

Financial Terms

Cabot Bicester, Axis J9, Middleton Stoney Road, Bicester, OX26 1RT



- **A Total of 5 New Build Logistics / Manufacturing Units Grade A Specification**
- **Units from 19,472 sq ft – 154,882 sq ft**
- **10 – 12m Clear Internal Height**
- **Detached with Secured and Self-Contained Yards**
- **BREEAM Excellent**
- **Close to Junction 9 M40 and Oxford**
- **Available Immediately**

Overview

Axis J9 offers 500,000 sq ft of fully leased, modern buildings within a prime business park, just 3 miles from J9 M40 and 1 mile from Bicester Village, with 10,000+ new homes planned nearby. Phase 4 continues this successful development, featuring five high-spec industrial and logistics buildings ranging from 19,000 to 100,000 sq ft. Each unit includes dedicated parking, large service yards, and excellent loading facilities. The site is approved for B1, B2, and B8 uses with no operational hour restrictions.

Location

Axis J9 is strategically located on Bicester's perimeter road, 3 miles from Junction 9 of the M40, accessible via Vendee Drive and the A41. Bicester Village is 1 mile away, with easy access to the A41, A43, and A34.

Areas (GIA) (Approx)

Unit	Sq Ft	Sq M	Rent Per Annum	Service Charge PA	Estimated Rates Payable
Cabot 20 (Unit 3)	19,996	1,857.67	£285,000	£4,932.75	£4.00 - £4.25 per sq ft
Cabot 51 (Unit 4)	51,948	4,826	£715,000	£12,793.00	

- Rentals based on minimum leases of 10 years on a full repairing and insuring basis, per annum exclusive of all other outgoing - Rent free available for fit out
- VAT is payable in addition to the rent and service charge
- Specification and plans are available from the joint agents



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