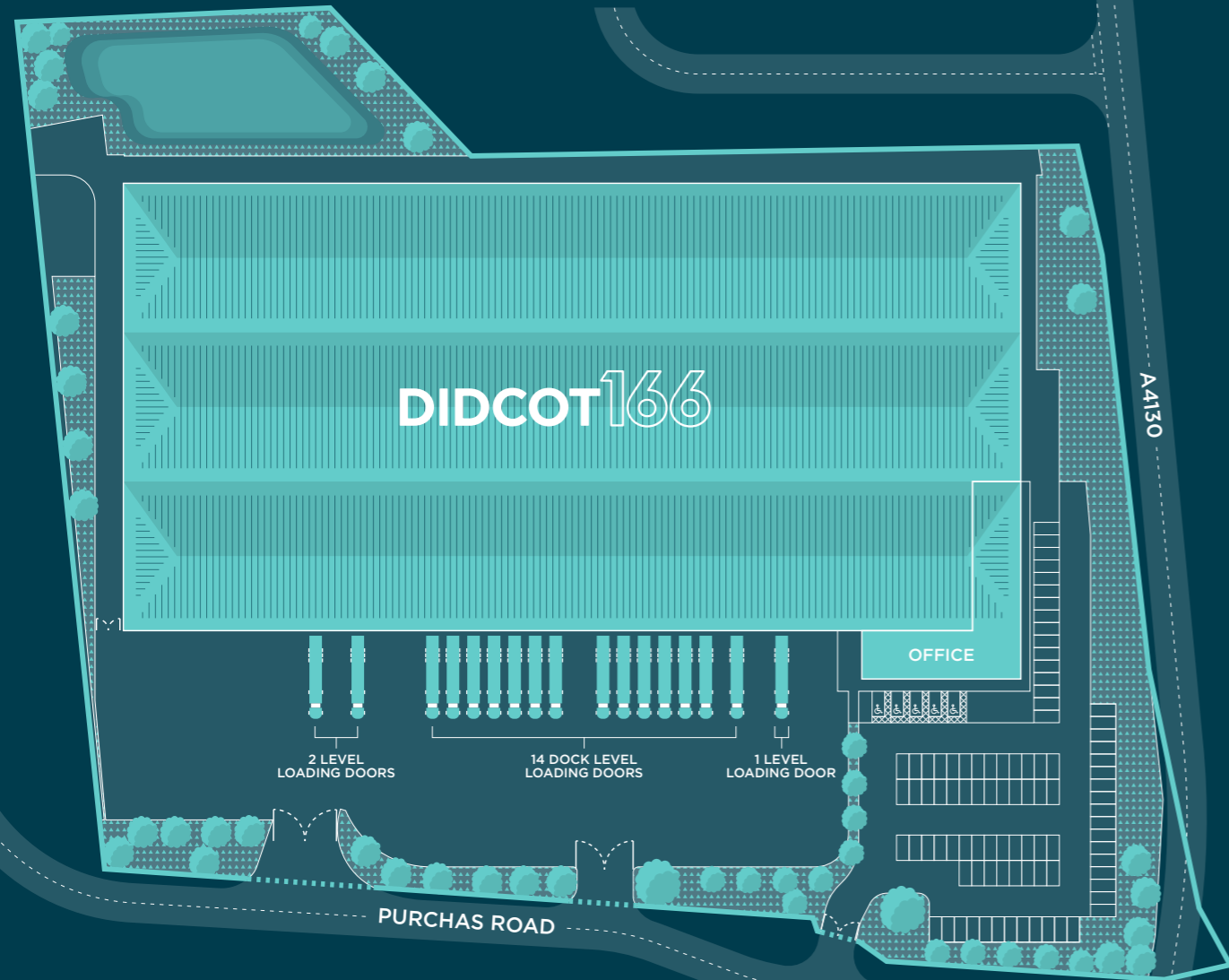

166,583 SQ FT
MODERN DISTRIBUTION
WAREHOUSE

AVAILABLE Q2 2025
PURCHAS RD OX11 7BF



SPECIFICATION

DIDCOT 166 is a modern distribution warehouse of **166,583 sq ft** (15,475 sq m). Offering high quality, **fully fitted accommodation** with racking, lighting, two storey offices, modern canteen and welfare facilities.



ACCOMMODATION	SQ FT	SQ M
Warehouse	155,319	14,430
Two Storey Offices	11,264	1,046
Total GIA	166,583	15,476



12m
clear height
(14.3m to apex)



50 kN/m2
floor loading



14
dock level
loading doors



3
surface level
loading doors



101
car parking spaces



45m
yard depth



2
storey offices



EPC B



Modern fully fitted
canteen and
welfare facilities



Full fitted
heating, carpets,
air conditioning



Lighting
and racking



Secure
service yard



LOCATION

Strategically positioned between the M4 and M40 via the A34, Didcot offers an excellent location for logistics, providing convenient access to London, Southampton, Bristol, and the Midlands. Its connectivity makes it a prime hub for distribution, enabling businesses to serve key regions across the UK efficiently, reducing transit times and optimising logistics operations.

Drive Times	Miles	Time
M4 Jct 13	5	18 mins
Oxford	14	24 mins
M40 Jct 9	23	28 mins
Swindon	27	49 mins
Heathrow Airport	40	1 hr
London	54	1 hr 26 mins
Southampton	58	1 hr 07 mins
Bristol	74	1 hr 19 mins
Birmingham	89	1 hr 29 mins

OC11 7BF ///SWEPT.PICKUP.BAGELS

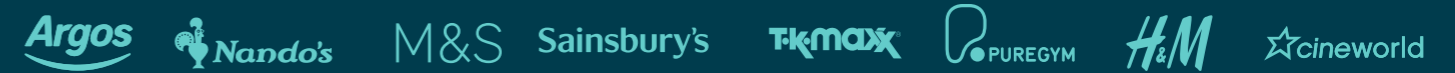
NEIGHBOURING OCCUPIERS

- ASDA
- TESCO
- TNT
- BOOKER
- DHL
- GXO
- PIRELLI
- UPS
- hachette LIVRE
- DSV
- XPO



LOCAL AMENITIES

THE ORCHARD CENTRE WITHIN A 5 MINUTE WALK:



DEMOGRAPHICS

Total population in Oxfordshire & West Berkshire:

Population within a 90 minute drive time:

Population in Oxfordshire educated to NVQ4 and above:

CONNECTIVITY

All train times from Didcot Parkway Station. Source: Trainline



TERMS

The building is available to let on a new full repairing and insuring lease.

DTRE

Jake Huntley
jake.huntley@dtre.com
07765 154 211

Ollie Withers
ollie.withers@dtre.com
07496 852 526

