

New Space. New Opportunities for
Science and Technology Occupiers.



Enquire now
www.oxfordtechnologypark.com

Building One

A Landmark Grade A Office Building with Laboratory
capability required for life science occupiers.

Suites from 372 sq.m. (4,000 sq.ft.)





Oxford's new 20 acre Science and Technology Park, providing the next generation of office, Research & Development, laboratory and production space for science-based occupiers at the heart of Oxfordshire's Knowledge Economy.

The Oxford Technology Park is a new home for innovative, Science, and Technology based businesses where they can be nurtured and grow within Oxford's rapidly expanding scientific hub.

Oxford Technology Park not only offers a place of work with the latest facilities but also provides communal space where business communities can form, where collaboration can be cultivated and where innovation can thrive.

Building One

Building One is a landmark building for Oxford, combining flexibility for office, laboratory and R&D use with the highest standards of internal finish and a striking contemporary design.

Situated on the entrance into Oxford Technology Park, adjacent to The Native Antigen Company's (TNAC) Headquarters, this prestigious building offers 34,125 sq.ft. of flexible space, available to let in suites from 4,140 sq.ft.

Fitted as Grade A office accommodation, the space is enabled for laboratory/ R&D uses, befitting the Park's position at the forefront of Oxford's life science based revolution.



Features

- 4.2m slab to slab height
- Raised access floors, with floor boxes
- Metal tile suspended ceilings
- Over-sized 17 person passenger lift suitable for lab equipment
- 3 phase electricity supply
- Generous service provision via ducts and risers
- Roof top plant provision, via internal plant room and external plant decks
- Automatic movement and daylight sensitive lighting
- Carpet tiling from recycled materials
- Energy Efficient Mitsubishi Comfort Cooling mechanical ventilation with heat recovery
- Fresh air intake to each work zone
- Energy monitoring system
- Solar gain resistant enhanced curtain walling
- Energy efficient and attractive external wall cladding
- Fitted shower room
- High quality fittings to W.C.'s and common areas, including walnut finished internal doors and Dyson combined wash taps and hand-dryers
- 100 car space allocation with electric vehicle charging points.



Floor Space

Building One provides the following approximate gross internal floor space.

Ground floor	965 sq.m.	10,382 sq.ft.	Occupied
First Floor	1,000 sq.m.	10,767 sq.ft.	Available
Second Floor	996 sq.m.	10,721 sq.ft.	Occupied
Total	2,961 sq.m.	31.87 sq.ft.	

Consideration will be given to the letting of individual suites from 372 sq.m. (4,000 sq.ft.).

Bespoke laboratory fit-out packages are also available, offering individual tenants a complete turn-key solution.



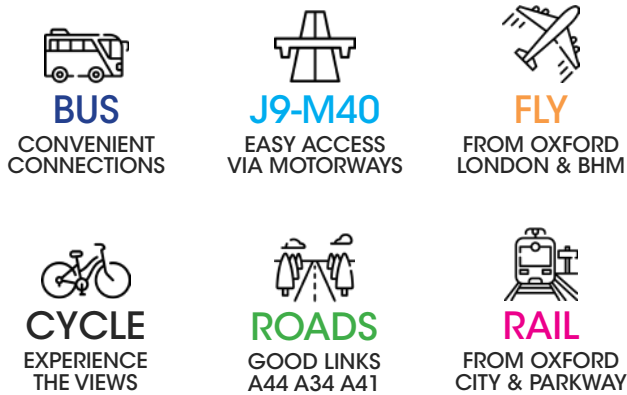
BREEAM
"Excellent" rating

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Location

Oxford Technology Park is strategically placed for excellent access to both Oxford and the surrounding transport infrastructure. The site is adjacent to London (Oxford) Airport and a short distance from the new Oxford Parkway Station and Oxford City Centre.

Excellent transport connections



Distances*

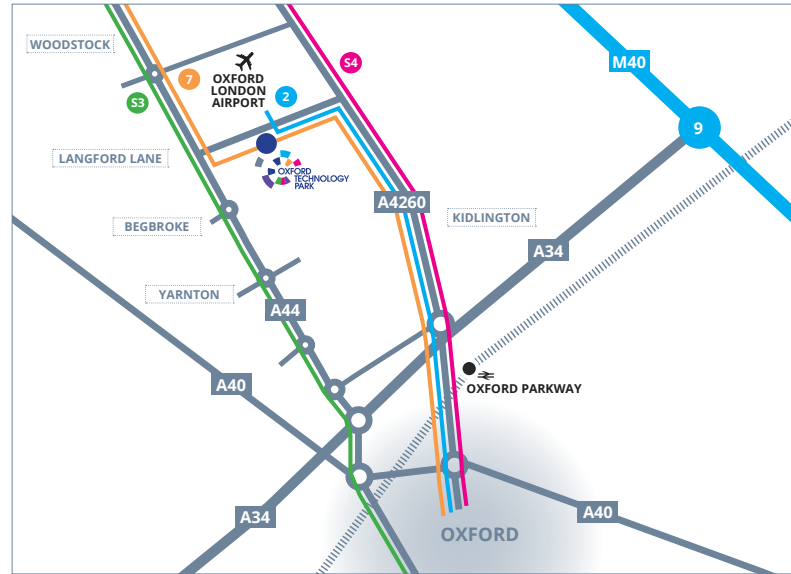
Oxford City Centre - 6 miles
 M40 Junction 9 - 7 miles
 M40 Junction 8 - 13 miles
 Heathrow Airport - 50 miles
 Birmingham - 76 miles
 London - 60 miles

Train Times*

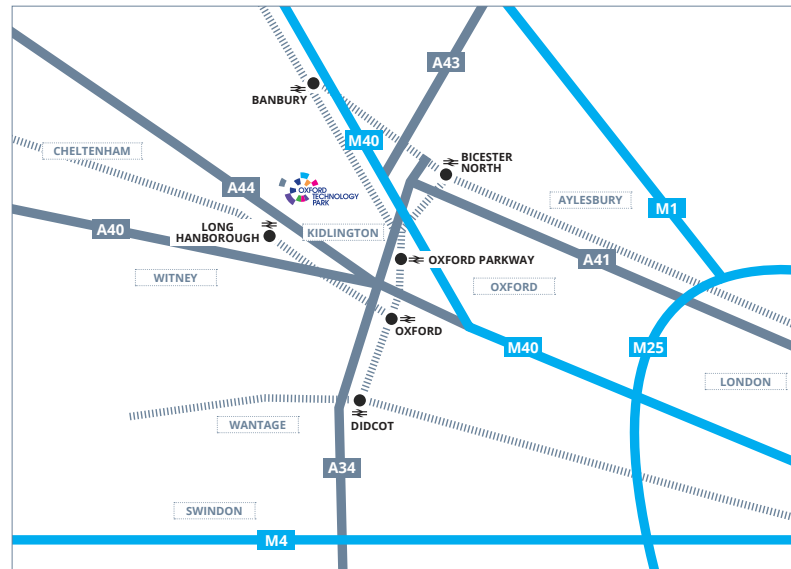
Oxford City Station to London Paddington - 53 minutes
 Oxford Parkway to London Marylebone - 55 minutes

*Distances and train times are approximate only.

Bus Routes



Train Routes



Make an appointment

To book a viewing contact the letting agents:

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