

# CHERWELL 10-40

BICESTER OX27 7SR

EXCITING PROPOSED  
COMMERCIAL DEVELOPMENT



TOTAL SPACE AVAILABLE **90,000 SQ FT (8,361 SQ M)**  
UNITS FROM **10,000 SQ FT (929 SQ M)**  
SUBJECT TO PLANNING

**FOR SALE / TO LET**

A wide variety of unit sizes can be provided to suit individual occupier's needs on a turnkey basis for B1, B2, and B8 uses (subject to planning).

### Potential layout 1 Multi-unit scheme

Unit 1	19,375 sq ft	1,800 sq m
Unit 2	20,344 sq ft	1,890 sq m
Unit 3	10,342 sq ft	961 sq m
Unit 4	33,196 sq ft	3,084 sq m
<b>TOTAL</b>	<b>83,259 sq ft</b>	<b>7,735 sq m</b>

### Potential layout 2 Single unit scheme

Warehouse	81,717 sq ft	7,592 sq m
Offices	4,456 sq ft	414 sq m
<b>TOTAL</b>	<b>86,173 sq ft</b>	<b>8,006 sq m</b>





- Site area of 5.3 acres, capable of providing around 90,000 sq ft (8,361 sq m) of bespoke accommodation
- Capable of delivering bespoke B1, B2 and B8 units for industrial/warehouse uses. Subject to planning consent
- 18 months to practical completion from agreeing terms, subject to obtaining necessary occupier led planning consents
- Strategic location close to J10 M40 (only 1 mile/5 minutes)
- Dual carriageway access to both the M40 and M1 motorways
- Close proximity to the thriving and expanding centres of Bicester, Banbury and Oxford via the M40





Only 1 mile to J10/M40  
with direct links to London and Birmingham  
OX27 7SR

For further information please contact the joint agents:



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