

228,485 sq ft

Industrial / Distribution Unit - To Let

Undergoing refurbishment

Ready to occupy Q3 2026

BICESTER
228

Charbridge Way,
Bicester, OX26 4ST



LOGICOR

REFURBISHED. REVITALISED. READY FOR THE NEXT CHAPTER.



228K 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





BICESTER 228

	Sq M	Sq Ft
Warehouse High Bay	10,749	115,703
Warehouse	9,003	96,916
Office	750	8,076
Gatehouse + Ancillary	723	7,790
Total	21,225	228,485



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

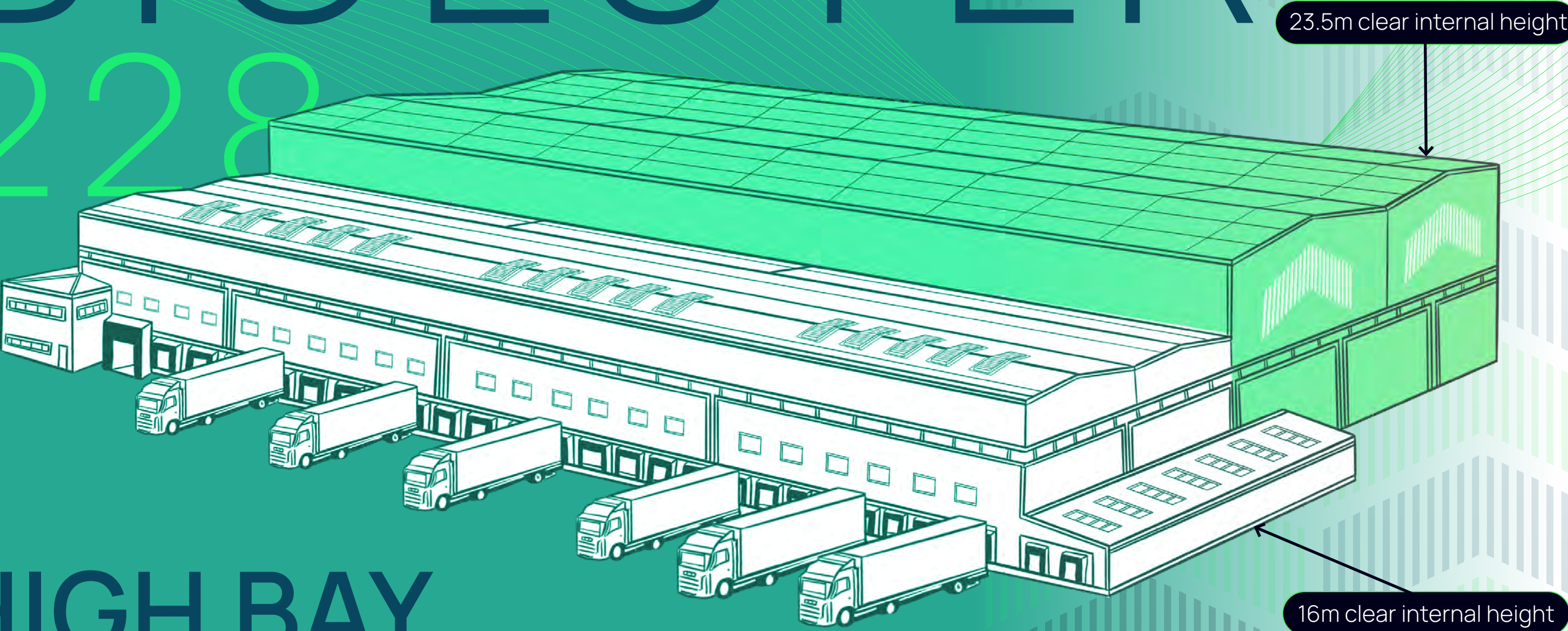
A TRANSFORMATION WITH
MAXIMUM IMPACT.

Ideal for occupiers requiring a large, adaptable footprint with both high-bay and low-bay warehouse environments for varied operational work flows.



BICESTER

228



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A full replacement of outdated gas-fired systems with an all-electric VRF solution drives significant carbon reductions, while high-efficiency LED lighting with daylight sensing enhances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



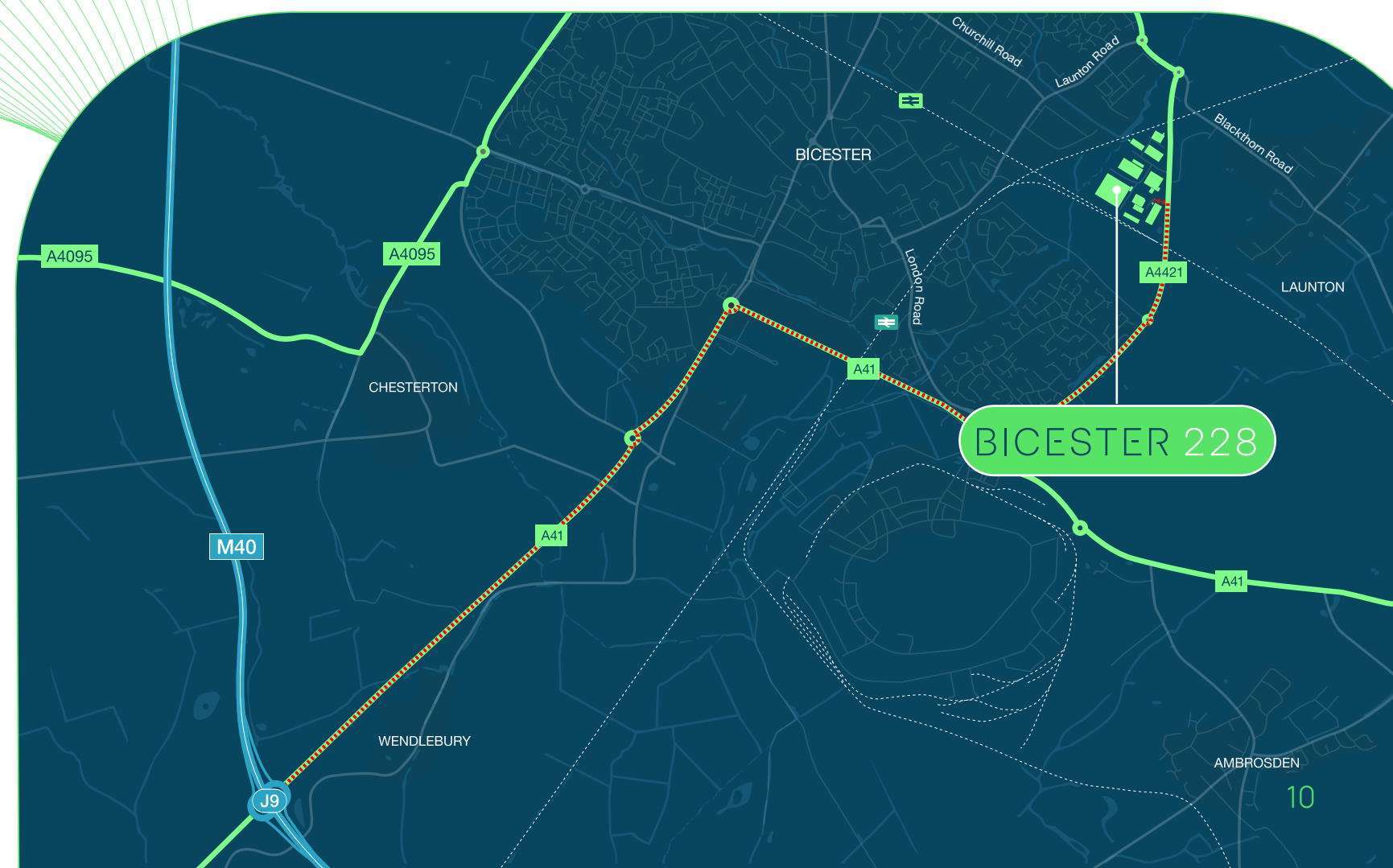
BICESTER 228

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			Air		
Miles	Minutes		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			



BICESTER 228



THE ADVANTAGE OF BEING PERFECTLY PLACED.

BICESTER 228

Laybrook.com
motion furniture

ABSOLUTE
taste

Petit Forestier

Bidfood

freshdirect

M&J Seafood

ROOTS LOCAL

BAKELS
BAKERY INGREDIENTS SINCE 1964

TEKNOS

M40

M40

M40 / J9
10 mins / 4.8 miles

Bicester North Train Station

SITE ACCESS

A4421

A4421

Milton Keynes
40 mins / 24.9 miles

Charbridge Ln

A4421

Positioned in one of Oxfordshire's most connected logistics destinations, Charbridge Way delivers 228,485 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 228 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

BICESTER VILLAGE
ATTRACTS OVER 7 MILLION
VISITORS ANNUALLY

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

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

SOURCE: NOMIS



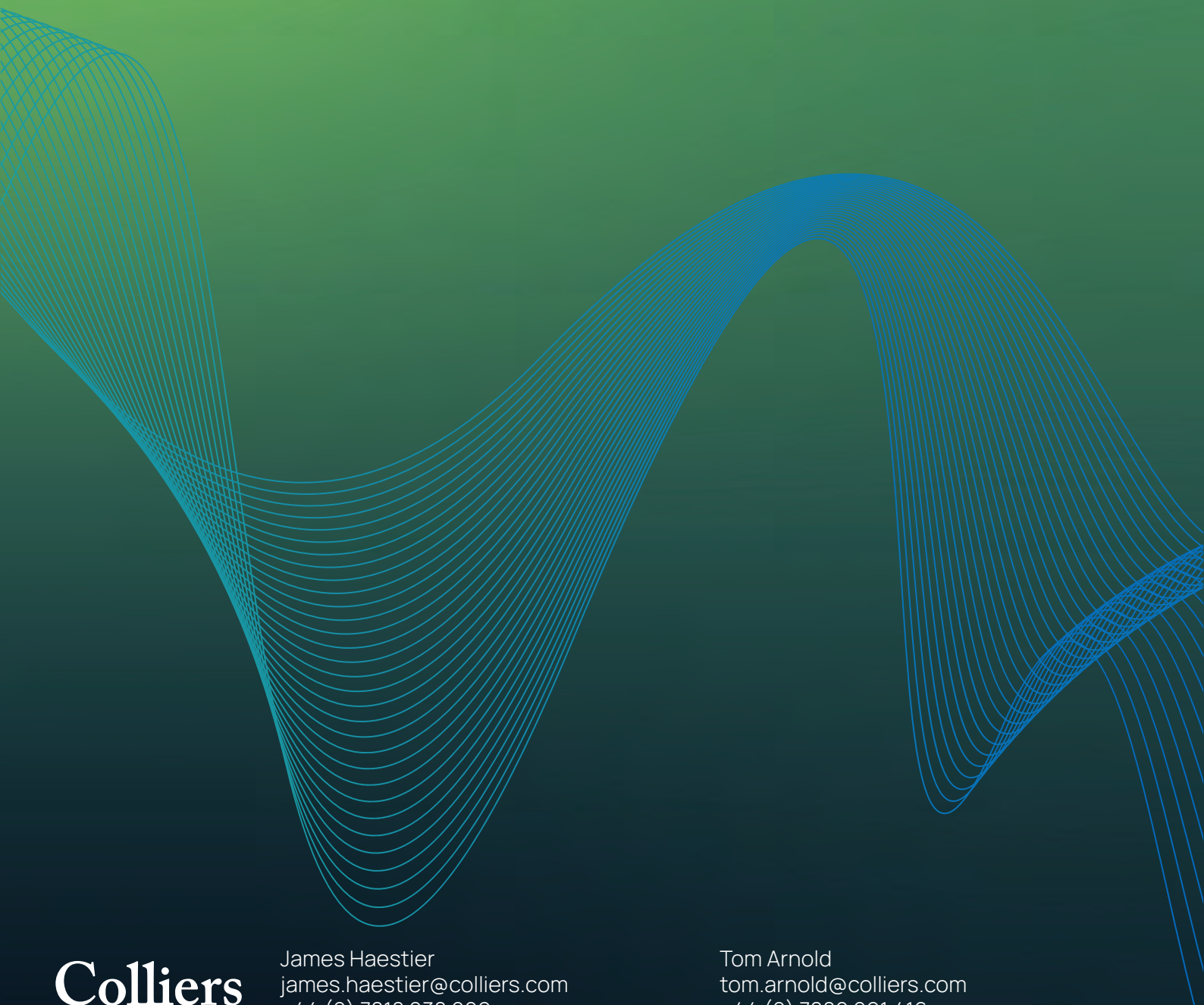


BICESTER



228

BICESTER 228



Colliers

James Haestier
james.haestier@colliers.com
+44 (0) 7818 038 009

Tom Arnold
tom.arnold@colliers.com
+44 (0) 7880 091 416

 **HOLLIS
HOCKLEY**

Nick Hardie
nick.hardie@hollishockley.co.uk
+44 (0) 7732 473 357

Will Merrett-Clarke
william.merrett-clarke@hollishockley.co.uk
+44 (0) 7774 269 443

CBRE

Tom Barton
tom.barton@cbre.com
+44 (0) 7817 033 078

Will Davis
will.davis@cbre.com
+44 (0) 7393 243 187

Colliers, Hollis Hockley and CBRE for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Colliers, Hollis Hockley and CBRE has any authority to make or give any representation or warranty whatsoever in relation to this property, (iv) all rentals and prices are quoted exclusive of VAT. March 2026.

Designed and created by  **Eighty** www.eighty.studio