Unit 10

Central M40

Chalker Way
Banbury / OX16

Central to your next move

Just one mile from Junction 11 of the M40 and 44 miles from Birmingham, Central M40 offers a connected base for businesses requiring nationwide access.

Unit 10 provides 144,800 sq ft (13,452 sq m) of high-specification industrial and warehouse space, designed around the demands sof modern occupiers.

The unit benefits from a high specification industrial/R&D fit-out, available via separate negotiations.



Main Focus Park entrance



Ground floor fitted kitchenette / breakout area

Design takes centre stage

Warehouse & external areas

- 15m clear internal height
- 16 dock levellers
- 6 level access doors
- 124 car parking spaces
- 27 HGV parking spaces
- 12 EV charging spaces
- 15% roof lights
- 50kN/m² floor loading
- Power Supply capacity up to 2.8Mva
- High quality landscaped environment
- Secure gated and fenced yard

First & Second floor offices

- Double height atrium reception
- PIR controlled energy efficient lighting
- Heavy duty raised access floor
- Metal pan ceiling tiles
- Air conditioning
- Fitted kitchenette

Sustainablity

- BREEAM ‘Very Good’
- EPC A
- PV solar power generation



136,800 sq ft ground floor warehouse space

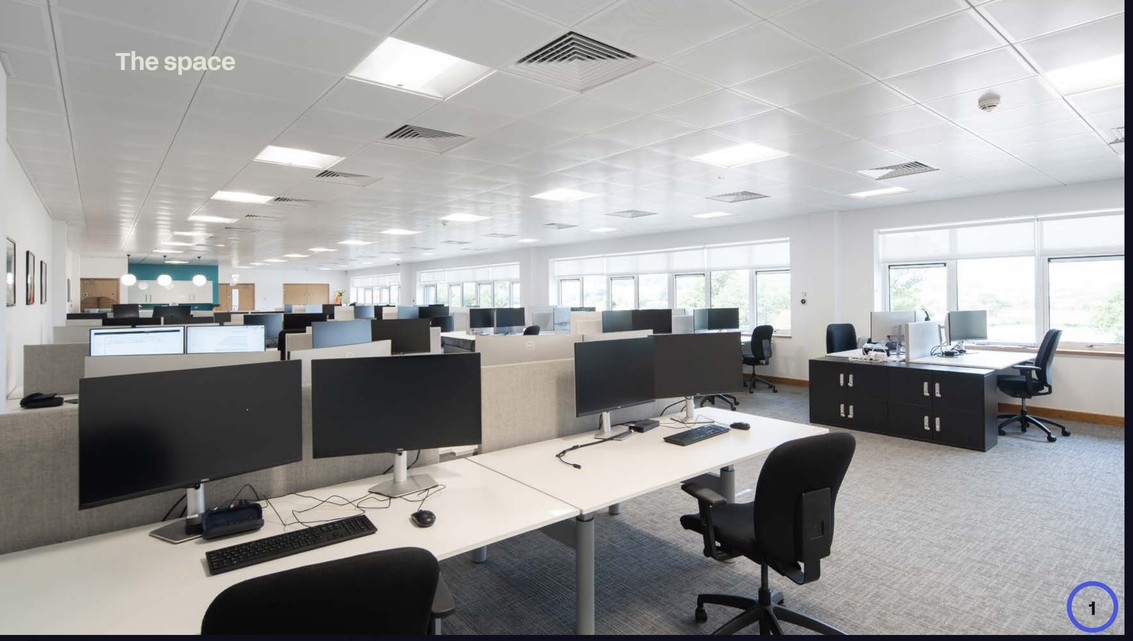
The space

	SQ FT (GIA)	SQ M (GIA)
Warehouse	136,800 sq ft	12,709 sq m
Offices	8,000 sq ft	743 sq m
Total	**144,800 sq ft**	**13,452 sq m**

- 15m Clear internal height
- 50kN/m² floor loading
- Secure gated and fenced yard



Central to the way you work





Images from far left:
1. 2nd floor office
2. Reception space
3. Level loading doors
4. 1st Floor 12 person meeting room





Centrally based

Within one mile of M40 Junction 11, Central M40 connects your business to Birmingham (44 miles), London (78 miles) and key Midlands and South East markets, with 75% of the UK population within a four-hour HGV drive.

Banbury town centre is also nearby, offering occupiers a diverse range of food & drink and leisure amenities.

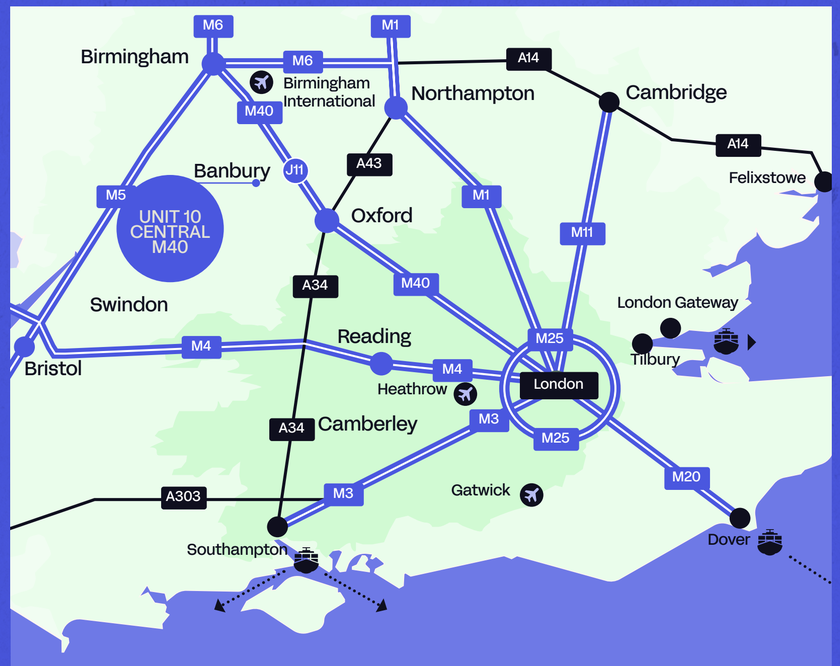
Local Occupiers

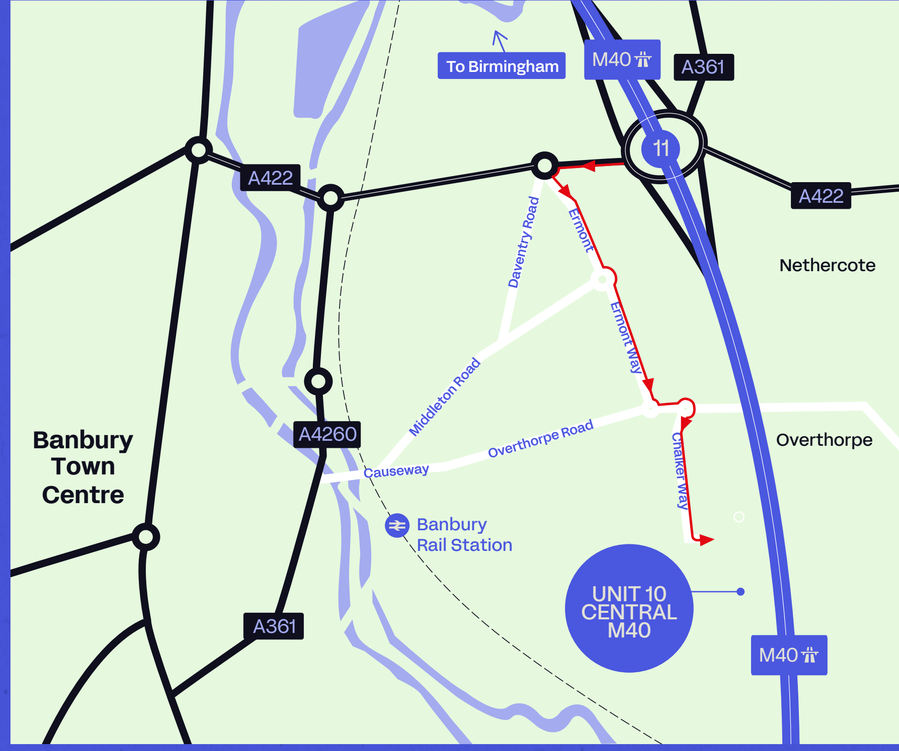
Warburtons
amazon
DHL
Bidvest
prodrive
Haas F1 Team
KÄRCHER
UTC Aerospace Systems

Local Amenities

COSTA
WAITROSE & PARTNERS
TESCO
INSTAVOLT
M&S
McDonald's
Premier Inn
ALDI
MILLER & CARTER - STEAKHOUSE -







Key Travel Times

Source: AA Route Planner

Road	Distance (miles)
M40 Junction 11	1
Banbury Rail Station	1
M1 Junction 15A	27
M25 Junction 16	57

Airports	Distance (miles)
Birmingham	40
London Luton	63
London Heathrow	66
East Midlands	74

Rail	Time (mins)
Oxford	20
Reading	50
Birmingham	50
Marylebone	65

Seaports	Distance (miles)
Southampton	98
London Gateway	110
Avonmouth	116
Felixstowe	151

(Journey times from Banbury Station)

Talk Central M40

reap.speech.often

OX16 4XD

Terms

Flexible letting terms available upon request.

Viewings / Details

Please contact the joint sole agents for further details.

Vail Williams

0118 909 7400

vailwilliams.com

Andrew Baillie
abaillie@vailwilliams.com
07502 233 770

Guy Parkes
gparkes@vailwilliams.com
07788 188 874

Misrepresentation Act 1967: Vail Williams for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give Vail Williams nor any person in their employment any authority to make or give, any representation or warranty whatever in relation to this property. 5. Computer Generated Images are for indicative purposes only and do not necessarily represent the finished design specification. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

Designed by Cre8te – 020 3468 5760 – cre8te.london