

A NEW WAREHOUSE /
LOGISTICS / R&D DEVELOPMENT

DQ120 - 121,464 SQ FT
DQ190 - 189,834 SQ FT

**BOTH UNITS NOW
READY FOR OCCUPATION**

DIDCOT QUARTER

OXFORD
OXFORDSHIRE
OX14 4TA

IMPRESSIVE

Both units now ready for occupation

Strategic site with excellent
access to the A34

Outstanding amenity space

Flexible office content

Enterprise Zone Status

Business Rates discounts available

Highly sustainable design

The units feature dramatic glazed façades, with contemporary flexible offices to impress staff and visitors alike.

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

Both units are now complete and ready for occupation.

DESIGN



DIDCOT QUARTER

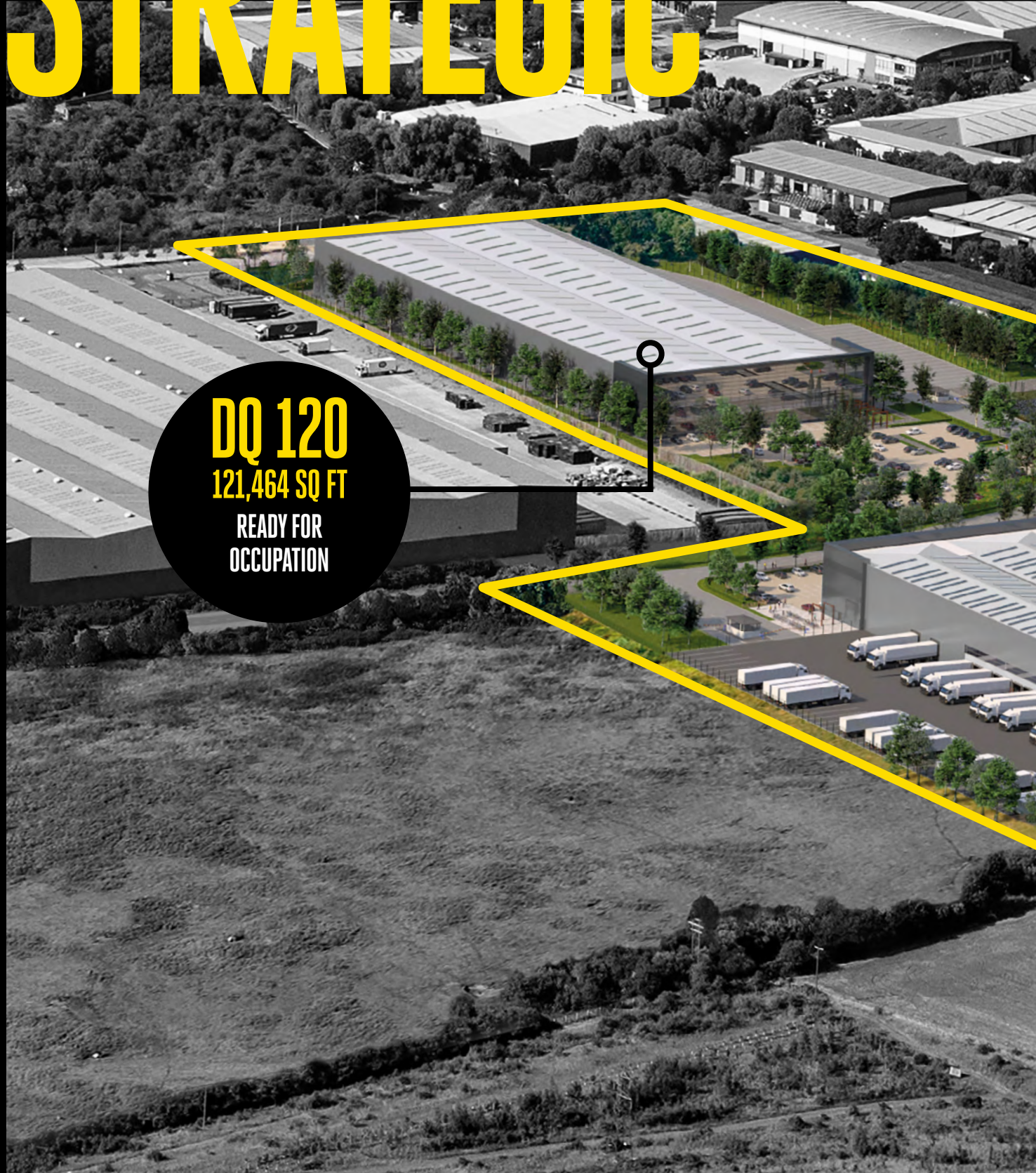
A UNIQUE

A unique warehouse / logistics site offering unrivalled space designed to suit a range of end users in a recognised strategic location.



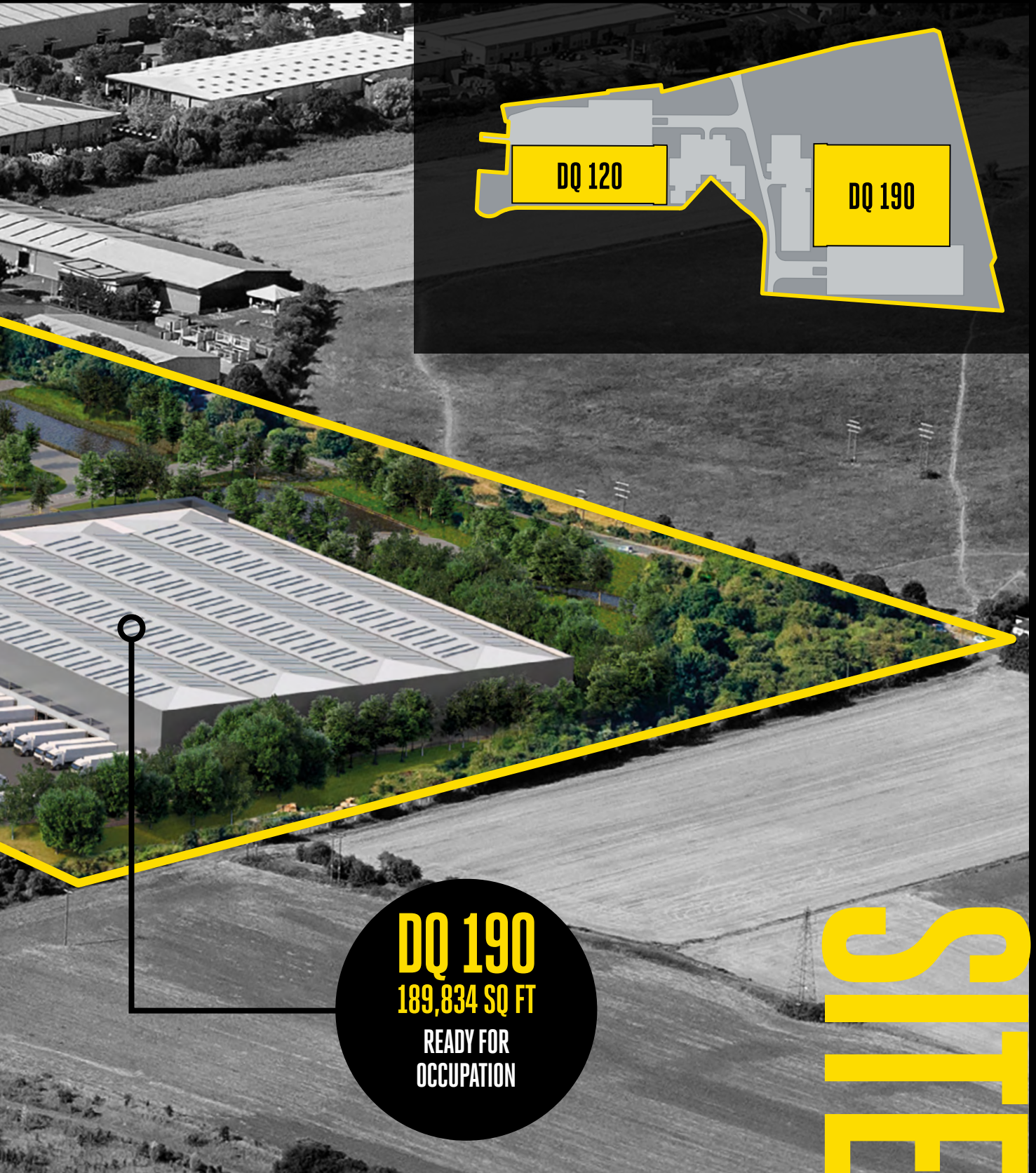
OFFER

STRATEGIC



DQ 120
121,464 SQ FT
READY FOR
OCCUPATION

AERIAL VIEW



DQ 190
189,834 SQ FT
READY FOR
OCCUPATION

SITE

MAKING

As part of the superior design of the units, Didcot Quarter 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,
Didcot Quarter is suitable for
a wide range of occupiers.

SPACE

DQ 120



DQ 190



ROOM TO



DYNAMIC



DQ 190



DQ 120



DQ 120



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 120

READY FOR OCCUPATION



ACCESS TO **5 ACRES** OF NATURALLY
LANDSCAPED AMENITY SPACE



10% TRANSLUCENT ROOF PANELS



FULLY GLAZED 3-STOREY OFFICE FAÇADE



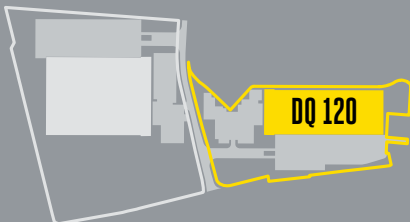
BREEAM '**EXCELLENT**'



EPC RATING '**A**'

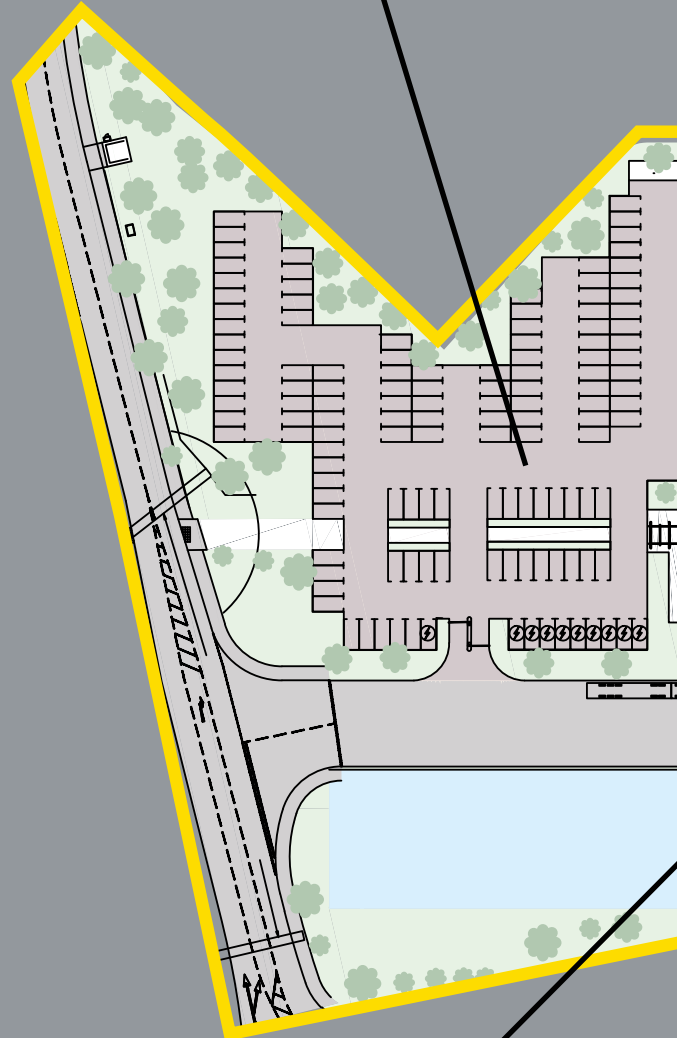
SITE AREA

8.36 ACRE (3.38HA)

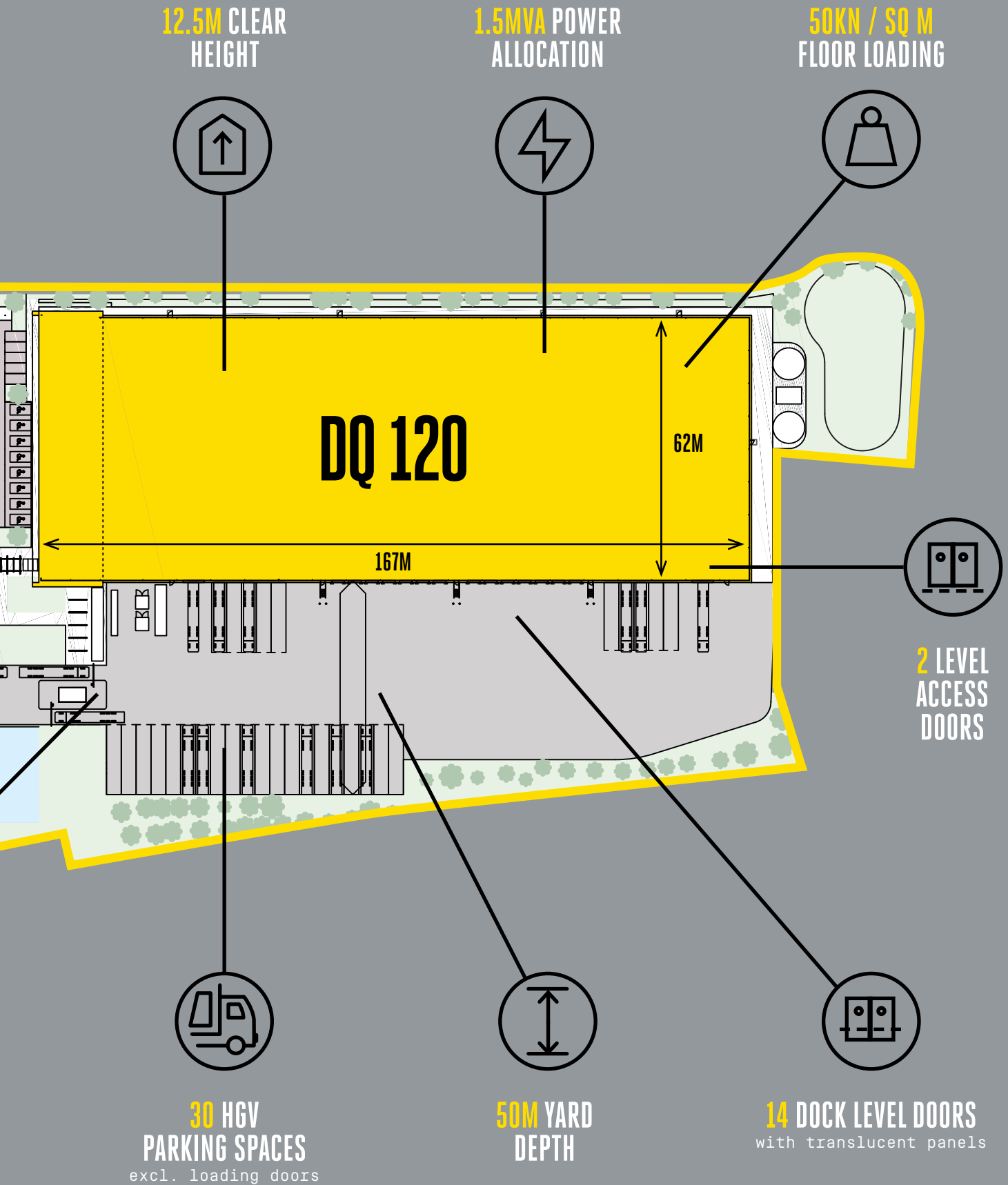


	SQ FT [GIA]	SQ M [GIA]
Warehouse	110,404	10,257
First Floor Offices	9,128	848
Reception / Ancillary	1,704	158
Gatehouse	228	21
Total	121,464	11,284

146 CAR
PARKING SPACES



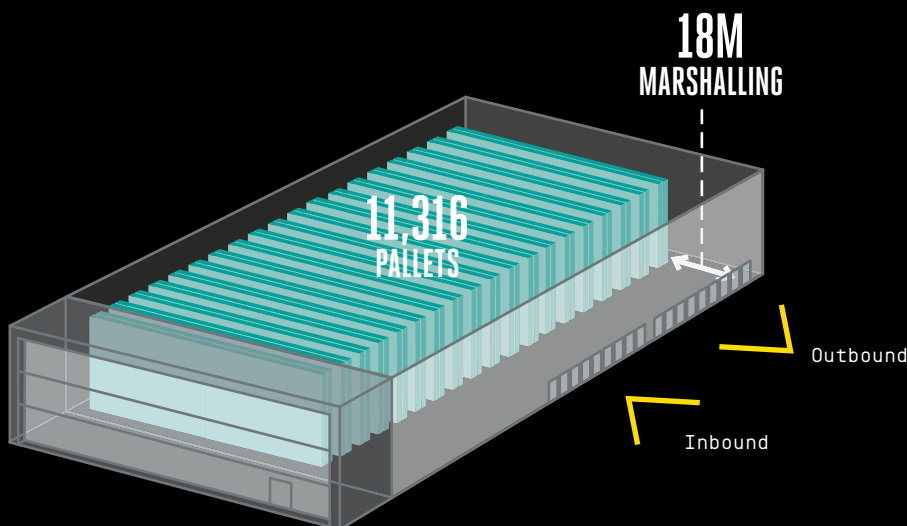
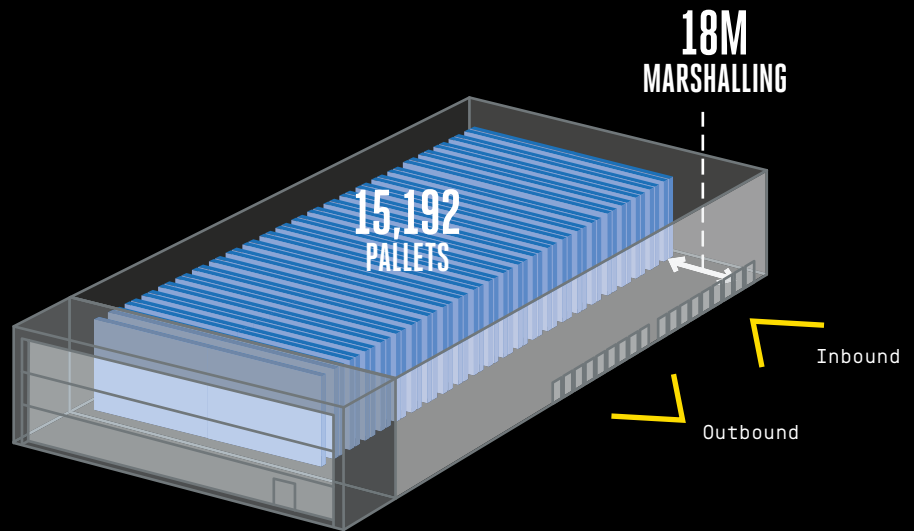
01 GATEHOUSE



DQ 120 LAYOUT

VNA STORAGE LAYOUT

■ VNA Racking	
G+5 Level	2,592 Pallets
G+6 Level	12,600 Pallets
Total	15,192 Pallets



WIDE AISLE STORAGE LAYOUT

■ Wide Aisle Racking	
G+5 Level	1,908 Pallets
G+6 Level	9,408 Pallets
Total	11,316 Pallets

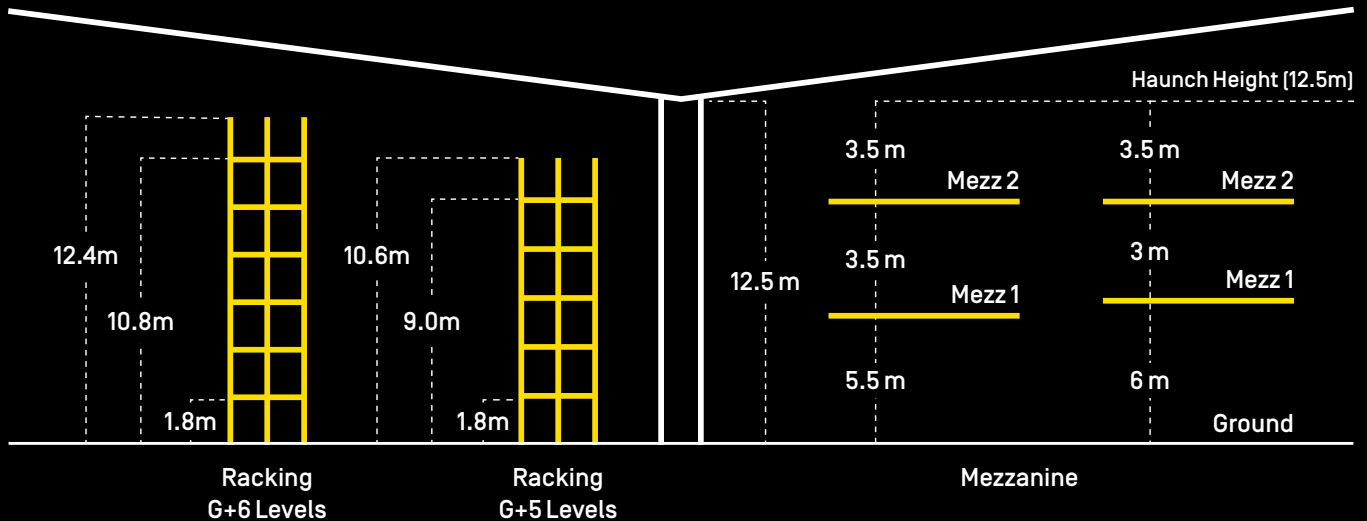
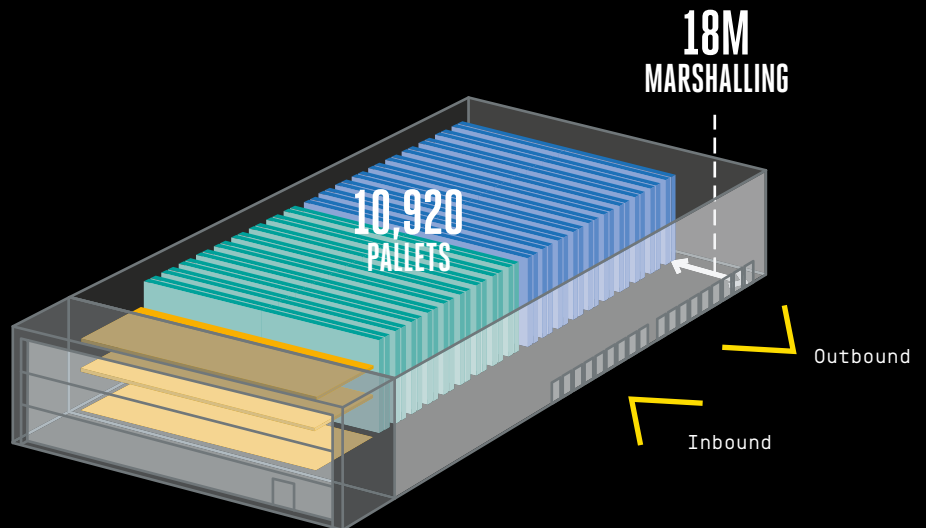
OPTIONS

MIXED USE LAYOUT WITH ENHANCED OFFICE CONTENT

Mezzanine
 Floor 12,357 sq ft
 Total 37,071 sq ft
 [Ground + 2 Mezzanine Levels]
 Provides a total of up to 61,431 sq ft including the allocated office space.

VNA Racking
 G+5 Level 1,104 Pallets
 G+6 Level 5,376 Pallets
 Total 6,480 Pallets

Wide Aisle Racking
 G+5 Level 744 Pallets
 G+6 Level 3,696 Pallets
 Total 4,440 Pallets



DQ 120

OFFICE PLANS

GROUND FLOOR

8,120 SQ FT (754 SQ M)

GROUND FLOOR RECEPTION AREA

1,314 SQ FT (122 SQ M)

FIRST FLOOR

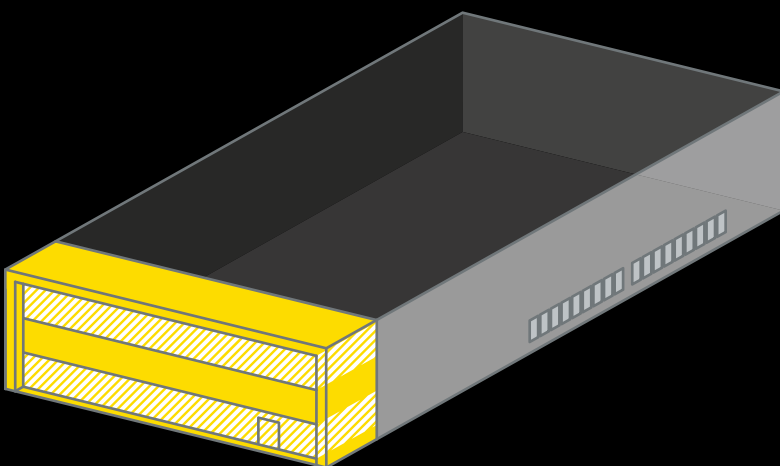
7,210 SQ FT (670 SQ M)

SECOND FLOOR

8,940 SQ FT (831 SQ M)

INDICATIVE SPACE PLAN

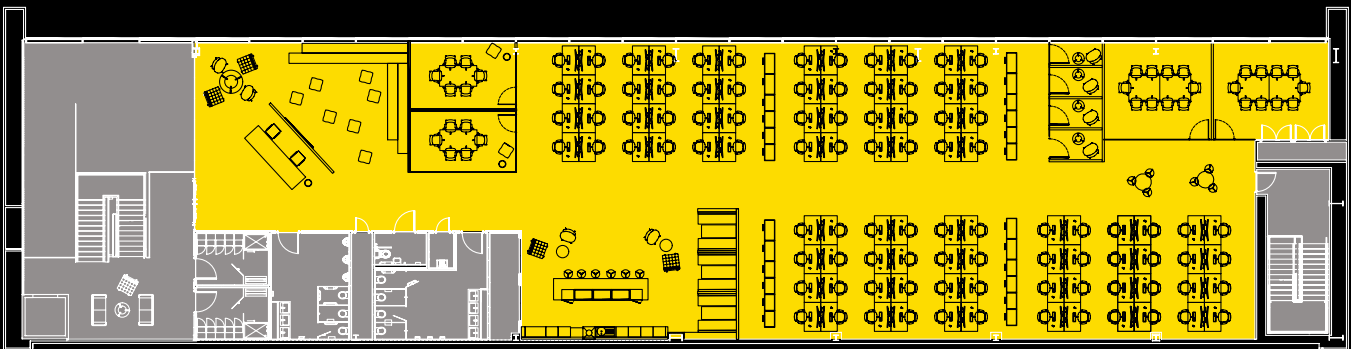
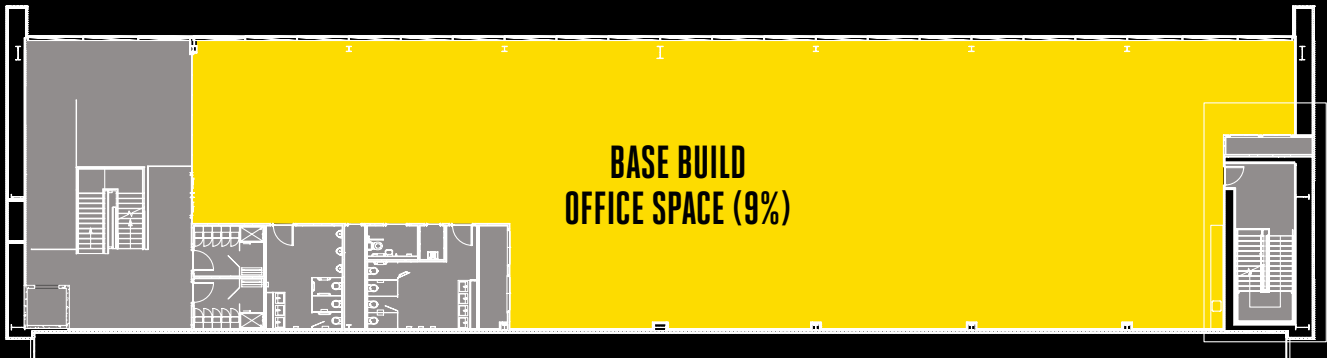
7,210 SQ FT (670 SQ M)



- Base Build
- ▨ Flexible Space
- Warehouse

For indicative purposes only. Not to scale.
Floor areas relate to yellow highlighted areas.

OFFICE LAYOUT



DQ 190

READY FOR OCCUPATION



ACCESS TO **5 ACRES** OF NATURALLY
LANDSCAPED AMENITY SPACE



10% TRANSLUCENT ROOF PANELS



FULLY GLAZED 3-STOREY OFFICE FAÇADE



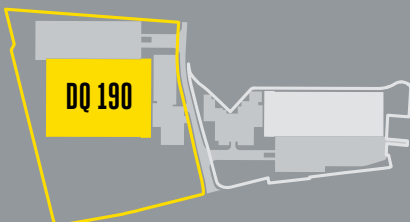
BREEAM '**EXCELLENT**'



EPC RATING '**A**'

SITE AREA

10.15 ACRES (4.10 HA)



	SQ FT [GIA]	SQ M [GIA]
Warehouse	170,879	15,875
First Floor Offices	18,740	1,741
Gatehouse	215	20
Total	189,834	17,636



42 HGV
PARKING SPACES
excl. loading doors



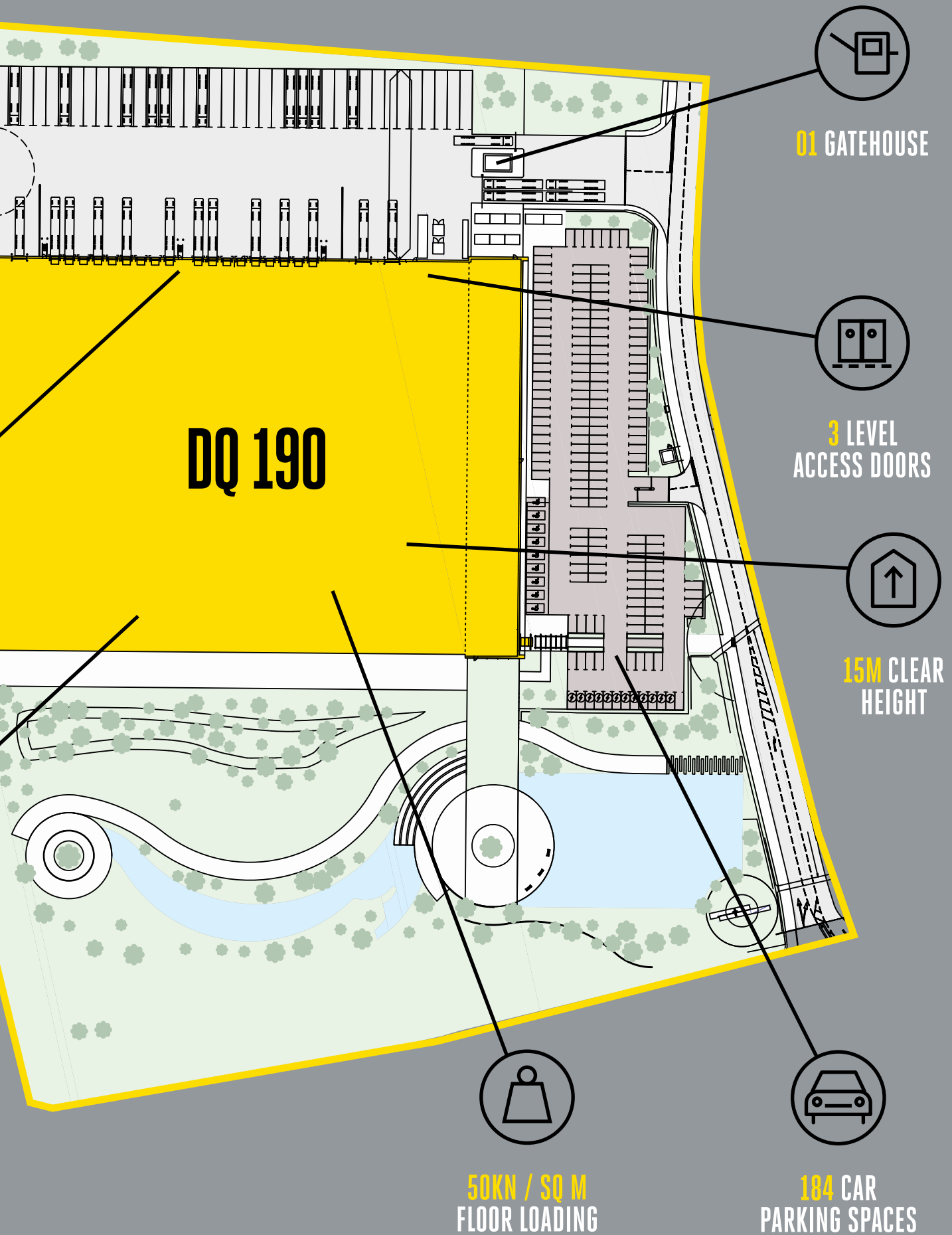
50M YARD
DEPTH



18 DOCK LEVEL DOORS
with translucent panels



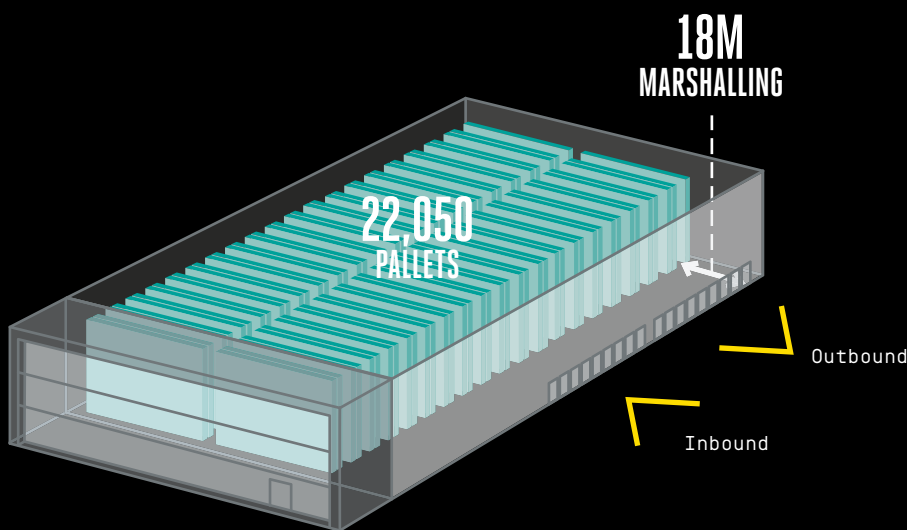
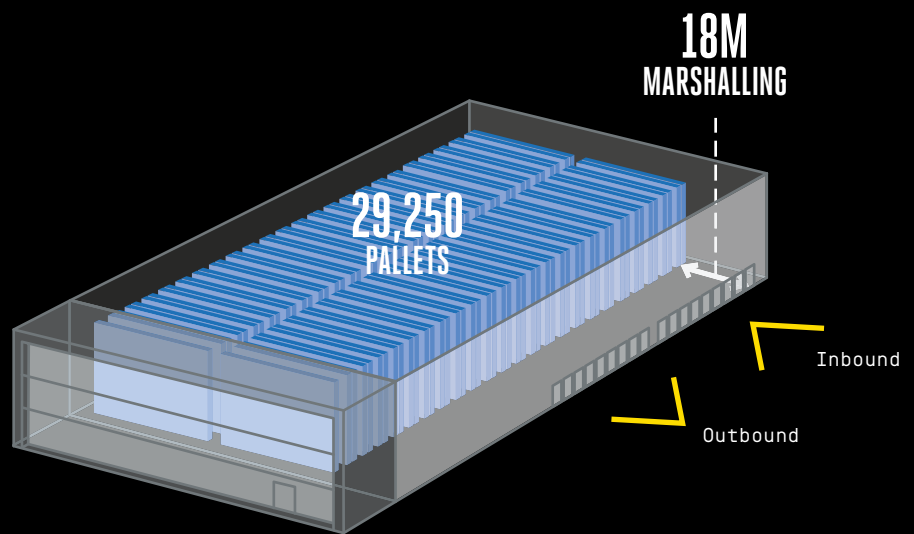
1.5MVA POWER ALLOCATION



DQ 190 LAYOUT

VNA STORAGE LAYOUT

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



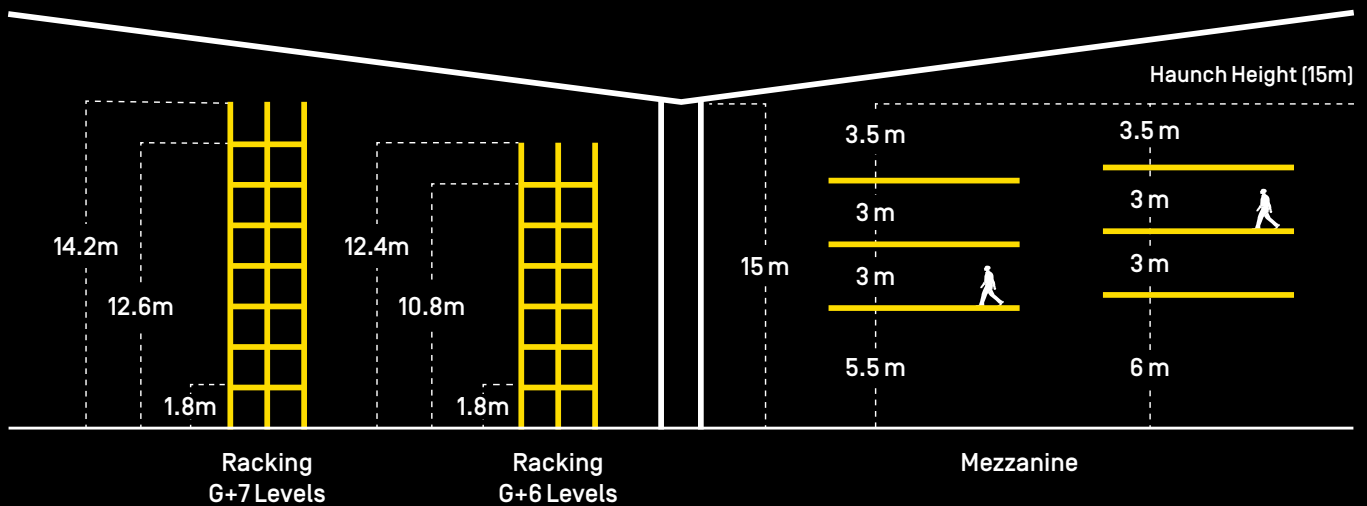
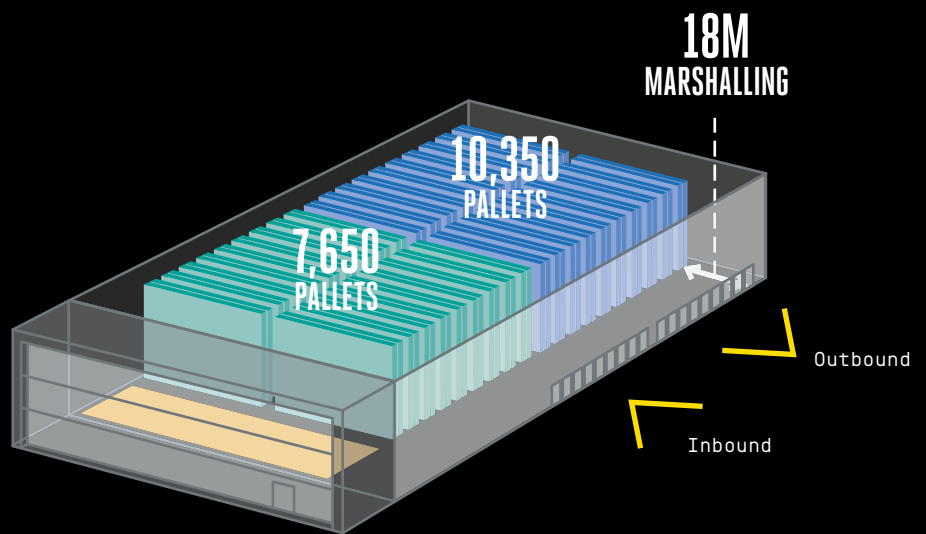
WIDE AISLE STORAGE LAYOUT

■ 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

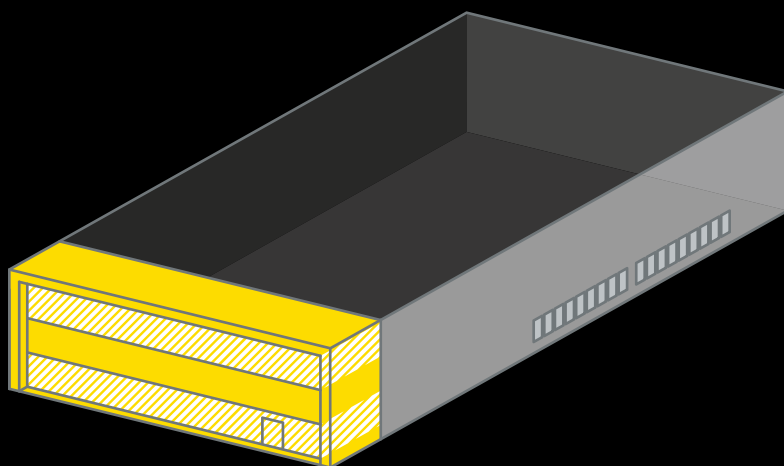
Offices	18,740 - 49,685 sq ft
VNA Racking	
G+6 Level	2,254 Pallets
G+7 Level	8,096 Pallets
Total	10,350 Pallets
Wide Aisle Racking	
G+6 Level	1,666 Pallets
G+7 Level	5,984 Pallets
Total	7,650 Pallets



DQ 190

OFFICE

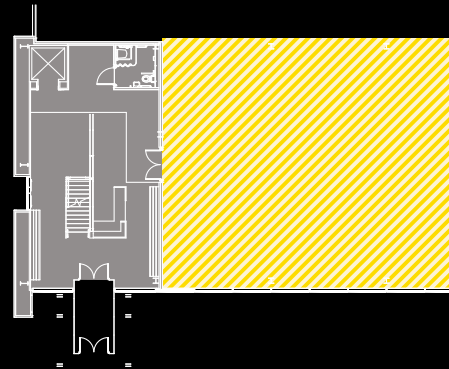
PLANS



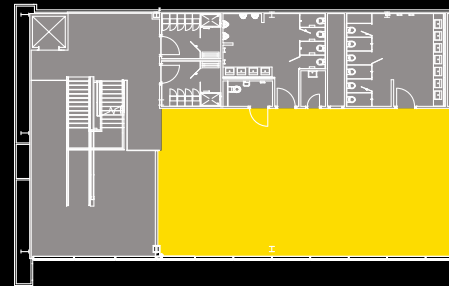
- Base Build
- ▨ Flexible Space
- Warehouse

For indicative purposes only.
Not to scale.

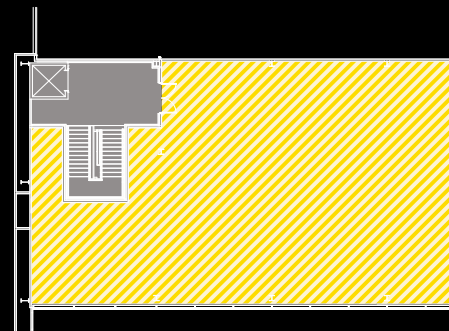
GROUND FLOOR



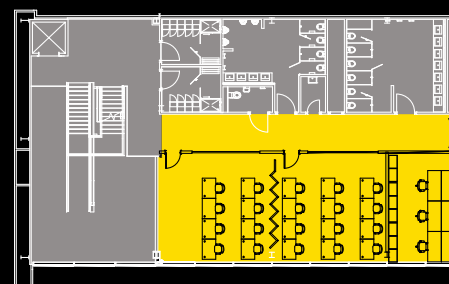
FIRST FLOOR



SECOND FLOOR



INDICATIVE SPACE PLAN



OFFICE LAYOUT

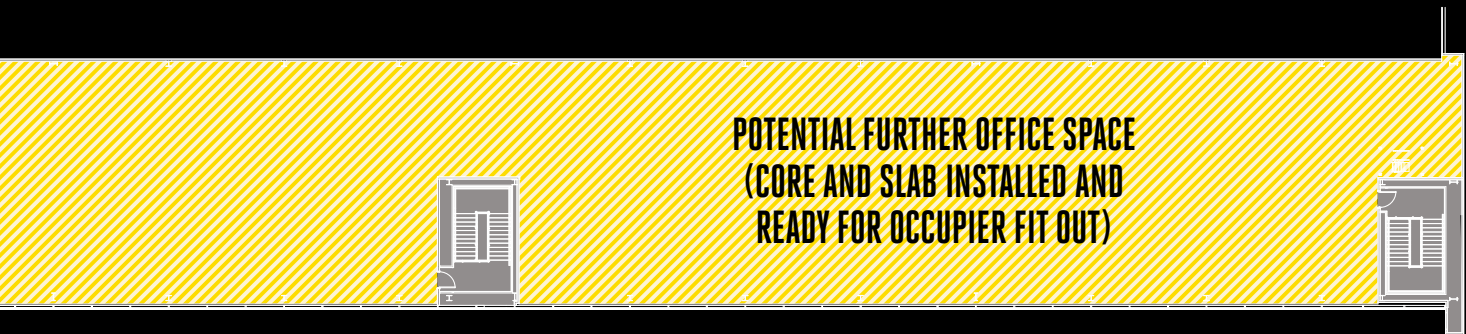
15,120 SQ FT (1,405 SQ M)



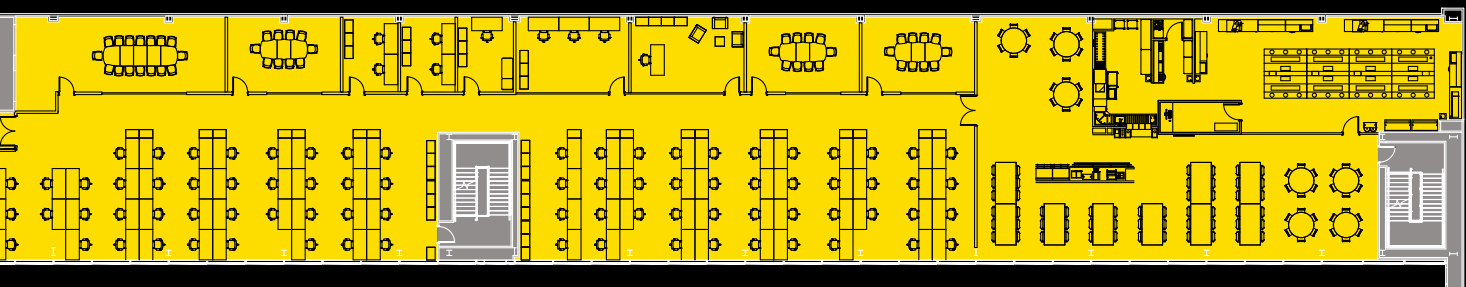
14,050 SQ FT (1,305 SQ M)




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



14,050 SQ FT (1,305 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.



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

DQ 120

DOORS AND DOCKS

Standard Loading Docks	14 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	2 No.
Level Access Doors Size	4m wide x 5m high

SUPERSTRUCTURE

Haunch Height	12.5m
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 < 12.5m - 100 kN

ENVELOPE

Natural Light	Optimised [max 10%]
Rooflights	10%

UTILITIES CAPACITIES

Gas	46m³/hr sized for office heating, a kitchen for staff canteen and warehouse heating/frost protection to max. 16°C Average
Water	1.45 litres/second
Electricity [Base Build Load - Provided]	500KVA diversified load
Electricity [Fit Out Load Estimated - Not Provided]	1,410KVA 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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DQ 190

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 AND ENTERPRISE ZONE

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

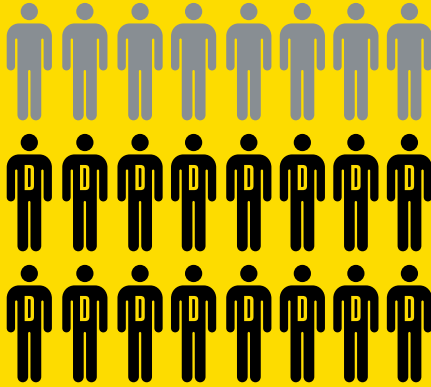
20,000

hi-tech jobs
in the next 15 years

19,000

construction jobs
in the next 15 years

LABOUR POOL



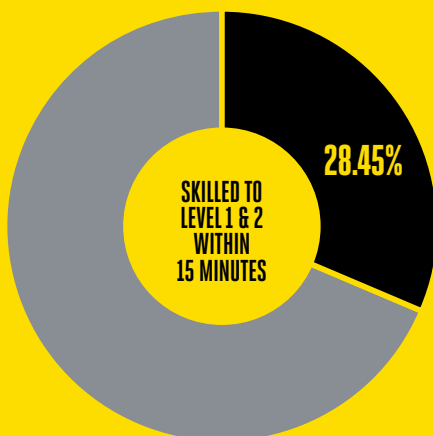
The proportion of working age population is higher than the regional average indicating a large potential labour pool to draw upon. Furthermore the proportion of 25-44 year olds is higher than both the national and regional average, providing a strong future pool of younger people to replace those leaving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

ENTERPRISE ZONE BENEFITS



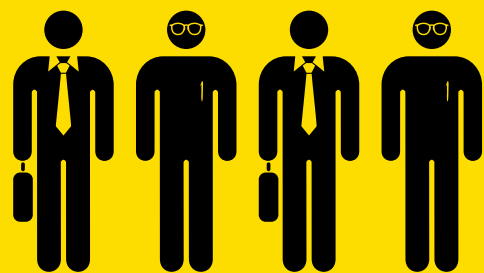
Business Rates discounts available of up to £275,000 for businesses relocating to the zone before March 2022 or 100% enhanced capital allowances for plant and machinery.

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.

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.

SPEEDY

HGV DRIVE TIMES

M4 JCT 13
14 MILES
20 MINS

OXFORD
13 MILES
23 MINS

M40 JCT 08
23 MILES
30 MINS

READING
29 MILES
41 MINS

SWINDON
38 MILES
49 MINS

LONDON
70 MILES
63 MINS

BRISTOL
70 MILES
87 MINS

HEATHROW
57 MILES
63 MINS

BIRMINGHAM
88 MILES
94 MINS

NORTHAMPTON
57 MILES
73 MINS

Source: UK Haulier

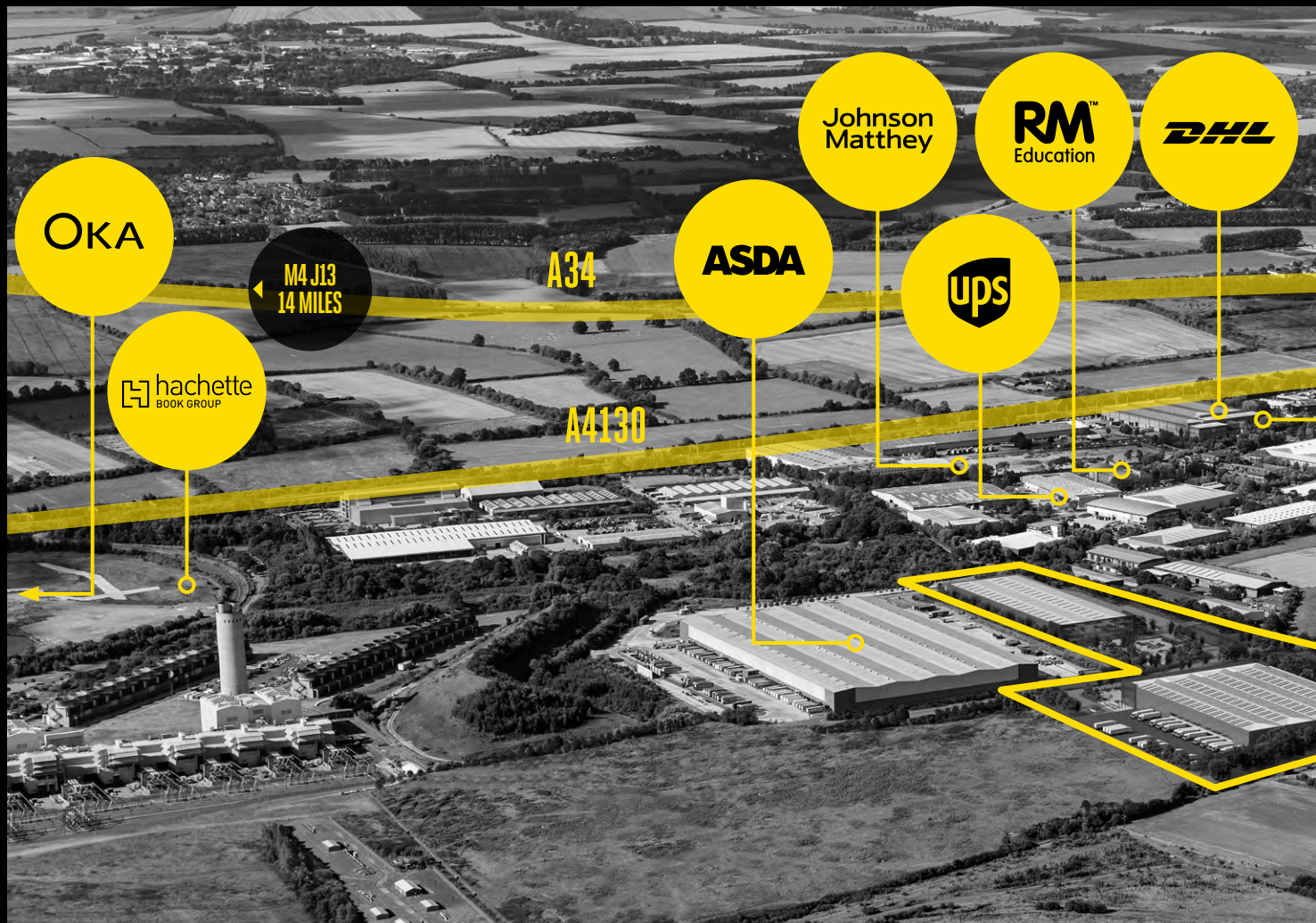
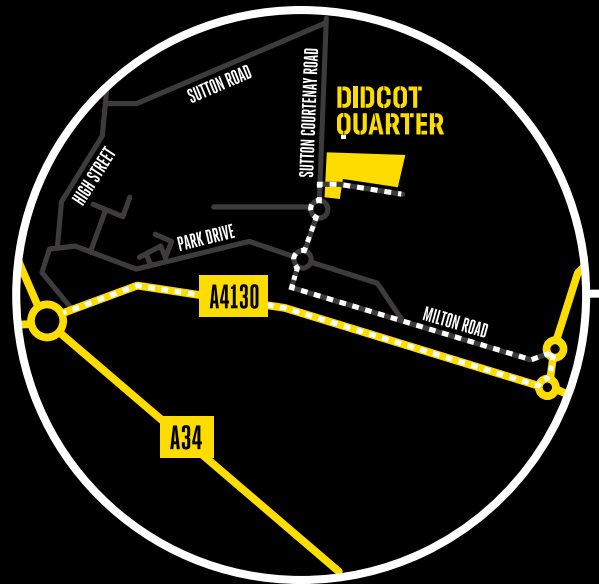


CONNECTIONS

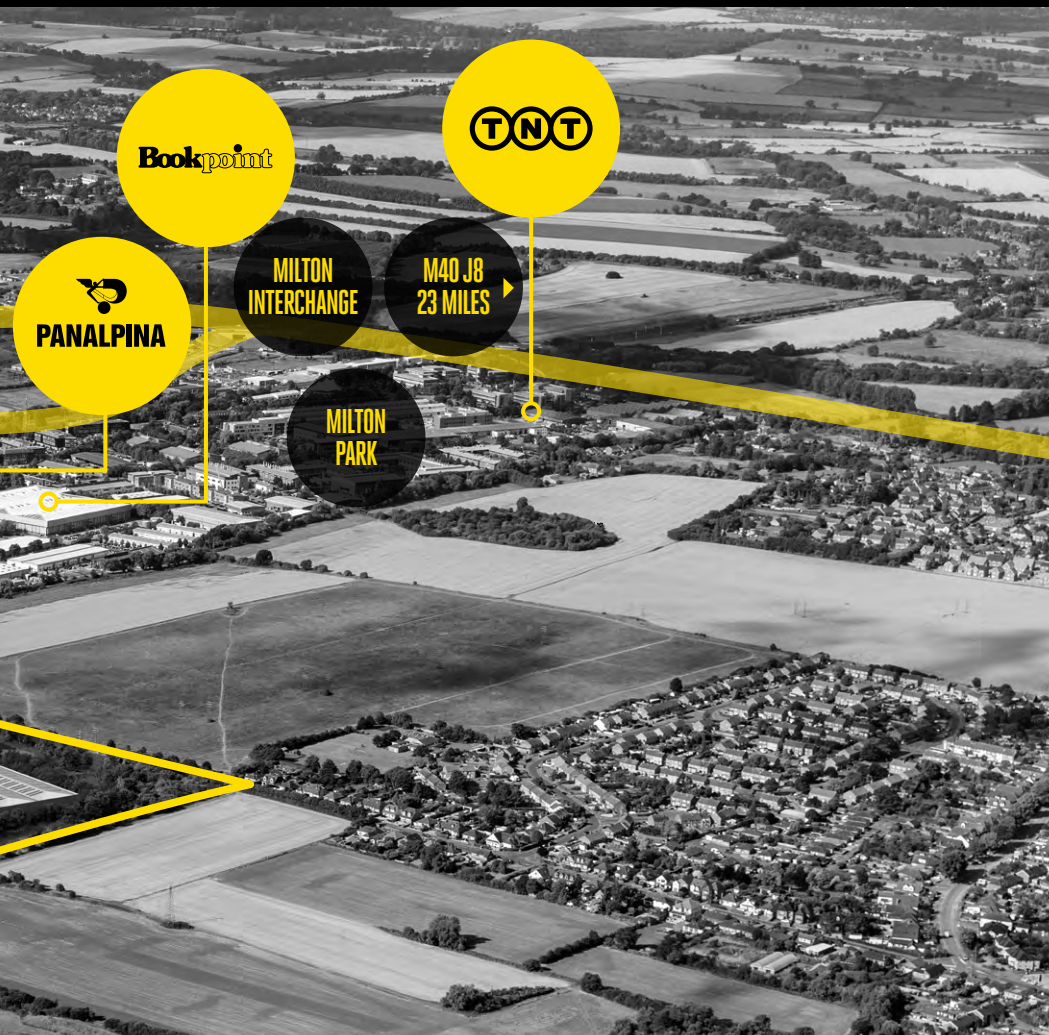
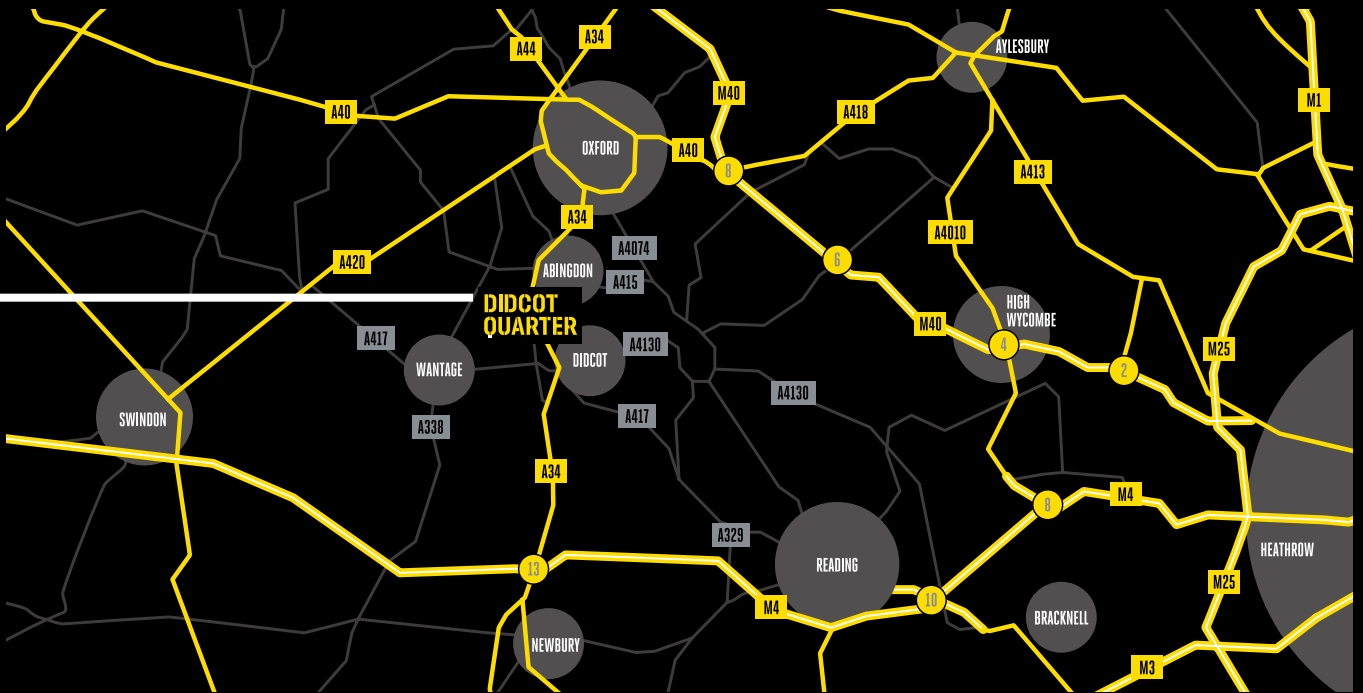
PRIME

Didcot Quarter is located only minutes from the A34 Milton Interchange, the major north/south trunk road linking 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.



LOCATION



POSITION

didcotquarter.com

CONTACT



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