



///TALENTS.SHADOWED.ADMIRES

BOXENGASSE

LANGFORD LANE
BICESTER, OX25 2NS

3,828 - 23,975 SQ FT TO LET AVAILABLE IMMEDIATLY
WITHIN BICESTER'S AUTOMOTIVE CLUSTER

HIGH SPECIFICATION R&D,
MANUFACTURING, STORAGE
AND OFFICE SPACE

WELL CONNECTED GREEN
& TRANQUIL SETTING

A DEVELOPMENT OF 5 UNITS, PROVIDING FLEXIBLE WORKSPACE WITH SIZES RANGING FROM 3,828 SQ FT TO 23,975 SQ FT.

The units are set in a picturesque rural location, accessed via a private tree lined drive offering exceptional exclusivity, privacy and security, surrounded by open country side providing a rich biodiversity.

They are suitable for a range of uses:



OFFICE



RESEARCH & DEVELOPMENT



MANUFACTURING



STORAGE





**DEDICATED
100 ACRE
AUTOMOTIVE
ESTATE WITHIN
THE HEART
OF BICESTER
AUTOMOTIVE
CLUSTER.**



Boxengasse offers bespoke and flexible units catering for a range of sizes and specifications on both short and long term leases. Box 1-3 are occupied by automotive specialist with a passion for the Industry and offer a synergy to future automotive occupiers.

The Park has unrivaled connectivity being located within 90 minutes drive time of 50 % of the UK population. The Units are set within a regularly used Automotive Events Ground and being home to Megaphonics, the largest Porsche gathering in Europe. The annual event attracts over 5,000 people and over 80 companies, giving tenants unrivaled access to prospective customers year on year.



THE SITE.



BOX ONE
LET

BOX THREE
LET

BOX TWO
LET

BOX FIVE

GROUND: 15,957 SQ FT
FIRST: 8,018 SQ FT
TOTAL
23,975 SQ FT

BOX FOUR

GROUND: 3,745 SQ FT
FIRST: 1,003 SQ FT
TOTAL
4,748 SQ FT




BOX FOUR.

4,748 SQ FT OF STRIKING SPACE FEATURING GLAZED OFFICES, BESPOKE AND SECURE ACCESS / EVENT BIFOLD LOADING DOORS, ARRANGED OVER GROUND AND MEZZANINE LEVELS, SUITABLE FOR A VARIETY OF USES.



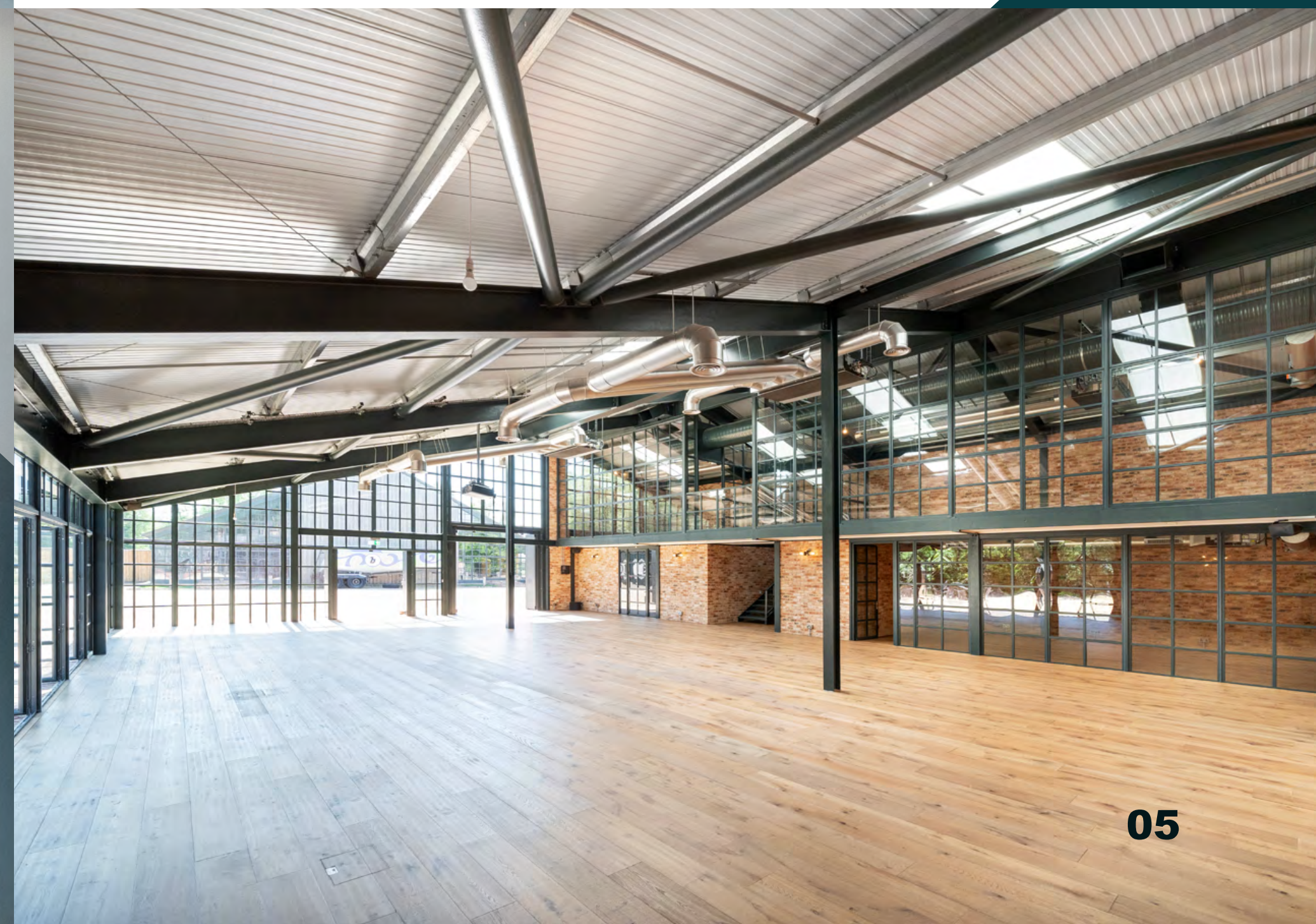
BOX FOUR.



-  **DEMISED PARKING AREA AND YARD C. 0.4 ACRES**
-  **FULL HEIGHT GLAZING ON TWO ELEVATIONS**
-  **DOUBLE BIFOLD LOADING DOOR WITH LEVEL ACCESS**
-  **POTENTIAL FOR A VARIETY OF USES STP**
-  **ACOUSTIC GLASS**
-  **EPC B (36)**

SPECIFICATION.

-  **2.5M CLEAR UNDERSIDE EAVES**
-  **HEATED TIMBER FLOORS**
-  **AIR CONDITIONING**
-  **250 KVA POWER**
-  **HIGH QUALITY WC PROVISION**
-  **FIRST AND GROUND FLOOR GLAZED OFFICES**



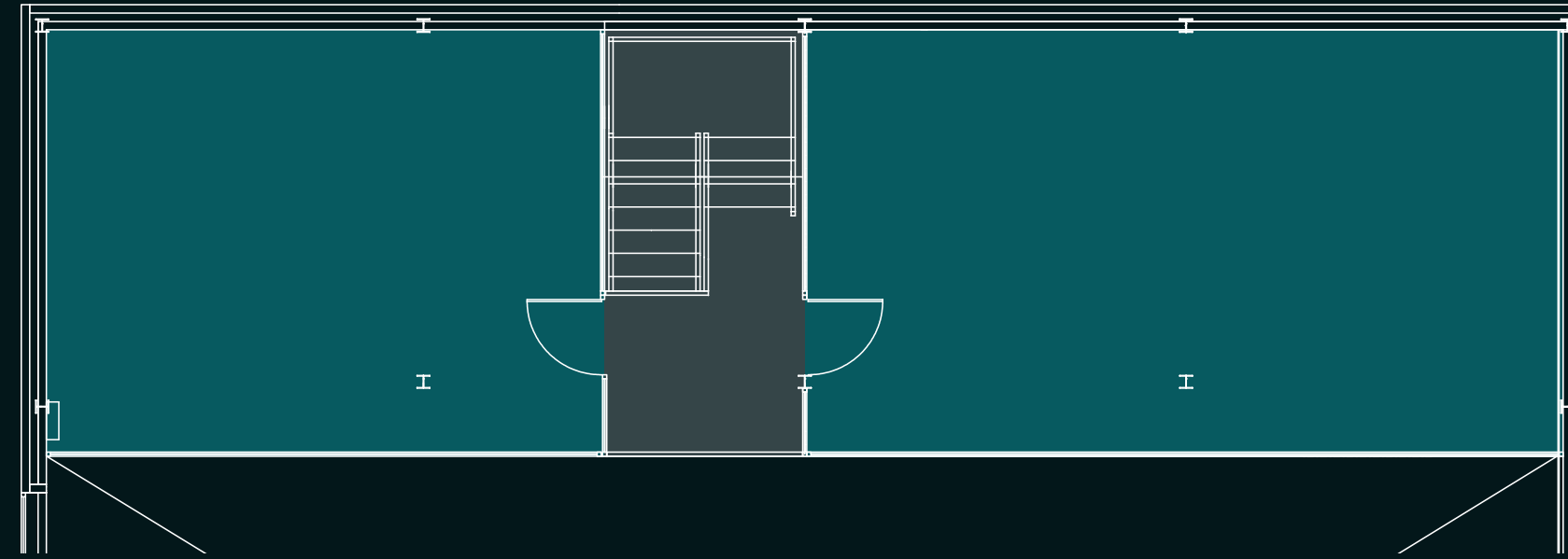
FLOOR PLANS.

FLOOR	SQ FT	SQ M
MEZZANINE	1,003	93.2
GROUND	3,745	347.9
TOTAL	4,748	441.1

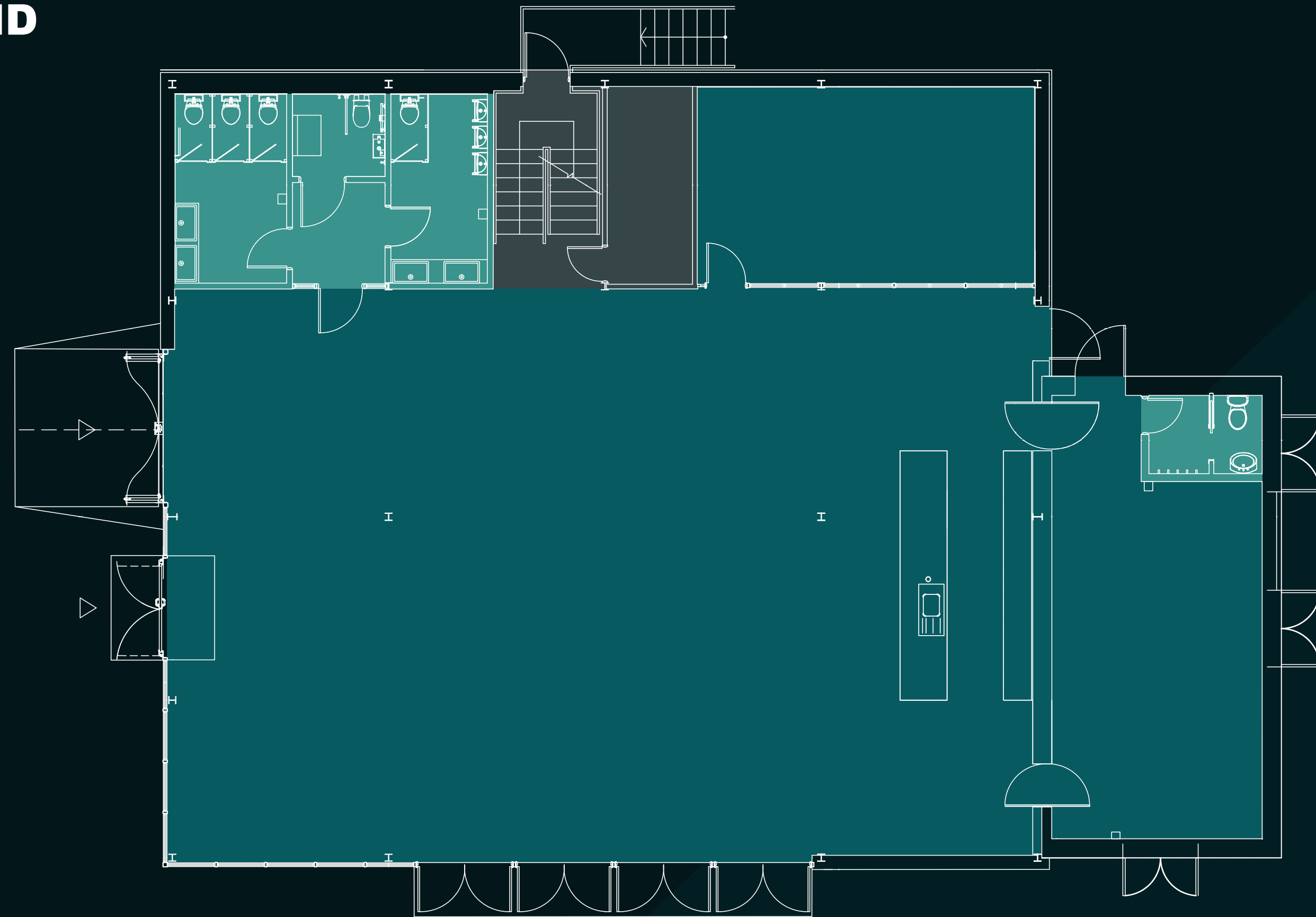


For indicative purposes only. Not to scale.

MEZZANINE



GROUND





BOX FIVE.




23,975 SQ FT OF STRIKING SPACE FEATURING EXPANSIVE GLAZING AND ROOF LIGHTS, ARRANGED OVER GROUND AND MEZZANINE LEVELS, WITH FLEXIBILITY TO SUBDIVIDE PROVIDING UP TO SIX SEPARATE UNITS.









BOX FIVE.



SPECIFICATION.

-  **2.3M CLEAR UNDERSIDE EAVES**
-  **CONCRETE FLOOR COVERING**
-  **15% ROOF LIGHTS**
-  **100 KVA POWER**
-  **ABILITY TO SPLIT INTO UNITS FROM 3,828 SQ FT**



-  **TRACKED OVERHEAD SHUTTER DOOR TO BE PROVIDED TO EACH UNIT**
-  **DEDICATED PARKING AND YARD AREAS C. 0.3 ACRES**
-  **FULL HEIGHT GLAZING IN PART**
-  **MEZZANINE TO PART FIRST FLOOR**
-  **SERVICES INSTALLED AND CAPPED OFF**
-  **BIFOLD LOADING DOOR**

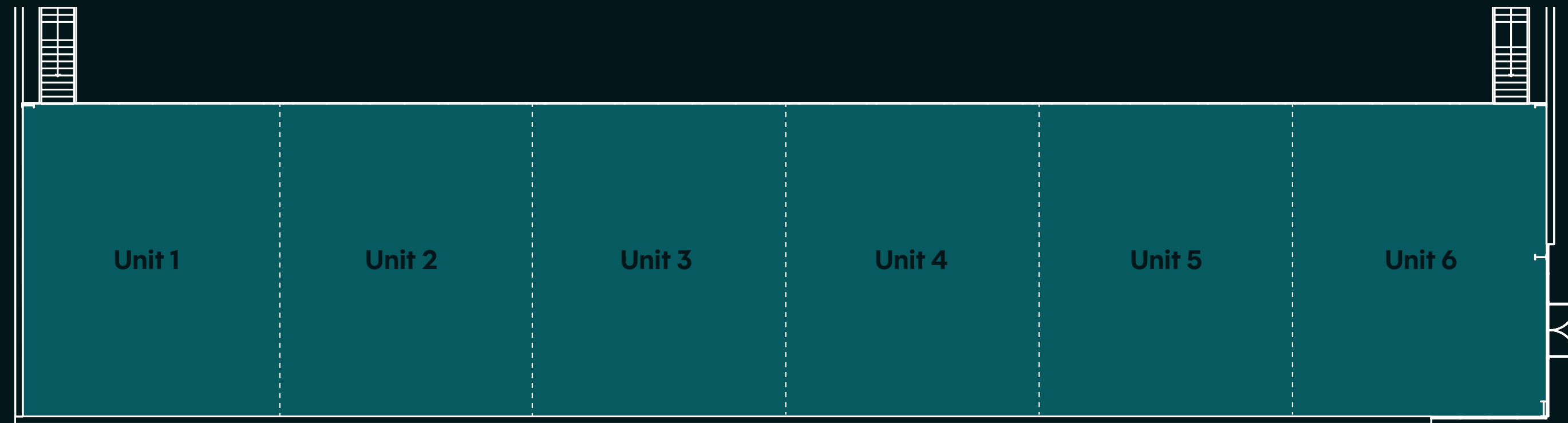
BOX FIVE.

FLOOR PLANS.

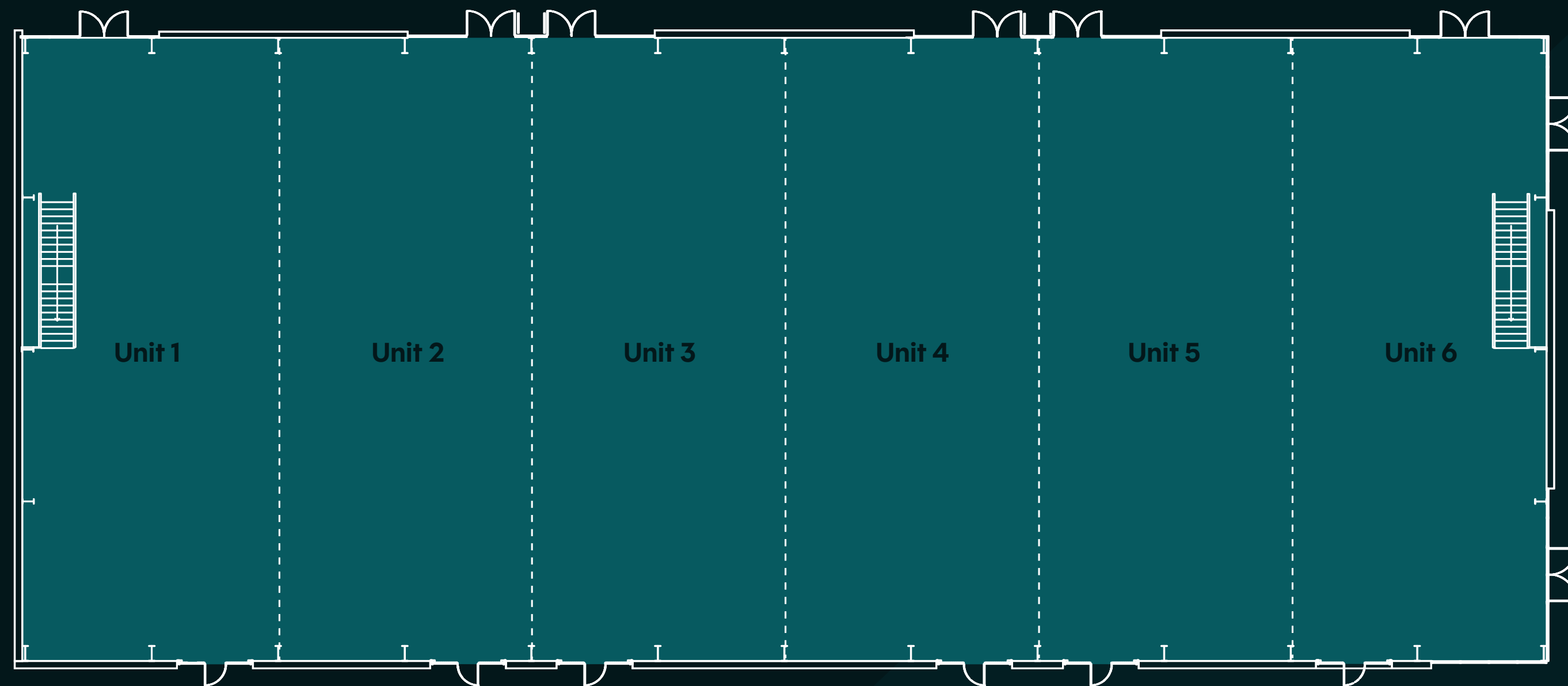
The building has the ability to be divided into 6 units. Units 1 & 6: 3,950 Sq Ft and units 2-5: 3,828 Sq Ft.

FLOOR	SQ FT	SQ M
MEZZANINE	8,018	744.9
GROUND	15,957	1,482.5
TOTAL	23,975	2,227.4

MEZZANINE



GROUND

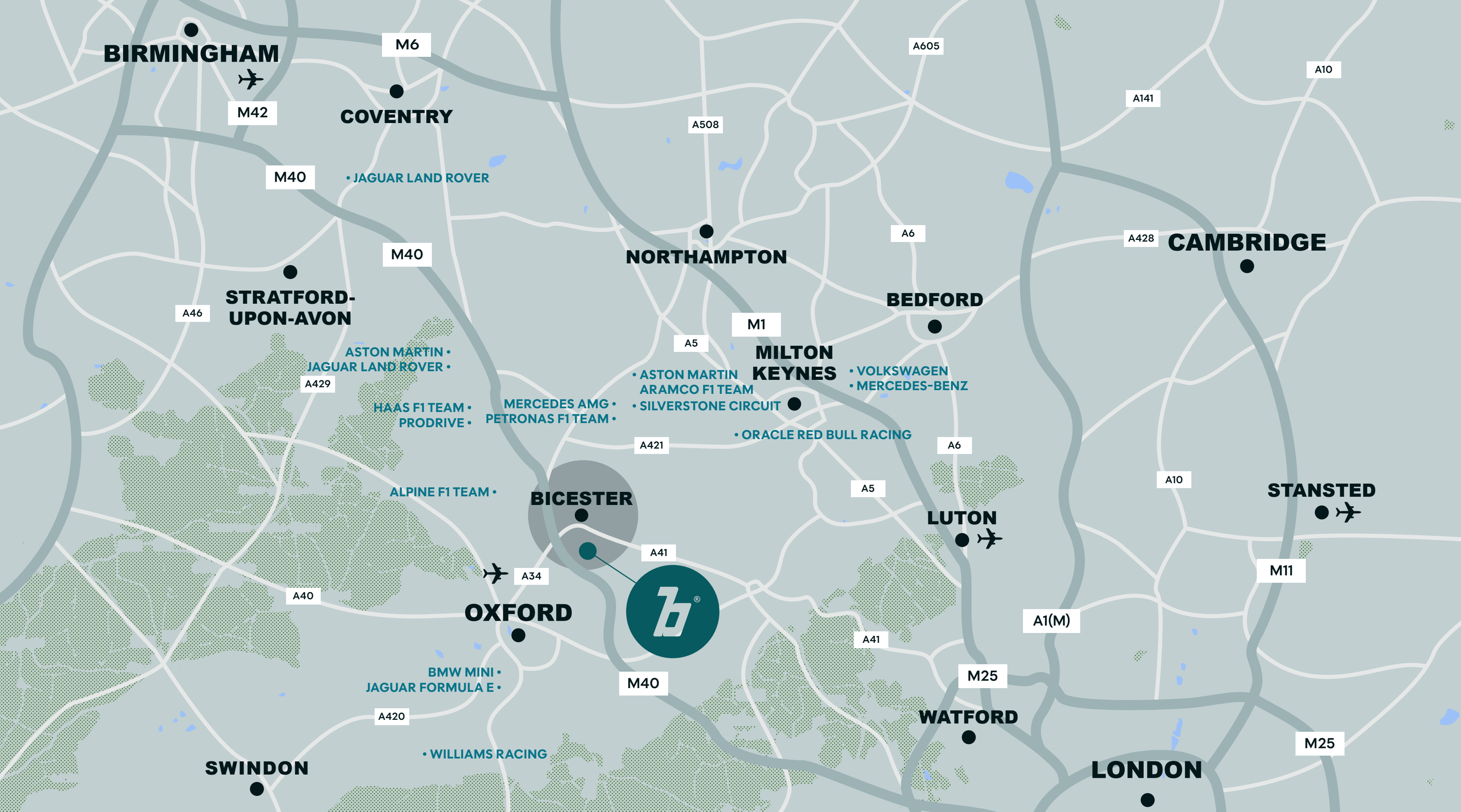


----- Potential Split



For indicative purposes only. Not to scale.





CONNECTIVITY.



BOXENGASSE IS STRATEGICALLY LOCATED ON LANGFORD LANE IN BICESTER.

The site offers excellent connectivity to key transport networks including the A34, A41, and M40 (Junction 9), providing direct routes to Oxford, London, and Birmingham.

The estate is situated just South of Bicester town centre and within close proximity to London Oxford Airport and Bicester Motion, a growing hub for automotive, technology, and innovation businesses.

Bicester North and Bicester Village railway stations are nearby, offering frequent services, whilst regular local bus routes also serve the area, connecting to surrounding towns and key destinations across Oxfordshire.

LONDON OXFORD AIRPORT
10.5 MILES
22 MINUTES

M40 (J9)
3.1 MILES
7 MINUTES

LONDON (VIA M40)
60 MILES
1 HOUR 15 MINUTES

OXFORD
20 MINUTES

BICESTER VILLAGE
2.6 MILES
8 MINUTES

OXFORD CITY CENTRE
13.5 MILES
25 MINUTES

LONDON MARYLEBONE
50 MINUTES

BIRMINGHAM MOOR STREET
1 HOUR 10 MINUTES





///TALENTS SHADOWED ADMIRES

GET IN TOUCH.

CONTACT.

Strictly by joint sole letting agents:

TERMS.

Upon application.

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**Lambert
Smith
Hampton**

**FIELDS
COMMERCIAL**

Misrepresentations Act 1967: Whilst all the information is believed to be correct, neither the agents nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. June 2025.

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