

FORMER HARMSWORTH PRINTING SITE
DIDCOT
OXFORDSHIRE



**FREEHOLD
PRINTING OPERATION AND WAREHOUSING
ON A 12.24 ACRE (4.95 HECTARE) SITE**



**Former Harmsworth Print Works site
Old Milton Road
Didcot
Oxfordshire
OX11 7HH**

Potentially suitable for:

- **Data centre**
- **Disaster recovery centre**
- **Secure storage**
- **Specialist engineering/laboratory use**
- **Printing operation**
- **Power storage/generator businesses**
- **Research and development uses**

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- **Secure self contained 12.24 acre (4.95 ha) site**
- **131,255 sq. ft. main works building constructed in 2006 ***
- **Ancillary accommodation of 84,195 sq. ft. ***
- **Main building with up to 22m eaves height with mezzanine areas in part**
- **2 hour fire glazed viewing gallery on to central works area**
- **Air handling system throughout print building**
- **Compressed air supply system through print building**
- **Site has design capacity power supply of 8.0 MVA, with current supply of 4.0 MVA**
- **Diverse fibre optic data provision – two x 1Gbs fibre feeds**
- **CCTV throughout site with secure fencing and access/egress control systems**
- **Sprinkler system throughout**
- **Overhead gantry crane in the main works area**
- **Strip out works due to complete October 2017**

Location

The premises are located fronting the Old Milton Road and the A4130 which gives direct access to the A34 to the west and Didcot to the north. It is close to the main London Paddington railway line and is a short drive from Didcot Parkway railway station.

Accommodation

Main production/ Building Distribution	146,820 sq. ft. (including canopies)
Warehouse (DR)	21,883 sq. ft.
Warehouse	46,747 sq. ft.
Total	215,450 sq. ft. GIA

Terms

The site is available on an unencumbered freehold basis.

Viewing

By appointment through sole agents, Gerald Eve LLP.

Mark Trowell

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Josh Pater

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* We have not at this stage undertaken a full detailed measurement survey and have relied on external sources for the above GIA areas of the subject buildings (source: Valuation office agency).

A full measured survey will be provided in due course.

EPC

An EPC has been requested



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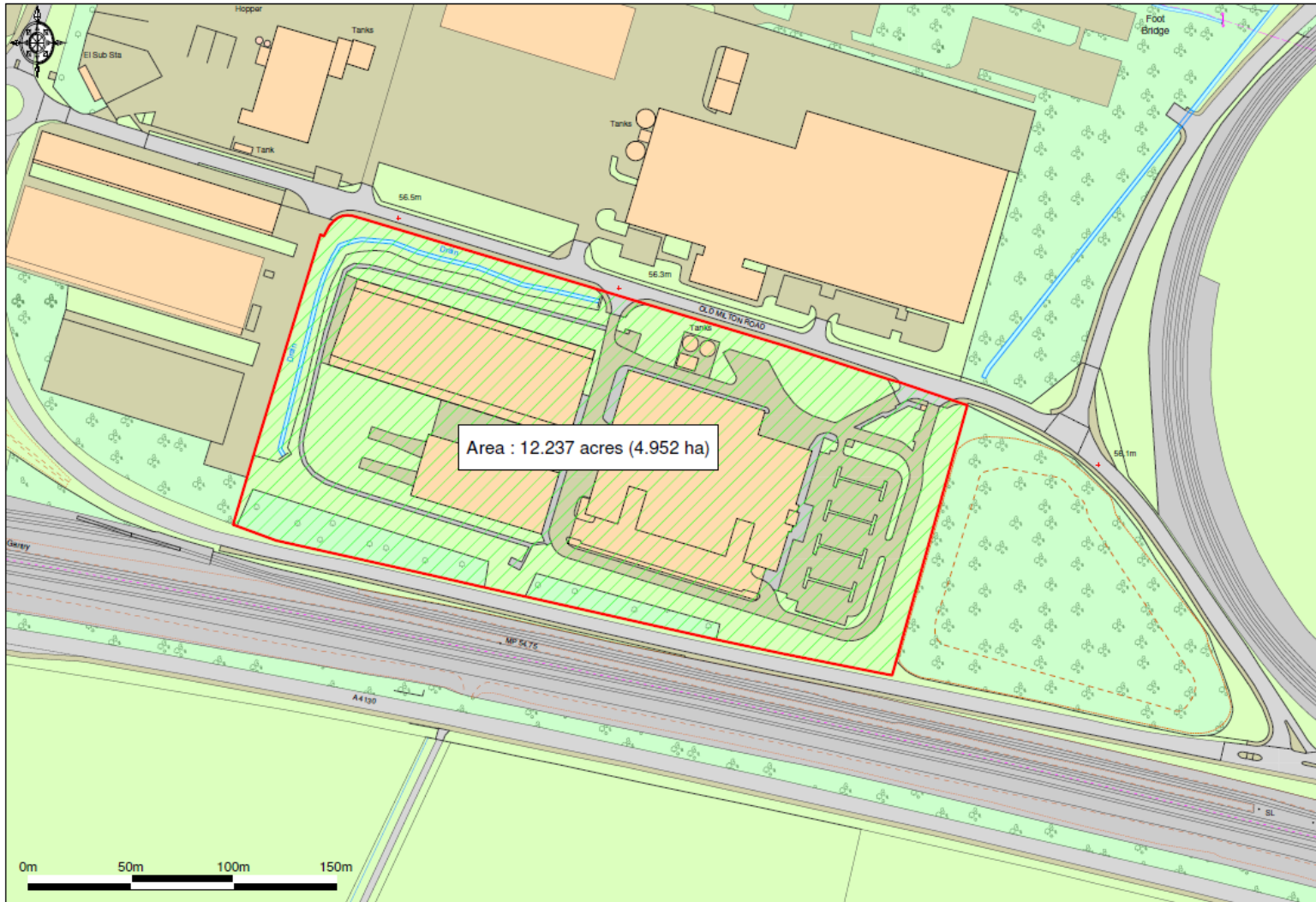
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Harmsworth Print Works, Old Milton Road, Didcot, Oxfordshire
OX11 7HH



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Google Maps

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