

**Building 8**  
38,710 sq ft

The new sustainable technology and advanced manufacturing community including David Lloyd Health, Fitness & Racquets Club.

Phase 2 provides four detached technology buildings totalling 120,000 sq ft and is well advanced. Three buildings have been pre-let, with construction of two buildings already complete. Only Building 8 remains available to let.

Building 8 is 38,710 sq ft and will be ready for occupation in July 2024





Unit 8 Phase 2 CGI. Indicative Only.



## Causing a positive change

Welcome to Catalyst Bicester, the new sustainable business community designed for technology industries, advanced manufacturing and high-performance engineering companies.

Catalyst Bicester is more than just a technology park; it will be an impressive gateway to Bicester connecting people to their work, homes and shops by excellent pedestrian, cycle, bus and train links.

The development includes a new David Lloyd health and fitness centre, parkland landscaping, all alongside the new Holiday Inn hotel.

Phase 1 is complete and fully let to Evolito and YASA.

Construction of phase 2 Catalyst is well advanced, Buildings 5 and 6 are complete and already let to Tesla and a further highly innovative design and manufacturing company (details to be announced shortly).

Buildings 7 and 8 are under construction with Building 7 also pre-let to the unnamed design and manufacturing company. Only Building 8 remains available in phase 2.

Phase 3 Catalyst will comprise a further 110,000 sq ft and will commence in summer 2024. At this stage bespoke occupier requirements can be satisfied.

Buildings at Catalyst are highly sustainable with a BREEAM rating of Excellent, EPC rating A and are set in an extensive parkland environment.

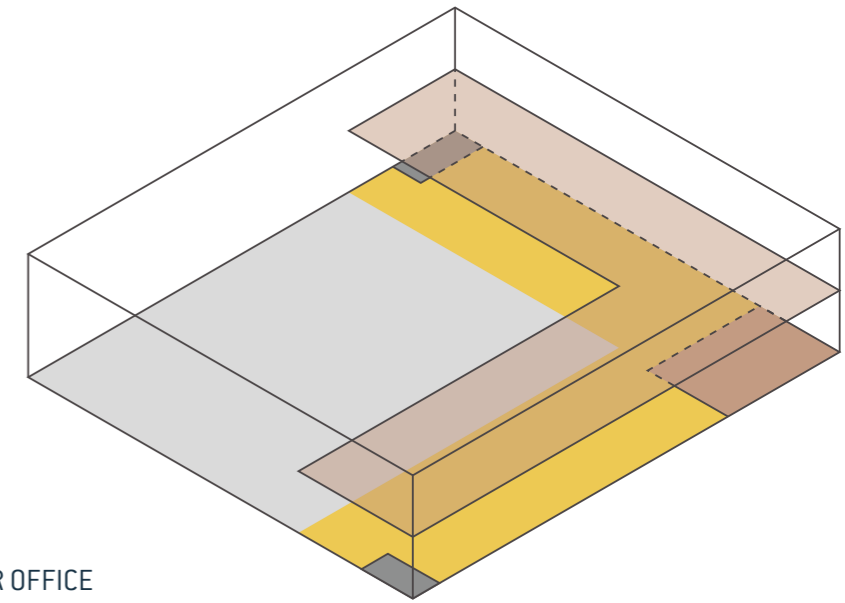


CGI - Indicative Only.

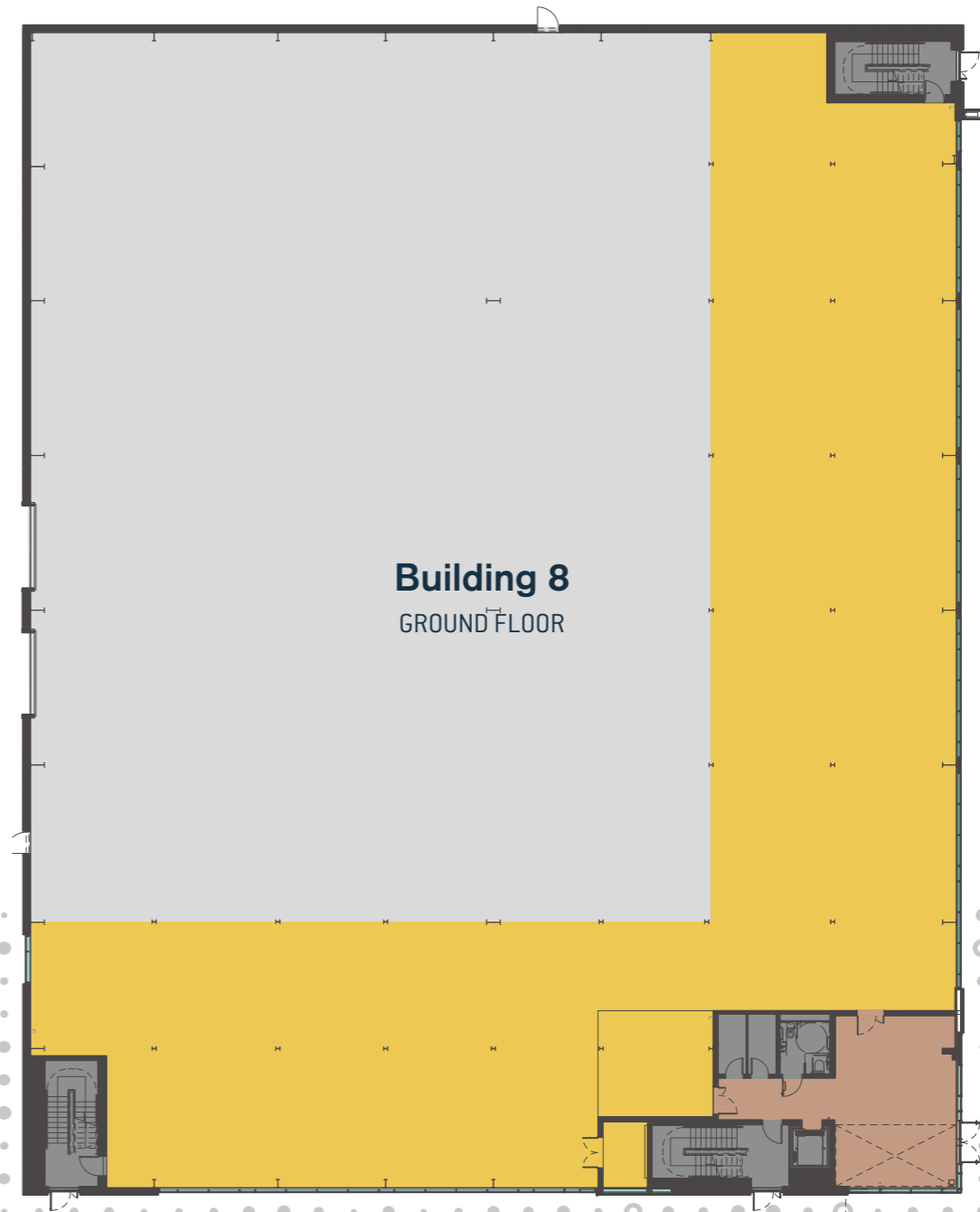


## Building 8 design & specification

- Grade A open plan offices at first floor (approximately 30% of GIA) with outstanding natural light and 2.8 m ceiling heights
- building design to facilitate easy additional office, technical and lab area fit-out at ground floor, with 4m height from slab to underside of insulation below the first floor
- EPC Rating A and BREEAM Excellent
- photovoltaics to supplement energy use and air source heat pumps
- 8 metre minimum clear internal height to production areas
- full height glazing to office elevations and micro lined facade cladding
- maximised natural light to the production areas with 12% roof lights and translucent wall panels
- FM2 floor tolerance in production area designed for uniform loads of 50 kn/m<sup>2</sup>
- large dedicated car parks with parking at a ratio of approximately 1:399 sq ft (1:37 sq m)
- dedicated service yards with 3 loading doors to production areas
- electric vehicle charging for 28 cars
- 750 KVA capacity



- GROUND FLOOR RECEPTION & FIRST FLOOR OFFICE
- LAB/OFFICE EXPANSION AREA GROUND FLOOR
- DOUBLE HEIGHT AREA





# Catalyst site plan

## Building 8 Floor Areas (GIA):

GROUND FLOOR	FIRST FLOOR	TOTAL	PARKING	CYCLE
27,095 sq ft	11,615 sq ft	38,710 sq ft (3,596 sq m)	97	36



- PHASE 1 COMPLETED TECHNOLOGY BUILDINGS
- PHASE 2 COMPLETED TECHNOLOGY BUILDINGS
- PHASE 2 UNDER CONSTRUCTION
- PHASE 3 CONSTRUCTION START 2024
- DAVID LLOYD
- ROAD
- FOOTPATHS
- LANDSCAPING



## Catalyst - the story so far

Phase 1 is complete and comprises 4 technology buildings at the entrance to the park plus the David Lloyd Health and Fitness club. Phase 2 is at an advanced stage; Buildings 5 and 6 are complete and already let, Buildings 7 and 8 are under construction with Building 7 pre-let.

Phase 3 Catalyst will commence in 2024 to provide a further 110,000 sq ft in up to four buildings but could be developed to accommodate a single bespoke occupier requirement. Ultimately, Catalyst will provide over 300,000 sq ft of technology accommodation

in a sustainable business community designed for advanced manufacturing, high performance engineering and technology industries.

Buildings 1–3 were pre-let to Evolito, a ground-breaking electric aviation business with Building 4 let to YASA, an electric motor R&D company owned by Mercedes Benz. Phase 2 is substantially let to Tesla and an unnamed design and manufacturing company.

**Evolito**  
The Power of Electric Flight

**T E S L A**

**YASA** 



*David Lloyd*  
— CLUBS —

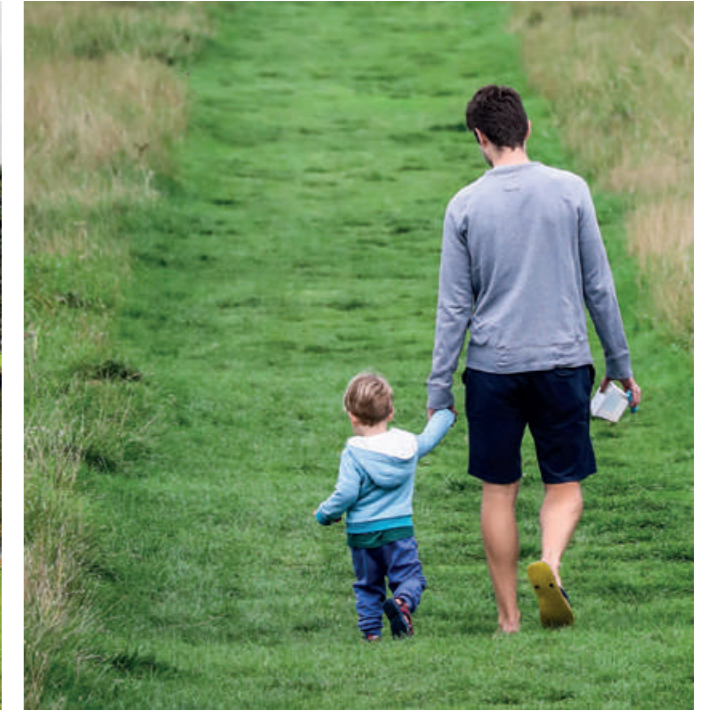




## A sustainable environment

With the green environment and sustainable buildings at the forefront of people's minds, you will experience sensitive tree planting and soft landscaping with seating areas for occupiers to relax or hold outdoor meetings and paths for walking and running.

New pedestrian and cycle links will connect Catalyst Bicester to the upgraded wider routes.



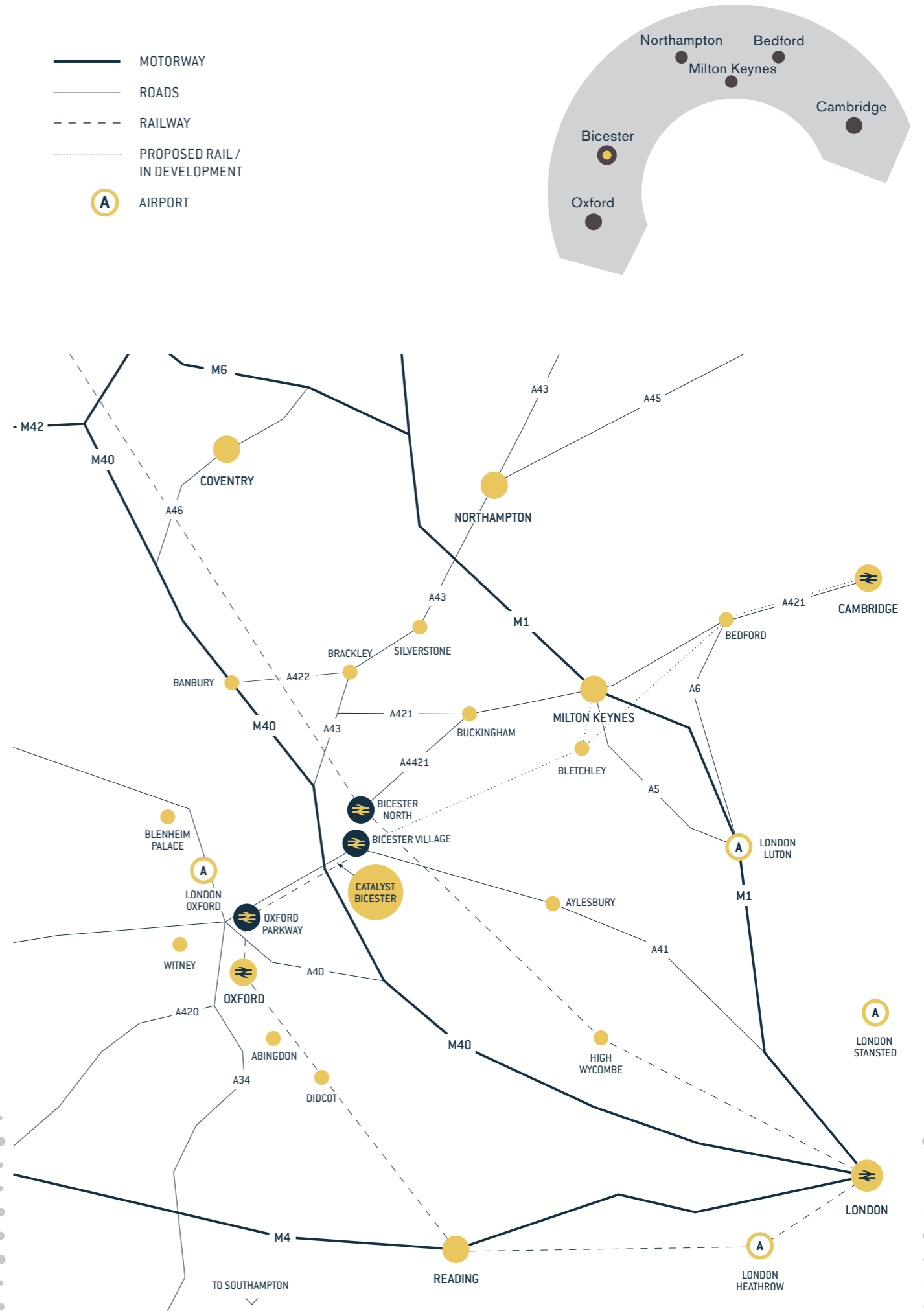
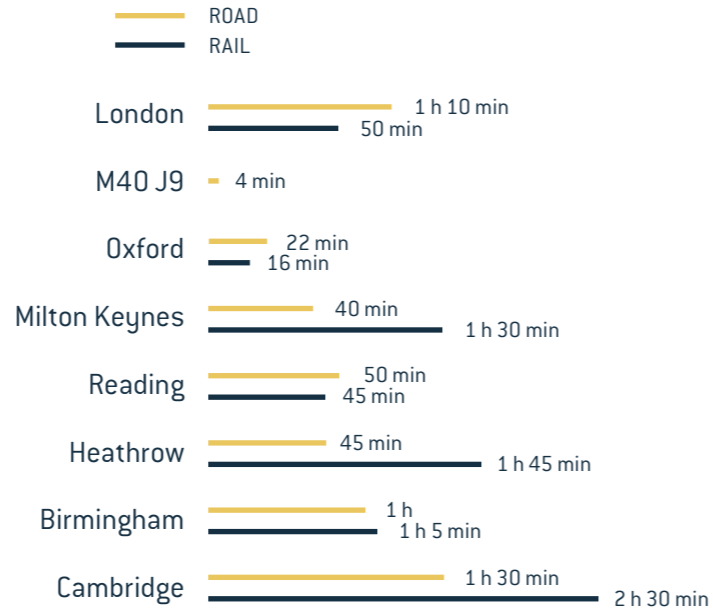
View towards Bicester showing alternative Phase 3 layout



## Globally connected

Catalyst is located within the vibrant Oxford - Cambridge Arc, the UK's knowledge economy engine. Its central location within the corridor is why businesses are looking to expand or locate to this vibrant town. It is situated off the A41, just 2 miles from J.9 M40 and within 20 minutes drive of Oxford.

Bicester has excellent rail connections to London, Oxford, Reading and shortly a direct service to Cambridge will be complete. Bicester's rate of growth is unrivalled in the region with the town's population set to exceed 50,000 within the next 10 years and new technology based occupiers such as Yasa, Evolito and Siemens selecting the town.





## Connected in every way

Our vision is for Catalyst Bicester to have the best possible connections via pedestrian, cycle, bus and train networks so that people living locally can easily and sustainably access their workplace and link into Oxford, London, and further afield.

Your staff and visitors will benefit from sustainable travel mode choices when traveling to and from Catalyst Bicester.

### LOCAL MAP KEY

Bus routes:

- S5
- - - S5 (peak only)
- X5
- E1
- 25A
- 26
- 21
- BUS STOP

Cycle routes:

- - - - GOLD
- - - - SILVER
- - - - BRONZE
- - - - 51

### BICESTER NORTH

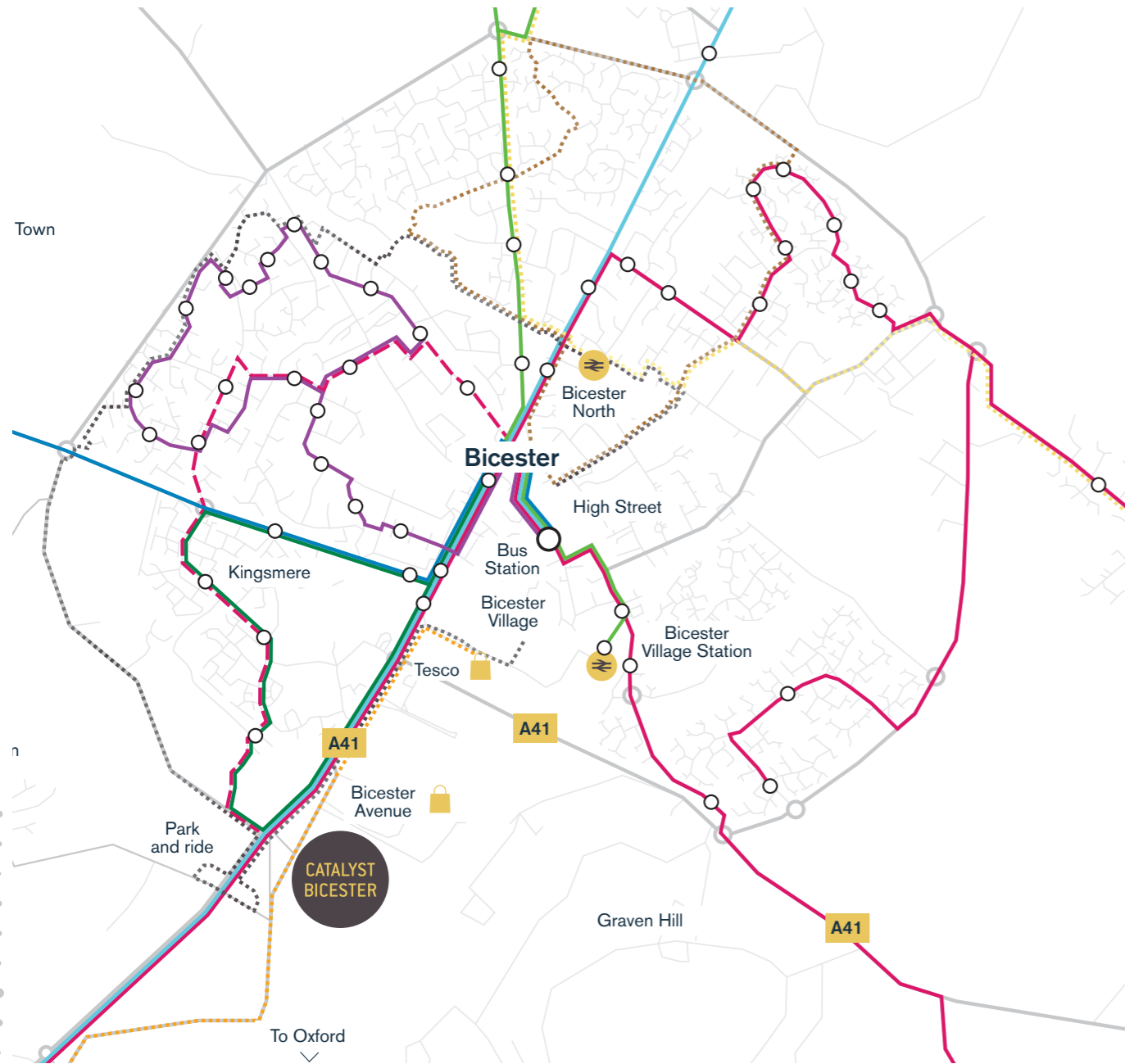
- FOOT — 33 mins
- BIKE — 10 mins
- CAR — 6 mins
- BUS — 13 mins (S5 to Bicester)

### OXFORD

- BIKE — 59 mins
- CAR — 22 mins
- BUS — 32 mins (S5 to Oxford)

### BICESTER VILLAGE

- FOOT — 15 mins
- BIKE — 5 mins
- CAR — 5 mins
- BUS — 5 mins (S5 to Langford Village)





## Well-being included

These days, when it comes to retaining and attracting the very best people, businesses have staff well-being at the top of their lists.

At Catalyst Bicester, health and fitness will be on your doorstep. Operated by Europe's premier racquets and fitness provider, David Lloyd Clubs, there will be a gym, indoor and outdoor swimming pools and their renowned tennis courts.

David Lloyd opened in autumn 2022.



CGI provided by David Lloyd. For illustrative purposes only.



## Eat, meet, shop, sleep

You will also benefit from the neighbouring new Holiday Inn Express, not only for overnight accommodation, but also its meeting room, conference facilities, and dining.

Catalyst Bicester is a short walk to many shops, restaurants and facilities: Bicester Village, Bicester High Street, Tesco superstore, and the newly opened Bicester Shopping Park which includes Boots, M&S Foodhall, Next with Costa Coffee and Nike.





## World-renowned

Oxfordshire has one of the highest concentrations of innovation assets in the world with universities at the forefront of global transformative technologies and sectors such as fusion technology, autonomous vehicles, quantum computing, cryogenics, space, life sciences and digital health.

The University of Oxford continues to generate more spin-outs than any other University in the UK. There are currently more than 150 active science and technology start-ups in the region.



Bridge of Sighs, Oxford

## Strong foundations

Bicester is integral to this economic growth story. It is a fast-growing, sustainable location with extensive new housing, providing a wealth of talent for those companies choosing to locate in the town.

The town's new residential areas include the UK's largest self-build site and a pioneering zero-carbon eco-town.

It is also home to the internationally-renowned Bicester Village.

Bicester's exceptional rail and road connections also provide unique connectivity to both Oxford and the wider Arc, enabling unrivalled access to globally significant high-technology clusters.

Catalyst Bicester will provide the workspace and environment so that businesses from near and far can thrive.



Bicester Avenue



Graven Hill self-build community



Elmsbrook Eco Town





## In summary

Catalyst Bicester is like no other development in the town, offering the highest quality buildings, facilities and working environment for the knowledge-based sector.

Catalyst is being developed by Albion Land, its fourth major investment in the town within recent years. Albion Land was established in 1990 and has a reputation for developments of the highest quality.

Phase 1, comprising four impressive technology buildings, is already complete and has attracted Evolito and YASA, both ground-breaking technology manufacturing companies.

The development also includes a new David Lloyd health and fitness centre all set in parkland landscaping, alongside the new Holiday Inn hotel.

Phase 2 is well advanced and after early pre-lettings, only Building 8 now remains available (38,710 sq ft / 3,596 sq m).

Further development phases offer the ultimate design flexibility with buildings up to 110,000 sq ft available on a bespoke basis.



Units 9, 11 and 12 CGI. Indicative only.



# CATALYST BICESTER

## Contact

For more information on this superb location for technology and knowledge based occupiers, the development concept for Catalyst and detail of further phases then go to:

[catalystbicester.com](http://catalystbicester.com)

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