



The only Immediately deliverable site in Bicester for
Bespoke HQ, Distribution, Manufacturing and R & D Uses

For Sale / To Let

The First Large Development Scheme At Bicester For Over 15 Years
Providing Units from approximately
80,000 sq ft (7,432 sq m) to 520,000 sq ft (48,308 sq m)

THE LOCATION

Strategically located off Junction 9 of the M40, Bicester is a rapidly expanding Oxfordshire town that is scheduled for substantial growth over the coming years. Bicester is readily accessed from both the M40 and A34 and also has excellent links to Aylesbury, Thame and Buckingham. The M1 at Northampton can also be readily accessed via the M40/A43.

Link 9 Bicester sits approximately 5 miles from Junction 9 of the M40 and is readily accessed via the A41 and A4421 perimeter road.

THE BICESTER GROWTH STORY

Bicester sits at the forefront of the UK's economic growth plans with the current population of some 30,000 due to increase substantially in the coming years. Ongoing inward investment into the town includes; the UK's largest self-build residential scheme; a 5,000 home eco development; a redeveloped town centre shopping area; a new rail station (Bicester Village); and the continued growth of the renowned Bicester Village shopping centre. There is excellent road network connectivity and the two rail stations offer unrivalled local and regional rail access to both London Marylebone and Birmingham with further proposals for the east/west rail link to Cambridge in progress.

THE OPPORTUNITY

LINK 9 Bicester provides an exciting new design and build development opportunity on the Bicester ring road. This scheme is the immediately deliverable site in Bicester and the first large scheme in over 15 years.

LINK 9 Bicester provides a total of approximately 35.70 acres (14.45 hectares) and is in a prominent position on the eastern circular of Bicester. The site has outline planning consent from [Cherwell District Council](#) (15/01012/OUT) for 520,000 sq ft (48,308 sq m) of employment floor space (Class B1c, B2, B8 and ancillary B1a uses).

It is anticipated that a completed turnkey building could be provided for an occupier by Spring 2017.

TERMS

Bespoke buildings are available on a freehold or leasehold turnkey arrangement. Units from 80,000 sq ft (7,432 sq m) will be considered.

THE DEVELOPER

Albion Land is a specialist commercial developer with a proven track record in delivering industrial and distribution space for occupiers around South East. Recent schemes have included Network 401 at Brackley and Network M40 in Banbury whilst also developing Network 9 in Bicester which was pre-let to Brita Water Filters and Stonebridge. For further information please visit www.albionland.co.uk

VAT

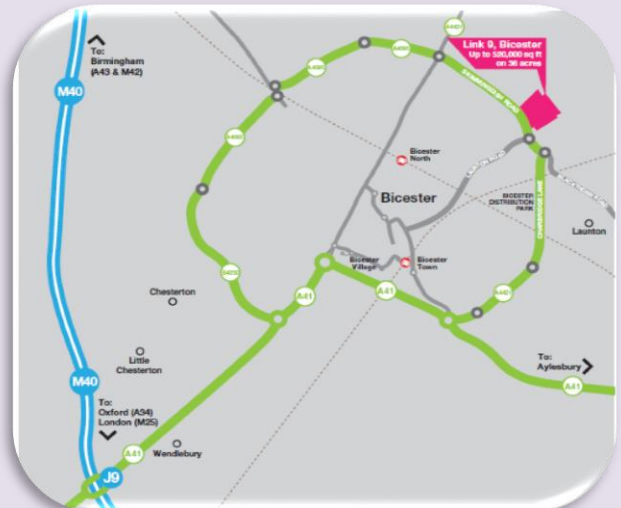
All figures within these terms are exclusive of VAT, where chargeable.

LEGAL COSTS

The incoming tenant will be responsible for their own legal costs in respect of this transaction.

FURTHER INFORMATION

For further information please contact the joint sole letting agents:



Tom Barton
E: tbarton@vslandp.com
T: 01865 848488



Christ White
E: chris@whitecommercial.co.uk
T: 01295 271000



Len Rosso/James Haestier
E: len.rosso@colliers.com
James.haestier@colliers.com
T: 0207 487 1765



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