

Reversionary Multi-Let Business Park Investment

Baynard's Green Business Park, Northampton Road, Bicester, OX27 7SG



Baynard's Green Business Park

Bicester OX27 7SG

Executive Summary

- Located off the A43 and close to Junction 10 of the M40 motorway and Cherwell Valley Moto Services
- Just 10 minutes (5.1 miles) from Bicester
- Situated in an area of significant potential future commercial development
- Four fully let warehouses, four workshop/stores and ten offices
- Total of 32,615 sq ft (3,030.03 sq m) set on 4.69 acres plus six-bedroom residential farmhouse of 3,132 sq ft
- Additional development land of 5.3 acres + potentially available, subject to planning
- Current total annual rent of £254,731 pax
- Estimated full rental value £311,804 pax
- Offers invited in excess of £2.8 million



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Description

Baynard's Green Business Park comprises two titles totalling some 4.69 acres with four industrial units, four workshops/stores, ten office units and a 6-bedroom farmhouse – all fully let.

5.3 acres+ of additional neighbouring land is also separately available, subject to planning for a warehouse/industrial development (see last page for area).

Ownership

The site's development has been managed and run by a family partnership for over 50 years and who have for personal reasons decided to now sell.

Situation

The Business Park is situated at the main A43 roundabout next to a McDonald's restaurant and Asda Petrol filling station and store, including EV charging stations at the 'InstaVolt' network at McDonald's and Asda's 'EVpoint' network.

The site is also located close to J10 M40 and Cherwell Valley Moto Services which includes many facilities including Costa, M&S Food, KFC and Hotel accommodation. www.moto-way.com/services/cherwell-valley/

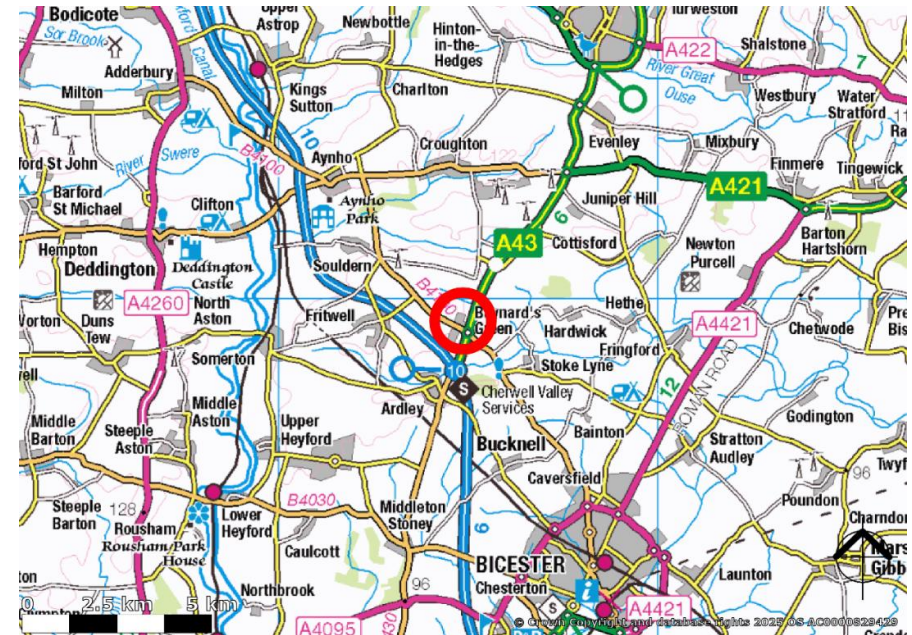
Public transport links include railway stations at Bicester North and Bicester Village located approximately 4.5 miles and 5.2 miles away respectively, offering regular services to London Oxford and Birmingham.

Overall, Baynard's Green Business Park combines strategic location, a vibrant business community, together with essential amenities.

Location

Baynard's Green Business Park is strategically positioned just off the A43 and in close proximity to Junction 10 of the M40. Oxford, Bicester Brackley, and Banbury are all easily accessible.

The business park comprises a diverse array of enterprises, including IT consultancies, engineering firms, warehousing external storage and creative agencies. Full details of the tenants and tenancies are available below with further information available from White Commercial.



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Industrial

The Business Park provides an industrial offering comprising four industrial units along with four further stores/workshop buildings of varying ages and specifications, ranging from 1,298 up to 6,126 sq ft in size.

The industrial units mainly comprise a portal framed industrial/storage units, incorporating a concrete floor with clad elevations and roof with translucent panels and benefit from a 3 phase power supply.

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Offices

There are ten separate offices within the business park, ranging from small units of 100 sq ft up to more substantial units of up to 3,740 sq ft.

Units 1, 2 and 3 Field View have been converted from a traditional farm building, providing character accommodation with open plan ground floor offices and Suite 1 and Suite 2 The Barn are Grade II listed.

Prospect House and House View provide open plan ground floor office accommodation with additional galleried office accommodation in Prospect House.

There is substantial parking available on the estate.

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The Farmhouse, Follet Close

The farmhouse is a six-bedroomed residential property situated at the front of Baynard's Green Business Park and totalling 3,132 sq ft.

The property is currently let at an annual rent of £18,000 per annum on an assured shorthold tenancy to one family.

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Investment Market

The commercial property investment market in Oxfordshire, particularly around Banbury and Bicester and Brackley, is experiencing significant growth in 2025, driven by strategic location advantages, robust infrastructure, coupled with a thriving science and technology sector.

Industrial and Logistics Sector

Oxfordshire's industrial market reached a record take-up of 1.5 million sq ft in 2024, with Grade A space comprising 90% of leasing activity. Prime rents for mid-tech units have escalated to £31 per sq ft, nearly doubling over the past four years, reflecting strong demand and limited supply. Notably, Siemens Healthineers is investing £250 million in a 603,000 sq ft manufacturing facility at Symmetry Park in Bicester, underscoring the region's appeal to high-tech industries.

Science and Technology Investment

The Oxford-Cambridge Arc is emerging as a key hub for science and technology, attracting substantial investment. The Crown Estate plans to invest £1.5 billion in laboratory developments across the UK, including a £125 million project to convert a former Debenhams store in Oxford into high-tech lab space. Additionally, Oxfordshire-based companies raised over £315 million by mid-2023, nearly matching the total raised by companies in the rest of the UK outside the Golden Triangle.



Proposal

The site and premises are available freehold, subject to the existing leases. Offers are to be invited in excess of £2,800,000. A purchase at this price reflects a gross initial yield off the current net rent of 9%.

VAT

We understand that VAT will be payable in addition to the purchase price. The residential house is excluded from VAT.

EPC

The units' EPC ratings are detailed in the tenancy schedule below. Copies are available upon request from White Commercial.

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Baynard's Green Business Park is available freehold subject to the existing leases, brief details as above.

There is a service charge payable by all of the tenants under the terms of the existing leases, although currently the landlord does not demand a service charge.

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Title Info

Baynard's Trading - Title Number ON247157

Title ON247154 the site area of the subject property is 1.671 hectares (4.129 acres).



Please note that our client also owns a neighbouring parcel of land with a site area of approximately 5.3 acres to the south and adjoining the subject site and may consider a sale, subject to further negotiations.

Baynard's Farmhouse – Title Number ON243737

The site area of the subject property is 0.226 hectares (0.558 acres).



Road – Title Number ON328822

The road to the front of the subject site is included in the sale but subject to full access rights to the to the existing land/properties adjoining it.





Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful purchaser to provide information necessary to complete these checks before the deal is completed.

Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the buyers/funders/lessee.

Further information

Viewings strictly by appointment only, to be arranged via White Commercial.

Please contact Chris White or Harvey White

Email: chris@whitecommercial.co.uk or harvey@whitecommercial.co.uk

www.whitecommercial.co.uk | 01295 271000



Chris White



Harvey White

FURTHER INFORMATION

These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract. If you wish to stop receiving information from White Commercial Surveyors, please email info@whitecommercial.co.uk or call us on 01295 271000. Please see www.whitecommercial.co.uk. July 2025.