



**WINDRUSH PLACE
NEIGHBOURHOOD CENTRE
CENTENARY WAY
WITNEY OX29 7BU**

New neighbourhood development of four retail units located in the centre of the new 1,000 home West Witney residential area.

- Commercial and retail uses
- 2 units remaining: 1,238 sq ft and 2,357 sq ft, can be joined to create a unit of 3,595 sq ft
- Adjoining to the new primary school

LOCATION

Witney is a large market town located in West Oxfordshire, approximately 12 miles to the west of Oxford and approximately 29 miles from Cheltenham via the A40. Being close to the A40 benefits from good access to the A34 dual carriageway, M4, M5 and M40 motorways.

Witney is regarded as the main commercial hub in West Oxfordshire providing occupiers and residents a wealth of amenities including Marriots Walk shopping centres, cinema, supermarkets and restaurants. These in turn service the large residential population who work in the town and further afield.

The new neighbourhood scheme development is to be located in the centre of the new 1,000 home West Witney residential area, with nearly 850 dwellings completed and being adjacent to the new Primary School.

DESCRIPTION

The retail development will comprise of four ground floor units of joint size of 9,202 sq ft (855 sq m) with residential units above.

Envisaged uses:

- Unit 1 – Retail, commercial (subject to terms, could be joined with Unit 2)
- Unit 2 – Retail, commercial (subject to terms, could be joined with Unit 1)
- Unit 3 – Café – *Under Offer*
- Unit 4 – Convenience store – *Under Offer*

Shared retail and school parking of 43 spaces is located on the South side of the units.

There are no existing retail facilities either on the scheme or on the adjoining West Witney commercial area, other than a small coffee shop.

ACCOMMODATION

The following units are currently available with areas quoted on a net internal basis.

	sq ft	sq m
Unit 1	2,357	219
Unit 2	1,238	115
Unit 3	<i>Under Offer</i>	<i>Under Offer</i>
Unit 4	<i>Under Offer</i>	<i>Under Offer</i>
TOTAL	3,595	334

TERMS

We are encouraging pre-letting commitments with full terms on application.

VAT

The building will be elected for VAT.

LEGAL COSTS

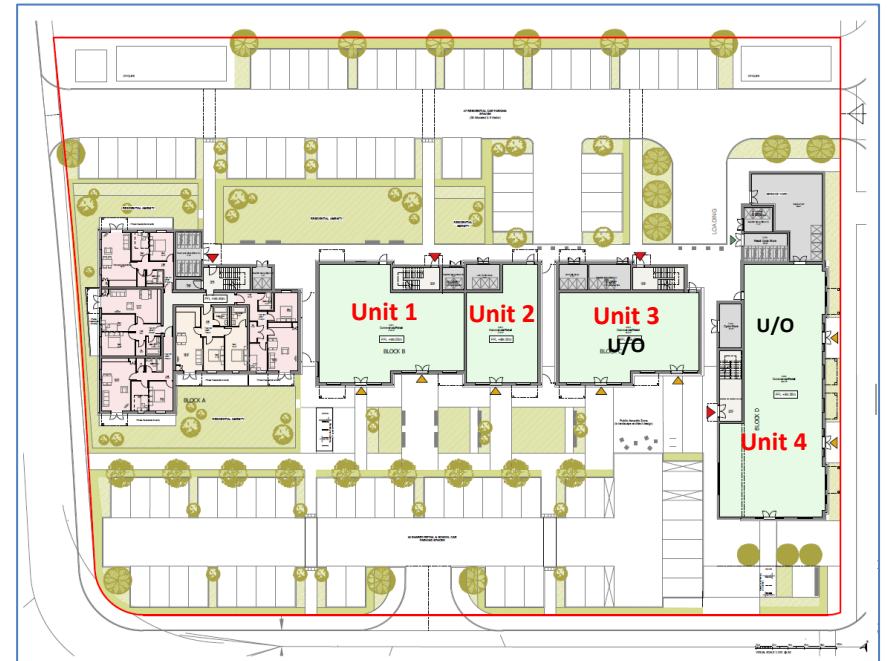
Each party is to be responsible for their own legal costs.

DEVELOPMENT

The construction is under way with anticipated handover of units in Q1/Q2 2025 (TBC).

CONDITION ON DELIVERY

Shell and core.



Proposed layout.

October 2024



Aerial view (note: the view does not show latest developments)



View from school entrance (from South corner towards North).



View from Centenary Way (from South of site towards North-West).

Contact Details

Tomasz Marsz
tomasz.marsz@carterjonas.co.uk
 M: 07816 12 07 08
 Mayfield House, 256 Banbury Road
 Oxford, OX2 7DE

Jon Silversides
jon.silversides@carterjonas.co.uk
 M: 07720 537 141
 Mayfield House, 256 Banbury Road
 Oxford, OX2 7DE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. All information is provided as a guide only and is not intended to constitute an offer of any financial product. Our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.