



BICESTER ARC

POWERING
OPPORTUNITY

LAKEVIEW DRIVE . BICESTER
OXFORDSHIRE . OX26 1DE . J9 M40

Office, technology, laboratory and
advanced manufacturing buildings
from 10,000 – 600,000 sq. ft. on a
48-acre site.

Dedicated 13.7 MVA of power
For Sale or For Lease

bicesterarc.co.uk



YOUR OPPORTUNITY

Bicester Arc is one of the most exciting sites available in the UK today – thanks to its location, connectivity and sustainable credentials. Most importantly, with the availability of 13.7 MVA of power, Bicester Arc can satisfy the most demanding of occupier requirements.

Bicester Arc is located five minutes from junction 9 of the M40 and offers a fully serviced site with a variety of plots. Bicester is in an area of rapid housing growth with an ambition to double its population to 50,000 by 2031. Bicester Arc offers access to a wide and diverse workforce in a dynamic location close to the world-renowned city of Oxford.

With an available 13.7 MVA power supply on site, via a dedicated primary substation, Bicester Arc is able to offer certainty and delivery for occupiers with specific power requirements.

The site benefits from three different planning permissions that include:

- Outline planning permission of more than 600,000 sq. ft. of development
- Detailed planning permission for a 60,000 sq. ft. headquarters office / laboratory building
- Detailed planning permission for a 100,000 sq. ft. Office and Research & Development facility, across two individual buildings

These detailed planning permissions mean that construction is able to start at Bicester Arc immediately offering certainty on delivery.



BICESTER ARC AND OXFORDSHIRE

A place to power your growth



Highly-skilled population

With 53% of residents holding a degree or higher, Oxfordshire ranks among the highest in the country for educational attainment.



Net contributor to the UK exchequer

Generating £23.5 billion GVA annually, Oxfordshire is one of only four areas nationally that contributes more to the exchequer than it receives.



Growing population

Bicester's population is projected to reach 50,000 by 2031, reflecting the area's rapid growth and appeal.



High economic activity rate

At 82%, Cherwell District, covering Bicester, leads the way in Oxfordshire.



Enterprise hub

The region consistently supports large businesses, with a higher concentration of enterprises with 250-plus employees compared to the rest of England.



Significant foreign investment

Over the last seven years, Oxfordshire has secured more than 340 foreign direct investments, valued at over £3.1 billion.

Why Oxfordshire and Bicester?

BICESTER ARC



A PLACE TO MAKE YOUR OWN

- The development of Bicester Arc is to be undertaken by Peveril Securities & Sladen Estates who have an excellent track record in delivering buildings for occupiers.
- Sladen Estates & Peveril Securities have an experienced team of consultants who have been instructed to provide innovative thinking and quality space.
- Bicester Arc offers occupiers flexibility with a variety of plots available from a single building to a campus of buildings.
- Bicester Arc is designed with sustainability in mind with buildings to be built to achieve BREEAM 'Excellent' and EPC 'A'.
- Buildings will sit on landscaped plots with a 15 acre eco park available for occupiers use.

BICESTER

At the heart of the Oxfordshire economy is Bicester, a rapidly growing hub attracting significant investment from technology and science based industries through to advanced manufacturing and engineering.

Bicester Arc benefits from excellent infrastructure, providing unrivalled access via road and rail with the M40 junction 9 within five minutes' drive time.

Road	Miles	Time
M40 (J9) / A34	2.5	5 mins
Oxford	12	20 mins
Aylesbury	18	29 mins
Banbury	20	23 mins
Milton Keynes	26	42 mins
Reading	39	1 hr
Slough	47	1 hr 2 mins
London	62	1 hr 25 mins
Birmingham	68	1 hr 15 mins
Cambridge	70	1 hr 46 mins

Airport	Miles	Time
Luton Airport	47	1 hr 10 mins
Heathrow Airport	50	1 hr 5 mins
Birmingham Airport	57	1 hr 10 mins

Train	Time
Oxford	17 mins
London	50 mins
Cambridge	2 hrs 32 mins
Birmingham	1 hr 10 mins



Local Amenities:

1. Bicester Village
2. Bicester Shopping Park
3. David Lloyd Health Club
4. Tesco Superstore
5. Vue Cinema
6. Bicester Hotel, Golf and Spa
7. Bicester Heritage
8. Bicester Avenue Garden Centre



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