



CABOT | PARK

BICESTER

EMPIRE ROAD
AXIS J9, BICESTER **OX26 1RT**

FIVE NEW-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.

CABOT PARK
BICESTER

CABOT PARK
BICESTER



LOCAL OCCUPIERS

HYKIT

origin

origin



NewPower

THE
Menu
PARTNERS



BAKER & TAYLOR
UK Limited

React
Industrial Solutions

PURSUIT

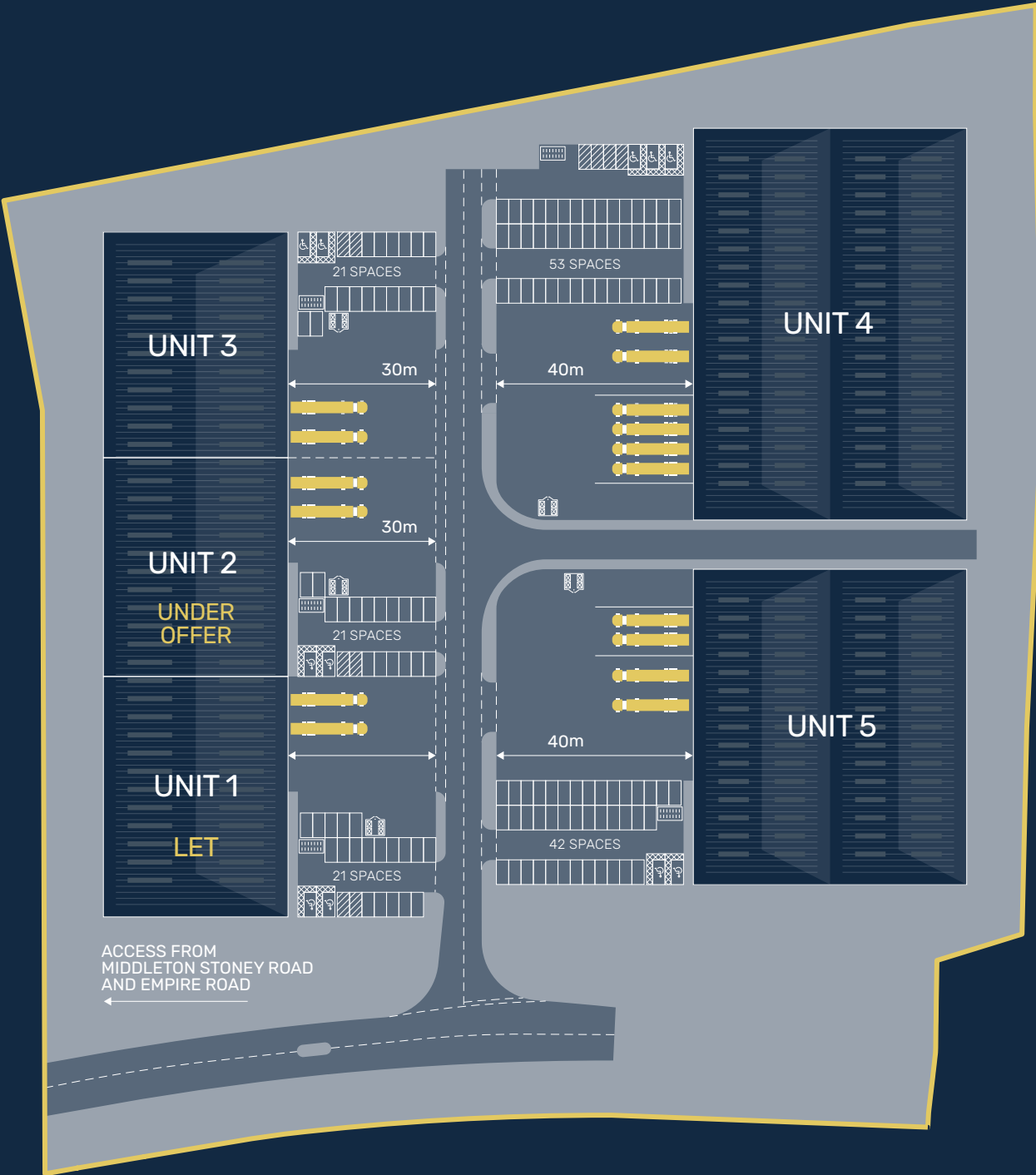
CABOT PARK
BICESTER

CABOT PARK
BICESTER

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

CABOT PARK
BICESTER





Cabot Park, 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 ensure a cost effective, future proofed solution.

CABOT 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

CABOT PARK
BICESTER

ESG CREDENTIALS



EV
CHARGING



BREEAM RATING
EXCELLENT



EPC RATING
A

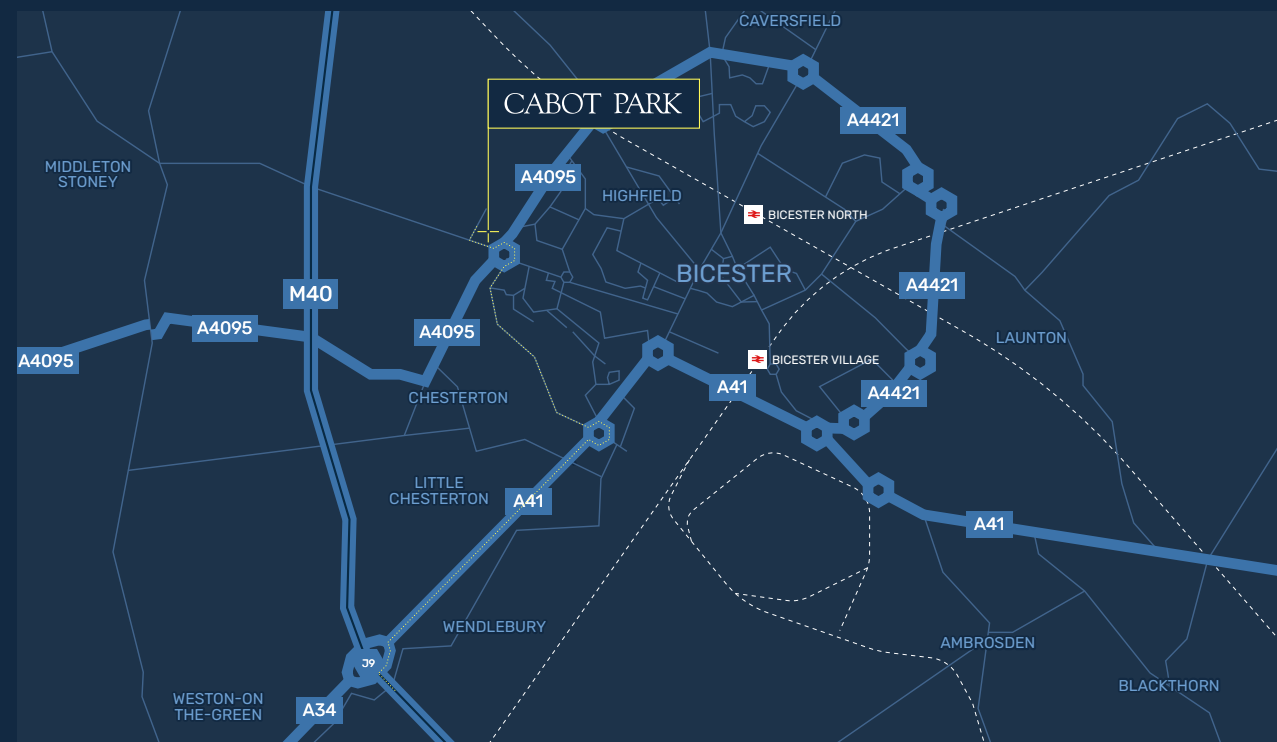


PV PANELS

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
OX26 1RT



RAIL CONNECTIVITY FROM BICESTER NORTH





CABOT | PARK

BICESTER

Terms

Units are available on a leasehold basis.

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

CBRE

WILL DAVIS

will.davis@cbre.com
07393 243 187

white

CHRIS WHITE

chris@whitecommercial.co.uk
07990 527 551

Colliers

JAMES HAESTIER

james.haestier@colliers.com
07818 038 009