

CHERWELL ONE

BANBURY J11 M40

98,839 SQ FT

WAREHOUSE UNDER REFURBISHMENT

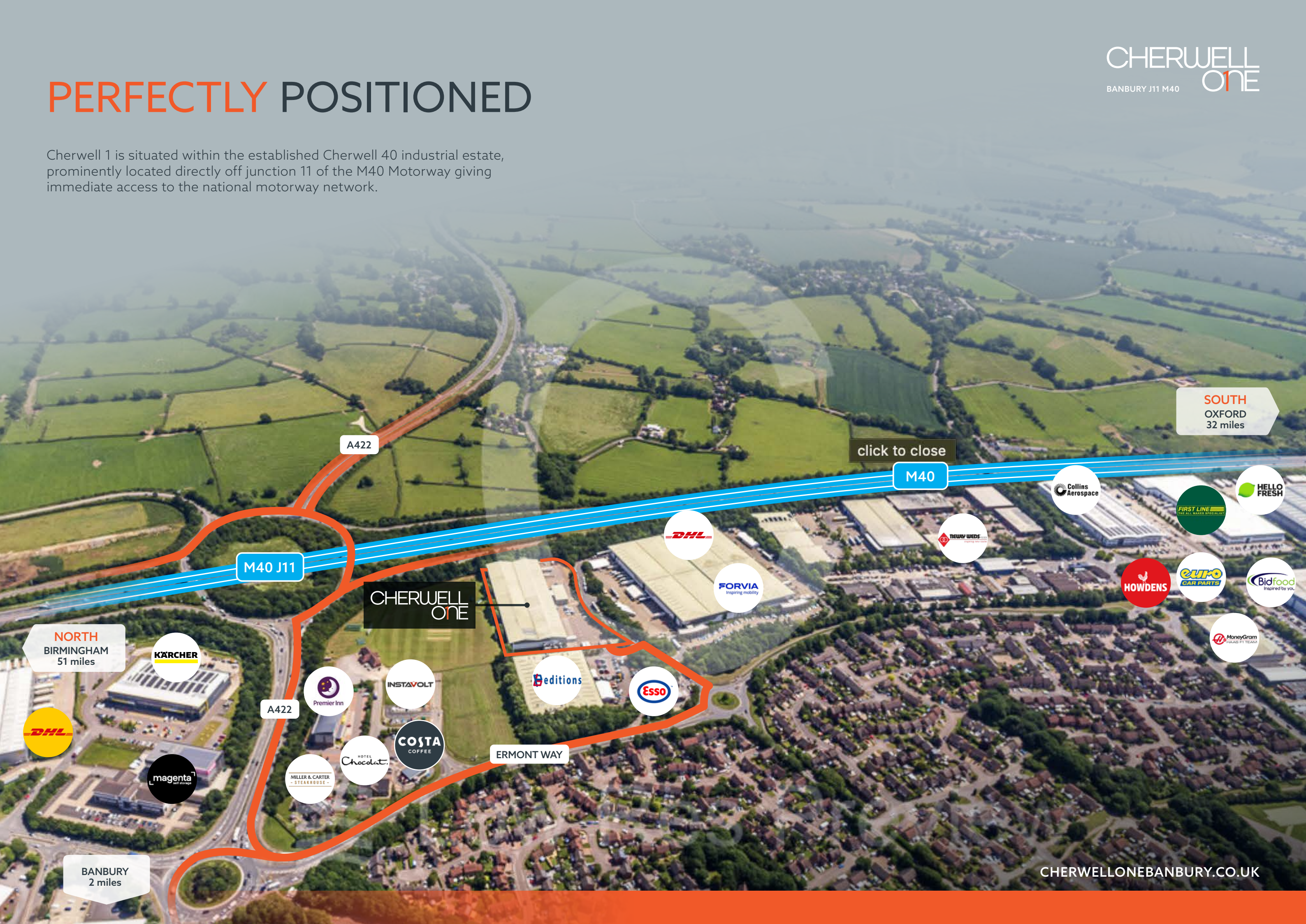
AVAILABLE TO LET Q4 2025



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.



SOUTH
OXFORD
32 miles

click to close

M40

M40 J11

A422

CHERWELL
one

NORTH
BIRMINGHAM
51 miles

KÄRCHER

A422

Premier Inn

INSTAVOLT

Beditions

Esso

ERMONT WAY

COSTA
COFFEE

Hotel
Chocolat

MILLER & CARTER
STEAKHOUSE

magenta

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



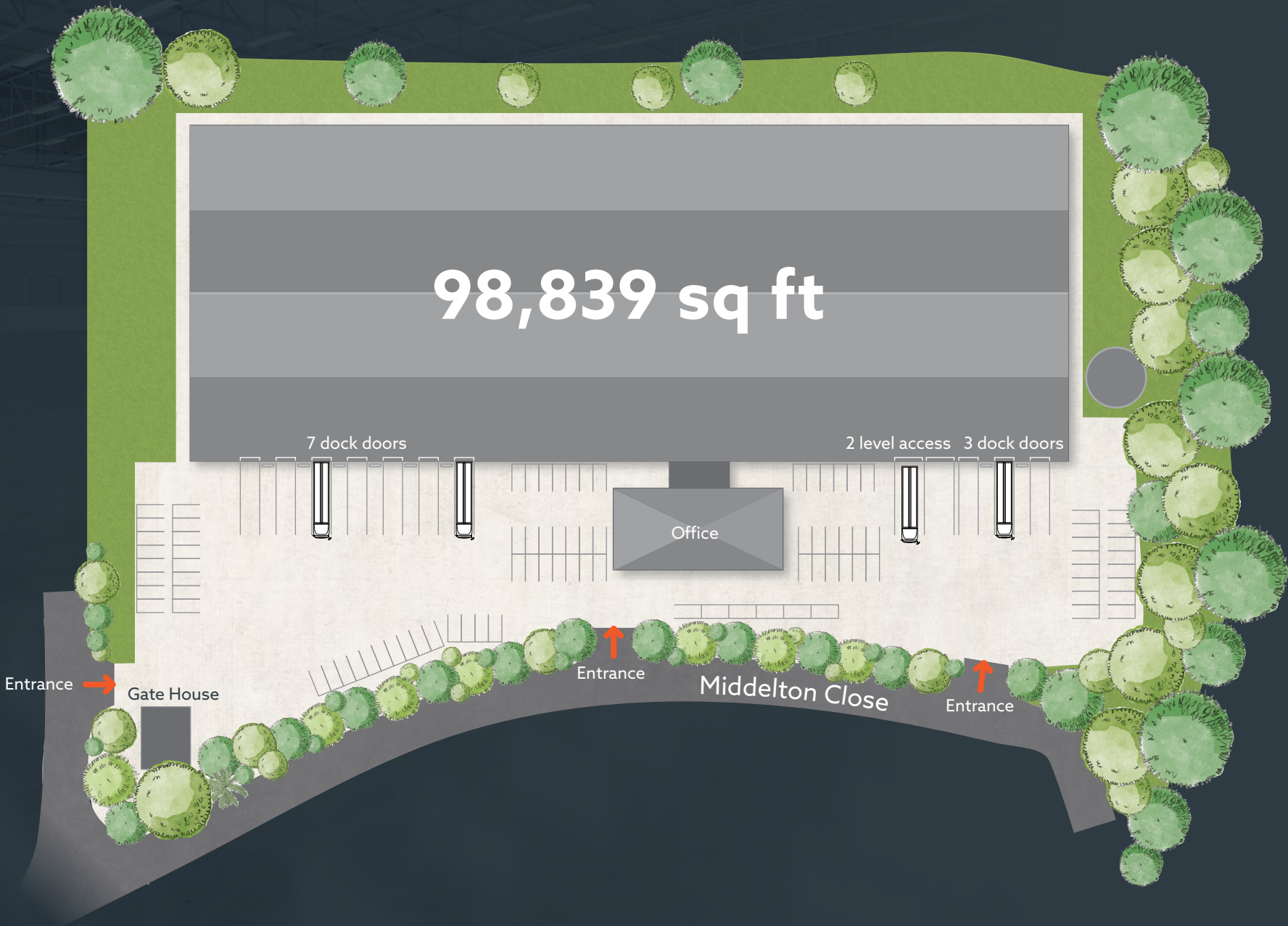
10 dock doors



2 level access doors



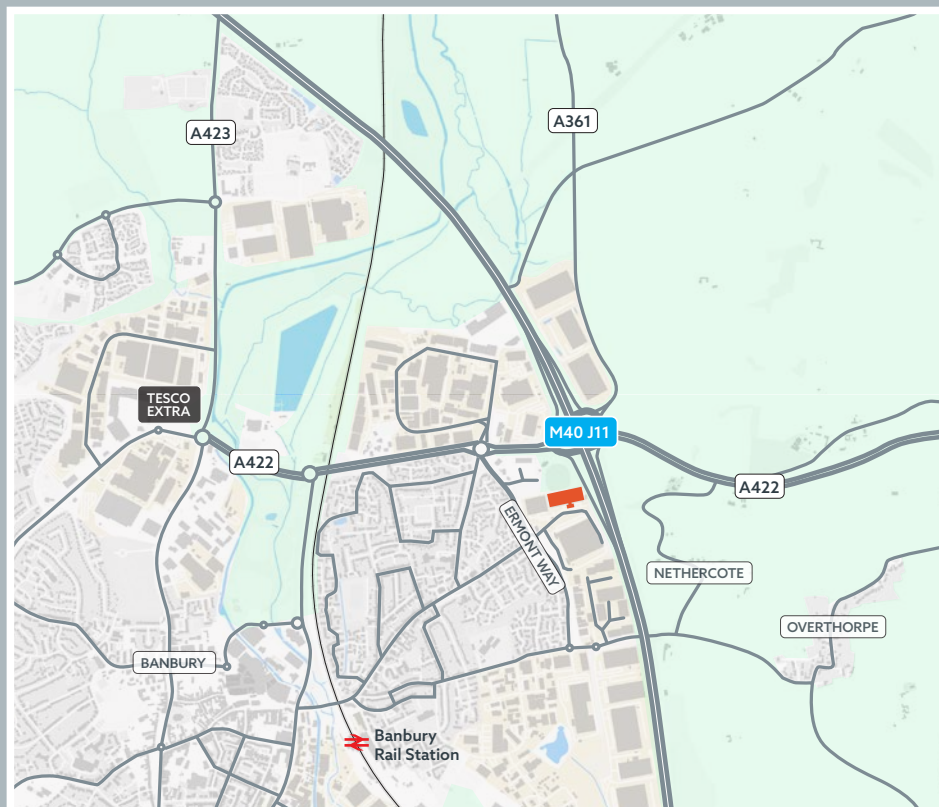
Targeting
EPC B



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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