

Home

Overview

Location

Travel Times

Opportunity

Floor Plans

Further information

Contact us

# Prominent ground floor retail, restaurant or office space *to let*



THE  
KIMMERIDGE

2 WESTMINSTER WAY  
OX2 9TJ

Retail, restaurant & leisure opportunities in a new  
mixed use development in Botley, Oxford  
Units from 996 – 2,080 sq ft (92.5 – 193.2 sq m)

grainger

# New mixed-use development

*Phase 1 now complete, including a Co-op supermarket, Tesco metro store, Iceland supermarket, LloydsPharmacy, 123 bed Premier Inn, 220 luxury student rooms (now fully occupied), new church, community hall and library. Phase 2 has recently launched in February 2025 and offers 150 built-to-rent (BTR) apartments and 7 new retail/restaurant/office units.*

The Kimmeridge is set within the West Way Square mixed-use development, which serves West Oxford and the wider area. It provides good transport links and has over 300 on-site parking spaces (free for 2 hours).

150

New built-to-rent  
homes

7

Retail/Restaurant  
units

137,000

People live within  
a 10 minute drive



## 2 Westminster Way, Oxford OX2 9TJ

Phase 1 retailers include:



Iceland

LloydsPharmacy



TESCO



### Other local occupiers

- Fishtail (Lounge and Bar)
- Faqir Piri Piri (Restaurant)
- Santino's (Pizzeria)
- Dosa Park (Restaurant)
- Loomsbury (Café/Restaurant)
- David Spicer (Opticians)
- 21st Cuts (Barbers)
- Hedges (Butchers)
- Andrews (Estate Agents)
- McColls (Supermarket)
- Botley Dental (Dentists)
- Missing Bean (Café and Bakery)

### Local amenities

- Community Hall
- Baptist Church
- Library
- 123 bed Premier Inn

### Residential

- 220 luxury academic residential apartments
- 150 BTR apartments



# Prime position

*The Kimmeridge is located in a prime position within the West Way Square development, with a good mix of hotel, commercial and residential accommodation. Nearby occupiers include Tesco Express, Iceland, Co-op, Premier Inn and Lloyds Pharmacy.*

The Kimmeridge is situated at the junction of A34 and Cumnor Hill/Botley (one of the main arterial roads into Oxford city centre). Oxford Railway Station is approximately 1 mile to the east and the development is on a number of bus routes to and from the city centre. With access from the A34 via the Botley interchange or Westminster Way.

West Way Square represents the only commercial centre to the west of Oxford city, and is popular with both residents and professionals alike.

### Travel by car:

M40 Junction 8	30 mins
Oxford Train Station	18 mins
Swindon	48 mins
Slough	1hr 6 mins
Cheltenham	1hr 7 mins

### Travel by rail:

Didcot Parkway Station	34 mins
London Paddington Station	1hr 15 mins
Birmingham New Street Station	1h 28 mins
Bristol Temple Meads Station	1hr 50 mins

### Within walking distance:

1.5 miles

Oxford Train Station

1.9 miles

Oxford City Centre



# Seven commercial units

*A unique opportunity to occupy brand new retail/restaurant spaces with units of varying sizes available. The units are finished to shell and core with fully glazed shop fronts.*

The units provide prominent frontages across either Elms Parade, Cumnor Hill or inward facing to West Way Square, so can suit a variety of uses. Planning use classes are A1-A5 and B1a. Outside seating options can be provided by separate negotiation.

Units from

**996 – 2,080 sq ft**  
**(92.5 – 193.2 sq m)**



# Floorplans

	SQ FT	SQ M	
Unit 4	1,842	171.1	▶
Unit 6	1,132	105.2	
Unit 8	1,132	105.2	
Unit 10	1,081	105.2	
Unit 12	2,080	193.2	
Unit 14	1,306	121.3	
Unit 16	996	92.5	



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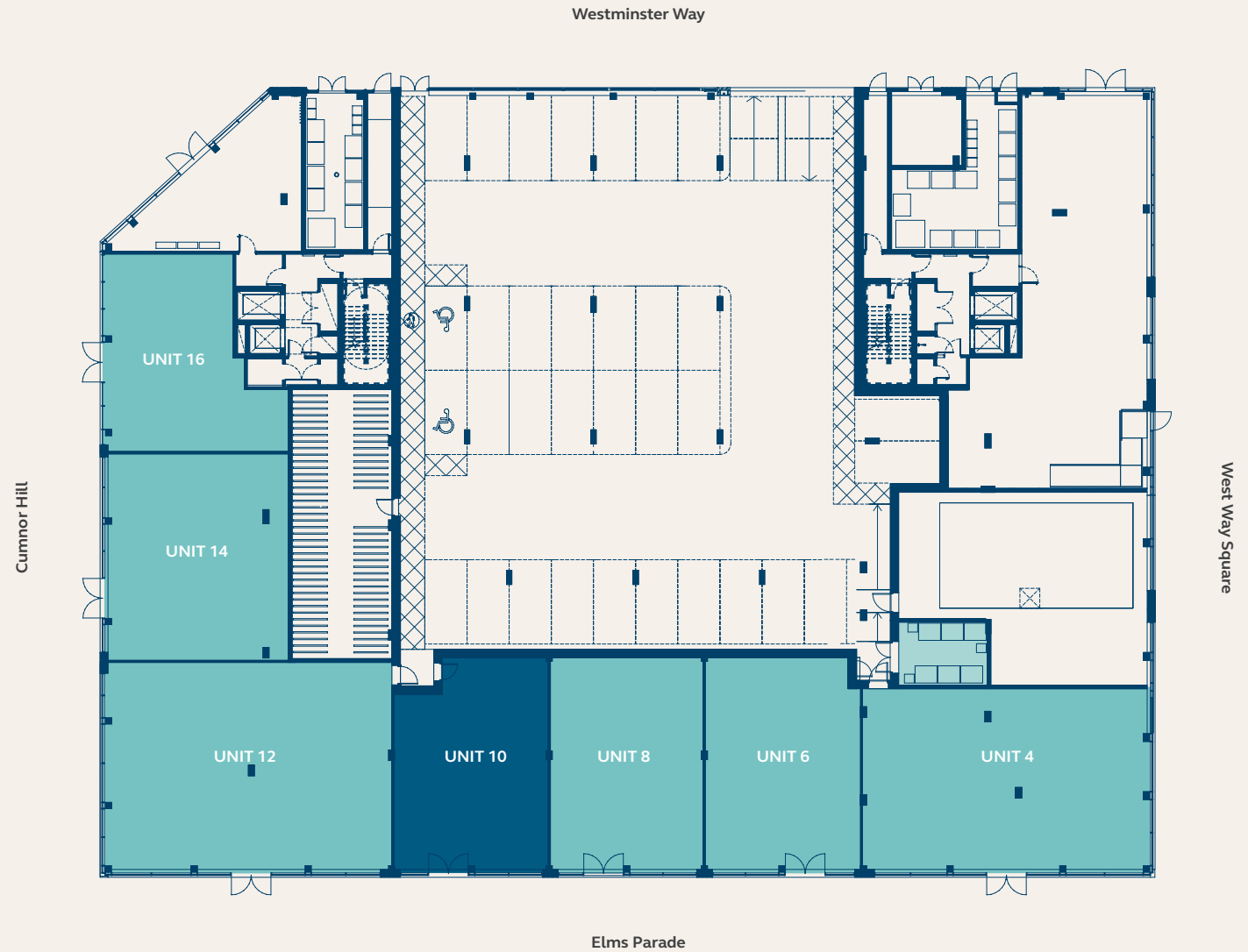
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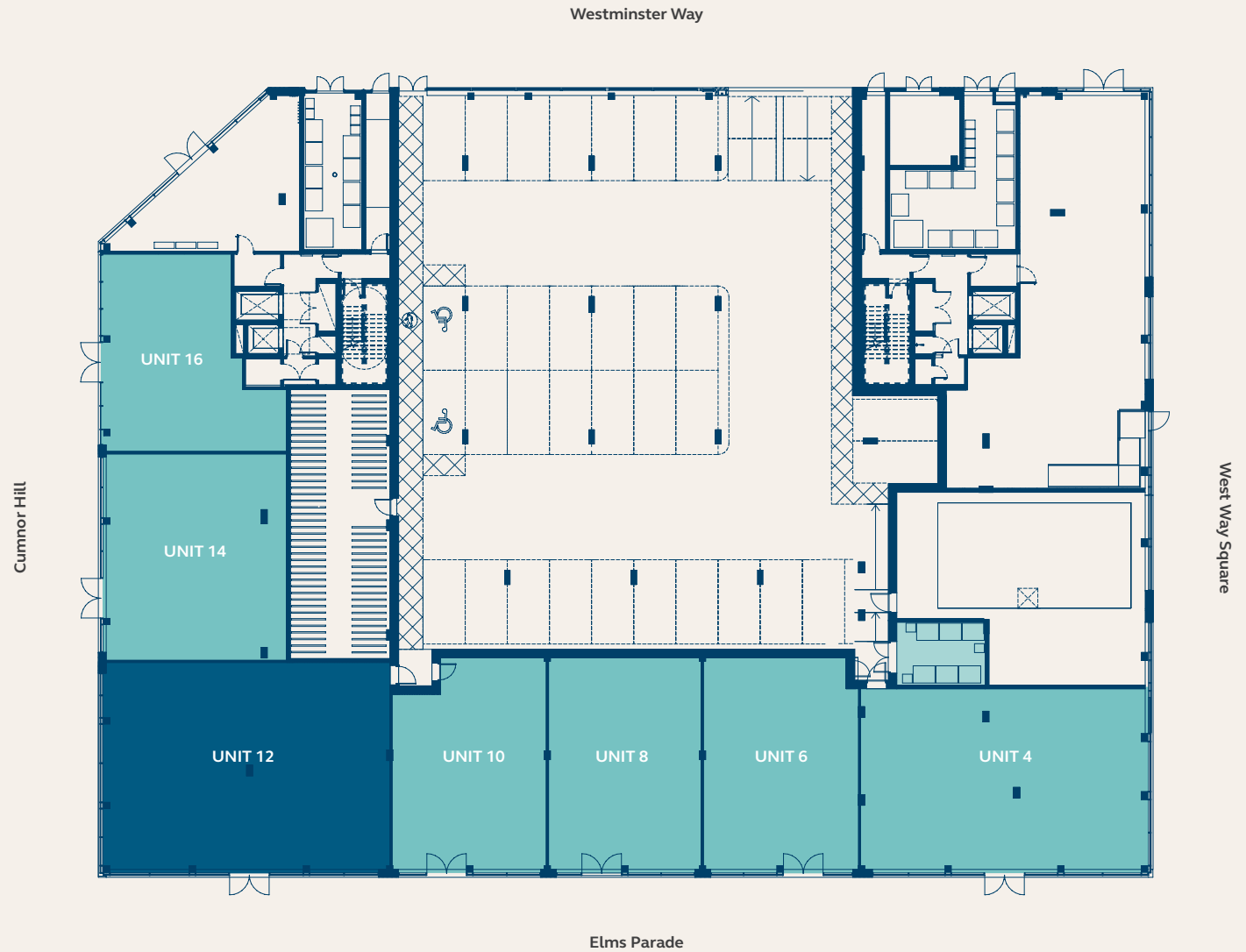
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# Further information

## Planning

The units benefit from Class A1-A5 and B1a planning consent.

All interested parties should make their own enquiries to the Planning Department of Vale of White Horse District Council, T: 01235 422 422.

## Lease

The units are available on new effective full repairing and insuring leases for a term to be agreed.

## Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations.

Any occupier must satisfy themselves independently as to the state and condition of such items.

## Business Rates

The units have not yet been assessed for business rates.

Interested parties should make their own enquiries to Vale of White Horse District Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.

## Quoting Rent

From £28.70 per sq ft per annum exclusive.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to Landlord's discretion.

## Energy Performance Certificate (EPC)

The EPC has been commissioned and can be provided upon request.

## Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding may be required from the successful tenant prior to instructing solicitors.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent.

We recommend that the prospective tenants establish the implications before entering in to any agreement.

# Viewing arrangements

For further information or to arrange an inspection, please contact our joint agents:



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