

Launton Trade Park.

Launton Road, Bicester OX26 4UU

- **New road frontage**
- **Trade counter**
- **Warehouse & Industrial development**

Units from 3,294 - 13,992 sq ft



TO LET

Available January 2022

Trade never looked so good.

Launton Trade Park is an exciting new development in the heart of Bicester comprising 7 new units which will be completed in early 2022. The scheme has been designed to cater for the trade/industrial and warehouse sectors and has prominent road frontage to the busy Launton Road. Two terraces are being developed which are capable of occupation as a whole or split into various units.



50,000

population by 2031,
current population

32,000



2024

east west rail link
completed by 2024



18,500

new jobs by 2031



2

railway stations
linking to
London, Oxford &
Birmingham



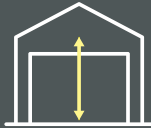
Launton Trade Park.



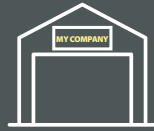
Specification



Large loading area with customer parking



7m eaves height



Opportunities for visible signage



3 phase power supplies



4.5 x 3.5m loading doors



40kN/M2 floor loading

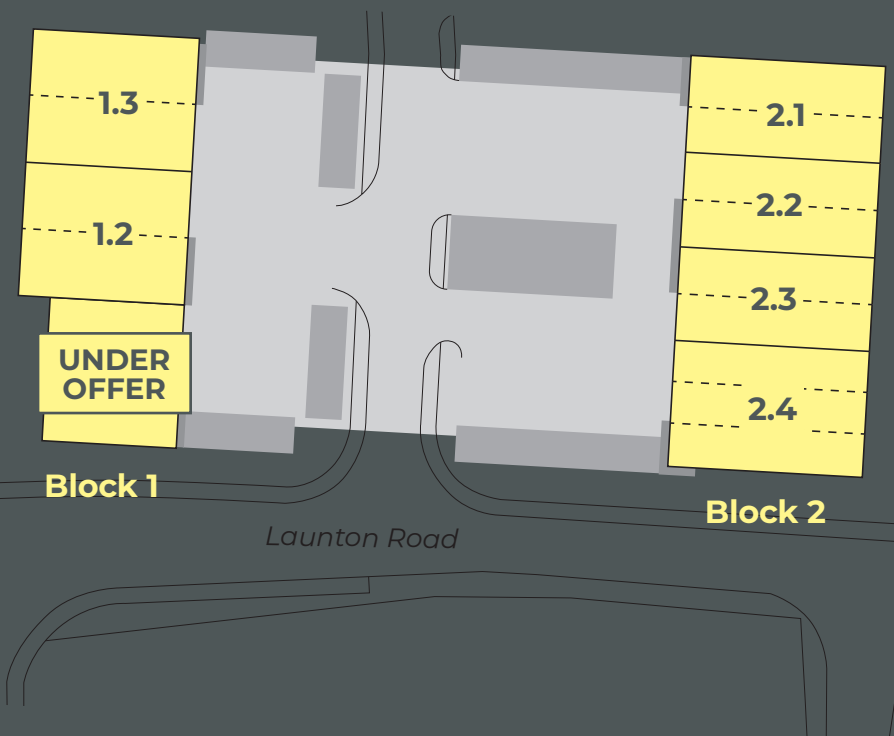


Windows for mezzanine/first floor offices installation

Accommodation

The property will comprise the following areas on a gross internal basis

Block 1	Floor areas	
	sq ft	sq m
1.1	UNDER OFFER	
1.2	3,842	357
1.3	3,842	357
Block 2		
2.1	3,229	300
2.2	3,229	300
2.3	3,229	300
2.4	4,305	400



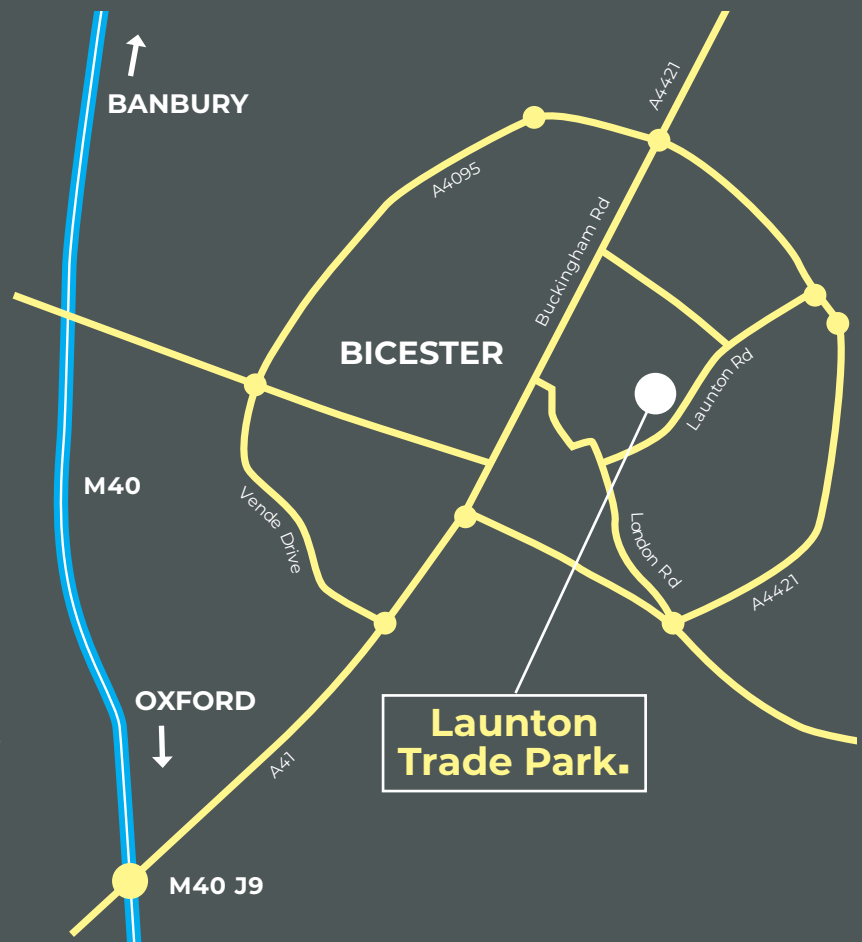
Location

Bicester is a rapidly expanding market town which enjoys excellent road and rail connections. Junction 9 of the M40 lies approximately 3 miles to the south and the town also benefits from two railway stations which provide excellent links to London (Marylebone), Oxford and Birmingham.

The population of Bicester is due to expand to over 50,000 by 2031 and 10,000 new homes are planned within the next decade.

Terms

The units are available on new full repairing leases. Quoting terms available from the sole letting agents.



Viewings

Strictly by appointment with the sole letting agents:



Tom Barton
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Duncan May
07879 883886
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