



**MODERN DISTRIBUTION
/ PRODUCTION /
HEADQUARTERS BUILDING**
ENHANCED POWER AVAILABLE



LINK9.CO.UK

UNIT 11 TO LET
168,154 sq ft

A MAJOR DEVELOPMENT ON THE M40


BAKELS
BAKERY INGREDIENTS SINCE 1904

ralphdavies
#delivering

ellinas BROTHERS
FOOD WHOLESALES & DISTRIBUTORS


THE OXFORD HEALTH
COMPANY


TEKNOS


Oxford Safety
Components


NRS
Healthcare
Putting People First


Hardide
Coatings

LET

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 11 comprises the final phase of the Link 9 scheme comprising a detached and self contained unit that has been fully refurbished.

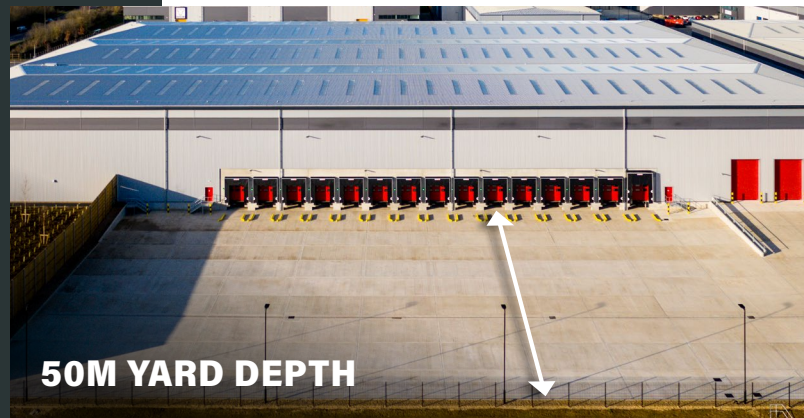


15 DOCK ACCESS DOORS
(INCLUDING 1 EURO DOCK)

2 LEVEL ACCESS DOORS



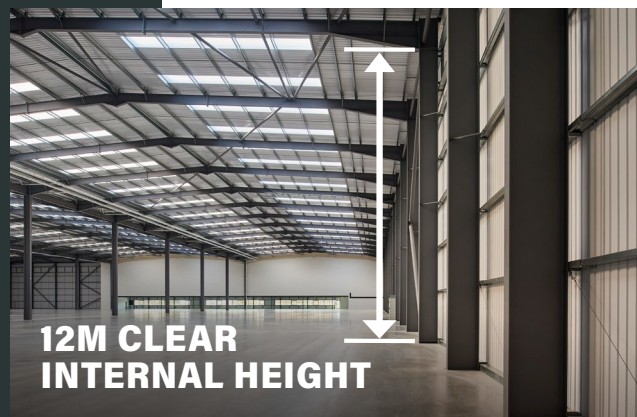
PASSENGER LIFT



50M YARD DEPTH



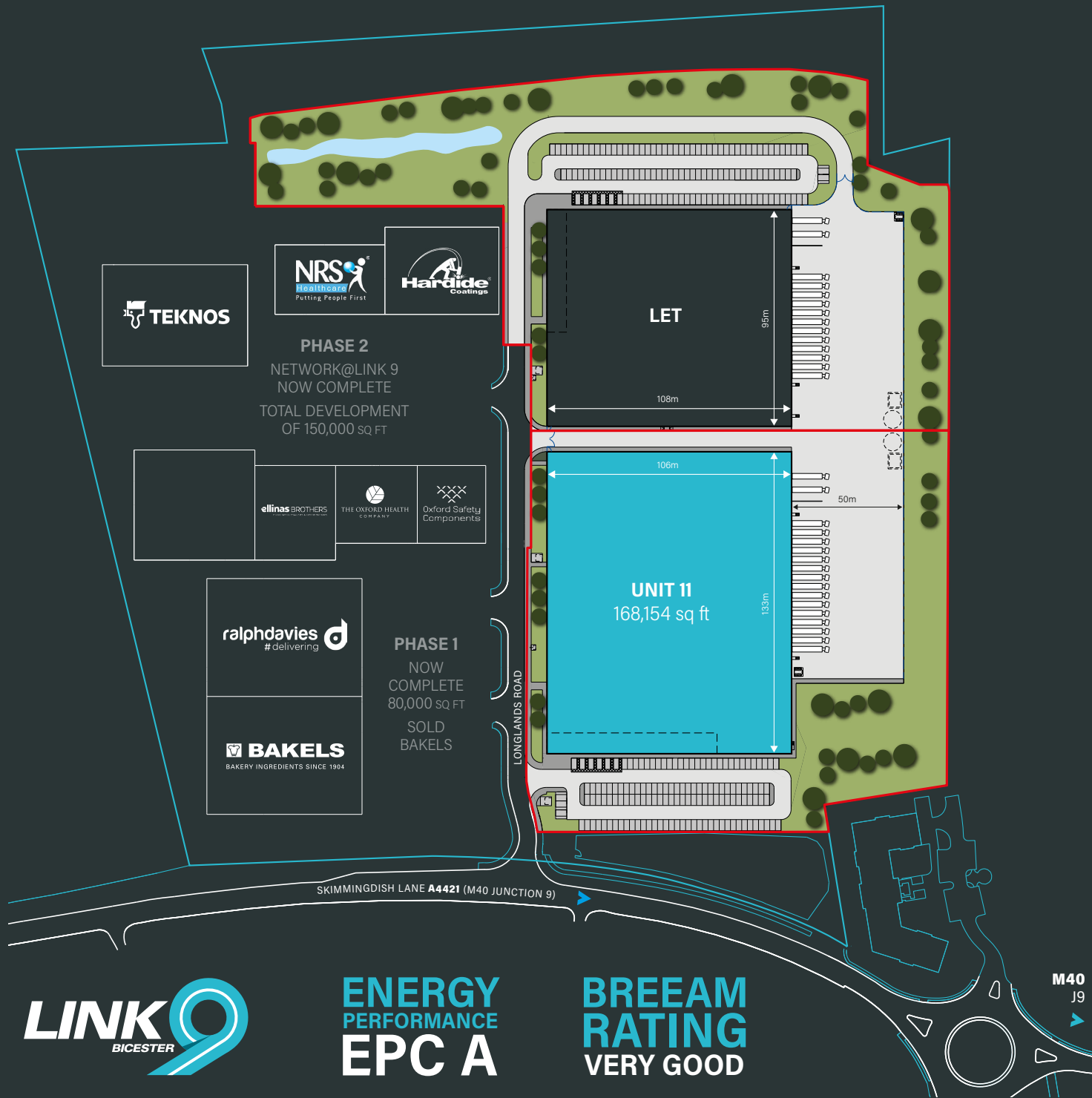
TWO STOREY OFFICES
WITH POTENTIAL FOR ADDITIONAL
GROUND FLOOR OFFICES



**12M CLEAR
INTERNAL HEIGHT**



135 CAR SPACES



ACCOMMODATION

UNIT 11	SQ FT	SQ M
Warehouse	155,546	14,451
First Floor Offices	6,309	586
Second Floor Offices	6,299	585
TOTAL AREA (GIA)	168,154	15,622
Car parking spaces (Inc disabled)		135
Yard depth		50m
Dock levellers		14
Euro dock		1
Level access doors		2

SPECIFICATION

WAREHOUSE AND PRODUCTION SPACE

- Clear internal height to haunch 12m
- Warehouse floor slabs to FM2 surface level classification with UDL loadings of 50kNm2
- 10% roof lights
- Dock level and level access loading doors
- Steel portal frame construction
- 2MVA available

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

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:

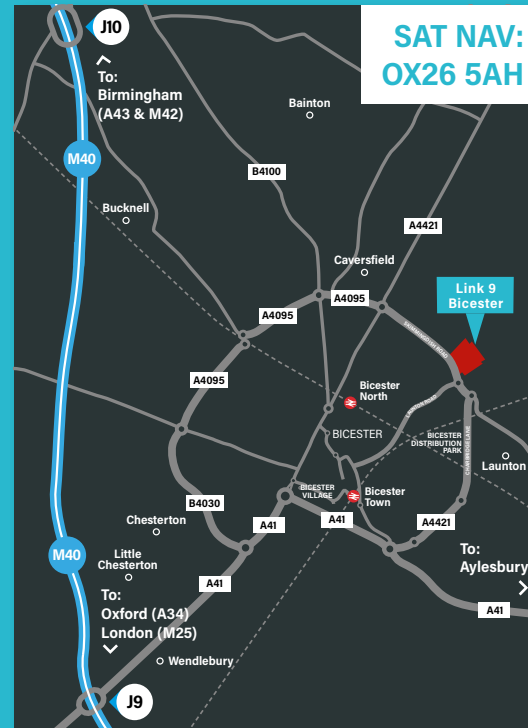
London Marylebone (from 50 mins)

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 and google



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.

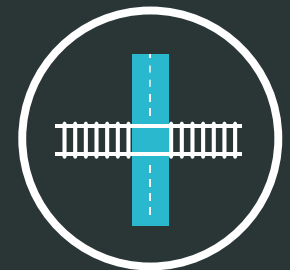
Bicester is also at the centre of the 'Oxford - Cambridge Knowledge Corridor' as promoted by the National Infrastructure Commission with the intention of creating 1 million new homes and jobs in the region by 2050. Central to this vision is the completion of the rail link from Oxford/Bicester to Cambridge.



**10,000
HOMES
BY 2031**



**EXPANDING
POPULATION OF
50,000+
BY 2031**



**ENHANCED
ROAD
& RAIL
INFRASTRUCTURE**



LINK9.CO.UK

To let with a new lease available from the landlord.
For further information and detailed costs, please contact the letting team

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white

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Brightbay
Real Estate Partners

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