

# FRONTIERPARK

J11 M40 BANBURY

**NEW INDUSTRIAL / LOGISTICS DEVELOPMENT - TO LET**  
BUILD TO SUIT OPPORTUNITIES 90,000 SQ FT - 230,000 SQ FT  
AVAILABLE Q1 2020



[WWW.FRONTIERPARK.COM](http://WWW.FRONTIERPARK.COM)



FRONTIER PARK, BANBURY IS A NEW INDUSTRIAL/LOGISTICS DEVELOPMENT WHERE BUILD TO SUIT OPPORTUNITIES ARE AVAILABLE UP TO 230,000 SQ FT. THE PROPERTY OFFERS UNRIVALLED ACCESS ONTO J11 OF THE M40 MOTORWAY WITH EXCELLENT ROADSIDE VISIBILITY FOR POTENTIAL OCCUPIERS.



**FRONTIERPARK**

### DEMOGRAPHICS

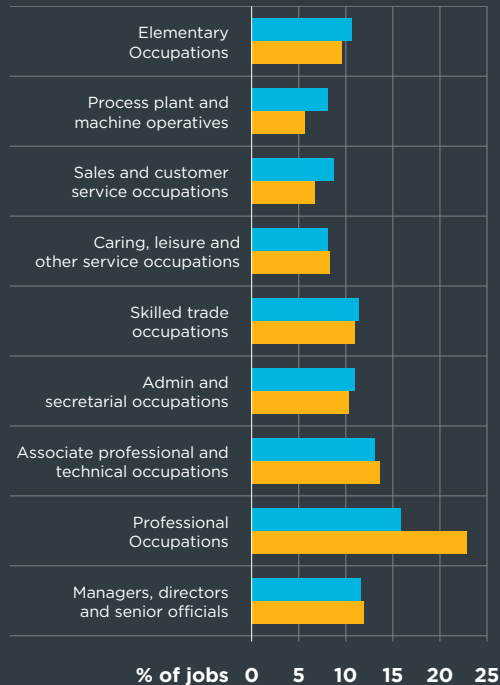
Manufacturing and distribution are well established in Cherwell District. There is **good employment** demand in the area with approximately **4,800 residents seeking job opportunities**.

The area benefits from **above-average employment levels** in skilled trades, sales and customer service sectors. Process plant and machine operatives and technicians are also well represented.

### PLANNING

Allocated in the Cherwell Local Plan as employment land suitable for B1, B2 & B8 uses.

### WORKFORCE SKILLS



### POPULATION

Number of residents  
**119,300**

Over 18s  
 ♀ 46,700 (50.7%)  
 ♂ 45,300 (49.3%)

**92,000**

Average annual income  
(median pay for full time workers)

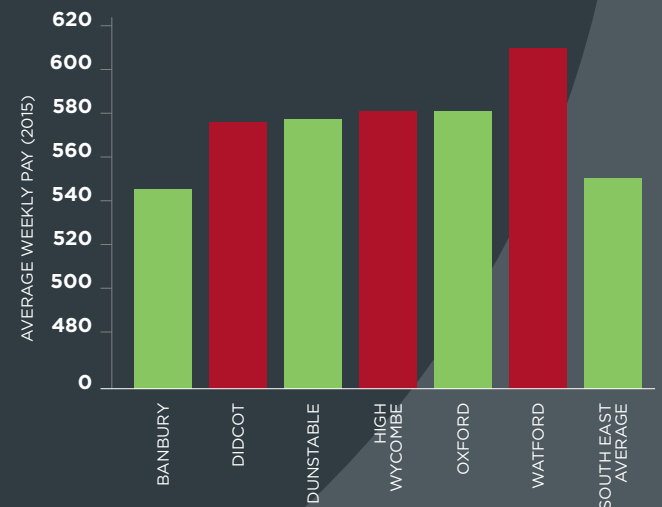
**£22,600**

### AFFORDABLE LABOUR SUPPLY

The average weekly pay for a full time worker in Banbury is **less than other comparable South East locations**.

This equated to an average saving of **£3,432 per employee per annum** in comparison with Watford, and would therefore show an annual saving of **£343,200 per 100 employees**.

### AVERAGE WEEKLY PAY (2015)





THE BUILD TO SUIT PLOTS OFFER THE ABILITY TO SATISFY INDIVIDUAL OCCUPIER REQUIREMENTS RANGING FROM 90,000 SQ FT - 230,000 SQ FT. THE TYPICAL SPECIFICATION WILL INCLUDE THE FOLLOWING:



**50M**  
DEEP YARD



**4.5MVA**  
POWER SUPPLY  
ON SITE



**1:10,000**  
SQFT DOCK & LEVEL  
ACCESS RATIO



**1:100**  
SQFT CAR  
PARKING RATIO



**50KNM2**  
FLOOR LOADING



**UP TO 15M**  
EAVES HEIGHT



## FLOOR AREAS

Target Floor Areas (GIA)	OFFICE		WAREHOUSE		TOTAL	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
<b>Unit A</b>						
Ground Floor	37	395	15,757	169,605	15,793	170,000
First Floor	771	8,300	0	0	771	8,300
Second Floor	771	8,300	0	0	771	8,300
Unit A - Total	1,579	16,995	15,757	169,605	17,336	186,600
<b>Unit B</b>						
Ground floor	37	395	11,019	118,605	11,055	119,000
1st Floor	697	7,502	0	0	697	7,502
2nd Floor	697	7,502	0	0	697	7,502
Unit B - Total	1,431	15,400	11,019	118,605	12,449	134,005
<b>Unit C</b>						
Ground Floor	37	395	9,254	99,605	9,290	100,000
First Floor	311	3,345	0	0	311	3,345
Second Floor	311	3,345	0	0	311	3,345
Unit C - Total	658	7,085	9,254	99,605	9,912	106,690
<b>Unit D</b>						
Ground floor	37	395	9,254	99,605	9,290	100,000
1st Floor	311	3,345	0	0	311	3,345
2nd Floor	311	3,345	0	0	311	3,345
Unit D Total	658	7,085	9,254	99,605	9,912	106,690
<b>SCHEME TOTAL</b>	<b>4,326</b>	<b>46,565</b>	<b>45,282</b>	<b>487,420</b>	<b>49,608</b>	<b>533,985</b>

## INDICATIVE SCHEME





## LOCATION

FRONTIER PARK, BANBURY IS PERFECTLY SITUATED TO SERVE THE EAST & WEST MIDLANDS, LONDON AND THE HOME COUNTIES. IT OFFERS OCCUPIERS AN UNRIVALLED LOCATION ADJACENT TO J11 OF THE M40 MOTORWAY WHILST PROVIDING EXCELLENT ROADSIDE FRONTAGE TO ONE THE BUSIEST UK MOTORWAYS.

BANBURY IS HOME TO A NUMBER OF MAJOR NATIONAL OCCUPIERS INCLUDING DHL, AMAZON, THE ENTERTAINER, BIDVEST, HELLOFRESH, KRAFTFOODS AND PRODRIVE.

FRONTIER PARK COMPRISES A PRIME OPPORTUNITY WITHIN AN ESTABLISHED EMPLOYMENT LOCATION.

### Road and Rail Links

M40 Junction 11	Adjacent
Banbury Railway Station	1 mile
Daventry International Rail Freight Terminal	24 miles
M1 Junction 15a	27 miles
M42 Junction 3a	30 miles
Birmingham City Centre	44 miles
Central London	78 miles

### Airports

Birmingham Airport	40 miles
Luton Airport	63 miles
Heathrow Airport	66 miles
East Midlands Airport	74 miles
London Stanstead	100 miles
London Gatwick	103 miles

### Seaports

Southampton	98 miles
London Gateway	110 miles
Avonmouth	116 miles
Felixstowe	151 miles

## FURTHER INFORMATION

Units are available on a leasehold basis, please contact the joint letting agents for further information.

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**ANDREW JACKSON**  
andrew.jackson@avisonyoung.com

**ROB WATTS**  
rob.watts@avisonyoung.com



**JOHN BARKER**  
john.barker@gva.co.uk

**LUKE THACKER**  
luke.thacker@gva.co.uk

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