

# CATALYST

## BICESTER



### Phase 3

Five flexible technology, R&D and advanced manufacturing units from 16,554 – 41,955 sq ft

Ready to Occupy Q2 2026



**Catalyst Bicester**  
Home to the regions leading  
technology businesses.

1  
T E S L A

2  
David Lloyd  
—CLUBS—

3  
Holiday Inn

4 5 6  
McLaren

7  
YASA

8  
Evolito  
The Power of Electric Flight

## Catalyst Site Plan



**Phase 3**  
**Under Construction**  
Completion Q2 2026

**Phase 4**  
Available for  
Pre-let or Pre-sale

- PHASE 1 COMPLETED TECHNOLOGY BUILDINGS
- PHASE 2 COMPLETED TECHNOLOGY BUILDINGS
- PHASE 3 COMPLETION Q2 2026
- PHASE 4 INDICATIVE BUILDING LAYOUT

# Why Catalyst



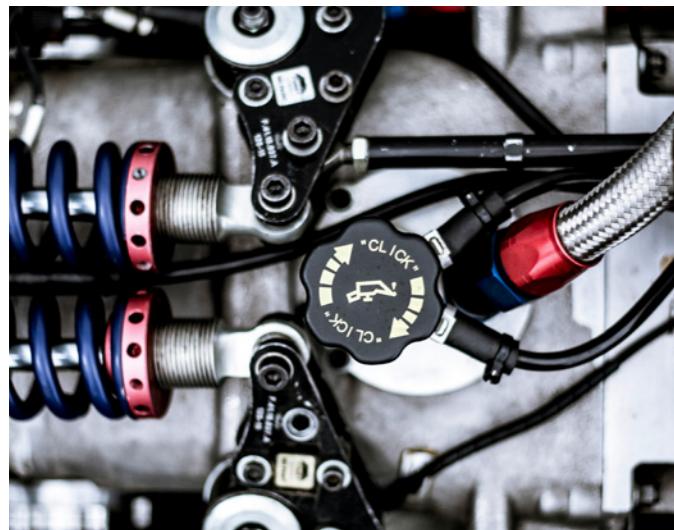
## Flexible Design

Suitable for industrial, technology, R&D labs, advanced manufacturing and head offices.



# Power Provision

20 kVA per 1,000 sq ft – designed to meet the needs of industrial technology and advanced manufacturing businesses.



# Access to Talent

Central to the Oxford–Cambridge Arc.

Access to one of the UK's strongest pools of highly skilled people.

## World-Class Innovation, Local Talent

Catalyst offers sustainable, high-quality workspace in a setting designed for balance and inspiration.

Perfectly placed for Oxford, London, Birmingham and beyond. The airports of Heathrow, Birmingham International and London Oxford are all within easy reach.

The new East/West rail link will bring access to a further skilled workforce.

## A Town on the Rise

Bicester is one of the UK's fastest-growing towns with a population of over 50,000 by 2031. The UK's largest self-build site and a zero-carbon eco-town, reinforce its forward-thinking credentials.



## At the Heart of Innovation

Oxfordshire has one of the world's highest concentrations of innovation assets, leading in technologies such as fusion energy, autonomous vehicles, quantum computing, life sciences, and electric vehicle tech.

The University of Oxford generates more spin-outs than any other UK university, with over 200 science and tech start-ups powering the region's growth.



Graven Hill self-build community



Elmsbrook Eco Town

# Amenities on the Doorstep

An exciting variety of retail, eating and leisure offerings are all within walking and cycling distance.

These include:

David Lloyd sports club.  
Holiday Inn Hotel.  
Bicester Village retail.  
Bicester Shopping Park.



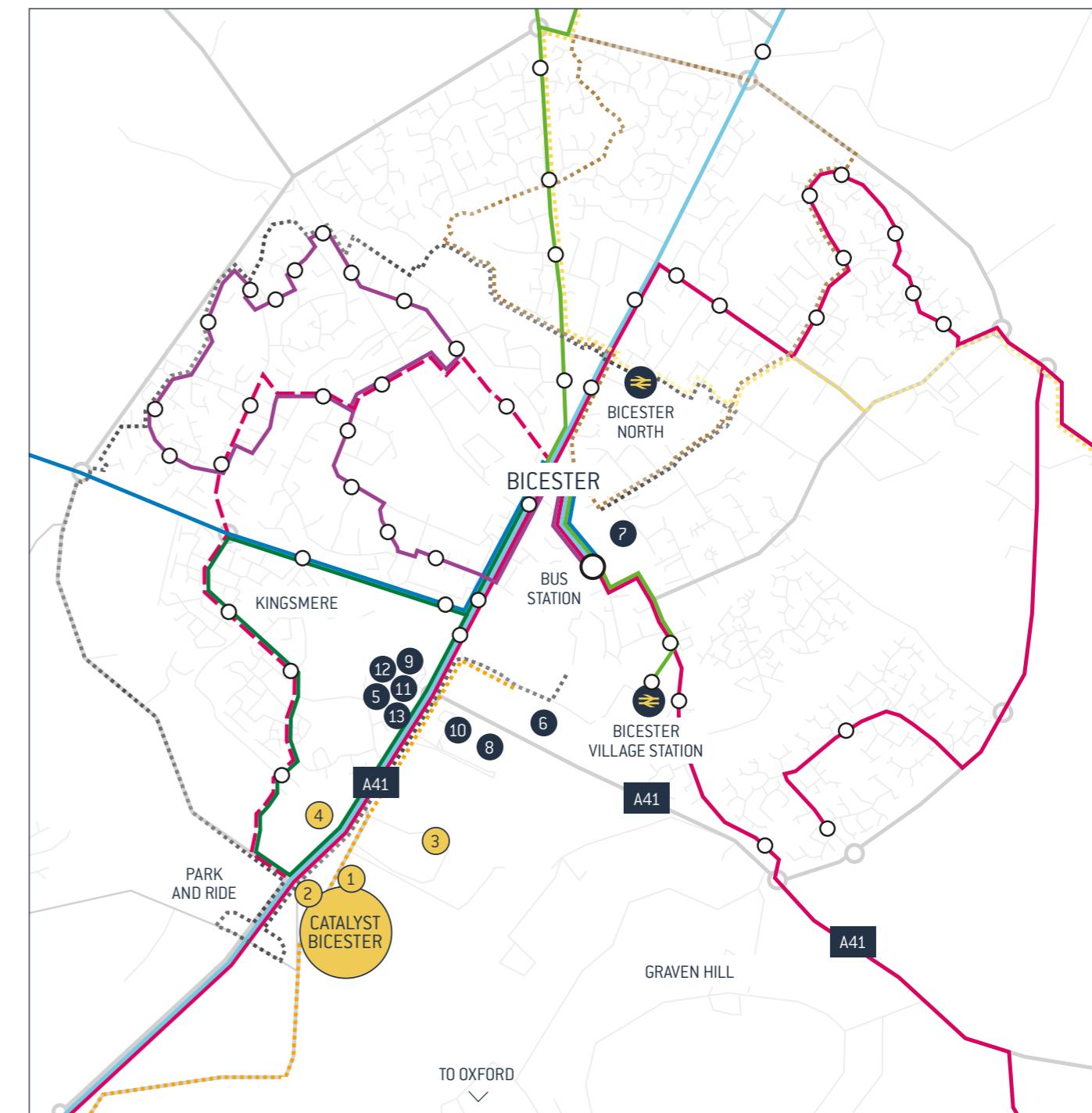
## Well-being included

The on-site David Lloyd club offers everything from a full gym to indoor and outdoor pools and world-class tennis courts.

Holiday Inn Express offers meeting rooms, conference spaces, dining, and accommodation.



## Bus, Travel and Amenity Map



## Amenities within walking distance

1 DAVID LLOYD CLUB	5 BICESTER RETAIL PARK	9 STARBUCKS	13 PURE GYM
2 HOLIDAY INN	6 BICESTER VILLAGE	10 MCDONALDS	
3 BICESTER AVENUE	7 BICESTER TOWN CENTRE	11 M&S FOODHALL	
4 PREMIER INN	8 TESCO	12 COSTA COFFEE	

### Bus routes:

- S5
- S5 (peak only)
- X5
- E1

### Cycle routes:

- GOLD
- SILVER
- BRONZE
- 51

- 25A
- 26
- 21
- BUS STOP

# Connectivity

Bicester's strength is its excellent connections by road and rail, with wider national and international links, giving easy access to London, Oxford, Reading and Cambridge via Bicester, Milton Keynes and Bedford, with East West Rail coming soon.

## Travel Times

	ROAD	RAIL
LONDON	1 h 10 min	50 min
M40 J9	4 min	
OXFORD	22 min	16 min
MILTON KEYNES	40 min	1 h 30 min
READING	50 min	45 min
HEATHROW	45 min	1 h 45 min
BIRMINGHAM	1 h	1 h 5 min
CAMBRIDGE	1 h 30 min	2 h 30 min

## Bicester Village

FOOT	15 mins
BIKE	5 mins
CAR	5 mins
BUS	5 mins*

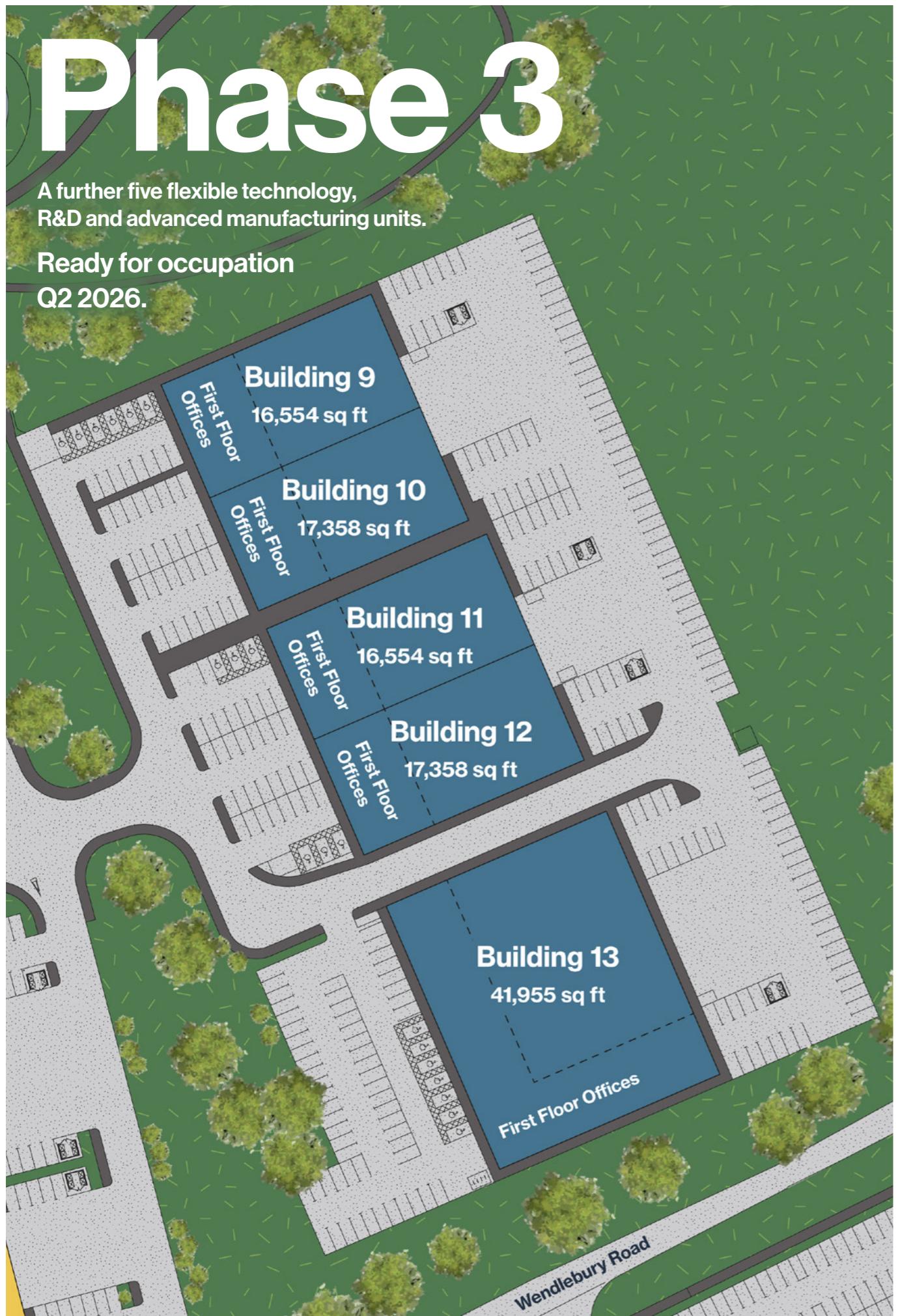
## Bicester North

FOOT	33 mins
BIKE	10 mins
CAR	6 mins
BUS	13 mins

## Oxford

BIKE	59 mins
CAR	22 mins
BUS	32 mins





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## Phase 3 Key Features

**110,000 sq ft**

Phase 3 total space, units ranging from 16,554 – 41,955 sq ft

**20 kVA**

Power capacity per 1,000 sq ft

**Q2 2026**

Ready for occupation

**25%**

of all car parking spaces served by an EV charging point

**Grade A**

Open plan offices at first floor

**1:382 sq ft**

Designated parking spaces

**FM2**

Floor tolerance in production area designed for uniform loads of 50 kn/m<sup>2</sup>

**12%**

Rooflights to maximise natural light to production areas

**EPC A**

Certificate rating

**8m**

Min eaves height

**4m**

Min clear below first floor

**Excellent**

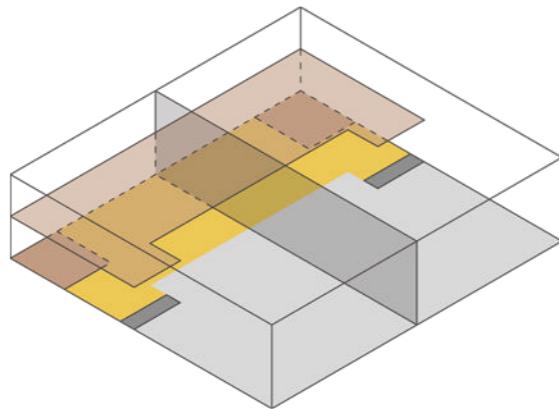
BREEAM rating



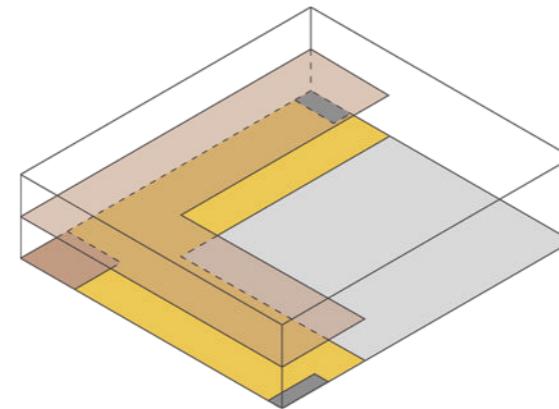
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## Example Plans

BUILDINGS 9 & 10 / 11 & 12



BUILDING 13



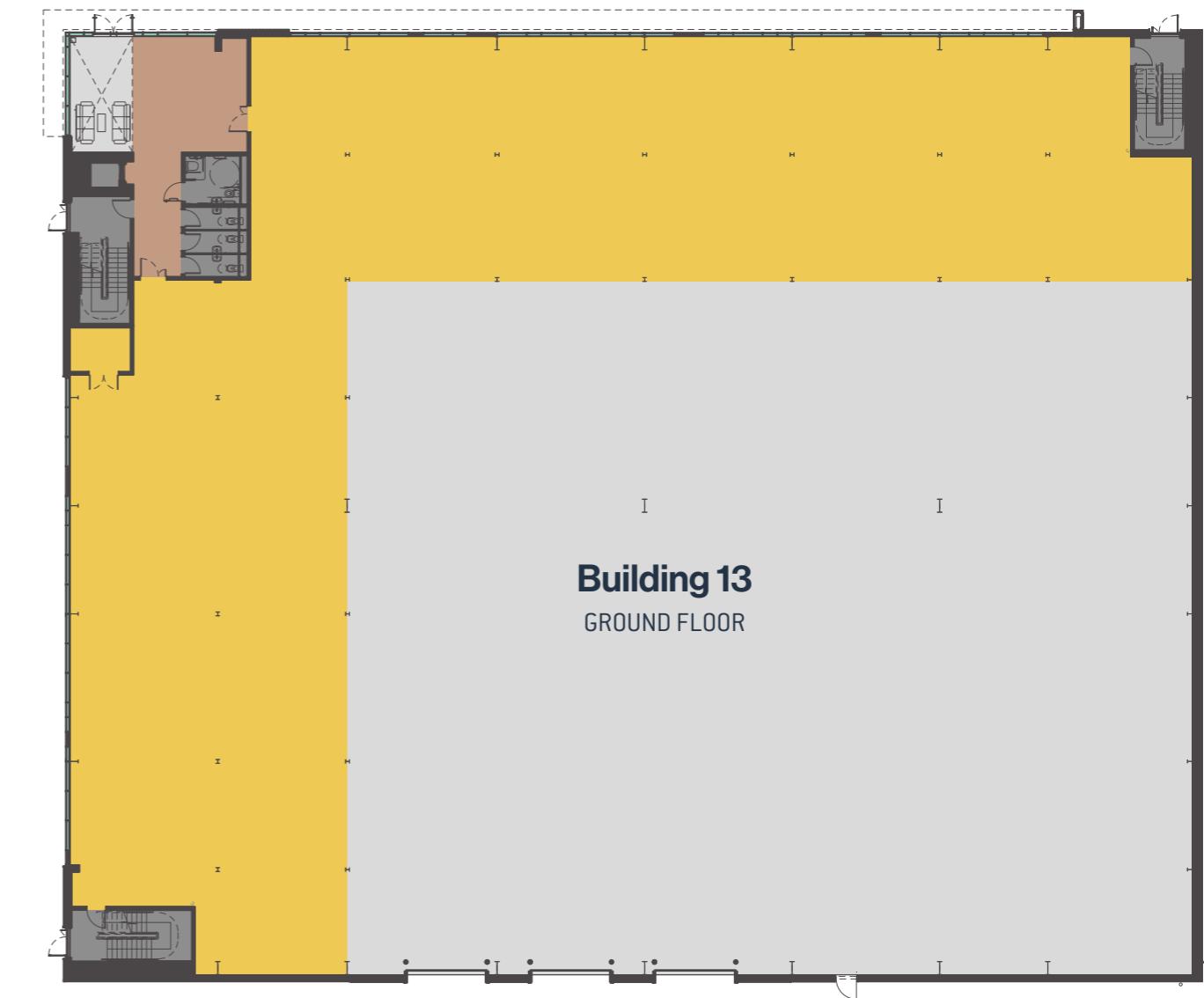
- GROUND FLOOR RECEPTION & FIRST FLOOR OFFICE
- LAB/OFFICE EXPANSION AREA GROUND FLOOR
- DOUBLE HEIGHT AREA



Plans for Buildings 11 & 12 follow the same layout

## 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



# Phase 4

Phase 4 will provide high profile technology buildings with A41 frontage. Catalyst's design principles will be enhanced with an additional office/technical accommodation storey.

Whilst detailed planning permission is now in place, Phase 4 is also accepting turnkey solutions of 128,500 sq ft on a freehold basis, with terms available.

3

HQ worthy buildings ranging from 33,630 – 49,235 sq ft

4m

Min clear below first floor

2.8m

Ceiling heights in office

50%

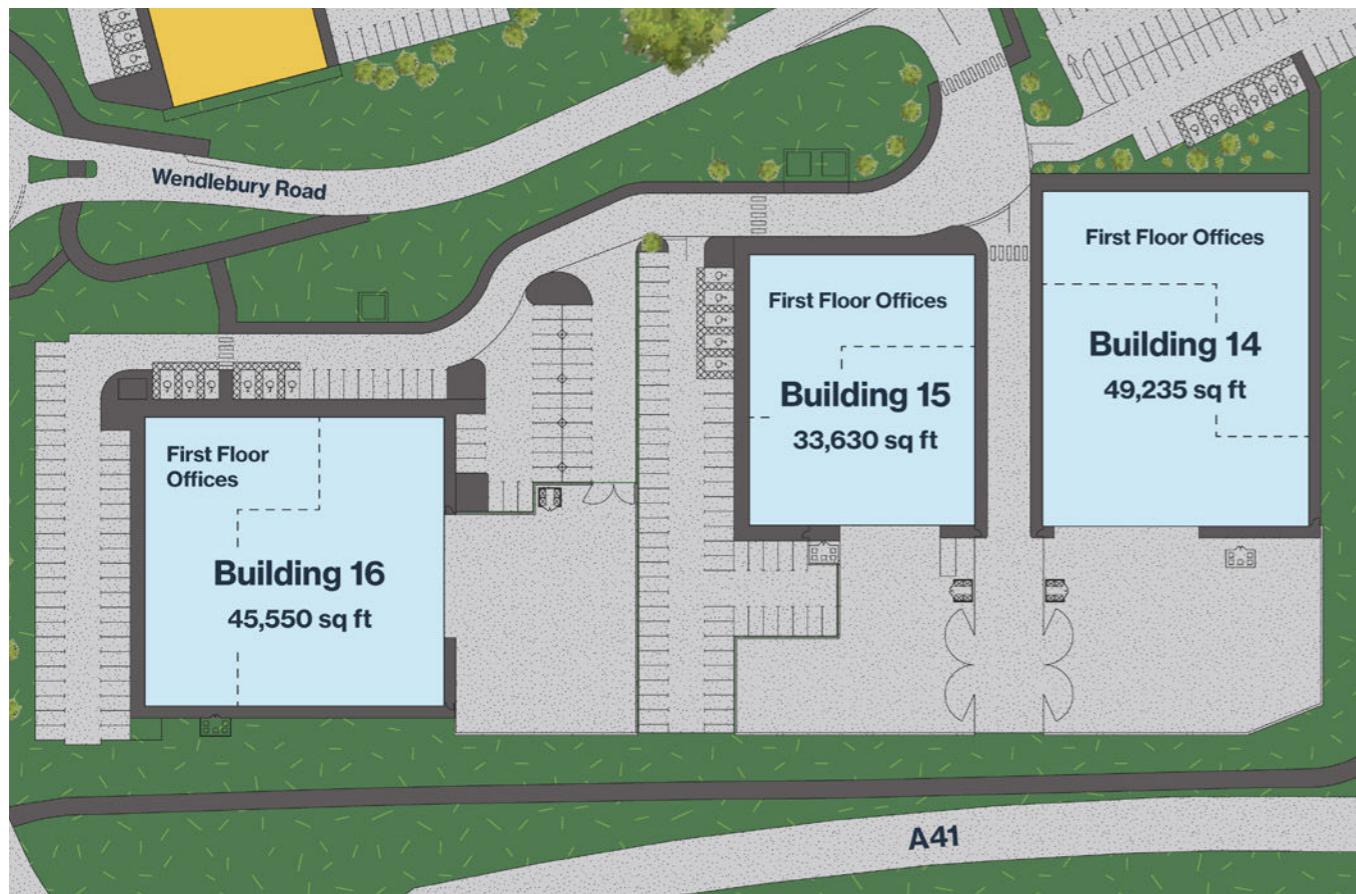
Office/technical accommodation provided at first and second floors

11m

Clear height to eaves

2 mVA+

Power connection



B I C E S T E R

## Why Catalyst Bicester?

Quality, flexibility, sustainability and design. Catalyst Bicester has established itself as a prime industrial technology park. Phase 3 ready for occupation Q2 2026.

Get in touch with our agents for all leasehold and freehold enquiries:

[catalystbicester.com](http://catalystbicester.com)

OX25 2DS

 **techbox**



A development by

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