

# 80% Let



**To Let – Distinctive Storage Units From 1,495 sq ft**

**Southern Bomb Stores - Buildings No. 1105 – 1625**

**Heyford Park, Nr Bicester, Oxfordshire, OX25 5HA**



## The Southern Bomb Stores – Historic England’s Brief History of the Site

The Southern Bomb Stores, or South Conventional Arms Stores were built in the 1950’s, and are defined by a single wire fence.

*RAF Upper Heyford, Southern Bombs Stores in 1954 shortly after completion, the open bomb storage areas are to the right (c) Historic England F22/542/RAF1/4Aug54*



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The Southern Bomb Stores were developed as open stores in the 1950’s when the airfield was reconstructed to accept United States’ Strategic Air Command (SAC) B-29 bombers. The total capacity of the open storage area was 60,000lbs (27, 216kg) of high explosives.

In the late 1970s, coinciding with the construction of the hardened aircraft shelters, 27 storage igloos arranged in two rows were constructed. During the mid-late 1980s the southern bomb stores were nearly doubled in size to 51 igloos, attributed to the changing role for the F-111s as ground-based missile systems and assumed the task of *delivering tactical nuclear weapons*.

The igloos comprise trapezoidal concrete front elevations, with a double leaf steel door and external electrical junction boxes. Internally is a single rectangular storage space with enclosed safety lighting. Externally the concrete box is earth covered. The storage buildings were unheated, and used for the storage of conventional boxed ammunition and/or inert bomb components, such as tail units.

The protected igloos provided storage for conventional free fall bombs and ammunition for M61 A 1 machine gun that might be mounted in the F-111’s weapon bays. By the end of 1977 most of the aircraft had been fitted with such guns (Gunston 1978, 81).

Sq Ft (Each Unit)	Sq M (Each Unit)	Rent Per Annum exclusive	Service Charge per sq ft	Building Insurance approx per sq ft	Rateable Value Estimated per sq ft	EPC No Heating
1,495 / 1,970	138.89 / 183.02	£4.50 per sq ft	£1.30	£0.15	£2.00	N/A

### Description

The Southern Bomb Stores comprise up to 81,540 sq ft of distinctive storage accommodation over 54 individual units, with each store comprising circa 1,495 sq ft all situated within a secure site surrounded by post and fence.

### Units Available Onsite Include:

- 44 units each comprising 1,495 sq ft - 60ft x 25 ft (18.34m x 7.6m) 4.23 m high with doors measuring 3m wide x 3m high.
- 8 units (No 1160 – 1167) units each comprising 1,970 sq ft - 81ft x 24ft (27.75m x 7.40m) 3.49m high with doors 3m wide by 3m high.

All units have trapezoidal concrete front elevations; double leaf steel doors and external electrical boxes.

**Secure storage units are available with groups of units available.**



### Services

We understand that electricity is connected to the properties providing lighting and surcharged via a service charge arrangement (three phase power is **not** available). None of these services have been tested by the agents.

**Portable WC Facilities will be required for the site.**

### Heyford Park – A New Community

Heyford Park, situated in a strategic location in central Oxfordshire, a former USAF 1,230-acre Airforce base, is being developed by The Dorchester Group into a new thriving town and community. [www.heyfordpark.com](http://www.heyfordpark.com)

Dorchester is developing the existing Commercial Estate, with the site already providing over 1.3 million sq ft of industrial and office accommodation and close to 100 acres of concreted and hardstanding areas, close to Oxford, just 5 miles from Bicester and notably just 3.3 miles from Junction 10 of the London to Birmingham M40 Motorway.

### Key Site Features

- Secure and distinctive storage solution
- 24-hour security
- 3-tiered perimeter fencing
- Existing established business community
- Strategic motorway location – just 3.3 miles from J10 of M40
- Active on-site management property team
- Competitive rents
- Flexible lease arrangements
- Expansion potential
- Excellent facilities including retailing scheme; Hotel; Restaurant; School; Innovation Centre and Bars Museum etc

### Location – Junction 10 M40 London to Birmingham Motorway

Heyford Park Oxfordshire, a new thriving town and community, is located on the famous USAF Heyford airbase situated to the north of the village of Upper Heyford and approximately 7 miles northwest of the town of Bicester. Junction 10 of the M40 is just 5 miles from the subject property, approximately a 10-minute drive time.

City	Distance (Miles)	Estimated Travel Time
Bicester	7	15 minutes
Birmingham	66	1 hour 10 minutes
Bristol	87	1 hour 45 minutes
Cambridge	88	1 hour 50 minutes
Coventry	47	1 hour
London	50-100	1-2 hours
Milton Keynes	34	50 minutes
Northampton	33	50 minutes
Oxford	16	40 minutes
Southampton	84	1 hour 40 minutes

### Planning Use

B1 (now Class E), B2, B8 for the purpose of storage.

### Legal Costs

Each party to be responsible for their own costs.

### VAT

VAT will be payable upon the rental figure.

### VIEWING

Viewings by appointment only, to be arranged via White Commercial.



## For further information

Please contact Chris White or Harvey White

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Chris White



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### FURTHER INFORMATION

These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract. If you wish to stop receiving information from White Commercial Surveyors, please email [info@whitecommercial.co.uk](mailto:info@whitecommercial.co.uk) or call us on 01295 271000. Please see [www.whitecommercial.co.uk](http://www.whitecommercial.co.uk) for our privacy policy. April 2023.