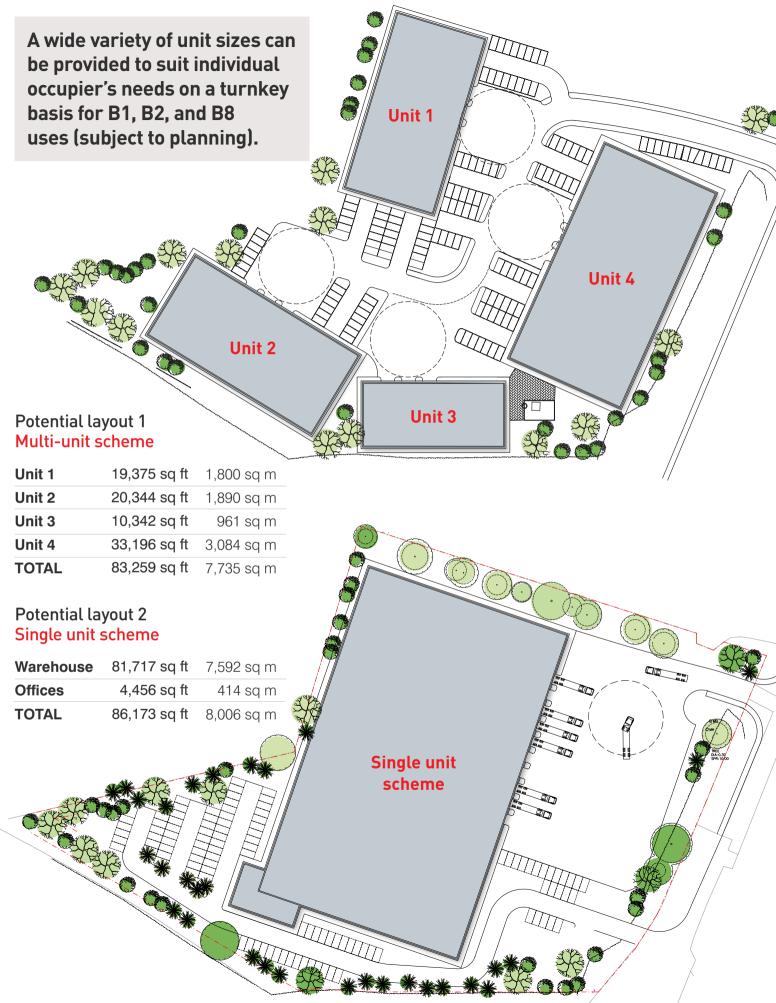
## **CHERWELL 10–40** BICESTER 0X27 7SR EXCITING PROPOSED COMMERCIAL DEVELOPMENT

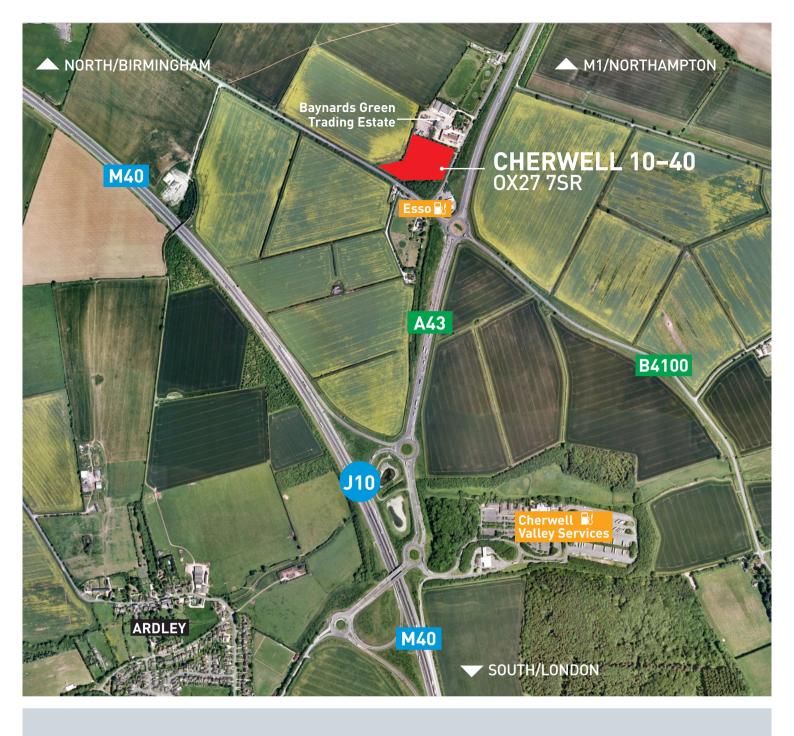
CGI ARTIST'S IMPRESSION

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

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- 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



For further information please contact the joint agents:





Chris White chris@whitecommercial.co.uk A development by Brunel Securities LLP (A partnership between Westhall Estates and Kellafran).

## **Misrepresentation Act**

tbarton@vslandp.com

Tom Barton

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