

BICESTER ARC

POWERING
OPPORTUNITY

LAKEVIEW DRIVE . BICESTER . OXFORDSHIRE . OX26 1DE . J9 M40

Office, technology, laboratory
and hybrid buildings from
10,000 – 600,000 sq. ft.
on a 48-acre site.

Freehold and leasehold opportunities.

Dedicated 13.7 MVA of power.

bicesterarc.co.uk

YOUR OPPORTUNITY

Bicester Arc is one of the most exciting sites available in the UK today – thanks to its location, connectivity and sustainable credentials. Most importantly, with the availability of 13.7 MVA of power, Bicester Arc can satisfy the most demanding of occupier requirements.



Bicester Arc is located five minutes from junction 9 of the M40 and offers a fully serviced site with a variety of plots. Bicester is in an area of rapid housing growth with an ambition to double its population to 50,000 by 2031. Bicester Arc offers access to a wide and diverse workforce in a dynamic location close to the world-renowned city of Oxford.

With an available 13.7 MVA power supply on site, via a dedicated primary substation, Bicester Arc is able to offer certainty and delivery for occupiers with specific power requirements.

The site benefits from three different planning permissions that include:

Outline planning permission of more than 600,000 sq. ft. of development

Detailed planning permission for a 60,000 sq. ft. headquarters office / laboratory building

Detailed planning permission for a 100,000 sq. ft. Office and Research & Development facility, across two individual buildings

These detailed planning permissions mean that construction is able to start at Bicester Arc immediately offering certainty on delivery.





INDICATIVE CGI



A DEDICATED 13.7 MVA POWER SUPPLY IS AVAILABLE SOLELY FOR THE USE OF OCCUPIERS ON **BICESTER ARC**.

BICESTER ARC





A PLACE TO MAKE YOUR OWN

Bicester Arc offers occupiers ultimate flexibility with a variety of plots that can be split or combined. This means that the site is suitable for a single occupier or a campus of buildings for any company wanting to create its own identity in a single location through a variety of different building types and uses.

With a shortage of deliverable power across the immediate area and to safeguard Bicester Arc a dedicated primary substation will be operational in Spring 2025 which will have a capacity of 13.7 MVA. This will solely be for the use of occupiers of Bicester Arc and will satisfy even the most demanding of power requirements.

With an outline planning consent for over 600,000 sq. ft., the site provides a 'blank canvas' for occupiers to create a bespoke building or buildings specific to their needs, with consideration being given to standalone units of 10,000 sq. ft. upwards and the capability to deliver a single building in excess of 300,000 sq. ft.

In addition to the outline consent, Bicester Arc benefits from two detailed planning permissions - firstly a 60,000 sq. ft. headquarters office or laboratory building and a further permission of more than 100,000 sq. ft. for a combined Office and Research & Development facility across two buildings. This means that subject to occupier requirements, a start on site could be made immediately, whilst also demonstrating the variety of building types that can be accommodated and delivered.

Bicester Arc is designed with sustainability in mind. All buildings will be designed and built to achieve a BREEAM 'Excellent' rating and EPC 'A'.

Externally, buildings will sit on landscaped plots and a dedicated 15-acre eco park will be available for the occupiers of the development, providing a habitat rich environment along with walking routes for people to enjoy.

BICESTER ARC AND OXFORDSHIRE

A place to power
your growth

Why Oxfordshire
and Bicester?



Highly-skilled population

With 53% of residents holding a degree or higher, Oxfordshire ranks among the highest in the country for educational attainment.



High economic activity rate

At 82%, Cherwell District, covering Bicester, leads the way in Oxfordshire.



Net contributor to the UK exchequer

Generating £23.5 billion GVA annually, Oxfordshire is one of only four areas nationally that contributes more to the exchequer than it receives.



Enterprise hub

The region consistently supports large businesses, with a higher concentration of enterprises with 250-plus employees compared to the rest of England.



Growing population

Bicester's population is projected to reach 50,000 by 2031, reflecting the area's rapid growth and appeal.



Significant foreign investment

Over the last seven years, Oxfordshire has secured more than 340 foreign direct investments, valued at over £3.1 billion.

POWERING 'MORE'

More jobs,
more skills,
more opportunity...



Oxfordshire is the heart of a £6 billion automotive cluster, which has been dubbed 'Motorsport Valley' and is home to BMW Mini who has built more than 2.5 million vehicles since 2001. There are also four F1 Teams based locally, supported by more than 4,000 independent high performance engineering companies.

Many big-name organisations have recognised the benefits offered by the area including the following companies choosing it as their home:



SIEMENS



WILLIAMS RACING



BICESTER

At the heart of the Oxfordshire economy is Bicester, a rapidly growing hub attracting significant investment from technology and science based industries through to advanced manufacturing and engineering.

Thousands of workers in Oxfordshire are choosing Bicester as their home, making it a prime location for new opportunities. Bicester was awarded Health New Town status in 2014.

With a target of 10,000 new homes to be built in Bicester by 2031, this will see the town's population increase from 30,000 to more than 50,000 people. Additionally, a further 5,000 homes are planned for North West Bicester from 2031 onwards - so it is understandable why large organisations are increasingly looking to move their businesses to this area.

With more than 2,000 people living within a ten-minute walk of Bicester Arc, people can walk or cycle to work – boosting an occupier's green credentials and making it an obvious location for business growth.



10,000
new homes
to be built in
Bicester by 2031



2,000
people within
ten minute walk
of Bicester Arc

Local Amenities:

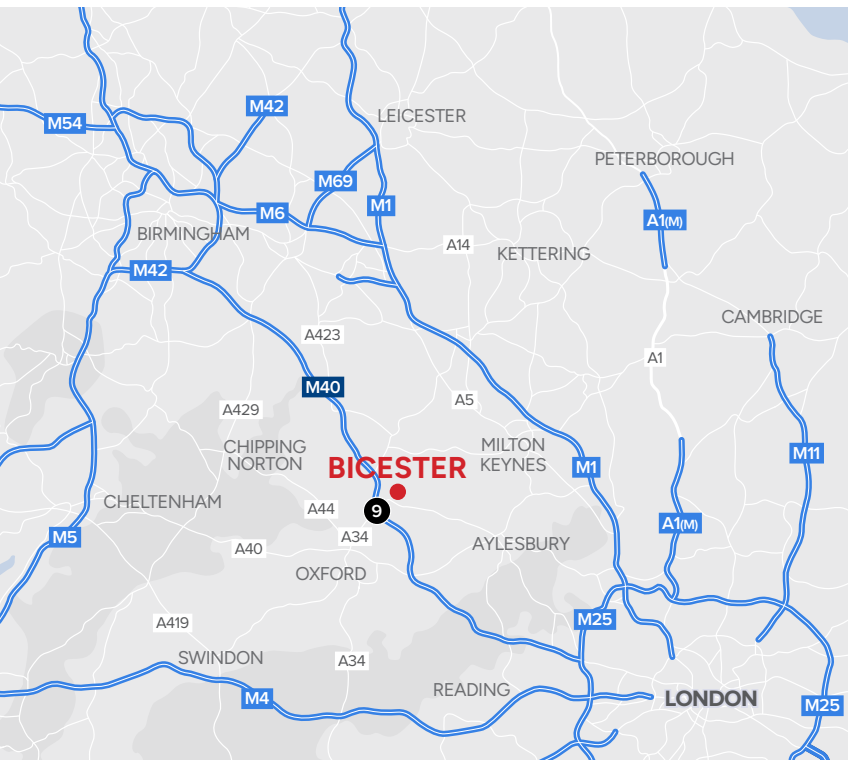
1. Bicester Village
2. Bicester Shopping Park
3. David Lloyd Health Club
4. Tesco Superstore
5. Vue Cinema
6. Bicester Hotel, Golf and Spa
7. Bicester Heritage
8. Bicester Avenue Garden Centre



GROWTH THROUGH CONNECTIVITY

Bicester Arc benefits from excellent infrastructure, providing unrivalled access via road and rail with junction 9 of the M40 within five minutes' drive time.

Just 12 miles south of Bicester, Oxford is home to one of the UK's most established life sciences clusters. Oxford Science Enterprises nurtures the scientific start up ecosystem for the University of Oxford and has introduced more than 250 companies since 2015 including Oxford Nanopore and Oxford Biomedica.



Road	Miles	Time
M40 (J9) / A34	2.5	5 mins
Oxford	12	20 mins
Aylesbury	18	29 mins
Banbury	20	23 mins
Milton Keynes	26	42 mins
Reading	39	1 hr
Slough	47	1 hr 2 mins
London	62	1 hr 25 mins
Birmingham	68	1 hr 15 mins
Cambridge	70	1 hr 46 mins

Airport	Miles	Time
Luton Airport	47	1 hr 10 mins
Heathrow Airport	50	1 hr 5 mins
Birmingham Airport	57	1 hr 10 mins

Train	Time
Oxford	17 mins
London	50 mins
Cambridge	2 hrs 32 mins
Birmingham	1 hr 10 mins

Port	Miles	Time
Southampton	81	1 hr 34 mins
London Gateway	105	1 hr 56 mins
Felixstowe	138	2 hrs 54 mins
Dover	160	2 hrs 58 mins
Liverpool	169	3 hrs 10 mins

POWERING DELIVERY

Bicester Arc is a joint venture between Peveril Securities Limited and Sladen Estates Limited. Together they have an enviable track record in delivering major schemes all over the UK.

Peveril Securities was founded in 1923 and is the property development division of Bowmer and Kirkland Limited, one of the largest privately owned construction groups in the UK.

With group turnover in excess of £1 billion and internal cash reserves of more than £500 million, we can bring unrivalled levels of experience, security and delivery guarantees to the scheme.

PEVERIL SECURITIES

peverilsecurities.co.uk

Sladen Estates has delivered more than 5 million sq. ft. of schemes spanning all sectors across England. Flexibility and attention to detail have been key but the aim is simple: deliver buildings and schemes which partners, occupiers and funders can all be proud of.

For the past three decades, Sladen and Peveril have worked together and have delivered large scale office, industrial, retail and residential developments. Sladen is well known for its delivery of innovative thinking – providing appropriate space for occupiers.

An experienced team of consultants have been instructed to ensure that the delivery of Bicester Arc is completed to the highest of standards from inception to completion.



sladenestates.co.uk



UNITY SQUARE, NOTTINGHAM

bicesterarc.co.uk



what3words
plug.waving.lodge



Click here for
Google Maps link

ALL ENQUIRIES:

CBRE
01865 848488
www.cbre.co.uk

Richard Venables
richard.venables@cbre.com

Kevin Wood
kevin.wood@cbre.com

white
commercial.co.uk

01295 271000

Chris White
chris@whitecommercial.co.uk

Harvey White
harvey@whitecommercial.co.uk

Knight Frank
020 7629 8171
KnightFrank.co.uk

Andy Nixon
andy.nixon@knightfrank.com

Tom Slater
tom.slater@knightfrank.com

A DEVELOPMENT BY:

**PEVERIL
SECURITIES**

peverilsecurities.co.uk

**SLADEN
ESTATES**

01773 515 430
sladenestates.co.uk

Conditions under which these particulars are issued: Sladen Estates Limited and Peveril Securities Limited and their subsidiaries for themselves and for their agents for this property give notice that: i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition, specification, sizes and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employment of Sladen Estates Limited and Peveril Securities Limited, nor any of their respective subsidiary or associated companies, nor their property agents has any authority to make or give any representation or warranty whatsoever in relation to this development and properties; iv) photography within this brochure is indicative of the style of building but not necessarily any of the particular buildings being developed. November 2024. carve-design.co.uk 15160/31