

# TWO PROMINENT & HIGH SPECIFICATION DISTRIBUTION UNITS

**Available to Pre-Let**

Just 3 miles from J9 M40

**axis J9**  
BICESTER

MIDDLETON STONEY ROAD, OX26 1RT

**NOW UNDER  
CONSTRUCTION**



**160,000** SQ FT (14,865 sq m)  
Ready October 2021

**90,000** SQ FT (8,361 sq m)  
Ready December 2021

[axisj9.co.uk](http://axisj9.co.uk)



# Two superb M40 Distribution Buildings with excellent loading facilities

Over 230,000 sq ft already completed at Axis J9



Unit 6 - 90,000 sq ft Ready December 2021

Unit 7 - 160,000 sq ft Ready October 2021

A Carbon Neutral development

# OVERVIEW

Axis J9 will provide a total of 500,000 sq ft (46,450 sq m) of new commercial buildings set within a prime business park environment just 3 miles from J9 M40 and 1 mile from Bicester Village with close to 10,000+ planned new homes.

Earlier phases of Axis J9 totalling over 230,000 sq ft are now complete, Units 6 and 7 will comprise the third phase at this highly successful development. The high specification distribution buildings are being built speculatively to satisfy the demands of logistic operators.

Planning permission is for B8, B1 and B2 use without hours of use restrictions.

For more information visit [axisj9.co.uk](http://axisj9.co.uk)

# OCCUPATIONAL COST SAVING

Park Royal **60-65%**  
Uxbridge **40-45%**  
High Wycombe **30-40%**  
Reading **25-30%**  
Oxford **20-25%**

**Leasing a Phase 3 building at Axis J9 will have a significant occupational cost saving compared with similar buildings in other South East locations.**

# SPECIFICATION

Units 6 and 7 will be developed to the highest specification.

## Distribution and Production

- 12m clear height to haunch
- FM2 level classification floor slabs with 50kN/m<sup>2</sup> UDL loading and 75kN rack leg loading
- Generous dock level, Euro Dock and level access loading door provision
- 12% roof lights
- 50m yard depths

## Offices

- Grade A open plan upper floor offices
- Ground floor feature entrance with double height glazing and brise soleil
- Carpeted raised floors with boxes for data wiring
- Suspended ceilings with recessed lighting to CIBSE LG7
- Automatic passenger lifts
- Comfort cooling

## External Areas

- 50m concrete service yards graded for dock level use for 44 tonne HGVs
- Block paved car parks
- External lighting
- 2m high fence to service yard
- Steel protection bollards and tubular wheel guides to dock level doors
- Connections for vehicle charging points
- Extensive landscaping

## Other Features

- EPC 'A' and BREEAM rating very good
- Roof mounted P.V. panels
- Carbon zero building specification
- High speed fibre broadband connections available

# BUILDING LAYOUTS

Units 7 and 6 are under construction and will be ready for occupation in October and December 2021 respectively. The buildings are designed as high quality distribution facilities for use in class B8 with no hours of use restrictions. Planning permission for B1 and B2 use also exists.



# WHY BICESTER?

The town is at the forefront of Oxfordshire's growth plans with excellent infrastructure and available housing land supply, enabling rapid expansion.

**POPULATION**  
**32,000**   **BY 2031 OVER**  
**50,000** 

**10,000**  **NEW HOUSES**  
**WITHIN 12 YEARS** **PRICES**  **LOWER**  
**25%** **THAN**  
**OXFORD**

**EASY ACCESS TO**  
**J9 M40** **TRUNK**  
**ROADS** **A43**   
**A34**  **A41** 

**FAST RAIL**  **TO LONDON,**  
**CONNECTIONS** **OXFORD &**  
**READING**

**18,500**  **NEW JOBS**  
**BY 2031** **EAST WEST**   
**RAIL LINK**  
**COMPLETED**  
**BY 2024**

 **BICESTER**  
**VILLAGE**  
**ATTRACTS** **OVER** **6** **MILLION**  
**VISITORS**  
**A YEAR**



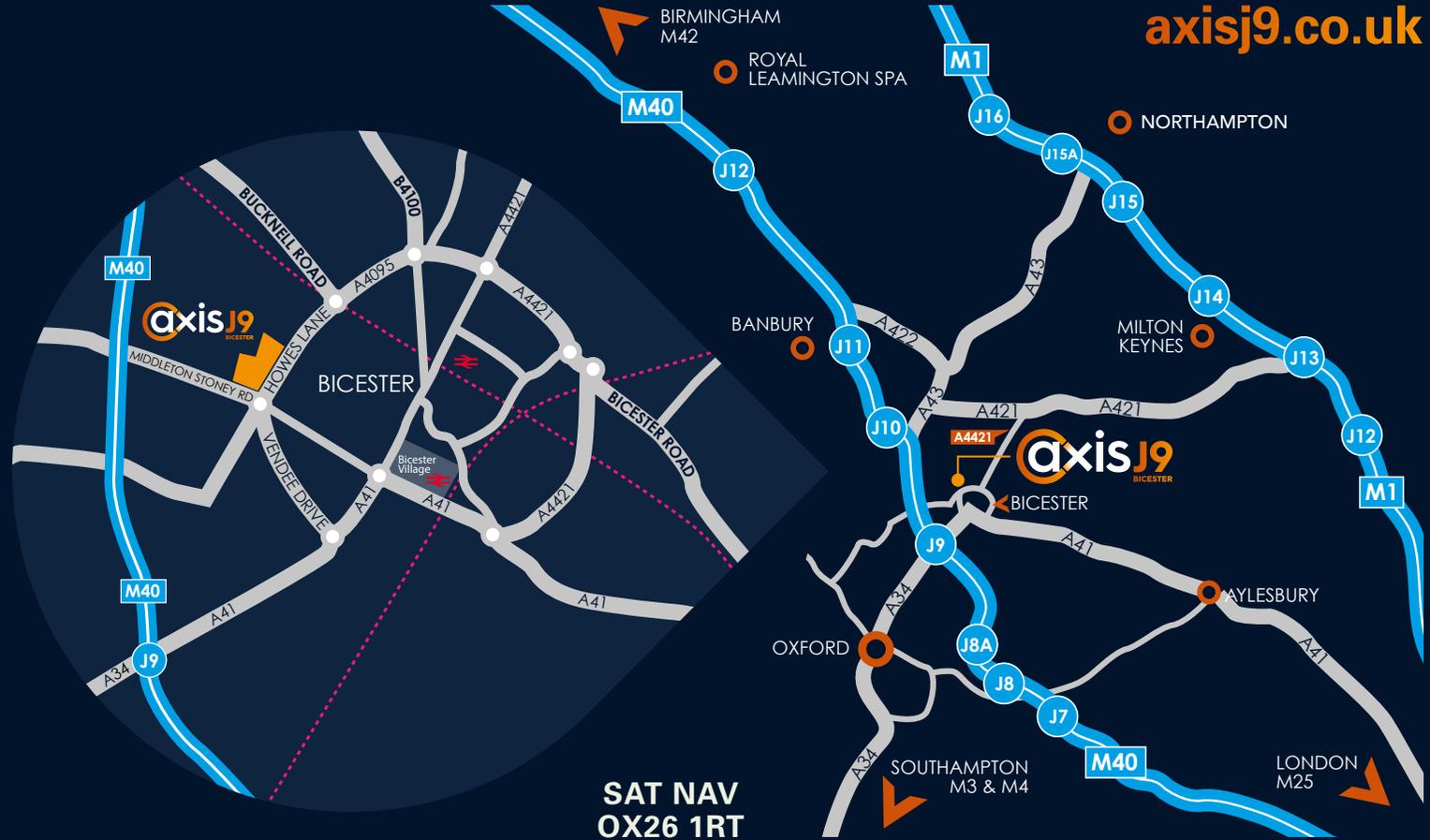
# LOCATION

Axis J9 is prominently located on Bicester's perimeter road just to the west of the town and only 3 miles from Junction 9 M40 via Vendee Drive and the A41 dual carriageway. Bicester Village is approximately 1 mile to the east.

In addition to the M40, the location provides fast and easy access to the A41, A43 and A34.

Destination	Miles	Km	Travel Time
J9 M40	3	4.8	4 mins
Birmingham	61	98	1 hour 6 mins
Park Royal	53	85	1 hour 4 mins
Banbury	15	24	16 mins
Oxford	16	26	30 mins
High Wycombe	35	56	40 mins
J1A M25	44	71	45 mins
Heathrow Airport	53	85	55 mins

Source: Google Maps



# TERMS

Units 6 and 7 are now available to pre let. For detailed terms please contact the marketing agents.



For viewing and further information please contact the joint agents.

### Misrepresentation Act

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