

TWO NEW DISTRIBUTION, PRODUCTION AND HEADQUARTERS BUILDINGS



UNIT 1A - 120,225 SQ FT
UNDER CONSTRUCTION READY APRIL 2019

UNIT 1B - 168,058 SQ FT
READY DECEMBER 2019 OR EARLIER TO SUIT OCCUPIER REQUIREMENTS

FREEHOLD OR LEASEHOLD

WWW.LINK9.CO.UK

A MAJOR NEW DEVELOPMENT



OVERVIEW

Link 9 Bicester is a major new distribution, production and headquarters development, strategically located a short distance from Junction 9 of the M40.

The site is approximately 40 acres and the development will total 530,000 sq ft of employment floor space (Use classes B1c, B2 and B8).

Unit 1A will comprise a high quality distribution unit of 120,225 sq ft which is now under construction with completion scheduled for April 2019.

Unit 1B will provide 168,058 sq ft and is planned for completion by December 2019, or earlier by arrangement. Specific occupier requirements can be accommodated.

Phase 1 & 2 totalling 230,000 sq ft completed and substantially pre-sold.

**PHASE 1 BRITISH
BAKELS** 81,000 SQ FT

**PHASE 2 NETWORK@
LINK 9** 146,000 SQ FT
7 UNITS 14,000 - 33,000 SQ FT

PHASE 4 UNIT 1B
168,058 SQ FT
READY DECEMBER 2019

PHASE 3 UNIT 1A
120,225 SQ FT
UNDER CONSTRUCTION READY
FOR OCCUPATION APRIL 2019

M40 JUNCTION 9 ▲



Indicative layout and CGI



ABOUT THE DEVELOPER

Albion Land is a leading commercial property development company with over 20 years experience of delivering the highest quality bespoke facilities for occupiers. Albion Land works closely with the occupier to ensure every aspect of the development meets their requirements. Occupiers who have benefited from working with Albion Land include:

Brita Water Filters

Sainsbury's
CTG/UTC

British Bakels

First Line
Tesco

Volvo

Norbert
Dentressangle

CURRENT PROJECTS INCLUDE:

Network M40 Banbury where bespoke buildings were provided for CTG/UTC (133,000 sq ft) and First Line (130,000 sq ft).

Network 401 Brackley a 25 acre mixed use development to comprise a Sainsbury's supermarket, healthcare centre, hotel and 150,000 sq ft of employment uses.

Network Bicester a 50 acre mixed use business park and residential development starting in 2019.

For further information go to www.albionland.co.uk

ABOUT RDI

RDI is a UK Real Estate Investment Trust (UK-REIT) committed to being the UK's leading income focused REIT. The Company's income-led business model and strategic priorities are designed to offer shareholders superior, sustainable and growing income returns.



EXCELLENT CONNECTIONS

ROAD

M40 junction 9 (10 mins/5.3 miles)
M1 junction 15a (34 mins/27 miles)
M42 junction 3a (40 mins/44 miles)
M25 junction 1a (1hr 5 mins/60 miles)

BUS

The S5 bus service links Bicester with Kidlington and Oxford. There are bus stops in close proximity to the scheme.

RAIL

Train links to Bicester are unrivalled in the local area with 2 stations in the town - Bicester Village (5 min drive/1.6 miles) and Bicester Parkway (4 min drive/1.5 miles).

Direct links to:

London Marylebone (from 50 mins)

Birmingham (from 1 hr)

Oxford City (18 mins)

The proposed new east/west link to connect East Anglia with the South East Midlands and Thames Valley will create a major transport interchange at Bicester.

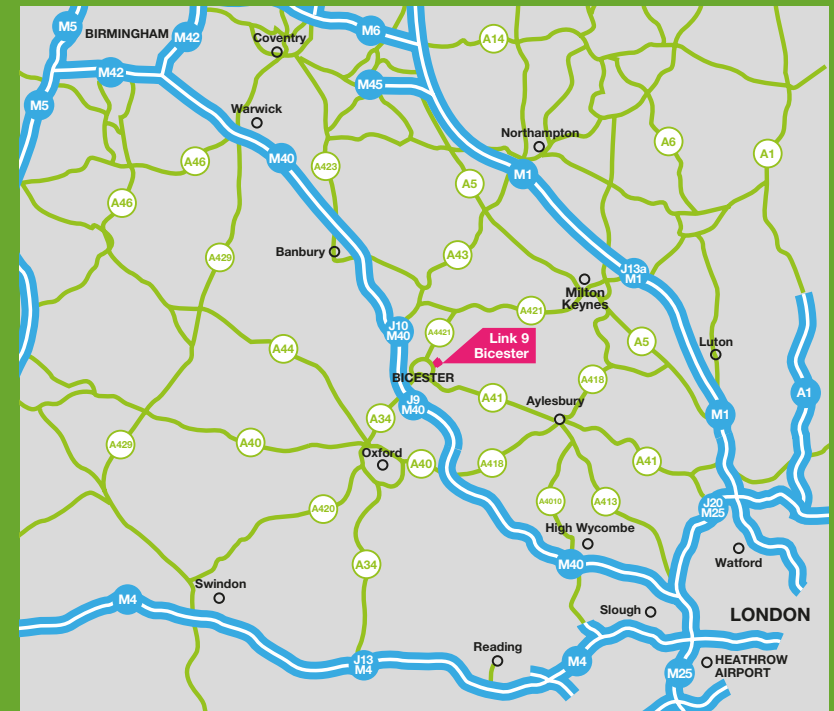
Sources for figures www.trainline.com and google

M40 J10
10
MINUTES

2 RAIL
STATIONS WITHIN
5
MINUTES

LONDON
MARYLEBONE
50
MINUTES

SAT NAV:
OX26 5AH



BICESTER

Bicester is at the forefront of Oxfordshire's growth plan due to the town's exceptional road and train connections coupled with available land supply enabling its rapid expansion. The current population of Bicester is just over 30,000 which is projected to rise to 50,000+ by 2031. Significant infrastructure projects have recently been completed to support this population growth including a new rail connection to London Marylebone and Oxford, as well as road junction improvements to the M40 and Bicester town.

Bicester is at the heart of a dynamic regional economy with strong growth in the hi-technology and science based sectors, as well as advanced manufacturing and distribution/logistics. Bicester is also internationally known due to Bicester Village Designer Retail Outlet which brings more than 6 million visitors a year to the town. Bicester is already home to a number of major companies including Toro Rosso F1, Fresh Direct, EP Barrus, GN Resound and British Bakels.

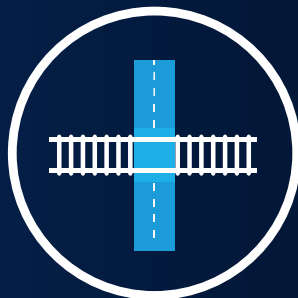
Bicester is also at the centre of the 'Oxford – Cambridge Knowledge Corridor' as promoted by the National Infrastructure Commission with the intention of creating 1 million new homes and jobs in the region by 2050. Central to this vision is the completion of the rail link From Oxford/Bicester to Cambridge and an Oxford to Cambridge Expressway to dramatically cut road travel times between the two cities.



**10,000
HOMES**
PLANNED OVER THE
NEXT 13 YEARS



**EXPANDING
POPULATION OF
50,000+
BY 2031**



**ENHANCED
ROAD
& RAIL
INFRASTRUCTURE**

EMPLOYMENT AND HOUSING

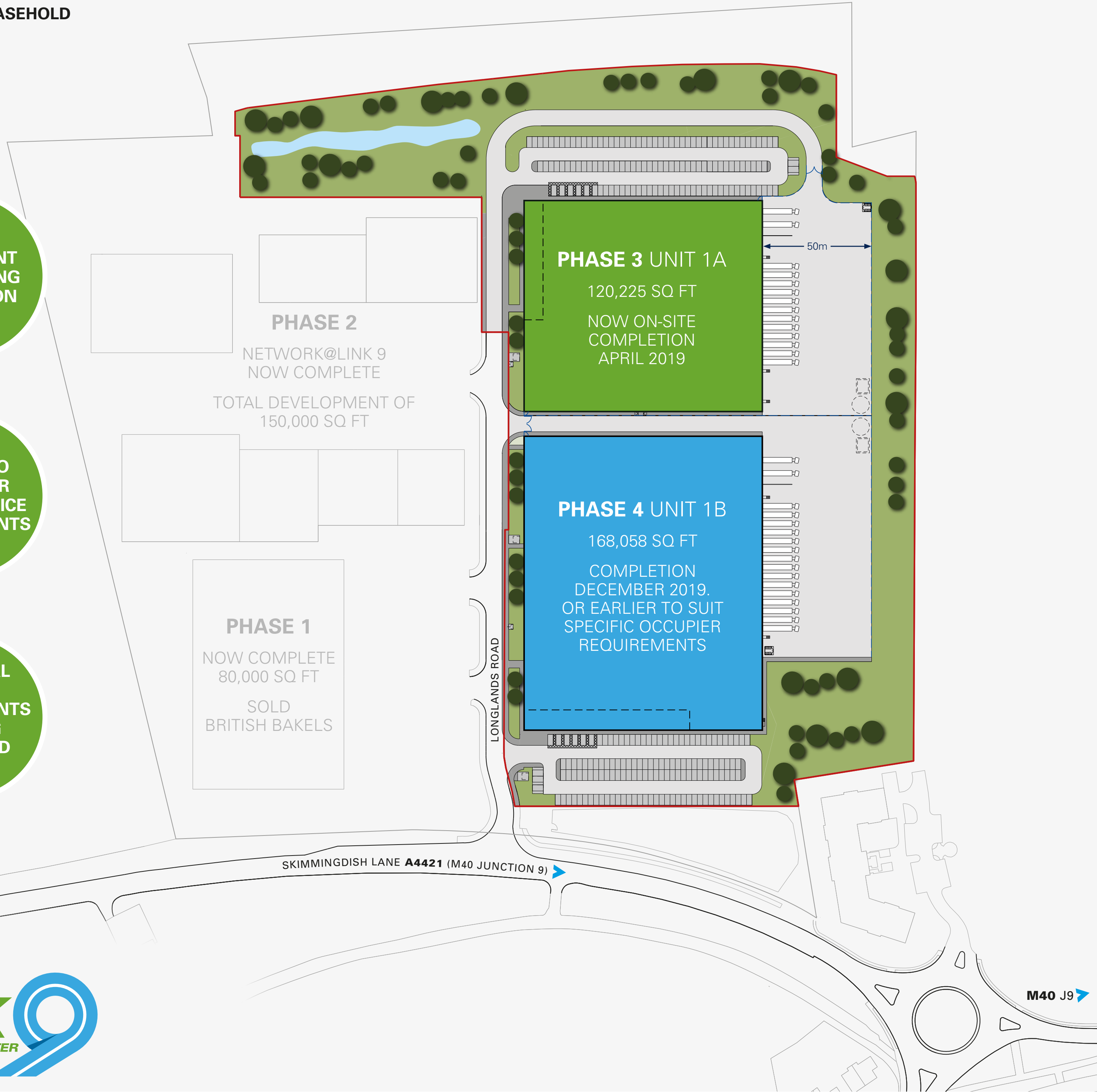
- The current population of Bicester is just over 30,000 which is projected to rise to 50,000 within the next 13 years.
- A high proportion of Bicester's population is of working age (67%) compared with the national average (64.8%).
- Approximately 12% of those employed in Bicester work in manufacturing and 13% work in logistics, compared with 5% across Oxfordshire.
- Bicester has been awarded Garden Town status which will deliver at least 10,000 new homes by 2031.
- Bicester is also home to the UK's largest self-build residential project at Graven Hill which is now well advanced.
- Link 9 is in close proximity to the major housing areas of Bicester providing a ready workforce.

FREEHOLD OR LEASEHOLD

SIGNIFICANT
CAR PARKING
ALLOCATION

ABILITY TO
CATER FOR
HIGHER OFFICE
REQUIREMENTS

POTENTIAL
FOR
REQUIREMENTS
NEEDING
ENHANCED
POWER



PHASE 3 UNIT 1A
120,225 SQ FT READY FOR
OCCUPATION APRIL 2019

ACCOMMODATION

	SQ FT	SQ M
Ground floor	111,000	10,312
Office (1st & 2nd)	9,225	857
TOTAL	120,225	11,169

Car parking (Inc disabled)	126 spaces
Yard depth	50m
Dock levellers	11
Euro dock	1
Level access doors	2

SPECIFICATION

WAREHOUSE AND PRODUCTION SPACE

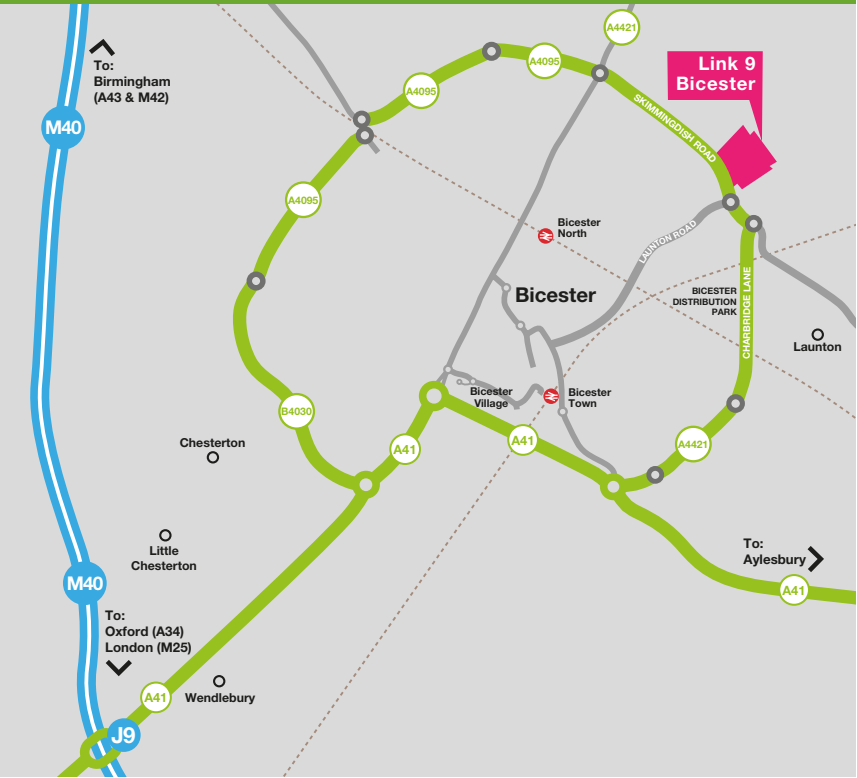
- Clear internal height to haunch 12m
- Warehouse floor slabs to FM2 surface level classification with UDL loadings of 50kNm²
- 10% roof lights
- Dock level and level access loading doors
- Steel portal frame construction

OFFICES

- Grade A open plan offices
- Feature entrance and reception areas
- Integrated comfort cooling and heating systems
- Raised floors and floor boxes
- Suspended ceilings with recessed lighting to CIBSE LD7
- 8 person automatic passenger lifts
- Kitchen units and shower facilities

EXTERNAL AREA

- High quality and extensive landscaping
- Block paved car parking
- Concrete service yards and HGV parking for 44 ton vehicles
- Covered and secure cycle parking





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