

**DQ 120
NOW LET**

**DQ 190
READY FOR OCCUPATION
190,714 SQ FT**

**A NEW WAREHOUSE /
LOGISTICS / R&D DEVELOPMENT**

DIDCOT

QUARTER



OXFORD

**OXFORDSHIRE
OX14 4TA**

IMPRESSIVE

The unit features a dramatic glazed façade, with contemporary flexible offices to impress staff and visitors alike.

The building has been designed to be highly sustainable aiming to achieve BREEAM 'Excellent' and in accordance with the principles of the 'Well Building' standard.

Following the successful letting of DQ 120 to Simon Hegele, DQ 190 is the final available unit in Didcot Quarter.

DQ 190 ready for occupation

Strategic site with excellent access to the A34

Outstanding amenity space

Flexible office content

Business Rates discounts available

Highly sustainable design

DESIGN

MAKING

As part of the superior design, DQ 190 features high quality external finishes and a green pergola to enhance the approach to your entrance and create a more welcoming environment for employees and customers.

AN ENTRANCE

FLEXIBLE

With versatile warehouse units,
DQ 190 is suitable for
a wide range of occupiers.

SPACE



EXPAND

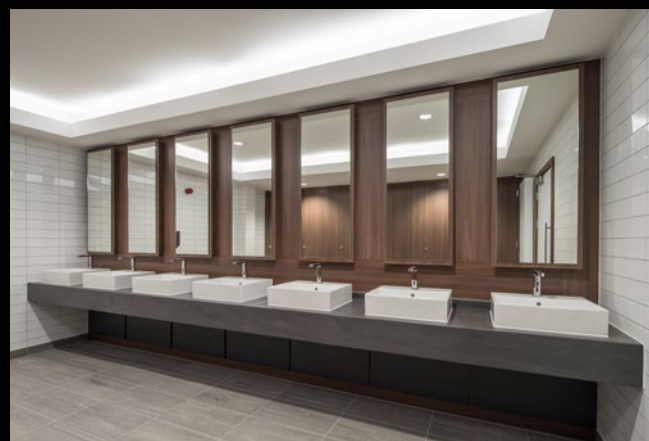


ROOM TO



DYNAMIC

OFFICES



Column free

Fully glazed frontage providing abundant natural light

150mm raised access floors

Exposed four-pipe fan coil a/c with fresh air ventilation

Passenger lifts

High quality WCs, shower and locker rooms as standard

Suspended LED lighting with PIR sensors

Offices designed to accommodate a 1:8 sq m occupancy ratio

DQ 190

READY FOR OCCUPATION

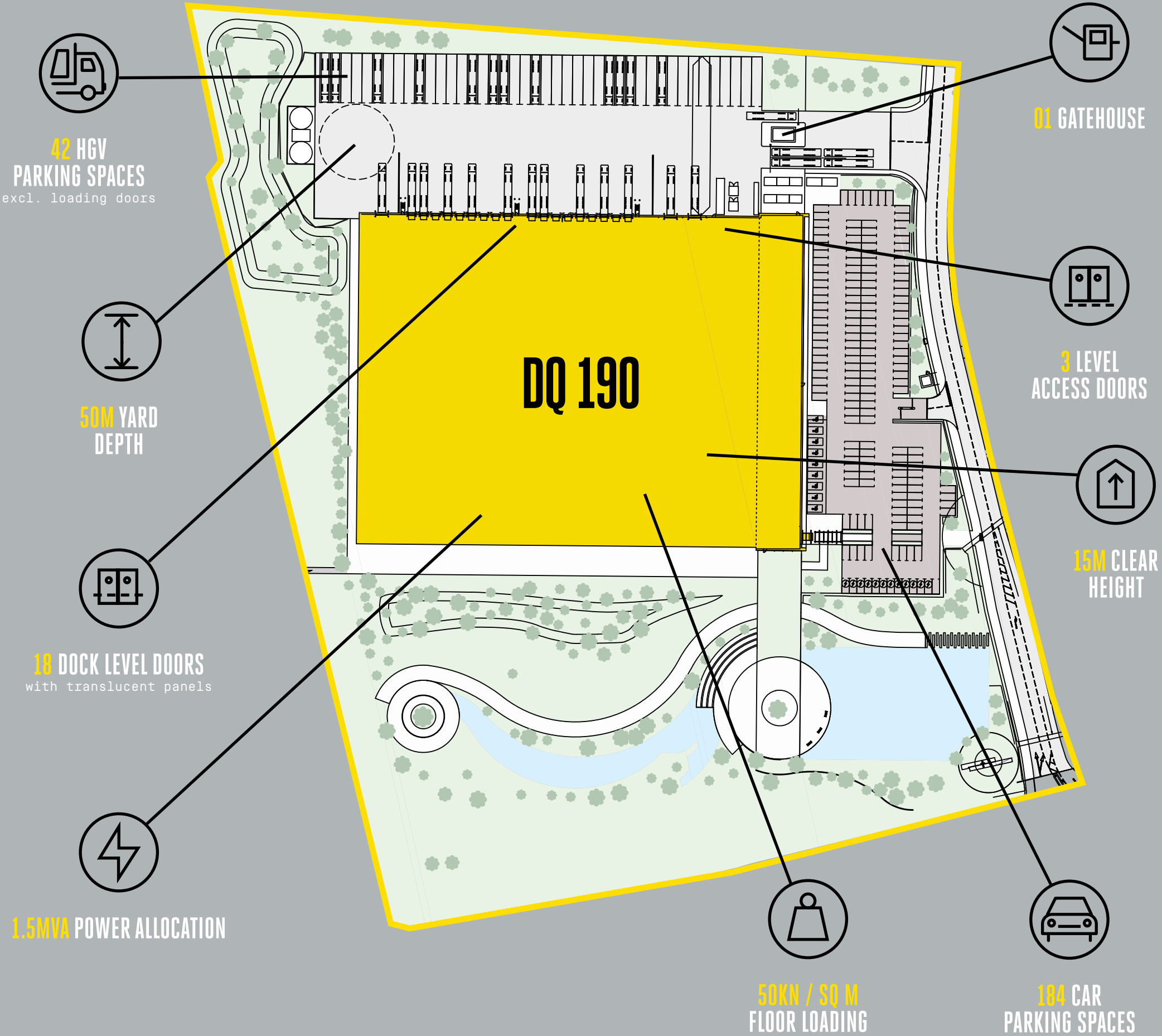
-  ACCESS TO 5 ACRES OF NATURALLY LANDSCAPED AMENITY SPACE
-  10% TRANSLUCENT ROOF PANELS
-  FULLY GLAZED 3-STOREY OFFICE FAÇADE
-  BREEAM 'EXCELLENT'
-  EPC RATING 'A'

SITE AREA
10.15 ACRES (4.10 HA)



	SQ FT [GIA]	SQ M [GIA]
Warehouse	171,920	15,972
Ground floor entrance areas	2,034	189
First Floor Offices	16,524	1,535
Gatehouse	236	22
Total	190,714	17,718

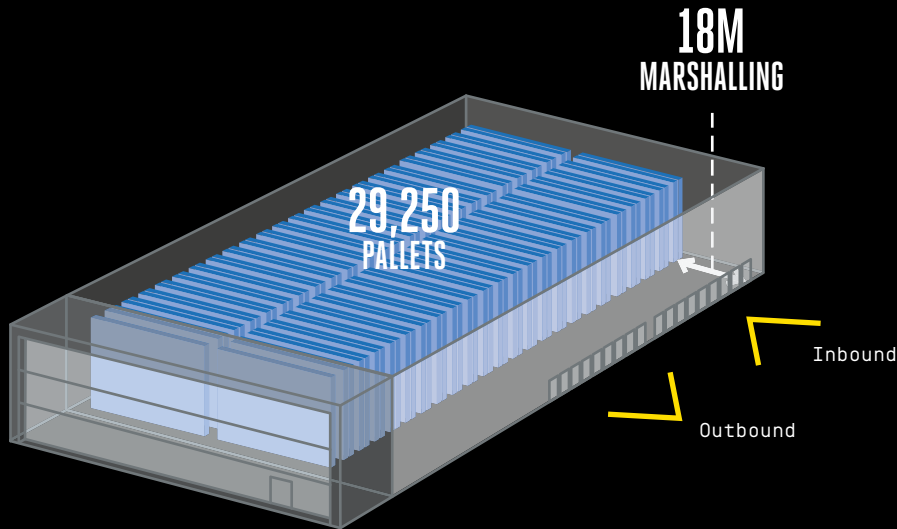
The second floor deck provides the potential for further accommodation.



DQ 190 LAYOUT

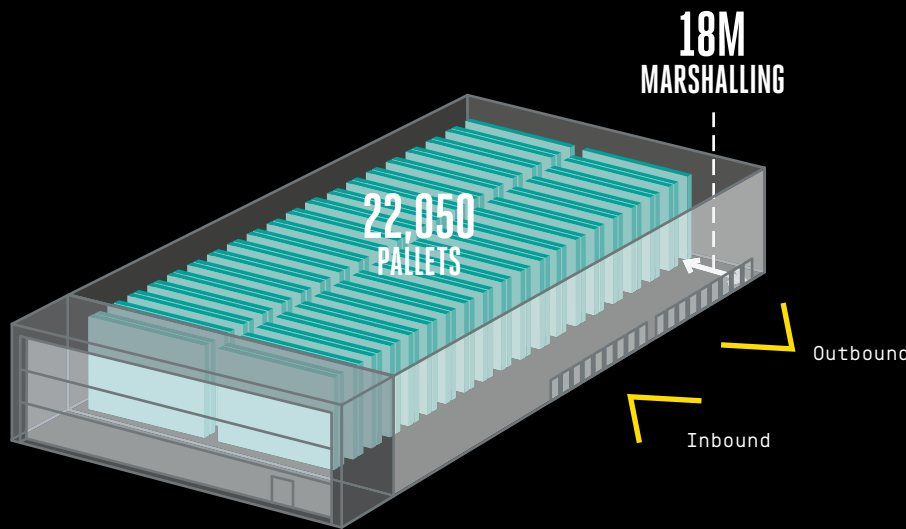
VNA STORAGE LAYOUT

VNA Racking	
G+6 Level	6,370 Pallets
G+7 Level	22,880 Pallets
Total	29,250 Pallets



WIDE AISLE STORAGE LAYOUT

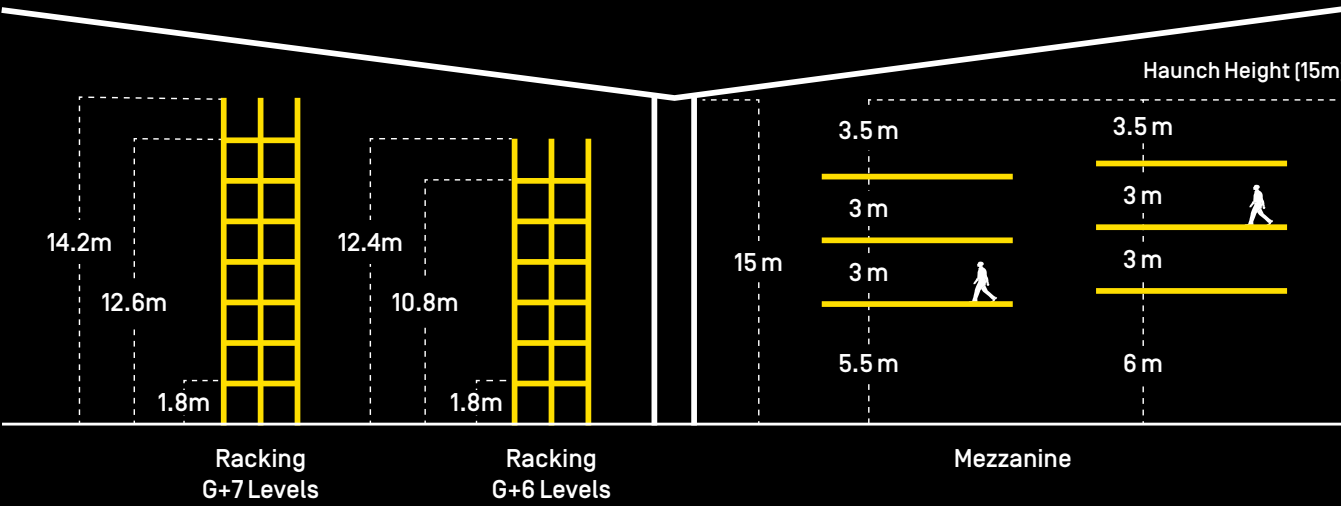
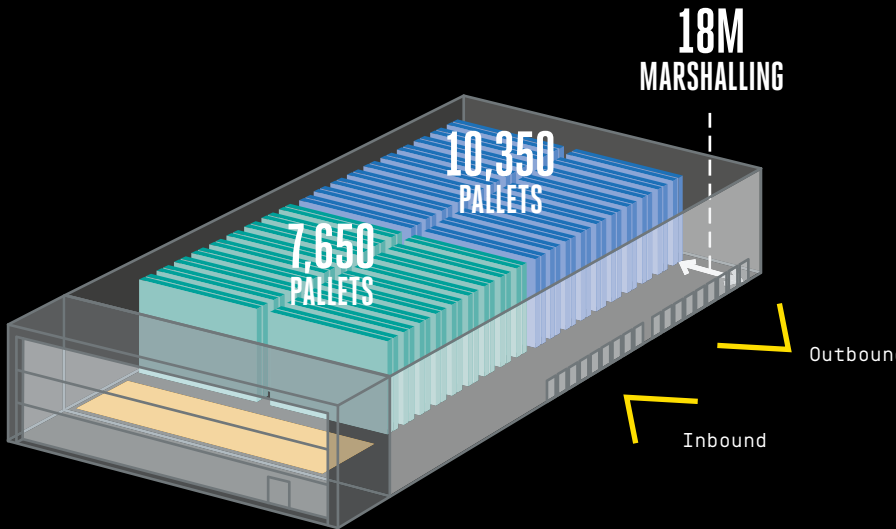
Wide Aisle Racking	
G+6 Level	4,802 Pallets
G+7 Level	17,248 Pallets
Total	22,050 Pallets



OPTIONS

MIXED USE LAYOUT WITH ENHANCED OFFICE CONTENT

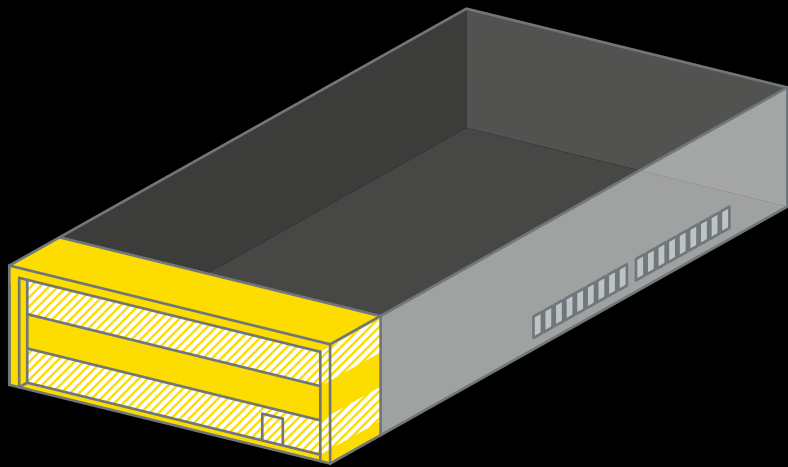
Offices	18,740 - 49,685 sq ft
VNA Racking	
G+6 Level	2,254 Pallets
G+7 Level	8,096 Pallets
Total	10,350 Pallets
Wide Aisle Racking	
G+6 Level	1,666 Pallets
G+7 Level	5,984 Pallets
Total	7,650 Pallets



DQ 190

OFFICE

PLANS



- Base Build
- Flexible Space
- Warehouse

For indicative purposes only.
Not to scale.

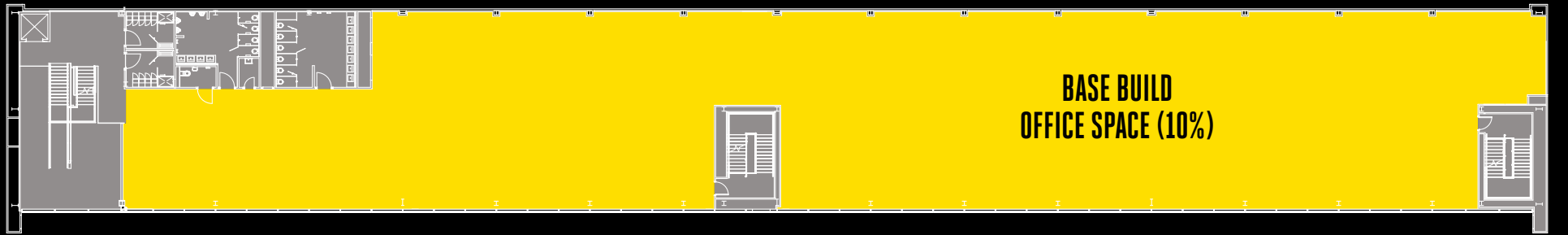
GROUND FLOOR

15,120 SQ FT (1,405 SQ M)



FIRST FLOOR

16,524 SQ FT (1,535 SQ M)



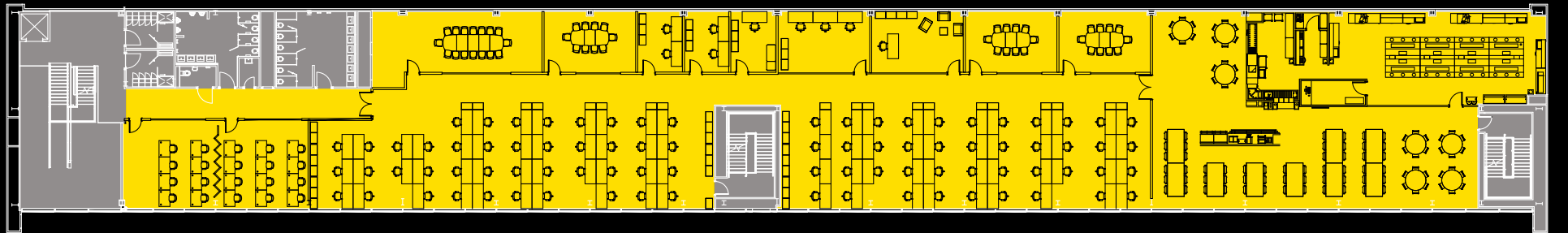
SECOND FLOOR

15,825 SQ FT (1,470 SQ M)



INDICATIVE SPACE PLAN

16,524 SQ FT (1,535 SQ M)



SERENE

Didcot Quarter has been designed to promote the health and well being of your employees and offers 5 acres of naturally landscaped space with native trees, shrubs and wildflowers to enhance the wildlife corridor network.

Features include a boardwalk and grass amphitheatre with a waterside setting providing the perfect area for employees to relax and unwind.

DIDCOT
QUARTER

ENVIRONMENT

A HIGH SPECIFICATION

SUSTAINABILITY CREDENTIALS

10% roof coverage of PV solar panels

Rainwater harvesting system

Installation of a new bus stop and cycle path to promote sustainable methods of transport

Fresh air ventilation with high levels of heat recovery and filtration to reduce energy consumption and ensure good air quality

Didcot Quarter will achieve the following standards:

- BREEAM 'Excellent'
- Well Standard Enabled
- EPC A Rating

OFFICE SPECIFICATION

Office areas have a medium duty raised access floor with a minimum 150mm clear void

Suspended floors for loading of 4kN/m² plus 1kN/m² allowance for lightweight partitions plus 0.50 kN/m² for suspended services and ceilings

A ten person/ 800kg capacity VVVF electric traction passenger lift

Heating and cooling provided by a HVRF reverse cycle refrigerant system with heat recovery

Linear LED luminaires complete with DALI drivers, LED fittings are colour temperature 4000k

DOORS AND DOCKS

Standard Loading Docks	18 No.
Standard Dock Door Size	2.75m wide x 3m high clear opening
Standard Dock Leveller Size	Will rise to a trailer bed height of 1550mm and fall to a trailer bed height of 1050mm
Dock Wall Height	1.2m
Level Access Doors	3 No.
Level Access Doors Size	4m wide x 5m high

SUPERSTRUCTURE

Haunch Height	15m
Roof Pitch	Nominally 6 degrees and nominally 4 degrees after deflection

FLOOR SLAB

Warehouse Floor Category	FM2 as defined by TR34 4th Edition
Warehouse Floor Slab Single Racking Leg Load	Clear height < 15m - 100kN

ENVELOPE

Natural Light	Optimised [max 10%]
Rooflights	10%

UTILITIES CAPACITIES

Gas	68m³/hr sized for office heating, a kitchen for staff canteen and warehouse heating/frost protection to max. 16°C Average
Water	1.6 litres/second
Electricity [Base Build Load - Provided]	750KVA diversified load
Electricity [Fit Out Load Estimated - Not Provided]	1,324KVA maximum [including roller shutter doors]
Total power allocation	1.5 MVA

RAINWATER HARVESTING

Below Ground Tanks Capacity	Maximum 18 days storage
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WHY DIDCOT?

GARDEN TOWN

Didcot has been awarded Garden Town Status. This status has already ensured the delivery of major infrastructure projects to create a world renowned innovation and business location.

Didcot Quarter forms part of the wider Didcot Growth Accelerator. Businesses that relocate to the zone before March 2022 may be entitled to either business rates relief or enhanced capital allowances.

Housing and employment growth in the garden town will be linked with the creation of 20,000 new high-tech jobs, 15,000 new homes and 19,000 construction jobs over the next 15 years – providing considerable long term opportunities in the area. It is expected that there will be road, cycle, bus and bridge upgrades as well as the improvement of the railway line between Didcot and Oxford – providing greater connectivity to the town and attracting a wider employee base.

15,000

additional homes
by 2031

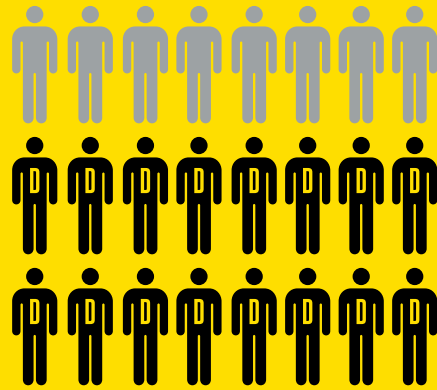
20,000

hi-tech jobs
in the next 15 years

19,000

construction jobs
in the next 15 years

LABOUR POOL



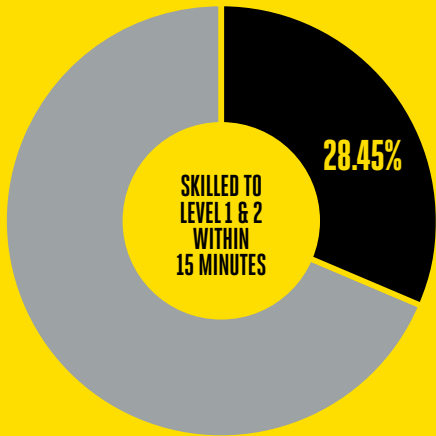
The proportion of working age population is higher than the regional average indicating a large potential labour pool to draw upon. Furthermore the proportion of 25-44 year olds is higher than both the national and regional average, providing a strong future pool of younger people to replace those leaving through retirement.

PROFESSIONAL EMPLOYMENT POOL



At 21.27% Didcot boasts a higher proportion of residents in ‘professional’ occupations than both the national and regional average. This reflects a strong pool of labour with the requisite skill sets for managerial roles and roles requiring technological knowledge.

LABOUR MARKET SKILLS



Almost a third [11,017, 28.45%] of people within the 15 minute catchment area are skilled to levels 1&2, and are therefore well placed for employment in the manufacturing and logistics sector.

SPEEDY

HGV DRIVE TIMES

M4 JCT 13
14 MILES
20 MINS

M40 JCT 08
23 MILES
30 MINS

SWINDON
38 MILES
49 MINS

BRISTOL
70 MILES
87 MINS

BIRMINGHAM
88 MILES
94 MINS

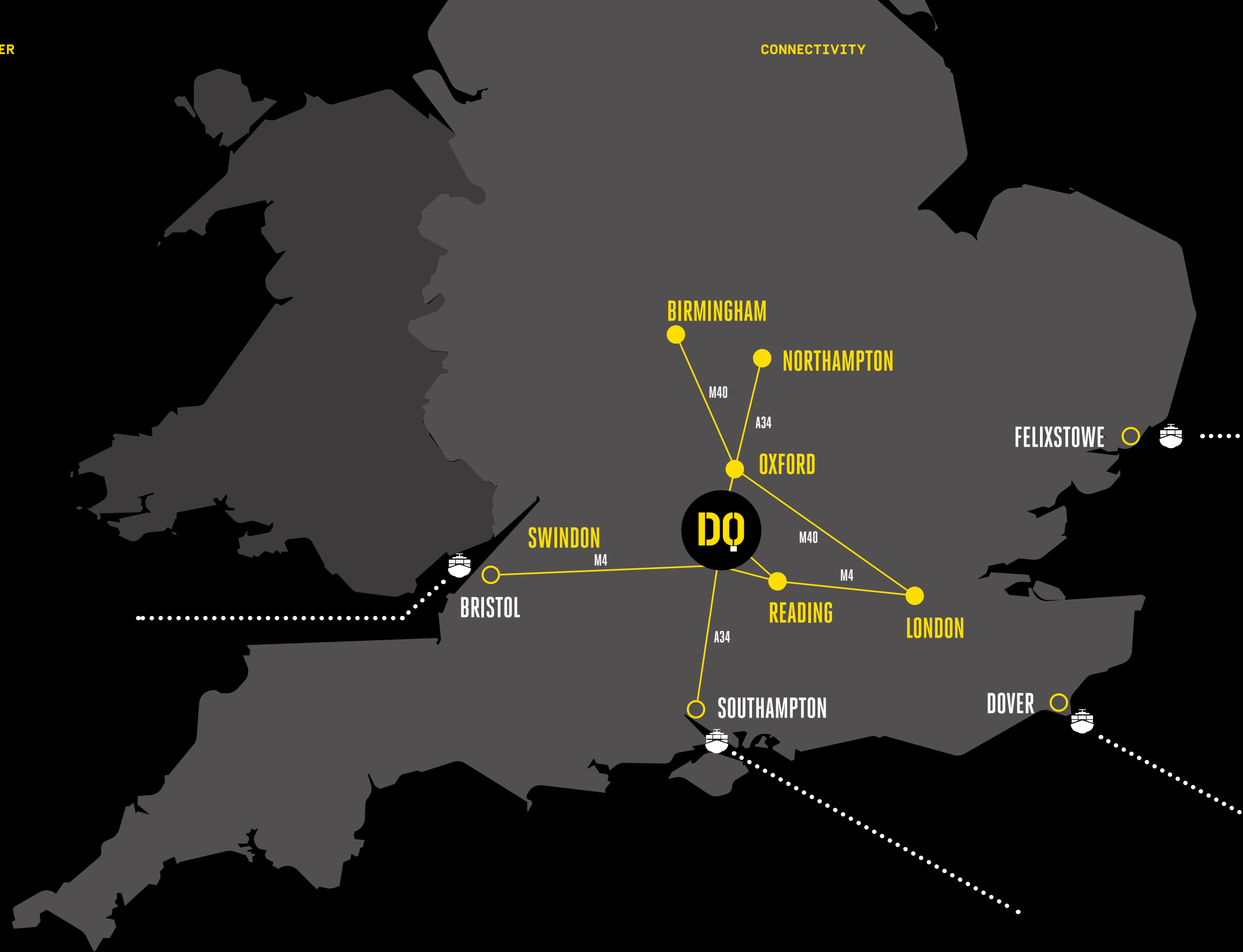
OXFORD
13 MILES
23 MINS

READING
29 MILES
41 MINS

LONDON
70 MILES
63 MINS

HEATHROW
57 MILES
63 MINS

NORTHAMPTON
57 MILES
73 MINS

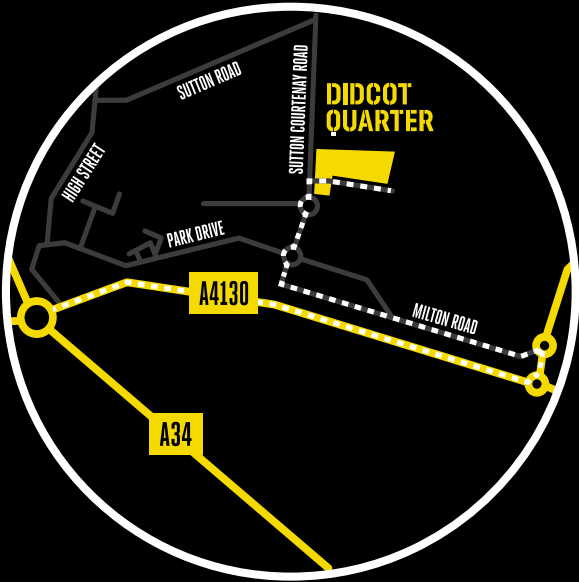


CONNECTIONS

PRIME

Didcot Quarter is located only minutes from the A34 Milton Interchange, the major north/south trunk road zing the M3, M27, M4 and M40 motorways.

This strategic location provides excellent access to the major conurbations, industrial centres and the south coast ports. Didcot Parkway Station also offers efficient links to key UK destinations.



POSITION

didcotquarter.com

CONTACT



Toby Green

07870 555 716
tgreen@savills.com

John Madocks Wright

07807 999 635
jmwright@savills.com

Charles Rowton-Lee

07885 185 230
crlee@savills.com



Andrew Parker

07557 052 322
aparker@vslandp.com

Tom Barton

07817 033 078
tbarton@vslandp.com

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