

FOR SALE / TO LET

Carter Jonas



**TUNGSTEN PARK
LANGFORD LOCKS
KIDLINGTON
OXFORDSHIRE
OX5 1HZ**

**5.85 ACRE SITE ACQUIRED FOR COMMERCIAL
DEVELOPMENT**

**OCCUPIER INTEREST INVITED FOR PRE-
COMMITMENTS TO LEASE OR PURCHASE**

- Likely size range 11,000 to 75,000 sq.ft.
- Ability to incorporate bespoke occupier elements
- Freehold and leasehold terms

LOCATION

Tungsten Park, Kidlington is situated within the Langford Locks commercial area of Kidlington, just to the North of Oxford.

This is an established business location, with a mixture of office, industrial, car sales, Tech and R&D uses, together with Oxford airport, being situated close by.

There is good road access to the A34 and then M40 and M4 motorways via the A44, approximately 1 mile to the West.

Oxford Parkway rail station, serving London Marylebone, is approximately 3 miles to the south.

OPPORTUNITY

Tungsten Developments, has acquired this 5.85-acre site for commercial development

Subject to planning consent, Tungsten propose to develop a range of high quality self-contained industrial buildings.

A planning application is on target to be submitted by May 2026, allowing pre-commitment discussions prior and the ability to tailor units to occupier needs, subject to terms.

An indicative layout plan, for guidance only, is available on request.

THE DEVELOPER

Founded in 2005, Tungsten Properties is a highly successful property developer, specialising in the UK's mid and big-box industrial and logistics sectors. Since incorporation, Tungsten have successfully completed over 5.5m sq ft of industrial and logistics development on a national basis.

As of 2024, Tungsten Properties has developed more than 318 acres, in 246 units, with a net development value of over £700 million, whilst working alongside some of the world's largest funding institutions.

Locally Tungsten has developments in Witney, Brackley and High Wycombe and would be pleased to arrange inspections to demonstrate their quality of build.

Examples of recent schemes are shown over

TERMS

Pre-commitment discussions are invited on both leasehold and freehold basis.

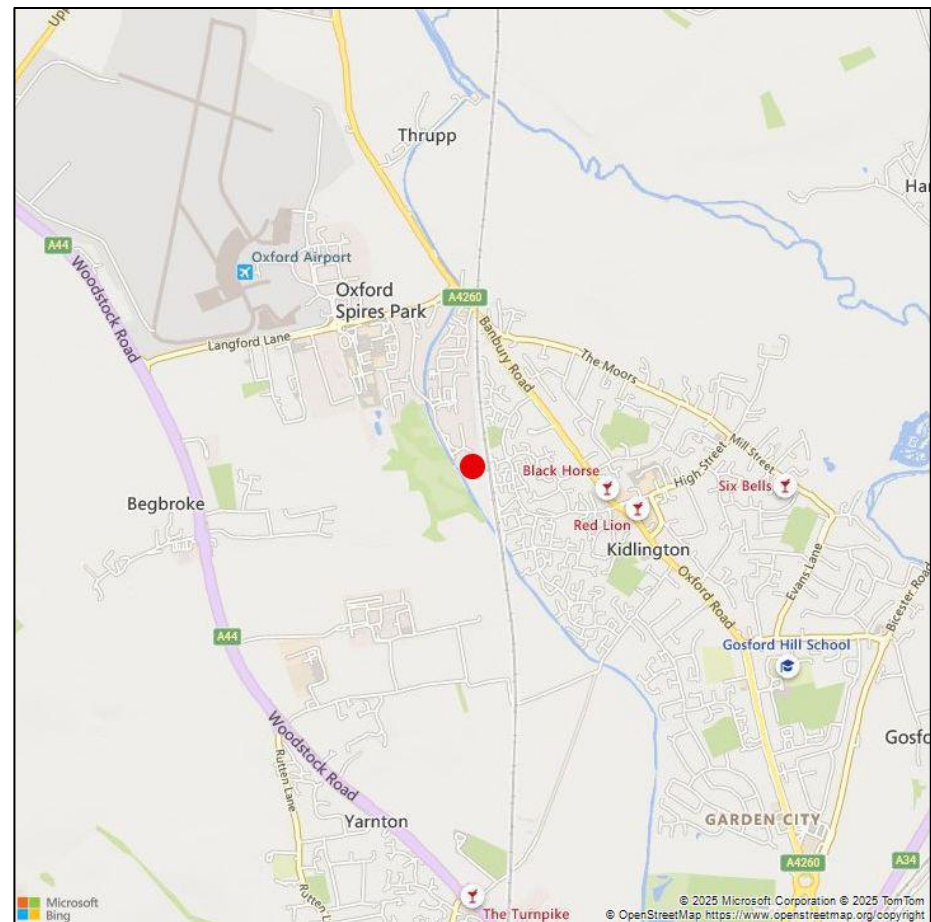
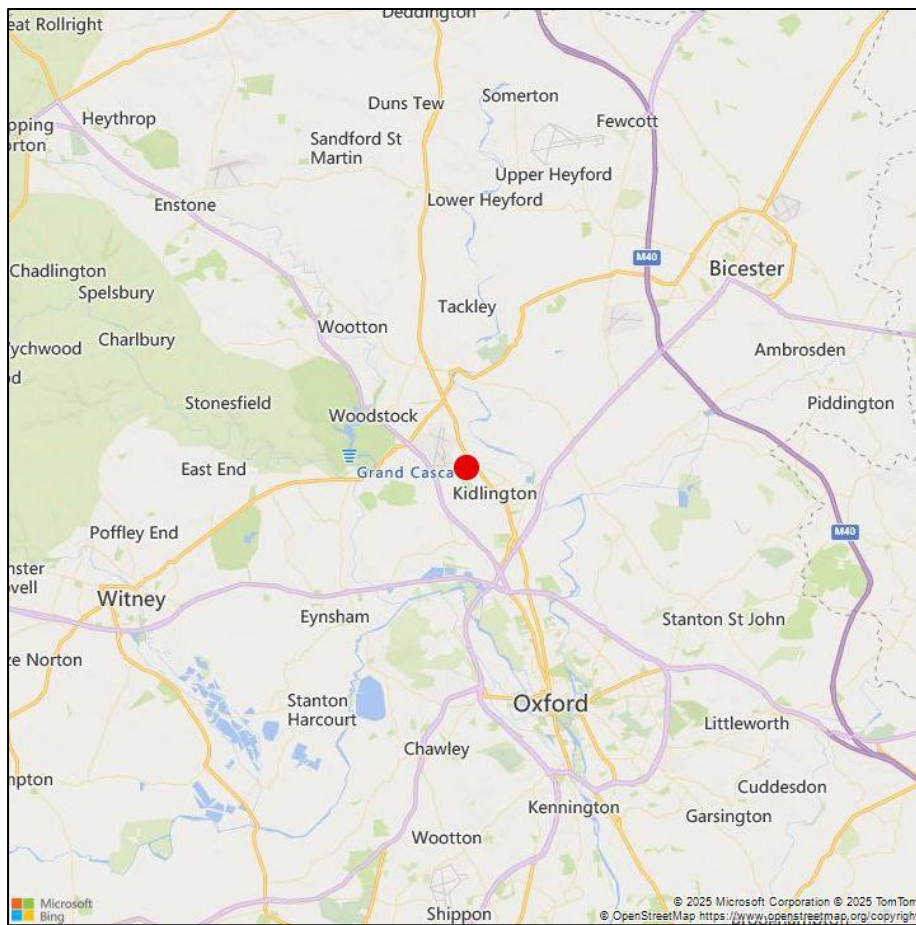
VAT

VAT will be applicable to both sale and lease terms.

EXAMPLES

Shown below are examples of recent Tungsten schemes, for indicative purposes only.





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