

FP130

FRONTIERPARK

J11 M40 BANBURY, OX17 4FJ

NEW PRIME 133,400 SQ FT LOGISTICS/WAREHOUSE OPPORTUNITY

UNDER CONSTRUCTION - AVAILABLE Q2 2022



FP130

FP210
UNDER OFFER

WWW.FRONTIERPARK.COM/BANBURY

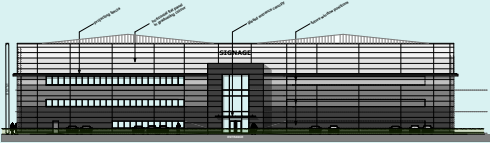


UNDER CONSTRUCTION



FP130 FRONTIER PARK, BANBURY IS A NEW LOGISTICS/WAREHOUSE UNIT OF **133,400 SQ FT.** THE PROPERTY OFFERS **UNRIVALLED ACCESS** ONTO **J11 OF THE M40 MOTORWAY** WITH EXCELLENT ROADSIDE VISIBILITY FOR POTENTIAL OCCUPIERS.

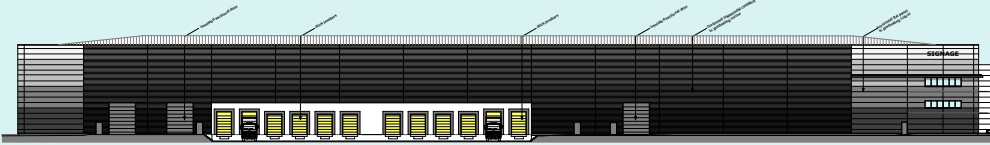
SOUTH ELEVATION



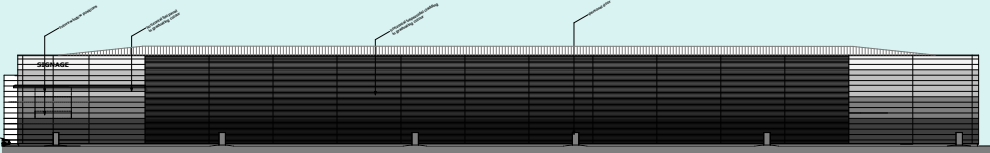
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



FP130 PROVIDES AN UNRIVALLED SPECIFICATION, INCLUDING THE FOLLOWING:



100
CAR PARKING
SPACES



**UP TO
1MVA**
POWER SUPPLY



12
DOCK LEVEL
LOADING DOORS



3
SURFACE LEVEL
LOADING DOORS



50M
SERVICE YARD



50KN/M²
FLOOR LOADING



13M
TO UNDERSIDE
OF STRUCTURAL
HAUNCH



BREEAM
VERY GOOD

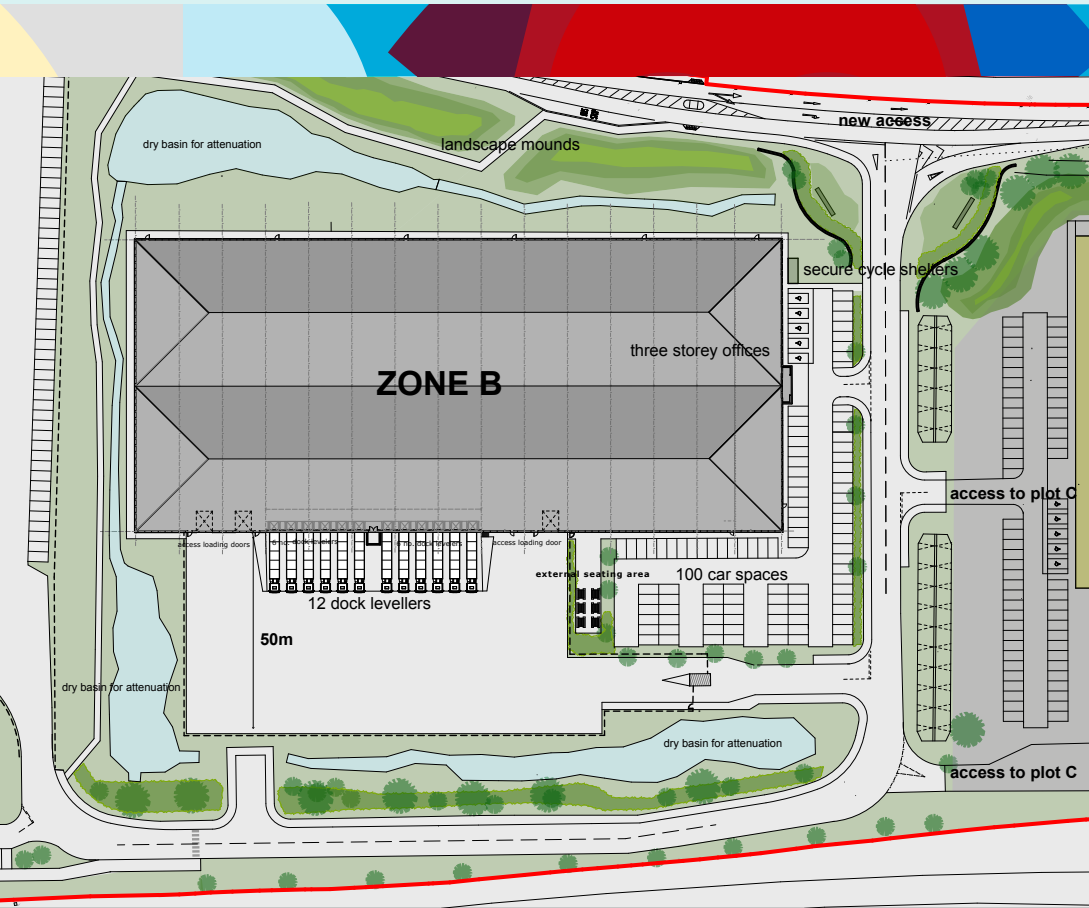
FLOOR AREAS

FP130	SQ FT	SQ M
WAREHOUSE	123,750	11,496
FF OFFICE	4,825	448
SF OFFICE	4,825	448
TOTAL	133,400	12,392

Approximate Gross Internal Areas

TIMING

- Full Detailed Planning Consent
- Under Construction
- Practical Completion Q2 2022

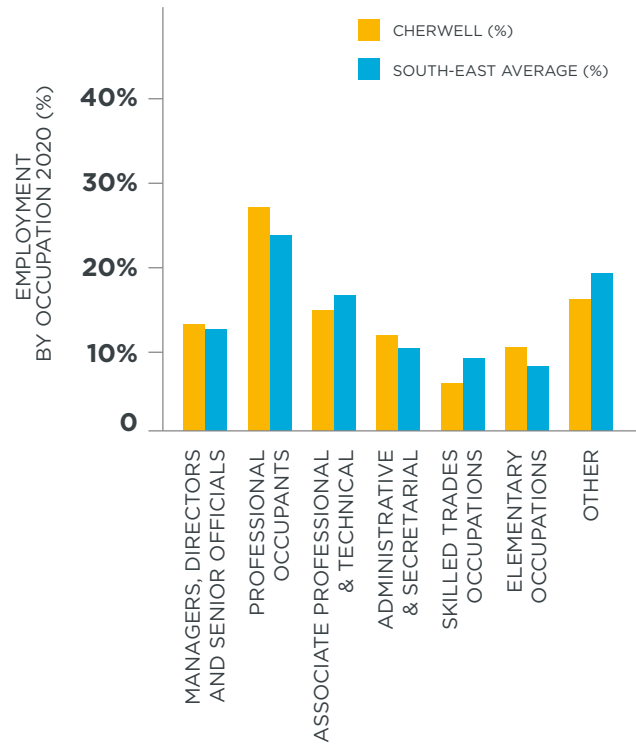


DEMOGRAPHICS (CHERWELL LOCAL AUTHORITY)

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

♂ 46,300 (49.7%)

♀ 46,800 (50.3%)

93,100

Average annual income for Cherwell
(median pay for full time workers)

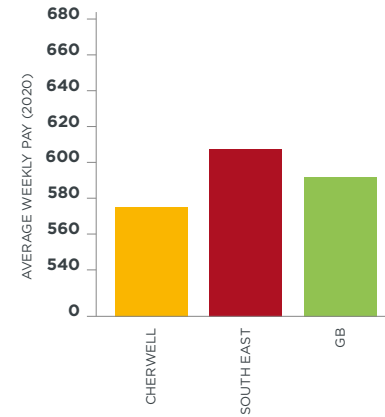
£29,915

AFFORDABLE LABOUR SUPPLY

The average weekly wage is over **5% lower than the wider South East**.

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 (2020)



AVERAGE HOURLY PAY (2020)





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 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



FP130

M40

JUNCTION 11

FURTHER INFORMATION

The unit is available on a leasehold basis, please contact the letting agents for further information.

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