

OXFORD

Barton Park, OX3 9FX



**Vail
Williams**



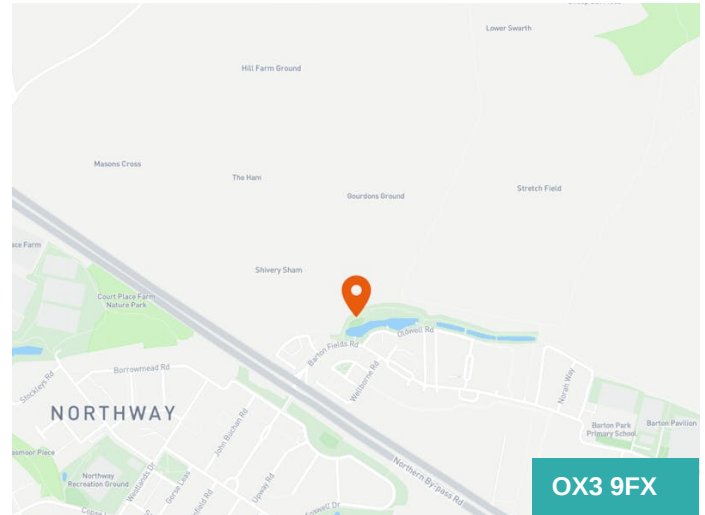
RETAIL TO LET

1,094 SQ FT

- Brand new retail space
- Occupier parking available
- Excellent access to the A40 and Oxfords wider transport network
- Large glazed frontage

An exceptional opportunity to lease a brand new retail unit in the heart of Barton Park

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Summary

Available Size	1,094 sq ft
Rent	£25 per sq ft
Business Rates	To be assessed
Service Charge	To Be Confirmed
EPC Rating	Upon enquiry

Description

The Barton Park scheme comprises three ground-floor retail units, with Unit 1 already pre-let to Tesco PLC. The retail spaces offer high visibility, expansive glazed frontages, and a modern architectural design. The units will benefit from 16 parking spaces for the use of the commercial occupiers and a shared bin store. Although designed as retail spaces, the units offer excellent adaptability and can be repurposed for a range of alternative uses, including offices or healthcare within "Class E".

Location

Barton Park is a major new development in East Oxford offering an excellent opportunity to lease brand new retail units. Located just off the A40 and minutes from Headington, the site benefits from strong transport links and a fast growing residential population.

The scheme includes three retail units, with the first pre-let to Tesco, ensuring high footfall and visibility.

Surrounded by over 800 new homes, a primary school, sports pavilion, community hub, and a 10-acre landscaped park, Barton Park is designed to support a vibrant, healthy community. As part of the NHS Healthy New Towns programme, it promotes active living and wellbeing, making it an ideal location for businesses looking for a well-connected setting.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - 2	1,094	101.64
Total	1,094	101.64

Viewings

Strictly by appointment with the sole agents.

Terms

The units are offered on new lease terms direct from the landlord. Practical completion anticipated January 2026.

Legal cost

Each party is to bear their own costs incurred.

Anti-Money Laundering

Prospective tenants will be charged a fee of £195 plus VAT in respect of complying with AML statutory legislation.



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