

FP217

FRONTIERPARK

J11 M40 BANBURY, OX16 3AD

NEW PRIME 217,461 SQ FT
LOGISTICS/WAREHOUSE OPPORTUNITY

AVAILABLE NOW



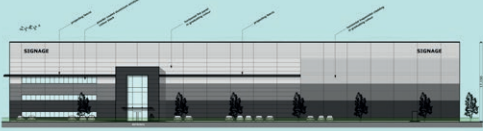
WWW.FRONTIERPARK.COM/BANBURY



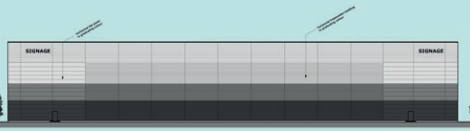
CONSTRUCTION NOW COMPLETE

FP217 FRONTIER PARK, BANBURY IS A NEW LOGISTICS/WAREHOUSE DEVELOPMENT OF **217,461 SQ FT**. THE PROPERTY OFFERS **UNRIVALLED ACCESS** ONTO **J11 OF THE M40 MOTORWAY** WITH EXCELLENT ROADSIDE VISIBILITY FOR POTENTIAL OCCUPIERS.

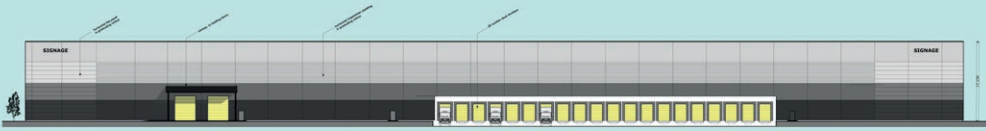
WEST ELEVATION



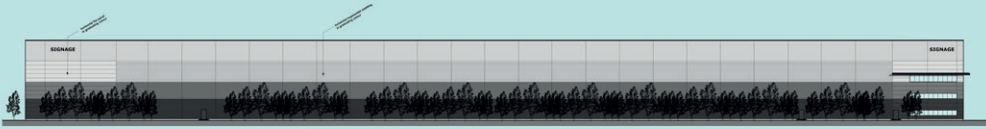
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



AVAILABLE NOW

FP217 PROVIDES AN UNRIVALLED SPECIFICATION, INCLUDING THE FOLLOWING:



128
CAR PARKING
SPACES



UP TO
1.5MVA
POWER SUPPLY



20
DOCK LEVEL
LOADING DOORS



2
SURFACE LEVEL
LOADING DOORS



50M
SERVICE YARD



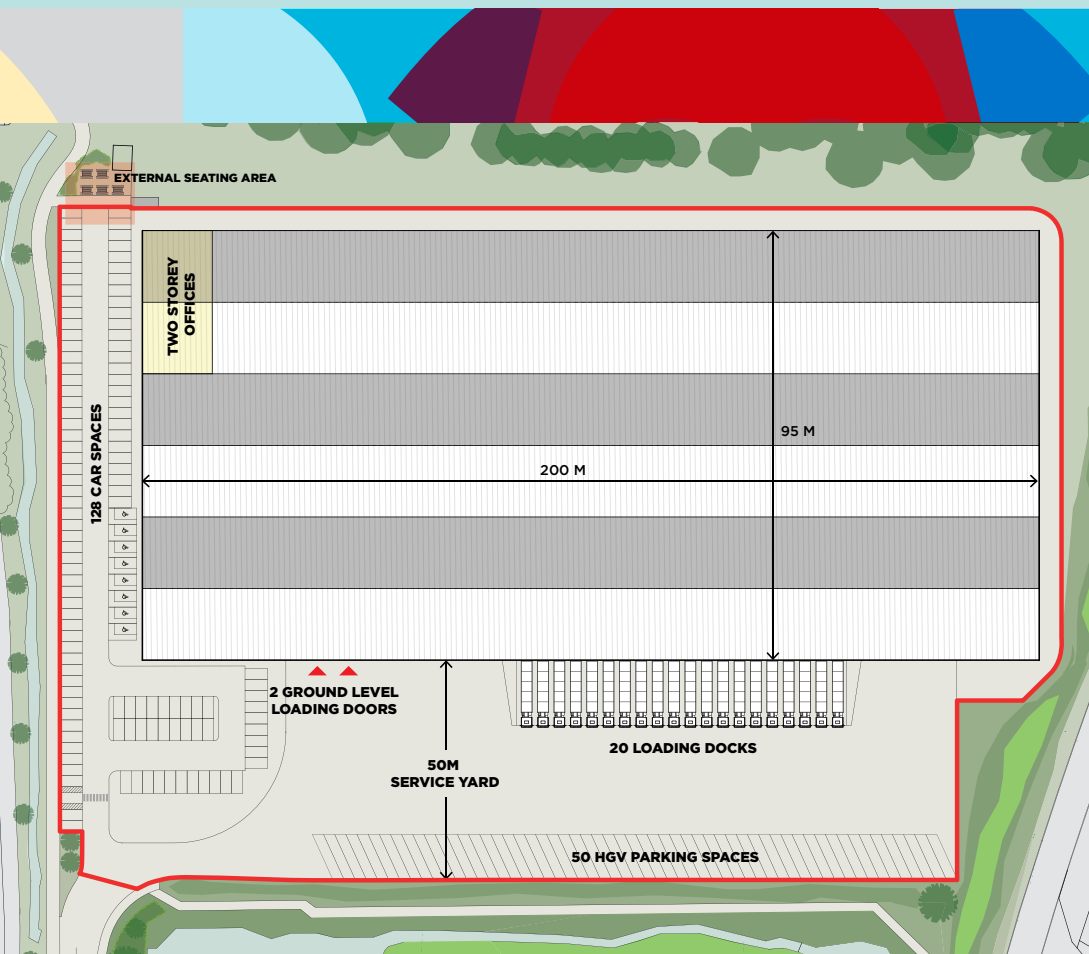
50KN/M²
FLOOR LOADING



15M
EAVES HEIGHT



BREEAM
VERY GOOD



FLOOR AREAS

| FP217 | SQ FT | SQ M |
|--------------|----------------|---------------|
| WAREHOUSE | 206,637 | 19,197 |
| OFFICE | 10,824 | 1,006 |
| TOTAL | 217,461 | 20,203 |

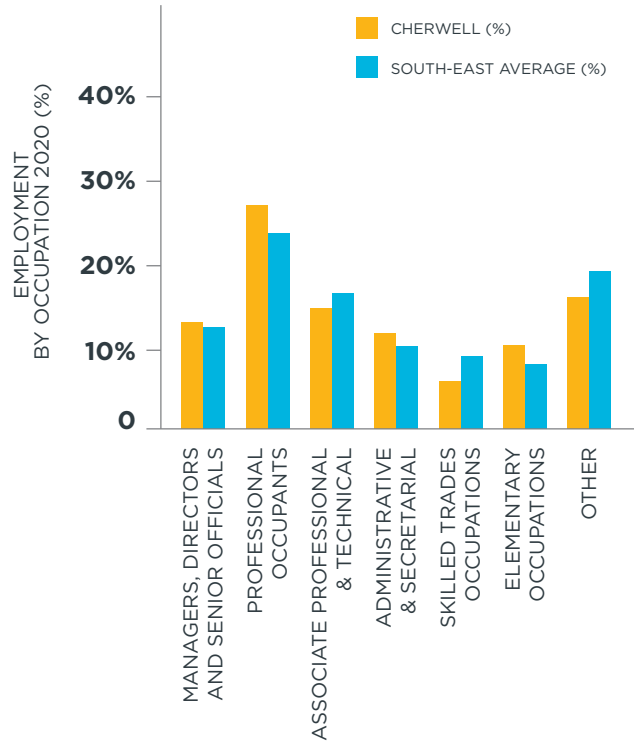
Approximate Gross Internal Areas
Offices (incl. Reception and Two Storey)

DEMOGRAPHICS (CHERWELL LOCAL AUTHORITY)

Manufacturing and distribution are well established in Cherwell District. There is **good employment** demand in the area with approximately **4,800 residents seeking job opportunities**.

The area benefits from **above-average employment levels** in skilled trades, sales and customer service sectors. Process plant and machine operatives and technicians are also well represented.

WORKFORCE SKILLS



POPULATION

Number of residents

149,200

Population aged 16-64

male 46,300 (49.7%)

female 46,800 (50.3%)

93,100

Average annual income for Cherwell

(median pay for full time workers)

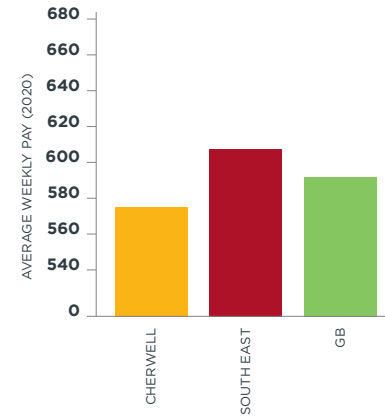
£29,915

AFFORDABLE LABOUR SUPPLY

The average weekly wage is over **5% lower than the wider South East**.

This equated to an average saving of **£2,017 per employee per annum** in comparison with Watford, and would therefore show an annual saving of **£201,700 per 100 employees, per annum**.

AVERAGE WEEKLY PAY (2020)



AVERAGE HOURLY PAY (2020)





LOCATION

FRONTIER PARK, BANBURY IS PERFECTLY SITUATED TO SERVE THE EAST & WEST MIDLANDS, LONDON AND THE HOME COUNTIES. IT OFFERS OCCUPIERS AN UNRIVALLED LOCATION ADJACENT TO J11 OF THE M40 MOTORWAY WHILST PROVIDING EXCELLENT ROADSIDE FRONTAGE TO ONE OF THE BUSIEST UK MOTORWAYS.

Banbury is home to a number of major national occupiers including DHL, Amazon, The Entertainer, Bidvest, HelloFresh, Kraftfoods and Prodrive.

Frontier Park comprises a prime opportunity within an established employment location.

| Road and Rail Links | |
|--|----------|
| M40 Junction 11 | Adjacent |
| Banbury Railway Station | 1 mile |
| Daventry International Rail Freight Terminal | 24 miles |
| M1 Junction 15a | 27 miles |
| M42 Junction 3a | 30 miles |
| Birmingham City Centre | 44 miles |
| Central London | 78 miles |

| Airports | |
|-----------------------|-----------|
| Birmingham Airport | 40 miles |
| Luton Airport | 63 miles |
| Heathrow Airport | 66 miles |
| East Midlands Airport | 74 miles |
| London Stanstead | 100 miles |
| London Gatwick | 103 miles |

| Seaports | |
|----------------|-----------|
| Southampton | 98 miles |
| London Gateway | 110 miles |
| Avonmouth | 116 miles |
| Felixstowe | 151 miles |



FURTHER INFORMATION

The unit is available on a leasehold basis, please contact the letting agents for further information.

DAVID TEW

david.tew@avisonyoung.com
07920 005081

ROBERT RAE

robert.rae@avisonyoung.com
07860 398744

**AVISON
YOUNG**

024 7663 6888

avisonyoung.co.uk

TOM BARTON

tom.barton@cbre.com
07817 033078

ANNA WORBOYS

anna.worboys@cbre.com
07447 928239

CBRE

AKHTAR ALIBHAI

akhtar.alibhai@colliers.com
07909 684801

SAM ROBINSON

sam.robinson@colliers.com
07825 437213



WWW.FRONTIERPARK.COM/BANBURY

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