

FRONTIERPARK

J11 M40 BANBURY

PLANNING
APPLICATION SUBMITTED

NEW INDUSTRIAL / LOGISTICS DEVELOPMENT - TO LET
DESIGN & BUILD OPPORTUNITIES FROM 70,000 TO 210,000 SQ FT
BREEAM 'VERY GOOD' AVAILABLE Q2 2020



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FRONTIER PARK, BANBURY IS A NEW INDUSTRIAL/LOGISTICS DEVELOPMENT WHERE BUILD TO SUIT OPPORTUNITIES ARE AVAILABLE UP TO 210,000 SQ FT. THE PROPERTY OFFERS UNRIVALLED ACCESS ONTO J11 OF THE M40 MOTORWAY WITH EXCELLENT ROADSIDE VISIBILITY FOR POTENTIAL OCCUPIERS.



DEMOGRAPHICS

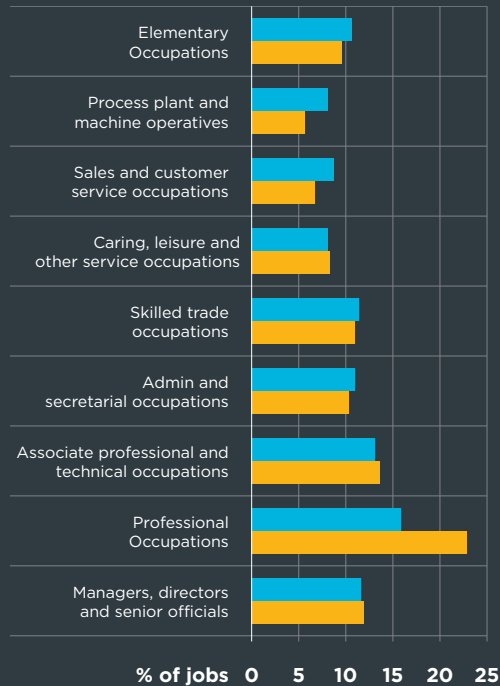
Manufacturing and distribution are well established in Cherwell District. There is **good employment** demand in the area with approximately **4,800 residents seeking job opportunities**.

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.

PLANNING

A hybrid planning application has been submitted, with detailed planning for two buildings of 210,000 sq ft and 140,000 sq ft, with outline planning permission for Plot C which can provide design and build solutions from 70,000 to 165,000 sqft.

WORKFORCE SKILLS



POPULATION

Number of residents
119,300

Over 18s
 ♀ 46,700 (50.7%)
 ♂ 45,300 (49.3%)

92,000

Average annual income
(median pay for full time workers)

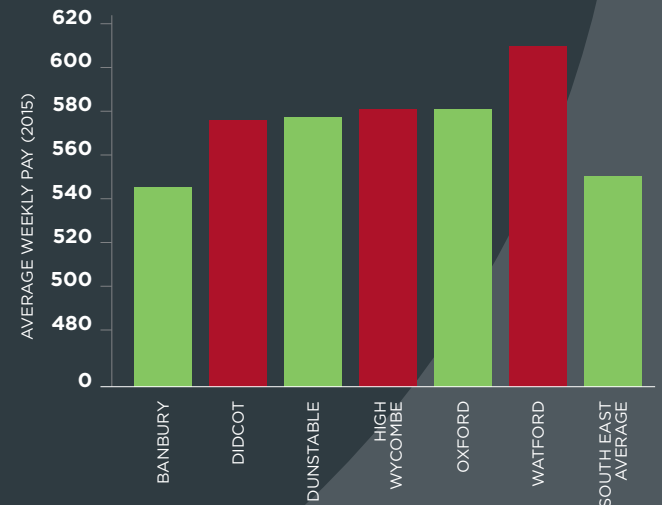
£22,600

AFFORDABLE LABOUR SUPPLY

The average weekly pay for a full time worker in Banbury is **less than other comparable South East locations**.

This equated to an average saving of **£3,432 per employee per annum** in comparison with Watford, and would therefore show an annual saving of **£343,200 per 100 employees**.

AVERAGE WEEKLY PAY (2015)





THE BUILD TO SUIT PLOTS OFFER THE ABILITY TO SATISFY INDIVIDUAL OCCUPIER REQUIREMENTS RANGING FROM 70,000 TO 210,000 SQFT. THE TYPICAL SPECIFICATION WILL INCLUDE THE FOLLOWING:



50M
DEEP YARD



4.5MVA
POWER SUPPLY
ON SITE



1:10,000
SQFT DOCK & LEVEL
ACCESS RATIO



1:100
SQFT CAR
PARKING RATIO



50KNM2
FLOOR LOADING



UP TO 15M
EAVES HEIGHT

FLOOR AREAS

Unit A

Target Floor Areas (GIA)	OFFICE		WAREHOUSE		TOTAL	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
Ground Floor	37	400	18,543	199,600	18,580	200,000
First Floor	465	5,000	0	0	465	5,000
Second Floor	465	5,000	0	0	465	5,000
Unit A - Total	966	10,400	18,543	199,600	19,509	210,000

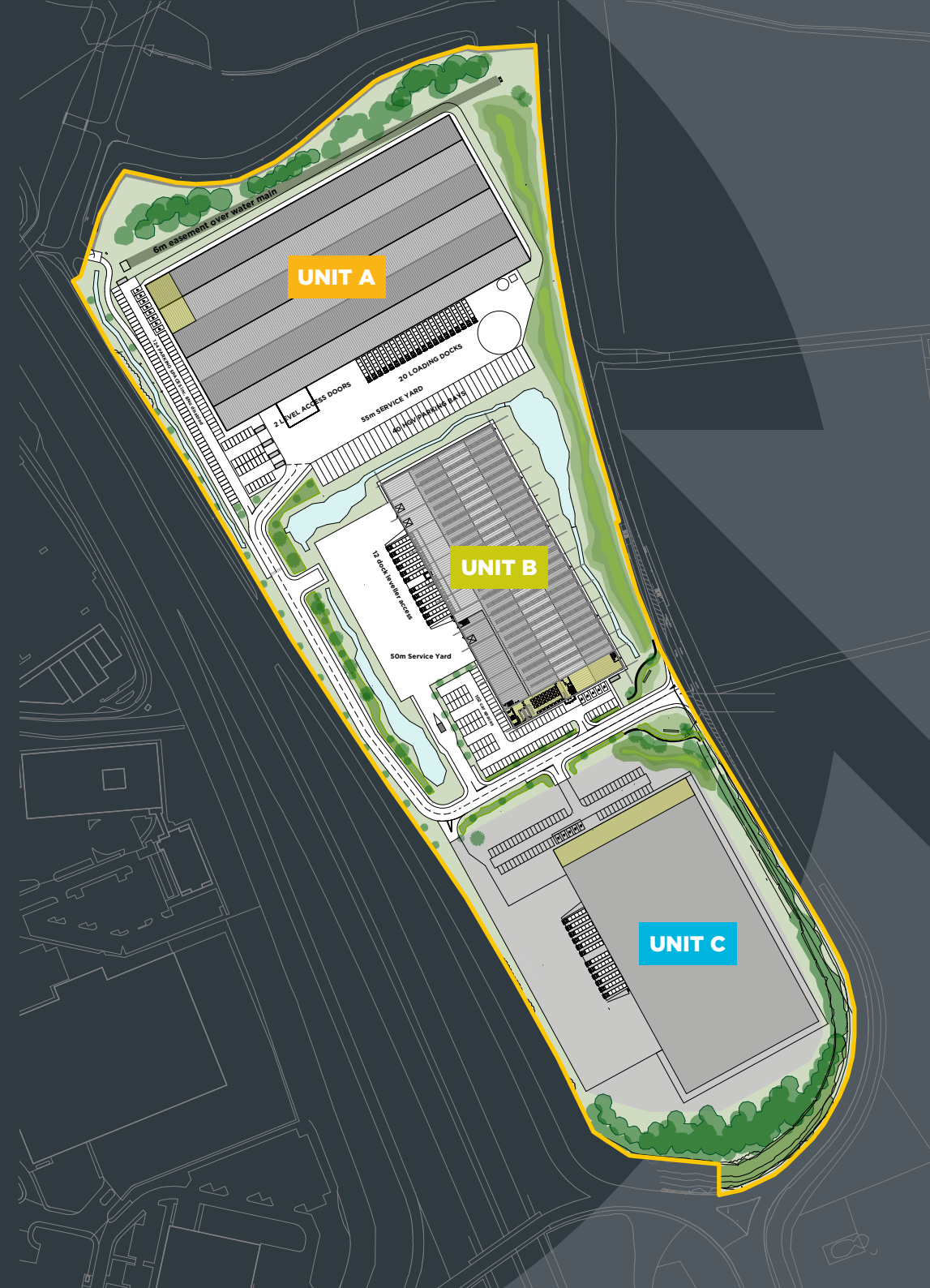
Unit B

Target Floor Areas (GIA)	OFFICE		WAREHOUSE		TOTAL	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
Ground floor	37	400	11,474	123,506	11,511	123,906
1st Floor	830	8,934	0	0	830	8,934
2nd Floor	830	8,934	0	0	830	8,934
Unit B - Total	1,697	18,268	11,474	123,506	13,171	141,774

Plot C (Illustrative)

Target Floor Areas (GIA)	OFFICE		WAREHOUSE		TOTAL	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
Ground Floor	37	400	13,898	149,600	13,935	150,000
First Floor	697	7,500	0	0	697	7,500
Second Floor	697	7,500	0	0	697	7,500
Total	1,431	15,400	13,898	149,600	15,329	165,000

SCHEME TOTAL	4,094	44,068	43,915	472,706	48,009	516,774
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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 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

FURTHER INFORMATION

Units are available on a leasehold basis, please contact the letting agents for further information.

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