

UNIT 10 CENTRAL M40, CHALKER WAY, BANBURY, OX16 4XD

INDUSTRIAL / WAREHOUSE TO LET

144,800 SQ FT (13,452.36 SQ M)

Vail Williams

Summary

High-spec logistics and warehouse facility combining premium office space, a secure yard and extensive parking in a prime Banbury Junc M40.

Available Size	144,800 sq ft
Passing Rent	£1,090,695 per annum
Rates Payable	£548,640 per annum
Rateable Value	£1,080,000
EPC Rating	A (24)

- 15m clear internal height
- 16 dock levellers
- 6 level access doors
- 124 parking spaces / 27 HGV parking spaces / 12 EV Charging spaces
- 15% roof lights
- 50 kN/m2 floor loading
- Power supply capacity up to 2.8Mva
- Secure gated and fenced yard
- Offices to first and second floors
- Double height atrium reception
- Air conditioning
- BREEAM 'Very Good' / EPC 'A' / PV Solar power generation



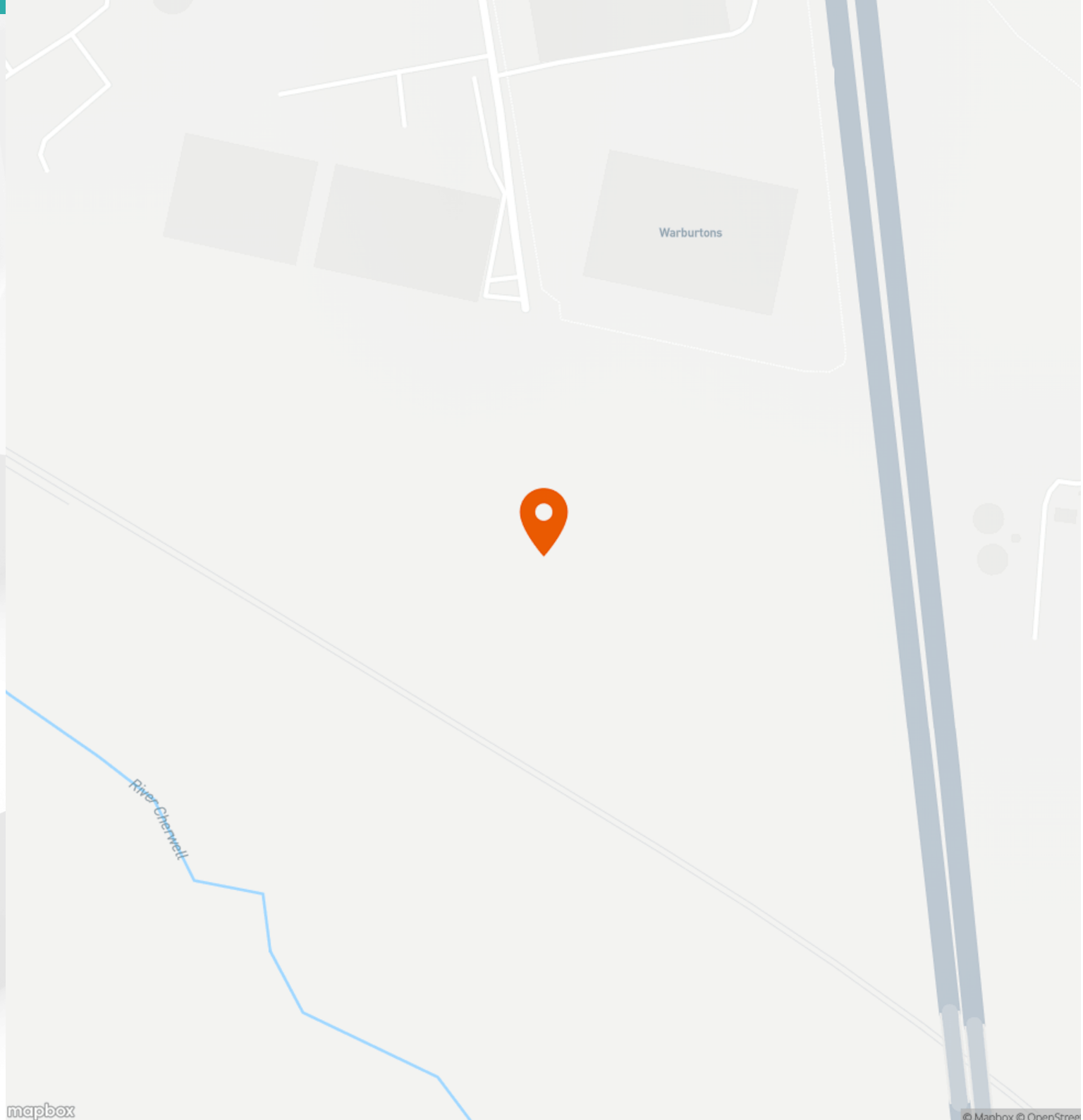
Location

Unit 10 Central M40 Chalker Way, Banbury, OX16 4XD

Unit 10 is situated on Chalker Way, within one of Banbury's most established and strategically positioned industrial and logistics locations. The area benefits from excellent connectivity, sitting just a short distance from Junction 11 of the M40, providing fast, direct access to the Midlands, London and the wider national motorway network. This makes the location highly attractive for regional and national distribution operations.

Banbury has a strong industrial and logistics profile, supported by a skilled local workforce and a diverse occupier base including manufacturing, automotive, food production and third-party logistics operators. The town continues to see sustained investment in infrastructure and commercial development, reinforcing its position as a key hub along the M40 corridor.

The immediate surroundings comprise modern warehouse and logistics facilities, offering a well-established commercial environment with excellent





Further Details

Description

Unit 10 Chalker Way is a contemporary logistics/warehouse unit constructed in 2021, offering a high-specification and operationally efficient environment for distribution, manufacturing and industrial occupiers. The property provides a predominantly open-plan warehouse with excellent loading arrangements, complemented by c. 8,000 sq ft of high-quality office accommodation arranged over the first and second floors.

A striking double-height atrium reception creates an impressive arrival experience for staff and visitors, while the office areas benefit from air conditioning, modern finishes and generous natural light. The warehouse offers clear, functional space suitable for a wide range of operational uses under its B2/B8 planning consent.

Externally, the unit features a secure gated and fenced yard, providing controlled access and efficient circulation for HGVs. The site also benefits from 124 car parking spaces and 27 dedicated HGV parking bays, supporting high-intensity logistics operations.

Sustainability is embedded into the design, with the building achieving BREEAM 'Very Good' and an EPC rating of A, ensuring reduced running costs and strong ESG alignment for occupiers.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Viewings

By appointment only with sole letting agents.









Enquiries & Viewings



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View on our website

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