



Bicester Gateway

OXFORD

DESIGN AND BUILD OPPORTUNITIES

FOR OFFICE, HI-TECH, INDUSTRIAL AND ANCILLARY USES, PLUS A HOTEL
(SUBJECT TO DETAILED PLANNING)

KEY FACTS:

- Design and Build opportunities
- Leasehold and Freehold Turnkey
- Phase 1 - 8 Acres of roadside development land
- Phase 2 - a further 40 acres of development land
- Allocated for commercial use under the Cherwell Local Plan
- Highly prominent position fronting the A41
- Strategically located 1.6 miles north of M40 Junction 9
- 0.75 miles from Bicester Village Train Station
- Adjacent to Bicester Park & Ride

LOCATION



Bicester Gateway is a new commercial development occupying a highly prominent position adjacent to the A41 at the entrance to Bicester.

The site is strategically located approximately 1 mile (1.6km) south of Bicester town centre and 1.6 miles (2.7km) from Junction 9 of the M40/A34 and 1.25 miles (2km) from Bicester town centre. The globally renowned Bicester Village which is 0.75 miles (1.2km) from the site with 5.6m visitors annually. Two train stations at Bicester Village and Bicester North provide excellent rail links to London Marylebone, Oxford and Birmingham. Bicester Park & Ride is situated directly opposite the site.

Bicester has a rich hi-tech and engineering background and is located on the 'Oxfordshire Knowledge Economy Spine' as defined in the Oxford Innovation Engine report by SQW.

Bicester is one of the UK's fastest growing towns and has been awarded Garden Town status, is the site of the new North West Bicester Eco Town and Europe's largest self-build residential scheme at Graven Hill combining to provide 10,000 new homes and new infrastructure.



DESCRIPTION



Phase 1 of Bicester Gateway comprises approximately 8 acres of commercial development land fronting onto the A41 with potential for a 150 bed hotel and 180,000 sq ft of commercial accommodation.

Phase 2 comprises a further 40 acres of commercial land.

PLANNING



Bicester Gateway is allocated for commercial use in the Cherwell Local Plan, adopted on 20 July 2015.

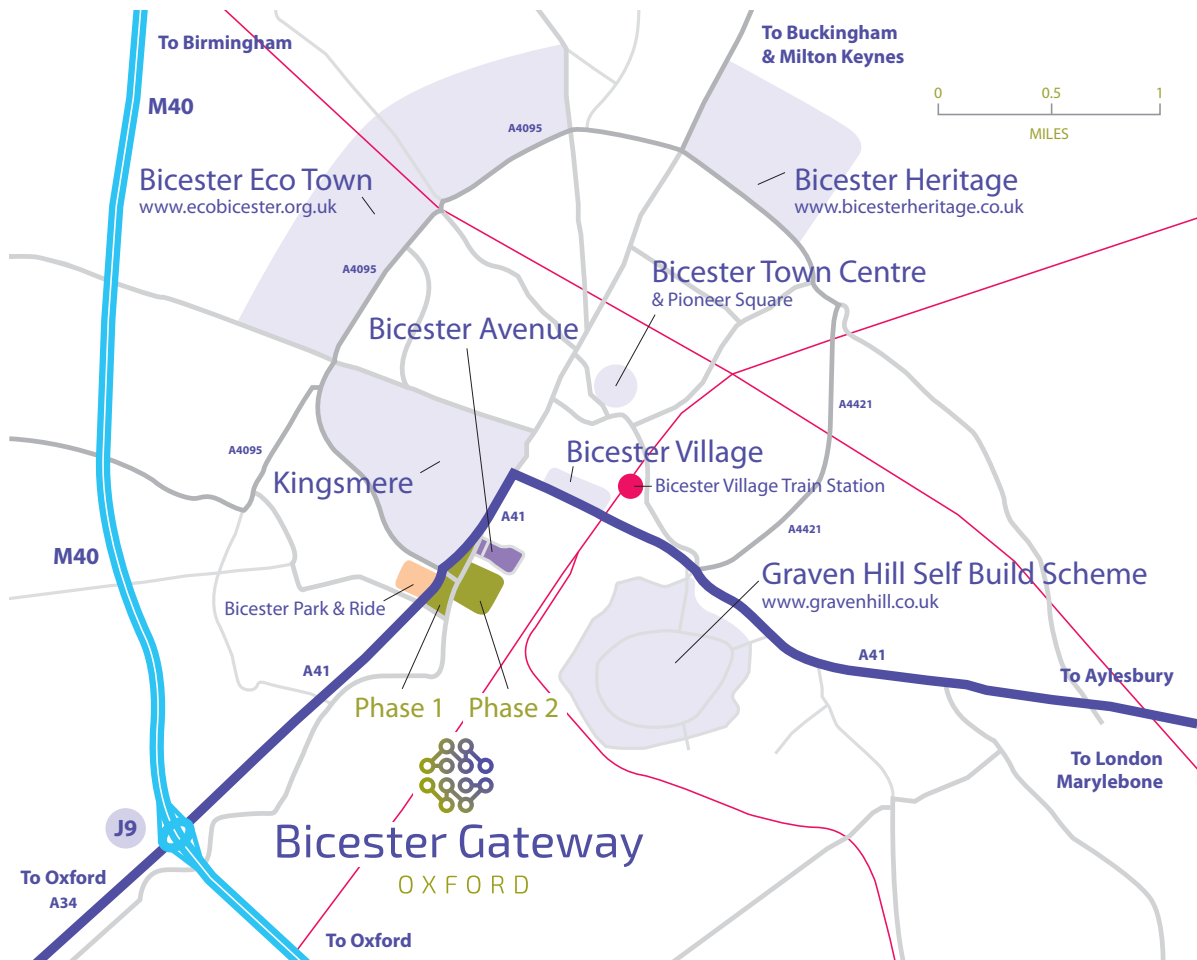
OPPORTUNITIES



Design and Build opportunities are available on either a leasehold or freehold turnkey basis. Please contact the marketing team for further information.



ROAD NETWORK MAP



ALL ENQUIRIES:

A DEVELOPMENT BY:

