

**A MAJOR NEW DISTRIBUTION, PRODUCTION
AND HEADQUARTERS DEVELOPMENT**

WWW.LINK9.CO.UK



**BUILT TO SPECIFIC OCCUPIER REQUIREMENTS
80,000 TO 520,000 SQ FT**

Ready for occupation in 12 months from agreed design

FREEHOLD OR LEASEHOLD

Indicative CGI



OVERVIEW

Link 9 Bicester is a major new distribution, production and headquarters development, strategically located a short distance from Junction 9 of the M40.

The site is approximately 36 acres and has outline planning permission for 520,000 sq ft of employment floor space (Use classes B1c, B2 and B8). Buildings will be provided

from 80,000 sq ft to match individual occupier requirements and can be ready for occupation within 12 months of agreed design.

Link 9 fronts onto Bicester's perimeter road within easy access of all facilities and new housing.

BICESTER

Bicester is at the forefront of Oxfordshire's growth plans. The town is a focus for development due to the town's exceptional road and train connections coupled with the available land supply to accommodate rapid expansion. Significant infrastructure projects have recently been completed to support this growth including a new rail connection to London and Oxford as well as road junction improvements to the M40 and Bicester town. This has already encouraged further development within the town including expansion of the world famous Bicester Village Retail Park and a comprehensive redevelopment of the town centre.

Bicester is at the heart of a dynamic regional economy with strong growth in high technology and science based industries, advanced manufacturing and distribution/logistics.

Bicester is rapidly expanding with the town's population set to increase from 30,000 to 50,000 by 2031. The town already offers a skilled workforce and the workforce supply should increase substantially.

Bicester is internationally known due to the strong branding of Bicester Village designer outlet with more than 6 million visitors a year.

EMPLOYMENT AND HOUSING

- The current population of Bicester is just over 30,000 which is projected to rise to 50,000 within the next 15 years.
- A high proportion of Bicester's population is of working age (67%) compared with the national average (64.8%).
- Approximately 12% of those employed in Bicester work in manufacturing and 13% work in logistics, compared with 5% across Oxfordshire.
- Bicester has been awarded Garden Town status which will deliver at least 10,000 new homes by 2031.
- Bicester is also home to the UK's largest self-build residential project which will be underway during 2016.
- Link 9 is in close proximity to the major housing areas of Bicester providing a ready workforce.

ABOUT THE DEVELOPER

Albion Land is a leading commercial property development company with over 20 years experience of delivering the highest quality bespoke facilities for occupiers. Albion Land works closely with the occupier to ensure every aspect of the development meets their requirements. Occupiers who have benefited from working with Albion Land include:

Brita Water Filters

Sainsbury

CTG/UTC

Volvo

Hartridge Engineering

Manitowoc

First Line

Tesco

Norbert Dentressangle

Albion Land is one of the most active commercial developers in the region with recent and current projects including:

Network M40 Banbury where bespoke buildings were provided for CTG/UTC (133,000 sq ft) and first Line (130,000 sq ft).

Network 401 Brackley a 25 acre mixed use development to comprise a Sainsbury supermarket, healthcare centre, hotel and 150,000 sq ft of employment uses.

Network Bicester a proposed 50 acre mixed use business park and residential development.

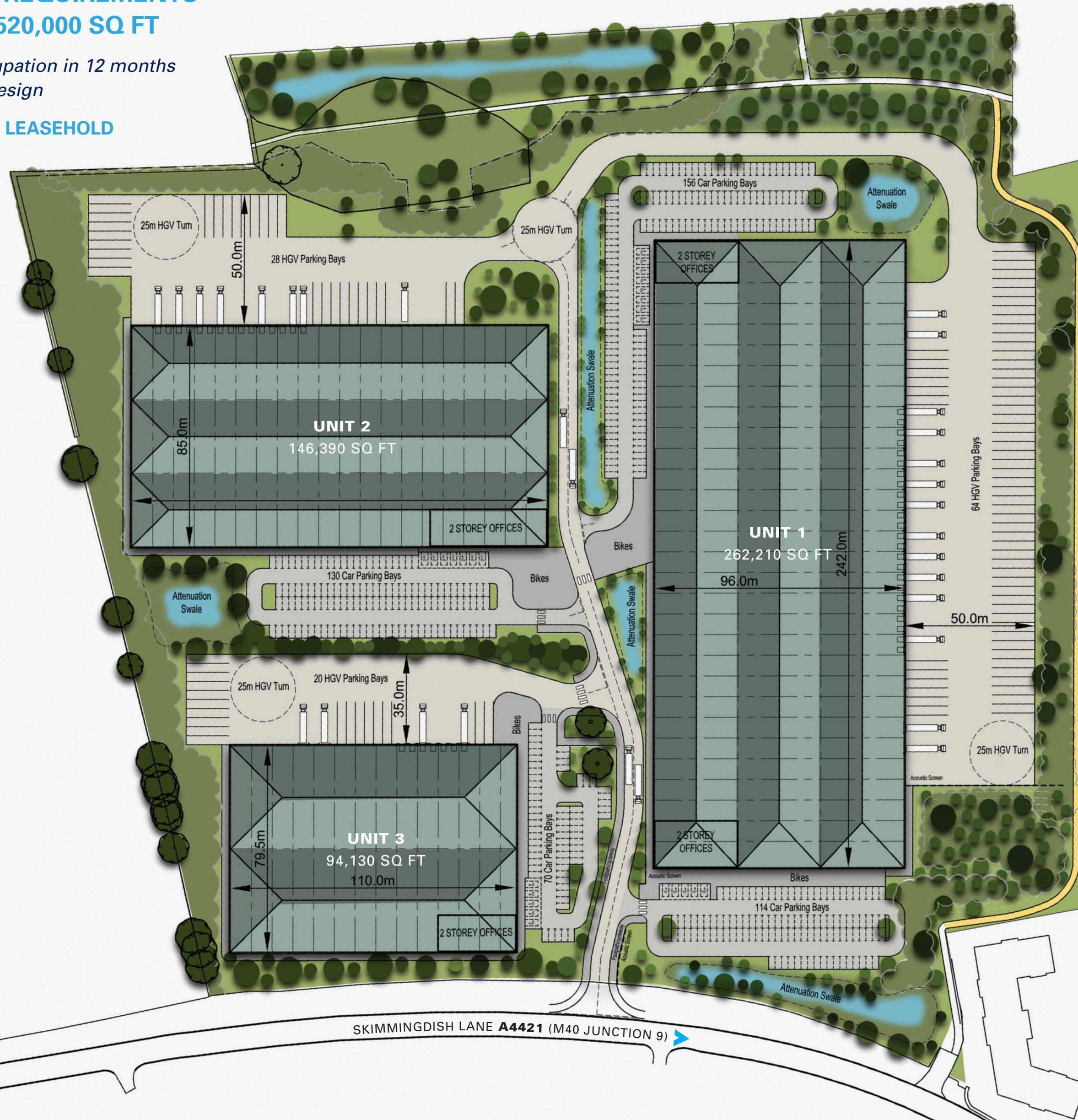
For further information go to www.albionland.co.uk



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INDICATIVE ACCOMMODATION (Approximate GIA)

UNIT 1

Warehouse	235,989 sq ft	21,923 sq m
Office (Ground & 1st)	26,221 sq ft	2,436 sq m
TOTAL	262,210 sq ft	24,359 sq m
Car parking (Inc disabled)		270 spaces
HGV parking		64 spaces
Dock levellers		24
Level access doors		4

UNIT 2

Warehouse	131,751 sq ft	12,240 sq m
Office (Ground & 1st)	14,639 sq ft	1,360 sq m
TOTAL	146,390 sq ft	13,600 sq m
Car parking (Inc disabled)		130 spaces
HGV parking		28 spaces
Dock levellers		15
Level access doors		3

UNIT 3

Warehouse	84,717 sq ft	7,870 sq m
Office (Ground & 1st)	9,413 sq ft	875 sq m
TOTAL	94,130 sq ft	8,745 sq m
Car parking (Inc disabled)		70 spaces
HGV parking		20 spaces
Dock levellers		7
Level access doors		2

TOTAL DEVELOPMENT	502,730 Sq ft	46,705 Sq m
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Outline planning consent granted for 520,000 sq ft (Class B1c, B2, B8)

INDICATIVE SPECIFICATIONS

WAREHOUSE AND PRODUCTION SPACE

- Clear internal height to haunch 11.5 to 12.5m
- Warehouse floor slabs to FM2 surface level classification with UDL loadings of 50kNm²
- 10-15% roof lights
- Dock level and level access loading doors
- Highly insulated cladding system and potential to provide cold store facilities
- Steel portal frame construction

OFFICES

- Grade A open plan offices
- Feature entrance and reception areas
- Integrated comfort cooling and heating systems
- Suspended ceilings with recessed lighting to CIBSE LD7
- Automatic passenger lifts
- Kitchen units and shower facilities

EXTERNAL AREA

- High quality and extensive landscaping
- Block paved car parking
- Concrete service yards and HGV parking for 44 ton vehicles
- Covered and secure cycle parking
- Recreational seating areas

FLEXIBILITY

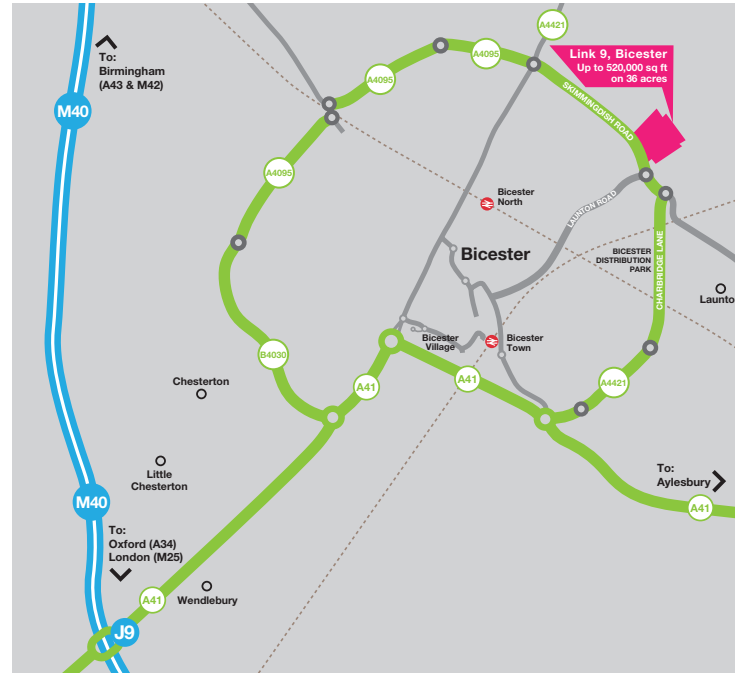
The exact requirements of individual occupiers can be incorporated in building designs. For example, the following may be provided:

- Extended service yards and vehicle parking
- Specialist equipment e.g. sprinklers, smoke vents, air handling systems, vehicle wash down facilities
- Building design to incorporate corporate branding
- Expansion land
- Enhanced utility and service connections
- BREEAM rating Very Good



**ALBION LAND WILL PROVIDE BESPOKE BUILDINGS
FROM 80,000 – 520,000 SQ FT TO SPECIFIC OCCUPIER
REQUIREMENTS ON A LEASEHOLD OR FREEHOLD BASIS.**

M40 JUNCTION 9



TERMS

Build-to-suit opportunities available on flexible leasehold or freehold terms from 80,000 to 520,000 sq ft. Please contact the joint agents for further details.

ROAD

- M40 junction 9 (10 min/5.3 miles)
- M1 junction 15a (34 min/27 miles)
- M42 junction 3a (40 mins/44 miles)
- M25 junction 1a (1hr 5 mins/60 miles)

RAIL

Train links to Bicester are unrivalled in the local area with 2 stations in the town - Bicester Village (5 min drive/1.6 miles) and Bicester Parkway (4 min drive/1.5 miles).

Direct links to:

- London Marylebone (48 mins)
- Birmingham (1 hr 7 mins)
- Oxford Parkway (9 mins)

The proposed new east/west link to connect East Anglia with the South East Midlands and Thames Valley will create a major transport interchange at Bicester.

BUS

The S5 bus service links Bicester to Oxford with bus stops in close proximity to the scheme.

Sources for figures www.trailine.com and google

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