The new sustainable technology and advanced manufacturing community including David Lloyd Health, Fitness & Racquets Club.

Phase 1 construction starting Spring 2021 ready Q4 2021.

Four buildings in phase 1 ranging from 9,010 sq ft to 21,365 sq ft.

Further phases of up to 250,000 sq ft available in response to specific occupier requirements.

Available either leasehold or freehold.
Welcome to Catalyst Bicester, the new sustainable business community designed for technology industries, advanced manufacturing and high-performance engineering companies.

Catalyst Bicester is more than just a technology park; it will be an impressive gateway to Bicester connecting people to their work, homes and shops by excellent pedestrian, cycle, bus and train links.

The development includes a brand new David Lloyd health and fitness centre, parkland landscaping, all alongside the new Holiday Inn hotel.
In the arc

Bicester is a significant destination in The Oxford-Cambridge Arc, the UK’s knowledge economy engine. Its central location within the corridor is why businesses are looking to expand or locate to this vibrant town. Bicester has impressive growth plans with 10,000 new homes planned within 12 years, the population increasing from 32,000 to 50,000+ by 2031. Future planned infrastructure works are already in place to ensure the transport network will keep pace with this growth.
Oxfordshire has one of the highest concentrations of innovation assets in the world with universities at the forefront of global transformative technologies and sectors such as fusion technology, autonomous vehicles, quantum computing, cryogenics, space, life sciences and digital health.

The University of Oxford continues to generate more spin-outs than any other University in the UK. There are currently more than 150 active science and technology start-ups in the region.

Bicester is integral to this economic growth story. It is a fast-growing, sustainable location with extensive new housing, providing a wealth of talent for those companies choosing to locate in the town.

The town’s new residential areas include the UK’s largest self-build site and a pioneering zero-carbon eco-town.

It is also home to the internationally renowned Bicester Village.

Bicester’s exceptional rail and road connections also provide unique connectivity to both Oxford and the wider Arc, enabling unrivalled access to globally significant high-technology clusters.

Catalyst Bicester will provide the workspace and environment so that businesses from near and far can thrive.
Catalyst Bicester will offer knowledge-based employment space for people in a sustainable and vibrant location.

Located just off the A41 and next to Bicester Avenue, it is less than two miles from J9 M40 and one mile to the town centre.

There is excellent access to the international airports of London Heathrow and Birmingham International and charter flights from London Oxford.
Our vision is for Catalyst Bicester to have the best possible connections via pedestrian, cycle, bus and train networks so that people living locally can easily and sustainably access their workplace and link into Oxford, London, and further afield.

Your staff and visitors will benefit from sustainable travel mode choices when traveling to and from Catalyst Bicester.
Phase 1 of Catalyst Bicester is being built ready for occupation in Q4 2021. The new David Lloyd Health, Fitness and Racquets Club is expected at a similar time.

Phase 1 will comprise four state of the art buildings tailored for technology and knowledge based occupiers.

The buildings will be arranged in a landscaped parkland setting either side of the main central avenue.

The buildings will have a strong identity, featuring a striking wrap-around projection detail and free standing entrance canopies leading to an impressive double height foyer with galleried stairs.

Full height glazing will provide maximum levels of natural daylight to the offices creating a stimulating working environment.

As with all buildings at Catalyst, phase 1 will be highly sustainable and designed for flexibility of use by technology and knowledge based occupiers.
Phase 1 key building features include:

- Grade A open plan offices at first floor (approximately 30% cover)
- Buildings designed to facilitate easy additional lab or office fit-out at ground floor, with 3.85m slab to soffit height below first floor
- EPC Rating A and BREEAM Very Good
- Roof mounted photo-voltaic panels and air source heat pumps for heating and cooling to the offices
- 8 metre minimum clear internal height to production areas

- Full height glazing to front elevations and predominantly flat panel cladding
- FM2 floor tolerance in production area designed for uniform loads of 50 kn/m2
- Large dedicated car parks with parking at a ratio 1:375 sq ft (1:35 sq m)
- Dedicated service yards with loading doors to production areas
- Covered cycle racks
- Electric vehicle charging points
Each building will have a dedicated car park in addition to a large service yard.
Further phases of development

At this stage it is envisaged that further phases will be developed in direct response to specific occupier requirements. Individual buildings from 10,000 to 250,000 sq ft can be provided with flexibility on office content, layout and design.

The emphasis will firmly remain on sustainability and high quality buildings with many of the key phase 1 features incorporated into the buildings.

The developer, Albion Land, welcomes discussions with prospective occupiers about their individual building requirements.
A sustainable environment

With the green environment and sustainable buildings at the forefront of people’s minds, you will experience sensitive tree planting and soft landscaping with seating areas for occupiers to relax or hold outdoor meetings and paths for walking and running.

New pedestrian and cycle links will connect Catalyst Bicester to the upgraded wider routes.
Well-being included

These days, when it comes to retaining and attracting the very best people, businesses have staff well-being at the top of their lists.

At Catalyst Bicester, health and fitness will be on your doorstep. Operated by Europe’s premier racquets and fitness provider, David Lloyd Clubs, there will be a gym, indoor and outdoor swimming pools and their renowned tennis courts.

David Lloyd plans to open its new club by early 2022.
Eat, meet, shop, sleep

You will also benefit from the neighbouring new Holiday Inn Express, not only for overnight accommodation, but also its meeting room, conference facilities, and dining.

Catalyst Bicester is a short walk to many shops, restaurants and facilities: Bicester Village, Bicester High Street, Tesco superstore, and the newly opened Bicester Shopping Park which includes Boots, M&S Foodhall, Next with Costa Coffee and Nike.
Catalyst Bicester is like no other development in the town, offering the highest quality buildings, facilities and working environment for the knowledge-based sector.

Catalyst is being developed by Albion Land, its fourth major investment in the town within recent years. Albion Land was established in 1990 and has a reputation for developments of the highest quality.

Phase 1 comprising four buildings is being developed for occupation for Q4 2021, at a similar time to the planned opening of the David Lloyd health and fitness club.

Phase 1 will suit occupiers seeking between 9,010 sq ft and 21,365 sq ft with the potential for 50 to 60% of office accommodation, in addition to production and technical areas.

Further development phases offer the ultimate design flexibility with buildings able to provide between 10,000 sq ft to 250,000 sq ft.

All buildings at Catalyst Bicester are available on Leasehold or Freehold terms.

In summary