

CHERWELL one

BANBURY J11 M40

98,808 SQ FT

WAREHOUSE UNDER REFURBISHMENT
AVAILABLE TO LET AUGUST 2026



NEW LED
WAREHOUSE LIGHTING

SAT NAV: OX16 4RS

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CHERWELLONEBANBURY.CO.UK

Retouched photograph

PERFECTLY POSITIONED

CHERWELL ONE is situated within the established Cherwell 40 industrial estate in Banbury, prominently located directly off junction 11 of the M40 Motorway giving immediate access to the national motorway network.

CHERWELL
one
BANBURY J11 M40



Home to a number of renowned companies, the location is an ideal hub for logistics and manufacturing operations. With a strong industrial presence, excellent connectivity, and a well-established business ecosystem, it offers the perfect environment for companies looking to streamline distribution, scale production, and operate efficiently within a thriving commercial landscape.

Retouched photograph

OVERVIEW

WAREHOUSE

LOCATION

DEMOGRAPHICS

AMENITIES

CONTACTS





Indicative image of similar unit

A SMARTER STANDARD OF INDUSTRIAL SPACE

SUPERB SPECIFICATION

The warehouse is currently undergoing refurbishment to deliver a high-specification space, ideally suited to the demands of modern business operations.



Schedule of accommodation (GIA)

	SQ FT	SQ M	
Warehouse	90,454	8,404	GROUND FLOOR
Office	4,200	390	
First floor office	4,154	386	FIRST FLOOR
Total	98,808	9,180	



45m
secure yard



50 kN/sq m
floor loading



10.6m clear
internal height



Warehouse
lighting



10 dock doors



2 level
access doors



150kVA
solar PV



Targeting
EPC A



800 kVa
power supply



EV charging



New roof
lights



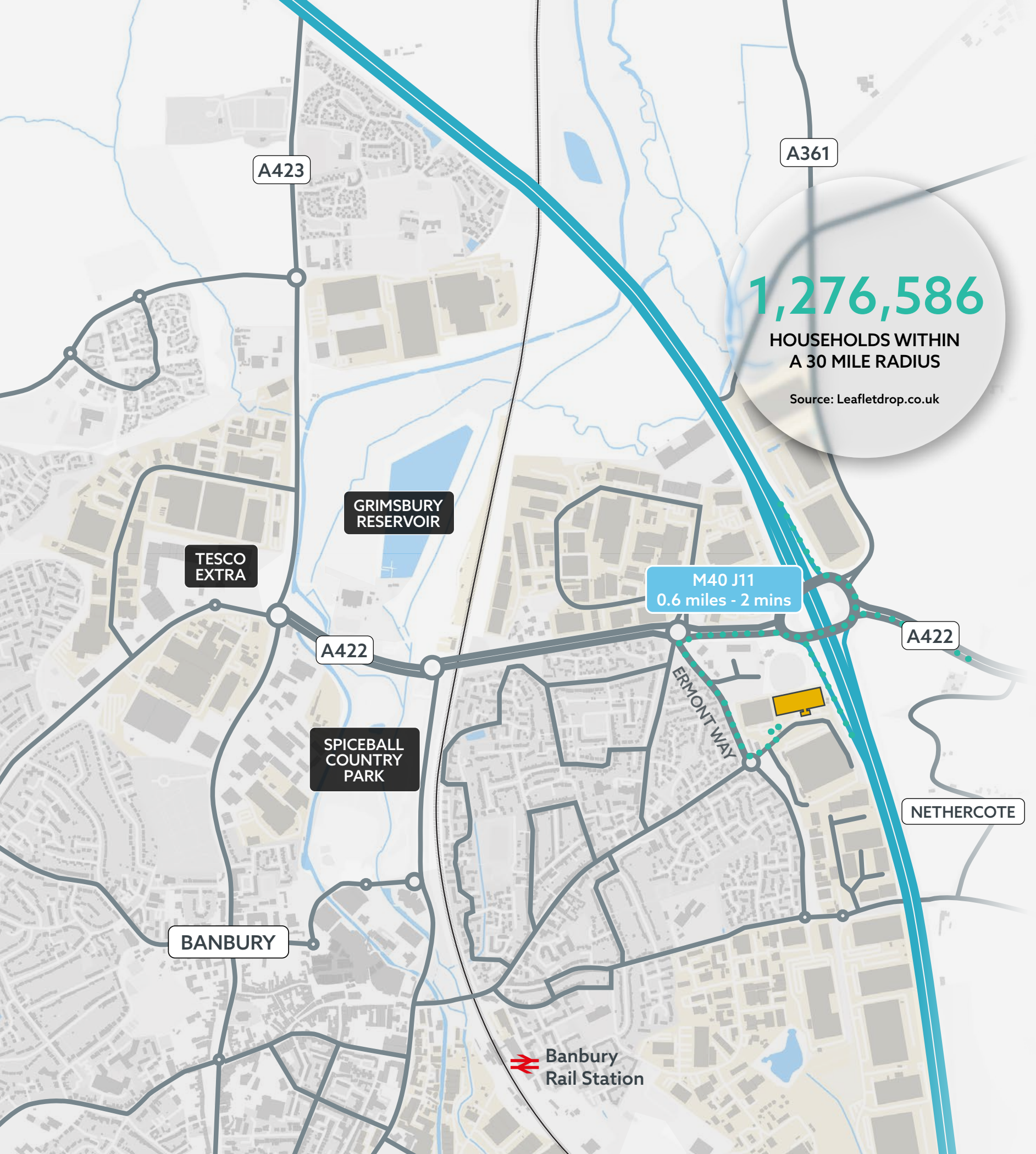
Open plan
offices

UNDER REFURBISHMENT



Retouched photograph





CONVENIENTLY CONNECTED

Positioned directly off J11 of the M40, Cherwell One puts the Midlands and Southern markets within easy reach, with excellent bus, rail, and cycling options for a sustainable commute.

LOCAL MAP

REGIONAL MAP

DRIVETIME MAP

Locations	Miles	Mins
Banbury	2	6
Northampton	30.7	45
Birmingham	50.8	55
London	79.3	90
Bristol	80.4	110
Leeds	150	160

Airports	Miles	Mins
Birmingham	39	40
Heathrow	65.2	65

Railfreight	Miles	Mins
DIRFT	24.3	45
Hams Hall	47.2	50

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170,426

total population in
the local area

PEOPLE POWERED

CHERWELL ONE is located within a strong and skilled
labour catchment area, perfect for modern businesses.

63.2%

working age population
in the local area

90.7%

qualified to RFQ2 and
above, 4.2% higher
than the national
average

13,500

people employed in the
manufacturing, transport
and storage sectors

87.3%

economic activity rate,
8.3% higher than the
national average

Source: Nomisweb Cherwell

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REFRESH & RECHARGE

Local amenities and nearby green spaces such as Spiceball Country Park and Grimsbury Reservoir, give staff the chance to unwind, stay active and maintain energy throughout the day.





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