

# FP180

## FRONTIERPARK

J11 M40 BANBURY, OX16 3AD

### NEW PRIME 180,000 SQ FT LOGISTICS/WAREHOUSE OPPORTUNITY

**AVAILABLE Q1 2024**



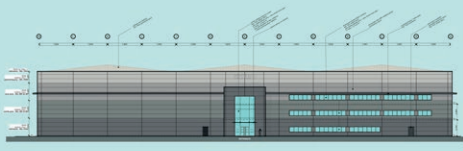
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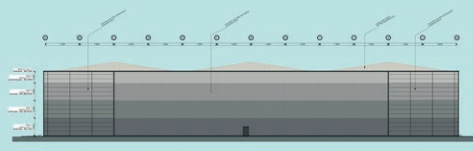


**FP180 FRONTIER PARK, BANBURY** IS A NEW LOGISTICS/WAREHOUSE DEVELOPMENT OF **180,000 SQ FT**. THE PROPERTY OFFERS **UNRIVALLED ACCESS** ONTO **J11 OF THE M40 MOTORWAY** WITH EXCELLENT ROADSIDE VISIBILITY FOR POTENTIAL OCCUPIERS.

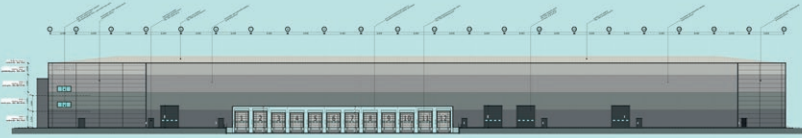




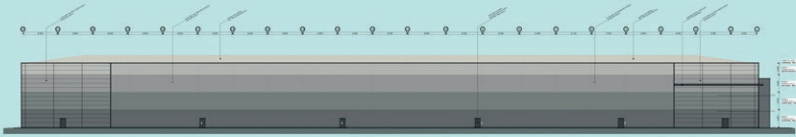
**FRONT/NORTH ELEVATION**



**REAR / SOUTH ELEVATION**



**RIGHT SIDE / WEST ELEVATION**



**LEFT SIDE / EAST ELEVATION**

**FP180 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/M<sup>2</sup>**  
FLOOR LOADING



**15M**  
EAVES HEIGHT



**BREEAM**  
VERY GOOD



**FLOOR AREAS**

FP180	SQ FT	SQ M
WAREHOUSE	170,000	15,793
OFFICE	10,000	929
<b>TOTAL</b>	<b>180,000</b>	<b>16,722</b>

Approximate Gross Internal Areas

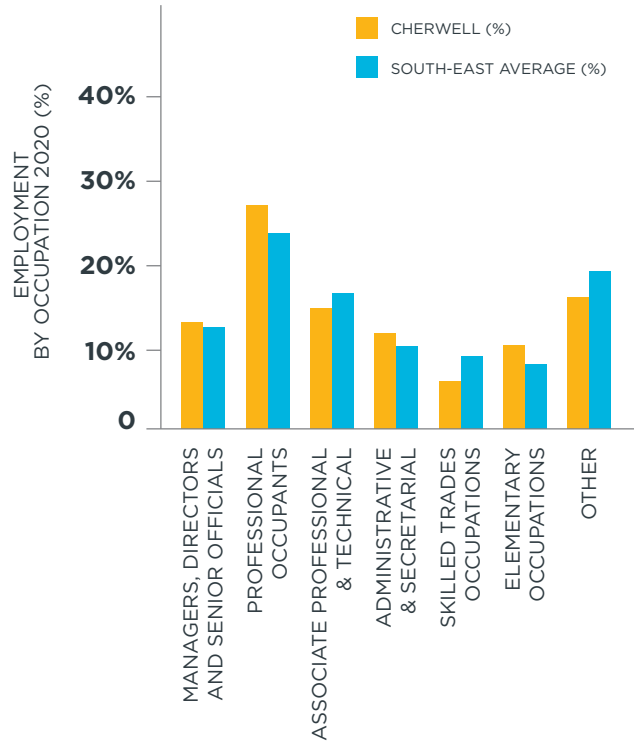
**UNDER CONSTRUCTION**

## 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)

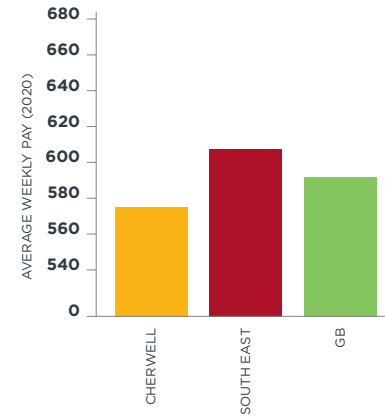
**£29,915**

## 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





JUNCTION 11

M40

FP180

## FURTHER INFORMATION

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

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