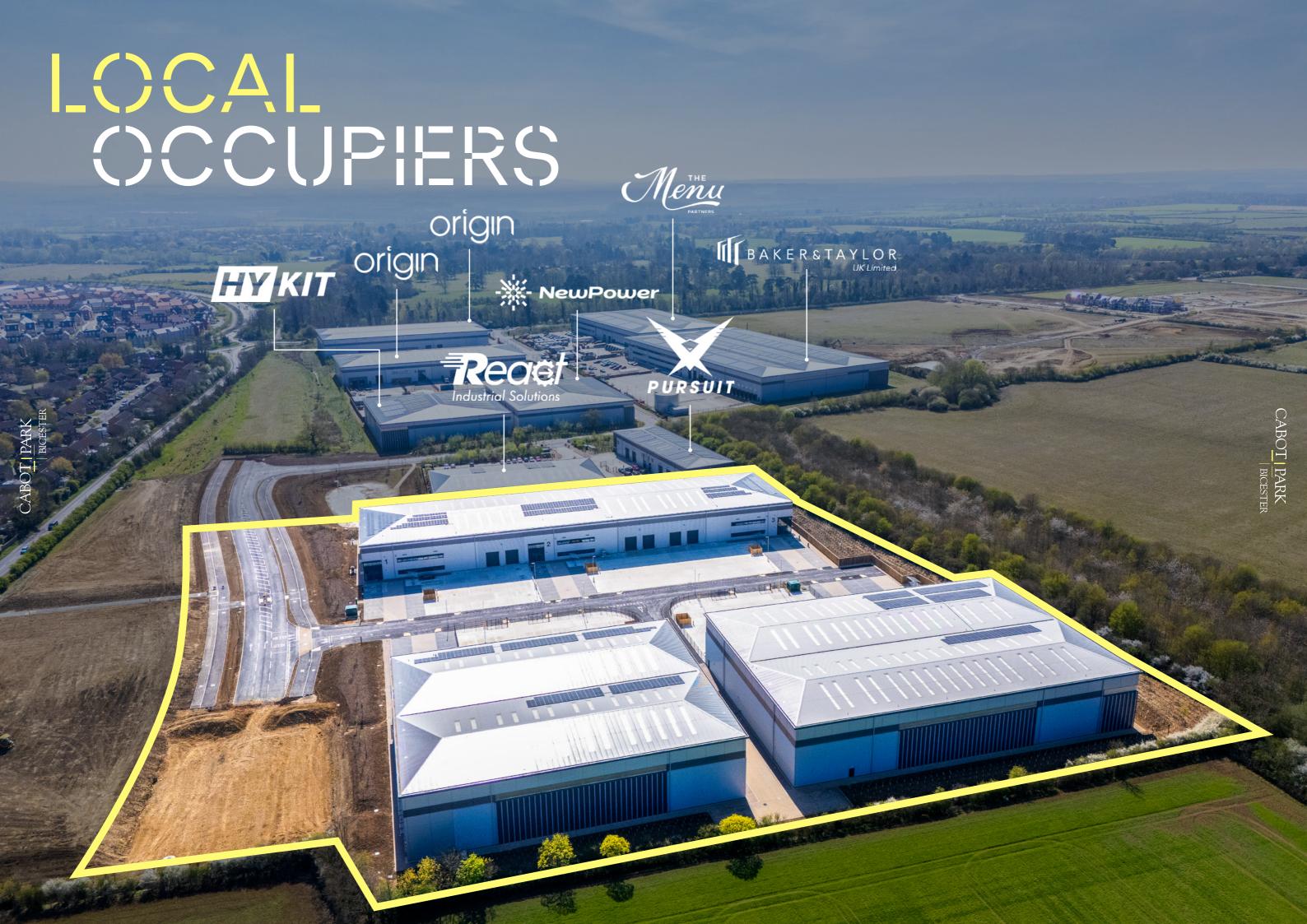


FIVENEW-BUILD INDUSTRIAL / WAREHOUSE UNITS 19,364 SQ FT - 51,315 SQ FT

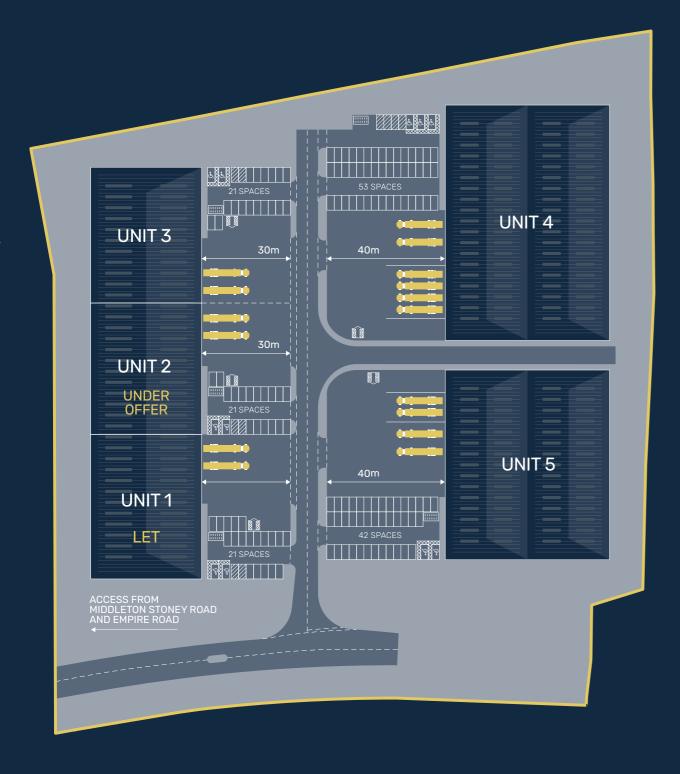
Cabot Park Bicester is a high-spec industrial and distribution development designed for modern occupiers. With premium warehouse space, quality offices, features including EV charging, PV panels, and a BREEAM 'Excellent' rating, Cabot Park Bicester ensures a cost-effective, future proofed solution for your occupancy requirements.





ACCOMMODATION

CABOT PARK	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5
Warehouse Sq Ft	18,210	16,659	17,055	45,043	35,986
Offices Sq Ft	2,901	2,705	2,759	5,223	5,645
Total (GIA) Sq Ft	21,111	19,364	19,364	51,315	41,631





ABOT PARK
| BICESTER



GRADE-A SPECIFICATION



YARD DEPTH
Up to 40m



EAVES HEIGHT 10-12m



DOCK LEVEL DOORS
Units 4 & 5



POWER SUPPLY
180-450 kVA



LEVEL ACCESS DOORS



CAR PARKING SPACES



FLOOR LOADING 50KN/m²



GRADE A OFFICES

ESG CREDENTIALS



EV CHARGING



BREEAM RATING **EXCELLENT**



EPC RATING A



PV PANELS

EASILY ACCESSIBLE LOCATION

Cabot Park is strategically located within the wider Axis J9, Bicester development, occupying a prominent position to the west of Bicester town centre. Just 3 miles from Junction 9 of the M40, it offers quick access via Vendee Drive and the A41 dual carriageway. The site benefits from excellent connectivity to the A41, A43, and A34, ensuring strong links to both the national and regional motorway networks.

Axis J9, Bicester **0X26 1RT**



RAIL CONNECTIVITY FROM BICESTER NORTH





LOCATION

Oxford	14 miles
Milton Keynes	26 miles
Birmingham	63 miles
London	63 miles

TRANSPORT LINKS

A 4 1	TITILE
Bicester Village Railway Station	2 miles
Bicester North Railway Station	2 miles
M40 Junction 9	3 miles
M1 Junction 15A	29 miles
Heathrow Airport	51 miles
Birmingham Airport	53 miles



Terms

Units are available on a leasehold basis.

For any further information and to arrange a viewing please contact:



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