To Let
Distribution Warehouse
236,580 SQ FT

///

w3w.co/echo.drill.snake

CENTRAL M40

M40 / J11 | OX16 4XD

DTRE savills CBRE

READY.
CONNECTED.
CENTRAL.

Central M40 offers an established industrial and distribution location at Junction 11 of the M40 in Banbury. The unit provides 236,580 sq ft of warehouse and office accommodation, available Q1 2027.

Benefiting from a comprehensive refurbishment, Central M40 will offer high-quality industrial and warehouse accommodation in a strategic location, ideally positioned to serve regional and international markets.

CENTRAL M40 M40 / J11 Strategic Motorway Location

CENTRAL M40 M40 Motorway Frontage

CENTRAL M40 236,580 Sq Ft



M40 / J11 | OX16 4XD

AT THE HEART OF INDUSTRY.

prodrive · CENTRAL M40 · NAPA AUTO PARTS · Best. Food Logistics · Bidvest · Haas F1 Team · euro CAR PARTS · HOWDENS · TWE HAULAGE LTD · FIRST LINE THE ALL MAKES SPECIALIST · Premier Inn · Collins Aerospace · DHL

M40

M40

M40 / J11 | OX16 4XD

Central London | 78 MILES

Banbury Rail Station | 1 MILE

M40 Junction 11 | <1 MILE

Central Birmingham | 52 MILES

BIG SPACE. SERIOUS CAPABILITY.

Combining substantial warehouse space with modern offices and generous external area, Central M40 provides 236,580 sq ft of high-quality industrial and distribution accommodation alongside a 13.25m clear internal height.

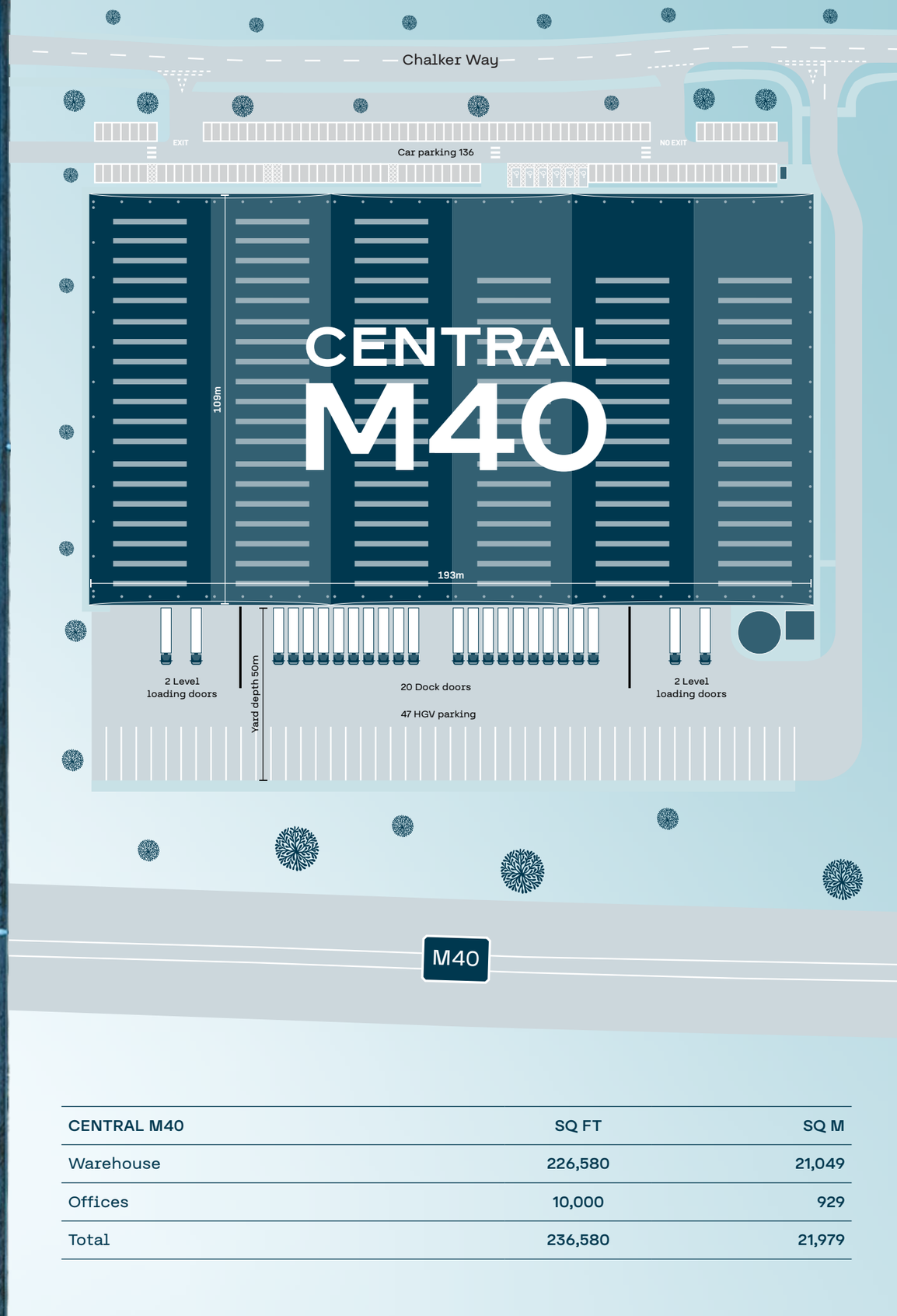
WAREHOUSE / EXTERNAL AREAS

- 13.25M CLEAR INTERNAL HEIGHT
- 47 TRAILER SPACES
- HIGH QUALITY LANDSCAPING
- 15% ROOF LIGHTS
- 20 DOCK LEVELLERS
- SECURE GATED & FENCED YARD
- 50KN/M² FLOOR LOADING
- 4 LEVEL ACCESS DOORS
- SPRINKLER TANK BASE
- 136 CAR PARKING SPACES
- 50M YARD DEPTH
- 2 MVA

FIRST FLOOR OFFICES

- DOUBLE HEIGHT RECEPTION
- RAISED ACCESS FLOOR
- METALPAN CEILING TILES
- PIR CONTROLLED LIGHTING
- FITTED KITCHENETTE

M40 / J11 | OX16 4XD



CENTRAL M40	SQ FT	SQ M
Warehouse	226,580	21,049
Offices	10,000	929
Total	236,580	21,979

BUILT BETTER.
BUILT RESPONSIBLY.

BREEAM
BREEAM
‘VERY GOOD’

EPC B
ENERGY

EV CHARGING
POINTS

PIR
LIGHTING

BICYCLE
RACKS

LANDSCAPED
ENVIRONMENT

ENHANCED
INSULATION

Central M40 has been developed with a focus on energy efficiency, quality and long-term performance.

The unit achieves an EPC B rating and BREEAM Very Good, supported by features including 15% roof lights and PIR-controlled energy-efficient office lighting. A high-quality landscaped environment further contributes to the overall setting.

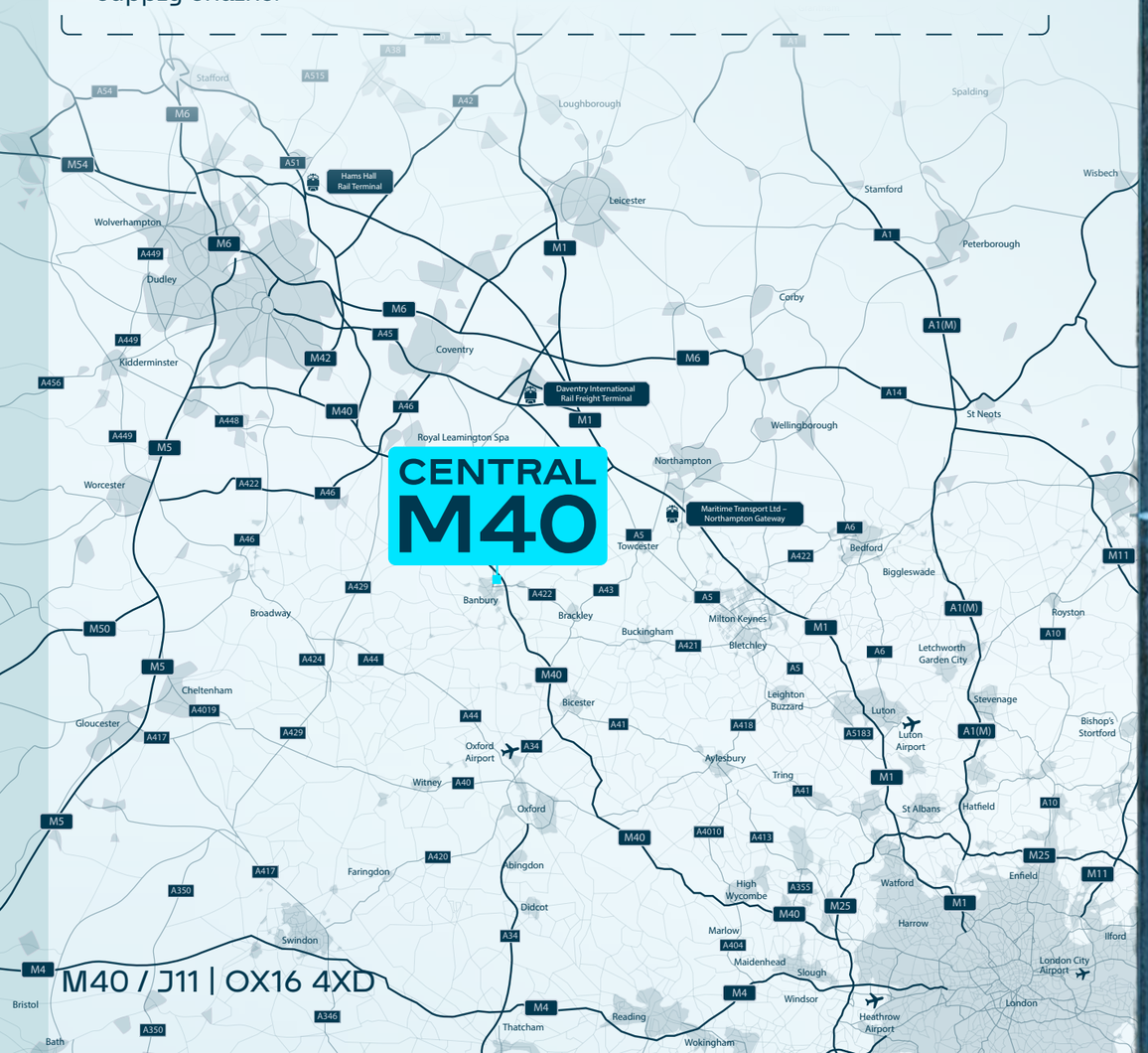
Sustainability is considered throughout the unit, with an approach tailored to its occupier requirements. This helps create an efficient, high-quality building designed with the wider environment in mind.

M40 / J11 | OX16 4XD

CONNECTED IN EVERY DIRECTION.

Central M40's position at Junction 11 places occupiers directly onto the national motorway network, providing efficient access north towards Birmingham and the Midlands and south towards Oxford, London and the South East.

The location also provides access to major airports, ports and rail freight infrastructure, supporting both domestic and international supply chains.



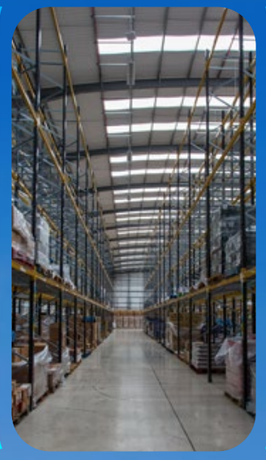


[LOCATION]	MINS	MILES
M40 Junction 11	2 Mins	<1 Mile
Banbury Rail Station	7 Mins	1 Mile
Bicester	27 Mins	17 Miles
Daventry International Freight Terminal	35 Mins	24 Miles
M1 Junction 15a	35 Mins	27 Miles
M42 Junction 3a	35 Mins	30 Miles
Oxford	43 Mins	32 Miles
Milton Keynes	47 Mins	31 Miles
Northampton	49 Mins	30 Miles
M40 (J1A) / M25 (J16)	62 Mins	57 Miles
Birmingham	70 Mins	52 Miles
London	120 Mins	78 Miles

[PORTS]	MINS	MILES
Southampton	1 Hr 45 Mins	98 Miles
London Gateway	2 Hrs	110 Miles
Avonmouth	2 Hrs	116 Miles
Felixstowe	2 Hrs 45 Mins	151 Miles

[AIRPORTS]	MINS	MILES
Birmingham Intl	40 Mins	40 Miles
London Luton	1 Hr 10 Mins	63 Miles
London Heathrow	1 Hr 15 Mins	66 Miles
East Midlands	1 Hr 15 Mins	74 Miles

















M40 / J11 | OX16 4XD

POWERED BY PEOPLE.

Banbury has a well-established industrial and manufacturing heritage, providing Central M40 with access to a workforce experienced in the sectors that matter to modern industrial, logistics and distribution occupiers.

Cherwell benefits from a strong manufacturing workforce and competitive labour costs compared with other locations across the South East.

Source: ONS / Nomis, latest available data.

172,178 PEOPLE LIVING IN CHERWELL

108,905 WORKING-AGE POPULATION

88.7% ECONOMICALLY ACTIVE

98,000 JOBS ACROSS CHERWELL

MANUFACTURING EMPLOYEE JOBS **9,000**

TRANSPORT & STORAGE EMPLOYEE JOBS **4,500**

OF EMPLOYEE JOBS IN MANUFACTURING **10.6%**

POPULATION GROWTH **+13.5%**

CENTRAL M40

M40 / J11 | OX16 4XD

CENTRAL M40



savills

HUGH WALTON
+44 (0) 7807 999 777
hugh.walton@savills.com

CHARLES ROWTON-LEE
+44 (0) 7885 185 230
crlee@savills.com

HENRY HARRISON
+44 (0) 7779 402 649
henry.harrison@savills.com

JOHN MADDOCKS WRIGHT
+44 (0) 7807 999 635
jmwright@savills.com

DTRE

JAKE HUNTLEY
+44 (0) 7765 154 211
jake.huntley@dtre.com

JAMIE DURRANT
+44 (0) 7341 661 962
jamie.durrant@dtre.com

SAM COOPER
+44 (0) 7880 585 950
sam.cooper@dtre.com

CBRE

Tom Barton
+44 (0) 7817 033 078
tom.barton@cbre.com

Will Davis
+44 (0) 7393 243 187
will.davis@cbre.com

Disclaimer: This brochure and all content in the brochure are provided to you on a non reliance basis without warranty of any kind either express or implied, including but not limited to the implied warranties of merchantability, fitness for a particular purpose, and non-infringement. DTRE, Savills, CBRE & Eighty Studio makes no warranty as to the accuracy, completeness or reliability of any content in this brochure. You are responsible for verifying any information before relying on it. Use of this brochure and the content available in the brochure is at your sole risk. November 2026.

Designed & Created by eighty www.eighty.studio