

MAY 2026

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

FROM DEALS TO DEVELOPMENT THE ENGINE BEHIND JOBS, INVESTMENT AND REGIONAL WEALTH

The letting and sale of commercial property creates opportunity, jobs and wealth across Oxfordshire, Northamptonshire, Buckinghamshire and Warwickshire. As businesses grow and invest, this drives wider economic activity - supporting retail spend, local services and the funding of essential community infrastructure, from policing and healthcare to education and cultural amenities.

At the centre of this, White Commercial helps connect investment with place, turning property into lasting regional prosperity for all connected parties and communities.



OUTLOOK

Across the region, several themes are emerging:

- Logistics and advanced manufacturing demand holds firm
- Infrastructure-led developments are gaining importance
- Defence and advanced engineering are becoming key drivers of demand
- Retail is evolving towards experience-led formats
- The market remains active, albeit increasingly polarised by asset quality and specification

MARKET INSIGHT

Logistics and advanced manufacturing demand holds firm as White Commercial secures key lettings in the region

The commercial property market across Oxfordshire and the wider M40 corridor continues to see good levels of demand for modern, energy-efficient, and well-located space. Recent lettings at Cabot Park, Bicester, where over 60,000 sq ft of high-quality space has been taken by a leading F1 team and an international food producer, highlight this trend.

This strength is most evident in logistics and advanced manufacturing, where we see several requirements

exceeding units of 100,000 – with further large lettings to be announced along the M40.

However, supply is uneven. While larger, institutional-grade developments are coming forward, there is a growing shortage of units below 20,000 sq ft. creating increasing pressure on SMEs and specialist occupiers, for whom availability and choice is becoming more limited.

Recent transactions completed by White Commercial include:

Unit	Location	Size sq ft	Quality
Banbury	Wildmere Road	90,000 Leased – 2 Units	Secondary
Heyford Park	Junction 10 M40	30 acres Leased	Site and Buildings
Cabot Park	Bicester Oxon	20,000 Leased	New Industrial
Cabot Park	Bicester Oxon	50,000 Leased	New Industrial
Link 9	Bicester Oxon	120,000 Leased	Modern Industrial
Link 9	Bicester Oxon	168,000 Leased	Modern Industrial
Silverstone Park	Northants	150,000 (acquisition)	Modern/New Ind.

BICESTER ARC – MARKET INSIGHT

Infrastructure and energy targets next phase of advanced manufacturing and motorsport-led growth

Structural shifts in occupier requirements are reshaping demand across logistics and advanced manufacturing, with infrastructure and power capacity becoming increasingly critical.

Schemes such as Bicester Arc highlight this trend, offering significant on-site power and positioning within Motorsport Valley making them well suited to energy-intensive uses including EV development, advanced R&D and high-performance computing.

With Formula 1's 2026 regulations accelerating the move towards electrification and hybrid technologies, demand for highly serviced, power-rich environments is expected to grow further. The key takeaway is that future demand will be driven not just by location, but by a site's ability to support evolving technological and energy requirements.



Independent retailers sustaining market town centres - retail space redefined by service, not just sales

While structural pressures continue to reshape UK retail, market towns across the region, are showing resilience with a wave of successful lettings in Banbury Brackley and Bicester. Retail space is no longer defined purely by transaction, but by its ability to create engagement, a fundamental structural redefinition of the high street.

Harvey White, Property Adviser at White Commercial commented "As is the case for many market towns, there has been a clear evolution of the high street, with independent operators leading this transition towards experience-led retail, where hospitality, service and community engagement are just as important as product. The role of the high street is being redefined, shifting from a place to shop, into a place to experience and spend time".



Defence spending set to influence property demand

The Strategic Defence Review is sharpening focus on national capability, with positive implications for the commercial property market across Oxfordshire, Buckinghamshire and the wider M40 corridor.

The region is strongly positioned to support defence-related occupiers, combining a skilled engineering base with world-class research from institutions such as the University of Oxford, Oxford Brookes and Cranfield.

Its location within Motorsport Valley further strengthens its appeal, with expertise in high-performance engineering, rapid prototyping and precision manufacturing. This is underpinned by key strategic assets including RAF Brize Norton, RAF Croughton and MOD Kineton, alongside established supply chains and excellent connectivity.

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As a result, the area is emerging as a natural hub for defence occupiers seeking scale, security and long-term growth, with flexible opportunities, particularly freehold and build-to-suit schemes which are expected to see the strongest demand.



Investment Market Remains Selectively Liquid

Market Insight: Strong Investor Demand Underpinned by Supply Constraints

Name	Investment Type	Inspections	Proposals Received
Cherwell Valley Business Park Banbury	Industrial 17 acres	25 Inspections	10 Offers
Cambridge Terrace, Brackley	Modern Industrial Multi Let	30 Inspections	10 Offers
Baynard's Green Business Park Bicester	Industrial Office On 5 acres	32 Inspections	8 Offers
Cherwell Business Village Banbury	Industrial /Office on 16 acres	10 inspections	4 Offers
19 High Street Banbury	Retail	28 inspections	8 Offers

Oxfordshire and Northamptonshire continue to attract robust investor interest, driven by a resilient and diverse economy, strong M40 connectivity, and a persistent shortage of high-quality commercial space.

The region benefits from proximity to London, a concentration of advanced engineering and logistics occupiers, and the stability of well-performing market towns. Demand remains particularly strong for industrial and retail assets, with well-located, income-producing properties and modern logistics units offering dependable returns and long-term growth.

Encouragingly, liquidity remains strong for the right product. Recent disposals across Brackley, Bicester and Banbury underline that well-positioned assets with strong fundamentals continue to attract significant buyer interest.

White Commercial Wins Prestigious National CoStar Awards



White Commercial Surveyors Ltd has been recognised with two major honours at the National CoStar Awards 2026, reinforcing its position as a leading commercial property consultancy in the region. The firm was awarded Most Active Single Branch – Acquisitions & Disposals in Oxfordshire, recognising its strong performance in office agency activity over the past year.

With 28 years of experience across Oxfordshire and the Northern M40 and M1 Corridors, White Commercial Surveyors has built a pedigree and reputation for providing expert advice on all aspects of Commercial Property from large scale Developments to Planning Advice and Formal Valuations. The firm works with a wide range of clients, from regional businesses to international occupiers and investors.

The CoStar Awards are widely regarded as a benchmark for excellence within the commercial property sector. Winning in both categories places the firm among the top-performing agencies in the region, strengthening its credibility with occupiers, landlords, and investors.



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.

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If you would like to talk to us about a new development scheme or any of the projects in this newsletter, please contact **Chris White** or **Harvey White**
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