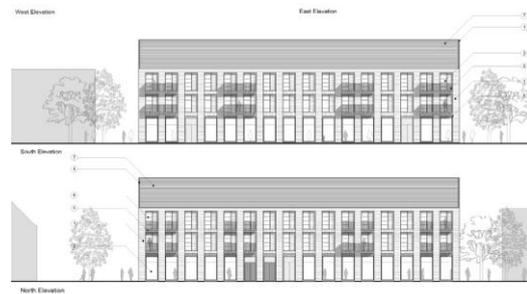


# Wolvercote Paper Mill

Mill Road, Wolvercote, Oxford, OX2 8PR



## TO LET:

B1c/D1 Commercial Accommodation set within an attractive new residential community.

Approximately 1,776 sq ft (165 sq m)- 6,135 sq ft (570 sq m)

Your attention is drawn to the important notice at the end of the text.

## Location

Wolvercote is a village that is part of the City of Oxford. It lies approximately 3 miles North West of the city centre, on the northern edge of Wolvercote Common, which is itself North of Port Meadow and adjoins the River Thames.

Wolvercote Paper Mill is located off Mill Road which leads off of Godstow Road. The site is accessible from the A34/A40/A44 and is situated near to the Pear Tree park and ride and approximately 2 miles from Oxford Parkway Station.

## Description

Block C, which lies adjacent to the new village square, will comprise residential apartments on the upper floors and B1c/D1 commercial space on the ground floor.

The building is scheduled to be completed in September 2020. The space will be let in a shell and core condition, ready for an occupier's fit out to suit.

The space is part of a wider redevelopment which also incorporates 190 two, three and four bedroom family homes alongside a community building, public open space and also a renovated reservoir and Mill Steam.

## Amenities

- Modern B1c use accommodation
- D1 use also permitted
- Attractive waterside location
- Green recreational spaces on site
- Parking available on site
- Close proximity to Oxford
- Good connectivity via road, rail and cycle routes into the city centre
- Internal cycle storage
- Car Club availability
- Other uses possible subject to planning

## Accommodation

The approximate Gross Internal Area for the available B1c space is 1,776 sq ft (165 sq m).

## Use

B1c use is that of light industry appropriate in a residential area, or D1 non-residential institutions. Other uses may be considered subject to planning.

## Rates

To be assessed on completion.

## Rent

Rent on application.

## VAT

All figures quoted are exclusive of VAT.

## Lease Terms

The unit is available to let on a new internal repairing and insuring lease for a term to be agreed.

## Service Charge

To be confirmed.

## Viewings

By prior appointment with the sole letting agents Savills.

## Legal Costs

Each party will bear their own legal costs incurred in connection with this transaction.



### Important Notice:

Savills, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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