

# CABOT | BICESTER



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

Middleton Stoney Road  
Bicester  
**OX26 2FL**

[AxisJ9.co.uk](http://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.

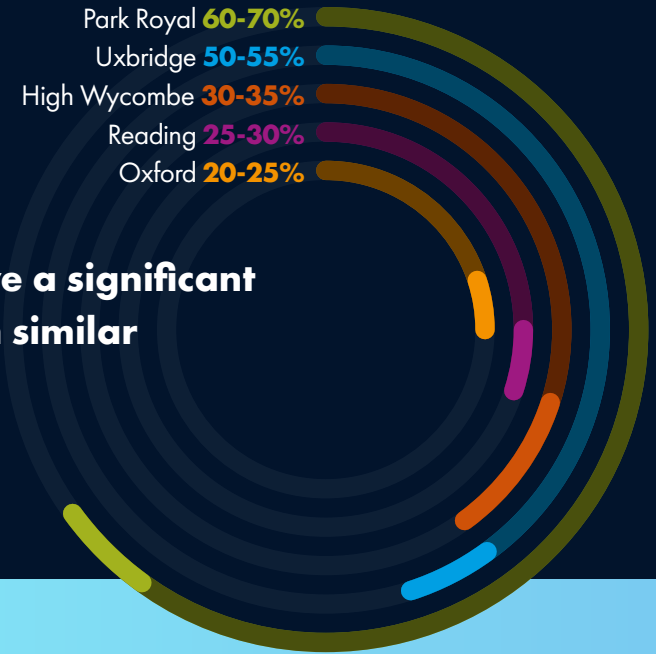
Cabot Bicester at Axis J9 will provide 5 distribution and production units ranging from 19,000 sq ft to 51,000 sq ft in a sustainable environment with a BREEAM rating of 'Excellent'.

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

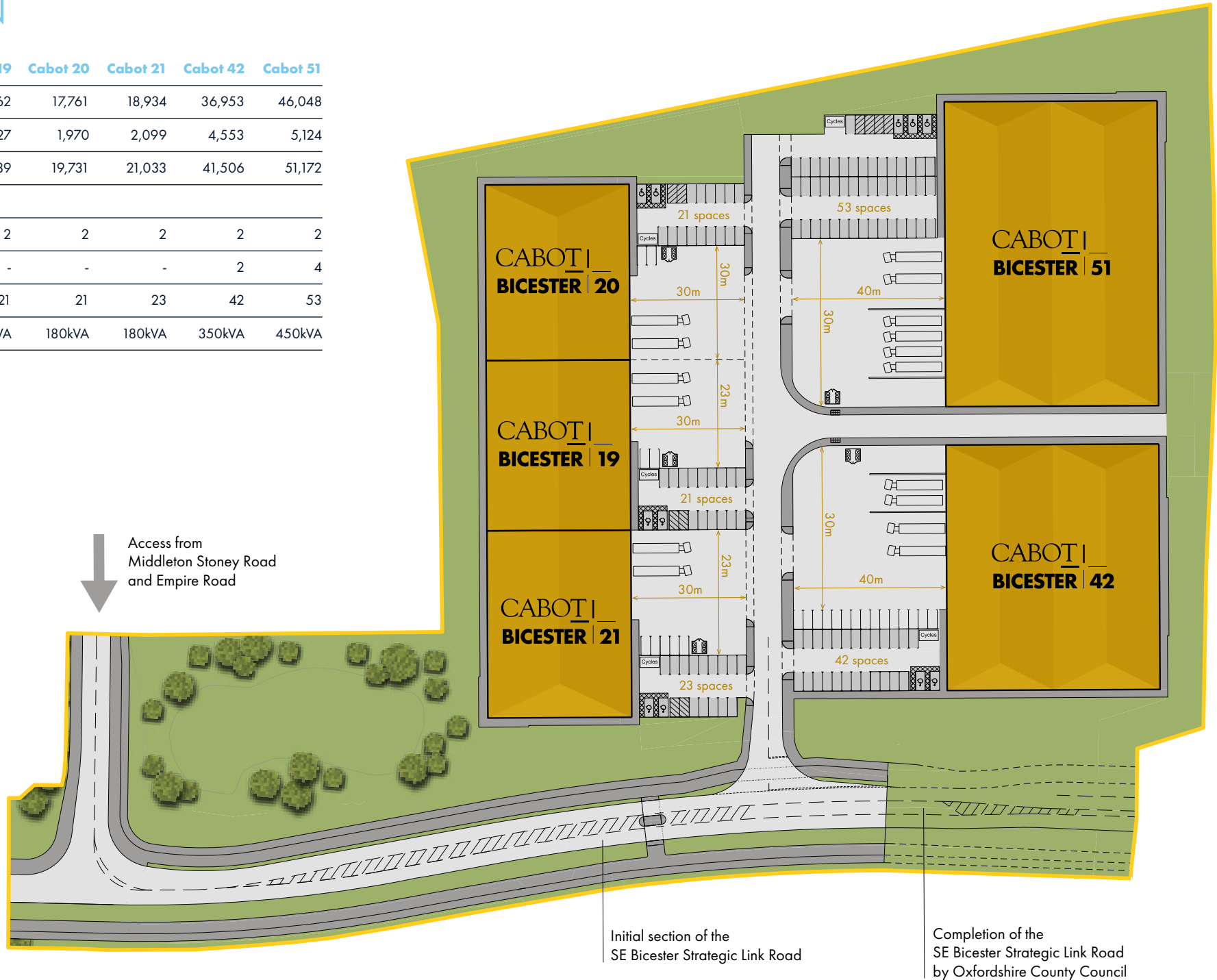
- Concrete service yards
- Block paved and macadam car parks
- EV charging for 10% of bays
- LED external lighting
- Covered bike park
- Dedicated waste storage areas

## Other Features

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

# MASTERPLAN

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



Access from  
Middleton Stoney Road  
and Empire Road

Initial section of the  
SE Bicester Strategic Link Road

Completion of the  
SE Bicester Strategic Link Road  
by Oxfordshire County Council



# 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**

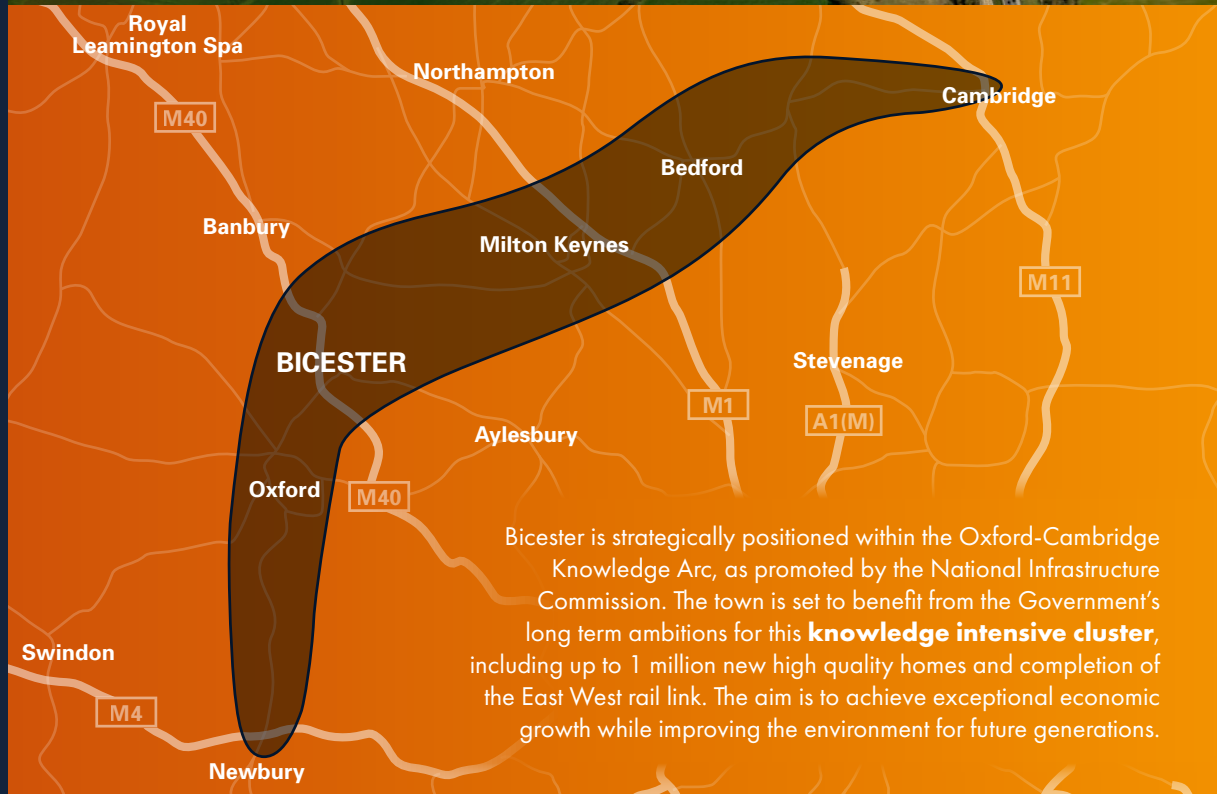
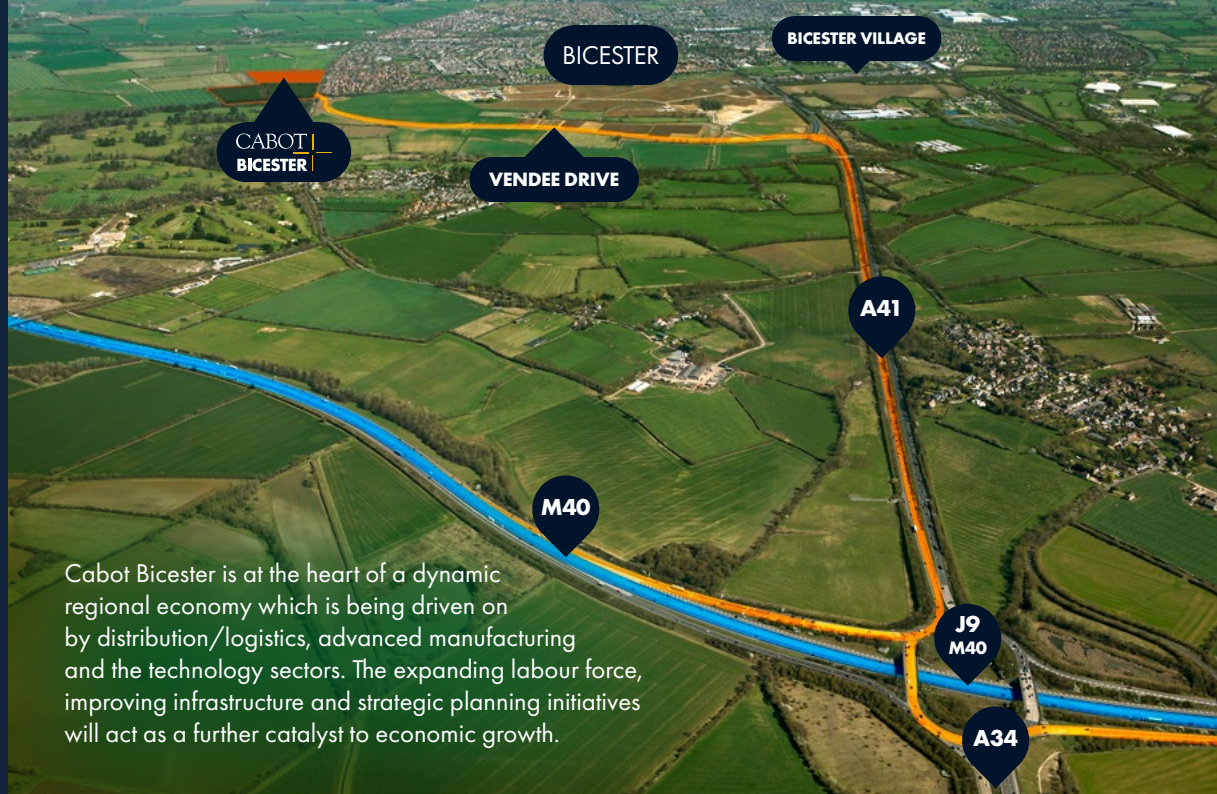
**18,500**  **NEW JOBS BY 2031**

**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**



# 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

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statement of fact or representations and must satisfy themselves as to their accuracy. Neither CBRE, White Commercial or Colliers nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electronic equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. 08/24. **Designed and produced by Barques Design. www.barques.co.uk**

For viewing and further information please contact the joint agents.



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