



# CABOT | 217

J11 M40, BANBURY  
OX17 2BH

# PRIME LOGISTICS/ INDUSTRIAL OPPORTUNITY

Situated directly alongside the M40 motorway and just a stone's throw from Junction 11, **Cabot 217** offers an excellent logistics opportunity for servicing both the North and South of the UK.

CABOT 217

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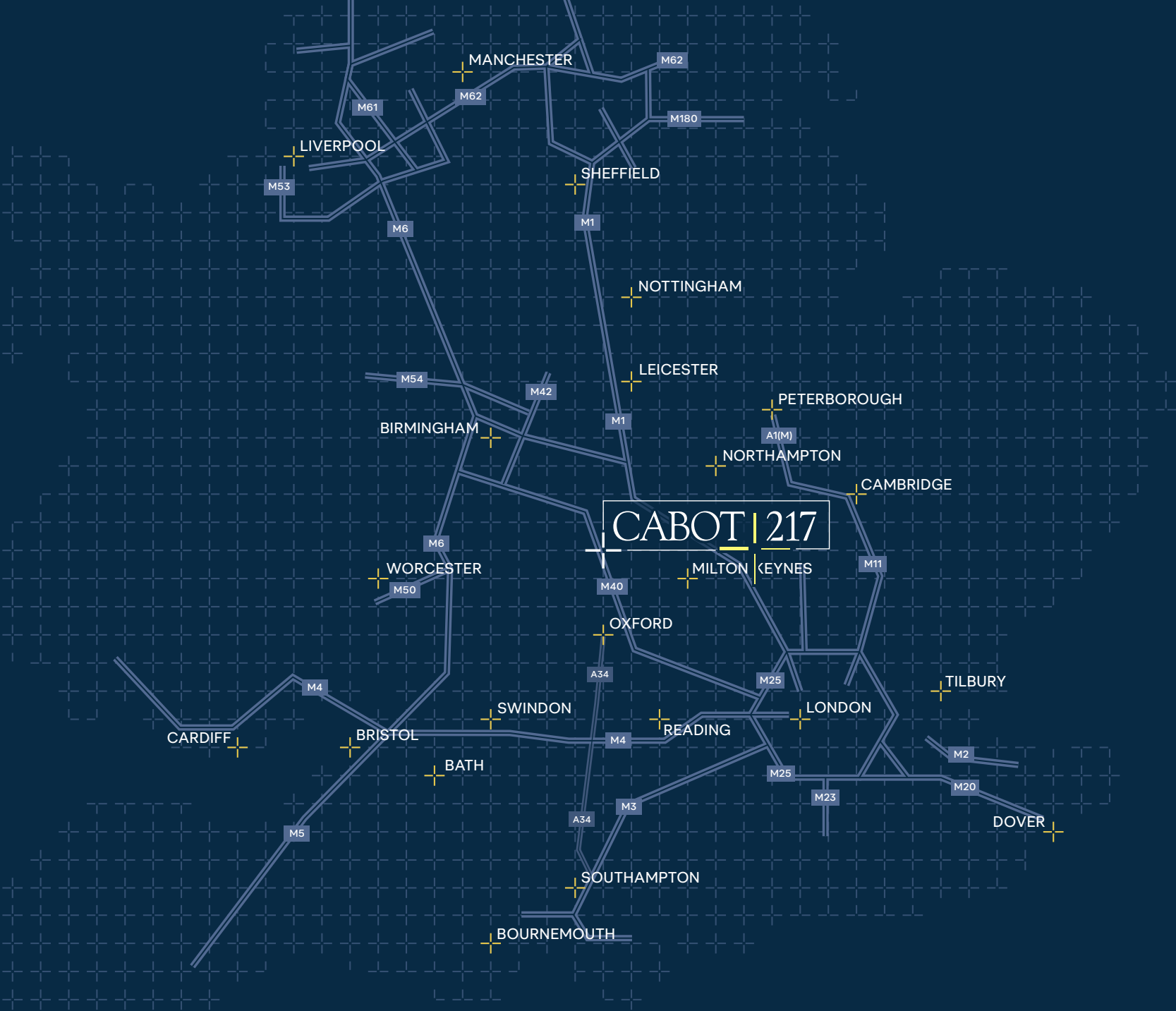




# UNRIVALLED LOCATION

Located in Banbury, **Cabot 217** offers exceptional connectivity, making it a prime location for logistics operations. With direct access to the motorway, it ensures efficient links to key markets across the UK, reducing transit times and distribution costs. Its strategic position is ideal for optimising supply chain operations.

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BANBURY  
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**TRANSPORT LINKS**

M40 Junction 11	0.1 miles
Banbury Railway Station	1 mile
Daventry Intl Rail Freight Terminal	24 miles
M1 Junction 15A	27 miles
M42 Junction 3A	30 miles

**AIRPORTS**

Birmingham	40 miles
Luton	50 miles
Heathrow	66 miles
East Midlands	74 miles

**LOCATION**

Northampton	29 miles
Milton Keynes	29 miles
Oxford	31 miles
Birmingham	40 miles
Cambridge	74 miles
London	79 miles

**PORTS**

Southampton	98 miles
London Gateway	110 miles
Avonmouth	116 miles



# OUTSTANDING ROADSIDE VISIBILITY



SCREWFIX

CSC

McDonald's

FATFACE

SPORTBAR

PRIMARK

SCANIA

DHL

BARRY CALLEBAUT

Next

next

GO Outdoors

där

M&S

ralphd Davies  
#delivering

A361

M40  
LONDON

M40  
BIRMINGHAM

CABOT 1217

CABOT 1217



## POPULATION AGED 16-64

# DEMOGRAPHICS

The Cherwell District has a strong foundation in manufacturing and distribution, with steady employment demand. Around 4,800 local residents are actively seeking job opportunities.

The area has higher-than-average employment levels in skilled trades, sales, and customer service roles, with a solid presence of process plant and machine operatives, as well as technicians.



## RESIDENTS IN THE CHERWELL DISTRICT

FEMALE 81,112  
50.4%

MALE 79,904  
49.6%

## AVERAGE ANNUAL INCOME FOR CHERWELL MEDIAN PAY FOR FULL TIME WORKERS

The average weekly wage in the area is over 5% lower than the South East region as a whole. This translates to an annual saving of £2,017 per employee compared to Watford, resulting in a total saving of £201,700 per 100 employees each year.





EV CHARGING CAPABILITIES

# CABOT|217



VIEWS OF BANBURY COUNTRY PARK FROM THE OFFICES





# BUILT FOR LOGISTICS

**Cabot 217** is a prime 217,830 sq ft industrial / logistics unit, positioned parallel to the M40. The property benefits from an extensive specification, including 15m eaves height, 20 dock level doors, 2 level access doors and 1 MVA power.

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SIZE SQ FT  
**217,830**
- 

YARD DEPTH  
**50m**
- 

EAVES HEIGHT  
**15m**
- 

LEVEL ACCESS DOORS  
**2**
- 

DOCK LEVEL DOORS  
**20**
- 

CAR PARKING SPACES  
**128**
- 

HGV PARKING SPACES  
**50**
- 

FLOOR LOADING  
**50kN/m<sup>2</sup>**
- 

POWER SUPPLY  
**1MVA\***
- 

BREEAM RATING  
**VERY GOOD**
- 

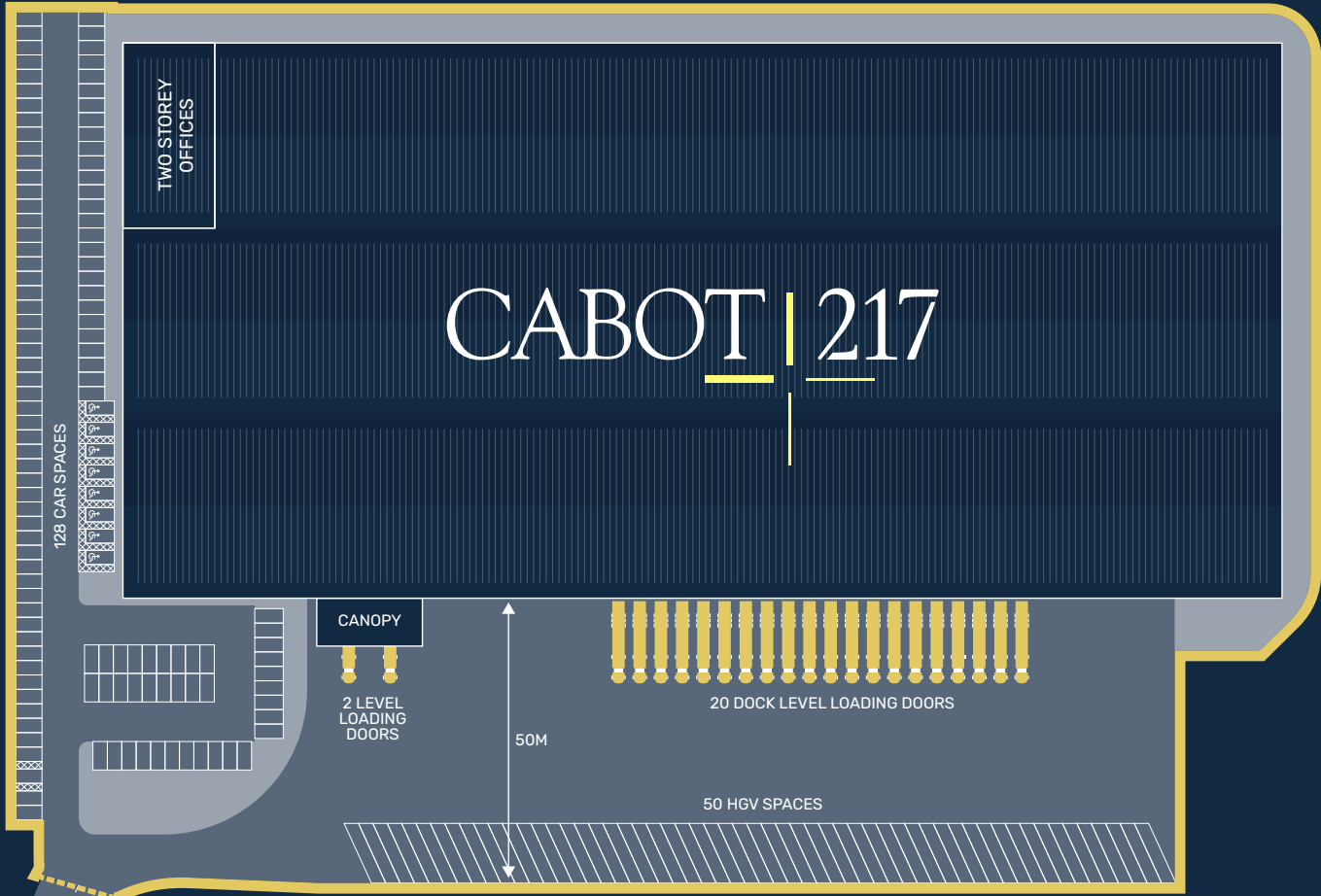
EPC RATING  
**A21**
- 

TWO STOREY OFFICES
- 

SECURE GATED YARD
- 

CANOPY COVER

\* Additional 1MVA power available



CABOT 217	SQ FT GIA	SQ M GIA
WAREHOUSE	206,861	19,218
RECEPTION GROUND FLOOR	750	70
OFFICE FIRST FLOOR	5,113	475
OFFICE SECOND FLOOR	5,107	474
TOTAL	217,830	20,237



# CABOT | 217

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JUNCTION 11

M40

BANBURY GATEWAY  
RETAIL PARK





# CABOT | 217

For any further information,  
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Further information – to include energy performance certificates and data site access is available upon request.

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