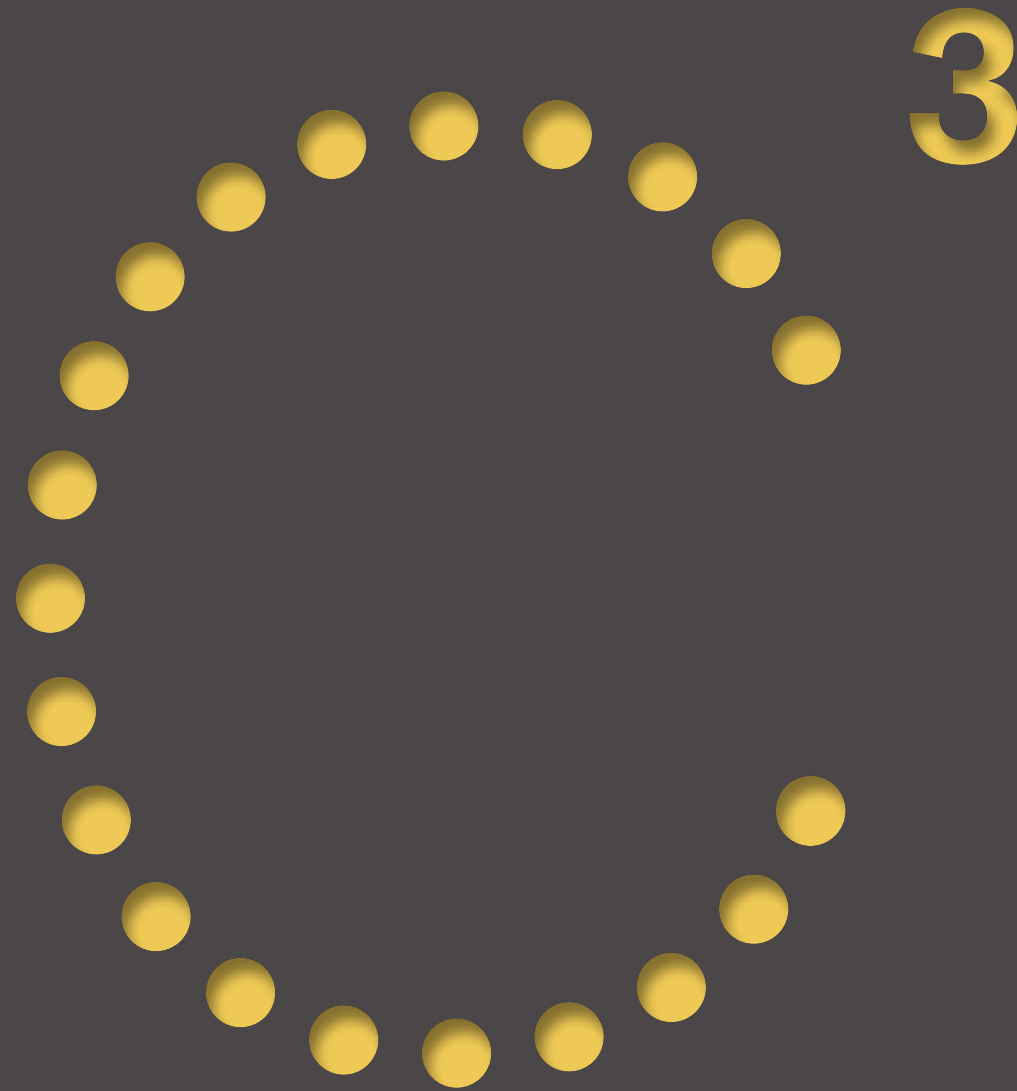




Buildings 9-13
16,554 sq ft – 41,955 sq ft

The new sustainable technology and advanced manufacturing community including David Lloyd Health, Fitness & Racquets Club and adjacent to a Holiday Inn Express

Phases 1 and 2 (181,000 sq ft) are complete and fully let.

Construction of Phase 3 will commence shortly to provide a further five technology units ranging from 16,554 – 41,955 sq ft and totalling 110,000 sq ft.

Ready for occupation Spring 2026.



Causing a positive change

Welcome to Catalyst Bicester, the new sustainable business community designed for technology industries, advanced manufacturing and high-performance engineering companies.

Catalyst Bicester is more than just a technology park; it is an impressive gateway to Bicester connecting people to their work, homes and shops by excellent pedestrian, cycle, bus and train links.

The development includes a new David Lloyd health and fitness centre, parkland landscaping, all alongside the new Holiday Inn hotel.

Phases 1 and 2 are complete and fully let to Evolito, YASA, Tesla and Forseven; a luxury EV design and manufacturing company.

Phase 3 Catalyst will comprise a further 110,000 sq ft and is about to commence for occupation in Spring 2026.

Phase 4 has recently been granted planning permission for 128,500 sq ft and at this stage bespoke occupier requirements could be satisfied.

Buildings at Catalyst are highly sustainable with a BREEAM rating of Excellent, EPC rating A and are set in an extensive parkland environment.



Design & specification

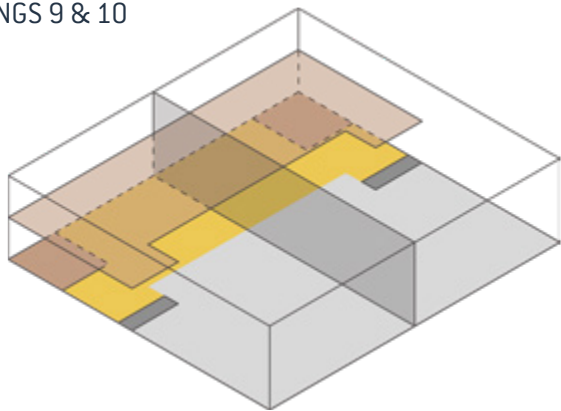
- Grade A open plan offices at first floor (approximately 30% of GIA) with outstanding natural light and 2.8 m ceiling heights
- building design to facilitate easy additional office, technical and lab area fit-out at ground floor, with 4 m height from slab to underside of insulation below the first floor
- EPC Rating A and BREEAM Excellent
- photovoltaics to supplement energy use and air source heat pumps
- 8 metre minimum clear internal height to production areas
- full height glazing to office elevations and micro lined facade cladding
- maximised natural light to the production areas with 12% roof lights and translucent wall panels
- FM2 floor tolerance in production area designed for uniform loads of 50 kn/m²
- large dedicated car parks with parking at a ratio of approximately 1:382 sq ft (1:35 sq m)
- dedicated service yards with loading doors to production areas
- approximately 25% of all car parking spaces served by an EV charging point
- 2.3 MVA power capacity equating to approximately 20 KVA per 1,000 sq ft



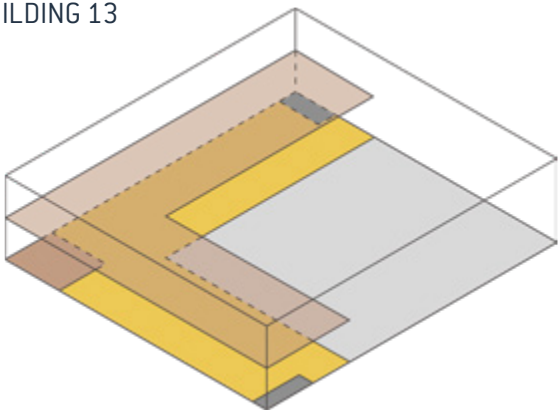
Photography shows Phase 1 & 2 buildings

Example Plans

BUILDINGS 9 & 10



BUILDING 13

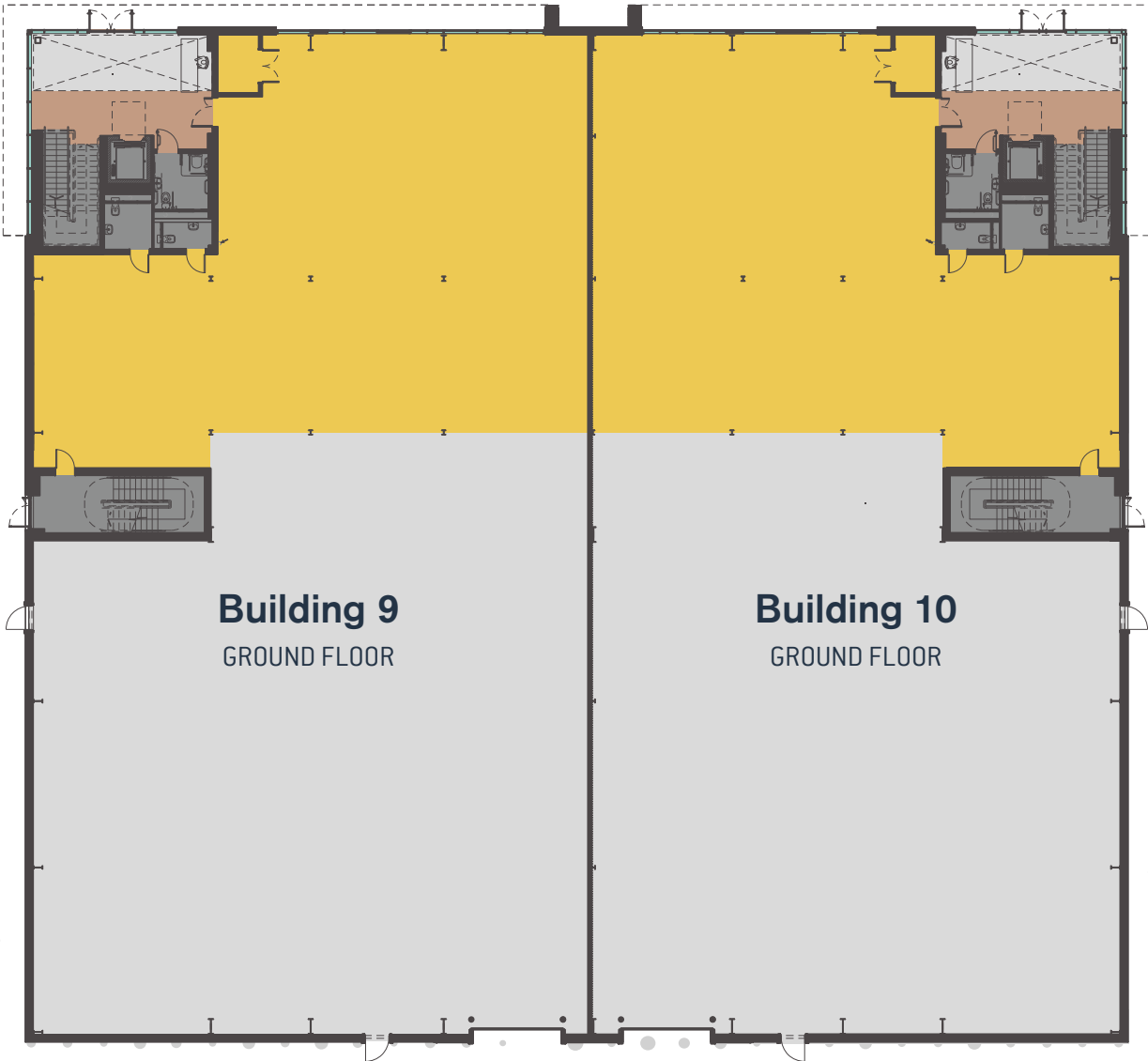


- GROUND FLOOR RECEPTION & FIRST FLOOR OFFICE
- LAB/OFFICE EXPANSION AREA GROUND FLOOR
- DOUBLE HEIGHT AREA

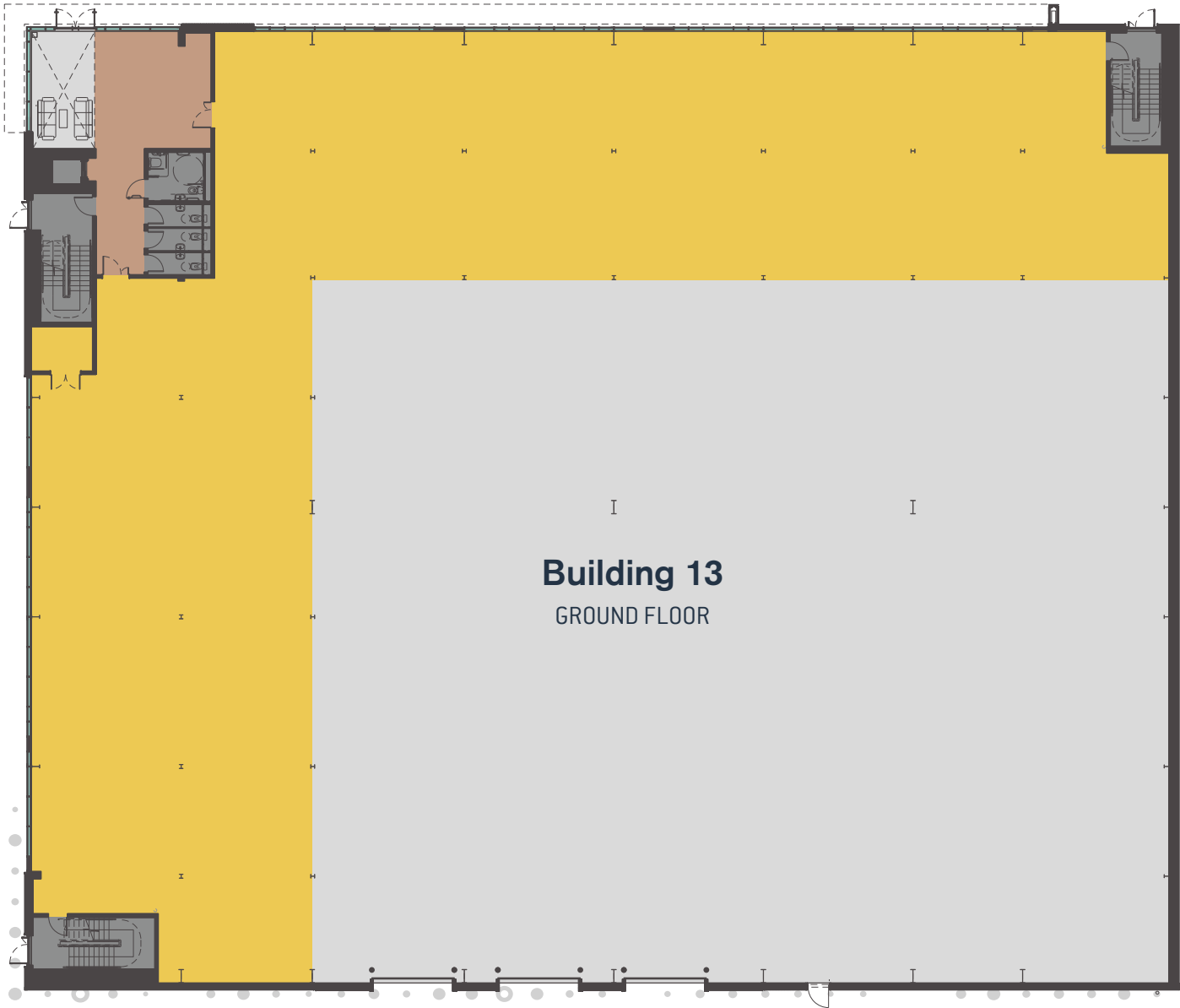
Phase Three Floor Areas (GIA):

	GROUND FLOOR	FIRST FLOOR	TOTAL	PARKING	CYCLE
Unit 9	11,511 sq ft	5,043 sq ft	16,554 sq ft	44	16
Unit 10	12,082 sq ft	5,275 sq ft	17,358 sq ft	44	16
Unit 11	11,511 sq ft	5,043 sq ft	16,554 sq ft	44	16
Unit 12	12,082 sq ft	5,275 sq ft	17,358 sq ft	42	16
Unit 13	29,368 sq ft	12,586 sq ft	41,955 sq ft	113	36

10 \ Catalyst Bicester



11 \ Catalyst Bicester



Catalyst site plan



- PHASE 1 COMPLETED TECHNOLOGY BUILDINGS
- PHASE 2 COMPLETED TECHNOLOGY BUILDINGS
- PHASE 3 CONSTRUCTION START 2025
- PHASE 4 INDICATIVE BUILDING LAYOUT
- DAVID LLOYD
- ROAD
- FOOTPATHS
- LANDSCAPING

Catalyst - the story so far

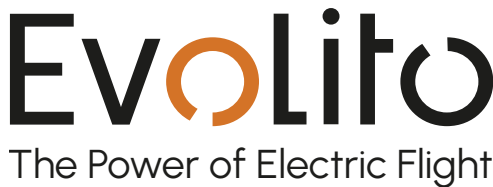
Phases 1 comprising four impressive technology buildings and the David Lloyd health and racquets club was completed in 2022 and attracted Evolito and YASA, both ground-breaking technology manufacturing companies.

Phase 2 was completed in 2024 and provides a further four detached technology buildings which were quickly taken by Tesla and the luxury EV company Forseven. To date 181,000 sq ft has been developed for the technology and advanced manufacturing sector with the new occupiers recognising the high quality

building designs, the excellent location, the breadth of nearby staff amenities and the advantages of occupying alongside likeminded companies.

Phase 3 Catalyst will commence shortly to provide a further 110,000 sq ft in five technology buildings for occupation in early 2026.

Phase 4 at Catalyst remains available to accommodate bespoke requirements of up to 128,500 sq ft. Ultimately, Catalyst will provide 420,000 sq ft of technology accommodation.



14 \ Catalyst Bicester

15 \ Catalyst Bicester



A sustainable environment

With the green environment and sustainable buildings at the forefront of people’s minds, you will experience sensitive tree planting and soft landscaping with seating areas for occupiers to relax or hold outdoor meetings and paths for walking and running.

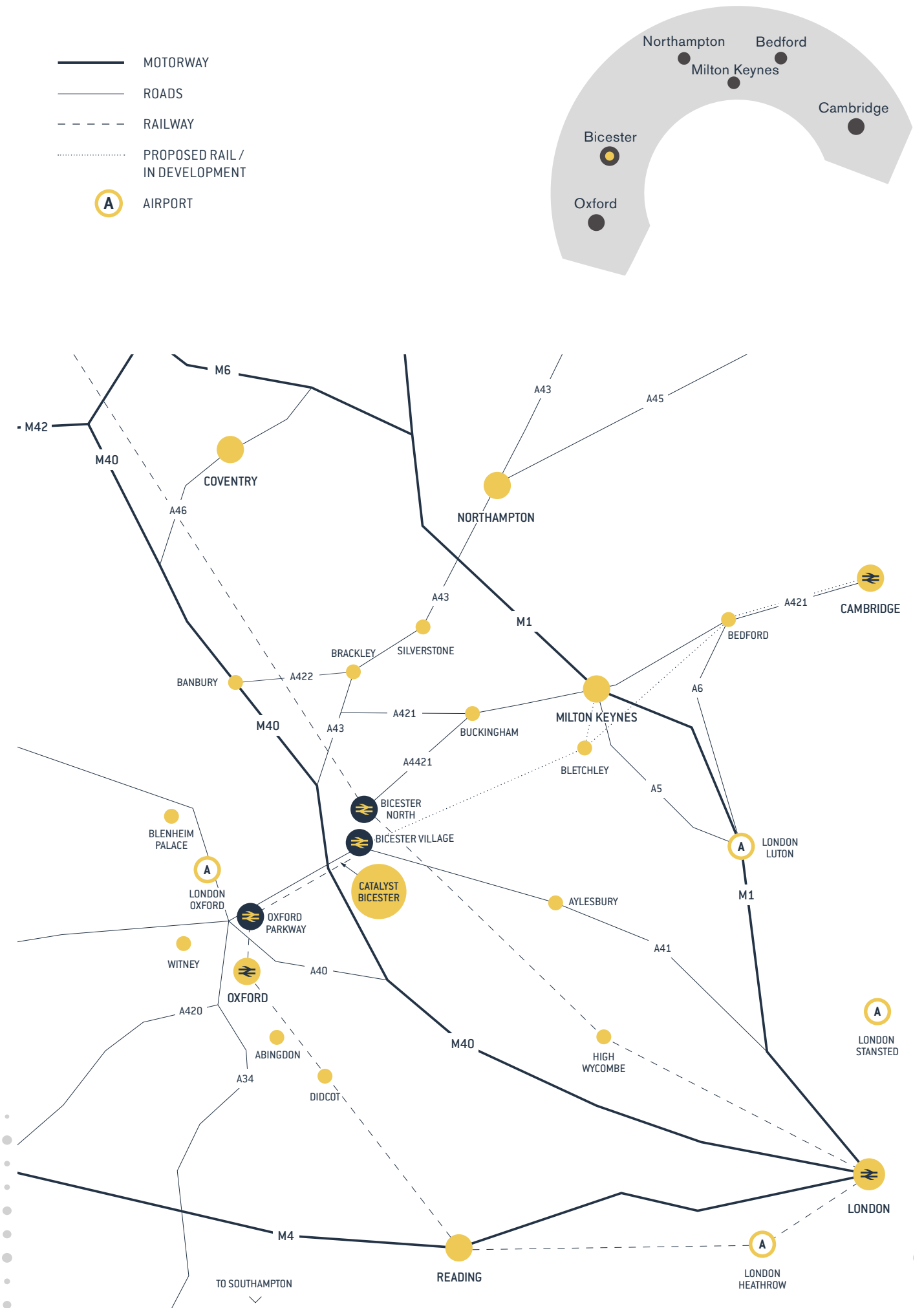
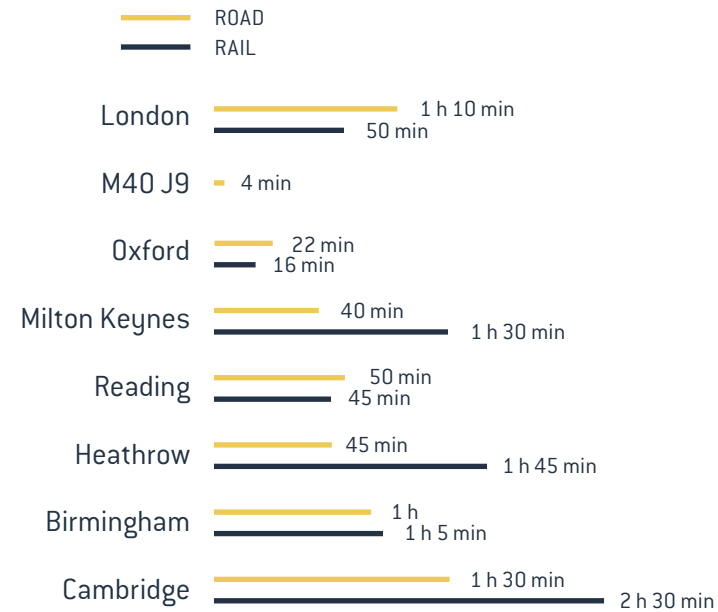
New pedestrian and cycle links will connect Catalyst Bicester to the upgraded wider routes.



Globally connected

Catalyst is located within the vibrant Oxford - Cambridge Arc, the UK's knowledge economy engine. Its central location within the corridor is why businesses are looking to expand or locate to this vibrant town. It is situated off the A41, just 2 miles from J.9 M40 and within 20 minutes drive of Oxford.

Bicester has excellent rail connections to London, Oxford, Reading and shortly a direct service to Cambridge will be complete. Bicester's rate of growth is unrivalled in the region with the town's population set to exceed 50,000 within the next 10 years and new technology based occupiers such as Yasa, Evolito, Siemens and Forseven selecting the town.



Connected in every way

Our vision is for Catalyst Bicester to have the best possible connections via pedestrian, cycle, bus and train networks so that people living locally can easily and sustainably access their workplace and link into Oxford, London, and further afield.

Your staff and visitors will benefit from sustainable travel mode choices when traveling to and from Catalyst Bicester.

LOCAL MAP KEY

Bus routes:

- S5
- S5 (peak only)
- X5
- E1
- 25A
- 26
- 21
- BUS STOP

Cycle routes:

- GOLD
- SILVER
- BRONZE
- 51

BICESTER NORTH

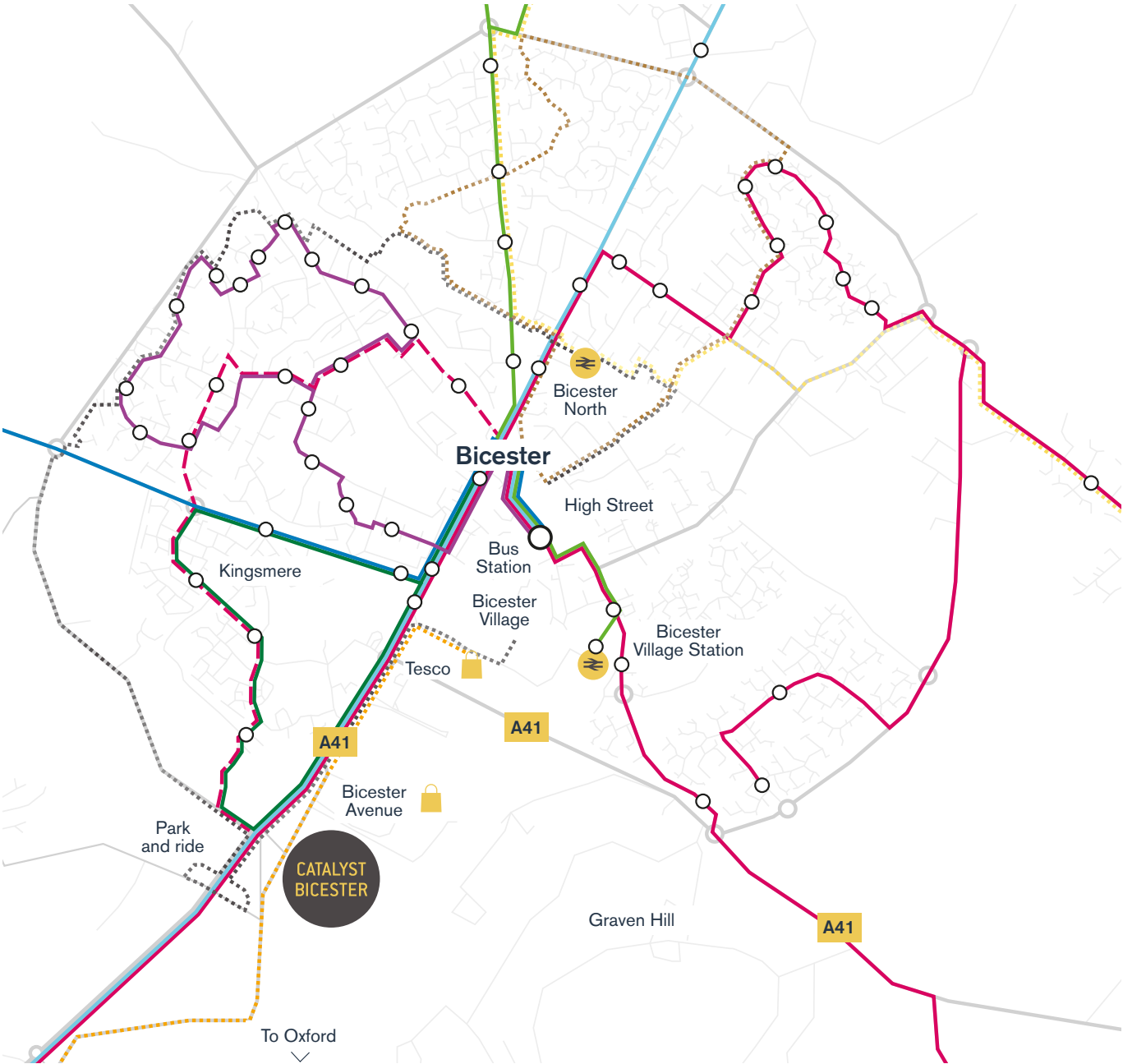
- FOOT 33 mins
- BIKE 10 mins
- CAR 6 mins
- BUS 13 mins (S5 to Bicester)

BICESTER VILLAGE

- FOOT 15 mins
- BIKE 5 mins
- CAR 5 mins
- BUS 5 mins (S5 to Langford Village)

OXFORD

- BIKE 59 mins
- CAR 22 mins
- BUS 32 mins (S5 to Oxford)

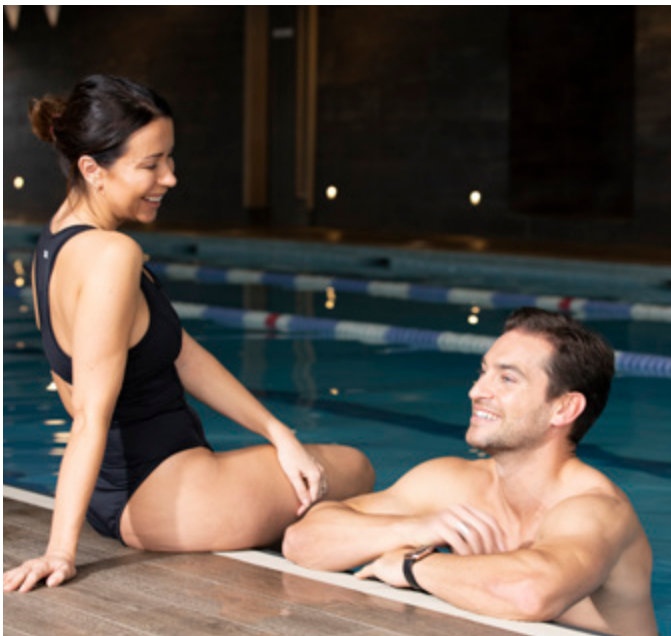


Well-being included

These days, when it comes to retaining and attracting the very best people, businesses have staff well-being at the top of their lists.

At Catalyst Bicester, health and fitness will be on your doorstep. Operated by Europe’s premier racquets and fitness provider, David Lloyd Clubs, there will be a gym, indoor and outdoor swimming pools and their renowned tennis courts.

David Lloyd opened in autumn 2022.



CGI provided by David Lloyd. For illustrative purposes only.

Eat, meet, shop, sleep

You will also benefit from the neighbouring new Holiday Inn Express, not only for overnight accommodation, but also its meeting room, conference facilities, and dining.

Catalyst Bicester is a short walk to many shops, restaurants and facilities: Bicester Village, Bicester High Street, Tesco superstore, and the newly opened Bicester Shopping Park which includes Boots, M&S Foodhall, Next with Costa Coffee and Nike.



World-renowned

Oxfordshire has one of the highest concentrations of innovation assets in the world with universities at the forefront of global transformative technologies and sectors such as fusion technology, autonomous vehicles, quantum computing, cryogenics, space, life sciences, digital health, electric vehicle and battery technology.

The University of Oxford continues to generate more spin-outs than any other University in the UK. There are currently more than 200 active science and technology start-ups in the region.



Bridge of Sighs, Oxford

Strong foundations

Bicester is integral to the Oxfordshire economic growth story and the wider Oxford-Cambridge Arc which is at the forefront of governments growth strategy . It is a fast-growing, sustainable location with an extensive new housing supply, good infrastructure and excellent communications which combine to attract a wealth of talent for those companies choosing to locate in the town.

The town’s new residential areas include the UK’s largest self-build site and a pioneering zero-carbon eco-town.

It is also home to the internationally-renowned Bicester Village.

Bicester’s exceptional rail and road connections also provide unique connectivity to London, Birmingham, Oxford and the wider Arc, enabling unrivalled access to globally significant high-technology clusters. Central government has recently confirmed its commitment to complete the East West rail link to Cambridge.

Catalyst Bicester will provide the workspace and environment so that businesses from near and far can thrive.



Bicester Avenue



Graven Hill self-build community



Elmsbrook Eco Town



CATALYST BICESTER

Contact

For more information on this superb location for technology and knowledge based occupiers, the development concept for Catalyst and detail of further phases then go to:

catalystbicester.com

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