



NORTH BAILEY HOUSE
OXFORD OX1



**NEW RESTAURANT/RETAIL
OPPORTUNITY**

5,996 SQ FT / 557 SQ M
AVAILABLE TO LET



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North Bailey House is a state of the art office building developed by Lothbury Investment Management for delivery in Q3 2023.

The building will comprise 20,000 sq ft of best in class new office space with a new restaurant/retail space at ground and basement levels.

Outside seating could be made available, subject to the usual licences from the City Council.

A HIGHLY SPECIFIED BUILDING WITH WELLBEING AT ITS CORE



EPC 'B' rating being targeted



Nearby green spaces



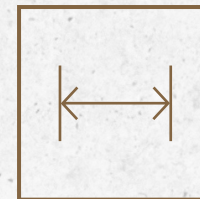
Dedicated extract riser from basement to roof



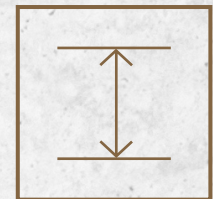
Separate gas, electricity and water supply from offices



Outside seating subject to license



Return frontage



Ground and basement floor to ceiling heights approx. 3m

IN GOOD COMPANY

North Bailey House is situated in the heart of Oxford City Centre at the junctions of New Hall Inn Street, Queen Street and Bonn Square.

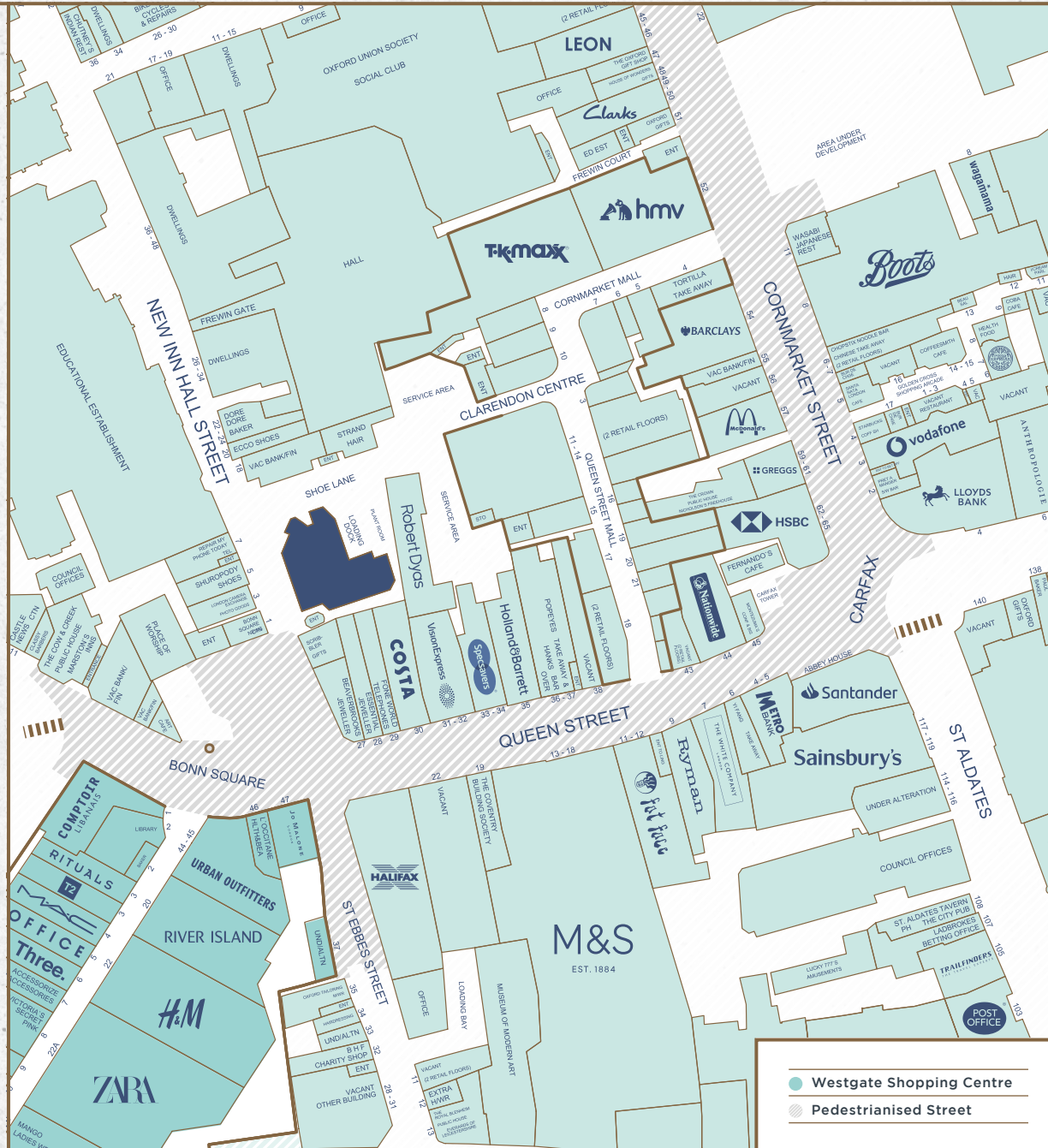
New Inn Hall St is a strategic pedestrian link between the established restaurant pitch of George Street to the North and the prime retailing locations of Queen Street and Westgate Shopping Centre to the South.

The adjacent Clarendon Centre is primed for redevelopment to include student accommodation, labs, offices, retail and restaurants in a scheme totalling 250,000 sq ft and is due for completion in 2024.

This redevelopment will also re-establish the connection through to Cornmarket Street, Oxford's pedestrianised high street.

North Bailey House is therefore located in an enviable position for connectivity with the key retail and F&B streets in the city.

ⓘ Plan not to scale, for indicative use only



LOCAL OCCUPIERS

URBAN OUTFITTERS

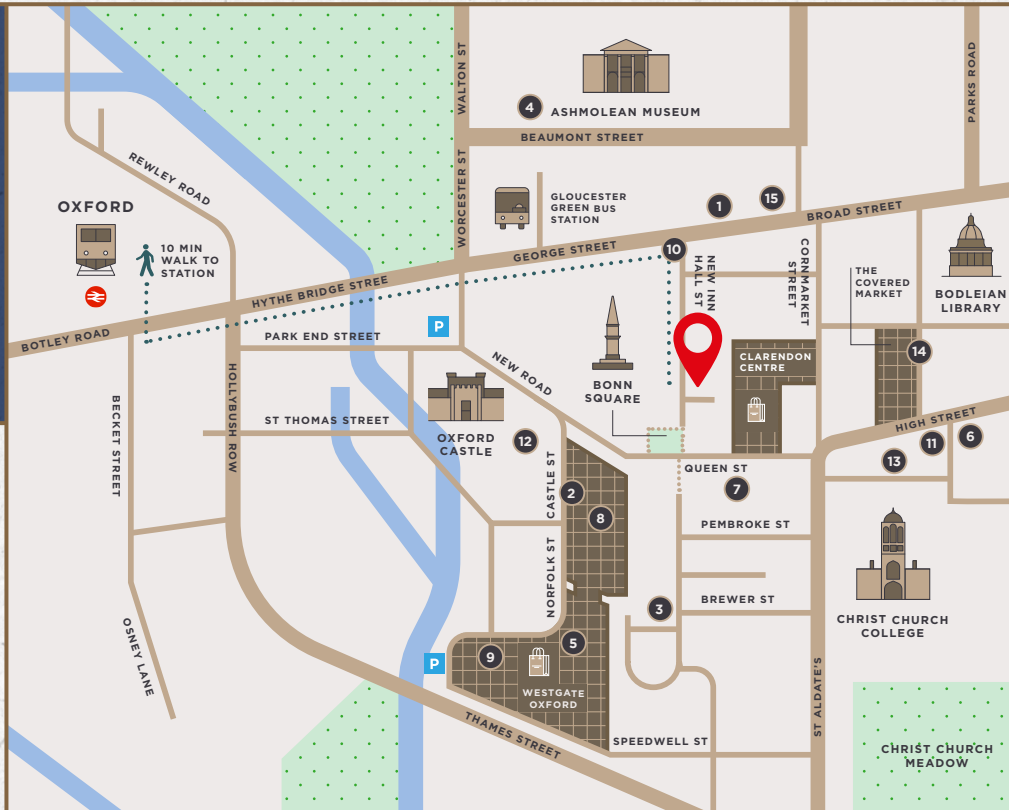
JO MALONE LONDON

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M&S EST. 1884

H&M



INSPIRATION ALL AROUND

The local area offers an impressive array of vibrant bars and restaurants on the doorstep, along with green spaces to relax and unwind.

The building forms part of a major urban regeneration project, positioned adjacent to the Clarendon Centre redevelopment which will become a major new Science and Technology hub within Oxford as well as providing new public realm and retail space. The Westgate shopping centre is also nearby, with a host of retail and leisure amenities.

LEISURE

- 1 New Theatre Oxford
- 2 Junkyard Golf Club
- 3 Pure Gym
- 4 Ashmolean Museum
- 5 Curzon Cinema

RETAIL

- 6 Sweaty Betty
- 7 Marks & Spencer
- 8 Urban Outfitters
- 9 John Lewis

FOOD AND DRINK

- 10 George Street Social
- 11 The Ivy Oxford
- 12 Chez Mal Brasserie
- 13 The Bear Inn
- 14 The Missing Bean
- 15 Franco Manca

READING

27

MILES

HEATHROW

50

MILES

LONDON

63

MILES

DISTANCES IN MILES FROM THE BUILDING ENTRANCE

SOURCE: AA



READING STATION

22

MINS



LONDON PADDINGTON

52

MINS



BIRMINGHAM NEW STREET

68

MINS



TRAVEL TIMES BY TRAIN FROM OXFORD ENTRANCE

SOURCE: TFL




DESIGNED FOR FLEXIBILITY

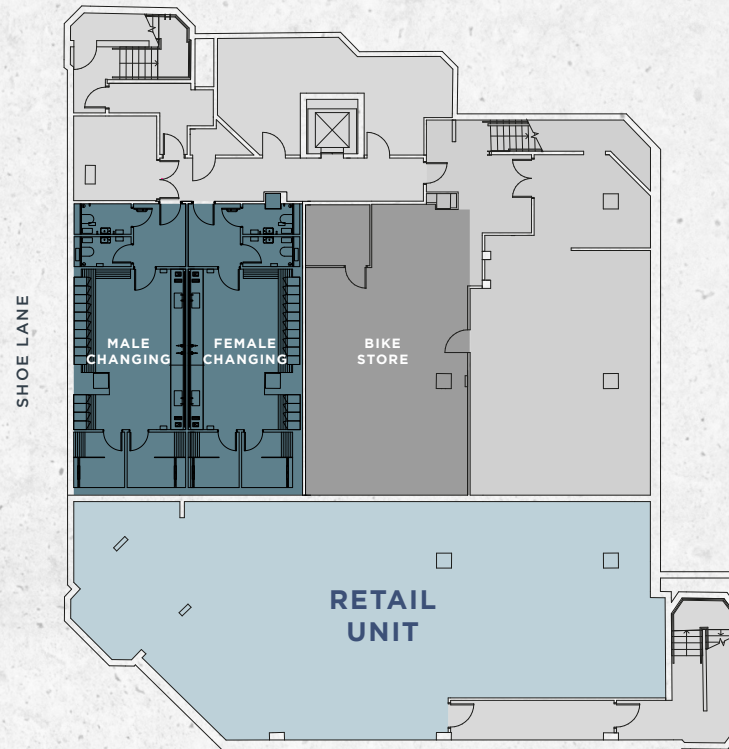
The available retail space comprises the following gross internal area:

FLOOR	SQ FT	SQ M
Ground	3,793	352
Lower Ground	2,203	205
TOTAL	5,996	557

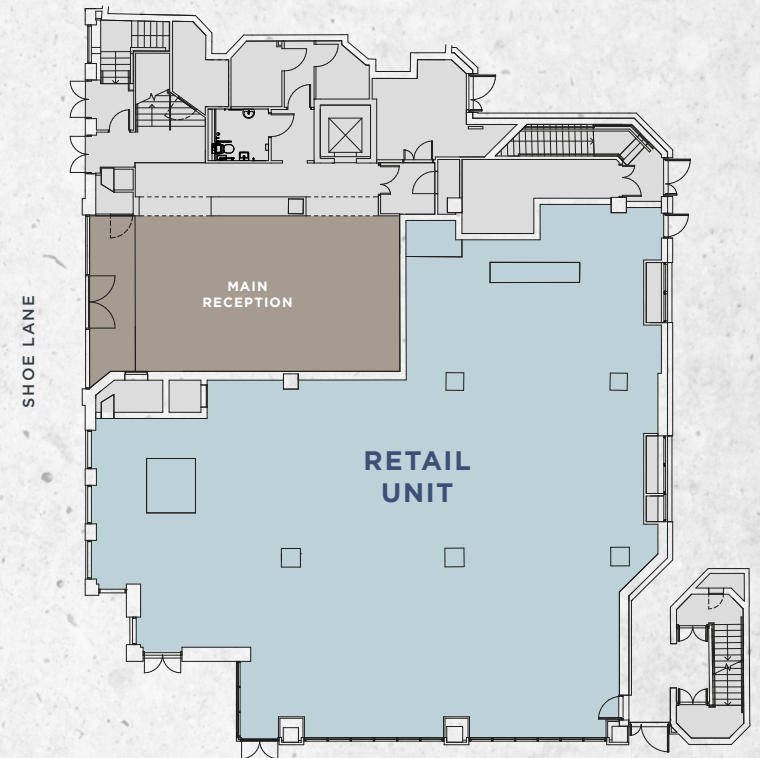
- Office
- Reception
- Changing facilities
- Bike store
- Core
- Retail

 Floorplans not to scale, for indicative use only

LOWER GROUND



GROUND FLOOR





FURTHER INFORMATION

TERMS

Upon application.

LEASE

A new internal repairing and insuring lease for a term to be agreed.

VIEWINGS

Please contact the joint letting agents.

RENT

Upon application.



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NORTHBAILEYHOUSE.COM

MISREPRESENTATIONS ACT 1967: Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. May 2023.