

CHERWELL ONE

BANBURY J11 M40

98,839 SQ FT
WAREHOUSE UNDER REFURBISHMENT
AVAILABLE TO LET Q3 2026



FITTED WITH WAREHOUSE
LIGHTING AND SPRINKLERS

CHERWELLONEBANBURY.CO.UK

PERFECTLY POSITIONED

Cherwell 1 is situated within the established Cherwell 40 industrial estate, prominently located directly off junction 11 of the M40 Motorway giving immediate access to the national motorway network.



NORTH
BIRMINGHAM
51 miles

SOUTH
OXFORD
32 miles

BANBURY
2 miles

SUPERB SPECIFICATION

Currently under refurbishment, this modern fully fitted warehouse benefits from an excellent specification ideal for modern logistics companies.

Schedule of accommodation

	SQ FT	SQ M
Warehouse	90,455 sq ft	8,404 sq m
Office	8,384 sq ft	779 sq m
Total	98,839 sq ft	9,183 sq m



45 metre secure yard



Fitted with sprinklers



10.6m clear internal height



50 kN/sq m floor loading



Warehouse lighting



10 dock doors



2 level access doors



Solar PV



Respraying / redecorating external cladding



EV charging



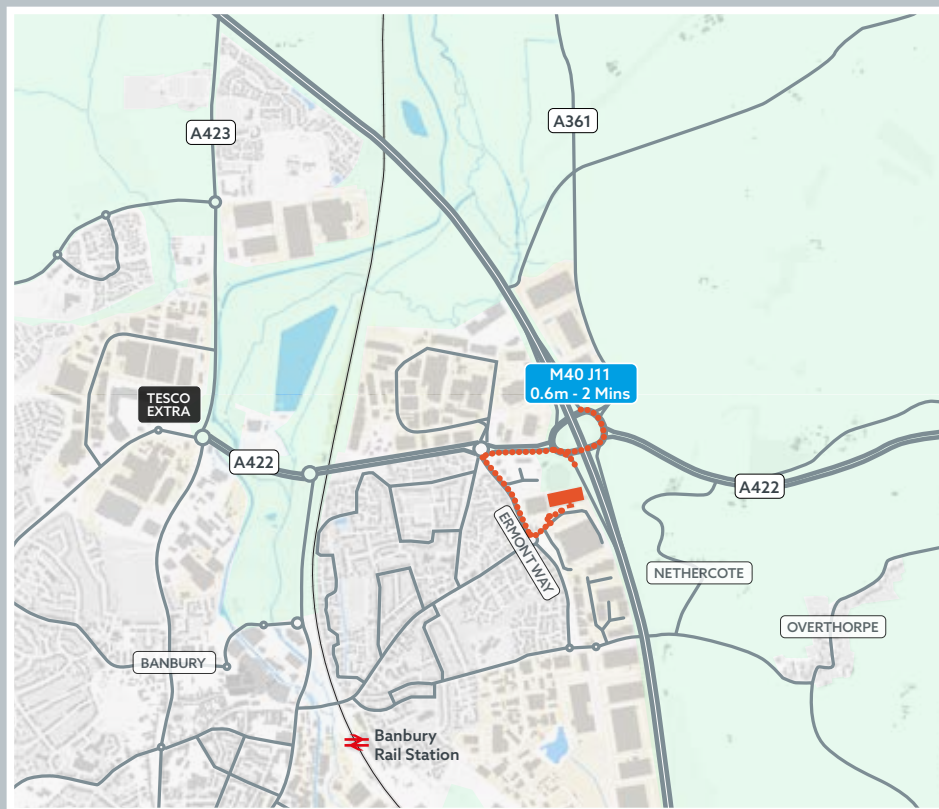
Targeting EPC A



City	Miles	Mins
Banbury	2	6
Northampton	30.7	45
Birmingham	50.8	55
London	79.3	90
Bristol	80.4	110
Leeds	150	160

Airport	Miles	Mins
Birmingham	39	40
Heathrow	65.2	65

Railfreight	Miles	Mins
DIRFT	24.3	45
Hams Hall	47.2	50



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