

B

228,485 sq ft

Industrial / Distribution Unit - To Let

Undergoing refurbishment

Ready to occupy Q3 2026

228

BICESTER

228

Charbridge Way,
Bicester, OX26 4ST



LOGICOR

REFURBISHED. REVITALISED. READY FOR THE NEXT CHAPTER.



228K sq ft of flexible, modernised space with up to 23.5m clear height



Fully fitted sprinkler system



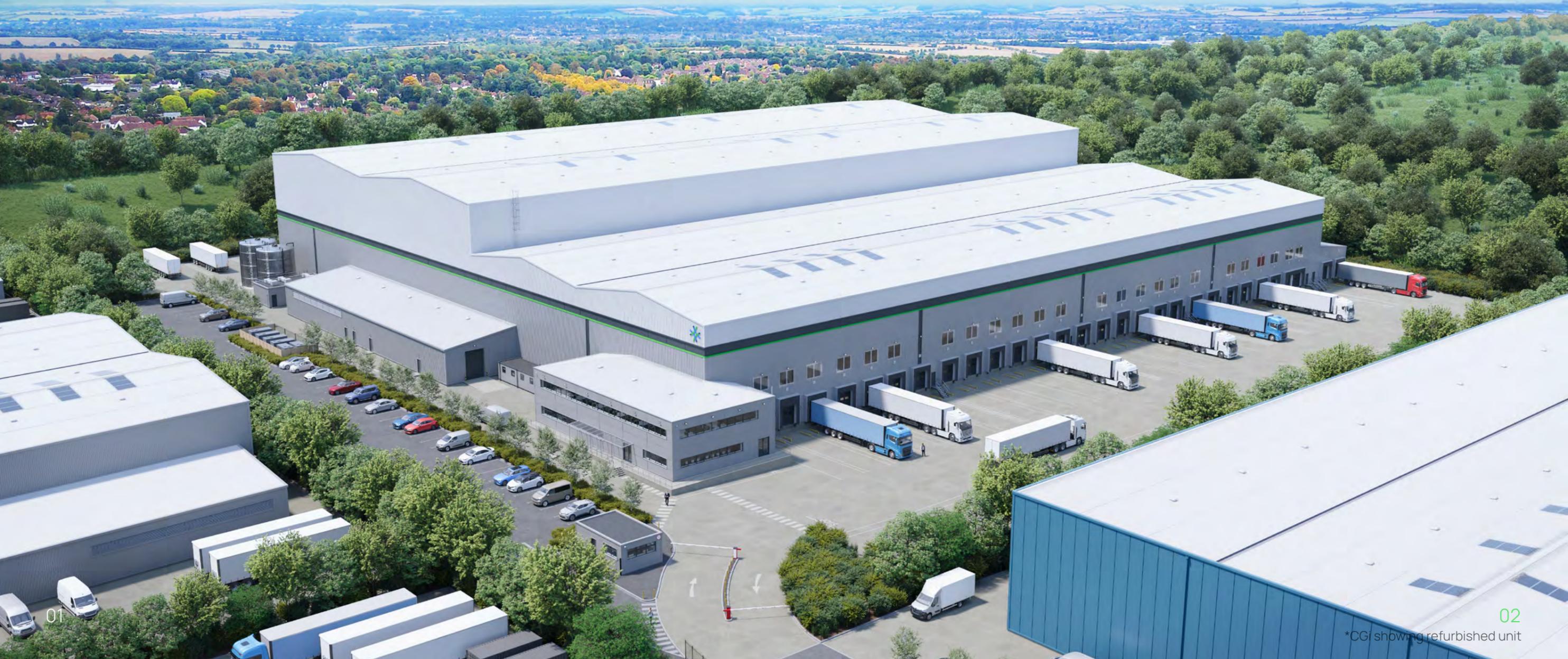
LED Lighting

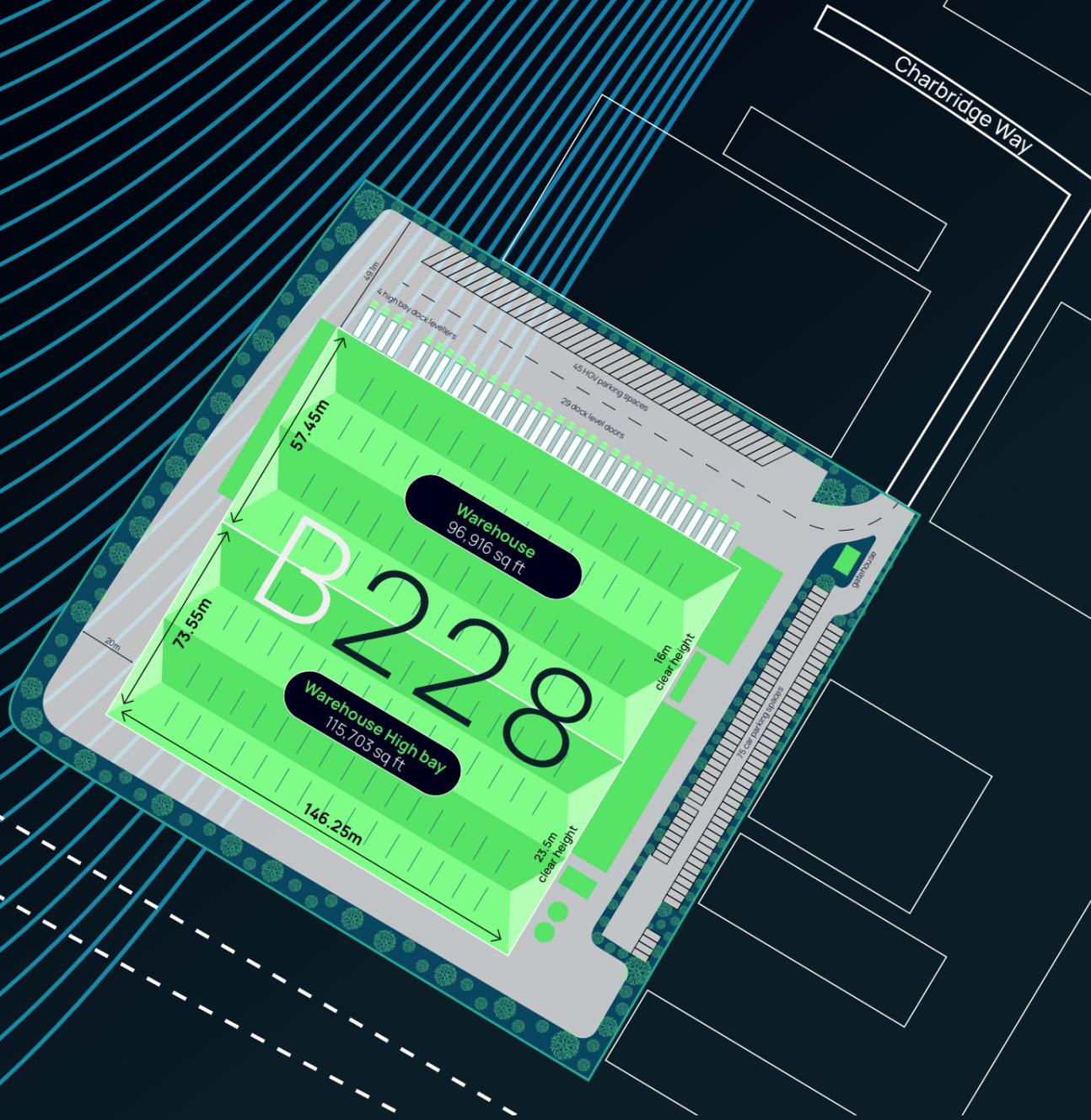


Upgraded specification with EPC B compliance



Strong transport links to Oxford, M40 and wider South East and Midlands markets





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	Sq M	Sq Ft
Warehouse High Bay	10,749	115,703
Warehouse	9,003	96,916
Office	750	8,076
Gatehouse + Ancillary	723	7,790
Total	21,225	228,485



16 - 23.5m clear internal height



29 dock level doors incl. 4 high bay dock levellers



49.1m yard depth



360 degree circulation with additional parking



45 HGV spaces



75 car parking spaces



LED Lighting



Fully fitted sprinkler system



800 kva power



Cat A office fit out



Bike shelter facilities



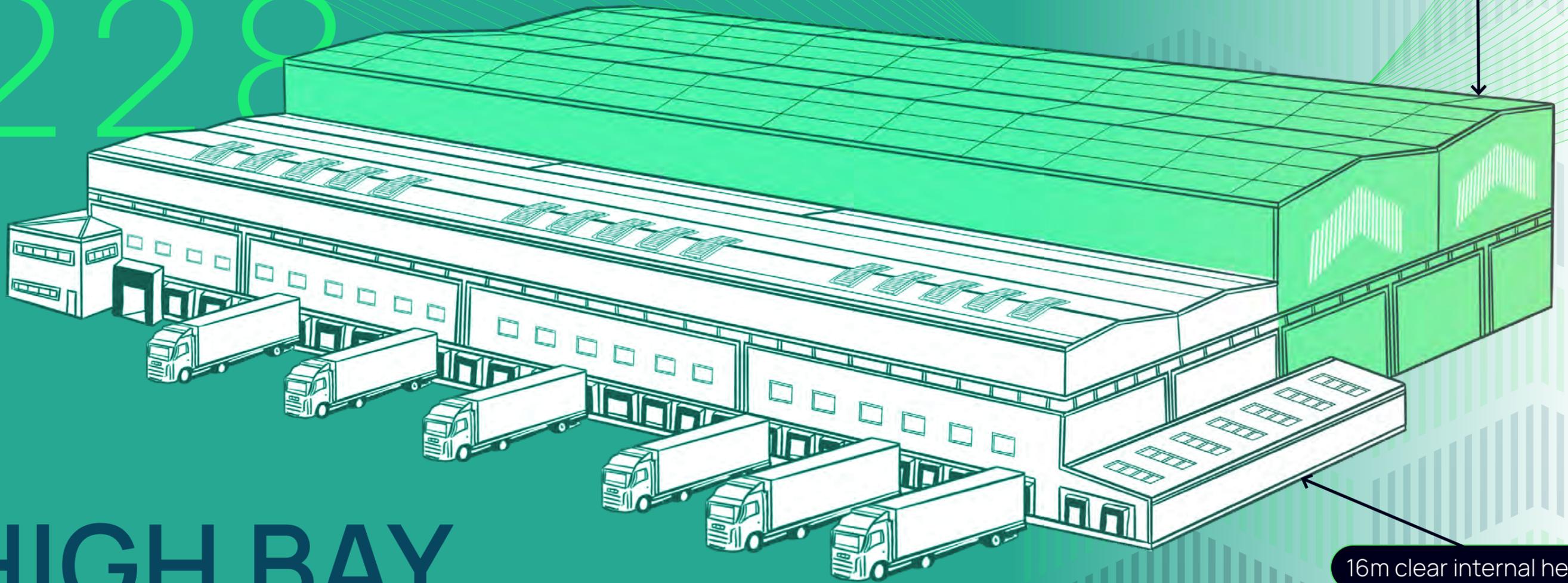
Gatehouse

A TRANSFORMATION WITH MAXIMUM IMPACT.

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

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228



23.5m clear internal height

16m clear internal height

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A full replacement of outdated gas-fired systems with an all-electric VRF solution drives significant carbon reductions, while high-efficiency LED lighting with daylight sensing enhances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



High-efficiency LED lighting featuring daylight saving controls



Fully fitted sprinkler system



VRF electric heating & cooling system serving office and 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



Cycle parking facilities



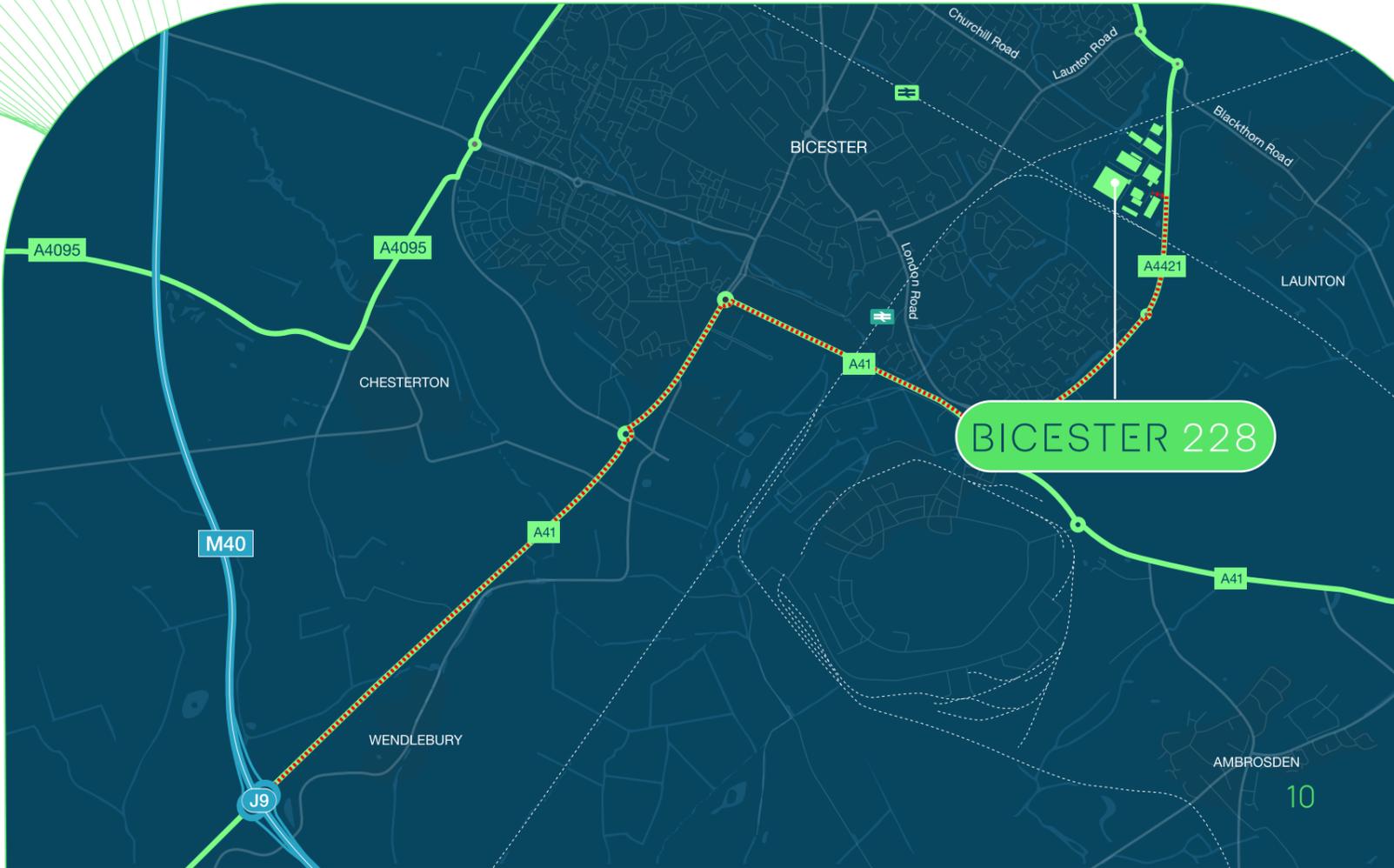
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Road	Miles	Minutes	Air	Miles	Minutes
A41	1.6	5	Heathrow	54.7	55
M40 J9	4.8	10	Birmingham	54.8	60
A34	5	12	Luton	41.5	65
A421	7.8	14	Stansted	81.5	90
M25 J16	45.7	45			
M1 J8	37.5	55			
Rail		Miles	Minutes	Ports	
Bicester Village	1.9	5	London Gateway	85.9	100
Bicester North	2.9	10	Bristol	91.7	100
Banbury	18.8	28	Felixstowe	138	150
Oxford	14.9	30			
Milton Keynes	24.9	40			

CONNECTED TO THE M40. LINKED TO THE UK. POSITIONED FOR PROGRESS.

Strategically located on Bicester Distribution Park, the building 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.





THE ADVANTAGE OF BEING PERFECTLY PLACED.

BICESTER 228

Laybrook.com
million furniture

ABSOLUTE
taste

Petit Forestier

Bidfood

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 228,485 sq ft of newly refreshed industrial space engineered for flexibility, efficiency and future compliance. Just 15 miles north of Oxford, the scheme unlocks large-scale capability with multi-height warehouse accommodation, high-bay potential and a fully upgraded specification that enhances operational performance from day one.



OPERATING SMARTER.

Bicester 228 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. Bicester has two train stations offering regular services to London Marylebone.

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 WITH 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

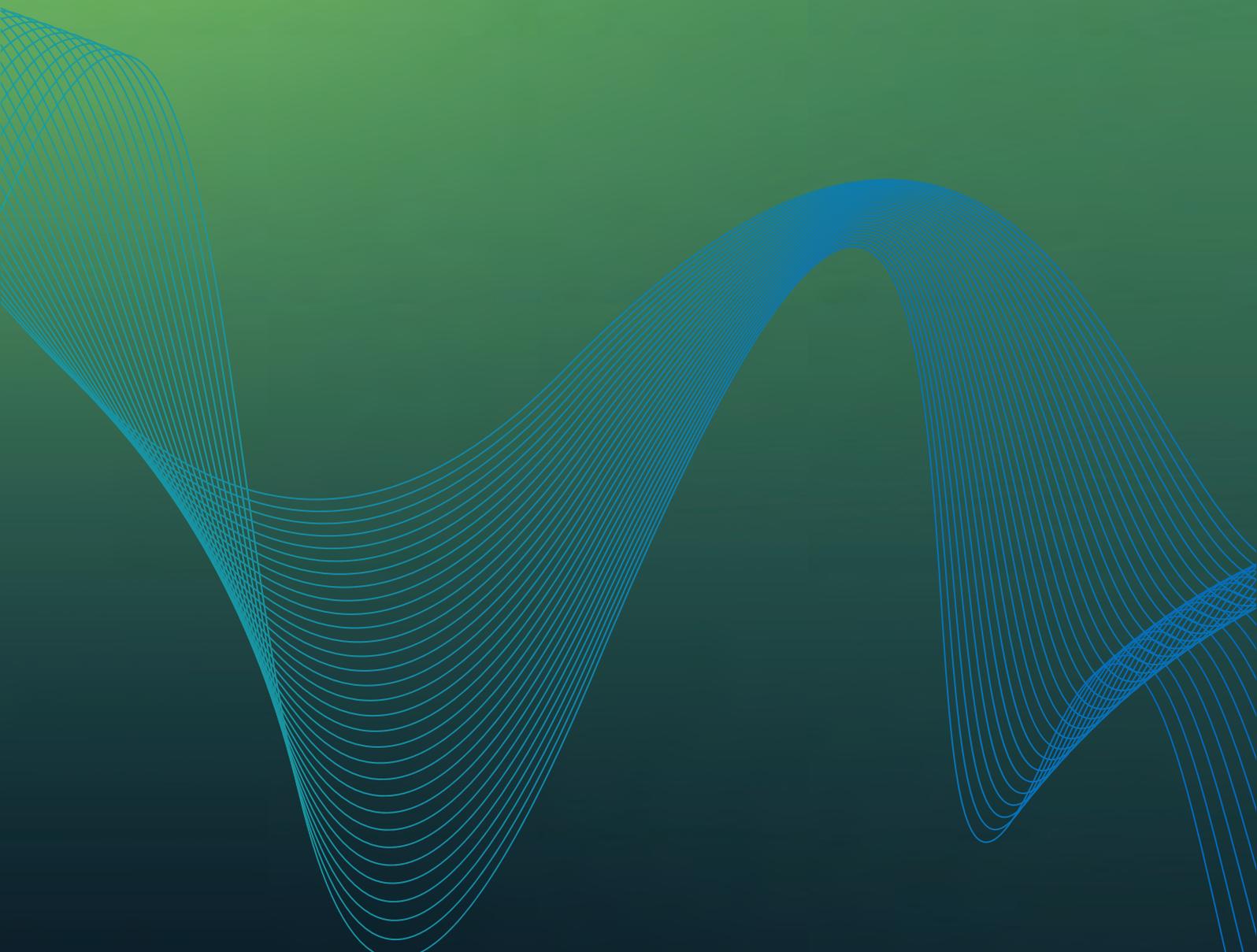


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