

# RISSINGTON BUSINESS PARK



## TO LET/FOR SALE

New and existing B1 office and light industrial accommodation

Individual buildings from 1,894 sq ft to 10,279 sq ft

Rissington Business Park forms part of the Victory Fields development which will provide over 368 new homes built by Linden Homes and Bovis Homes on the site of the former RAF Little Rissington airbase.

### Location

Victory Fields is surrounded by open Cotswold countryside and lies adjacent to the existing Upper Rissington village comprising some 350 existing dwellings.

The first phase of the residential development is significantly advanced and the development programme provides for approximately 100 new units per annum comprising both private and affordable homes.

The development will also include a new school and community hall together with a proposed new retail and leisure development called The Village Square.

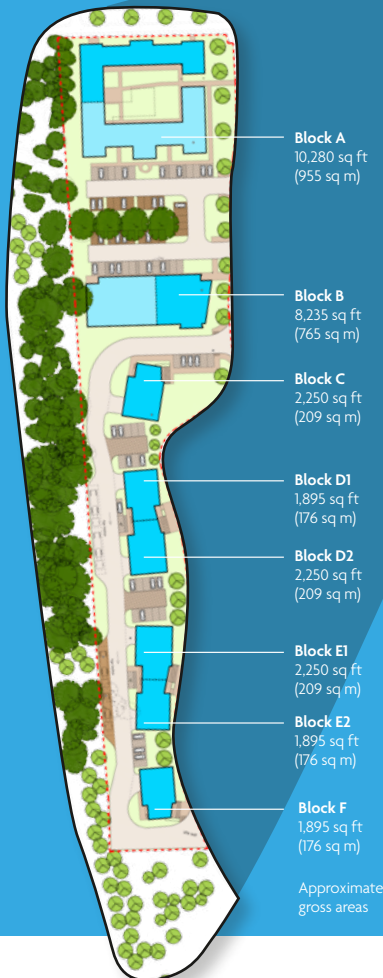
The site is located three miles east of Bourton-on-the-Water and five miles south of Stow-on-the-Wold. Transport links are excellent with Cheltenham 23 miles, Oxford 26 miles, Banbury 26 miles and Swindon 36 miles.

### Description

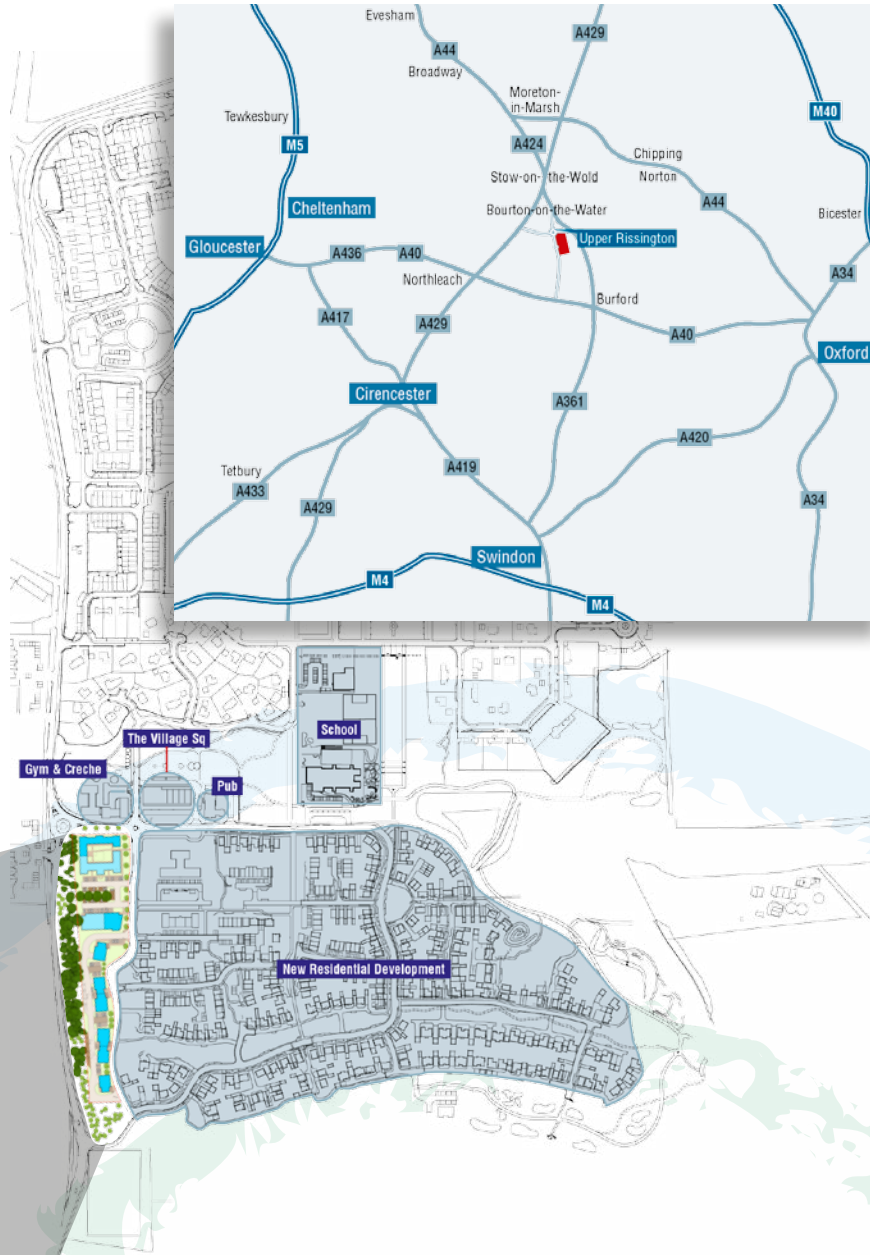
Rissington Business Park is prominently located south of the Victory Fields site entrance. The scheme provides a mix of two existing buildings capable of extension being Blocks A and B and six new build units to be constructed.

Blocks A and B are of brick and tiled construction and are suitable for conversion to office or light assembly use. Planning consent has been obtained to add contemporary styled extensions to both of these buildings adding part single storey and part two storey space to the existing single storey structures.

Blocks C to F will comprise two detached and two semi-detached buildings providing up to six individual units of occupation. These buildings are of contemporary design and will be accessed by a newly constructed service road. The space has been designed to provide a mix of office and light industrial accommodation and each unit incorporates separate personnel doors and loading doors.



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### Terms

Leasehold and freehold opportunities are available.

### Further Information

For further information please contact the joint sole agents.

#### John Linton

jal@wrightandpartners.co.uk  
020 7529 5434

#### Adrian Rowley

arowley@alderking.com



PROPERTY CONSULTANTS

01452 623290  
www.alderking.com

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