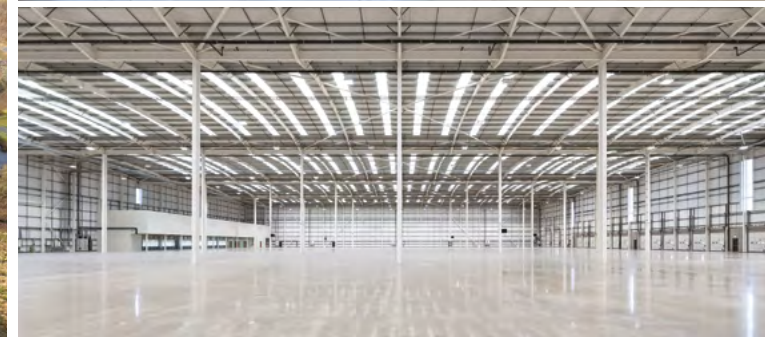


# central m40

CHALKER WAY ■ BANBURY ■ OX16 4XD ■ ///SHARED.CAMERA.TELLS

CANMOOR



## Industrial / Logistics Warehouse 199,192 sq ft (18,505 sq m) **TO LET**

- Direct access to M40 J11
- 1 MVA Power
- Up to 50m secure service yards
- Secure detached unit
- 15m clear height
- BREEAM 'Very Good'
- EPC A
- EV charging
- Solar PV's (upgrades available)
- Net zero carbon in construction
- LED warehouse lighting installed
- Zero blind spot CCTV installed

# BANBURY



# central m40

CHALKER WAY ■ BANBURY ■ OX16 4XD ■ ///SHARED.CAMERA.TELLS

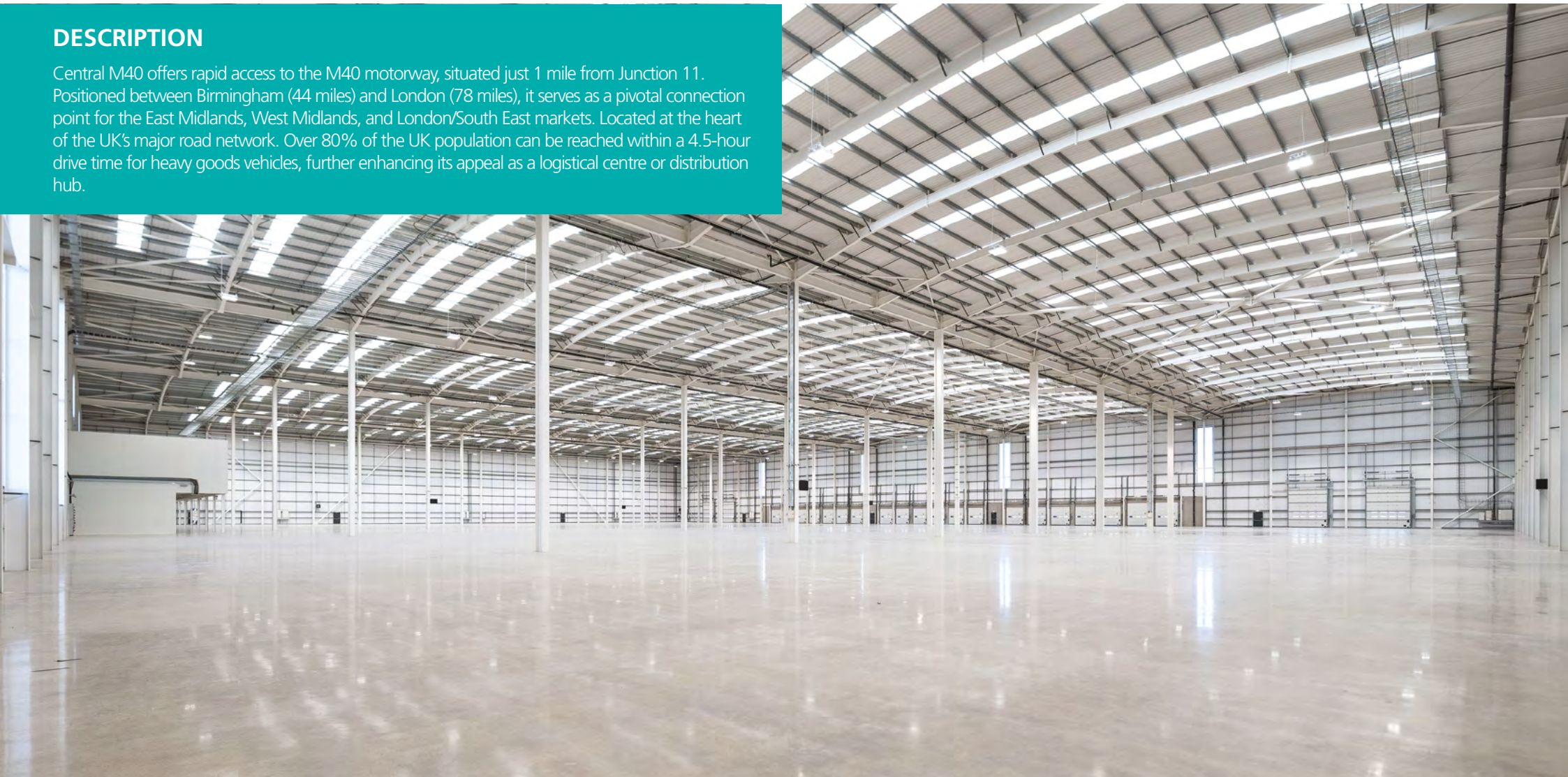


# BANBURY



## DESCRIPTION

Central M40 offers rapid access to the M40 motorway, situated just 1 mile from Junction 11. Positioned between Birmingham (44 miles) and London (78 miles), it serves as a pivotal connection point for the East Midlands, West Midlands, and London/South East markets. Located at the heart of the UK's major road network. Over 80% of the UK population can be reached within a 4.5-hour drive time for heavy goods vehicles, further enhancing its appeal as a logistical centre or distribution hub.



# central m40

CHALKER WAY ■ BANBURY ■ OX16 4XD ■ ///SHARED.CAMERA.TELLS

## SITE PLAN & SPECIFICATION



1 MVA  
POWER



SECURE TWIN SERVICE  
YARDS UP TO 50M



15M CLEAR  
INTERNAL HEIGHT



20 DOCK LEVELLERS  
4 LEVEL ACCESS DOORS



50 KN/M2  
FLOOR LOADING



118 CAR  
PARKING SPACES



32 HGV  
PARKING SPACES



DETAILED PLANNING  
CONSENT FOR B2 & B8



EPC  
RATING A



BREEAM  
VERY GOOD



24 HOUR  
ACCESS



15%  
ROOF LIGHTS



AIR  
CONDITIONING



PIR CONTROLLED  
ENERGY EFFICIENT LED  
LIGHTING TO ENTIRE  
WAREHOUSE



CCTV AND FACE  
RECOGNITION  
ENTRY SYSTEM

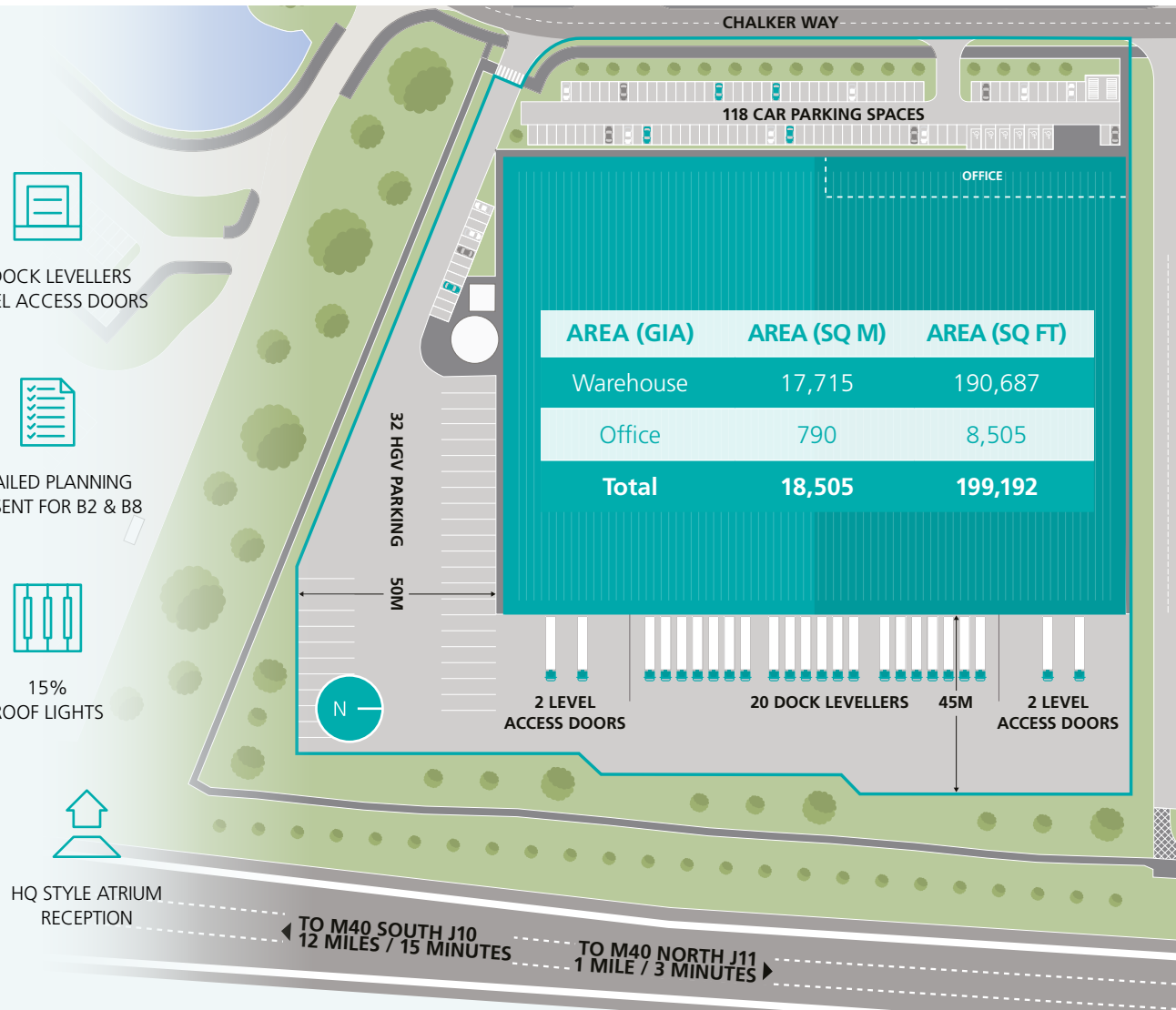


HEAVY DUTY  
RAISED  
ACCESS FLOOR



HQ STYLE ATRIUM  
RECEPTION

AREA (GIA)	AREA (SQ M)	AREA (SQ FT)
Warehouse	17,715	190,687
Office	790	8,505
<b>Total</b>	<b>18,505</b>	<b>199,192</b>



# BANBURY



LOCAL AMENITIES

COSTA  
COFFEE

PRIMARK

Waitrose

Superdry®  
極度乾燥(しなさい)

TESCO

T.K.maxx

GREGGS

next

Premier Inn

M&S

INSTAVOLT

MILLER & CARTER  
- STEAKHOUSE -



M40



# central m40

CHALKER WAY ■ BANBURY ■ OX16 4XD ■ ///SHARED.CAMERA.TELLS

## SUSTAINABILITY IS AT THE HEART OF EVERYTHING WE DO



20 X FITTED ELECTRIC VEHICLE CHARGING POINTS



NET ZERO CARBON IN CONSTRUCTION



140 KW SOLAR PV SYSTEM INSTALLED



ASHP GENERATION FOR HEATING AND COOLING



BREEAM VERY GOOD



HIGH QUALITY LANDSCAPED ENVIRONMENT



GENEROUS CYCLE STORAGE



EPC A RATING



15% ROOF LIGHTS INSTALLED



SUSTAINABLE TRAVEL OPTIONS ADJACENT TO BANBURY STATION AND LOCAL BUS LINKS



OPTION TO INCREASE PV PANELS IF REQUIRED



PIR CONTROLLED ENERGY EFFICIENT LED LIGHTING INSTALLED TO WAREHOUSE



# BANBURY

## POPULATION AND DEMOGRAPHICS



**13,000 PEOPLE** WORKING  
WITHIN THE TRANSPORT  
AND STORAGE SECTOR



HIGHER UNEMPLOYMENT  
RATES THAN NEARBY  
CHERWELL AND OXFORDSHIRE



**33% OF LOCAL WORKING  
POPULATION** SUITED TO WAREHOUSE  
AND DISTRIBUTION SECTORS



**DIRECT ACCESS  
TO THE M40**  
VIA JUNCTION 11



AVERAGE **WEEKLY WAGE** IS  
OVER **5% LOWER** THAN THE  
WIDER SOUTH EAST



**CUTTING-  
EDGE**  
LOGISTICS HUB



**LOCATED AT THE HEART**  
OF THE UK'S MAJOR  
ROAD NETWORK



AREA OF WELLBEING  
AND OUTSTANDING  
NATURAL BEAUTY



**EXTENSIVE LOCAL BUS**  
NETWORK LINKING THE SITE  
TO THE BANBURY AREA



**OVER 500,000**  
WORKING AGE PEOPLE  
WITHIN OXFORDSHIRE



**OVER 80% OF THE UK**  
POPULATION CAN BE  
REACHED WITHIN A 4.5-HOUR  
HGV DRIVE TIME



**ONLY 1 MILE**  
TO BANBURY RAILWAY  
STATION





# central m40

CHALKER WAY ■ BANBURY ■ OX16 4XD ■ ///SHARED.CAMERA.TELLS

CANMOOR

## LOCATION

Central M40, offers unrivalled access to J11 of the M40 motorway and excellent roadside visibility.

## COMMUNICATIONS

M40 Junction 11	1 miles	7 mins
Banbury Rail Station	1 miles	8 mins
Daventry Freight Terminal	24 miles	40 mins
M1 Junction 15a	27 miles	42 mins
M42 Junction 3a	30 miles	48 mins
Birmingham International	40 miles	50 mins
Central Birmingham	44 miles	60 mins
M25 Junction 16	57 miles	62 mins
London Luton	63 miles	70 mins
London Heathrow	66 miles	75 mins
Central London	78 miles	120 mins
Southampton	98 miles	100 mins
London Gateway	110 miles	120 mins



## FURTHER INFORMATION

Is available through our joints agents and our website:  
[canmoor-centralm40.co.uk](http://canmoor-centralm40.co.uk)

## TERMS

All units are available on new FRI leases on terms to be agreed.

## PLANNING

Use Classes B2, B8 and E(g)ii and E(g)iii.



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