

To Let - 232,295 sq ft
Multi-Purpose Industrial Warehouse
Undergoing refurbishment - PC Q2 2026

Charbridge Way, Bicester, OX26 4ST

BICESTER
232



w3w/// money.love.fools



LOGICOR

REFURBISHED. REVITALISED. READY FOR THE NEXT CHAPTER.



232k sq ft of flexible,
modernised space



High bay +
low bay combination
rarely available at
this scale

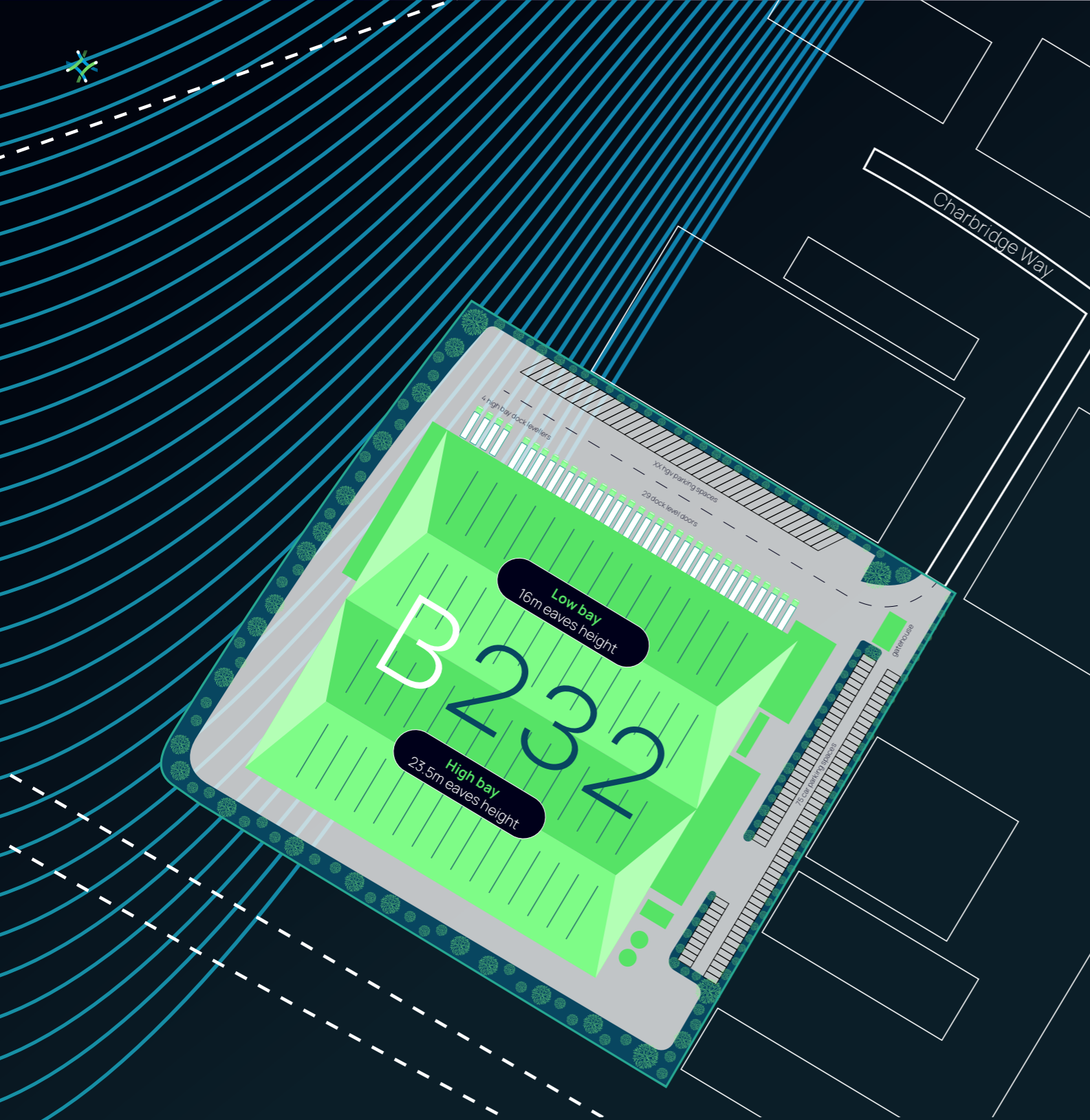


Upgraded
specification with
EPC B compliance



Strong transport
links to Oxford, M40
and wider South
East corridors





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Sq M

Sq Ft

XXXXXXX	XXXXXXX	XXXXXXX
XXXXXXX	XXXXXXX	XXXXXXX
XXXXXXX	XXXXXXX	XXXXXXX
Total	Total	Total



232,295 sq ft unit
total space



Cat A fit
out to offices



9,687 sq ft ancillary
accommodation



29 dock
level doors



4 high bay
dock levellers



4 bay warehouse with 2
high bay, and 2 low bay



High bay eaves
height 23.5m



Low bay eaves
height 16m



XX HGV
spaces



XX Yard
depth



75 car
parking spaces



Bike shelter
facilities

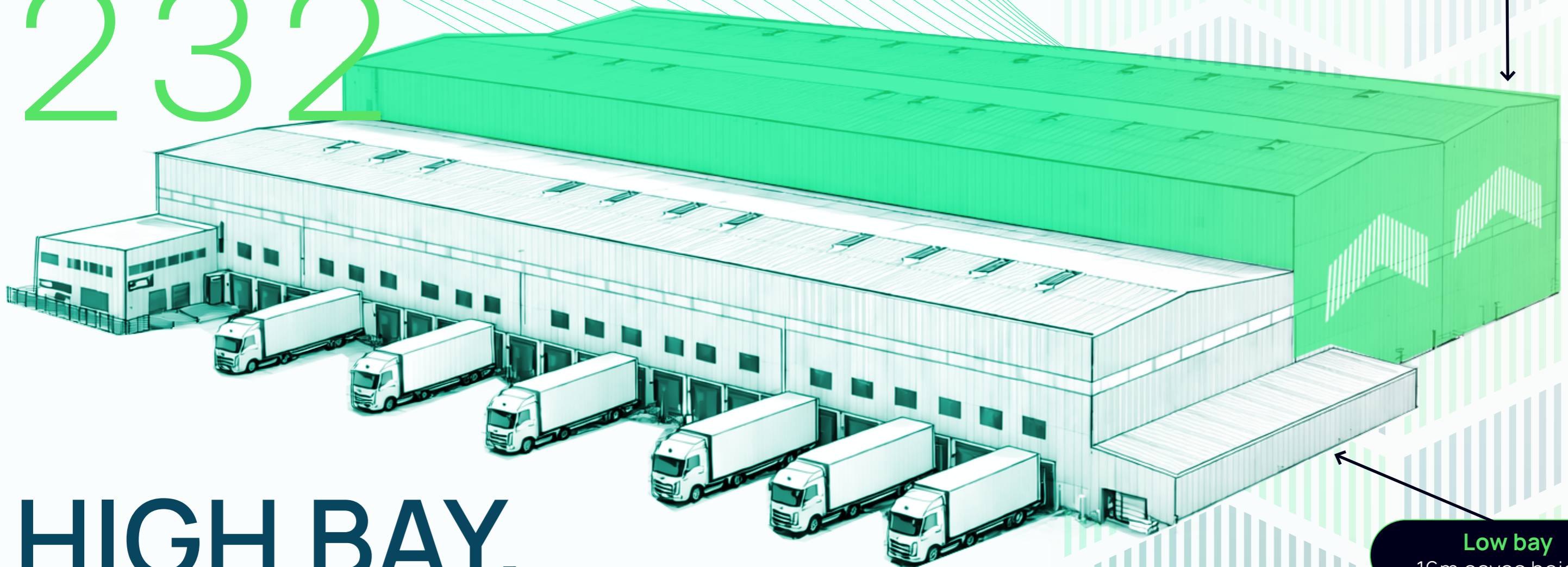
A LIGHT-TOUCH TRANSFORMATION WITH MAXIMUM IMPACT.

Ideal for occupiers requiring a large, adaptable footprint with both high-bay and low-bay environments for varied operational work flows.



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HIGH BAY.
HIGHER POTENTIAL.

FULLY FITTED. OPERATING SMARTER. COMPLIANT FOR THE FUTURE.

A full replacement of outdated gas-fired systems with an all-electric VRF solution drives significant carbon reductions, while high-efficiency LED lighting with daylight sensing enhances operational efficiency throughout the warehouse and ancillary areas.

Water-saving fixtures—including waterless urinals and point-of-use heaters—further minimise consumption, while the Delcote 10 architectural roof coating extends fabric life and reduces maintenance-related waste.

By re purposing and making use of the existing sprinkler system, the refurbishment significantly reduces programme time, enabling customers to get operational and up and running more quickly.



Cycle parking facilities



Fully fitted sprinkler system



VRF electric heating & cooling system serving ancillary accommodation



Target EPC B rating for long-term MEES compliance



Air-handling units to eliminate legacy fossil-fuel heating



Point-of-use electric water heaters to reduce energy waste



EV charging capability



High-efficiency LED lighting featuring daylight saving controls

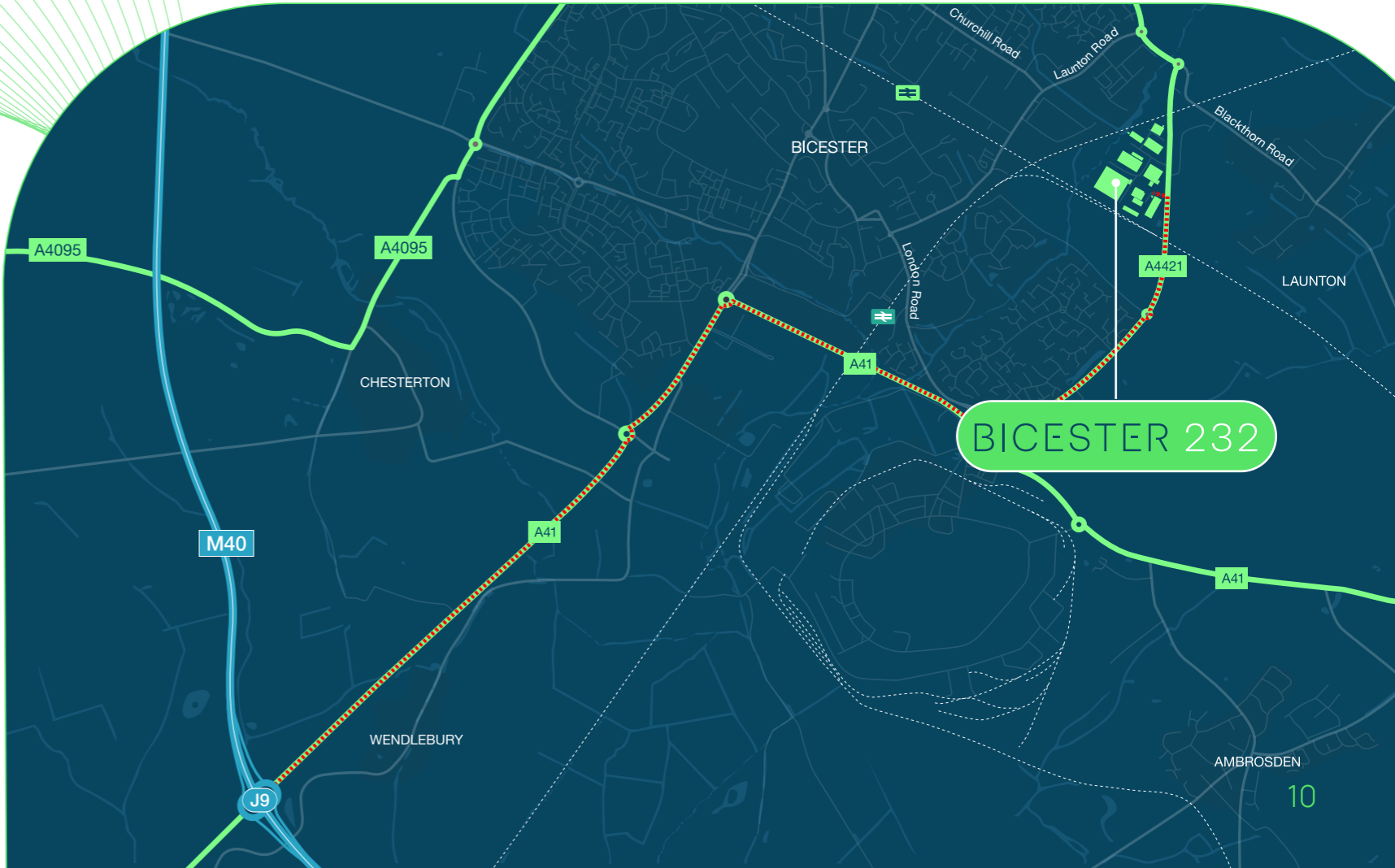


CONNECTED TO OXFORD. LINKED TO THE UK. POSITIONED FOR PROGRESS.

Strategically located on Bicester Distribution Park, the asset benefits from direct access via Charbridge Lane and immediate proximity to leading logistics occupiers.

Its position on the eastern edge of Bicester provides fast links to the A41, M40 and key regional distribution corridors serving Oxfordshire, the South Midlands and London logistics markets.

Road	Miles	Minutes	Air	Miles	Minutes
A41	1.6	5	Heathrow	54.7	55
M40 J9	4.8	10	Birmingham	54.8	60
A34	5	12	Luton	41.5	65
A421	7.8	14	Stansted	81.5	90
M25 J16	45.7	45	Ports		
M1 J8	37.5	55	Miles		
Rail			Minutes		
Bicester North	2.9	10	London Gateway	85.9	100
Banbury	18.8	28	Bristol	91.7	100
Oxford	14.9	30	Felixstowe	138	150
Milton Keynes	24.9	40			





THE ADVANTAGE OF BEING PERFECTLY PLACED.

BICESTER 232

Laybrook.com
motion furniture

ABSOLUTE
taste

Bidfood

Petit Forestier

freshdirect

M&J Seafood

ROOTS LOCAL

BAKELS
BAKERY INGREDIENTS SINCE 1964

TEKNOS

M40

M40

M40 / J9
10 mins / 4.8 miles

Bicester North Train Station

SITE ACCESS

A4421

A4421

Milton Keynes
40 mins / 24.9 miles

Charbridge Ln

A4421

Positioned in one of Oxfordshire's most connected logistics destinations, Charbridge Way delivers 232,295 sq ft of newly refreshed industrial space engineered for flexibility, efficiency and future compliance. Just 15 miles east of Oxford, the scheme unlocks large-scale capability with multi-level warehouse accommodation, high-bay potential and a fully upgraded specification that enhances operational performance from day one.



OPERATING SMARTER.

Bicester 232 is a key hub within a thriving regional economy, powered by logistics, advanced manufacturing and technology. A growing labour force, improved infrastructure and proactive planning are set to unlock further economic growth.

FAST CONNECTIONS
TO LONDON,
OXFORD & READING

CURRENT POPULATION
OF 35,000, PROJECTED
TO EXCEED 50,000
BY 2031

BICESTER VILLAGE
ATTRACTS OVER 7 MILLION
VISITORS ANNUALLY

DIRECT ACCESS TO
THE M40 (J9) WITH LINKS VIA
THE A34, A41 AND A43

10,000 NEW
HOMES PLANNED
OVER THE NEXT
12 YEARS PROPERTY PRICES
AROUND 25% LOWER
THAN OXFORD

CHERWELL HAS ABOVE-
AVERAGE EMPLOYMENT IN
KEY SECTORS INCLUDING
MANUFACTURING (10.3% OF
JOBS VS 7.5% NATIONALLY)

SOURCE: NOMIS



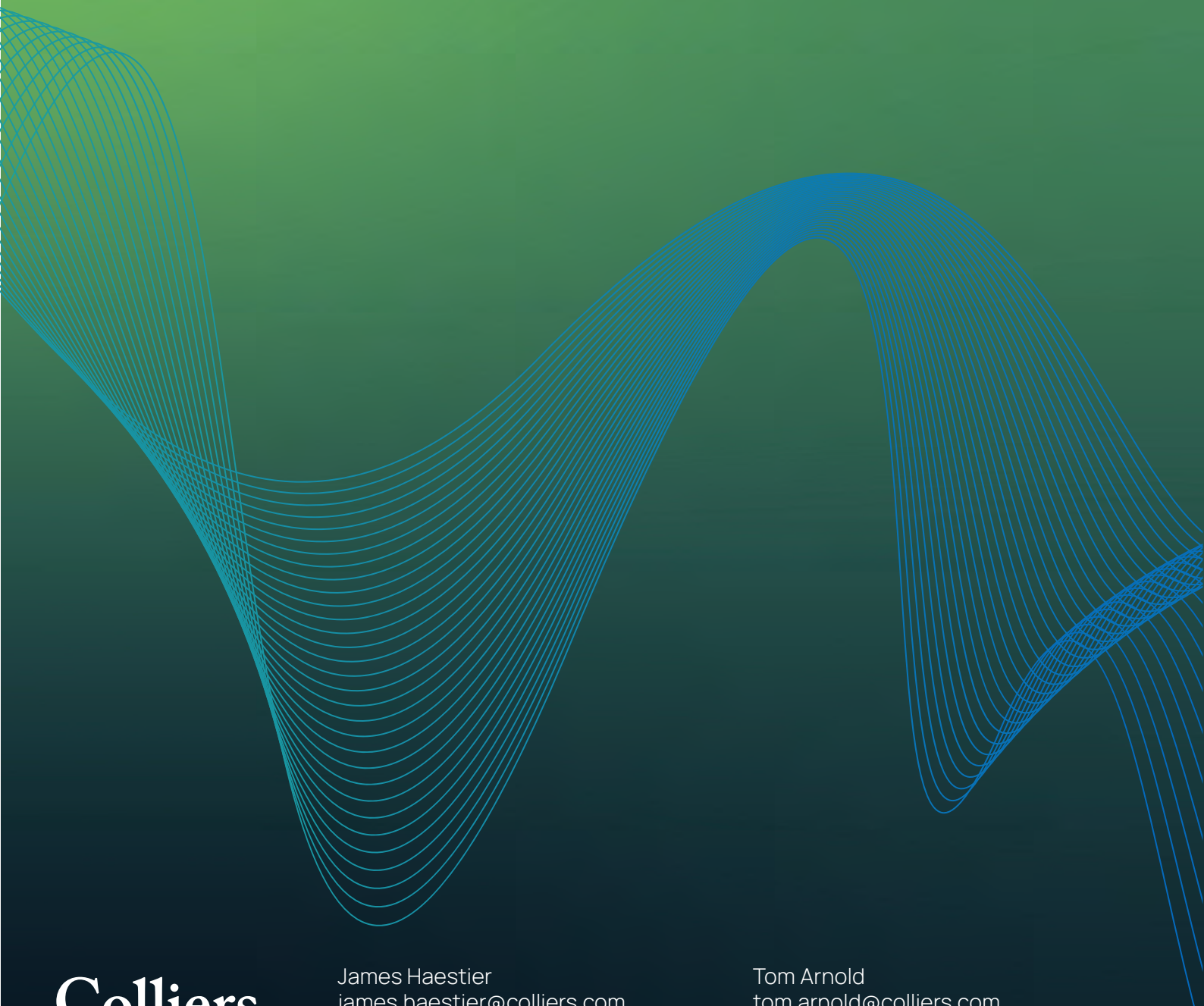


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