

FRONTIERPARK

OX17 2BL

NEW INDUSTRIAL / LOGISTICS DEVELOPMENT - TO LET

DESIGN & BUILD OPPORTUNITIES FROM 70,000 TO 165,000 SQ FT

IMMEDIATE ACCESS TO M40 PLANNING CONSENT GRANTED



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FRONTIERPARK

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

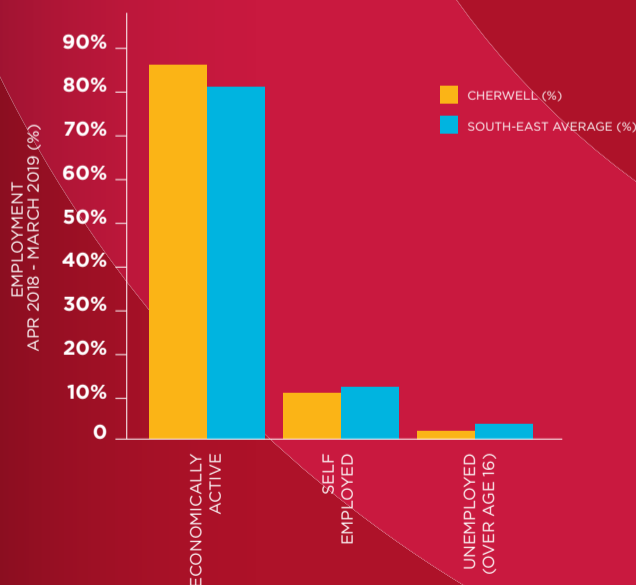


DEMOGRAPHICS

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.

WORKFORCE SKILLS



POPULATION

Number of residents

149,200

Population aged 16-64

46,000 (49.9%)

46,100 (50.1%)

92,100

Average annual income

(median pay for full time workers)

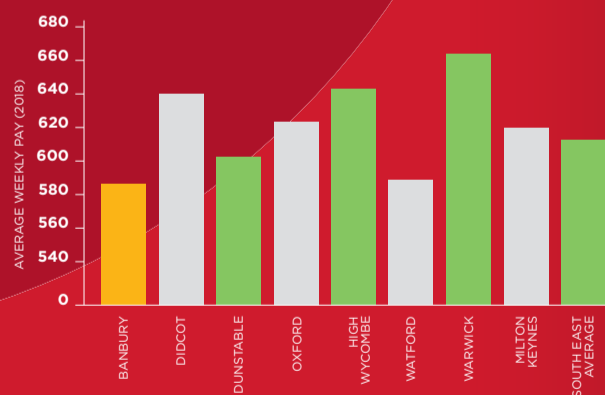
£31,876

AFFORDABLE LABOUR SUPPLY

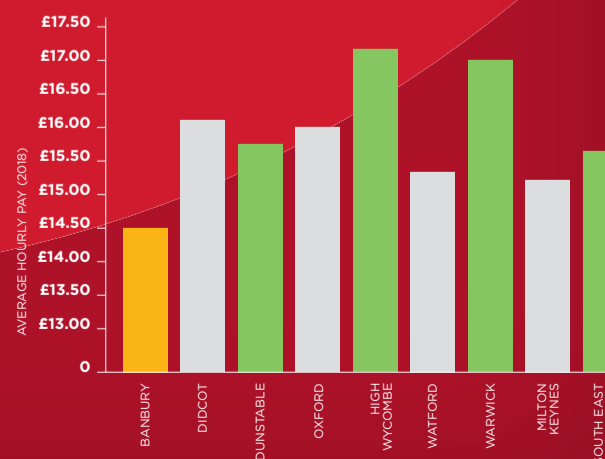
The average weekly pay for a full time worker in Banbury is **less** than other comparable South East locations.

This equated to an average saving of **£2,017 per employee per annum** in comparison with Watford, and would therefore show an annual saving of **£201,700 per 100 employees, per annum**.

AVERAGE WEEKLY PAY (2018)



AVERAGE WEEKLY PAY (2018)



Source: Nomis 2018





INDICATIVE SPECIFICATION


GRADE A
SPECIFICATION


BREEAM
VERY GOOD


UP TO **50M**
SERVICE YARD


4.5MVA
SITE POWER SUPPLY


SECURE
SELF-CONTAINED
UNITS


HIGHLY VISIBLE
FROM THE **M40**


UP TO **12.5M**
CLEAR HEIGHT

PLANNING

Detailed consent has been granted for B2 and B8 uses on FP210 (210,000 sq ft) and Plot B (142,000 sq ft).
Plot C benefits from an outline consent for up to 165,000 sq ft of B2 and B8 uses.

INDICATIVE FLOOR AREAS

	SQ FT	SQ M
FP210		
WAREHOUSE	200,000	18,580
OFFICE	10,000	929
TOTAL	210,000	19,509
PLOT B		
WAREHOUSE	124,000	11,520
OFFICE	18,000	1,672
TOTAL	142,000	13,192
PLOT C		
WAREHOUSE	150,000	13,935
OFFICE	15,000	1,394
TOTAL	165,000	15,329

Approximate Gross Internal Areas

TIMING

Construction works have now started on site enabling and FP210. The first building will be ready for occupation Q3 2021.

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 OF THE BUSIEST UK MOTORWAYS.

Banbury is home to a number of major national occupiers including DHL, Amazon, The Entertainer, Bidvest, HelloFresh, Kraftfoods, Cullina 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

Source: Google Maps

FURTHER INFORMATION

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

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