

THE  
**OLD  
BAKERY**  
SUMMERTOWN



THE OLD BAKERY, 18-24 MIDDLE WAY, SUMMERTOWN, OXFORD OX2 7LG

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Premium offices in the heart of Summertown. Available now.



## DESCRIPTION

The Old Bakery offers premium, fully refurbished, character offices spread across three floors with a distinct and modern aesthetic.

The suites benefit from excellent natural lighting, spacious breakout areas, and a mixture of Grade A open-plan and meeting room spaces.

The building features an attractive entrance with a secure key-coded entry system.

The property is being comprehensively refurbished to provide a sleek, smart finish to communal and shared areas.







## SITUATION

The Old Bakery is ideally positioned with excellent transport links to Oxford City Centre, Oxford Station, Oxford Parkway and the Pear Tree Park and Ride.

Summertown is an ideal location with an abundance of amenities, restaurants, cafés and is a stone's throw from Oxford University's prestigious colleges and the UK's fastest growing science and technology centres of excellence.



## SAT NAV

OX2 7LG

## WHAT THREE WORDS

///crowned.spell.bottle

4

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# SUMMERTOWN

OXFORD CITY CENTRE  
2 MILES | 14 MIN

OXFORD PARKWAY &  
PEAR TREE PARK & RIDE  
1.5 MILES | 10 MIN

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ST MICHAEL &  
ALL ANGELS CHURCH

A4165 BANBURY ROAD

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EASYHOTEL  
OXFORD

JOE'S BAR  
& GRILL

DEWDROP

M&S FOOD

PIZZA EXPRESS

FERRY LEISURE  
CENTRE

SUMMERTOWN  
WINE BAR

COLOMBIA  
COFFEE ROASTERS

SAINSBURY'S  
LOCAL

TESCO  
EXPRESS

POMPETTE

MOMMA MIA  
PIZZERIA

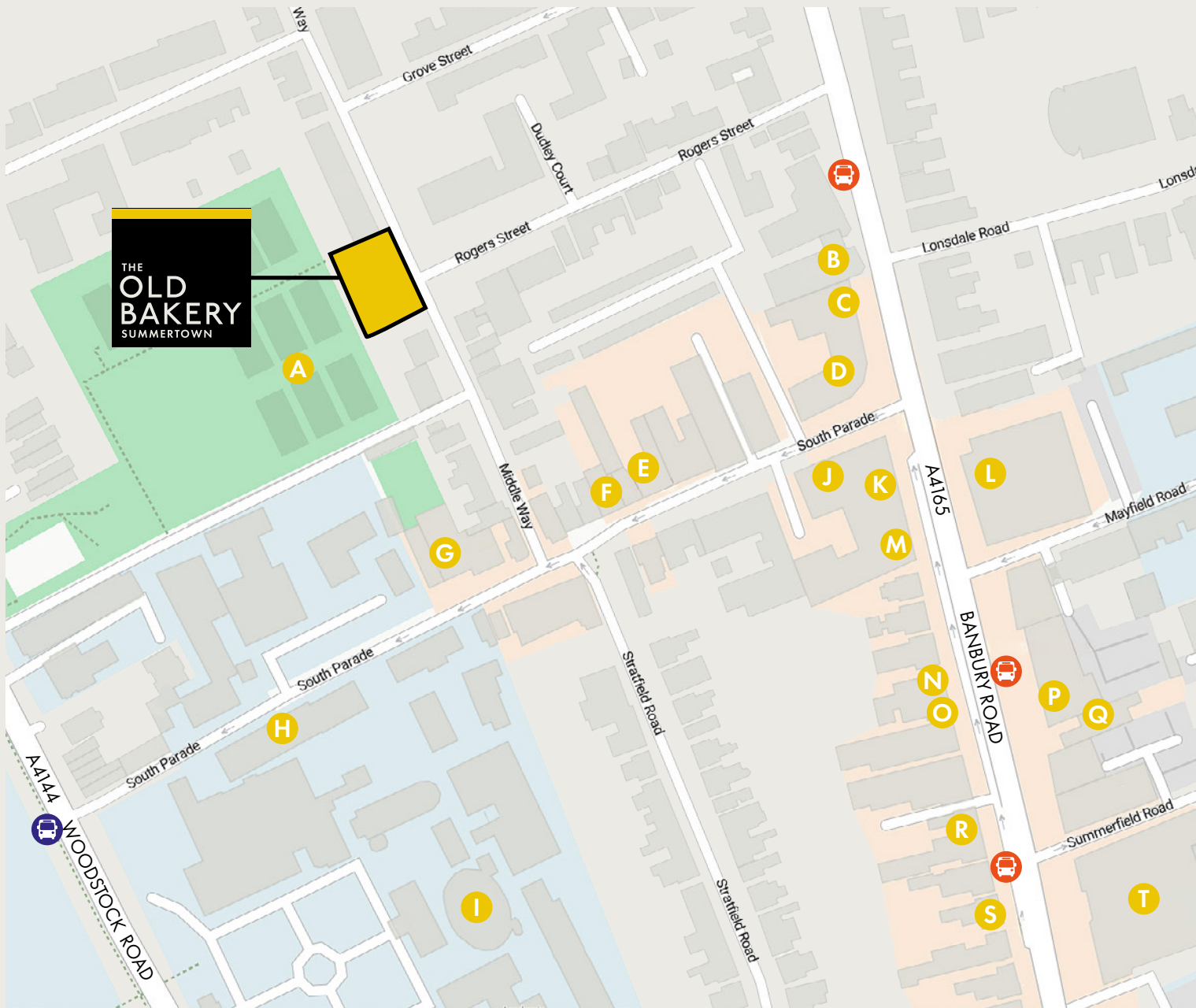
GAIL'S  
BAKERY

DAUNT  
BOOKS

GATINEAU  
PATISSERIE

ALEXANDRA  
TENNIS COURTS







THE  
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SUMMERTOWN

KEY

- A** Alexandra Tennis Courts
- B** BBC Radio Oxford
- C** Summertown Wine Bar
- D** Colombia Coffee Roasters
- E** Pompette
- F** Momma Mia Pizzeria
- G** Summertown Library
- H** The North Wall Arts Centre
- I** Olivier Concert Hall
- J** Sainbury's Local
- K** Burnout BBQ
- L** Easyhotel Oxford
- M** Tesco Express
- N** Gail's Bakery
- O** Daunt Books
- P** Joe's Bar & Grill
- Q** Dewdrop
- R** Taylors
- S** Farrow & Ball
- T** M&S Food

BUS ROUTES

-  2, 2A, 700, H2, N2, OX7, X4, S7
-  6, NS1, S1, S2, ST2, 300 Park&Ride



## HIGHLIGHTS

Grade A open plan accommodation

Partitioned meeting rooms

Luxurious breakout and kitchen spaces

High quality shower and WC facilities

Key coded entry system for common and individual suite entrances

Excellent natural lighting

Zoned temperature control air conditioning

Attractive and stylish design

Common parts and areas to be comprehensively refurbished

Rarely available parking provision with EV charging points

EPC ( ) To be confirmed for each suite

Fitted solutions available by way of separate negotiation

Available immediately

## A SHORT WALK AWAY

Banbury Road 2 min

Nuffield Health & Raquet Club 8 min

Hook Meadow 10 min

Ferry Leisure Centre 11 min

Sunnymead Park 20 min

## A HOP ON THE BUS

Oxford City Centre 13 min

Oxford Railway Station 18 min

## RENT

Available upon request. All terms are quoted exclusive of service charge, business rates and VAT.

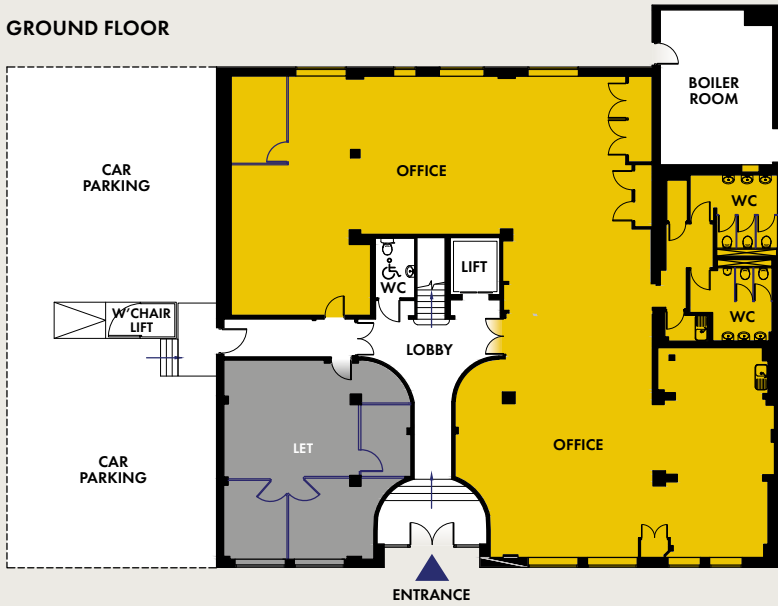
## LEASE

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

## DATAROOM

EPC & other reports available upon request.

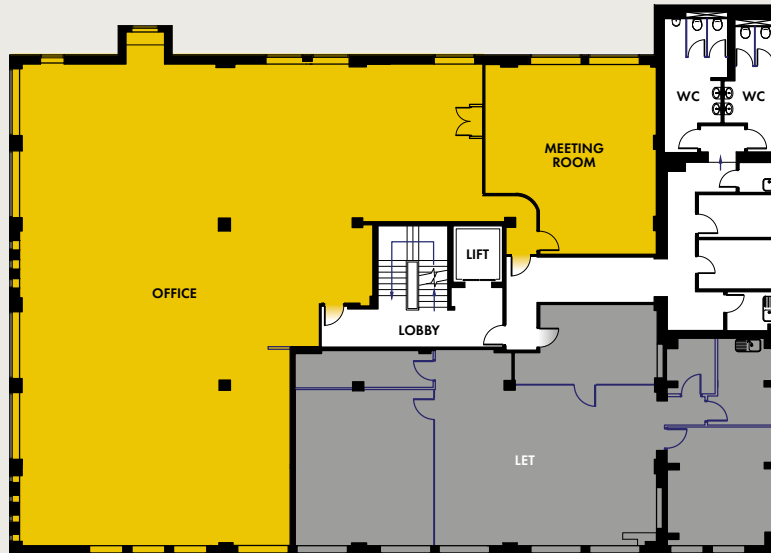
GROUND FLOOR



AVAILABILITY

AVAILABILITY	SQ FT	SQ M	PARKING	EPC
Part ground floor	2,549	237	2	B
Part first floor	3,337	310	3	B
Part second floor (UNDER OFFER)	2,741	255	2	B

FIRST FLOOR



SECOND FLOOR





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## LETTING ENQUIRIES



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9

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