

TRITAX PARK OXFORD

90,000 to 500,000 sq ft

DESIGN AND BUILD OPPORTUNITIES READY TO OCCUPY FROM 2026



SCAN FOR MORE



EPC
A+ RATING



BREEAM rating:
'Excellent'

Indicative computer-generated image

ACCOMMODATING YOUR FUTURE

THE SITE



TO BIRMINGHAM
69 miles (1hr 15 mins)

SIEMENS
Healthineers


**Bicester Village
& Bicester North**
2.5 miles/6 mins

TO BICESTER
2 miles (5 mins)

A41

M40

**M40
J9**

TO LONDON
65 miles (1hr 40 mins)

ACCOMMODATING YOUR FUTURE

LABOUR

TRAIN TIMES

Tritax Park Oxford is extremely well connected with two train stations, Bicester North and Bicester Village.

Oxford Parkway to Bicester Village	8 mins
Banbury to Bicester North	12 mins
Oxford to Bicester Village	17 mins
London Marylebone to Bicester North	50 mins
Birmingham Moor Street to Bicester North	66 mins

BUSINESS RATES

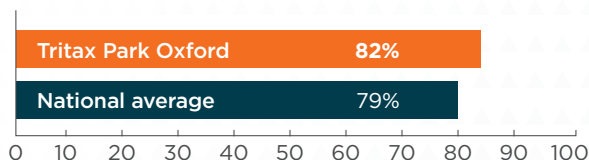
Business rates are less than half in Bicester compared to West London (based on comparison to Symmetry Park Bicester and an average West London new-build logistics unit).

	Payable (psf)
Average West London new build 100,000 sq ft unit	£8.85
Symmetry Park Bicester	£4.24

Based on the 2024/25 UBR of 0.546

ECONOMIC ACTIVITY

82% of the local population are economically active compared with the National Average average of 79%.



LABOUR

Tritax Park Oxford is situated in Oxfordshire, in a catchment area of 229,000 residents. There are 145,600 residents of core working age (i.e. aged 16-64), of which 59% are under the age of 45. Currently, and over the next decade, there will be a natural residential expansion of Bicester with around 13,400 new homes.

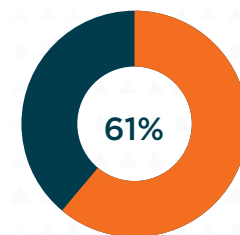
Bicester (+30 minutes) population 229,000



Future population 262,500



Source: Ekosgen 2023



61% of local residents travel less than 10km to get to work.

LOCAL AMENITIES



MUGA
On-site
Multi-Use
Games Area



Sainsbury's



David Lloyd
— CLUBS —

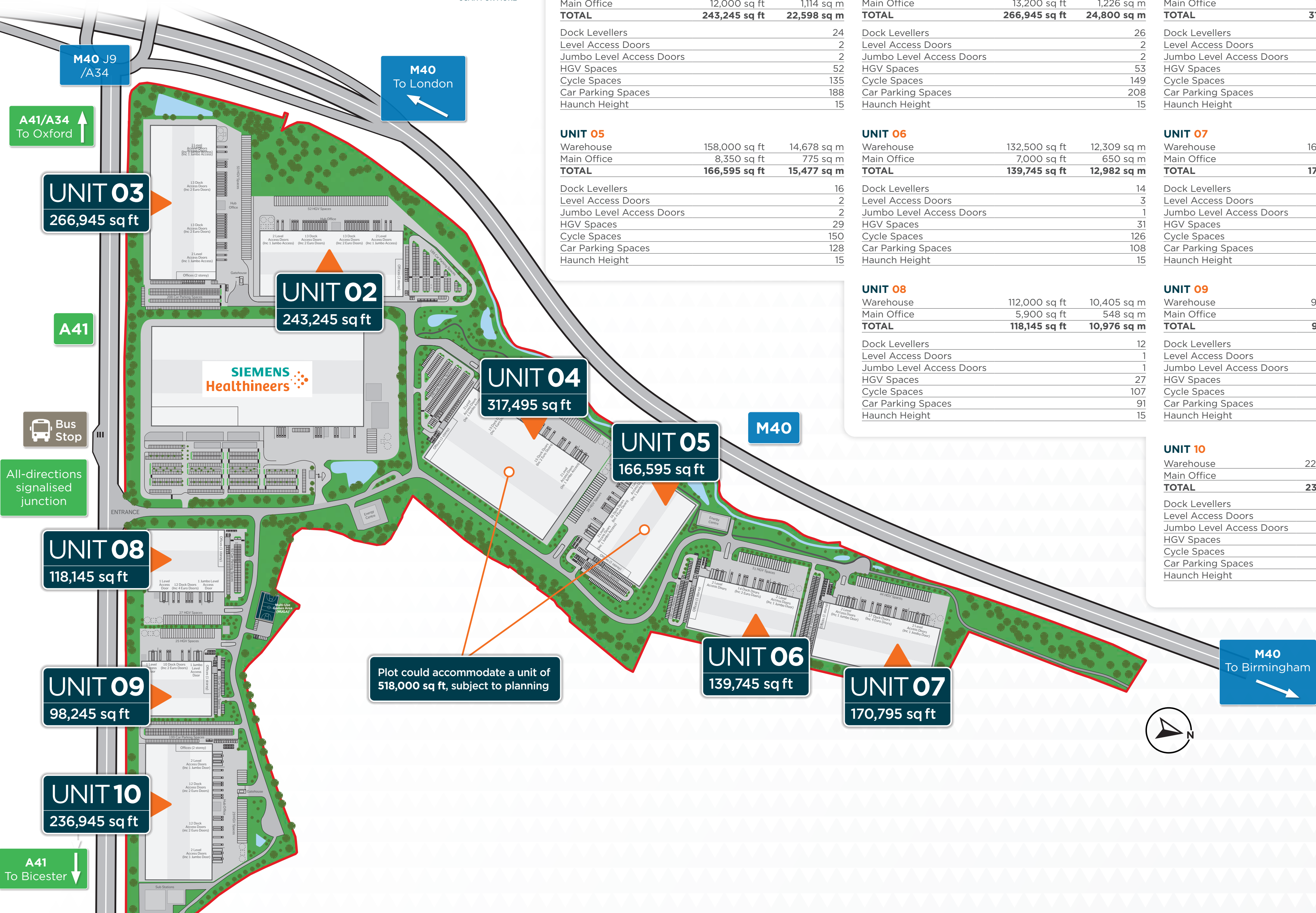
BICESTER IS HOME TO A NUMBER OF PROMINENT OCCUPIERS INCLUDING:



ACCOMMODATING YOUR FUTURE



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ACCOMMODATION

UNIT 02

Warehouse	228,000 sq ft	21,181 sq m
Main Office	12,000 sq ft	1,114 sq m
TOTAL	243,245 sq ft	22,598 sq m
Dock Levellers	24	
Level Access Doors	2	
Jumbo Level Access Doors	2	
HGV Spaces	52	
Cycle Spaces	135	
Car Parking Spaces	188	
Haunch Height	15	

UNIT 05

Warehouse	158,000 sq ft	14,678 sq m
Main Office	8,350 sq ft	775 sq m
TOTAL	166,595 sq ft	15,477 sq m
Dock Levellers	16	
Level Access Doors	2	
Jumbo Level Access Doors	2	
HGV Spaces	29	
Cycle Spaces	150	
Car Parking Spaces	128	
Haunch Height	15	

UNIT 03

Warehouse	250,500 sq ft	23,272 sq m
Main Office	13,200 sq ft	1,226 sq m
TOTAL	266,945 sq ft	24,800 sq m
Dock Levellers	26	
Level Access Doors	2	
Jumbo Level Access Doors	2	
HGV Spaces	53	
Cycle Spaces	149	
Car Parking Spaces	208	
Haunch Height	15	

UNIT 06

Warehouse	132,500 sq ft	12,309 sq m
Main Office	7,000 sq ft	650 sq m
TOTAL	139,745 sq ft	12,982 sq m
Dock Levellers	14	
Level Access Doors	3	
Jumbo Level Access Doors	1	
HGV Spaces	31	
Cycle Spaces	126	
Car Parking Spaces	108	
Haunch Height	15	

UNIT 08

Warehouse	112,000 sq ft	10,405 sq m
Main Office	5,900 sq ft	548 sq m
TOTAL	118,145 sq ft	10,976 sq m
Dock Levellers	12	
Level Access Doors	1	
Jumbo Level Access Doors	1	
HGV Spaces	27	
Cycle Spaces	107	
Car Parking Spaces	91	
Haunch Height	15	

UNIT 04

Warehouse	298,500 sq ft	27,731 sq m
Main Office	15,750 sq ft	1,463 sq m
TOTAL	317,495 sq ft	29,496 sq m
Dock Levellers	30	
Level Access Doors	2	
Jumbo Level Access Doors	2	
HGV Spaces	59	
Cycle Spaces	176	
Car Parking Spaces	245	
Haunch Height	18	

UNIT 07

Warehouse	162,000 sq ft	15,050 sq m
Main Office	8,550 sq ft	794 sq m
TOTAL	170,795 sq ft	15,867 sq m
Dock Levellers	17	
Level Access Doors	2	
Jumbo Level Access Doors	2	
HGV Spaces	44	
Cycle Spaces	154	
Car Parking Spaces	126	
Haunch Height	15	

UNIT 09

Warehouse	93,000 sq ft	8,640 sq m
Main Office	5,000 sq ft	464 sq m
TOTAL	98,245 sq ft	9,127 sq m
Dock Levellers	10	
Level Access Doors	1	
Jumbo Level Access Doors	1	
HGV Spaces	25	
Cycle Spaces	89	
Car Parking Spaces	56	
Haunch Height	12.5	

UNIT 10

Warehouse	220,000 sq ft	20,624 sq m
Main Office	11,700 sq ft	1,087 sq m
TOTAL	236,945 sq ft	22,012 sq m
Dock Levellers	24	
Level Access Doors	2	
Jumbo Level Access Doors	2	
HGV Spaces	29	
Cycle Spaces	132	
Car Parking Spaces	199	
Haunch Height	15	

All areas are approximate GIA



ROAD

	Distance
Bicester	2 miles
Banbury	20 miles
Oxford	17 miles
Aylesbury	18 miles
Milton Keynes	27 miles
M1 (J15a)	30 miles
Reading	40 miles
M40 (J1a)/M25 (J16)	44 miles
Slough	48 miles
London	65 miles
Birmingham	69 miles



PORT

	Distance
Southampton	80 miles
London Gateway	107 miles
Felixstowe	139 miles
Harwich	147 miles
Dover	150 miles
Liverpool	166 miles



RAIL

	Distance
Northampton Gateway	33 miles
DRIFT	49 miles
Hams Hall	66 miles

Source: Google Maps, travel times are approximate.

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[tritaxbigbox.co.uk/our-spaces/oxford](https://www.tritaxbigbox.co.uk/our-spaces/oxford)



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FURTHER INFORMATION



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