

**FURTHER DEVELOPMENT AT NEW DISTRIBUTION,  
PRODUCTION AND HEADQUARTERS PARK**

**PHASE 3** 120,225 SQ FT - TO BE BUILT SPECULATIVELY  
READY Q2 2019



**PHASE 4** BUILT TO SUIT UP TO 168,058 SQ FT  
AVAILABLE WITHIN 12 MONTHS FROM OCCUPIER AGREEMENT

**FREEHOLD OR LEASEHOLD**

**WWW.LINK9.CO.UK**

Indicative CGI



**PHASE 1 BRITISH  
BAKELS** 81,000 SQ FT

**PHASE 2 NETWORK  
LINK 9** 146,000 SQ FT  
7 UNITS 14,000 - 33,000 SQ FT

**PHASE 4 UNIT 1B**  
168,058 SQ FT  
BUILT TO SUIT

**PHASE 3 UNIT 1A**  
120,225 SQ FT READY FOR  
OCCUPATION Q2 2019

**M40 JUNCTION 9** ▲

Indicative layout and CGI

## OVERVIEW

Link 9 Bicester is a major new distribution, production and headquarters development, strategically located a short distance from Junction 9 of the M40.

The site is approximately 40 acres and the development will total 530,000 sq ft of employment floor space (Use classes B1c, B2 and B8).

Link 9 fronts onto Bicester's perimeter road within easy access of all facilities and new housing.

**Phase 3** Unit 1A will comprise a high quality distribution unit of 120,225 sq ft and is to be built speculatively with completion scheduled in Q2 2019.

**Phase 4** Unit 1B can provide up to 168,058 sq ft to suit specific occupier requirements.

**Phase 1 & 2** 230,000 sq ft already under construction and substantially pre sold.

## BICESTER

Bicester is at the forefront of Oxfordshire's growth plans. The town is a focus for development due to the town's exceptional road and train connections coupled with the available land supply to accommodate rapid expansion. Significant infrastructure projects have recently been completed to support this growth including a new rail connection to London and Oxford as well as road junction improvements to the M40 and Bicester town. This has already encouraged further development within the town including expansion of the world famous Bicester Village Retail Park and a comprehensive redevelopment of the town centre.

Bicester is at the heart of a dynamic regional economy with strong growth in high technology and science based industries, advanced manufacturing and distribution/logistics.

Bicester is rapidly expanding with the town's population set to increase from 30,000 to 50,000 by 2031. The town already offers a skilled workforce and the workforce supply should increase substantially.

Bicester is internationally known due to the strong branding of Bicester Village designer outlet with more than 6 million visitors a year.

## EMPLOYMENT AND HOUSING

- The current population of Bicester is just over 30,000 which is projected to rise to 50,000 within the next 15 years.
- A high proportion of Bicester's population is of working age (67%) compared with the national average (64.8%).
- Approximately 12% of those employed in Bicester work in manufacturing and 13% work in logistics, compared with 5% across Oxfordshire.
- Bicester has been awarded Garden Town status which will deliver at least 10,000 new homes by 2031.
- Bicester is also home to the UK's largest self-build residential project at Graven Hill which is now well advanced.
- Link 9 is in close proximity to the major housing areas of Bicester providing a ready workforce.

## ABOUT THE DEVELOPER

Albion Land is a leading commercial property development company with over 20 years experience of delivering the highest quality bespoke facilities for occupiers. Albion Land works closely with the occupier to ensure every aspect of the development meets their requirements. Occupiers who have benefited from working with Albion Land include:

**Brita Water Filters**

**Sainsbury's**

**CTG/UTC**

**Volvo**

**Hartridge Engineering**

**Manitowoc**

**First Line**

**Tesco**

**Norbert Dentressangle**

**British Bakels**

Albion Land is one of the most active commercial developers in the region with recent and current projects including:

**Network M40 Banbury** where bespoke buildings were provided for CTG/UTC (133,000 sq ft) and first Line (130,000 sq ft).

**Network 401 Brackley** a 25 acre mixed use development to comprise a Sainsbury supermarket, healthcare centre, hotel and 150,000 sq ft of employment uses.

**Network Bicester** a 50 acre mixed use business park and residential development starting in 2018.

For further information go to [www.albionland.co.uk](http://www.albionland.co.uk)





FREEHOLD OR LEASEHOLD



**PHASE 3 UNIT 1A**  
120,225 SQ FT READY FOR OCCUPATION Q2 2019

### ACCOMMODATION

	SQ FT	SQ M
Ground floor	111,000	10,312
Office (1st & 2nd)	9,225	857
<b>TOTAL</b>	<b>120,225</b>	<b>11,169</b>

Car parking (Inc disabled)	126 spaces
Yard depth	50m
Dock levellers	11
Euro dock	1
Level access doors	2

### SPECIFICATION

#### WAREHOUSE AND PRODUCTION SPACE

- Clear internal height to haunch 12m
- Warehouse floor slabs to FM2 surface level classification with UDL loadings of 50kNm<sup>2</sup>
- 10 % roof lights
- Dock level and level access loading doors
- Steel portal frame construction

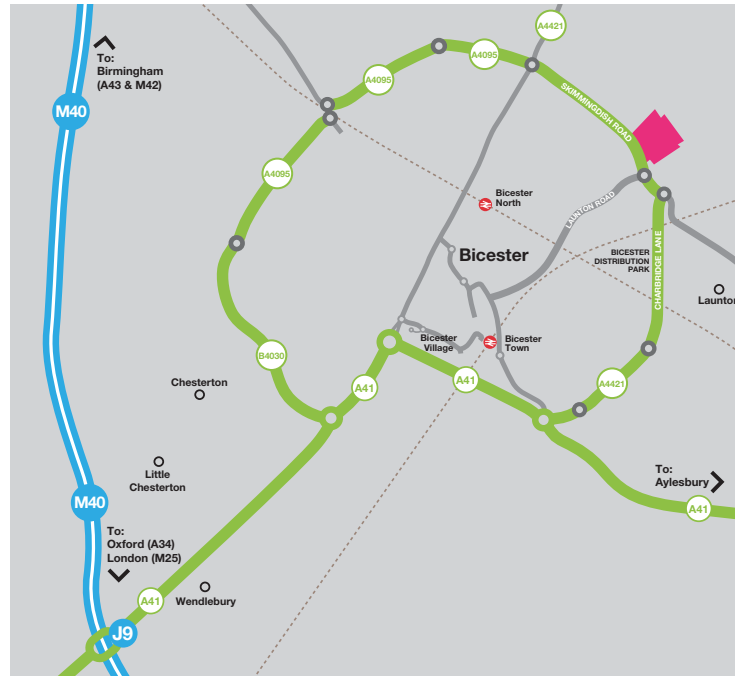
#### OFFICES

- Grade A open plan offices
- Feature entrance and reception areas
- Integrated comfort cooling and heating systems
- Raised floors and floor boxes
- Suspended ceilings with recessed lighting to CIBSE LD7
- 8 person automatic passenger lifts
- Kitchen units and shower facilities

#### EXTERNAL AREA

- High quality and extensive landscaping
- Block paved car parking
- Concrete service yards and HGV parking for 44 ton vehicles
- Covered and secure cycle parking





# FREEHOLD OR LEASEHOLD

## ROAD

- M40 junction 9 (10 min/5.3 miles)
- M1 junction 15a (34 min/27 miles)
- M42 junction 3a (40 mins/44 miles)
- M25 junction 1a (1hr 5 mins/60 miles)

## RAIL

Train links to Bicester are unrivalled in the local area with 2 stations in the town - Bicester Village (5 min drive/1.6 miles) and Bicester Parkway (4 min drive/1.5 miles).

Direct links to:

- London Marylebone (from 50 mins)
- Birmingham (from 1 hr)
- Oxford Parkway (9 mins)

The proposed new east/west link to connect East Anglia with the South East Midlands and Thames Valley will create a major transport interchange at Bicester.

## BUS

The S5 bus service links Bicester to Oxford with bus stops in close proximity to the scheme.

Sources for figures [www.triline.com](http://www.triline.com) and google

**WWW.LINK9.CO.UK**



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