

# 233

**233,376 sq ft**

Industrial / Distribution Unit - To Let

Undergoing refurbishment

Ready to occupy Q2 2026

[bicester233.co.uk](http://bicester233.co.uk)

# BICESTER 233

Charbridge Way,  
Bicester, OX26 4ST



# REFURBISHED. REVITALISED. READY FOR THE NEXT CHAPTER.



233K 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



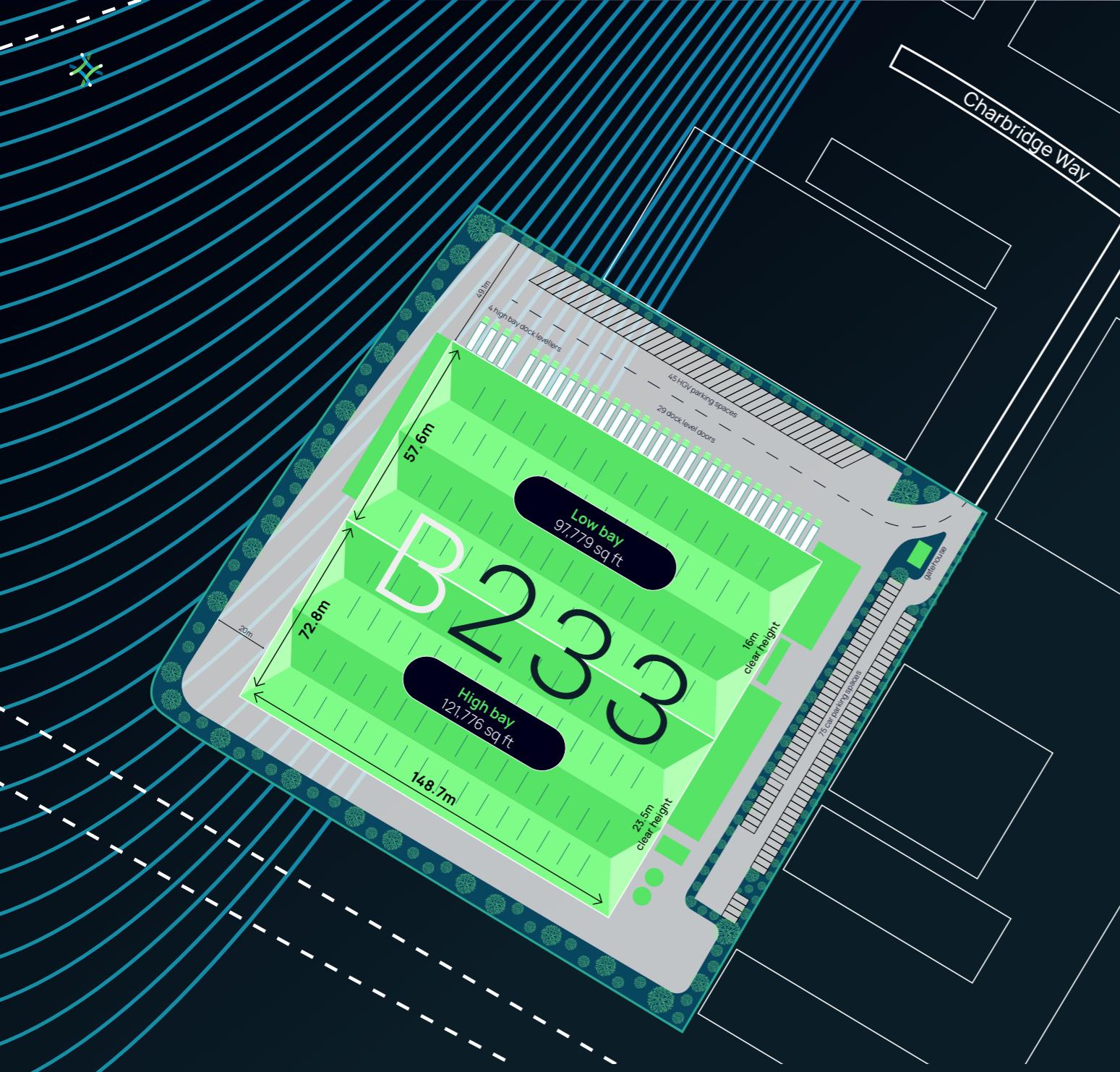
Strong transport links  
to Oxford, M40 and  
wider South East and  
Midlands markets



01

02

\*CGI showing refurbished unit



BICESTER 233

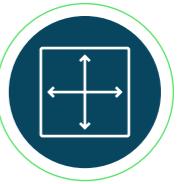
	Sq M	Sq Ft
High Bay	11,313	121,776
Low Bay	9,083	97,779
Office	900	9,687
Gatehouse + Ancillary	384	4,134
<b>Total</b>	<b>21,680 Sq M</b>	<b>233,376 Sq Ft</b>



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 environments for varied operational work flows.

# BICESTER

## 233



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A full replacement of outdated gas-fired systems with an all-electric VRF solution drives significant carbon reductions, while high-efficiency LED lighting with daylight sensing enhances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

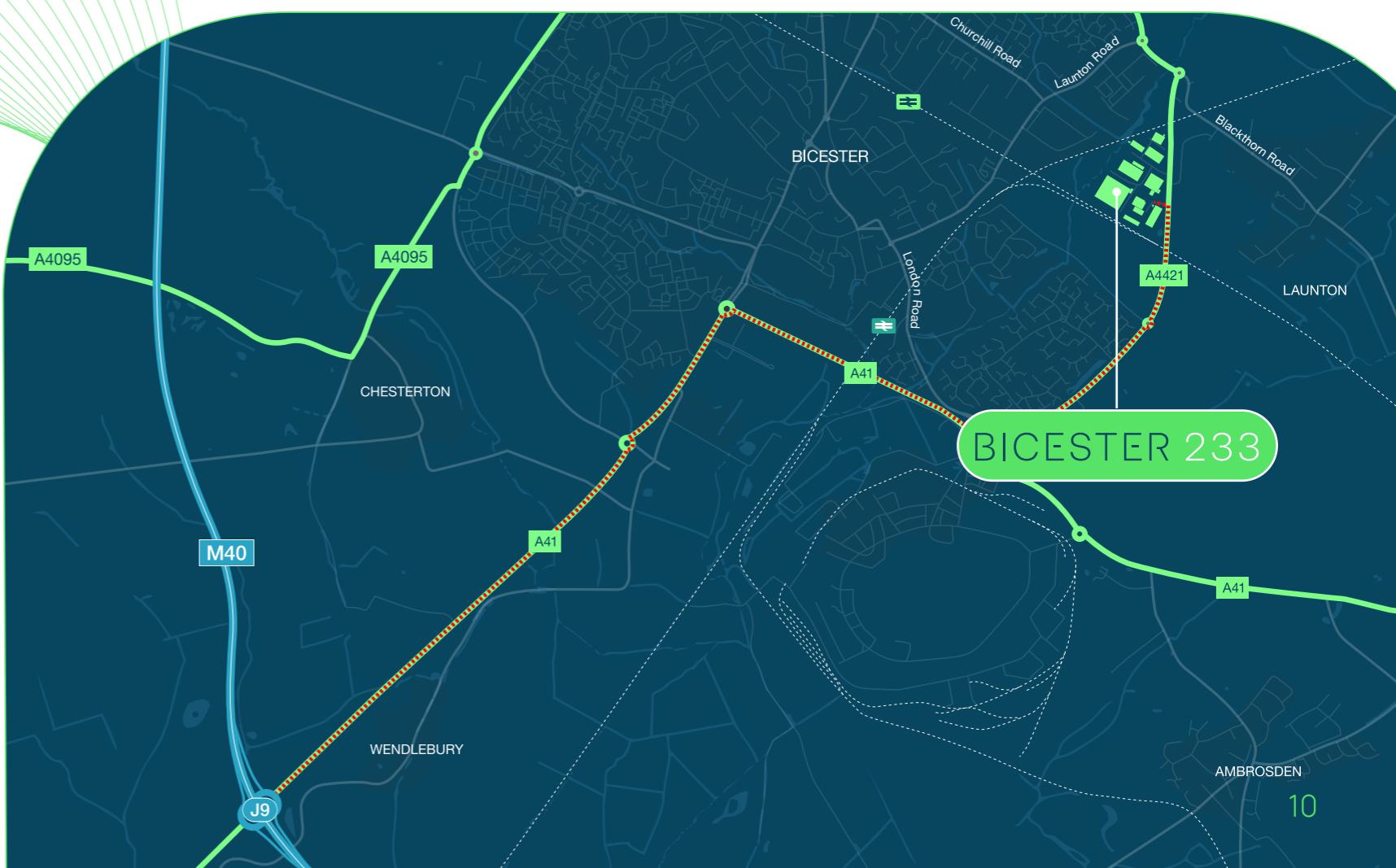


**CONNECTED TO THE M40.  
LINKED TO THE UK.  
POSITIONED FOR PROGRESS.**

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.

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			
Ports	Miles	Minutes			
London Gateway	85.9	100			
Bristol	91.7	100			
Felixstowe	138	150			
Rail	Miles	Minutes			
Bicester Village	1.9	5			
Bicester North	2.9	10			
Banbury	18.8	28			
Oxford	14.9	30			
Milton Keynes	24.9	40			



# THE ADVANTAGE OF BEING PERFECTLY PLACED.

BICESTER 233

Laybrook.com  
modern furniture

ABSOLUTE  
taste

Petit Forestier

Bidfood

freshdirect

M&J Seafood

ROOTS LOCAL

BAKELS

TEKNOS

M40

M40

M40 / J9  
10 mins / 4.8 miles

Milton Keynes  
40 mins / 24.9 miles

Bicester North Train Station

A4421

Charbridge Ln

Positioned in one of Oxfordshire's most connected logistics destinations, Charbridge Way delivers 233,376 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 233 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

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

BICESTER VILLAGE  
ATTRACTS OVER 7 MILLION  
VISITORS ANNUALLY

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

SOURCE: NOMIS



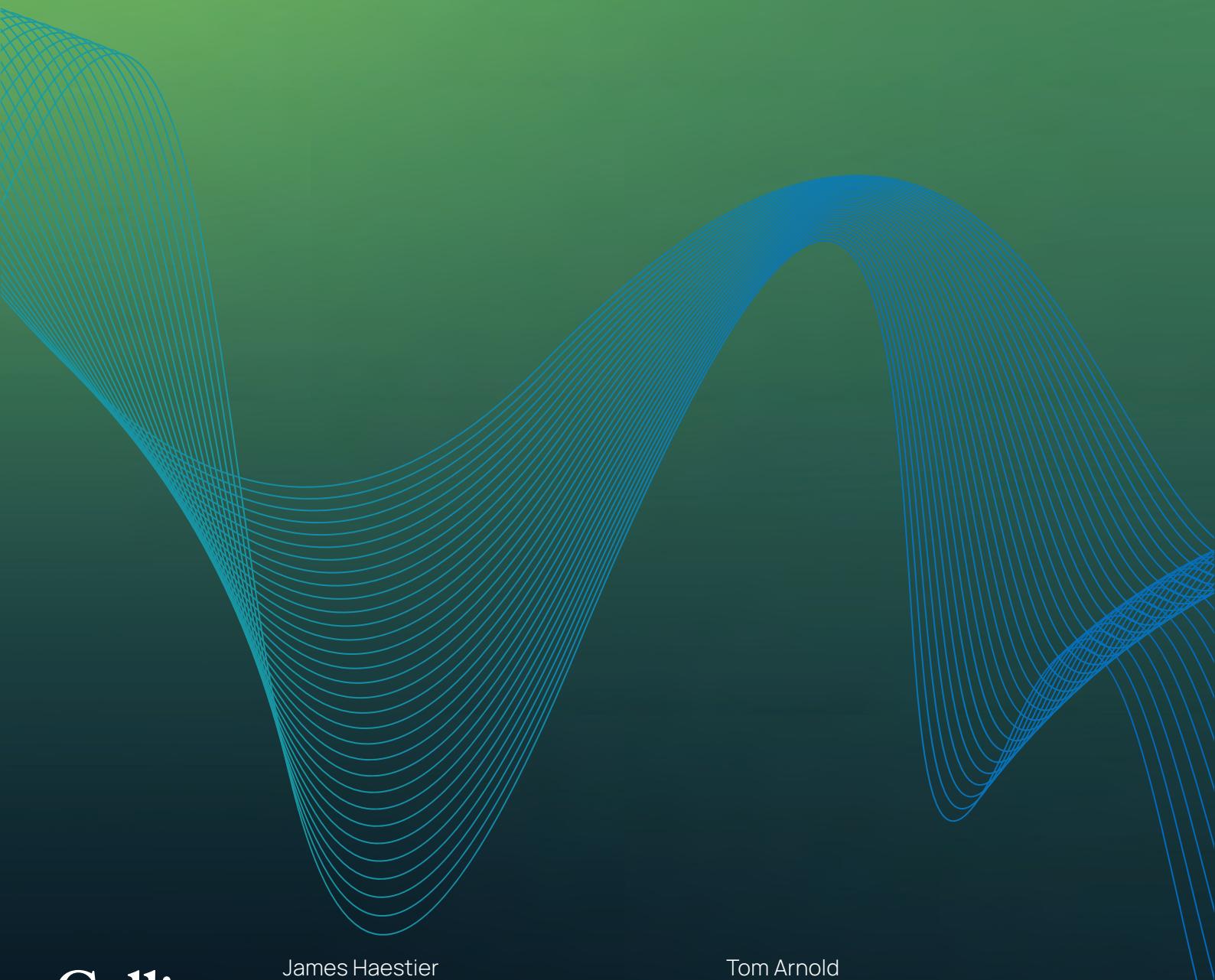
# BIC-STEP



# BICESTER 233



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