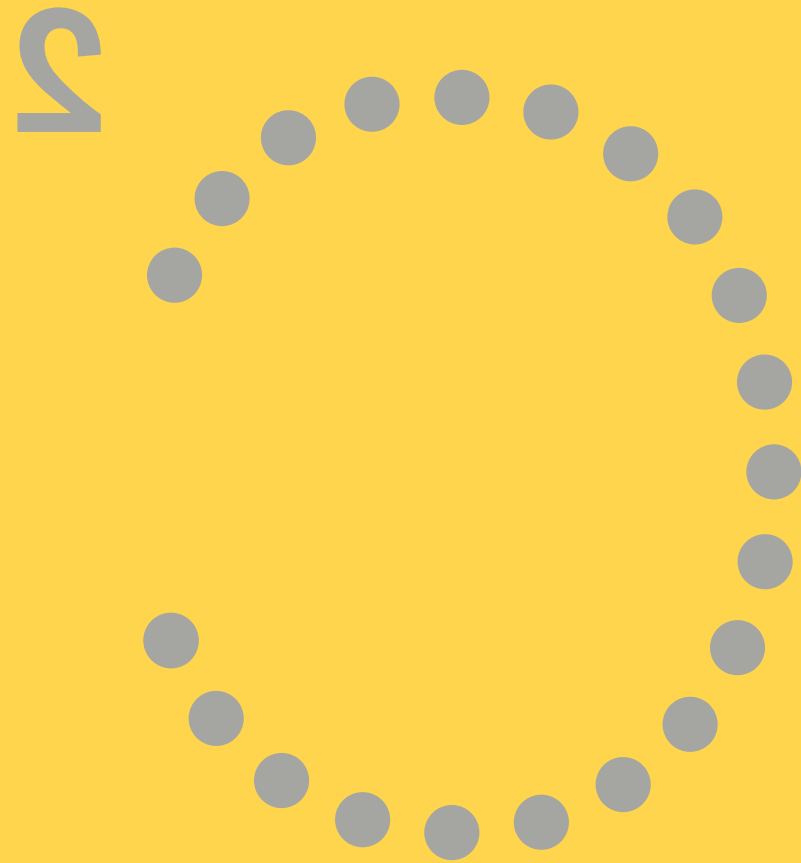




2



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

Phase 2 will commence shortly with buildings ready for occupation in Autumn 2023.

It will provide five further buildings totalling 121,735 sq ft, ranging from 17,660 sq ft to 29,615 sq ft.



Unit 7 Phase 2 CGI

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 will commence in early 2023.



Phase 2

Following the success of Phase 1, construction is set to start shortly on Phase 2 with buildings ready for occupation in Q4 2023.

Phase 2 will comprise five state of the art technology buildings for advanced manufacturing and knowledge-based occupiers. Buildings range from 17,660 sq ft to 29,615 sq ft.

The buildings will have a strong identity, featuring striking elevation features with free standing canopies leading to impressive double height foyers with galleried stairs.

Full height glazing will provide maximum levels of natural daylight to the offices which are designed to create a flexible and stimulating working environment. The design envisages the provision of further office or technical areas at ground floor.

The buildings will be highly sustainable with a BREEAM rating of Excellent, EPC rating A and are set in an extensive parkland environment.

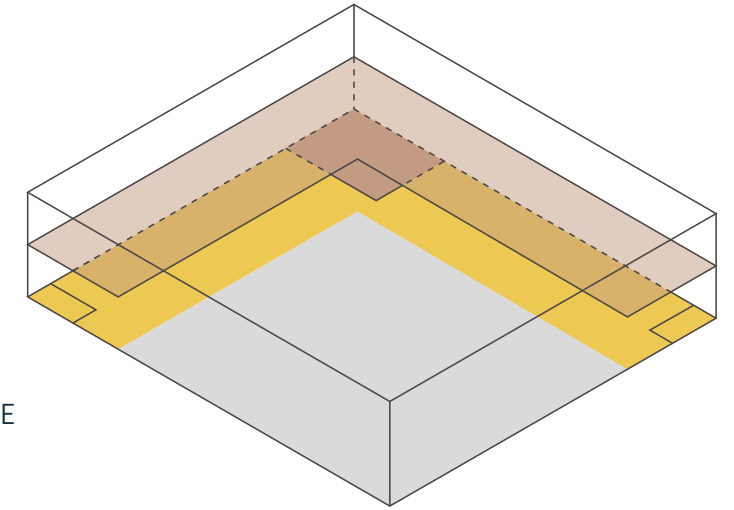
Phase 3

Phase 3 can be brought forward at any time to match specific occupier requirements. It offers the ultimate design flexibility with buildings of up to 110,000 sq ft available on a bespoke basis. The developer, Albion Land, welcomes discussions with prospective occupiers about their individual building requirements.

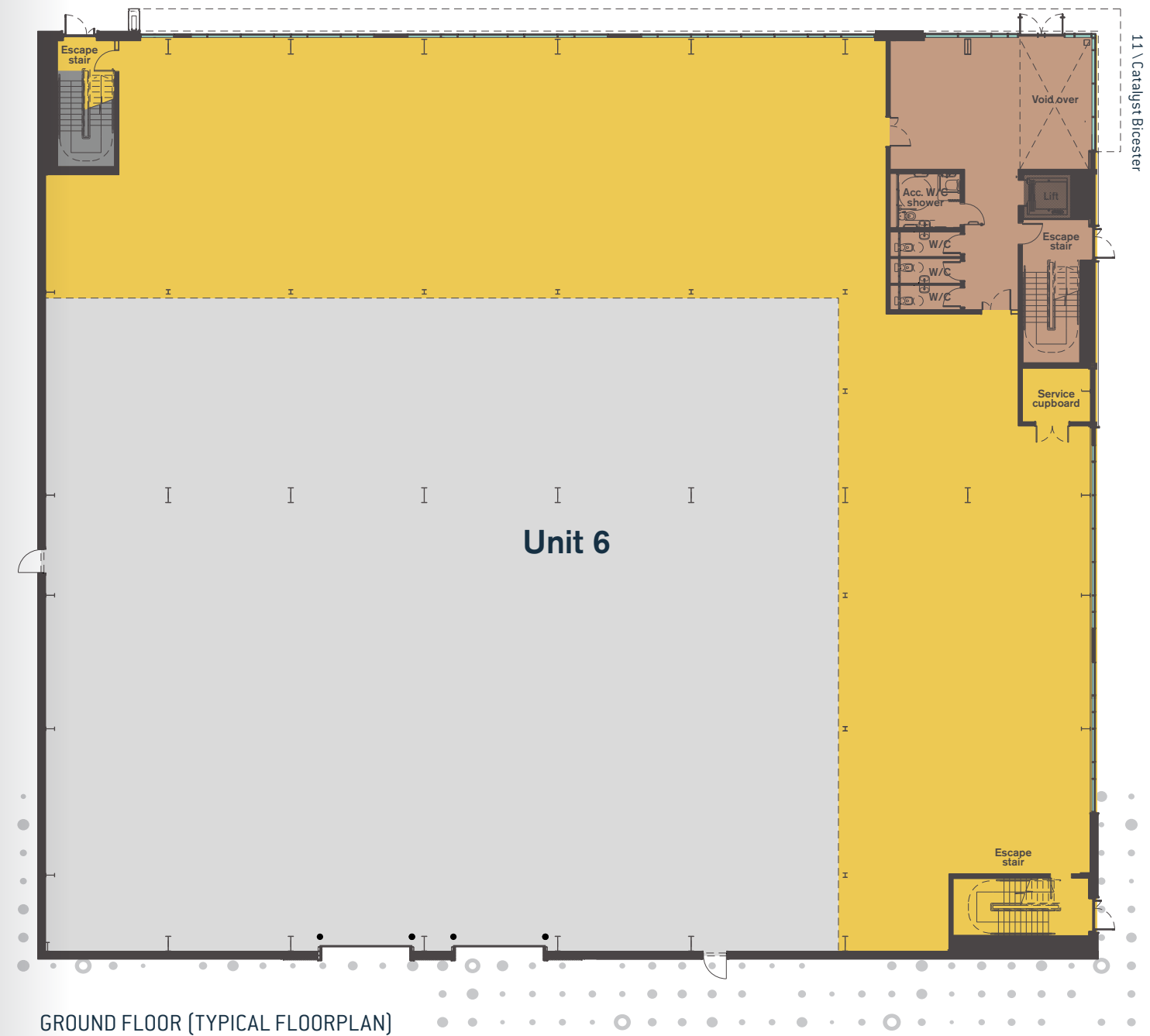


Phase 2 building design & specification

- Grade A open plan offices at first floor (approximately 30% of GIA) with outstanding natural light and 2.8 m ceiling heights
- buildings designed to facilitate easy additional lab or office fit-out at ground floor, with 4.2 m slab to soffit height below 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/m²
- large dedicated car parks with parking at a ratio of approximately 1:400 sq ft (1:37 sq m)
- dedicated service yards with loading doors to production areas
- electric vehicle charging points
- substantial electricity capacities



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



Site plan - Phase 2

Phase 2 areas (GIA) are:

	TOTAL	FIRST FLOOR OFFICE	PARKING	CYCLE
Unit 5	23,795 sq ft (2,211 sq m)	7,140 sq ft (663 sq m)	66	20
Unit 6	29,615 sq ft (2,751 sq m)	8,885 sq ft (825 sq m)	72	24
Unit 7	29,615 sq ft (2,751 sq m)	8,885 sq ft (825 sq m)	72	24
Unit 8	21,050 sq ft (1,956 sq m)	5,305 sq ft (493 sq m)	51	20
Unit 9	17,660 sq ft (1,641 sq m)	4,415 sq ft (410 sq m)	46	16

Each building will have a dedicated car park, in addition to a large service yard.



Phase 1 complete

Phase 1 of Catalyst is now complete and comprises 4 buildings at the entrance to Catalyst which will ultimately provide up to 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. Building 4 is let to YASA, an electric vehicle motor manufacturer which is owned by Mercedes Benz.

Alongside Phase 1, the new David Lloyd health and fitness club and the Holiday Inn are both complete and open.

YASA 



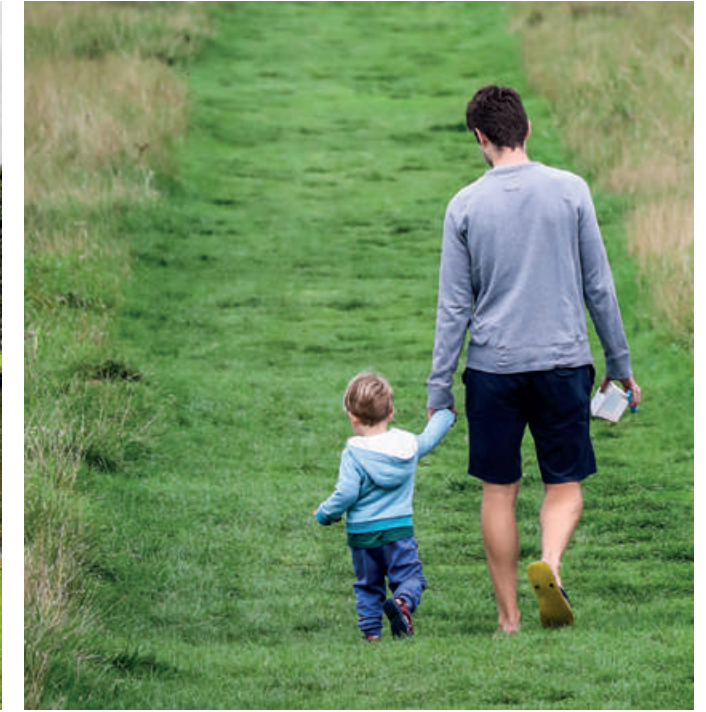
Evolito
The Power of Electric Flight



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.

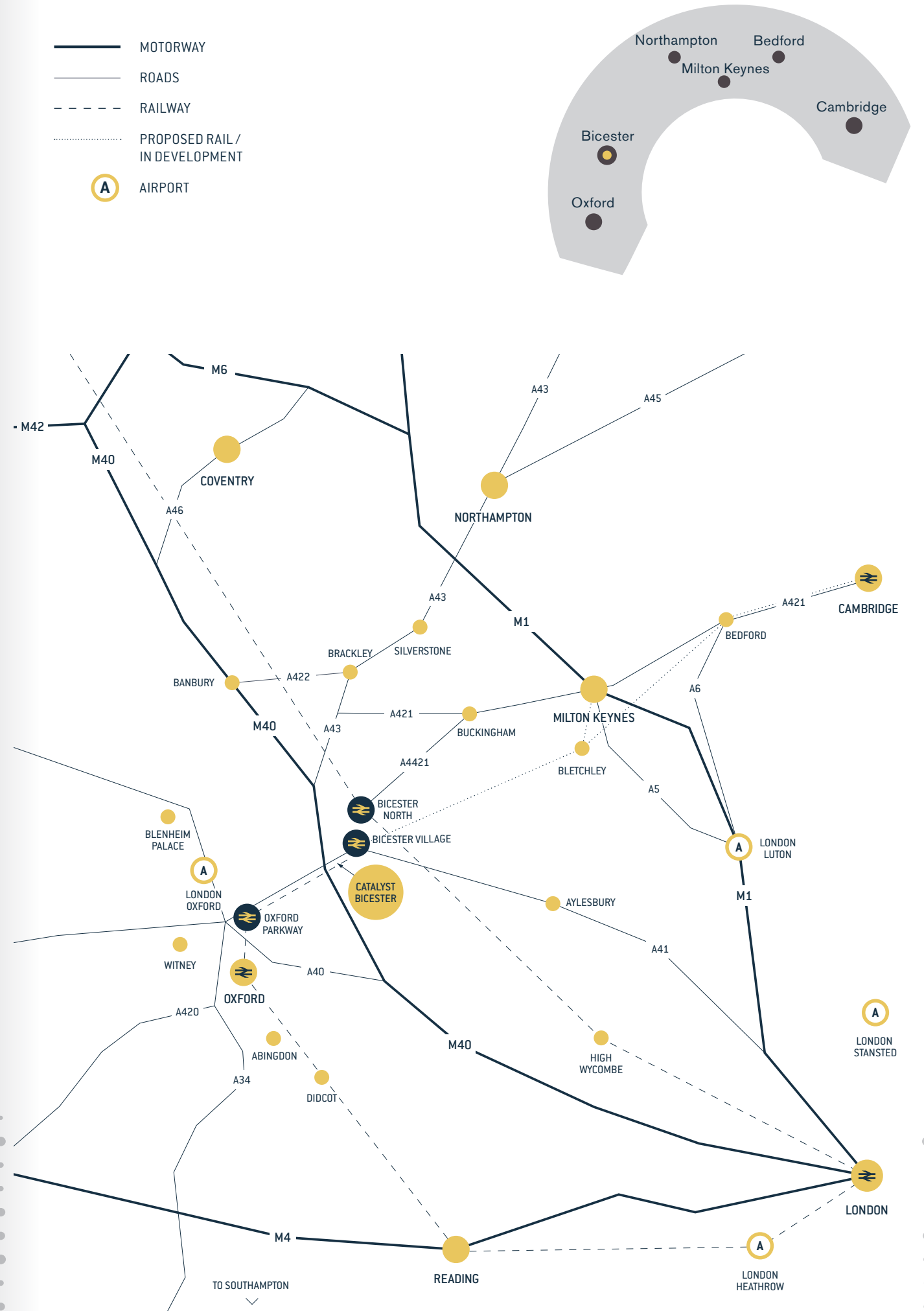
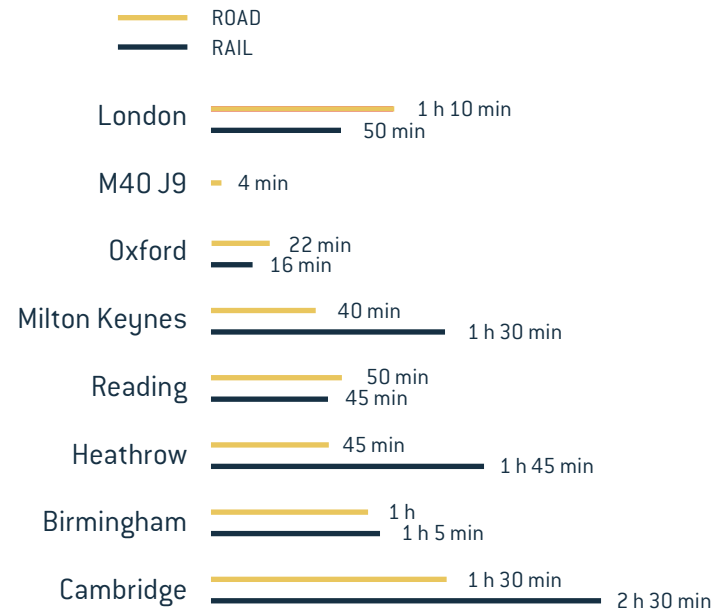
New pedestrian and cycle links will connect Catalyst Bicester to the upgraded wider routes.



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 Arrival, 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.

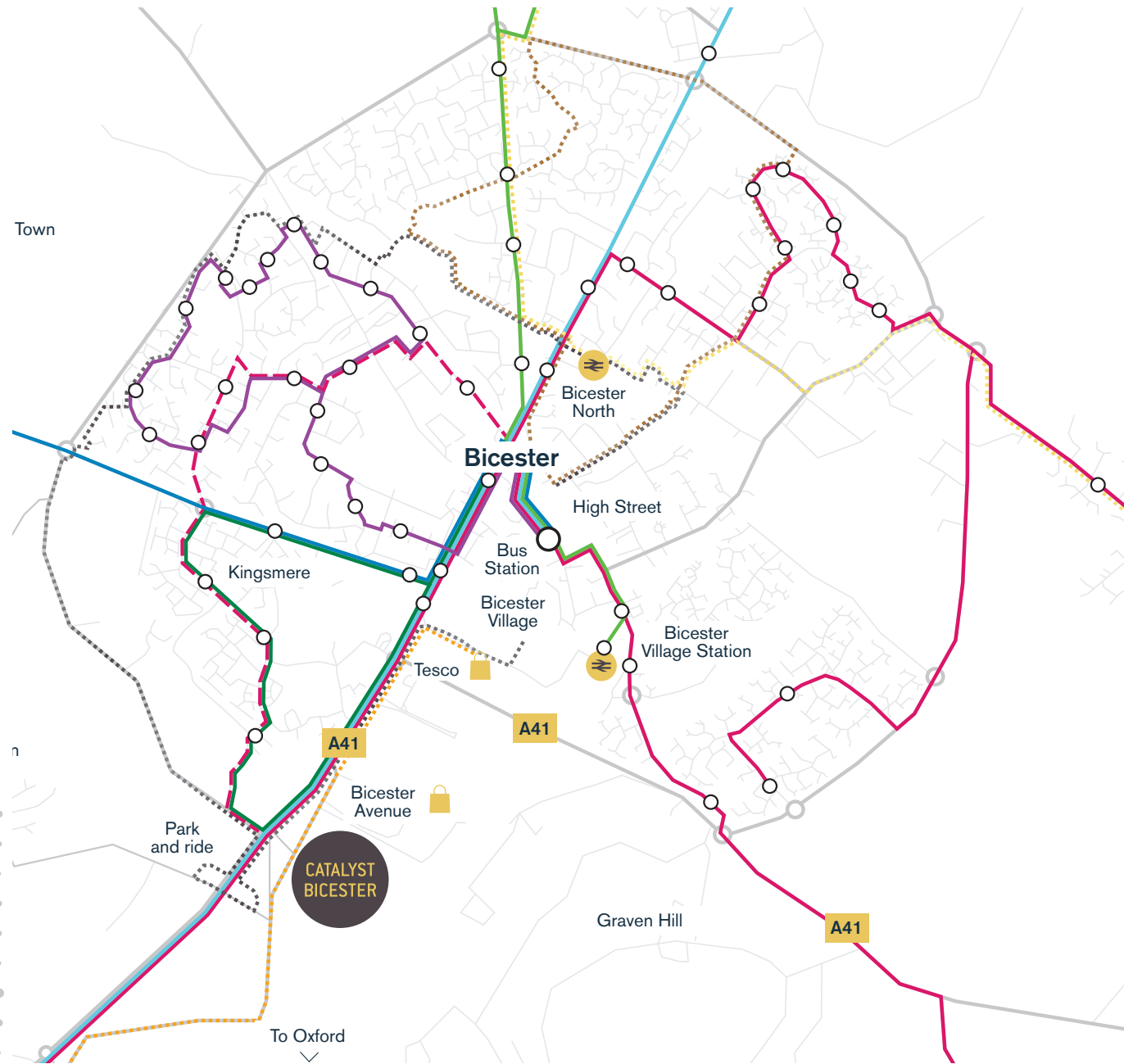
LOCAL MAP KEY

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.

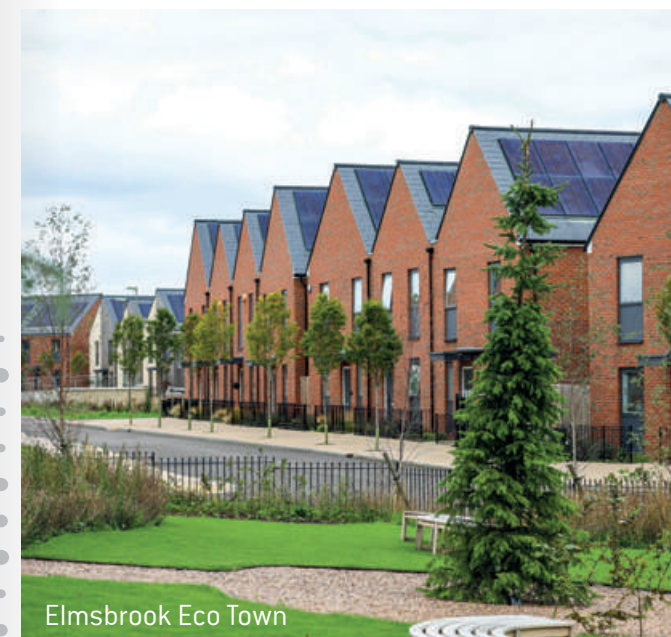
Catalyst Bicester will provide the workspace and environment so that businesses from near and far can thrive.



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 will provide five further buildings totalling 121,735 sq ft, ranging from 17,660 sq ft to 29,615 sq ft.

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



Units 8 + 9 Phase 2 CGI

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

OX25 2DS

Available Leasehold.



CBRE

Tom Barton
+44 (0)7817 033078
Tom.Barton@cbre.com



Akhtar Alibhai
+44 (0)7909 684801
akhtar.alibhai@colliers.com

BROWN & CO

Clive Thompson
+44 (0)7733 122017
clive.thompson@brown-co.com

