



# ***TWO DISTRIBUTION, PRODUCTION AND HEADQUARTERS BUILDINGS***

**120,600 & 168,154 sq ft**  
**NEW LEASE AVAILABLE FROM THE LANDLORD**  
AVAILABLE SEPARATELY OR TOGETHER



**LINK9.CO.UK**

# A MAJOR DEVELOPMENT ON THE M40


**BAKELS**  
BAKERY INGREDIENTS SINCE 1904

**ralphd Davies**  
#delivering

**ellinas BROTHERS**  
FOOD WHOLESALES & DISTRIBUTION

  
THE OXFORD HEALTH  
COMPANY

  
TEKNOS

  
Oxford Safety  
Components

  
NRS  
Healthcare  
Putting People First

  
Hardide  
Coatings

**UNIT 10**

**UNIT 11**

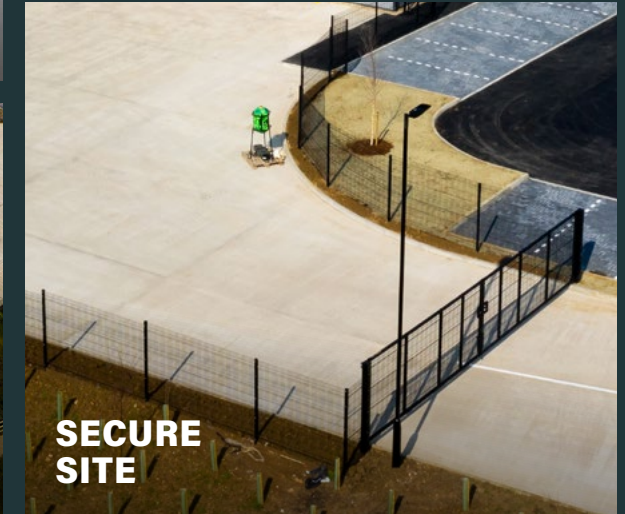
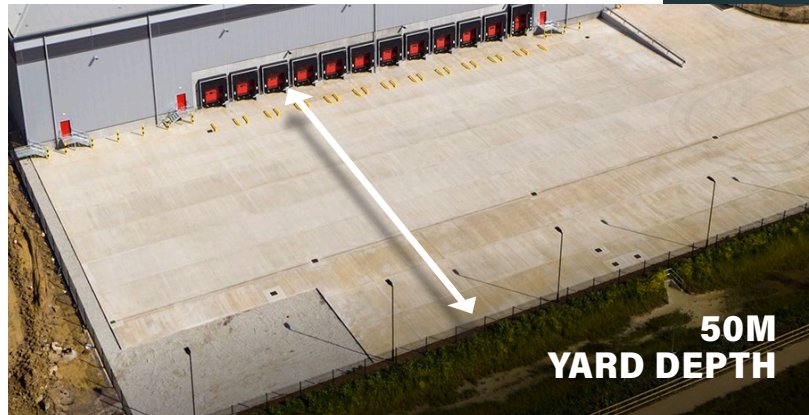
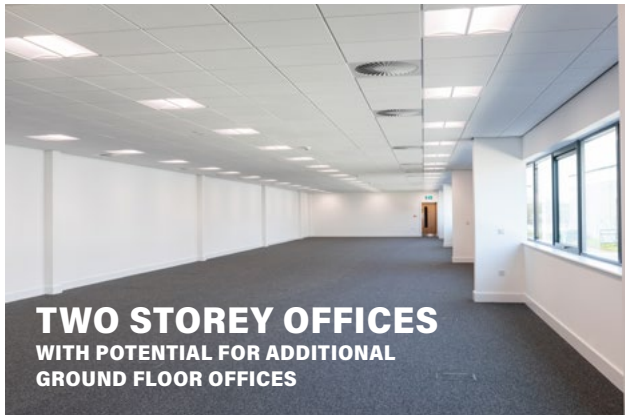
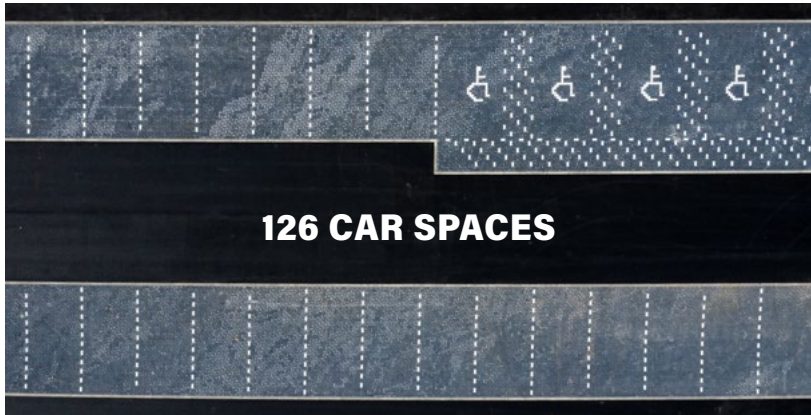
## OVERVIEW

Link 9 Bicester is a major distribution, production and headquarters development, strategically located a short distance from Junction 9 (9 mins, 5.1 miles) and Junction 10 (9 mins, 5.6 miles) of the M40.

The site is approximately 40 acres and the development totals 530,000 sq ft of employment floor space (Use classes B1, B2 and B8).

Unit 10 and 11 comprise the final phase of the Link 9 scheme comprising two detached and self contained units and are the only opportunity for large units in the Bicester area.

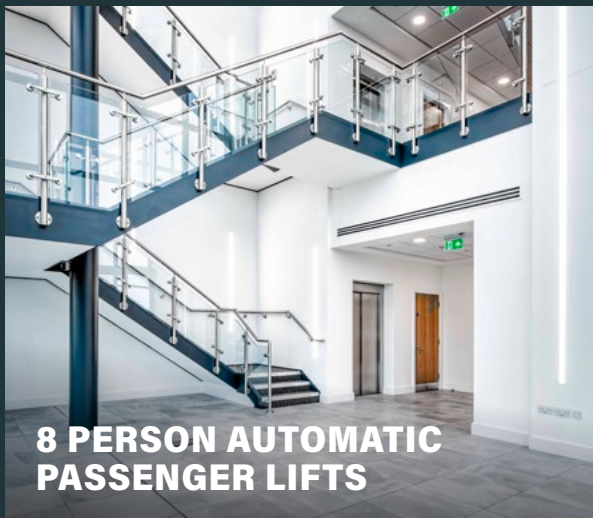
# UNIT 10



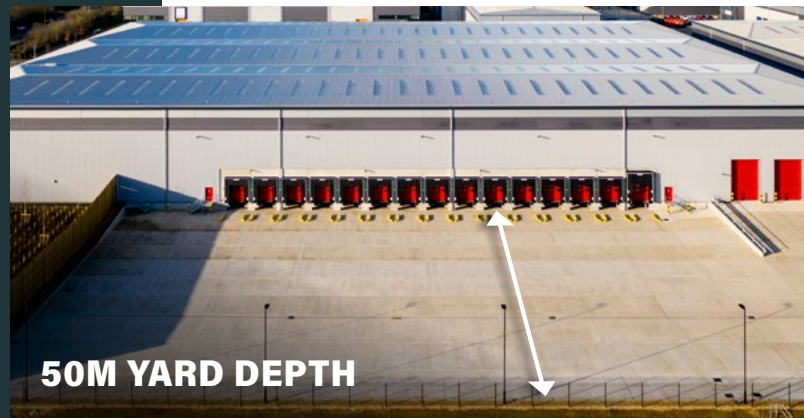


**15 DOCK ACCESS DOORS**

**2 LEVEL ACCESS DOORS**



**8 PERSON AUTOMATIC PASSENGER LIFTS**



**50M YARD DEPTH**



**TWO STOREY OFFICES**  
WITH POTENTIAL FOR ADDITIONAL  
GROUND FLOOR OFFICES



**12M CLEAR TO HAUNCH**



**135 CAR SPACES**



**UNIT 11**

# EXCELLENT CONNECTIONS

## ROAD



## BUS

The S5 bus service links Bicester with Kidlington and Oxford. There are bus stops in close proximity to the scheme.

## RAIL

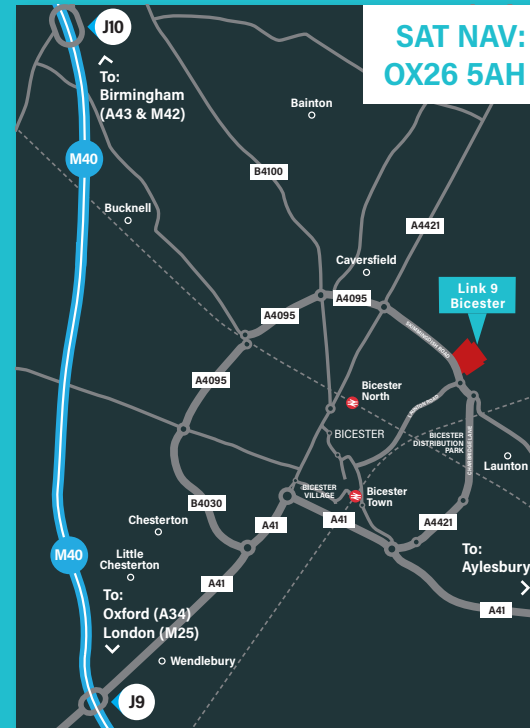
Train links to Bicester are unrivalled in the local area with 2 stations in the town - Bicester Village (5 min drive/1.6 miles) and Bicester Parkway (4 min drive/1.5 miles).

Direct links to:

- London Marylebone (from 50 mins)
- Birmingham (from 1 hr)
- Oxford City (18 mins)

The proposed new east/west link to connect East Anglia with the South East Midlands and Thames Valley will create a major transport interchange at Bicester.

Sources for figures [www.trainline.com](http://www.trainline.com) and [google](http://google.com)



## BICESTER

Bicester is at the forefront of Oxfordshire's growth plan due to the town's exceptional road and train connections coupled with available land supply enabling its rapid expansion. The current population of Bicester is just over 30,000 which is projected to rise to 50,000+ by 2031. Significant infrastructure projects have recently been completed to support this population growth including a new rail connection to London Marylebone and Oxford, as well as road junction improvements to the M40 and Bicester town.

Bicester is at the heart of a dynamic regional economy with strong growth in the hi-technology and science based sectors, as well as advanced manufacturing and distribution/logistics. Bicester is also internationally known due to Bicester Village Designer Retail Outlet which brings more than 6 million visitors a year to the town. Bicester is already home to a number of major companies including Toro Rosso F1, Fresh Direct, EP Barrus, GN Resound and British Bakels.

Bicester is also at the centre of the 'Oxford - Cambridge Knowledge Corridor' as promoted by the National Infrastructure Commission with the intention of creating 1 million new homes and jobs in the region by 2050. Central to this vision is the completion of the rail link from Oxford/Bicester to Cambridge.



10,000  
HOMES  
BY 2031



EXPANDING  
POPULATION OF  
50,000+  
BY 2031



ENHANCED  
ROAD  
& RAIL  
INFRASTRUCTURE



## ACCOMMODATION

	UNIT 10 (sq ft)	UNIT 11 (sq ft)
Warehouse	110,003	155,546
Reception Areas	1,299	
First Floor Offices	4,651	6,309
Second Floor Offices	4,647	6,299
<b>TOTAL AREA (GIA)</b>	<b>120,600</b>	<b>168,154</b>
Car parking spaces (Inc disabled)	126	135
Yard depth	50m	50m
Dock levellers	11	14
Euro dock	1	1
Level access doors	2	2

## SPECIFICATION

### WAREHOUSE AND PRODUCTION SPACE

- Clear internal height to haunch 12m
- Warehouse floor slabs to FM2 surface level classification with UDL loadings of 50kNm<sup>2</sup>
- 10% roof lights
- Dock level and level access loading doors
- Steel portal frame construction
- Enhanced power opportunity

### OFFICES

- Grade A open plan offices
- Feature entrance and reception areas
- Integrated comfort cooling and heating systems
- Raised floors and floor boxes
- Suspended ceilings with recessed lighting to CIBSE LD7
- 8 person automatic passenger lifts
- Kitchen units and shower facilities

### EXTERNAL AREA

- High quality and extensive landscaping
- Block paved car parking
- Concrete service yards and HGV parking for 44 ton vehicles
- Covered and secure cycle parking
- Secured gated access road and yard

SKIMMINGDISH LANE A4421 (M40 JUNCTION 9)

M40  
J9



ENERGY  
PERFORMANCE  
**EPC A**

BREEAM  
RATING  
**VERY GOOD**

## LINK9.CO.UK

New leases are available from the landlord for both Units 10 and 11. The buildings are available either together or separately.  
For further information and detailed costs, please contact the letting team

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**Misrepresentation Act**