

J11 M40

www.banbury40.co.uk

# BANBURY 40

Industrial/Warehouse/Offices **TO LET/FOR SALE**



Adjacent to J11 M40 motorway

Design and Build Opportunities

30,000 - 250,000 sq ft

# BANBURY 40

## LOCATION

Banbury 40 is perfectly situated to serve the East and West Midlands, London and the home counties. It offers occupiers an unrivalled location adjacent to J11 of the M40 Motorway.

Banbury is home to a number of major national occupiers including The Entertainer, Amazon, DHL, Bidvest, Fresh Direct, Kraft Foods and ProDrive.

Banbury 40 comprises a prime opportunity within an established employment locale fronting Junction 11 of the M40 Motorway.

## DESCRIPTION

Units can be built to occupiers' individual specifications. For further details please contact the joint agents.

## PLANNING

Banbury 40 has been allocated as employment land in the Cherwell Local Plan 2011 - 2031.





### Indicative Scheme: 1

- UNIT 1 250,000 sq ft warehouse
- UNIT 2 60,000 sq ft warehouse
- UNIT 3 80 bed hotel



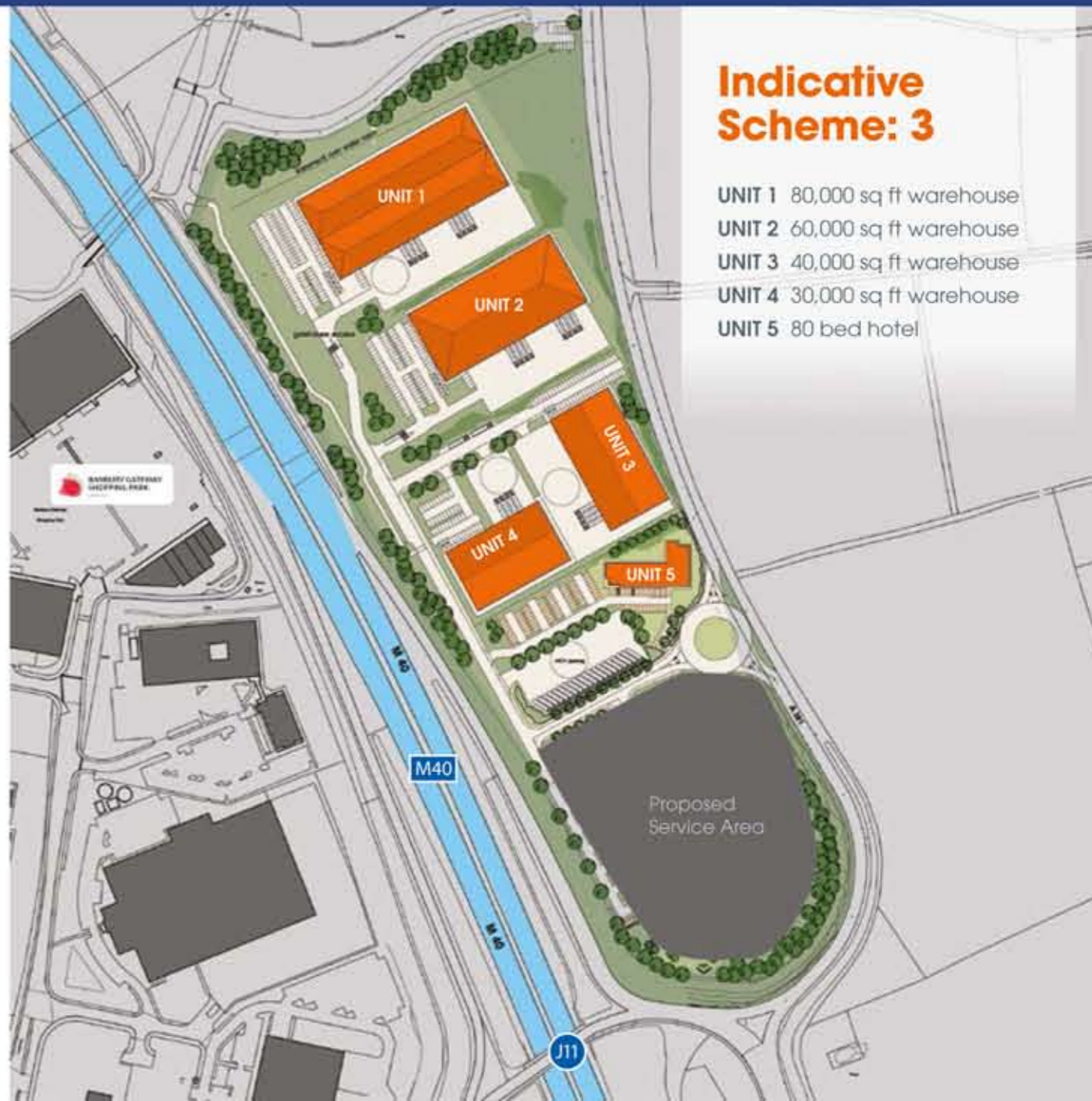
### Indicative Scheme: 2

- UNIT 1 250,000 sq ft warehouse
- UNIT 2 40,000 sq ft 3 storey office
- UNIT 3 40,000 sq ft 3 storey office
- UNIT 4 80 bed hotel



### Indicative Scheme: 3

- UNIT 1 80,000 sq ft warehouse
- UNIT 2 60,000 sq ft warehouse
- UNIT 3 40,000 sq ft warehouse
- UNIT 4 30,000 sq ft warehouse
- UNIT 5 80 bed hotel

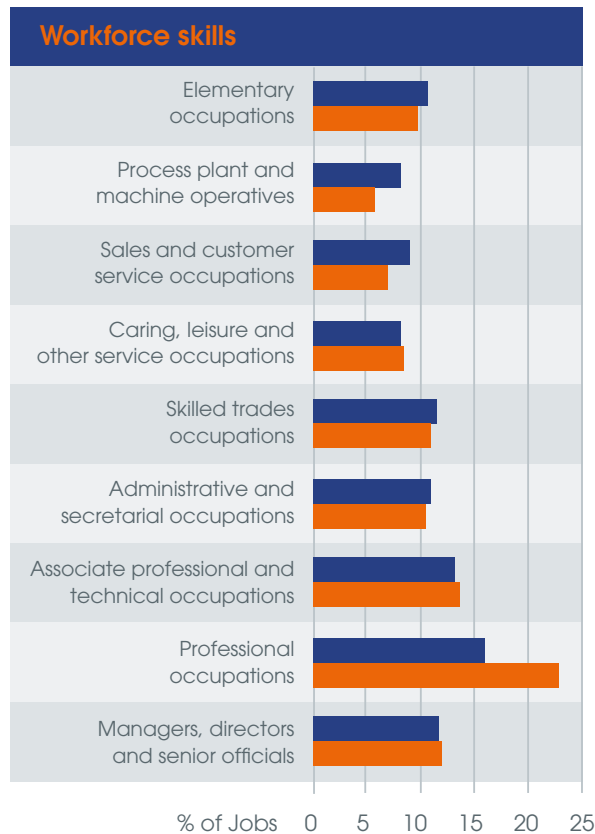




## DEMOGRAPHICS

Manufacturing and distribution are well-established in Cherwell District. There is employment demand in the area with approximately 4,800 residents seeking job opportunities.

The area benefits from above-average employment levels in skilled trades, sales and customer service sectors. Process plant and machine operatives and technicians are also well represented.



Number of residents	119,300
Population density (number of people per square mile)	647
Over 18s	92,000
46,700 (50.7%)                      45,300 (49.3%)	
Over 65s (16% of voting age residents)	18,900
Average annual income (median pay for full time workers)	£22,600

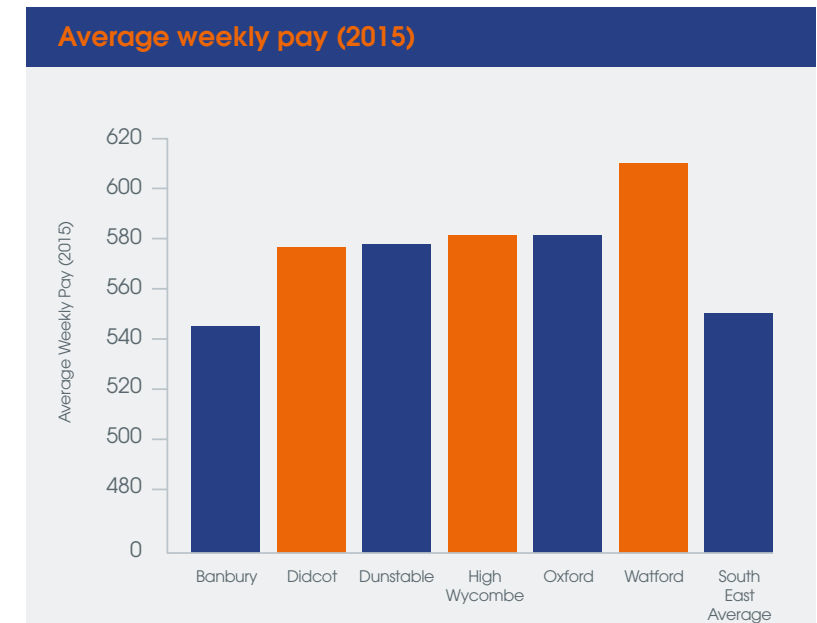
## SUSTAINABILITY

The buildings will incorporate the latest environmental technologies to provide high BREEAM ratings.

## AFFORDABLE LABOUR SUPPLY

The average weekly pay for a full time worker in Banbury is less than other comparable South East locations.

This equates to an average saving of £3,432 per employee per annum in comparison with Watford, and would therefore show an annual saving of £343,200 per 100 employees.



Source: Nomis 2015

11% OF THE CHERWELL DISTRICT WORKFORCE ARE EMPLOYED IN THE MANUFACTURING SECTOR COMPARED TO THE UK AVERAGE OF 6.2%

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## ROAD & RAIL LINKS

M40 Junction 11	.....	Adjacent
Banbury Railway Station	.....	1 mile
Daventry International Freight Terminal	.....	24 miles
M1 Junction 15a	.....	27 miles
M42 Junction 3a	.....	30 miles
Central Birmingham	.....	44 miles
M25 Junction 16	.....	57 miles
Central London	.....	78 miles

## AIRPORTS

Birmingham International	.....	40 miles
London Luton	.....	63 miles
London Heathrow	.....	66 miles
East Midlands	.....	74 miles
London Stansted	.....	100 miles
London Gatwick	.....	103 miles

## SEA PORTS

Southampton	.....	98 miles
London Gateway	.....	110 miles
Avonmouth	.....	116 miles
Felixstowe	.....	151 miles



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