

# BANBURY 112

DISCOVER YOUR EDGE

NEWLY REFURBISHED

Industrial / Distribution Unit

112,721 sq ft (10,472 sq m)

To Let



[Banbury112.com](http://Banbury112.com)

SOUTHAM ROAD, BANBURY, OX16 2DJ

[///stores.rams.deals](http://stores.rams.deals)

# REDEFINE LOGISTICS

Banbury serves as a coveted location, hosting an array of esteemed national occupiers such as Amazon, The Entertainer, DHL, and HelloFresh further enhancing its appeal.

Banbury 112 benefits from close proximity to various amenities and is within 1.5 miles of the M40 J11 offering fast access to the wider national motorway network.



LONDON

great bear

HELLO FRESH

BANBURY TRAIN STATION

M40 J11

DHL

DHL

Tikmaxx

BANBURY 112

MAGNA

The Entertainer  
TheToyShop.com
















dcS  
GROUP

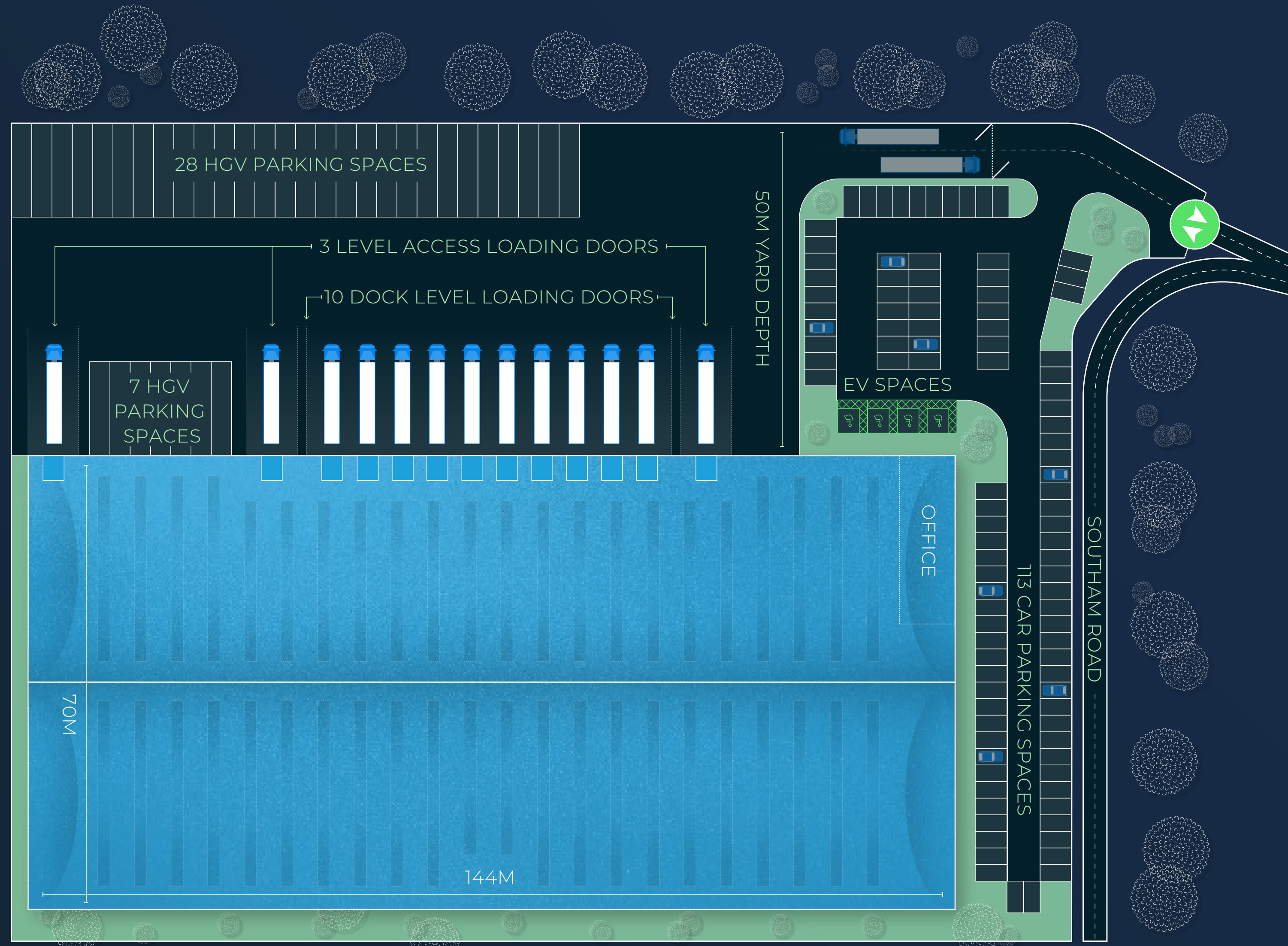
amazon

BIRMINGHAM

# UNLOCK POTENTIAL

	Sq ft	Sq m
Warehouse	106,579	9,902
Offices	6,142	571
<b>TOTAL (GIA)</b>	<b>112,721</b>	<b>10,472</b>

-  12m clear internal height
-  50kN/m2 floor loading
-  50m yard depth
-  113 car parking spaces
-  550kVA incoming power
-  Fully fitted offices
-  35 HGV parking spaces
-  10 dock and 3 level access doors
-  Secure site
-  LED lighting to warehouse
-  BREEAM 'Excellent'
-  EPC rating 'A'
-  EV Charging
-  120kWp solar PV system
-  15% roof lights





# POSITIONED FOR SUCCESS

Banbury 112 is strategically located to efficiently serve the South East as well as both the East and West Midlands, with quick access to the M40 at J11 (within 1.5 miles).

This strategic location offers rapid, direct transport links to the national motorway network making it ideal for businesses seeking efficient access to major distribution routes and consumer markets.

With excellent bus and rail connections (Banbury Train Station within 1.8 miles / 5 min drive), along with cycle storage and facilities, Banbury 112 supports employees' use of green commuting methods.

SAT NAV: OX16 2DJ

WHAT3WORDS: STORES.RAMS.DEALS

Location	Miles	Time	Junctions	Miles	Time
Birmingham  	50	60 Mins	M40 J11	1.5	4 Mins
London Heathrow 	66	80 Mins	M42 J3A	31	30 Mins
London  	80	90 Mins	M6 J4	40	40 Mins
Felixstowe  	144	170 Mins	M25 J16	70	65 Mins

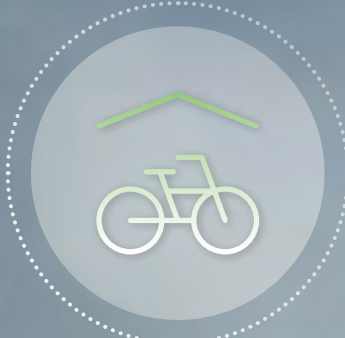
# LESS DISRUPTION MORE IMPACT

Banbury 112 offers specific advantages for workers and aligns with ESG goals in several key ways, making it an ideal location for businesses focused on employee well-being and sustainability.

EV  
Charging



Cycle  
Storage



120kWp solar  
PV system



EPC  
Rating 'A'



BREEAM  
'Excellent'



15% Roof  
Lights



Insulated  
Building



HVAC  
System



Waste Reduction  
Systems

# A HEALTHY BALANCE OF WORK & LEISURE

Nearby amenities support a positive work environment, enabling employees to look after their physical well-being, stay energised, and maintain a balanced work-life routine. The proximity to green spaces such as Banbury Country Park, Grimsbury Reservoir, and the Oxford Canal Walk provide ample opportunities for relaxation, walking, and outdoor activities.



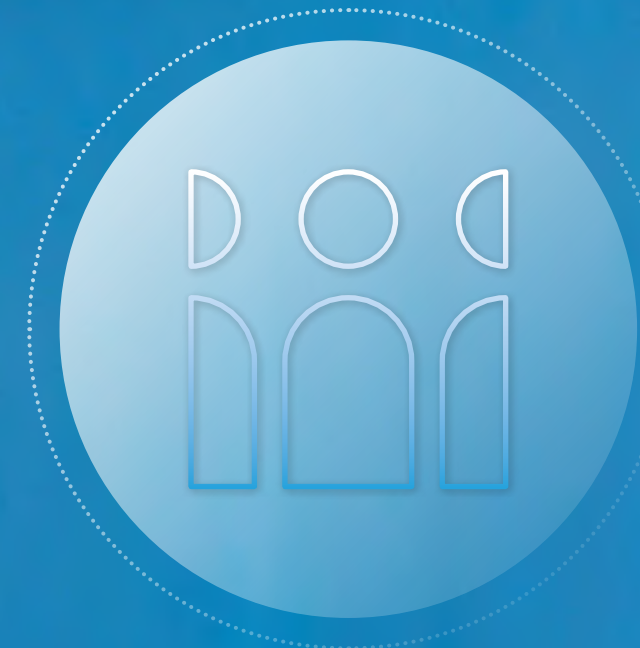
**13,000**

People employed in the manufacturing industry



**65.9%**

Economic activity rate, 7.3% higher than the national average



**161,016**

Total population in the local area



**4,014**

People employed in the transport and storage sector



[Banbury 112 Website →](#)

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