



Industrial / Logistics Warehouse 199,192 sq ft (18,505 sq m) **TO LET**

- Direct access to M40 J11
- Power 1 MVA (upgrades available)
- Up to 50m secure service yards
- Secure detached unit
- Up to 15m clear height
- BREEM 'Very Good'
- EPC A
- EV charging
- Solar PV's
- Net zero carbon in construction
- LED warehouse lighting
- Zero blind spot CCTV

BANBURY

central m40

CHALKER WAY ■ BANBURY ■ OX16 4XD ■ ///SHARED.CAMERA.TELLS



BANBURY

DESCRIPTION

Central M40 provides rapid access to the M40 motorway, situated within just 1 mile of Junction 11. Positioned between Birmingham (44 miles) and London (78 miles), it serves as a pivotal connection point for the East Midlands, West Midlands, and London/South East markets.

With 75% of the UK population accessible within a 4-hour drive time for heavy goods vehicles, its strategic location enhances its appeal as a logistical center or distribution hub.



central m40

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SITE PLAN & SPECIFICATION



EPC RATING A



AIR CONDITIONING



POWER 1 MVA (UPGRADES AVAILABLE)



SECURE TWIN SERVICE YARDS UP TO 50M



15% ROOF LIGHTS



15M CLEAR INTERNAL HEIGHT



24 HOUR ACCESS



CCTV AND FACE RECOGNITION ENTRY SYSTEM



50 KN/M2 FLOOR LOADING



20 DOCK LEVELLERS
4 LEVEL ACCESS DOORS



DETAILED PLANNING CONSENT FOR B2 & B8



HEAVY DUTY RAISED ACCESS FLOOR



PIR CONTROLLED ENERGY EFFICIENT LED LIGHTING TO ENTIRE WAREHOUSE



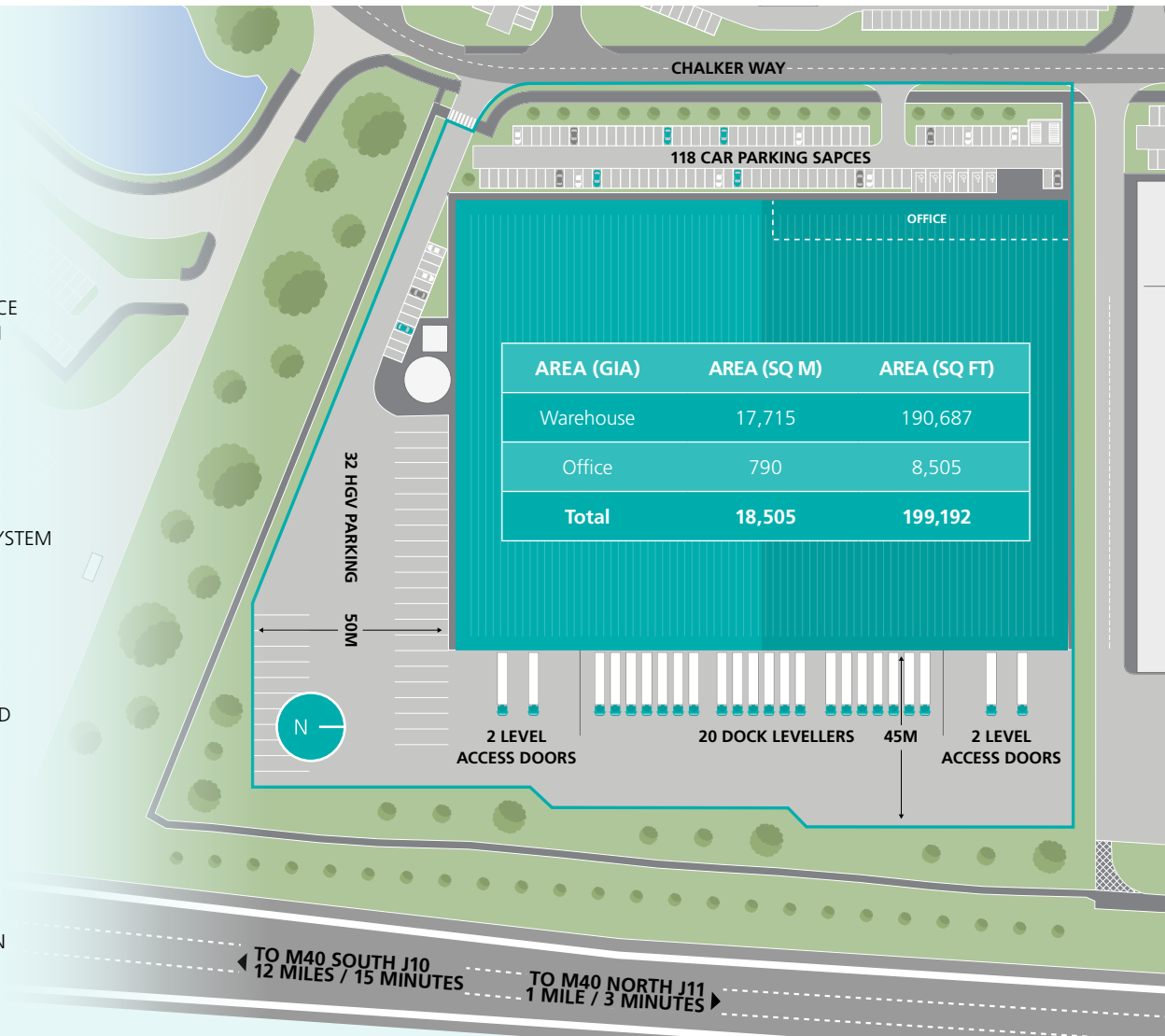
118 CAR PARKING SPACES



32 HGV PARKING SPACES



DOUBLE HEIGHT ATRIUM RECEPTION



| AREA (GIA) | AREA (SQ M) | AREA (SQ FT) |
|--------------|---------------|----------------|
| Warehouse | 17,715 | 190,687 |
| Office | 790 | 8,505 |
| Total | 18,505 | 199,192 |

BANBURY

LOCAL AMENITIES

COSTA
COFFEE

Waitrose

TESCO

GREGGS

 Premier Inn

INSTAVOLT



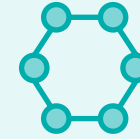
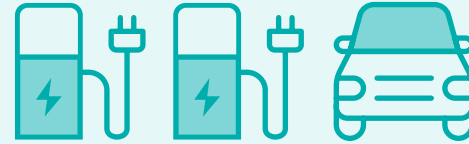
M40

central m40

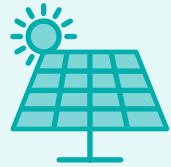
CHALKER WAY ■ BANBURY ■ OX16 4XD ■ //SHARED.CAMERA.TELLS

**SUSTAINABILITY IS
AT THE HEART OF
EVERYTHING WE DO**

20 X FITTED
ELECTRIC VEHICLE
CHARGING SPACES



NET ZERO
CARBON IN
CONSTRUCTION



ROOF MOUNTED
SOLAR PV PANELS

BREEAM
VERY GOOD



ASHP GENERATION
FOR HEATING AND
COOLING



PIR CONTROLLED ENERGY EFFICIENT
LED LIGHTING TO ENTIRE WAREHOUSE

GENEROUS
CYCLE STORAGE



HIGH QUALITY LANDSCAPED
ENVIRONMENT

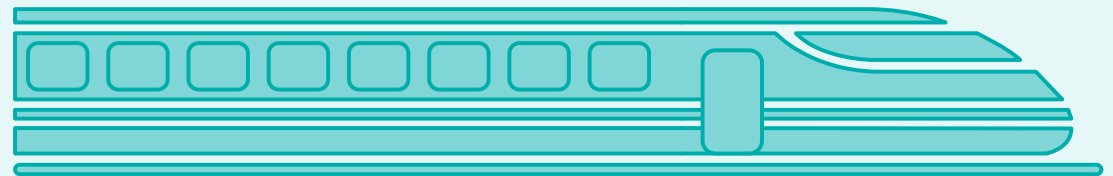
15% ROOF LIGHTS INSTALLED



EPC A RATING



SUSTAINABLE TRAVEL OPTIONS ADJACENT TO
BANBURY STATION AND LOCAL BUS LINKS



BANBURY

POPULATION AND DEMOGRAPHICS



13,000 PEOPLE WORKING WITHIN THE TRANSPORT AND STORAGE SECTOR



HIGHER UNEMPLOYMENT RATES THAN NEARBY CHERWELL AND OXFORDSHIRE



33% OF LOCAL WORKING POPULATION SUITED TO WAREHOUSE AND DISTRIBUTION SECTORS



DIRECT ACCESS TO THE M40 VIA JUNCTION 11



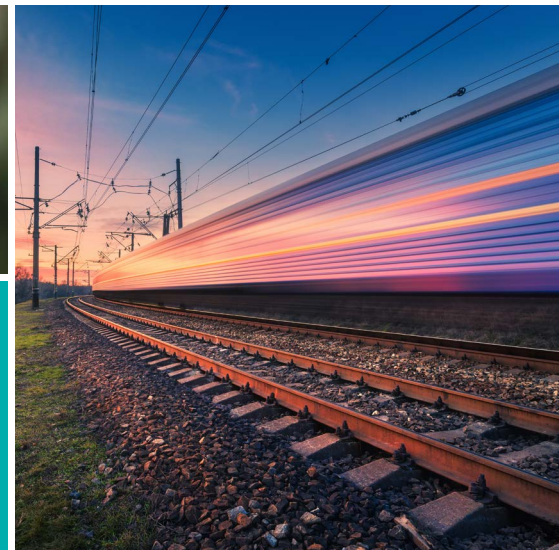
AVERAGE WEEKLY WAGE IS OVER 5% LOWER THAN THE WIDER SOUTH EAST



CUTTING-EDGE LOGISTICS HUB



AREA OF WELLBEING AND OUTSTANDING NATURAL BEAUTY



BANBURY IS HOME TO A POPULATION OF 46,525 PEOPLE



ONLY 1 MILE TO BANBURY RAILWAY STATION



EXTENSIVE LOCAL BUS NETWORK LINKING THE SITE TO THE BANBURY AREA



OVER 500,000 WORKING AGE PEOPLE WITHIN OXFORDSHIRE

central m40



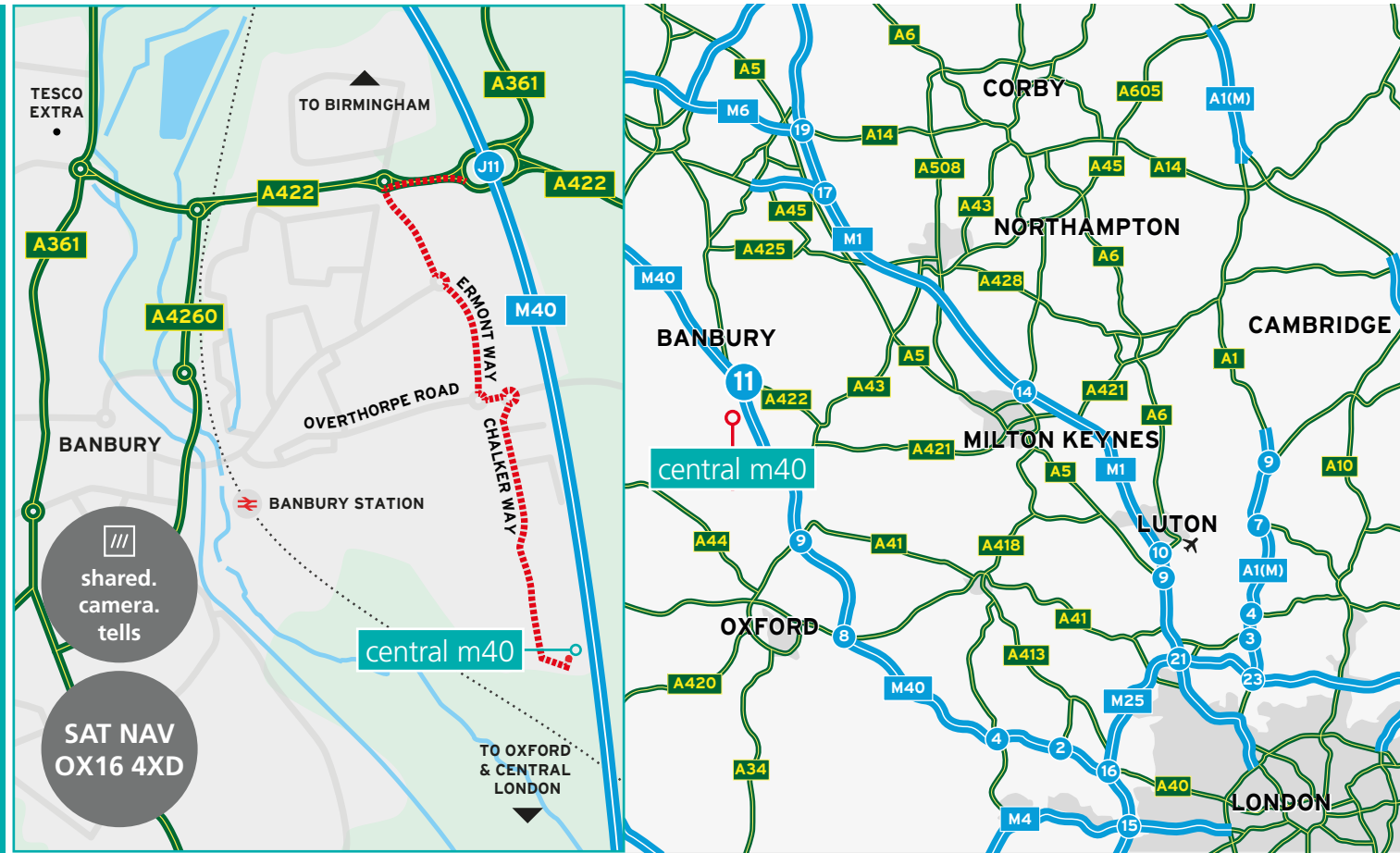
CHALKER WAY ■ BANBURY ■ OX16 4XD ■ ///SHARED.CAMERA.TELLS

LOCATION

Central M40, offers unrivalled access to J11 of the M40 motorway and excellent roadside visibility.

COMMUNICATIONS

| | | |
|---------------------------|-----------|----------|
| M40 Junction 11 | 1 miles | 7 mins |
| Banbury Rail Station | 1 miles | 8 mins |
| Daventry Freight Terminal | 24 miles | 40 mins |
| M1 Junction 15a | 27 miles | 42 mins |
| M42 Junction 3a | 30 miles | 48 mins |
| Birmingham International | 40 miles | 50 mins |
| Central Birmingham | 44 miles | 60 mins |
| M25 Junction 16 | 57 miles | 62 mins |
| London Luton | 63 miles | 70 mins |
| London Heathrow | 66 miles | 75 mins |
| Central London | 78 miles | 120 mins |
| Southampton | 98 miles | 100 mins |
| London Gateway | 110 miles | 120 mins |



FURTHER INFORMATION

Is available through our joints agents and our website:
canmoor-centralm40.com

TERMS

All units are available on new FRI leases on terms to be agreed.

PLANNING

Use Classes B2, B8 and E(g)ii and E(g)iii.



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