

CABOT | BICESTER



axis
J9
BICESTER

TO LET
Five New Logistics and Manufacturing Units
19,000 - 51,000 SQ FT

Middleton Stoney Road
Bicester
OX26 2GE

AxisJ9.co.uk

Available
March
2025

CABOT | BICESTER

**A SUPERB M40
LOGISTICS/
MANUFACTURING
OPPORTUNITY**



OVERVIEW

Axis J9 has been developed over the last 3 years and already provides in excess of 500,000 sq ft of new distribution and production buildings in a business park environment. This prime location is just 3 miles from J9 M40 and in the rapidly expanding town of Bicester where 10,000 new homes are being brought forward.

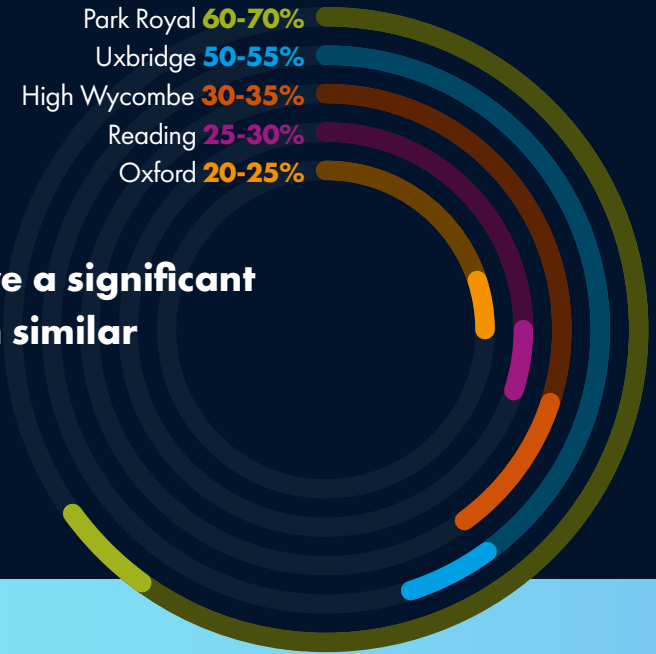
Cabot Bicester at Axis J9 will provide 5 distribution and production units ranging from 19,000 sq ft to 51,000 sq ft in a sustainable environment with a BREEAM rating of 'Excellent'.

Planning permission is for B1, B2 and B8 uses without hours of use restrictions.



OCCUPATIONAL COST SAVING

Leasing a unit on Cabot Bicester will have a significant occupational cost saving compared with similar buildings in other South East locations



SPECIFICATION

Distribution and Production

- 10-12m eaves height
- 50kN/m² floor loading
- Generous 3 phase power supplies
- Up to 40m service yard
- Generous loading door provisions
- 12% roof lights

Offices

- Grade A offices
- Ground floor feature entrance
- Raised floors
- LG7 lighting
- Automatic passenger lifts
- Heating and comfort cooling system

External Areas

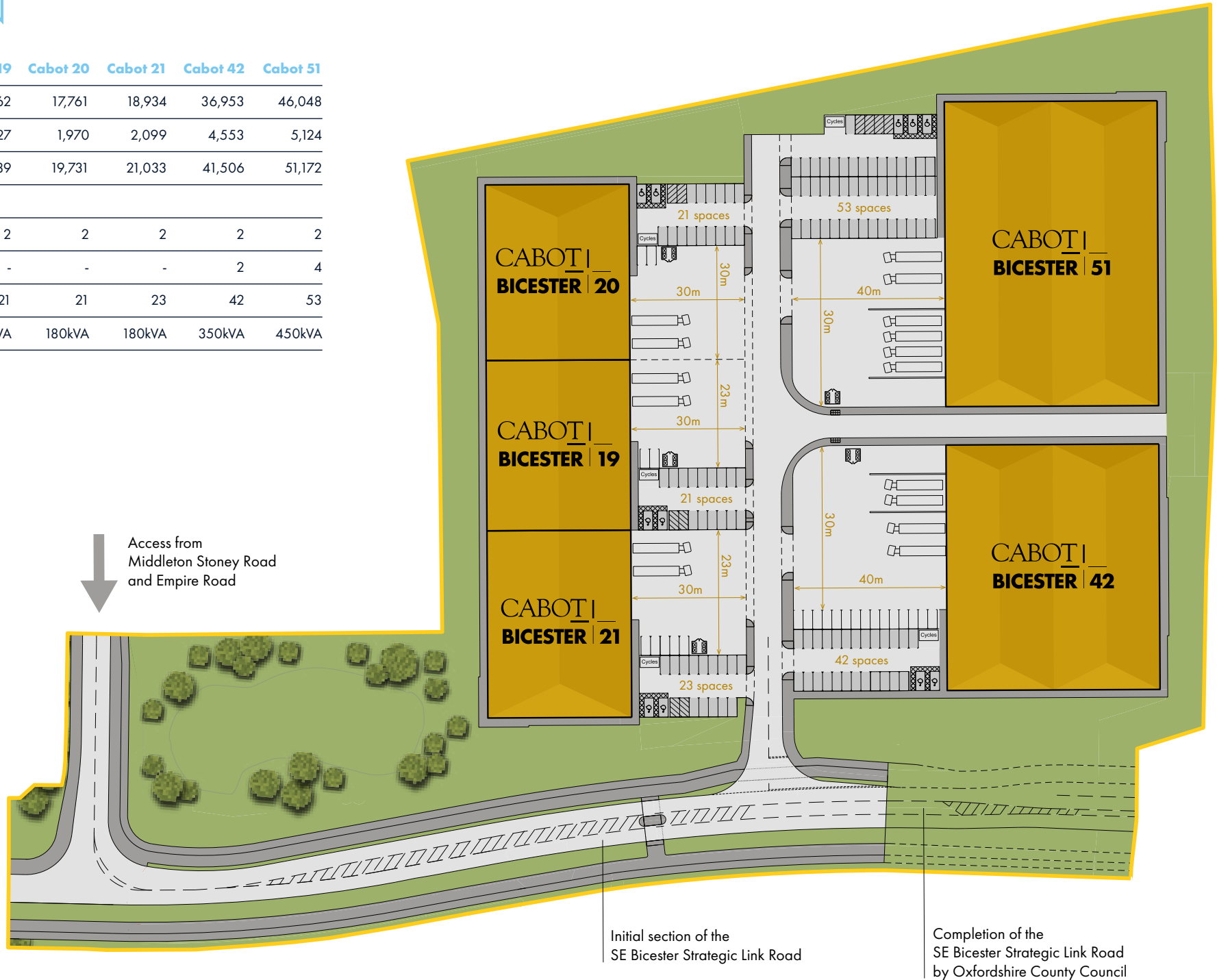
- Concrete service yards
- Block paved and macadam car parks
- EV charging for 10% of bays
- LED external lighting
- Covered bike park
- Dedicated waste storage areas

Other Features

- EPC 'A'
- BREEAM 'Excellent'
- PV Panels
- High speed fibre broadband

MASTERPLAN

Unit	Cabot 19	Cabot 20	Cabot 21	Cabot 42	Cabot 51
Ground Floor sq ft	17,362	17,761	18,934	36,953	46,048
Offices sq ft	1,927	1,970	2,099	4,553	5,124
Total (GIA) sq ft	19,289	19,731	21,033	41,506	51,172
Level loading doors	2	2	2	2	2
Dock loading doors	-	-	-	2	4
Parking	21	21	23	42	53
Power	180kVA	180kVA	180kVA	350kVA	450kVA



WHY BICESTER?

The town is at the forefront of Oxfordshire's growth plans with excellent infrastructure and available housing land supply, enabling rapid expansion.

POPULATION  **35,000**   **BY 2031 OVER 50,000**

EASY ACCESS TO  **J9 M40**

TRUNK ROADS  **A43**
 **A34**  **A41**

18,500  **NEW JOBS BY 2031**

EAST WEST RAIL LINK OPERATIONAL BY 2025 

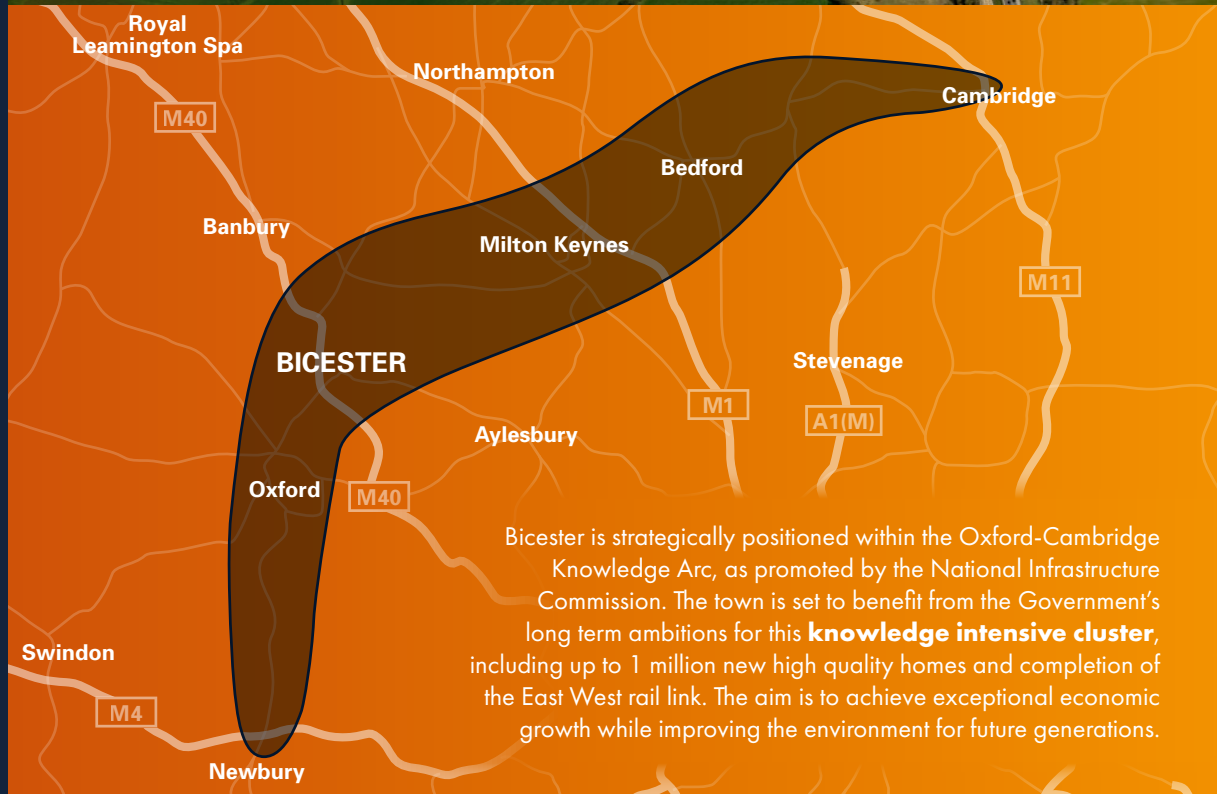
FAST RAIL CONNECTIONS  **TO LONDON, OXFORD & READING**

10,000  **NEW HOUSES WITHIN 12 YEARS** **PRICES 25% LOWER THAN OXFORD** 

 **BICESTER VILLAGE ATTRACTS OVER 7 MILLION VISITORS A YEAR**



Cabot Bicester is at the heart of a dynamic regional economy which is being driven on by distribution/logistics, advanced manufacturing and the technology sectors. The expanding labour force, improving infrastructure and strategic planning initiatives will act as a further catalyst to economic growth.



Bicester is strategically positioned within the Oxford-Cambridge Knowledge Arc, as promoted by the National Infrastructure Commission. The town is set to benefit from the Government's long term ambitions for this **knowledge intensive cluster**, including up to 1 million new high quality homes and completion of the East West rail link. The aim is to achieve exceptional economic growth while improving the environment for future generations.

LOCATION

Cabot Bicester is located within the wider Axis J9 scheme in a prominent position to the west of the town and only 3 miles from Junction 9 M40 via Vendee Drive and the A41 dual carriageway. Bicester Village is approximately 1 mile to the east.

In addition to the M40, the location provides fast and easy access to the A41, A43 and A34.

Destination	Miles	Km	Travel Time
J9 M40	3	4.8	4 mins
Birmingham	61	98	1 hour 6 mins
Park Royal	53	85	1 hour 4 mins
Banbury	15	24	16 mins
Oxford	16	26	30 mins
High Wycombe	35	56	40 mins
J1A M25	44	71	45 mins
Heathrow Airport	53	85	55 mins

Source: Google Maps



AxisJ9.co.uk

TERMS

Units at Cabot Bicester are under construction and available for lease. For detailed terms please contact the marketing agents.



Misrepresentation Act

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