

NEW DISTRIBUTION, PRODUCTION AND HEADQUARTERS BUILDING



UNIT 1A 120,600 SQ FT

READY FOR OCCUPATION

FREEHOLD OR LEASEHOLD

WWW.LINK9.CO.UK

A MAJOR NEW DEVELOPMENT ON THE M40



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 totals 530,000 sq ft of employment floor space (Use classes B1, B2 and B8).

Unit 1A comprises a high quality distribution unit of 120,600 sq ft which is now complete and ready for occupation.

A further building of 168,058 sq ft is currently under construction with completion due before the end of 2019.

EXCELLENT CONNECTIONS

ROAD

M40

Junction 9
10 mins
5.3 miles

M42

Junction 3a
40 mins
44 miles

M1

Junction 15a
34 mins
27 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



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.

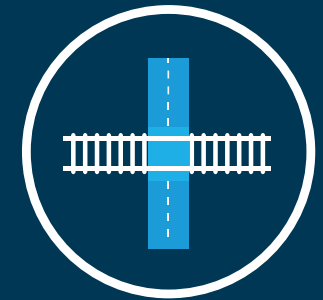
Bicester is also at the centre of the 'Oxford - Cambridge Knowledge Corridor' as promoted by the National Infrastructure Commission with the intention of creating 1 million new homes and jobs in the region by 2050. Central to this vision is the completion of the rail link from Oxford/Bicester to Cambridge 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**



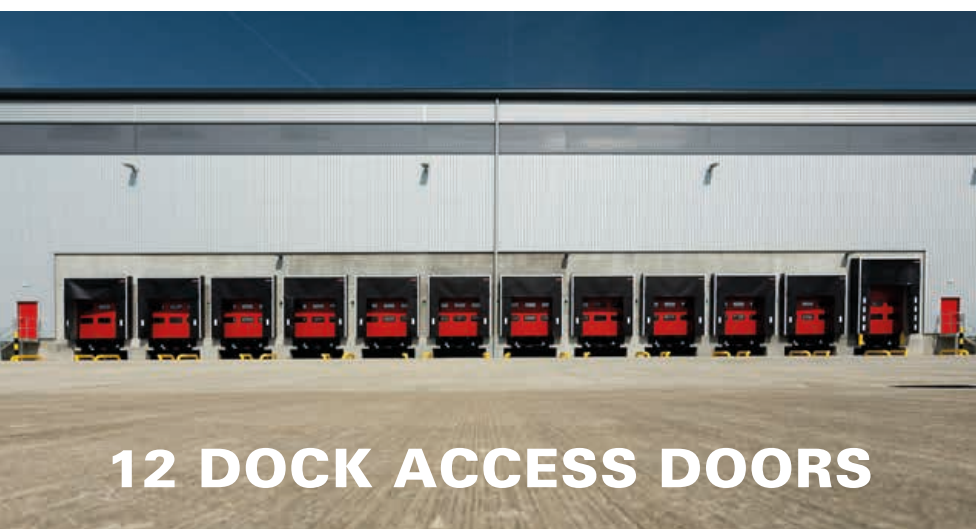
**ENHANCED
ROAD
& RAIL
INFRASTRUCTURE**



SECURE SITE



50M YARD DEPTH



12 DOCK ACCESS DOORS



12M EAVES TO HAUNCH

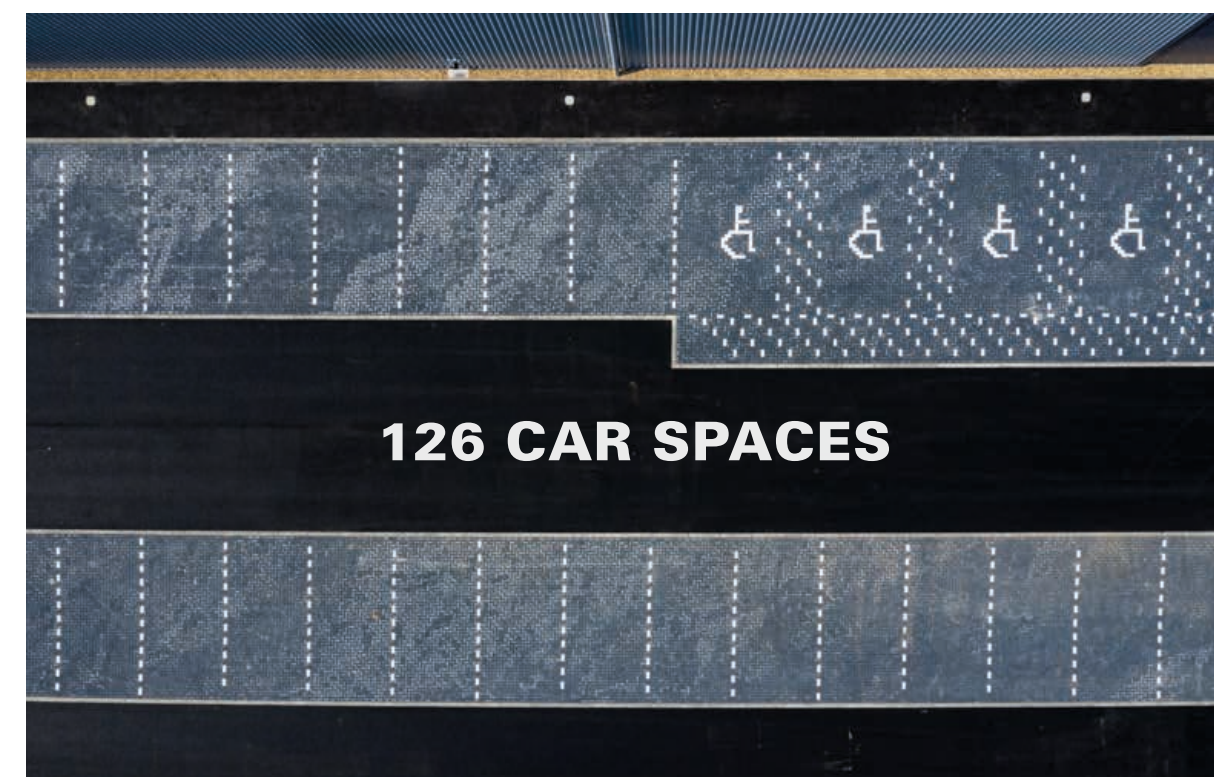
ABOUT THE LANDLORD

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.

For further information go to www.rdireit.com



TWO STOREY OFFICES
WITH POTENTIAL FOR ADDITIONAL GROUND FLOOR OFFICES



126 CAR SPACES



UNIT 1A
120,600 SQ FT
READY FOR OCCUPATION

ACCOMMODATION

	SQ FT	SQ M
Warehouse	110,003	10,220
Reception Areas	1,299	121
First Floor Offices	4,651	432
Second Floor Offices	4,647	432
TOTAL AREA	120,600	11,205

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

SPECIFICATION

WAREHOUSE AND PRODUCTION SPACE

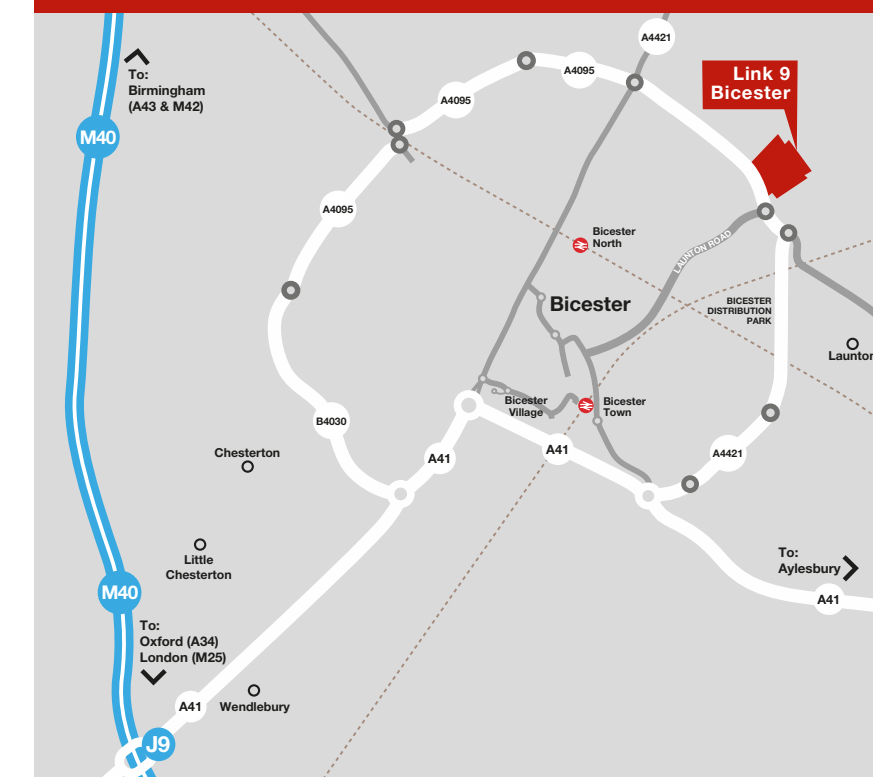
- Clear internal height to haunch 12m
- Warehouse floor slabs to FM2 surface level classification with UDL loadings of 50kNm²
- 10% roof lights
- Dock level and level access loading doors
- Steel portal frame construction
- Potential for increased power supply

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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Misrepresentation Act

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