

SLAMM

GIANT PARK  
DIDCOT

OXFORDSHIRE  
OX14 4TA

# GIANT

Rare industrial/warehouse/logistics development opportunity in a recognised strategic location.

Design and build packages available from 100,000 sq ft up to 1,000,000 sq ft on a 62 acre site. Features include:

- Excellent access to the A34
- Buildings designed to suit occupier requirements
- Detailed planning permission granted for masterplan option 1
- Enterprise Zone Status
- Freehold and leasehold options available

[giantdidcot.com](http://giantdidcot.com)

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UNITS FROM:

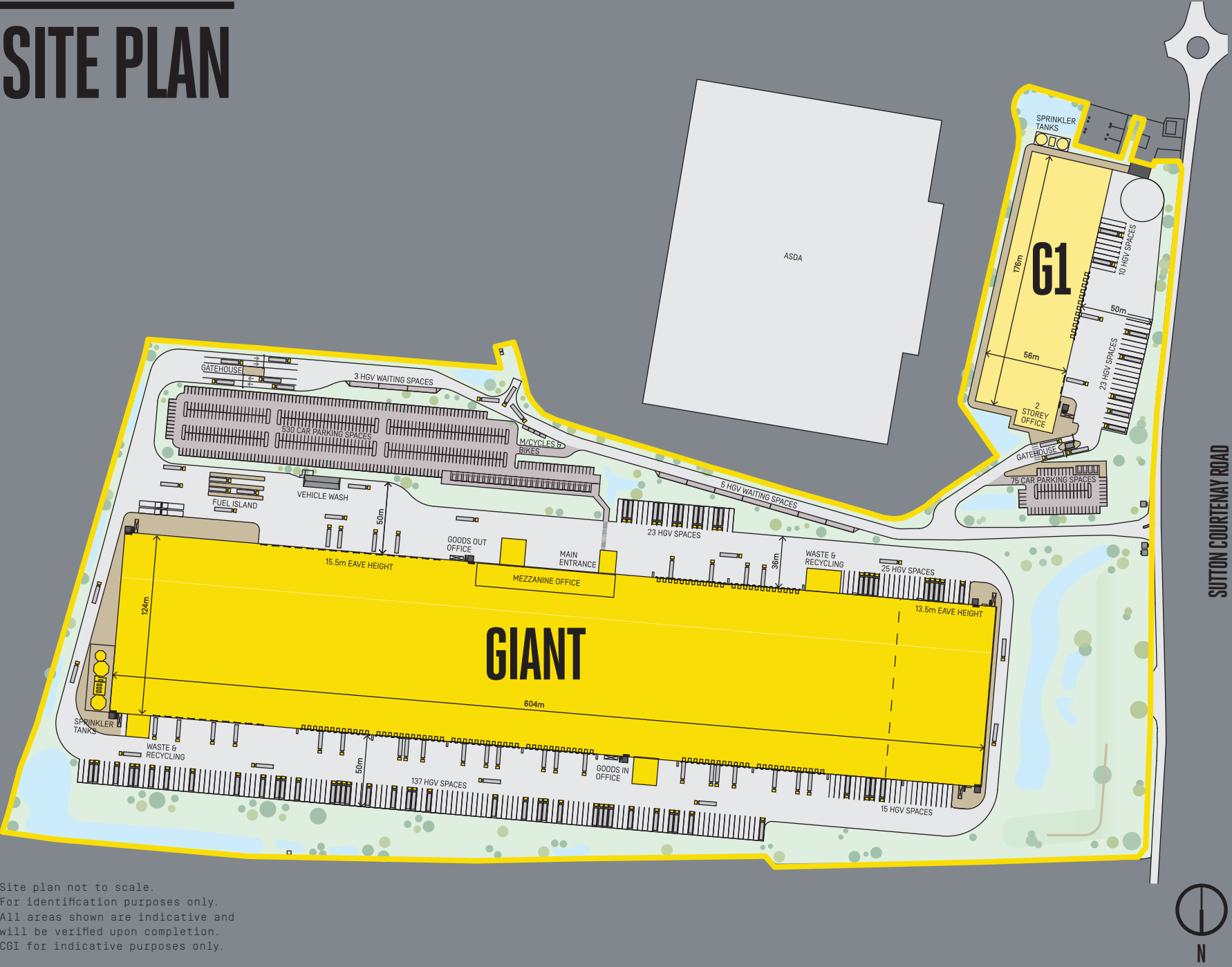
100,000 —

1,000,000

SQUARE FEET



SITE PLAN



Site plan not to scale.  
For identification purposes only.  
All areas shown are indicative and  
will be verified upon completion.  
CGI for indicative purposes only.

GIANT

SITE AREA  
53.72 ACRE (21.74HA)

	SQ FT	SQ M
Warehouse	806,174	74,896
Office [Mezzanine]	16,146	1,500
Office [Goods Out]	6,458	600
Office [Goods In]	3,229	300
Gatehouse	215	20
Total	832,222	77,316

- 01 GATEHOUSE
- 96 DOCK DOORS
- 26 LEVEL ACCESS DOORS
- 200 HGV PARKING SPACES excl. loading doors
- 530 CAR PARKING SPACES
- 50M YARD DEPTH
- FUEL ISLAND
- VEHICLE WASH
- 13.5-15.5M CLEAR HEIGHT

G1

SITE AREA  
8.24 ACRE (3.3HA)

	SQ FT	SQ M
Warehouse	106,089	9,856
Offices [2-storey]	5,683	528
Gatehouse	215	20
Total	111,987	10,404

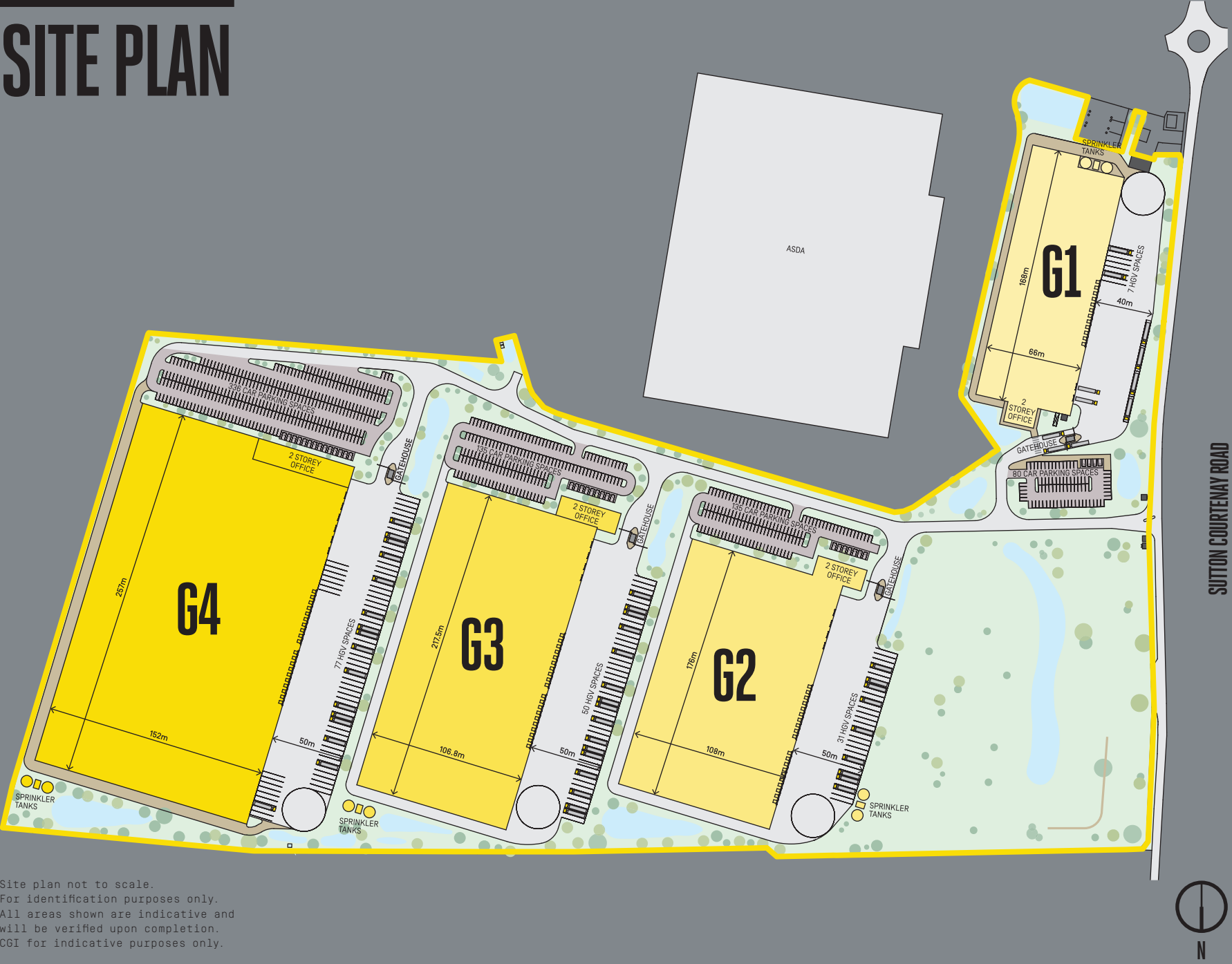
- 01 GATEHOUSE
- 12 DOCK DOORS
- 2 LEVEL ACCESS DOORS
- 33 HGV PARKING SPACES excl. loading doors
- 75 CAR PARKING SPACES
- 50M YARD DEPTH
- 16M CLEAR HEIGHT



ACCOMMODATION / OPTION 1



SITE PLAN



Site plan not to scale.  
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G1

SITE AREA  
8.24 ACRE  
(3.33HA)

	SQ FT	SQ M
Warehouse	121,913	11,326
Offices [2-storey]	6,096	566
Gatehouse	215	20
Total	128,224	11,912

- 01 GATEHOUSE
- 12 DOCK DOORS
- 02 LEVEL ACCESS DOORS
- 07 HGV PARKING SPACES  
excl. loading doors
- 80 CAR PARKING SPACES
- 40M YARD DEPTH
- 16M CLEAR HEIGHT

G2

SITE AREA  
10.28 ACRE  
(4.16HA)

	SQ FT	SQ M
Warehouse	204,494	18,998
Office [2-storey]	10,312	958
Gatehouse	215	20
Total	215,021	19,976

- 01 GATEHOUSE
- 20 DOCK DOORS
- 04 LEVEL ACCESS DOORS
- 31 HGV PARKING SPACES  
excl. loading doors
- 135 CAR PARKING SPACES
- 50M YARD DEPTH
- 15.5M CLEAR HEIGHT

G3

SITE AREA  
12.68 ACRE  
(5.13HA)

	SQ FT	SQ M
Warehouse	249,897	23,216
Office [2-storey]	12,680	1,178
Gatehouse	215	20
Total	262,792	24,414

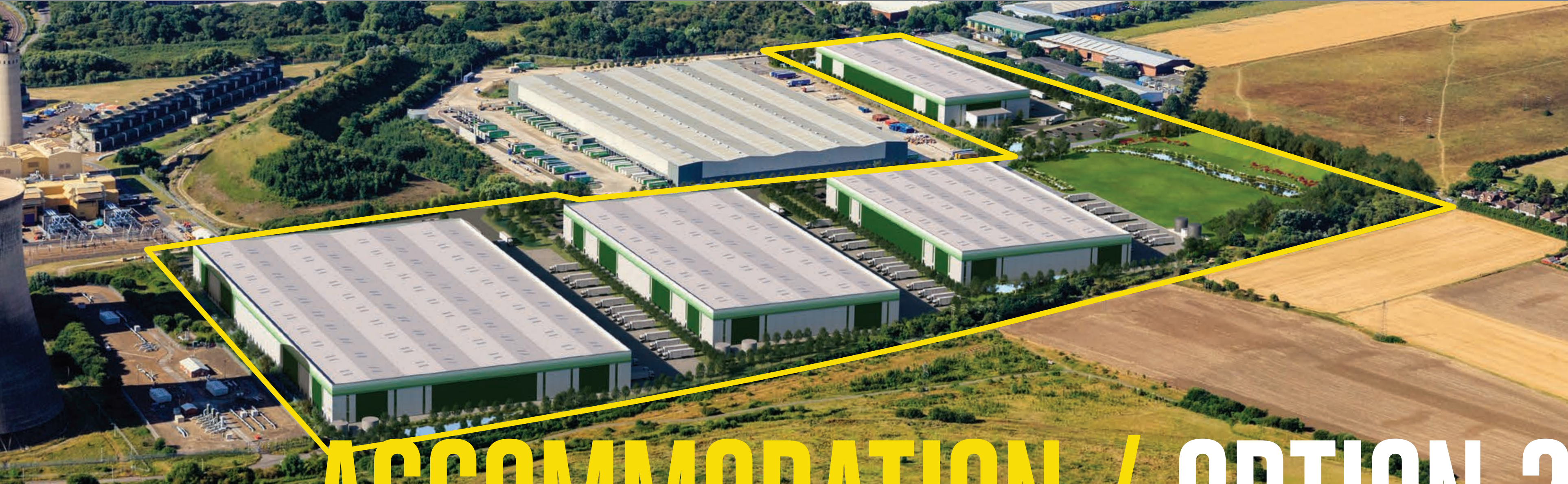
- 01 GATEHOUSE
- 20 DOCK DOORS
- 04 LEVEL ACCESS DOORS
- 50 HGV PARKING SPACES  
excl. loading doors
- 135 CAR PARKING SPACES
- 50M YARD DEPTH
- 15.5M CLEAR HEIGHT

G4

SITE AREA  
19.13 ACRE  
(7.74HA)

	SQ FT	SQ M
Warehouse	410,201	38,109
Office [2-storey]	20,289	1,885
Gatehouse	215	20
Total	430,705	40,014

- 01 GATEHOUSE
- 20 DOCK DOORS
- 04 LEVEL ACCESS DOORS
- 77 HGV PARKING SPACES  
excl. loading doors
- 336 CAR PARKING SPACES
- 50M YARD DEPTH
- 15.5M CLEAR HEIGHT



ACCOMMODATION / OPTION 2



# WHY DIDCOT?

## GARDEN TOWN STATUS

Didcot’s Garden Town bid was approved in December 2015. This status will ensure funding of major infrastructure improvements with the vision of creating a location renowned for world class innovation, enterprise and vibrant communities.

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.

The growth of Didcot is already evident. The town has the greatest number of residential planning applications amongst competing towns in the region indicating strong long term growth prospects within close proximity of the site.

15,000

additional homes  
by 2031

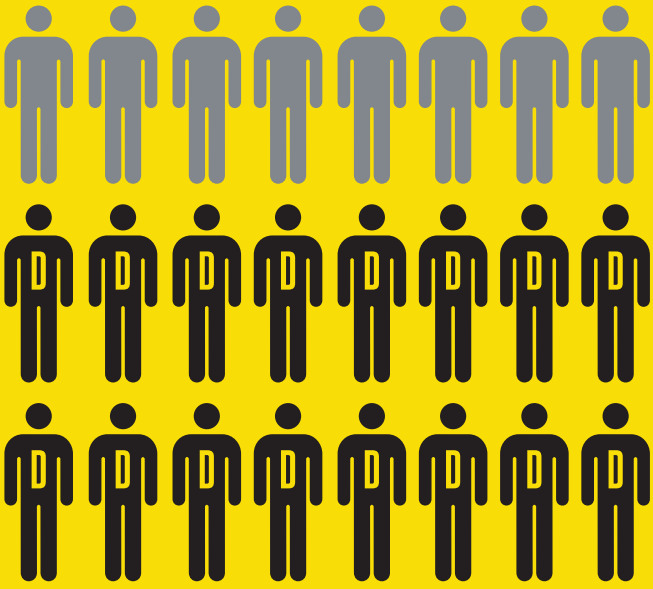
20,000

hi-tech jobs  
in the next 15 years

19,000

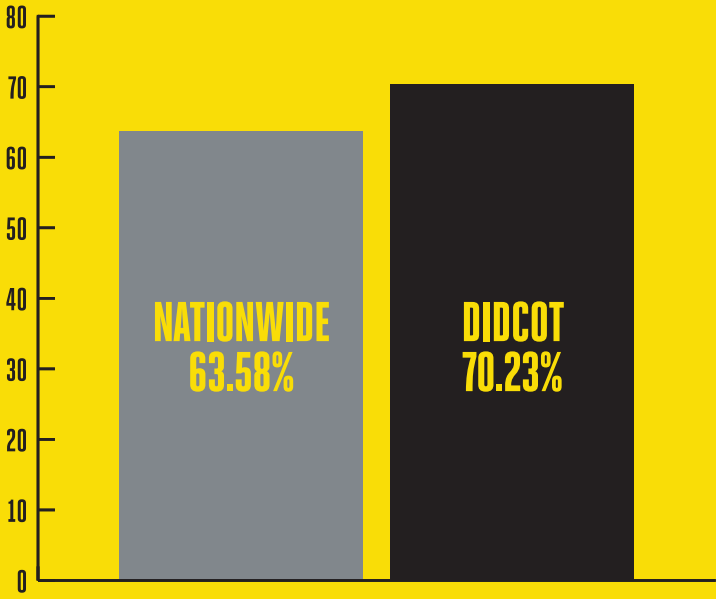
construction jobs  
in the next 15 years

## LABOUR POOL



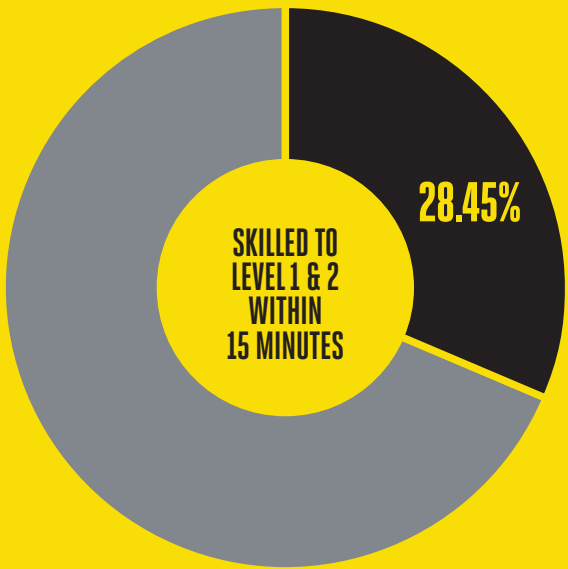
The proportion of working age population is higher than the regional average indicating a large potential labour pool to draw upon. Furthermore the proportion of 25-44 year olds is higher than both the national and regional average, providing a strong future pool of younger people to replace those leaving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

## ECONOMICALLY ACTIVE POPULATION



70.23% of Didcot’s population are economically active compared with the national average of 63.58% and the town has a greater number of economically active residents than any of the local competing towns.

## 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.



01



SPACIOUS YARDS

01. Loading bays on West side of G3.  
 02. Elevated view of G2, G3 and G4.  
 03. Entrance to Didcot Park looking North East towards GIANT.  
 04. Elevated view looking North West towards GIANT.  
 All images are CGIs for indicative purposes only.

02



SIZE FLEXIBILITY

SPACE

03



NEW ACCESS ROAD TO BE CONSTRUCTED

GIANT

04



GENEROUS PARKING



**SUPER**

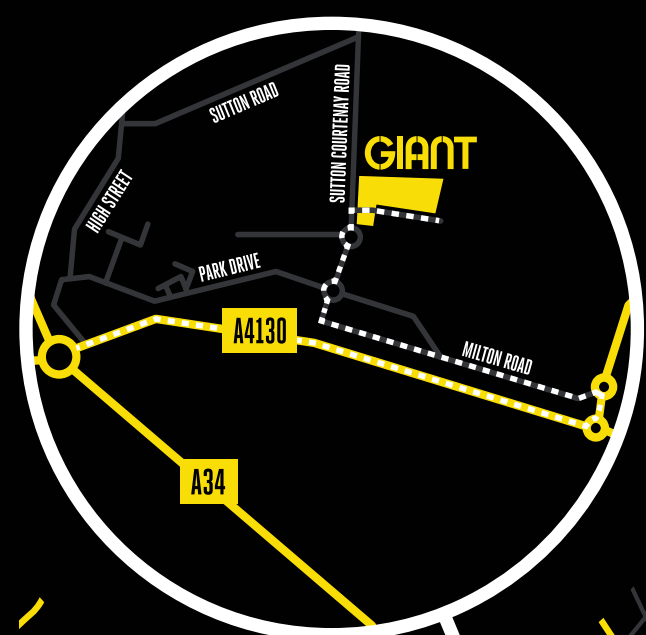
**SPEEDY**

**CONNECTIONS**

**NATIONALLY AND BEYOND**



# PRIME POSITION



GIANT Didcot 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.



## 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

**HEATHROW**  
57 MILES  
1 HR 03 MINS

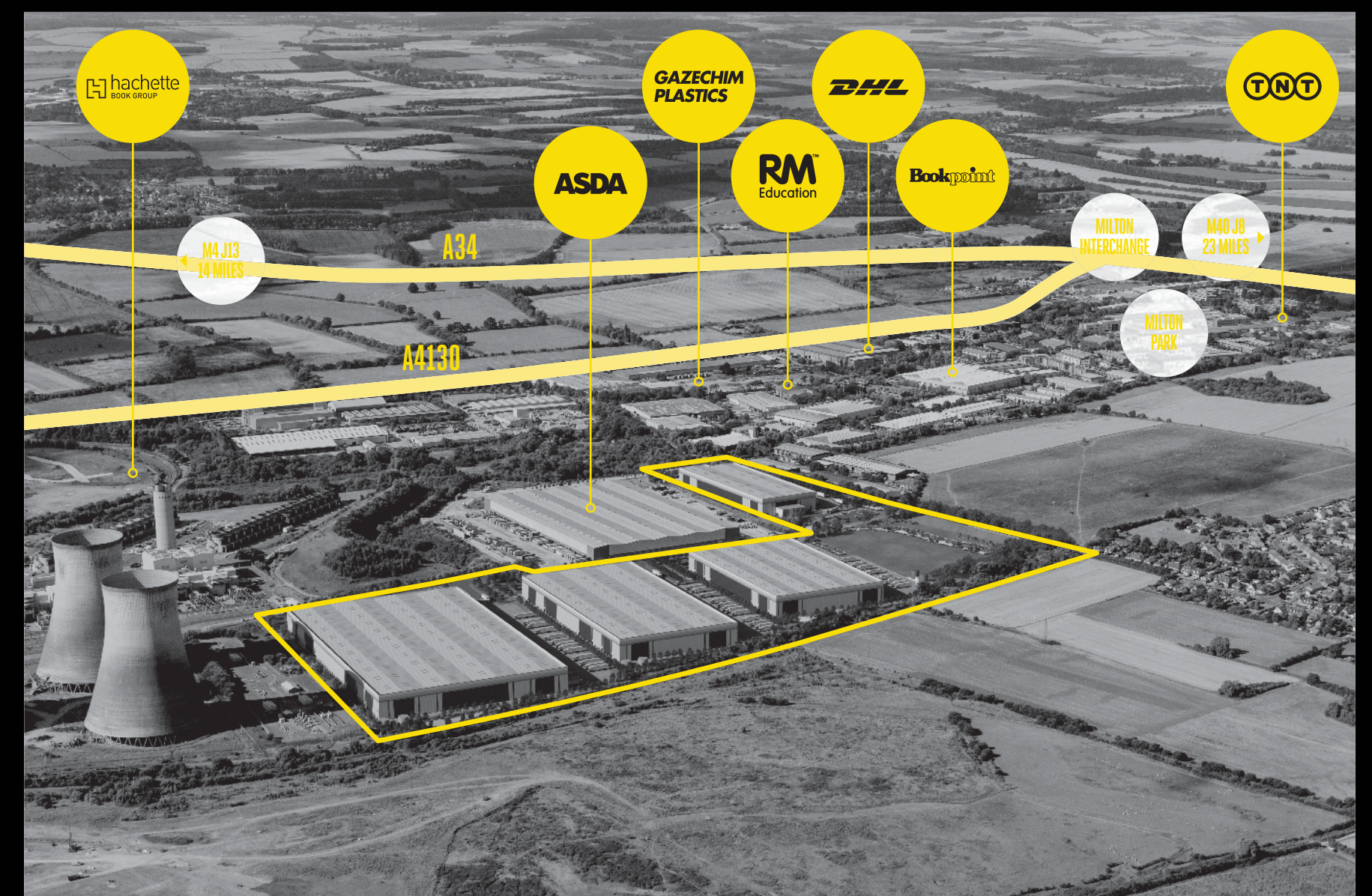
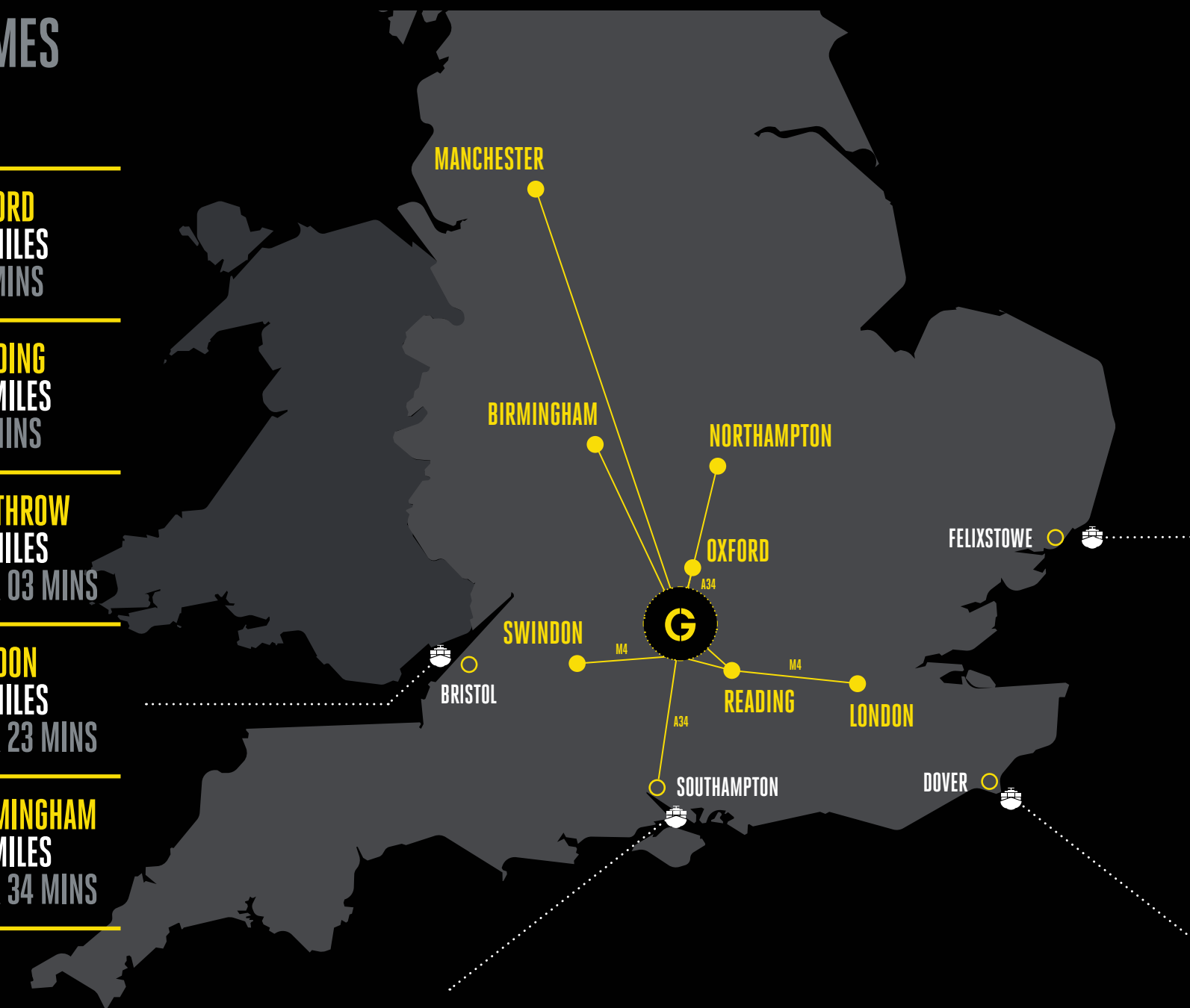
**NORTHAMPTON**  
57 MILES  
1 HR 13 MINS

**LONDON**  
70 MILES  
1 HR 23 MINS

**BRISTOL**  
70 MILES  
1 HR 27 MINS

**BIRMINGHAM**  
88 MILES  
1 HR 34 MINS

Source: UK Haulier





# PROFESSIONAL TEAM

**A Development by:**  
Clients of  
Savills Investment Management

**Development Manager:**  
Lingfield DM

**Architects:**  
Chetwoods

**Project Management:**  
Savills Building  
Consultancy



# FOR FURTHER INFORMATION



**Toby Green**  
tgreen@savills.com

**John Madocks Wright**  
jmwright@savills.com



**Andrew Parker**  
aparker@vslandp.com

## giantdidcot.com

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