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GREATWORTH PARK [BANBURY]

GREATWORTH | OX17 2HB



FOR SALE / MAY LET

4,346 - 11,315 SQ FT

TWO BRAND NEW HIGH QUALITY
E (g) (iii) B2 & B8 INDUSTRIAL/WAREHOUSE UNITS

WESTHALL ESTATES

BRUNEL SECURITIES LLP

The site benefits from excellent road connectivity, being 10 minutes' drive from both Junction 11 of the M40 motorway to the west and the A43 dual carriageway to the east which provides a direct link to junction 15a of the M1 and wider motorway network. Silverstone Race Circuit is approximately 8 miles from the site. The area is also benefiting from major infrastructure investment, including the HS2 Greatworth Tunnel, incorporating landscaped green tunnels to minimise environmental impact and reinforcing the location's long-term strategic importance.



HS2

BANBURY BUSINESS PARK (7 MILES)

HAAS F1 (7 MILES)

ASTON MARTIN F1 (8 MILES)

MERCEDES AMG PETRONAS F1 (8 MILES)

OXFORD SCIENCE PARK (27 MILES)

SILVERSTONE (8 MILES)

J11 M40 (6 MILES)

J15A M1 (18 MILES)

J10 M40 (13 MILES)

LONDON (80 MILES)

BIRMINGHAM (60 MILES)

OXFORD (27 MILES)

STRATEGICALLY LOCATED AT THE HEART OF THE MOTORSPORT VALLEY

HIGHLY SUSTAINABLE STEEL-FRAMED UNITS WITHIN A SECURE LANDSCAPED BUSINESS PARK ENVIRONMENT

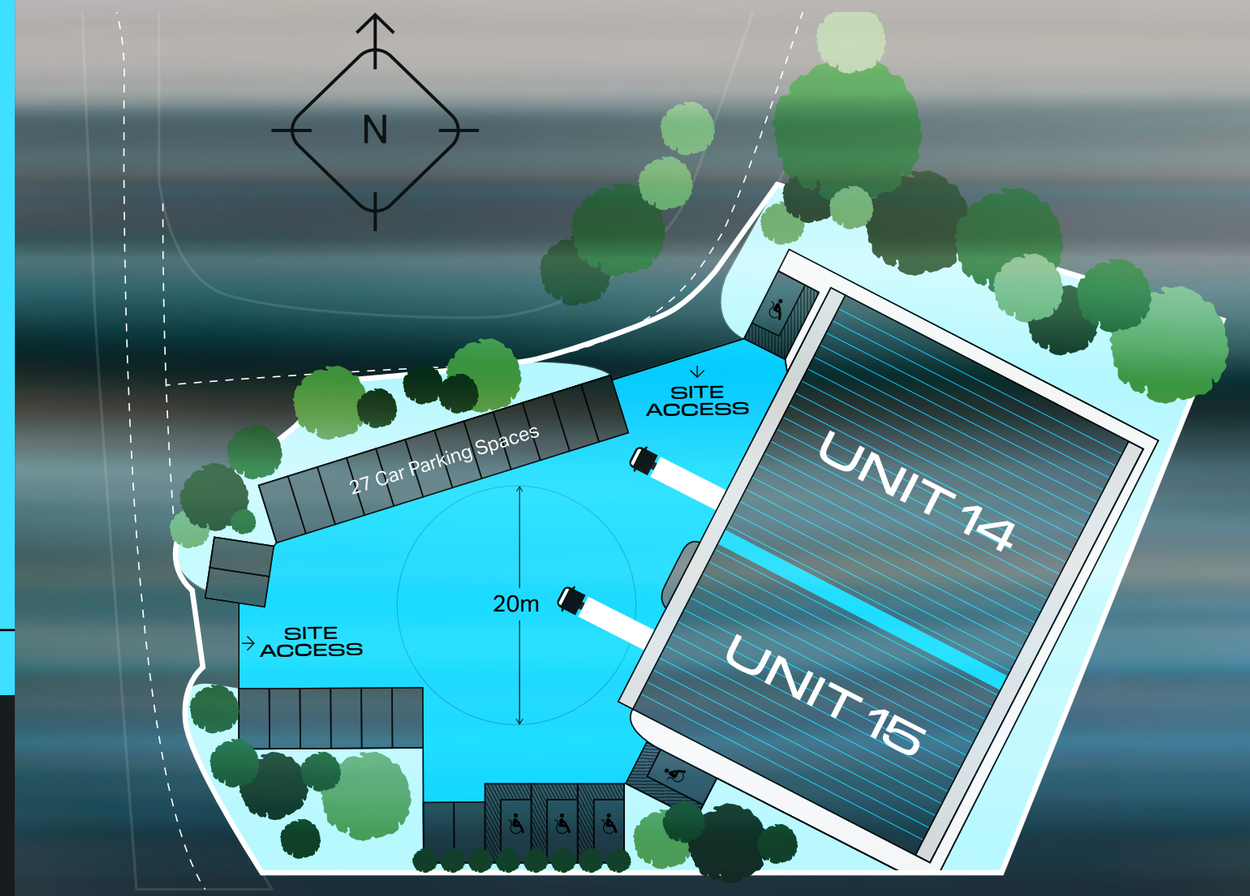
The development comprises two high-quality units of steel portal frame construction with CA 'Twin-therm' system roof and wall cladding. Feature curtain wall glazing with glazed canopies provided to entrance lobbies. Cores with disabled WC and shower and additional drainage pop-up to provide flexibility for future occupier fit-out. Ability to combine units through dividing wall.

- 7m Clear Eaves Height
- 27 Car Parking Spaces
- FTTP fibre broadband
- 9.5m Apex Height
- Strategic Access to the M40 & A43 /M1
- 67 kVA (unit 14) & 47 kVA (unit 15) 3-phase power
- 5mx4m Loading Doors
- Ground Floor Core Area
- 50 kN/m² FLOOR LOADING

Sustainability has been central to the design of the development, with a range of high-quality ESG features incorporated to enhance energy efficiency, occupier wellbeing and long-term operational performance.

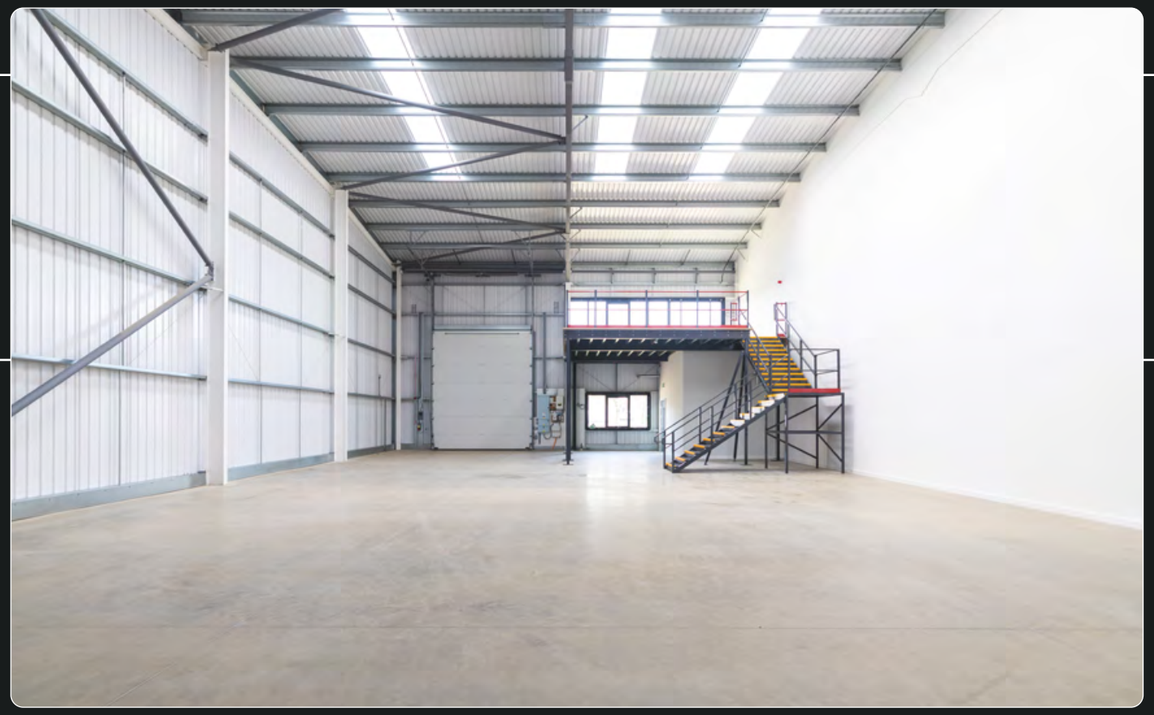
- PV on roof: 11.2 kWp (unit 14) & 7.2 kWp (unit 15) with ability to extend to 100% PV coverage
- EPC Rating 'A'
- 4 x 7.4 kW EV Charging Points
- Cycle Storage Facilities
- Landscaping Provision

11,315 SQ FT COMBINED



UNIT 14	SQ M	SQ FT
Ground Floor	545.97	5,877
Mezzanine	95.62	1,092
Total	**641.59**	**6,969**

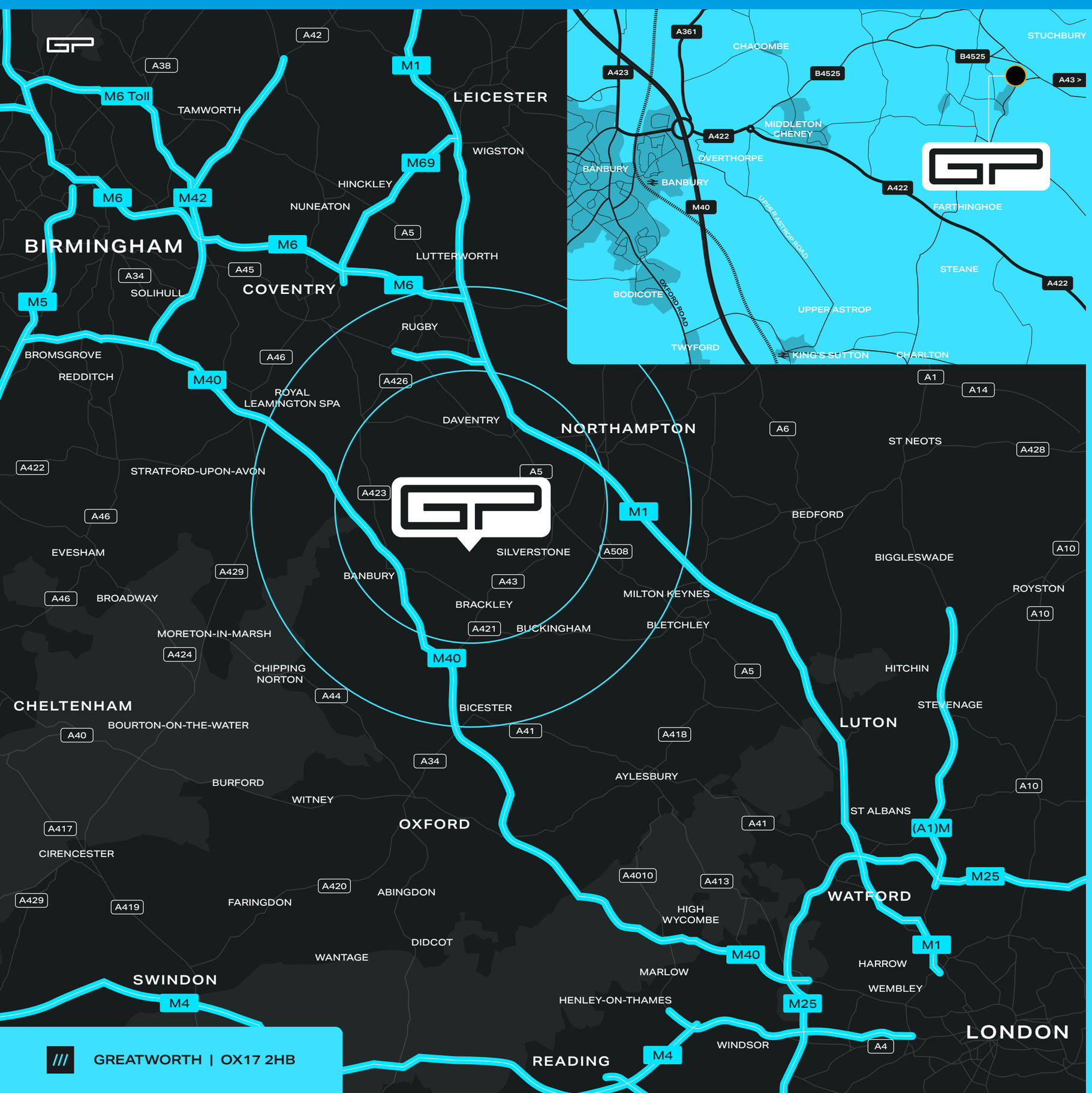
UNIT 15	SQ M	SQ FT
Ground Floor	363.81	3,916
Mezzanine	39.93	430
Total	**403.74**	**4,346**











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DEMOGRAPHICS

2.5 MILLION+ PEOPLE

Living within a 60-minute drive, providing access to a substantial regional labour pool across the South Midlands and beyond.

4,000+ BUSINESSES

Operating within the wider Motorsport Valley cluster, spanning advanced manufacturing, R&D and high-performance engineering.

40,000+ JOBS

Supported by the UK's Motorsport Valley, home to a globally recognised concentration of automotive and engineering businesses.

Source: ONS, Motorsport Industry Association & Grant Thornton (2024 Review of UK Motorsport Valley)

DRIVE TIMES

Towns & Cities	Hrs:Mins	Miles
J11 M40	00:10	6
Banbury	00:10	7
Silverstone	00:15	8
Brackley	00:20	7
J15A M1	00:25	18
Bicester	00:30	18
Northampton	00:35	24
Oxford	00:40	27
Milton Keynes	00:50	40
Birmingham	01.10	60
London	01:30	80

Railway Stations	Hrs:Mins	Miles
Banbury	00:10	7
Bicester North	00:30	18
Bicester Village	00:30	19
Oxford	00:40	27

Airports	Hrs:Mins	Miles
London Luton	01:00	50
Birmingham	01:00	55
Heathrow	01:20	75

Source: Google Maps

UNITS 14 AND 15 GREATWORTH PARK [BANBURY]

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SERVICES	All mains services are connected except Gas.
BUSINESS RATES	All occupiers will be responsible for their own Business Rates payment.
EPC	Category A.
SERVICE CHARGE	A Service Charge is levied for the maintenance of the common areas of the Estate
PRICE / RENT / TENURE	Virtual freehold (999 years). Price/Rent upon application.
VAT	VAT is chargeable on rent and service charge.
LEGAL COSTS	Each party will be responsible for their own legal costs incurred.

Viewing and further information strictly by prior appointment with the sole agent:

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WESTHALL ESTATES

BRUNEL SECURITIES LLP

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