



CABOT | PARK

BICESTER

EMPIRE ROAD
AXIS J9, BICESTER **OX26 1RT**

FIVE NEW-BUILD INDUSTRIAL / WAREHOUSE UNITS 19,472 SQ FT – 51,948 SQ FT

Cabot Park Bicester is a high-spec industrial and distribution development designed for modern occupiers. With premium warehouse space, quality offices, features including EV charging, PV panels, and a BREEAM 'Excellent' rating, Cabot Park Bicester ensures a cost-effective, future proofed solution for your occupancy requirements.

CABOT PARK
BICESTER

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BICESTER



LOCAL OCCUPIERS

HYKIT

origin

origin



NewPower

THE
Menu
PARTNERS



BAKER & TAYLOR
UK Limited

React
Industrial Solutions

PURSUIT

CABOT PARK
BICESTER

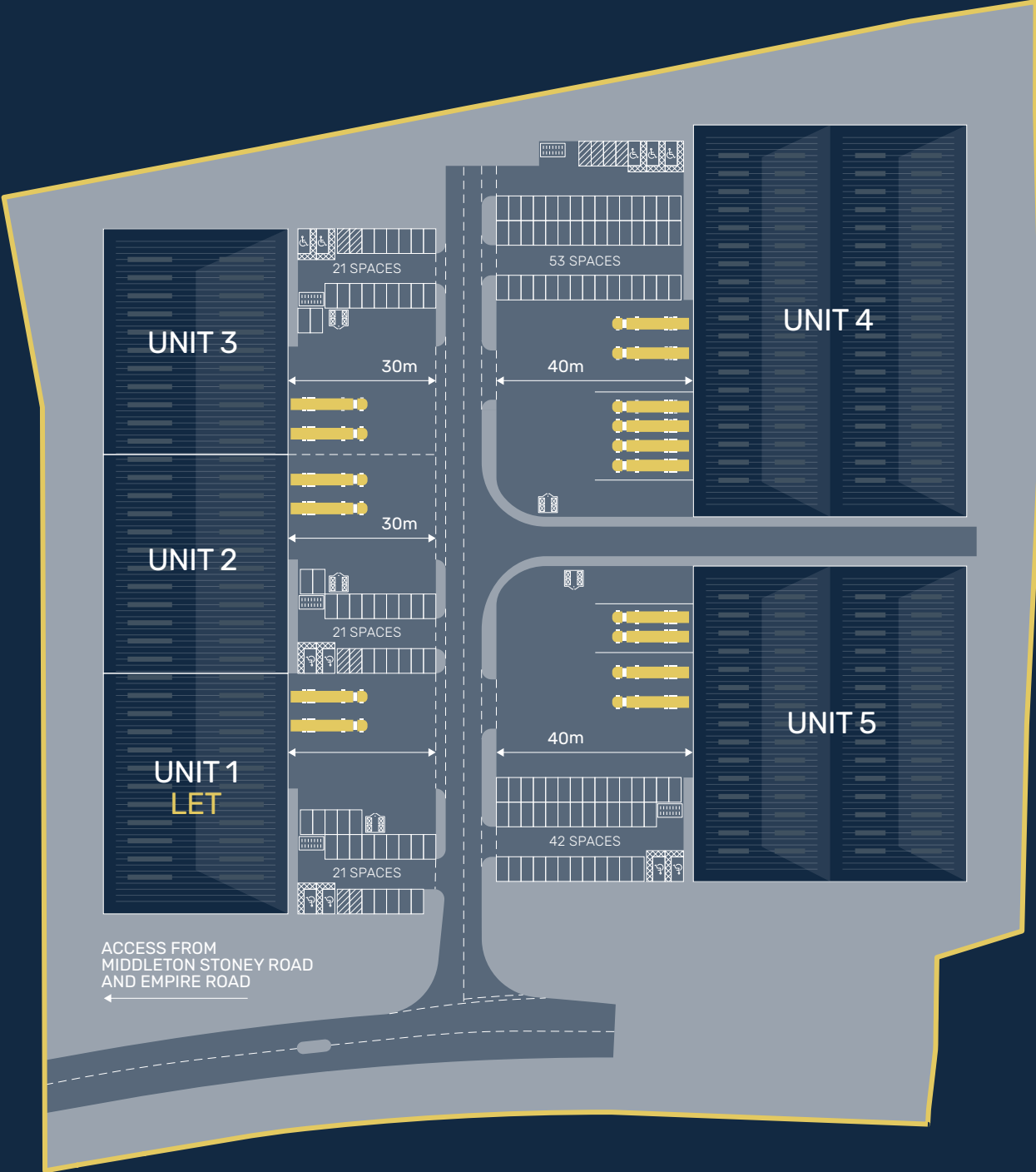
CABOT PARK
BICESTER



ACCOMMODATION

CABOT PARK	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5
Warehouse Sq Ft	19,288	17,480	17,974	46,712	37,424
Offices Sq Ft	2,143	1,992	2,022	5,236	4,611
Total (GIA) Sq Ft	21,431	19,472	19,996	51,948	42,035

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GRADE-A SPECIFICATION



YARD DEPTH
Up to 40m



EAVES HEIGHT
10-12m



DOCK LEVEL DOORS
Units 4 & 5



POWER SUPPLY
180-450 kVA



LEVEL ACCESS
DOORS



CAR PARKING
SPACES



FLOOR LOADING
50KN/m²



GRADE A
OFFICES

ESG CREDENTIALS



EV
CHARGING



BREEAM RATING
EXCELLENT



EPC RATING
A



PV PANELS

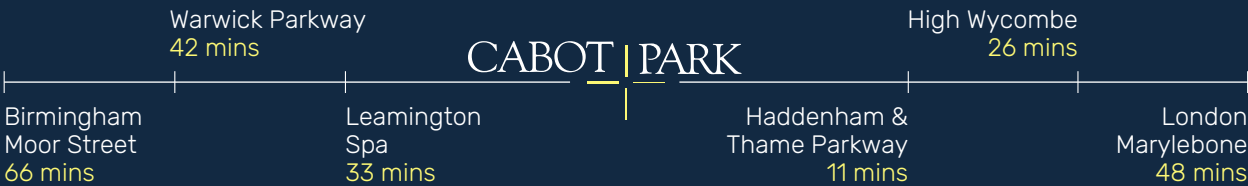
EASILY ACCESSIBLE LOCATION

Cabot Park is strategically located within the wider Axis J9, Bicester development, occupying a prominent position to the west of Bicester town centre. Just 3 miles from Junction 9 of the M40, it offers quick access via Vendee Drive and the A41 dual carriageway. The site benefits from excellent connectivity to the A41, A43, and A34, ensuring strong links to both the national and regional motorway networks.

Axis J9, Bicester
OX26 1RT



RAIL CONNECTIVITY FROM BICESTER NORTH



DRIVE TIMES:
1 HOUR
2 HOURS

LOCATION

Oxford	14 miles
Milton Keynes	26 miles
Birmingham	63 miles
London	63 miles

TRANSPORT LINKS

A41	1 mile
Bicester Village Railway Station	2 miles
Bicester North Railway Station	2 miles
M40 Junction 9	3 miles
M1 Junction 15A	29 miles
Heathrow Airport	51 miles
Birmingham Airport	53 miles



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Terms

Units are available on a leasehold basis.

For any further information and to
arrange a viewing please contact:

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