

SUSTAINABLE  
BY DESIGN

73% LET

# VERDA PARK

SOUTH  
OXFORDSHIRE  
OX10 9SJ

A NEW NET ZERO CARBON  
COMMERCIAL DEVELOPMENT

**UNITS AVAILABLE FROM  
5,120 – 10,588 SQ FT**

**AVAILABLE FOR IMMEDIATE OCCUPATION**



**SHORTLISTED FOR** Best Overall Scheme - Multi-Let Industrial Estate

# SUSTAINABLE BY DESIGN

**VERDA PARK IS A BRAND NEW COMMERCIAL DEVELOPMENT IN WALLINGFORD, SOUTH OXFORDSHIRE, BUILT TO THE HIGHEST SPECIFICATION WITH OUTSTANDING SUSTAINABILITY FEATURES.**

The park is located on Hithercroft Estate, an established commercial area which benefits from main road frontage to the Western Bypass (A4130).

The site, which extends to 7.56 acres, offers a mix of unit sizes ranging from 5,120 – 10,588 sq ft, with the ability to combine units. Verda Park is an ideal destination for a magnitude of businesses, being suited to a variety of industries including; industrial, trade, science, research & development, technology and innovation.



New commercial units available from 5,120 – 10,588 sq ft – Available for immediate occupation



Strategically located between the M4(J13) & M40(J6)



Prominent location fronting the A4130



10 minute walk to Wallingford town centre



Established commercial location on Hithercroft Estate



High quality and enhanced specification private estate with landscaped environment



Net zero carbon development



EPC A+ rating



BREEAM 'Excellent' rating



Units 11 & 12 at Verda Park



Elevated view of Verda Park



Entrance to Verda Park



Exterior - Unit 5



Lobby - Unit 5



Warehouse - Unit 5



**AMENITIES**

- 1 Wallingford Sports Park
- 2 Lidl
- 3 Waitrose
- 4 Costa Coffee
- 5 Boots
- 6 Pizza Express

**LOCAL OCCUPIERS**

- 1 Fischer Fixings
- 2 Royal Mail
- 3 MKM Building Supplies
- 4 Howdens
- 5 Gladstone Ltd
- 6 Wrap Distribution Service
- 7 Lesters Self Storage
- 8 Verco Ltd
- 9 UK Bathroom Warehouse
- 10 Fugro
- 11 Rowse Honey
- 12 Chiltern Connections
- 13 Screwfix
- 14 Bots and Us
- 15 JL Lighting
- 16 Oxford Biomedica

🚉 To Cholsey Station  
3 miles

🛣️ To M40 (Junction 6)  
13 miles

🛣️ To M4 (Junction 13)  
17 miles

# ANSWERING THE DEMAND

Located within Wallingford's established commercial area, to the south-west of the town centre, Verda Park is situated amongst a number of established commercial occupiers.

Computer Generated Image of Verda Park

# LETTING IN A SIZE TO SUIT YOU

## WAREHOUSE

- / 40.3m shared yard depth
- / 9m clear height
- / 50kN/m<sup>2</sup> floor loading
- / EPC A+ rating
- / BREEM 'Excellent' rating
- / 15% roof lights to warehouse

## OFFICE

- / Grade A open plan office
- / LED lighting with smart control
- / VRF to provide heating and comfort cooling
- / Double height glazed entrance / HQ reception

## EXTERNAL

- / Secured entrance with independent gates
- / Paladin fencing around perimeter of estate
- / 40 bicycle spaces allocated to units 1-10 in covered shelters
- / One electric car charging point for each unit, with provision for an additional point to be installed



UNIT 1 U/O	SQ FT	UNIT 2	SQ FT	UNIT 3	SQ FT	UNIT 4	SQ FT	UNIT 5 LET	SQ FT
Warehouse	7,542	Warehouse	7,436	Warehouse	8,739	Warehouse	6,134	Warehouse	12,322
Office	2,137	Office	1,858	Office	1,849	Office	1,529	Office	3,647
<b>Total</b>	<b>9,679</b>	<b>Total</b>	<b>9,294</b>	<b>Total</b>	<b>10,588</b>	<b>Total</b>	<b>7,663</b>	<b>Total</b>	<b>15,969</b>
Level access loading doors	1	Level access loading doors	1	Level access loading doors	1	Level access loading doors	1	Level access loading doors	2
Car parking spaces	6	Car parking spaces	8	Car parking spaces	8	Car parking spaces	4	Car parking spaces	13
Electric charging points	1	Electric charging points	1	Electric charging points	1	Electric charging points	1	Electric charging points	1
Power	100 kVA	Power	60 kVA	Power	75 kVA	Power	50 kVA	Power	40 kVA
Energy cost saving per annum*	£3,587	Energy cost saving per annum*	£2,448	Energy cost saving per annum*	£2,990	Energy cost saving per annum*	£1,992	Energy cost saving per annum*	£4,983
UNIT 6 LET	SQ FT	UNIT 7	SQ FT	UNIT 8	SQ FT	UNIT 9 LET	SQ FT	UNIT 10 LET	SQ FT
Warehouse	6,844	Warehouse	3,656	Warehouse	3,653	Warehouse	5,672	Warehouse	4,114
Office	1,801	Office	1,465	Office	1,468	Office	1,676		
<b>Total</b>	<b>8,644</b>	<b>Total</b>	<b>5,120</b>	<b>Total</b>	<b>5,121</b>	<b>Total</b>	<b>7,348</b>	<b>Total</b>	<b>4,114</b>
Level access loading doors	1	Level access loading doors	1	Level access loading doors	1	Level access loading doors	1	Level access loading doors	1
Car parking spaces	13	Car parking spaces	4	Car parking spaces	4	Car parking spaces	8	Car parking spaces	3
Electric charging points	1	Electric charging points	1	Electric charging points	1	Electric charging points	1	Electric charging points	1
Power	60 kVA	Power	45 kVA	Power	45 kVA	Power	50 kVA	Power	45 kVA
Energy cost saving per annum*	£2,914	Energy cost saving per annum*	£1,887	Energy cost saving per annum*	£1,893	Energy cost saving per annum*	£2,515	Energy cost saving per annum*	£1,987

All areas are based on approximate Gross External Areas. Office areas include ground floor core/reception.  
\*Based upon an average electricity cost of 19.9 p/kWh.



Units 8 & 9 at Verda Park

# LEADING BY EXAMPLE

## WAREHOUSE

- / 35m yard depth
- / 12m clear height
- / 50kN/m<sup>2</sup> floor loading
- / EPC A+ rating
- / BREEAM 'Excellent' rating
- / 15% roof lights to warehouse

## OFFICE

- / Grade A open plan office
- / LED lighting with smart control
- / VRF to provide heating and comfort cooling
- / Double height glazed entrance / HQ reception

## EXTERNAL

- / Secured entrance with independent unit gates
- / Paladin fencing around perimeter of estate
- / 30 bicycle spaces allocated to units 11 & 12 in covered shelters
- / Four electric car charging points for each unit



Unit 11 at Verda Park





Electric car charging points – Unit 8



Warehouse – Unit 8



Exterior – Unit 11



Warehouse – Unit 11

# PROMINENTLY POSITIONED

## LOCATION

Located in South Oxfordshire, within Wallingford's established commercial area, Verda Park fronts the Western Bypass (A4130) and Hithercroft Road.

The site benefits from road links to the M4 and M40 corridors, as well as the A34 trunk road, providing excellent access to Oxford and Birmingham (to the north), Reading and Southampton (to the south) and High Wycombe, Heathrow the M25 and Central London (to the east).

Wallingford town centre is home to various pubs, cafés, shops and hotels, offering an array of amenities within close proximity to the site and the expanding local population.

## DISTANCES (BY CAR)

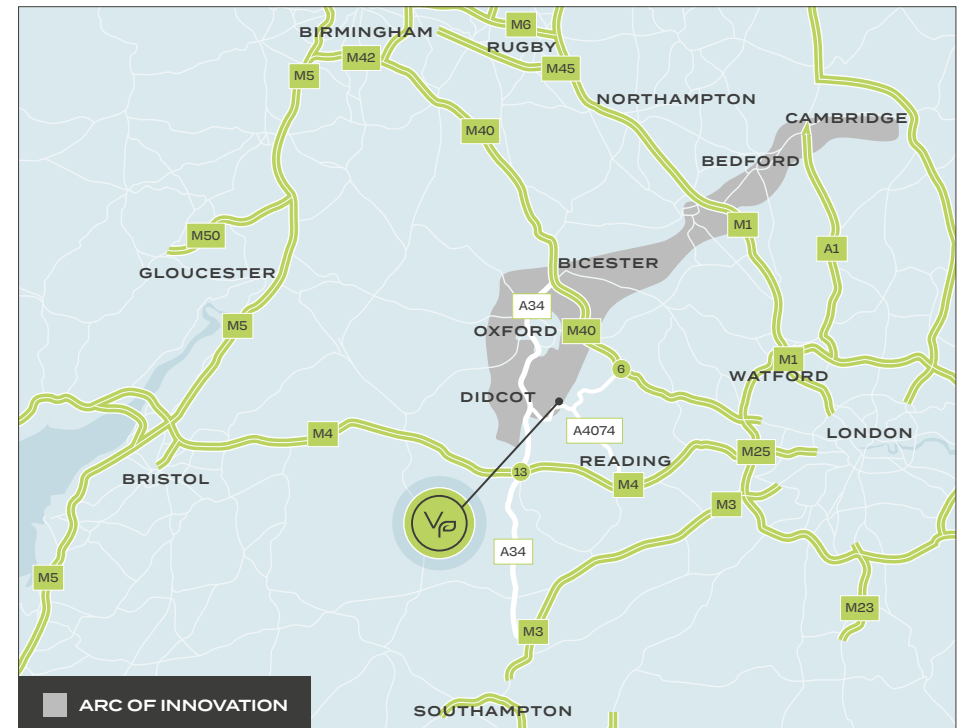
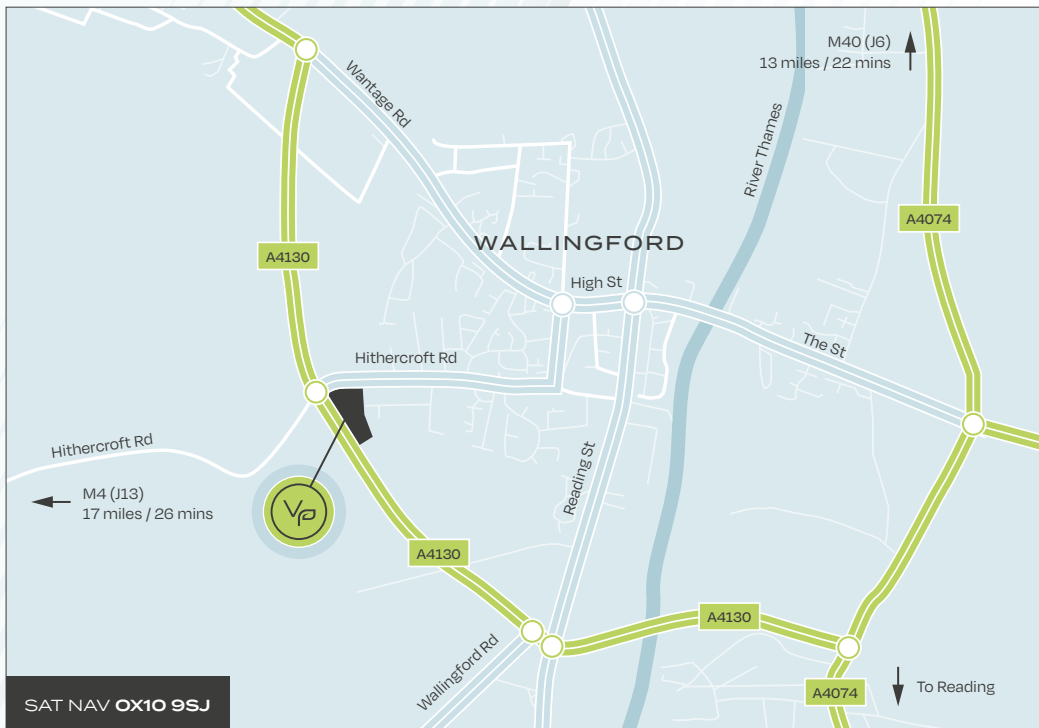
Western Bypass (A4130)	0.1 miles	1 min
Cholsey Station ➔	3 miles	7 mins
A34	8 miles	16 mins
M40 (Junction 6)	13 miles	22 mins
Reading	13 miles	23 mins
Oxford	13 miles	25 mins
M4 (Junction 13)	17 miles	26 mins
M25 (Junction 16)	34 miles	38 mins
Central London	49 miles	75 mins

## INNOVATION ARC

Verda Park, South Oxfordshire is located within the 'Arc of Innovation' – an area identified by the Enterprise Research Centre. It stretches from Cambridge through the southeast Midlands and along the M4 corridor to Oxfordshire and Gloucestershire and is part of the 'Golden Triangle', encompassing the universities of London, Cambridge and Oxfordshire.

Verda Park is situated close to Oxford and the globally renowned Oxford University and hubs such as Oxford Science Park, Harwell Campus and Milton Park. The area is home to organisations working in the bioscience, food tech,

high performance and high tech engineering sectors. The 'Arc of Innovation' is a magnet for inward investment and Verda Park can accommodate businesses looking to capitalise on this economic strength.





# SUSTAINABLE FEATURES



## NET ZERO CARBON DEVELOPMENT

100% of regulated energy requirements generated by renewable and LZC technologies

100% regulated CO<sub>2</sub> emissions savings vs. a standard new build development

Carbon Neutral cladding envelope

Whole Life Carbon Assessment undertaken from Stage 2 to minimise embodied carbon

1.5MVA Power available, initially supplying green energy



## EPC A+ RATING

Well insulated building envelope with Euroclass A1 non-combustible insulation, offering best in class fire protection

Low air permeability design reducing air leakage

15% of warehouse roof area incorporating triple skinned roof lights, offering good daylight potential and thermal performance

Solar Photovoltaics supplying renewable electricity and delivering cost savings

Office incorporating LED lighting with movement controls and daylight dimming



## BREEAM 'EXCELLENT' RATING

55% water reduction vs. BREEAM minimum standards

70 secure and well-lit cycle parking facilities

18 electric car charging spaces with provision for an additional 10 if required

Climate change adaptation strategy

Healthy office specification incorporating low of free VOCs in paints and materials



Elevated view of units at Verda Park



## DELIVERING EXCEPTIONAL

SUSTAINABILITY AND FUTURE-  
PROOFING IS THE FOCUS OF  
OUR DEVELOPMENTS FROM  
DESIGN TO DELIVERY.

ARE YOU WITH US?  
ARE YOU ?

### A DEVELOPMENT BY

**BRIDGES**  
Fund Management

Bridges is a specialist private markets investor with almost 20 years of experience investing in property solutions that help to reduce carbon emissions, revitalise business spaces and regenerate communities.

**EQUATION**  
PROPERTIES

Equation Properties is an established and experienced commercial property development company. With a proven track record in small, medium and large industrial / distribution schemes over many years, together with a team of professional consultants whom have worked on numerous projects, Equation Properties employ a dynamic approach to development.



**VERDAPARK.CO.UK**

### FURTHER INFORMATION



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