



CENTRAL M40 BANBURY

M40 / J11 | OX16 4XD

INDICATIVE CGI

PHASE 3 UNDER CONSTRUCTION

BUILDING 6

198,750 SQ FT (18,464 SQ M)

SPECIFICATION

Warehouse & external areas

- 13.25m clear internal height
- 20 dock levellers
- 4 level access doors
- up to 50m yard depth
- 119 car parking spaces
- 32 HGV parking spaces
- 15% roof lights
- 80kN/m² floor loading
- Power 1 MVA
- High quality landscaped environment
- Secure gated and fenced yard

First floor offices

- Double height atrium reception
- PIR controlled energy efficient lighting
- Heavy duty raised access floor
- Metal pan ceiling tiles
- Air conditioning
- Fitted kitchenette

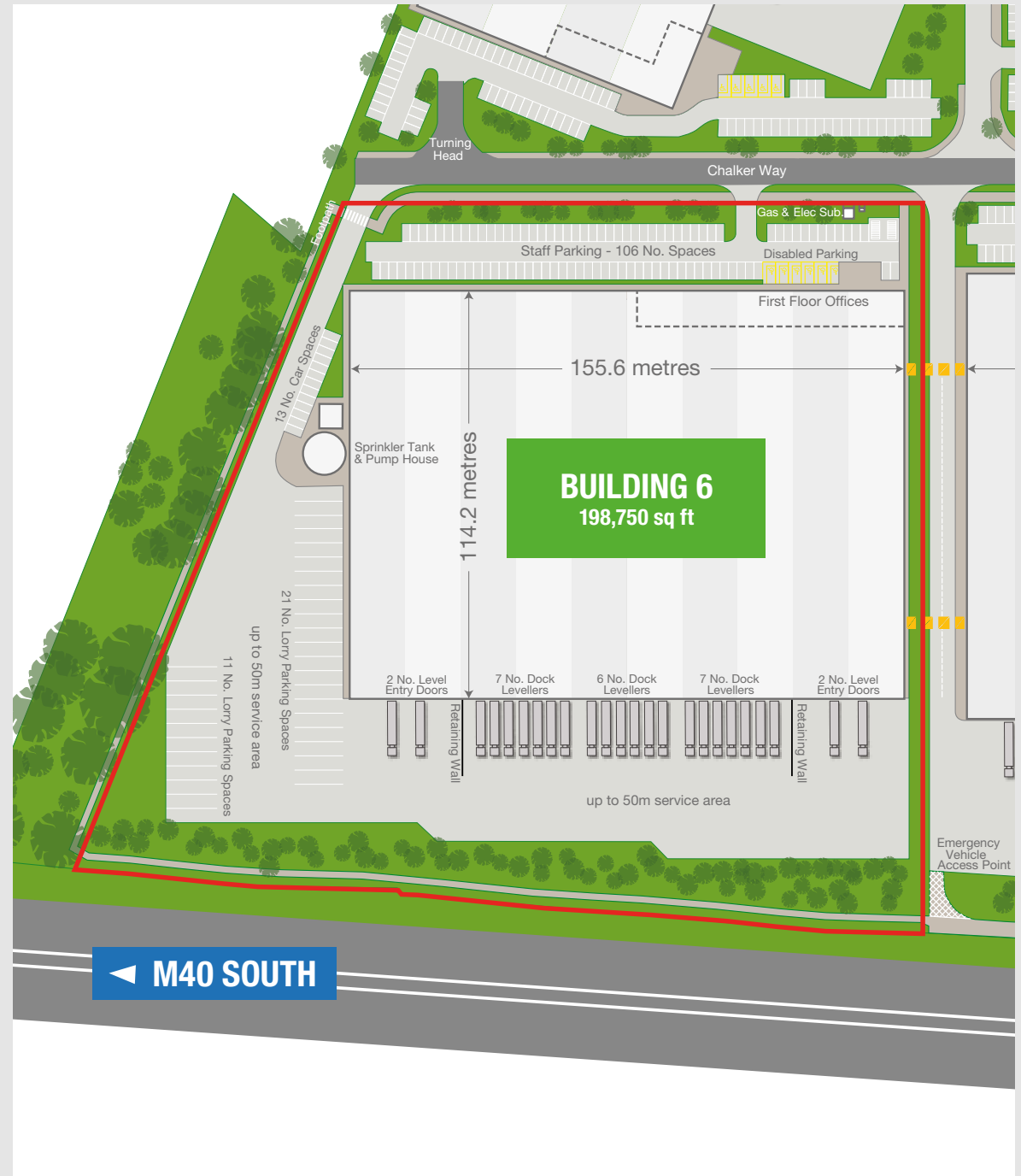
Sustainability

- BREEM 'Very Good'
- EPC rating - A

ACCOMMODATION

Warehouse	191,250 sq ft	17,767 sq m
Offices	7,500 sq ft	697 sq m
TOTAL	198,750 SQ FT	18,464 SQ M

Approximate GEA



**OPPORTUNITY TO
COMBINE UNITS 5 & 6**



**HIGH QUALITY DESIGN
NOW AVAILABLE**

FITTED KITCHENETTE



DOUBLE HEIGHT FEATURE RECEPTION



LARGE INTERNAL WAREHOUSE



HIGH QUALITY OPEN PLAN OFFICE SPACE



CONCRETE YARD



concrete service yards - 50m

FURTHER OPPORTUNITIES AVAILABLE

BUILDING 5 333,000 SQ FT AVAILABLE NOW



78,117 SQ FT (7,257 SQ M)
LET TO RINKIT

95,000 SQ FT (8,826 SQ M)
LET TO TVS SCS



BUILDING 5

114,000 SQ FT (10,591 SQ M)
PRE-LET TO PRODRIVE

236,580 SQ FT (21,979 SQ M)
LET TO HELLO FRESH

INDICATIVE BUILDING 6

CONSENTED AND AVAILABLE FOR DEVELOPMENT
OF UP TO 198,750 SQ FT (18,464 SQ M)

TO OXFORD & CENTRAL LONDON

M40

Bidvest Logistics

CHALKER WAY

FIRST LINE
THE ALL MAKES SPECIALIST

ERMONT WAY

UTC Aerospace Systems

A422

11

TO REDDITCH & BIRMINGHAM

LOCAL OCCUPIERS



DELIVERABILITY

- Detailed planning consent for 1,051,300 sq ft of industrial warehouse accommodation
- Phase 1 complete, comprising 236,580 sq ft let to Hello Fresh and a 114,000 sq ft pre-let building to Prodrive
- Phase 2 complete, with 95,000 sq ft let to TVS SCS and 78,117 sq ft let to Rinkit
- Infrastructure in place for further development
- Fully funded by the British Airways Pension Fund

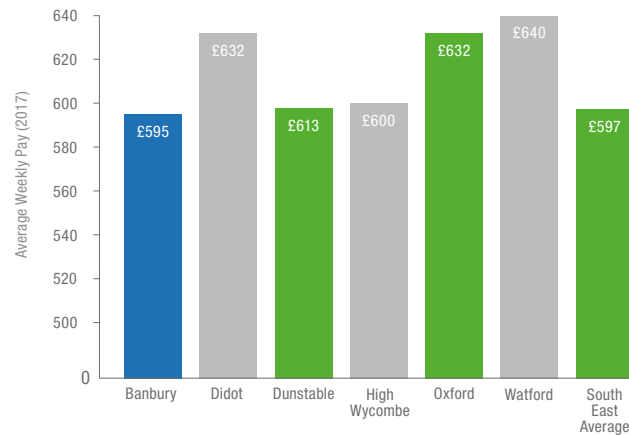
LOCATION

- Central M40 provides fast access to the M40 motorway (within 1 mile)
- The site lies between Birmingham (44 miles) and London (78 miles), providing links with the East Midlands, West Midlands and London / South East markets
- 75% of the UK population can be reached within 4 hours HGV drive time

AFFORDABLE LABOUR SUPPLY

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

This equates to an average saving of £2,340 per employee per annum in comparison with Watford, and would therefore show an annual saving of £234,000 per 100 employees.



Source: Nomis 2017

11% OF THE CHERWELL EMPLOYEES ARE IN THE MANUFACTURING SECTOR AS OPPOSED TO THE UK AVERAGE OF 6.2%

SUSTAINABILITY

db symmetry adopt a holistic approach to creating energy efficient buildings, sensitive to the climate and environment.

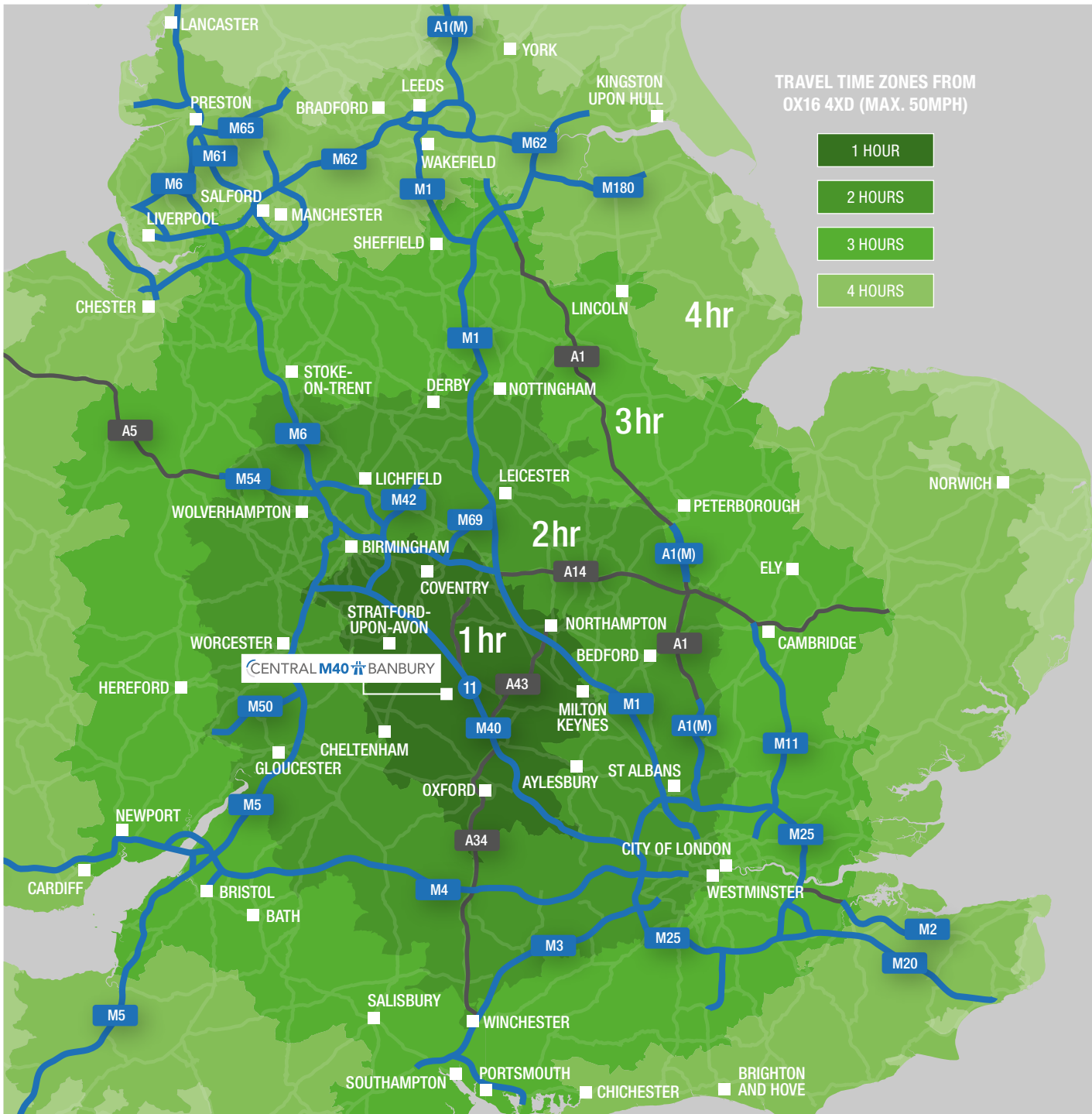
We believe that the approach to sustainable development must be tailored for every project to meet the needs of the client and the project stakeholders. Buildings can therefore be tailored to specific occupier requirements to achieve high BREEAM ratings and Energy Performance Certificates.

db symmetry

Created in 1996 db symmetry has evolved to become one of the leading independent privately owned commercial property development companies in the United Kingdom.

Our experienced development team has been involved in some of the most dynamic and successful speculative and client led development schemes throughout the United Kingdom. With an existing portfolio of both 'ready to go' consented land and a significant strategic land bank, we have the expertise, the sites and the in-house funding to deliver high quality buildings for our customers.

For more information about db symmetry, visit www.dbsymmetry.com



TRAVEL TIME ZONES FROM OX16 4XD (MAX. 50MPH)

- 1 HOUR
- 2 HOURS
- 3 HOURS
- 4 HOURS

ROAD AND RAIL LINKS

M40 Junction 11	1 mile
Banbury Rail Station	1 mile
Daventry International Freight Terminal	24 miles
M1 Junction 15a	27 miles
M42 Junction 3a	30 miles
Central Birmingham	44 miles
M25 Junction 16	57 miles
Central London	78 miles

AIRPORTS

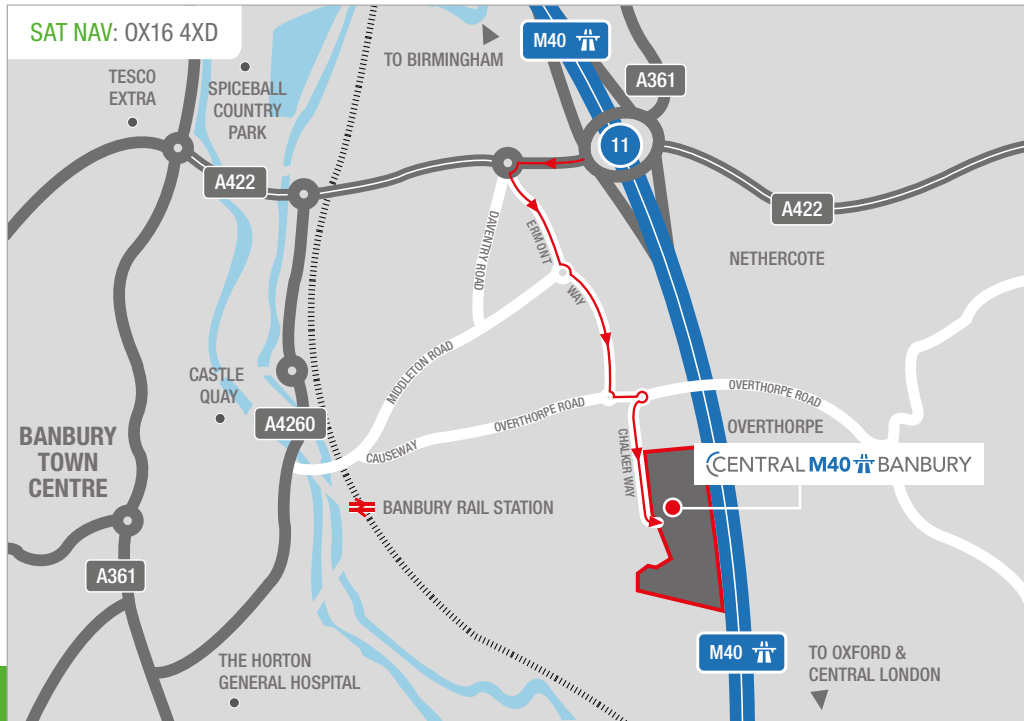
Birmingham International	40 miles
London Luton	63 miles
London Heathrow	66 miles
East Midlands	74 miles
London Stansted	100 miles
London Gatwick	103 miles

SEAPORTS

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

Source: AA route planner.

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TERMS

Flexible letting terms available on request.
Please contact the joint sole agents for further details.

PLANNING

Detailed planning consent for B2 and B8 use.

FURTHER INFORMATION

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