LINK 9
BICESTER
UNIT 1B 168,154 SQ FT
LAST REMAINING UNIT
READY FOR OCCUPATION
FREEHOLD OR LEASEHOLD
NEW DISTRIBUTION,
PRODUCTION AND
HEADQUARTERS BUILDING
WWW.LINK9.CO.UK
UNIT 1A NOW LET TO ARRIVAL LTD

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 (9 mins, 5.1 miles) and Junction 10 (9 mins, 5.6 miles) 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).

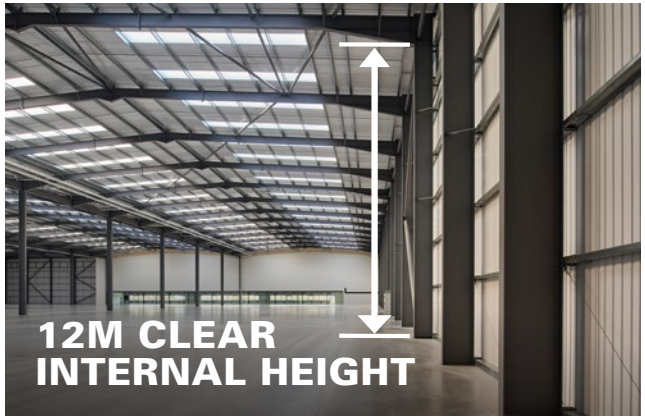
Unit 1B comprises 168,154 sq ft and has recently been completed. Following the recent letting of Unit 1A to Arrival Ltd, Unit 1B is the last remaining unit.

15 DOCK ACCESS DOORS
2 LEVEL ACCESS DOORS

J10
To:
Birmingham
(A43 & M42)
Bainton
M40
B4100
Bucknell
A4421
Caversfield
A4095
A4095
Link 9
Bicester
A4095
Bicester
North
BICESTER
BICESTER
DISTRIBUTION
PARK
Launton
BICESTER
VILLAGE
Bicester
Town
B4030
A41
A41
A4421
Chesterton
M40
Little
Chesterton
A41
To:
Aylesbury
A41
To:
Oxford (A34)
London (M25)
Wendlebury
J9
SAT NAV:
OX26 5AH

50M YARD DEPTH

TWO STOREY OFFICES
WITH POTENTIAL FOR ADDITIONAL
GROUND FLOOR OFFICES


12M CLEAR
INTERNAL HEIGHT

135 CAR SPACES

EXCELLENT CONNECTIONS

ROAD

M40
- **J9** 10 mins 5.3 miles
- **J10** 10 mins 5.1 miles

M1
- **J15a** 34 mins 27 miles

M42
- **J3a** 40 mins 44 miles

M25
- **J1a** 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:

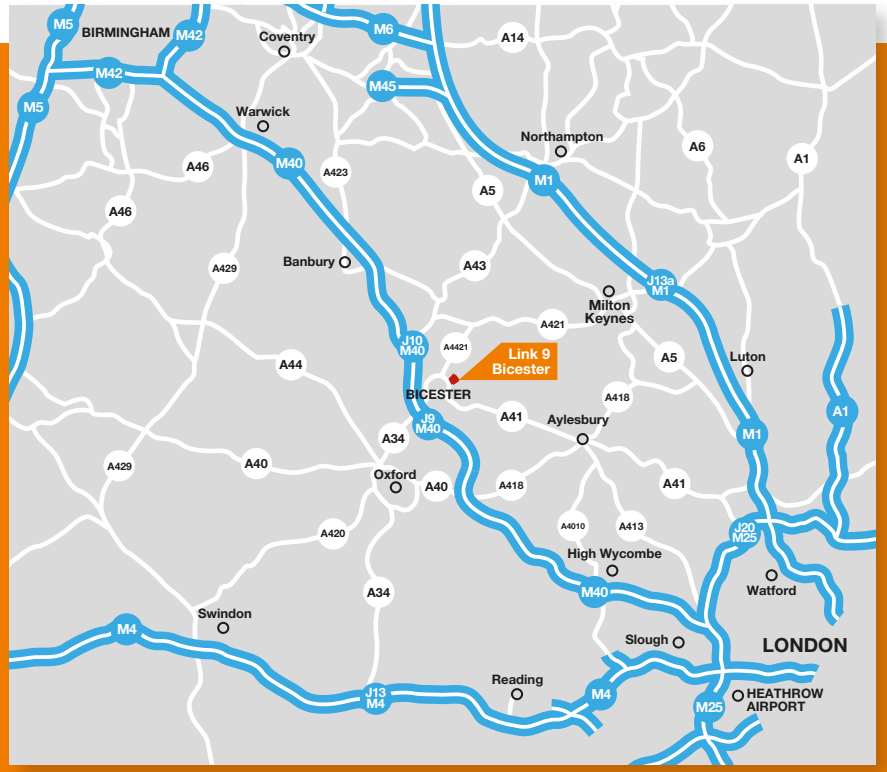
London Marylebone (from 50 mins)

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

LINK 9 BICESTER

ENERGY PERFORMANCE
EPC A -21

BREEAM RATING
VERY GOOD

ACCOMMODATION

	SQ FT	SQ M
Warehouse	155,546	14,451
First Floor Offices	6,309	586
Second Floor Offices	6,299	585
TOTAL AREA (GIA)	**168,154**	**15,622**
Car parking (Inc disabled)		135 spaces
Yard depth		50m
Dock levellers		14
Euro dock		1
Level access doors		2

SPECIFICATION

WAREHOUSE AND PRODUCTION SPACE

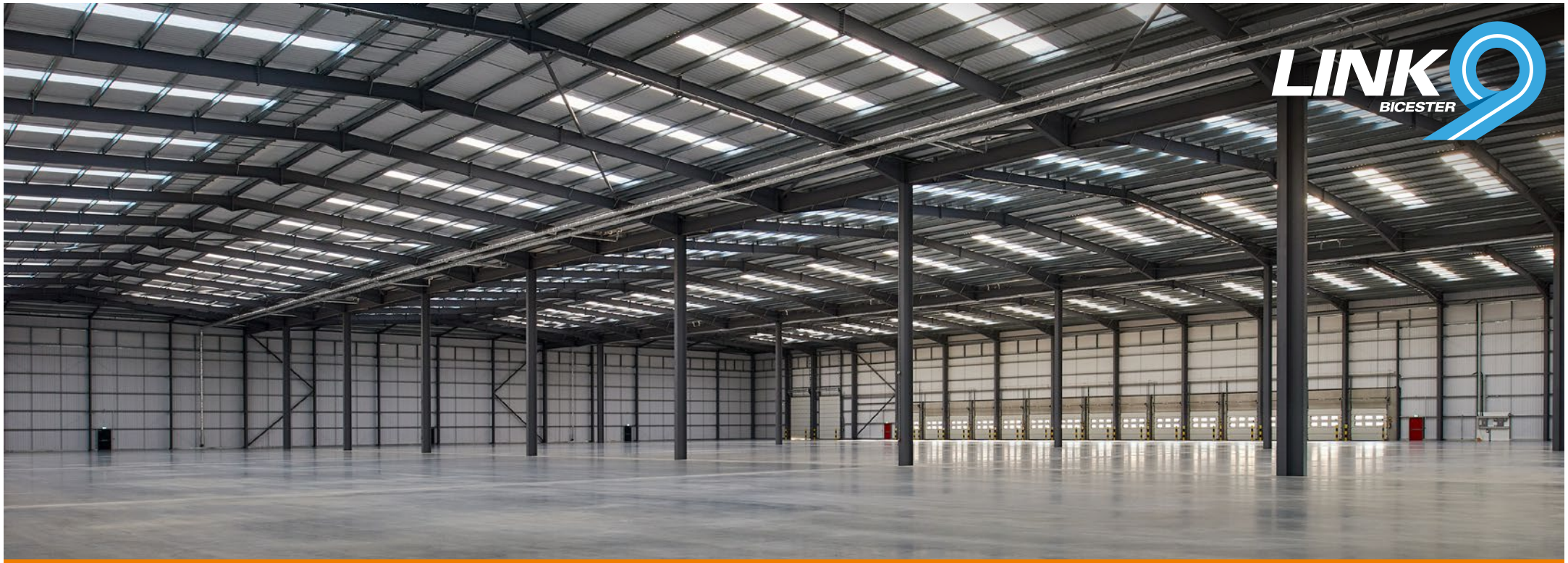
- Clear internal height to haunch 12m
- Warehouse floor slabs to FM2 surface level classification with UDL loadings of 50kNm²
- 10% roof lights
- Dock level and level access loading doors
- Steel portal frame construction
- 625 kVA power with potential for upgrade

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
- Secured gated access road and yard



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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**

RDI REIT
Real Estate Diversified Income

For further information and detailed costs, please contact the letting team

VSL
01865 848488
vslandp.com

Tom Barton
tbarton@vslandp.com

white commercial.co.uk
01295 271000

Chris White
chris@whitecommercial.co.uk

Colliers INTERNATIONAL
020 7344 6730
0121 265 7500
www.colliers.com/uk/industrial

James Haestier
james.haestier@colliers.com

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