

Preliminary Marketing Details

Ready to occupy in 2024

For Sale
To Let

Phase 4, Axis J9, Bicester

Middleton Stoney Road, OX26 1RT

- 5 New Build Industrial / Warehouse Units
- 19,000 sq ft – 100,000 sq ft
- Grade A Specification
- 10 – 12m Clear Internal Height
- Detached with Secured and Self Contained Yards
- BREEAM Excellent
- 3 Miles from J9 M40



FURTHER DETAILS:

CBRE

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Overview

Axis J9 currently provides 500,000 sq ft 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.

Phase 4 comprises the continuation of this highly successful development. The units are being built speculatively to satisfy the demands of industrial and logistic operators.

Choose between five high specification buildings ranging from 19,000 – 100,000 sq ft (by combining units) which are designed for distribution and production uses. Each building has dedicated car parking, large service yards and excellent loading facilities.

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

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

Please contact the joint agents for further details

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Areas (GIA) (Approx.)

	SQ FT	SQ M
Unit 1	21,038	1,954
Unit 2	19,291	1,792
Unit 3	19,734	1,833
Unit 4	51,165	4,753
Unit 5	41,506	3,856

Combining Units 1, 2 & 3 provides c60,000 sq ft

Combining Units 4 & 5 provides c100,000 sq ft

Terms

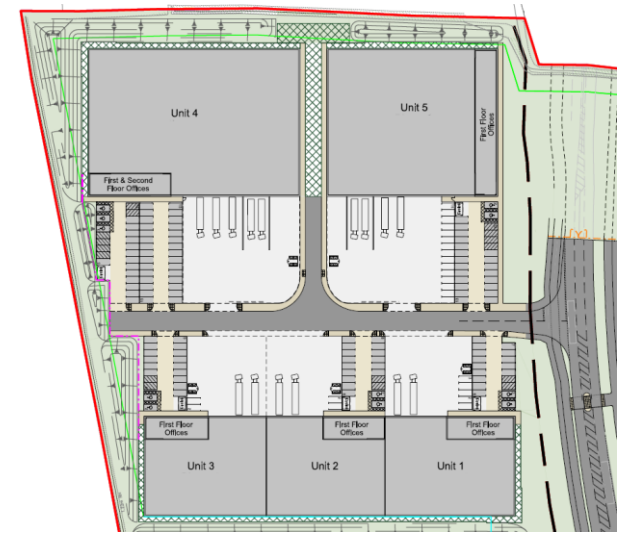
Units are available on a freehold or leasehold basis, further details available from the joint agents.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All prices and other costs quoted exclusive of VAT.



Disclaimer

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ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.