

CHERWELL FOUR

BANBURY J11 M40

64,873 SQ FT

WAREHOUSE UNDER REFURBISHMENT
AVAILABLE TO LET OCTOBER 2026



NEW LED
WAREHOUSE LIGHTING



1.5 MVA
POWER SUPPLY

PERFECTLY POSITIONED

CHERWELL 4 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
FOUR
BANBURY J11 M40



NORTH
BIRMINGHAM 51 miles

BANBURY GATEWAY SHOPPING PARK

M40

M40 J11

A422

M40

SOUTH
OXFORD 32 miles

- magenta
- MILLER & CARTER
- Hotel Chocolat
- COSTA COFFEE

Premier Inn

INSTAVOLT

CHERWELL FOUR

CHERWELL ONE
TO LET

DHL

FORVIA
Inspiring mobility

ERMONT WAY

MIDDLETON CLOSE

Esso

GREGGS

BANBURY
2 miles

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

- Collins Aerospace
- FIRST LINE (THE ALL BAKER SPECIALIST)
- MoneyGram
- HELLO FRESH
- EURO CAR PARTS
- Bidfood Inspired by you.
- HOWDENS



A SMARTER STANDARD
OF INDUSTRIAL SPACE

Indicative image of similar unit

SUPERB SPECIFICATION

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



45m
secure yard



50 kN/sq m
floor loading



8m clear
internal height



New LED warehouse
lighting throughout



4 dock doors



2 level
access doors



150kVA
Solar PV



1.5 MVA
power supply



Targeting
EPC A



EV charging



New roof &
roof lights



Refurbished office
accommodation

Schedule of accommodation (GIA)

	SQ FT	SQ M
Warehouse	59,034	5,484
Office	2,956	275
First floor office	2,883	268
Total	64,873	6,027

UNDER REFURBISHMENT



Retouched photograph



CONVENIENTLY CONNECTED

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

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

170,426

total population in
the local area

PEOPLE POWERED

CHERWELL 4 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

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.





DTRE

020 3328 9080

www.dtre.com

Jamie Durrant
07341 661 962
Jamie.Durrant@dtre.com

Richard Harman
07776 200 143
Richard.Harman@dtre.com

APEX

0208 0586 678

apexllp.com

Ollie Withers
07496 852 526
ollie@apexllp.com

Tom Kimbell
07920 005 471
tom@apexllp.com

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