



WEST
WAY
SQUARE

OVER 75% OF
PHASE 1 SPACE
IS LET OR
UNDER OFFER

PRIME RETAIL
RESTAURANT
OFFICE SPACE
AVAILABLE

NOW
OPEN





PRIME LOCATION

West Way Square is a high quality mixed-use development to serve West Oxford and the wider area.

- Phase 1 now open
- Good public and private transport links, adjoining the A34, accessed via West Way or Westminster Way
- Over 75% of phase 1 open and trading or under offer
- A large and affluent catchment (circa 140,000 people within 10 minutes drive time)
- Over 300 on-site car parking spaces



2 HRS

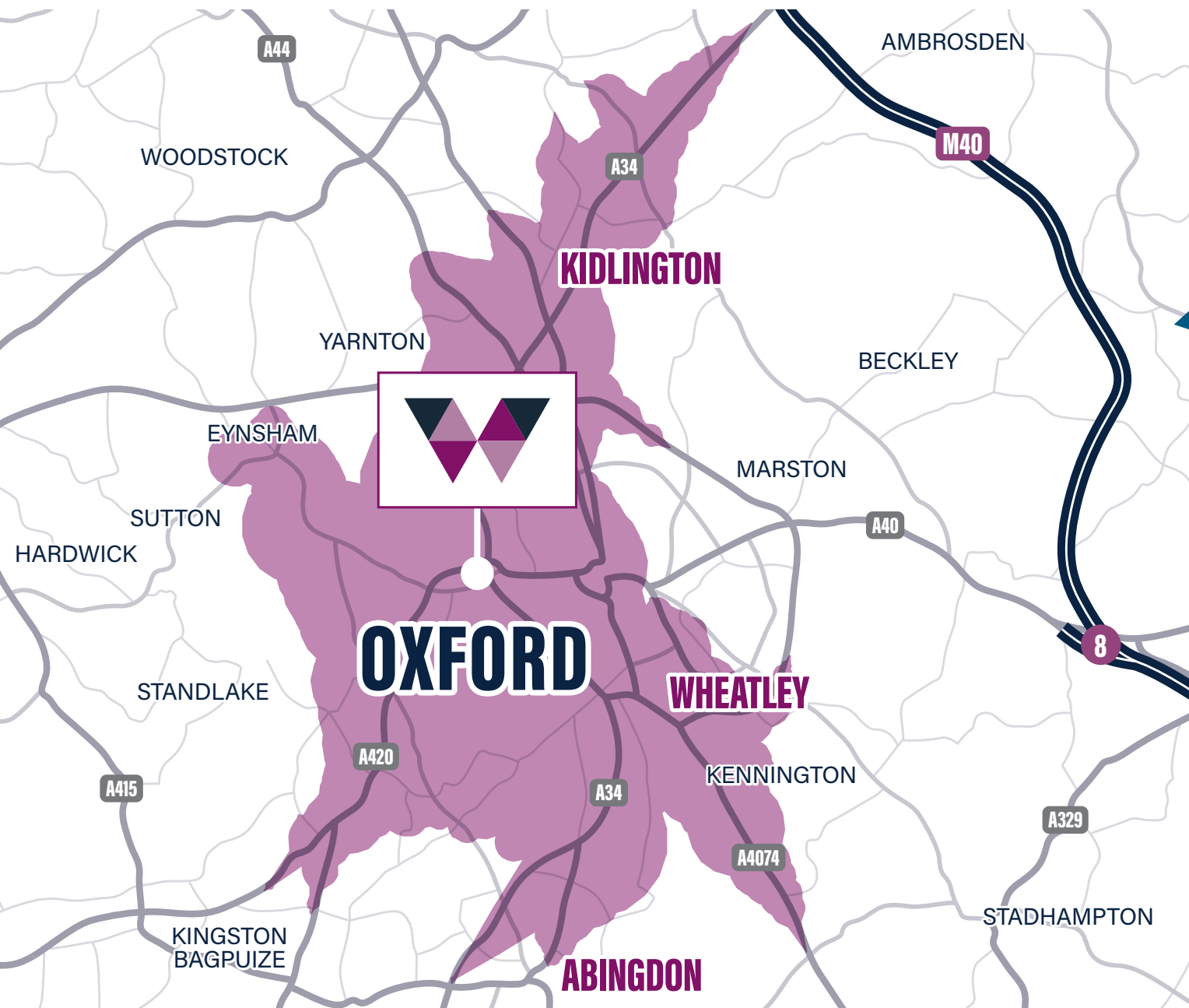
Free parking at all times



1 MILE

from Oxford railway station





WELL CONNECTED

West Way Square has good links to both public and private transport being visible from the A34 and easily accessed either via the Botley Interchange or from Westminster Way.

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.

Over 300 car parking spaces on site and dedicated cycleways run between West Way Square and Oxford City Centre.



137,000
population within a
10 minute drivetime

BLOCK B

123 Bed Hotel
118 Academic Residential Apartments
Ground Floor Retail Units (13,022 sq ft)



BLOCK D

54 Academic Residential Apartments
Ground Floor Retail Units (12,298 sq ft)



Iceland.co.uk

BLOCK C

89 Academic Residential Apartments
Ground Floor Retail Units (6,797 sq ft)



LloydsPharmacy

BLOCK F

Community Hall,
Baptist Church
& Library

BLOCK E

20 Residential Apartments
Ground Floor Retail Units (8,976 sq ft)

BLOCK A

120 Residential Apartments
Ground Floor Retail Units (12,558 sq ft)

ELMS PARADE

A34

A420

A420





DEVELOPMENT LAYOUT



- **Phase 1 Now Open**
Co-op, Tesco, Iceland, Lloyds, 123 bed Premier Inn [fitting out], 220 luxury student rooms.
New church, community hall and library.
- **Phase 2** is anticipated to be ready for occupation by Q2 2022.
- The planning consent permits all A1, A2, A3, A4 and A5 uses.

PHASE 1:

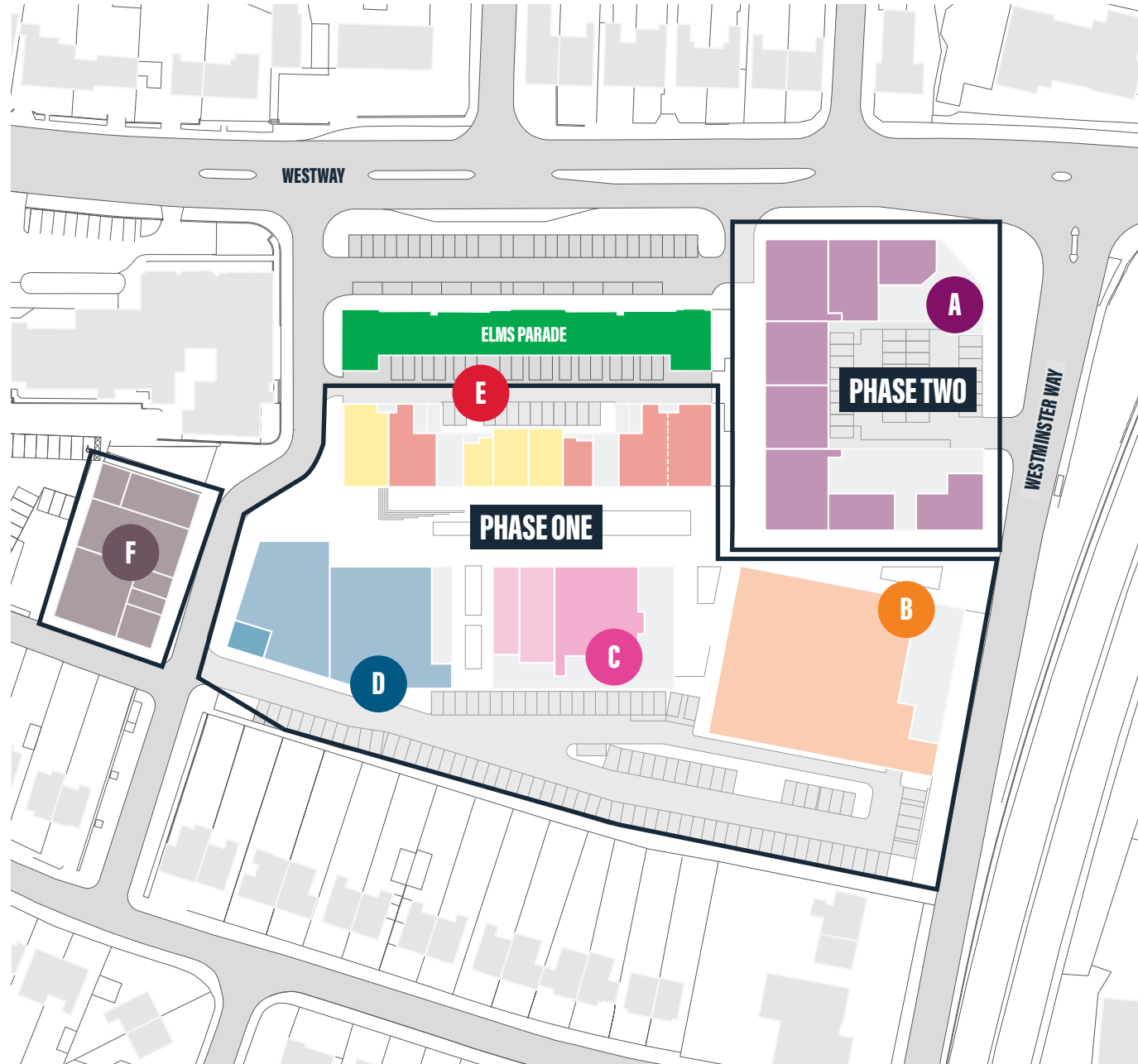
41,562 SQ FT

retail accommodation

PHASE 2:

13,021 SQ FT

retail accommodation





Map is indicative only and subject to change.



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SCHEME LAYOUT

ONLY
SIX UNITS
REMAINING

PHASE ONE

Unit sizes are flexible, specific size requirements can be accommodated.

Block C

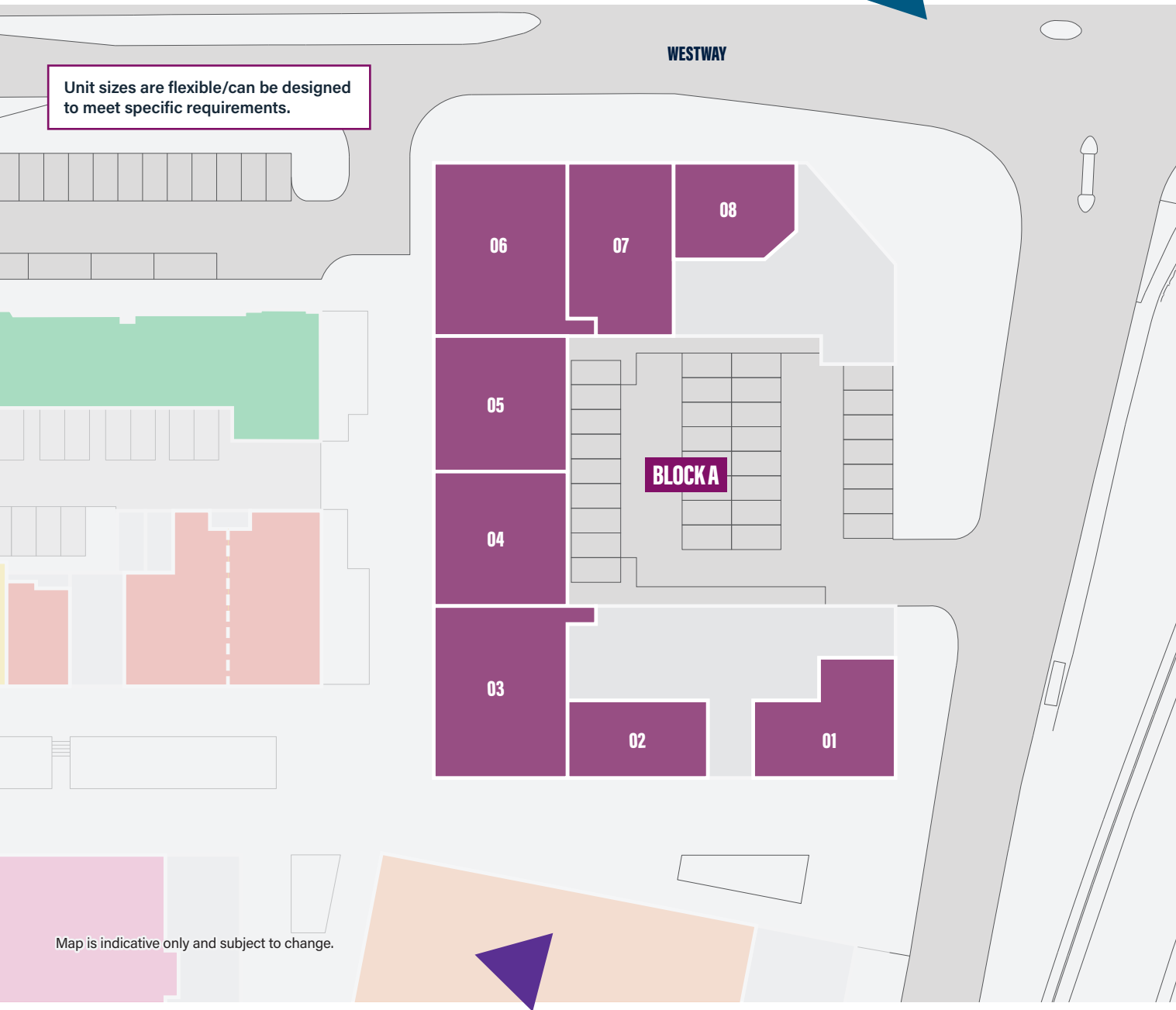
| UNIT | AVAILABLE | NIA (SQ FT) |
|------|-----------|--------------------|
| 09A | To Let | 2,182 |
| 09B | To Let | 1,505 |
| | | TOTAL 3,687 |

Block D

| UNIT | AVAILABLE | NIA (SQ FT) |
|------|-----------|---------------------|
| 14 | To Let | 452 |
| | | TOTAL 12,298 |

Block E

| UNIT | AVAILABLE | NIA (SQ FT) |
|------|-------------|--------------------|
| 16 | UNDER OFFER | 1,070 |
| 17 | To Let | 1,813 |
| 18 | UNDER OFFER | 1,588 |
| 19 | To Let | 859 |
| 20 | UNDER OFFER | 706 |
| 21 | To Let | 2,940 |
| | | TOTAL 8,976 |



SCHEME LAYOUT

PHASE TWO

Unit layout plan is indicative only, specific size requirements can be accommodated.

Block A

| UNIT | AVAILABLE | NIA (SQ FT) |
|------|-----------|---------------------|
| 01 | To Let | 672 |
| 02 | To Let | 1,696 |
| 03 | To Let | 2,242 |
| 04 | To Let | 2,213 |
| 05 | To Let | 1,062 |
| 06 | To Let | 2,090 |
| 07 | To Let | 1,837 |
| 08 | To Let | 746 |
| | | TOTAL 12,558 |





westwaysquare.com

FURTHER DETAILS

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BDC is a joint venture between Mace Developments and Doric Properties

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