

# WHITE WIRE

Development and Investment news from the most effective  
Commercial Property Consultants along the London  
to Birmingham M40 motorway



## WORLDWIDE FACILITY FOR AERODYNAMIC TESTING AND VEHICLE DEVELOPMENT OPENS ALONG MOTORSPORT VALLEY

Catesby Tunnel testing facility in Northamptonshire [www.catesbytunnel.com](http://www.catesbytunnel.com) is due to open in Q3 2021 and will provide a worldwide benchmark for aerodynamic testing and vehicle development. The Catesby Scheme, comprising **a new development and business hub for automotive and aerodynamic excellence** is currently being built and offers a 2.7km long, purpose-built, straight road-test track; allowing an extensive range of vehicle assessment studies to be carried out on full scale vehicles, as well as providing **a new business park** and **the Catesby innovation office building**.

White Commercial Surveyors, well versed in the automotive technology sector, will be advising upon

and marketing the innovation centre, affording quality 'plug & play' flexible office space from 200 – 15,000 sq ft on flexible in and out agreements for both office and innovation requirements in mid-2021.

The centre piece of the scheme is the 'The Tunnel' capable of providing accurate and affordable full scale aerodynamic and performance data, being developed by Brackley-based Aero Research Partners.

The 2.7km long tunnel is set to become the new standard for vehicle development and the testing of aerodynamic performance, cooling, aeroacoustics, emission and dirt deposition.

## MORE FROM THIS ISSUE:

- Units for sale in new £9 million small unit scheme planned for Brackley
- 260,000 sq ft Phase 3 at Axis J9, Bicester Oxfordshire forward sold to Mirastar Real Estate
- The London to Birmingham M40/M1 Shed Shifters – 1.8 million sq ft
- Aver Property's 200,000 sq ft high-spec logistics hub in Bicester, Oxfordshire is now fully let!
- Tungsten Properties acquires two acres in Brackley for seven new units from Sainsbury's
- Canterbury Works well for new student housing scheme in Oxford



## BRAND NEW MODERN INDUSTRIAL UNITS ‘FOR SALE’ IN £9 MILLION SMALL UNIT SCHEME IN BRACKLEY, NORTHAMPTONSHIRE

Industrial/Warehouse developer Chancerygate [www.chancerygate.com](http://www.chancerygate.com) advised by White Commercial have acquired a vacant 2.5-acre site in Brackley, Northamptonshire and are set to develop 14 industrial and warehousing units ranging in size from 2,050 sq ft to 19,125 sq ft, totalling 55,000 sq ft with a development value of around £9 million.

The units will be available for sale or on a leasehold basis and will provide Grade A industrial and warehouse accommodation which is currently in short supply. The site is conveniently located on the Buckingham Road industrial area providing good access to the A43, linking both the M1 and M40 motorways and is in close proximity to Silverstone, the home of the British Grand Prix.



## PHASE 3 AT AXIS J9, BICESTER OXFORDSHIRE FORWARD SOLD TO MIRASTAR REAL ESTATE AND COMPLETES SALE OF ALBION’S 480,000 SQ FT DEVELOPMENT

Albion Land [www.albionland.co.uk](http://www.albionland.co.uk) has forward sold Phase 3 at Axis J9 [www.axisj9.co.uk](http://www.axisj9.co.uk) in Bicester, Oxfordshire to Mirastar Real Estate Investment Management Limited [www.mirastar.eu](http://www.mirastar.eu) for over £30 million, another significant investment along the booming London to Birmingham M40 corridor and economy.

## AVER PROPERTY’S HIGH SPEC LOGISTICS HUB FULLY LET & SOLD

Six months after practical completion, five new industrial and warehousing units at Axis J9 Bicester Oxfordshire [www.axisj9.co.uk](http://www.axisj9.co.uk) have been fully let to Arrival [www.arrival.com](http://www.arrival.com), the global company creating electric vehicles (“EVs”) with its game-changing technologies, as well as Origin [www.origin-global.com](http://www.origin-global.com), the UK’s leading specialist manufacturer of bespoke aluminium bi-folding doors and windows.



The 200,000 sq ft development funded by Aver Property Partnership and developed by Albion Land [www.albionland.co.uk](http://www.albionland.co.uk) delivers high-quality industrial and logistics space, meeting the needs of the UK’s growing logistics sector.

The development is just three miles from Junction 9 of the M40, a location which gives the development its name, Axis J9. This project is perfectly placed on the London to Birmingham M40 corridor, close to Oxford, as well as providing fast and easy access to the A41, A43 and A34.



Construction of the successful manufacturing and distribution park began in July 2019, totalling around 480,000 sq ft across 14 buildings. The park provides high quality employment units for both expanding local businesses and large organisations looking to relocate between the UK’s 2 main cities. Phase 3 will comprise two logistics and industrial buildings totalling 250,000 sq ft.

Axis J9 will further contribute to the expansion of Oxfordshire and the M40 corridor.

## THE LONDON TO BIRMINGHAM M40/M1 SHED SHIFTERS 1.8 MILLION SQ FT

White Commercial Surveyors first-hand knowledge and unique insight into the economic environment and the dynamics of the property market in the expanding M40/M1 region has seen the company lease/sell over 1.8 million sq ft of industrial accommodation recently of units over 35,000 sq ft.

SQ FT	TENANT
140,000	Arrow Park Brackley Sold to Patrizia
55,000	Property in Milton Keynes acquired for client
72,500	Network at Link 9 Sold to Teknos
290,000	Link 9 Bicester Let to Arrival
200,000	Banbury 200 Under Offer
290,000	Link 9 Bicester Sold to Barings
55,000	Wildmere Road Banbury Sold to Walraven
240,000	Central M40 Let to Hello Fresh
35,000	Thorpe Way Sold to Hawkins Ltd
54,000 & 147,000	Axis J9 Bicester Let to Origin & Arrival



White Commercial’s successful involvement in a number of major schemes, and its direct relationships and connections with the occupier and development market has resulted in a number of successful projects and in the leasing, selling and acquisition of production and logistics accommodation.

## TUNGSTEN BUY 2-ACRE SITE FOR NEW TRADE PARK

Tungsten Properties, [www.tungsten.uk.com](http://www.tungsten.uk.com) has acquired two acres of land at Northampton Road, Brackley, Northamptonshire from Sainsbury’s. Planning has been granted to build a terrace of seven high specification trade and warehouse units to range from 4,000 sq ft to 28,275 sq ft. Three units are already under offer!



The land is adjacent to the town’s new Sainsbury’s superstore which was built in 2020. The strategic location is also home to Marston’s Hotel & Pub, Howdens, Multimatic, EPAC, BTC Racing, International Applications and the new Brackley Medical Centre.

Brackley is well-located for access to the A43, M40 Junction 10 to Oxford and Birmingham and M1 Junction 15A at Northampton.





# CANTERBURY WORKS WELL FOR NEW STUDENT HOUSING SCHEME IN OXFORD

White Commercial Surveyors are selling Canterbury Works, situated on Glanville Road in Oxford for a new consented student housing scheme. Planning consent has been granted for the redevelopment of the existing two-storey furniture showroom, providing a mixed-use commercial use on the ground floor, with 12 x one-bed student accommodation to the first and second floors.

Canterbury Works is located off the Cowley Road in Oxford adjoining existing quality student housing provided by A2 Dominion and Host developers. The site is only half a mile from the Cowley shopping area and 10 minutes from the centre of Oxford, with easy access to the Oxford ring road and the London to Birmingham M40.

The Cambridge Centre's housing & planning research of student housing (demand and supply) for Oxford City Council confirms that a total of 13,467 student rooms would have to be built if the current and potential future 'shortfalls' in student accommodation are to be met. This would accommodate all of the students who are not currently housed by their educational institution, and living in existing family housing shared with other students, therefore, allowing the return of all shared houses currently occupied by students to the open market.



## OTHER SERVICES

White Commercial Surveyors extensive commercial property services include:

### Rent Reviews and Lease Renewals:

Negotiation of new and existing rental and lease terms and advice on lease covenants.

### Formal Property Valuations:

Formal commercial property valuations for inheritance tax and accounts/financial statement purposes.

### Property Search and Find:

Acquiring office/industrial buildings for occupiers, advising inter-alia on the best economic and legal terms, and working environment.

### Commercial Property Development:

Comprehensive advice on planning and development of large scale sites for commercial and mixed-use schemes.

### Investment Sales:

The purchase or disposal of income producing commercial property including office/retail or industrial buildings, estates and portfolios.

### Contact Chris White for further info

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## KEEP IN TOUCH

Don't forget to sign up to our mailing list to ensure you receive our Commercial Property Availability Flyers and latest news [whitecommercial.co.uk/contact-us](http://whitecommercial.co.uk/contact-us)

You can also keep up to date with latest property news and find out what our team are up to over on our Twitter page [twitter.com/CommercialWhite](https://twitter.com/CommercialWhite)



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