



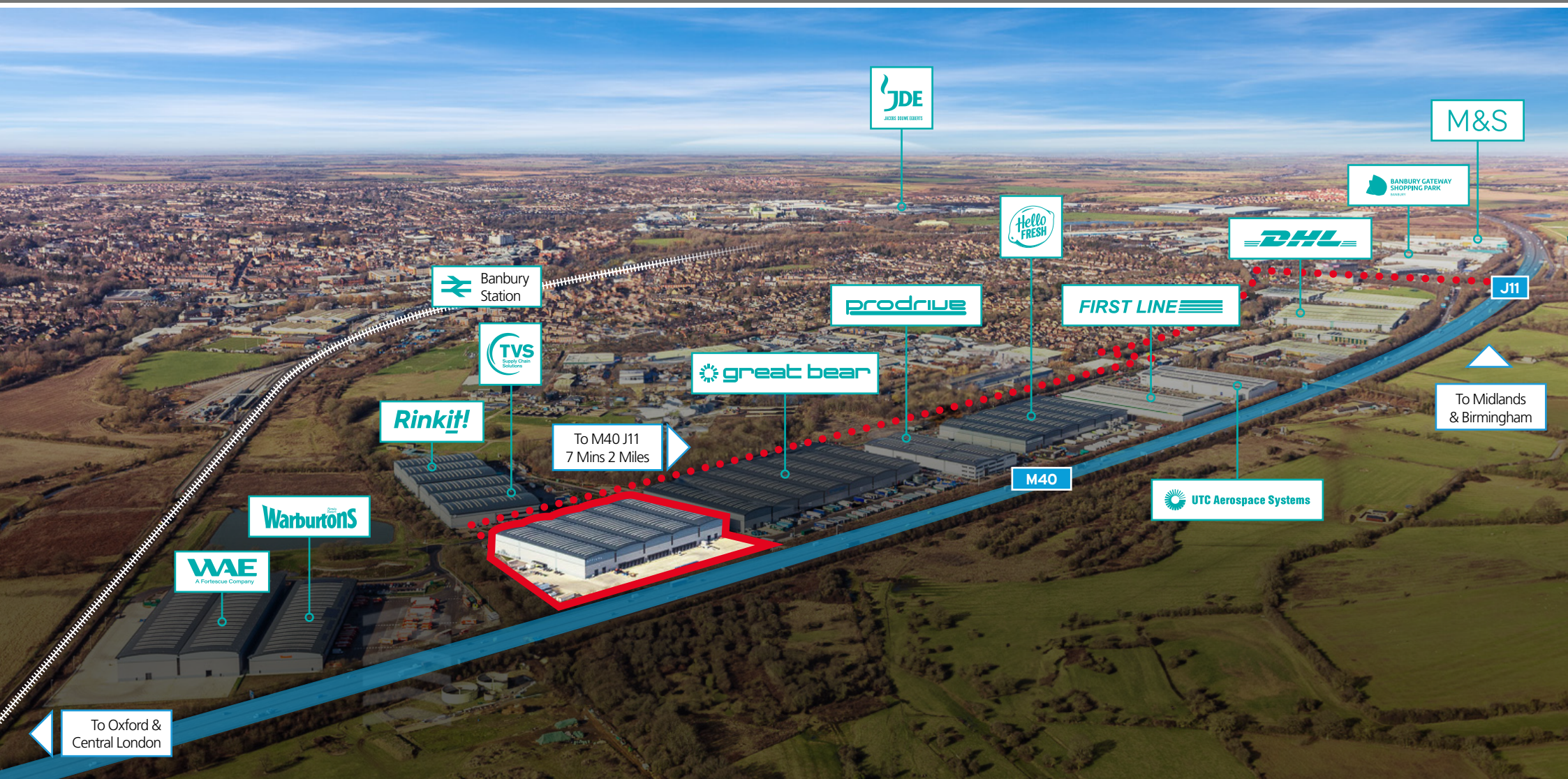
Industrial / Logistics Warehouse 199,192 sq ft (18,505 sq m) **TO LET**

- Direct access to M40 J11
- Power 1 MVA (upgrades available)
- Up to 50m secure service yards
- Secure detached unit
- Up to 15m clear height
- BREEAM 'Very Good'
- EPC A
- EV charging
- Solar PV's
- Net zero carbon in construction
- LED warehouse lighting
- Zero blind spot CCTV

BANBURY

central m40

CHALKER WAY ■ BANBURY ■ OX16 4XD ■ ///SHARED.CAMERA.TELLS



BANBURY

DESCRIPTION

Central M40 provides rapid access to the M40 motorway, situated within just 1 mile of Junction 11. Positioned between Birmingham (44 miles) and London (78 miles), it serves as a pivotal connection point for the East Midlands, West Midlands, and London/South East markets.

With 75% of the UK population accessible within a 4-hour drive time for heavy goods vehicles, its strategic location enhances its appeal as a logistical center or distribution hub.



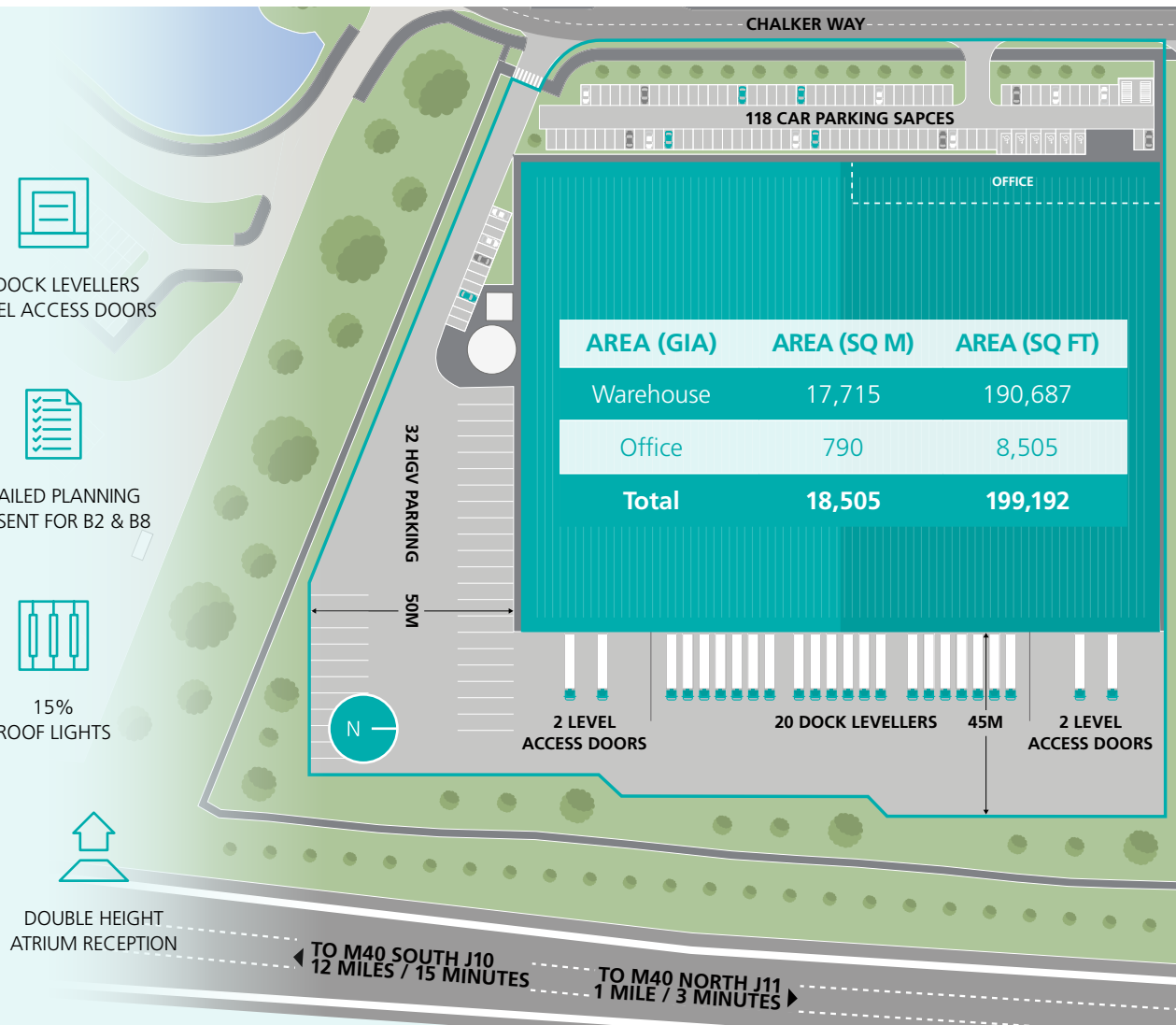
M40

central m40

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SITE PLAN & SPECIFICATION

-  POWER 1 MVA (UPGRADES AVAILABLE)
-  SECURE TWIN SERVICE YARDS UP TO 50M
-  15M CLEAR INTERNAL HEIGHT
-  20 DOCK LEVELLERS
4 LEVEL ACCESS DOORS
-  50 KN/M2 FLOOR LOADING
-  118 CAR PARKING SPACES
-  32 HGV PARKING SPACES
-  DETAILED PLANNING CONSENT FOR B2 & B8
-  EPC RATING A
-  BREEM VERY GOOD
-  24 HOUR ACCESS
-  15% ROOF LIGHTS
-  AIR CONDITIONING
-  PIR CONTROLLED ENERGY EFFICIENT LED LIGHTING TO ENTIRE WAREHOUSE
-  CCTV AND FACE RECOGNITION ENTRY SYSTEM
-  HEAVY DUTY RAISED ACCESS FLOOR
-  DOUBLE HEIGHT ATRIUM RECEPTION



BANBURY

LOCAL AMENITIES

COSTA
COFFEE

PRIMARK

Waitrose

極度乾燥(しなさい)
Superdry®

TESCO

T.K.maxx

GREGGS

next

 Premier Inn

M&S

INSTAVOLT

MILLER & CARTER
- STEAKHOUSE -




ALDI



M40

central m40

CHALKER WAY ■ BANBURY ■ OX16 4XD ■ ///SHARED.CAMERA.TELLS

SUSTAINABILITY IS AT THE HEART OF EVERYTHING WE DO



20 X FITTED ELECTRIC VEHICLE CHARGING POINTS



NET ZERO CARBON IN CONSTRUCTION



ROOF MOUNTED SOLAR PV PANELS



ASHP GENERATION FOR HEATING AND COOLING



BREEAM VERY GOOD



HIGH QUALITY LANDSCAPED ENVIRONMENT



GENEROUS CYCLE STORAGE



EPC A RATING



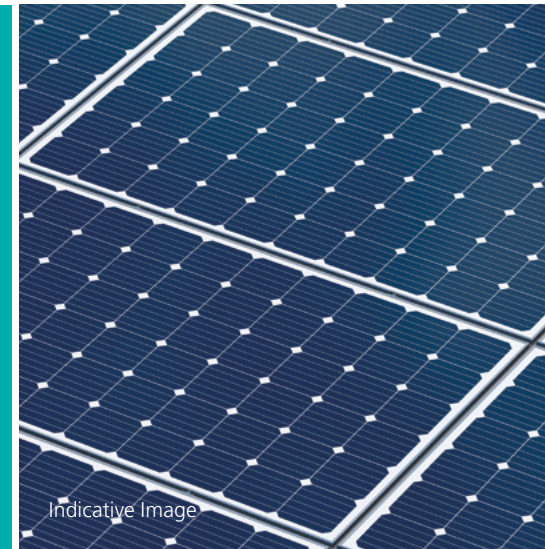
15% ROOF LIGHTS INSTALLED



SUSTAINABLE TRAVEL OPTIONS ADJACENT TO BANBURY STATION AND LOCAL BUS LINKS



PIR CONTROLLED ENERGY EFFICIENT LED LIGHTING TO ENTIRE WAREHOUSE



BANBURY

POPULATION AND DEMOGRAPHICS



13,000 PEOPLE WORKING WITHIN THE TRANSPORT AND STORAGE SECTOR



HIGHER UNEMPLOYMENT RATES THAN NEARBY CHERWELL AND OXFORDSHIRE



33% OF LOCAL WORKING POPULATION SUITED TO WAREHOUSE AND DISTRIBUTION SECTORS



DIRECT ACCESS TO THE M40 VIA JUNCTION 11



AVERAGE **WEEKLY WAGE** IS OVER **5% LOWER** THAN THE WIDER SOUTH EAST



CUTTING-EDGE LOGISTICS HUB



AREA OF WELLBEING AND OUTSTANDING NATURAL BEAUTY



BANBURY IS HOME TO A POPULATION OF **46,525 PEOPLE**



ONLY 1 MILE TO BANBURY RAILWAY STATION



EXTENSIVE LOCAL BUS NETWORK LINKING THE SITE TO THE BANBURY AREA



OVER 500,000 WORKING AGE PEOPLE WITHIN OXFORDSHIRE

central m40

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LOCATION

Central M40, offers unrivalled access to J11 of the M40 motorway and excellent roadside visibility.

COMMUNICATIONS

M40 Junction 11	1 miles	7 mins
Banbury Rail Station	1 miles	8 mins
Daventry Freight Terminal	24 miles	40 mins
M1 Junction 15a	27 miles	42 mins
M42 Junction 3a	30 miles	48 mins
Birmingham International	40 miles	50 mins
Central Birmingham	44 miles	60 mins
M25 Junction 16	57 miles	62 mins
London Luton	63 miles	70 mins
London Heathrow	66 miles	75 mins
Central London	78 miles	120 mins
Southampton	98 miles	100 mins
London Gateway	110 miles	120 mins



FURTHER INFORMATION

Is available through our joints agents and our website:
canmoor-centralm40.com

TERMS

All units are available on new FRI leases on terms to be agreed.

PLANNING

Use Classes B2, B8 and E(g)ii and E(g)iii.



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