



# SYMMETRY PARK

BICESTER / M40 J9

**UNIT B**  
**NEW WAREHOUSE /**  
**INDUSTRIAL BUILDING**  
READY TO OCCUPY  
**163,664 sq ft** (15,205 sq m)

**PLOT C**  
**BUILD TO SUIT**  
**130,000 - 330,000 sq ft**  
(12,077 - 30,658 sq m)

[tritaxsymmetry.com/bicester](https://tritaxsymmetry.com/bicester)

 **TRITAX SYMMETRY**  
A TRITAX BIG BOX COMPANY





# Bicester means Easier

Symmetry Park Bicester forms part of the fastest growing town in Oxfordshire, with a substantial and growing labour pool available.





# Designed to Deliver

Brought to you by Tritax Symmetry, Unit B sits within Symmetry Park Bicester, a 40 acre site already home to Bentley Designs and Medline Services.

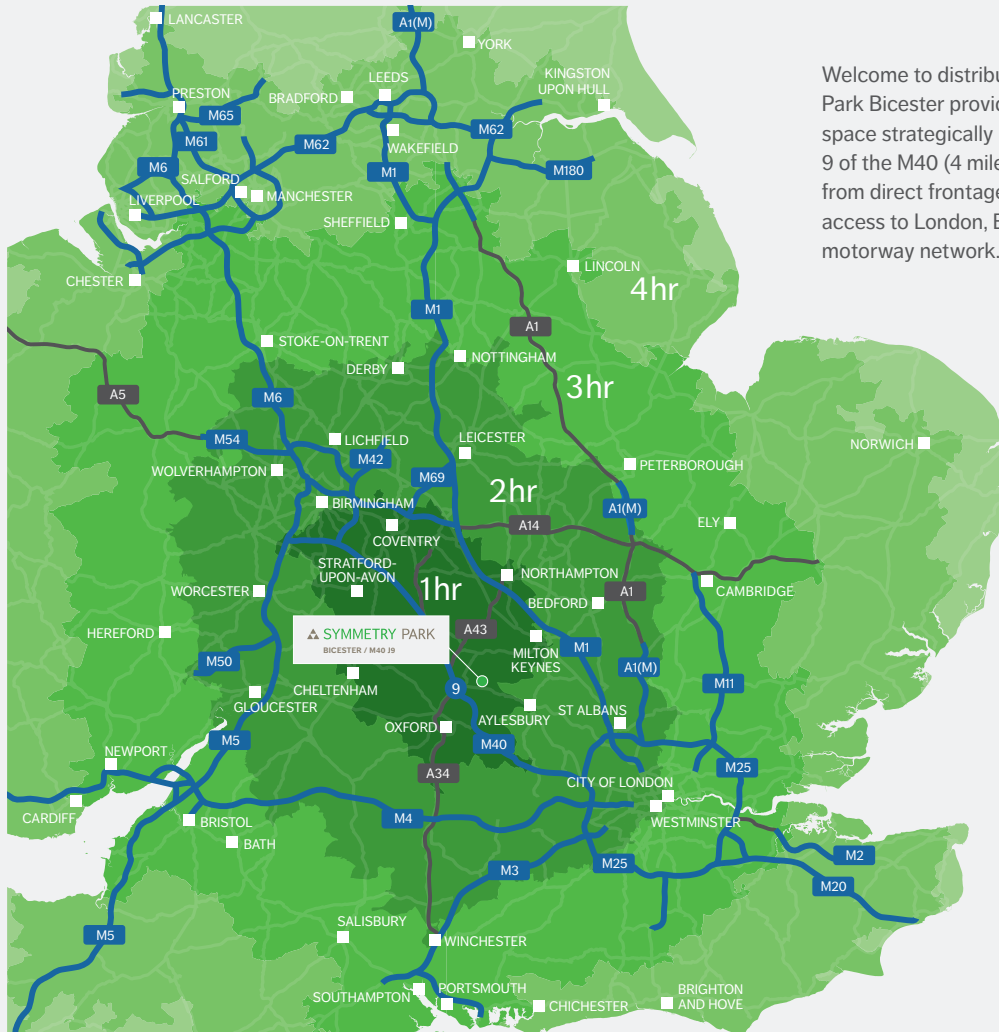
Unit B offers 163,664 sq ft (15,205 sq m) of Grade A accommodation ready to occupy. Plot C has detailed consent for a building of 334,372 sq ft (31,064 sq m). Alternatively, the site can accommodate bespoke units from circa 90,000 sq ft (8,361 sq m).



Photos of Unit B



# Connections don't come any Closer



Welcome to distribution... but better! Symmetry Park Bicester provides warehouse / distribution space strategically located close to junction 9 of the M40 (4 miles / 10 mins), benefitting from direct frontage to the A41, with excellent access to London, Birmingham and the national motorway network.

Travel Time Zones  
from OX26 6GF  
(max. 50mph)

1 HOUR

2 HOURS

3 HOURS

4 HOURS



## Road

Road	Distance	Time
M40 (J9) / A34	4 miles	10 mins
Oxford	15 miles	25 mins
Aylesbury	15 miles	25 mins
Milton Keynes	27 miles	44 mins
Reading	41 miles	1 hr 05 mins
Slough	47 miles	1 hr 17 mins
London	64 miles	1 hr 36 mins
Birmingham	68 miles	1 hr 42 mins



## Airports

Airport	Distance	Time
Luton Airport	44 miles	1 hr 12 mins
Coventry Airport	50 miles	1 hr 21 mins
Heathrow Airport	52 miles	1 hr 25 mins
Birmingham Airport	56 miles	1 hr 30 mins
East Midlands Airport	81 miles	1 hr 54 mins



## Seaports

Port	Distance	Time
Southampton	81 miles	1 hr 54 mins
London Gateway	88 miles	1 hr 56 mins
Felixstowe	136 miles	2 hrs 54 mins
Dover	152 miles	3 hrs 02 mins
Liverpool	163 miles	3 hrs 10 mins



## Railports

Rail	Distance	Time
DIRFT	41 miles	1 hr 05 mins
Hams Hall	64 miles	1 hr 36 mins

Source: Google Maps, travel times are approximate

# Numbers don't come any Greater

## Train Times

Bicester is extremely well connected with two train stations, Bicester North and Bicester Village.

Trains currently run from Oxford Parkway and Oxford City Centre to Bicester Village Station.

Oxford Parkway from Bicester Village	8 mins
Banbury from Bicester North	11 mins
Oxford from Bicester Village	13 mins
London Marylebone from Bicester Village	46 mins
Birmingham Snow Hill from Bicester North	74 mins

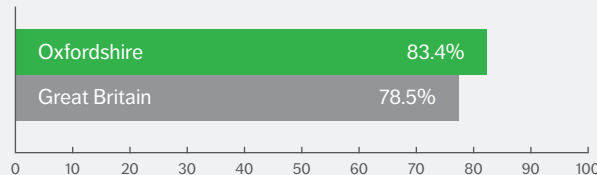
## Business Rates

Business rates are less than half in Bicester compared to West London (based on comparison to Unit A1, Symmetry Park Bicester and an average West London new-build logistics unit).

	Payable (psf)
Average West London new build 100,000 sq ft unit	£5.91
Unit A1, Symmetry Park Bicester	£2.95

## Economic Activity

83.4% of Oxfordshire's population are economically active compared with the Great Britain average of 78.5%.



Source: Nomis 2018

## Labour

Symmetry Park Bicester is situated in Oxfordshire, home to 682,400 residents with 374,100 in employment. Currently, and over the next decade, there will be a natural residential expansion of Bicester with around 10,000 new homes. Bicester Village has been expanded now providing 30 more shops.

Cherwell population 147,600



Oxfordshire population 682,400



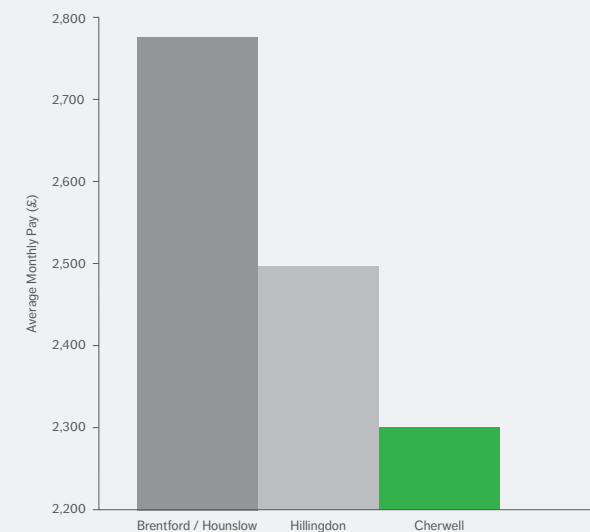
Source: Nomis 2017

## Local Occupiers

Bicester is home to a number of prominent occupiers, including Tesco, Sainsbury's, DHL, Bidfood, Baker & Taylor, Brita, Bentley Designs and Medline Services.

## Average Monthly Pay

The average monthly pay for a full time employee in the Cherwell district represents a saving of 8% and 20% per employee for an average working week of 40 hours versus London Boroughs of Hillingdon and Hounslow, respectively.



Source: Nomis 2018



Moves don't come any  
Smarter

Unit B: Available Now

Warehouse	153,192 sq ft	14,232 sq m
Offices	10,215 sq ft	949 sq m
Gatehouse	257 sq ft	24 sq m
Total	163,664 sq ft	15,205 sq m

Site Area: 8 acres

Warehouse & Externals

- 15m clear height
  - 80 kN/m² floor loading
  - Secure 50m yard with gatehouse
  - 15 no. dock levellers (inc. 2 no euro doors)
  - 4 no. level access doors
  - 43 HGV parking spaces
- Ability to install sprinkler tank
  - 102 car parking spaces
  - Excellent A41 signage opportunities
  - High quality landscaped environment
  - B2/B8 use

Offices

- Grade A offices with air conditioning
  - Raised access floors
  - Metal tile suspended ceiling
  - LED lighting with PIR movement control
- Double height glazed reception area
  - Fitted kitchenette
  - 8 person lift
  - Revolving entrance door and pass door

Sustainability

- BREEAM rating 'Very Good'
  - EPC A rating
  - 12 electric vehicle charging points
  - PV solar power generation
  - LED lighting
  - High quality external elevation materials
- Materials designed to meet the BRE Green Guide to Specification designation of 'long life' with a sustainability rating of 'A' (therefore reducing the frequency for maintenance and need for replacement)
  - Sustainable Urban Drainage Systems
  - Water saving taps, dual flush WCs and shower



Plot C: Build to Suit

Detailed planning for a single unit of 334,372 sq ft (31,064 sq m) as shown on the masterplan below. Alternatively, bespoke units will be considered from 90,000 sq ft+.

Unit C Single Unit Option

Warehouse	315,923 sq ft	29,350 sq m
Offices	18,169 sq ft	1,688 sq m
Gatehouse	280 sq ft	26 sq m
Total	334,372 sq ft	31,064 sq m

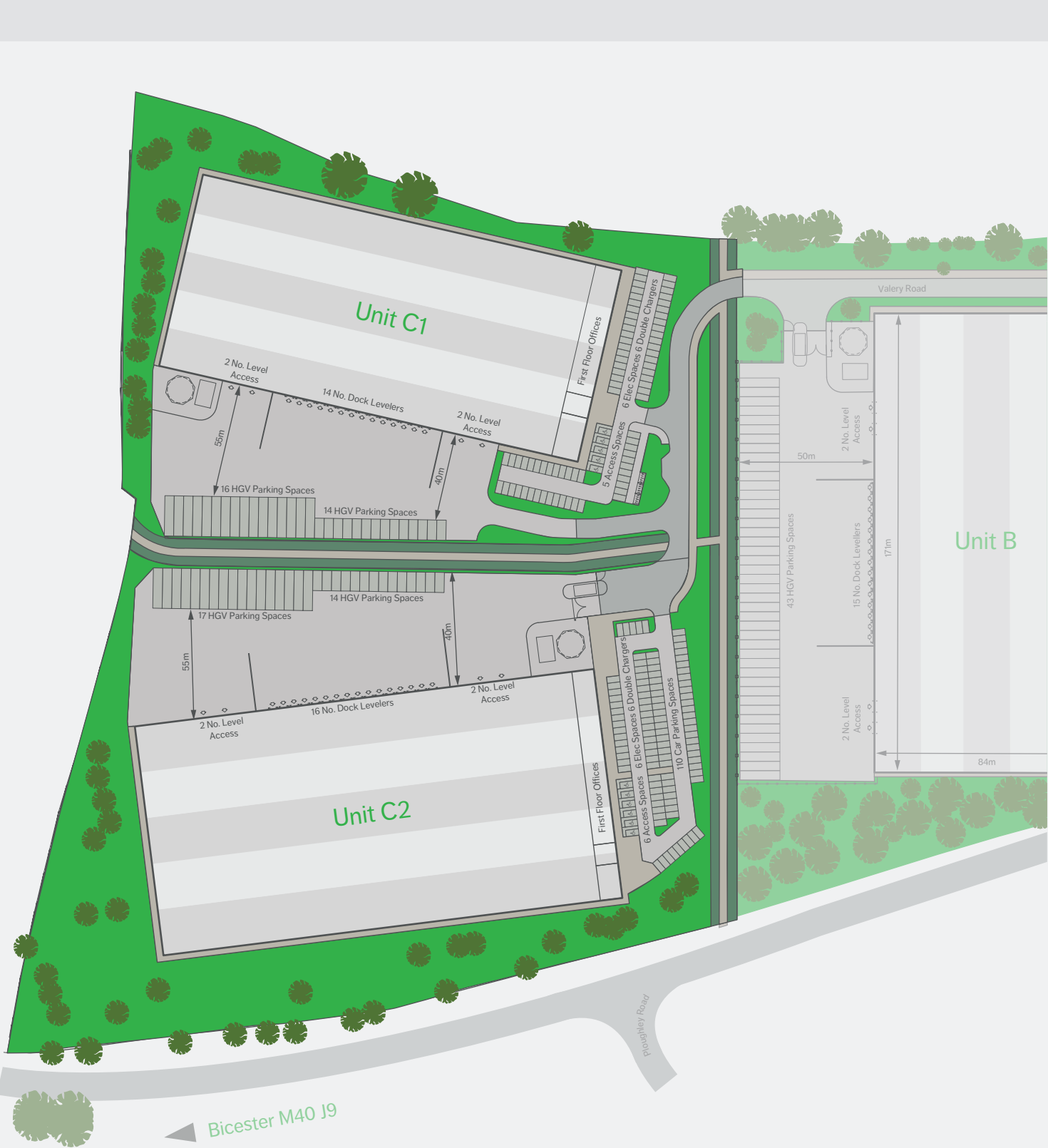
Alternative Two Unit Scheme

Unit C1

Warehouse	123,045 sq ft	11,431 sq m
Offices	8,008 sq ft	744 sq m
Total	131,053 sq ft	12,175 sq m

Unit C2

Warehouse	157,230 sq ft	14,607 sq m
Offices	8,008 sq ft	744 sq m
Total	165,238 sq ft	15,351 sq m



Alternative Two Unit Scheme



Future Development

Existing Development

# SYMMETRY PARK

BICESTER / M40 J9



SAT NAV: OX26 6GF

## Terms

Please contact the joint sole agents for further details.

## Further information



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