

THE INNOVATION QUARTER

AT OXFORD TECHNOLOGY PARK

An exciting new Innovation campus at the heart of the Oxfordshire's A34 Knowledge Spine.

Self-contained Buildings to Let
from 300.3 sq.m. (3,233 Sq.Ft.)



INNOVATION QUARTER

HIGHLY FLEXIBLE SPACES AVAILABLE INDIVIDUALLY OR IN COMBINATION

Aimed at accommodating the rapid growth of Oxford's innovative, science and technology companies, the Innovation Quarter comprises of 11 two-storey buildings of striking contemporary design, from 3,233 Sq.Ft. to 6,503 Sq.Ft. available individually or in combination.

The Innovation Quarter has been designed to evolve alongside the ever-changing requirements of the Science and Technology sector at the heart of Oxfordshire's Knowledge Economy.



Floor Space

Each unit provides highly flexible space to suit the varied needs of technology and science-based occupiers. Ground floors are presented in a shell format and ready for tenant's further fit-out, and capable of use for the full range of laboratory, R&D and light production purposes. First floors are finished to a Grade A office specification but can be readily adapted to technical uses if required.

Externally, buildings are arranged in two terraces flanking a central service area, offering scope for external storage, e.g. gas cages, as well as generous loading, parking and amenity space. Public facing elevations are finished in full height glazing and offer an impressive contemporary appearance.



ENQUIRE NOW

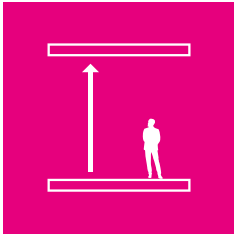
www.oxfordtechnologypark.com

Building	Total Floor Size	
IQ 2	6,496 Sq.Ft.	Available
IQ 3	6,499 Sq.Ft.	Available
IQ 4	3,233 Sq.Ft.	First floor available
IQ 7	5,555 Sq.Ft.	Available
IQ 10	5,545 Sq.Ft.	Available
IQ 11	6,503 Sq.Ft.	Available

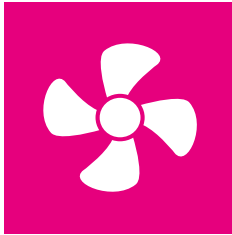


Bespoke laboratory fit-out packages are available, offering individual tenants a complete turn-key solution.

Building Features



4.2 M SLAB TO
SLAB HEIGHT



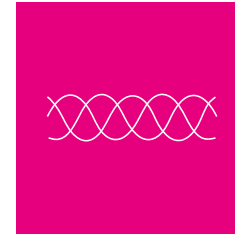
COMFORT COOLING
WITH FRESH AIR
EXCHANGE AND HEAT
RECOVERY (OFFICES)



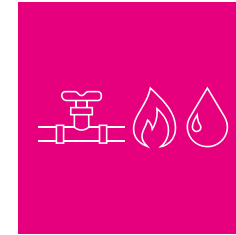
PLATFORM LIFT
(RATED UP TO 500KG)



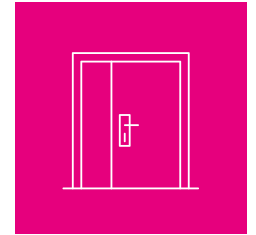
PROVISION FOR
KITCHENETTE



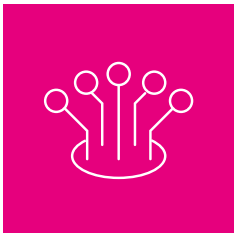
3 PHASE ELECTRIC
SUPPLY WITH
EXCELLENT POWER
CAPACITY



MAINS WATER,
GAS AND DRAINAGE
SUPPLIED TO THE
BUILDING



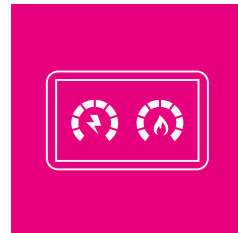
OWN FRONT DOOR
TO EACH TWO-
STOREY UNIT



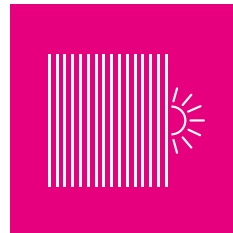
FIBRE BROADBAND
AVAILABLE



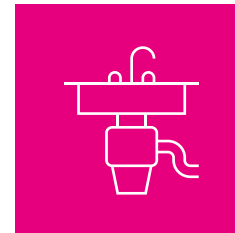
ENERGY SAVING
LIGHTING



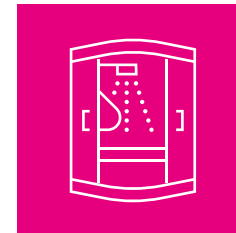
ENERGY MONITORING
SYSTEM



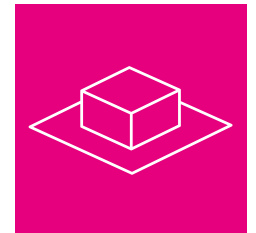
SOLAR GAIN
RESISTANT ENHANCED
CLADDING



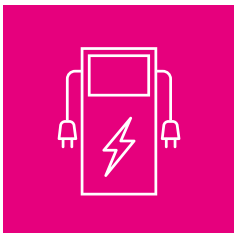
HIGH QUALITY
FITTINGS TO W.C.'S



FITTED SHOWERS



ROOF MOUNTED
PLANT DECK



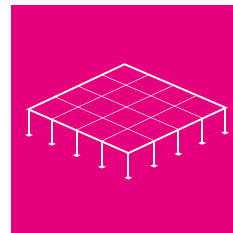
EV CHARGERS



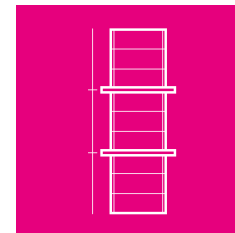
COVERED
CYCLE PARKING



GENEROUS PARKING
AND LOADING
PROVISION



RAISED ACCESS
FLOORS TO FIRST
FLOOR OFFICES, WITH
FLOOR BOXES



LARGE VERTICAL
RISERS

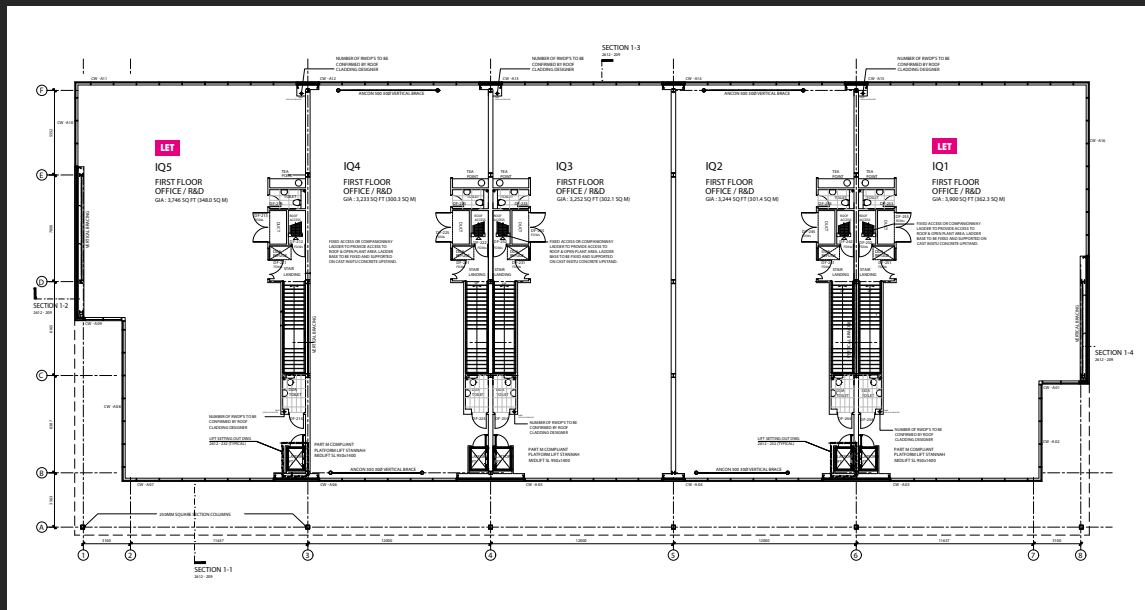


EPC A RATING

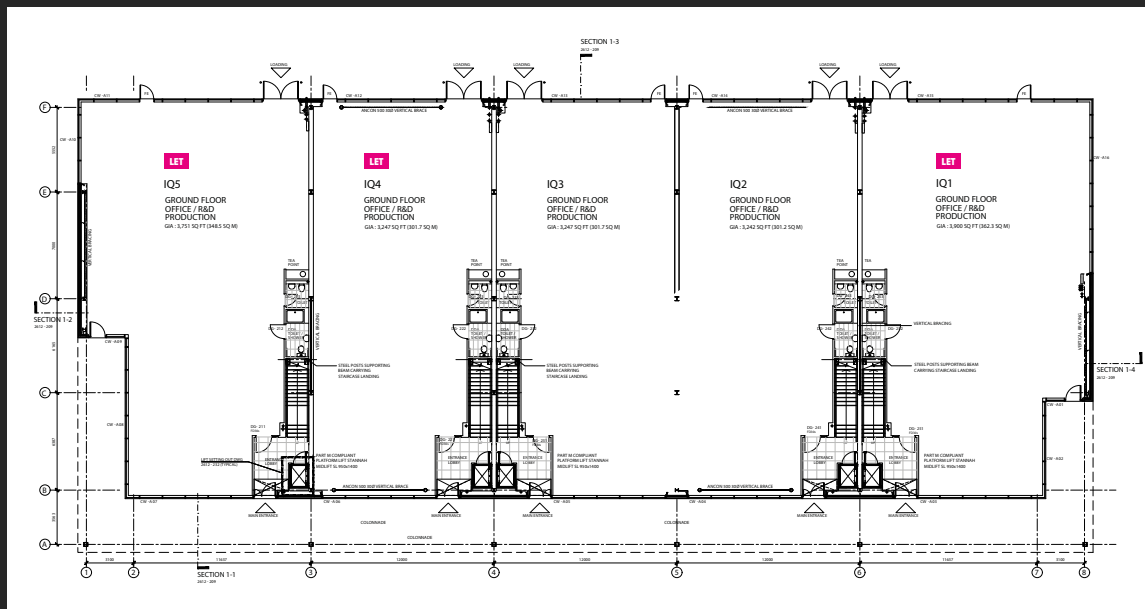


BREEAM
"EXCELLENT" RATING

Floor Plans



INNOVATION QUARTER
FIRST FLOOR PLAN
 SCALE 1 : 125



INNOVATION QUARTER
GROUND FLOOR PLAN
 SCALE 1 : 125

Park Map



OCCUPANTS



INNOVOX



INNOVOX



INNOVOX



TB3



TB5



TB6A



IQ1



IQ8



IQ4 Ground floor & IQ5



IQ9

Investing in Oxford

Oxford boasts a robust economy, a vibrant culture and a prestigious academic reputation.

Renowned for its prestigious academic institutions, Oxford stands as a beacon of intellectual excellence, providing unrivaled access to pioneering research and top-tier talent. Oxford offers not just a location but a vibrant ecosystem where collaboration, innovation, and success converge, making Oxford an attractive and unique opportunity for science and technology businesses.



OXFORD UNIVERSITY IS
RANKED NUMBER 1 IN THE
TIMES HIGHER EDUCATION
GLOBAL RANKINGS FOR THE
8TH CONSECUTIVE YEAR.

NEARLY 6% OF THE
POPULATION, OR 25,000
PEOPLE, **WORK IN**
OXFORDSHIRE'S LIFE
SCIENCES SECTOR.

ONE OF THE
STRONGEST
ECONOMIES IN THE
UK, **GENERATING**
£23.5 BILLION GVA
ANNUALLY.

THERE ARE
2,900 HIGH-TECH
BUSINESSES **EMPLOYING**
29,000 PEOPLE.

OXFORD UNIVERSITY
SPINOUTS ACCOUNTED
FOR **45% OF THE TOTAL**
£2.13BN INVESTED IN UK
SPINOUTS IN 2022.

THE OXFORD
CLUSTER IS **THIRD**
GLOBALLY IN
TERMS OF PATENT
FILING PER CAPITA.

1,500 OF THESE
COMPANIES ARE
HIGHLY INNOVATIVE,
SCIENCE, TECHNOLOGY,
ENGINEERING AND
MATHS-ORIENTATED
COMPANIES.

HIGHEST
CONCENTRATION OF
SCIENCE RESEARCH
FACILITIES IN
WESTERN EUROPE.

HIGHEST NUMBER
OF SPINOUTS OF
ANY UK ACADEMIC
INSTITUTION.

12,000 PEOPLE ARE
EMPLOYED IN
R&D INTENSIVE
COMPANIES.

430,000
JOBS IN
OXFORDSHIRE
COUNTY.

OXFORD RANKED THIRD MOST
INTENSIVE SCIENCE AND INNOVATION
CLUSTER IN THE WORLD.

Park Life

Oxford Technology Park is not only a place of work with excellent amenity but also provides space where business communities can form, collaborate and thrive.



HOTEL & RESTAURANT

Situated at the front of the park on Langford Lane, our hotel and restaurant offer a warm and professional welcome. Perfectly situated for both business and leisure guests.



EXERCISE CLASSES

Working with one of Oxford's leading fitness providers, FitLife, OTP offers a diverse range of classes including yoga, bootcamp and running workshops.



NEXUS CONNEXION

An exciting bi-monthly event designed exclusively for tenants to cultivate relationships and celebrate our community.



EVENT SPACE

For board meetings, training sessions or events, IQ6 provides the perfect space.



BICYCLE REPAIR

Bike health checks, onsite repairs, and full servicing available – with collection and delivery included.



NEXUS CAFE

Coming soon, Nexus Cafe will offer a daily menu of freshly made, high-quality food and drinks, creating an exceptional experience for all.

OTPortal

From facility bookings to event notifications, maintenance requests to community news and updates, OTPortal is an all-in-one app designed exclusively for tenants at Oxford Technology Park to streamline communication and foster connectivity among tenants.



The OTPortal app is available for download on the App Store, ensuring accessibility for all members of the OTP community.



“The OTPortal app marks a significant milestone in our commitment to building a thriving and connected community at OTP. By leveraging technology, we aim to empower our tenants in fostering a collaborative environment that propels innovation.”



Travel and Amenities

SCIENCE PARKS

-  Begbroke Science Park
-  Milton Park
-  Abingdon Science Park
-  Arc Oxford
-  Oxford Science Park

TRAIN TIMES*

Oxford City Station to
London Paddington
53 minutes

Oxford Parkway to
London Marylebone
1 hour 5 minutes

CAR TIMES*

Oxford Parkway
10 minutes

Oxford City Centre
18 minutes

M40 Junction 9
15 minutes

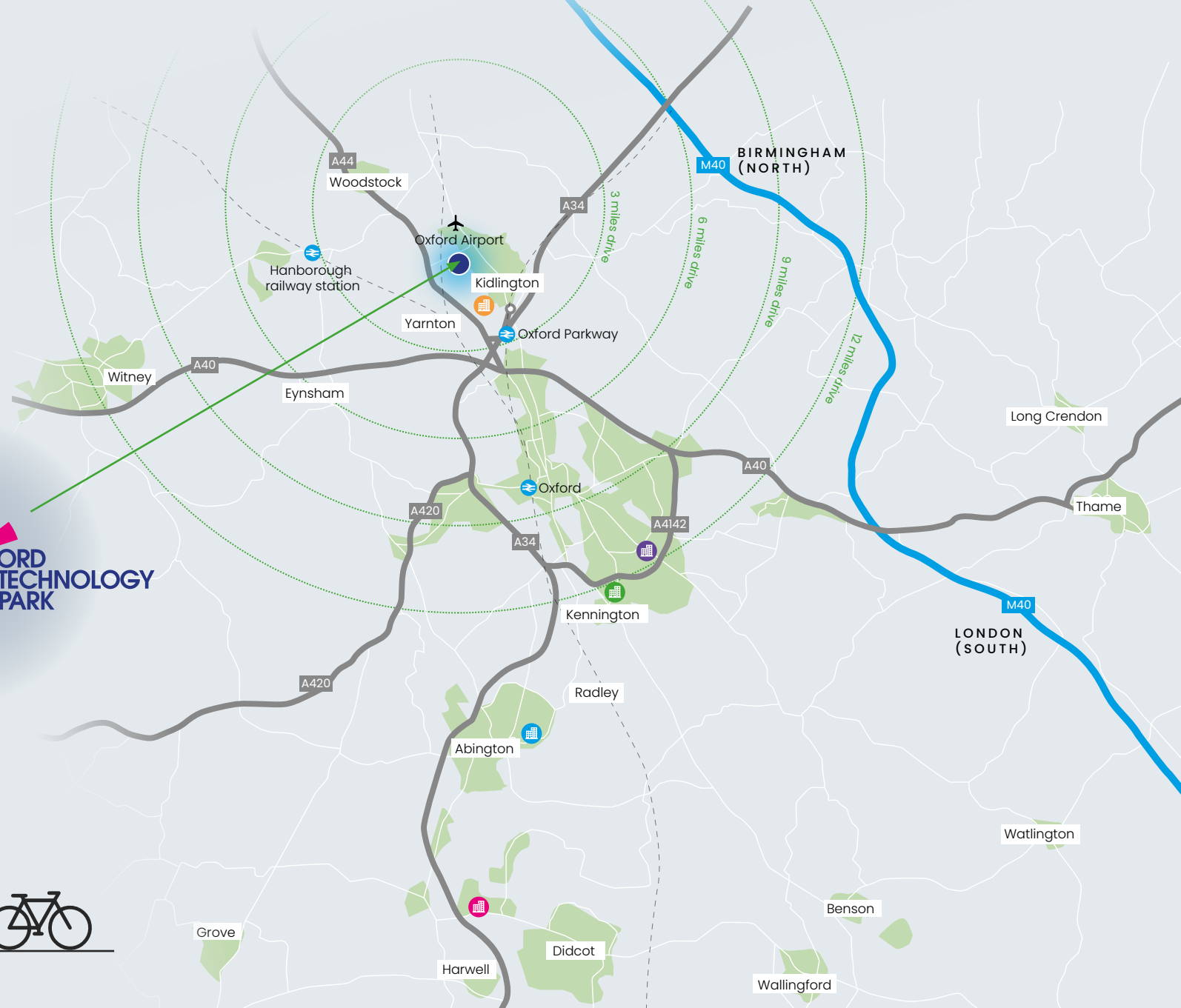
Heathrow Airport
50 minutes

Luton Airport
80 minutes

Birmingham Airport
70 minutes

London
94 minutes

The vibrant Oxford City Centre is
just a 35-minute cycle and UNESCO
World Heritage Site, Blenheim Palace
is less than 15 minutes by bike.





Oxford Technology Park is the centre of innovative activity with London Oxford Airport, Oxford University Begbroke Science Park and the Science and Technology hubs of Oxford all in close proximity.




EXPLORE OXFORD

Scan the QR codes to begin your journey around Oxford on foot or bike.





HOTELS

-  Premier Inn
-  The Highwayman




SHOPPING

-  The Co-operative
-  Tesco Superstore
-  Sainsburys




PLACES OF INTEREST

-  Blenheim Palace
-  The Harry Potter Tree
-  Soldiers of Oxfordshire Museum
-  Oxford Motor Park

SERVICES

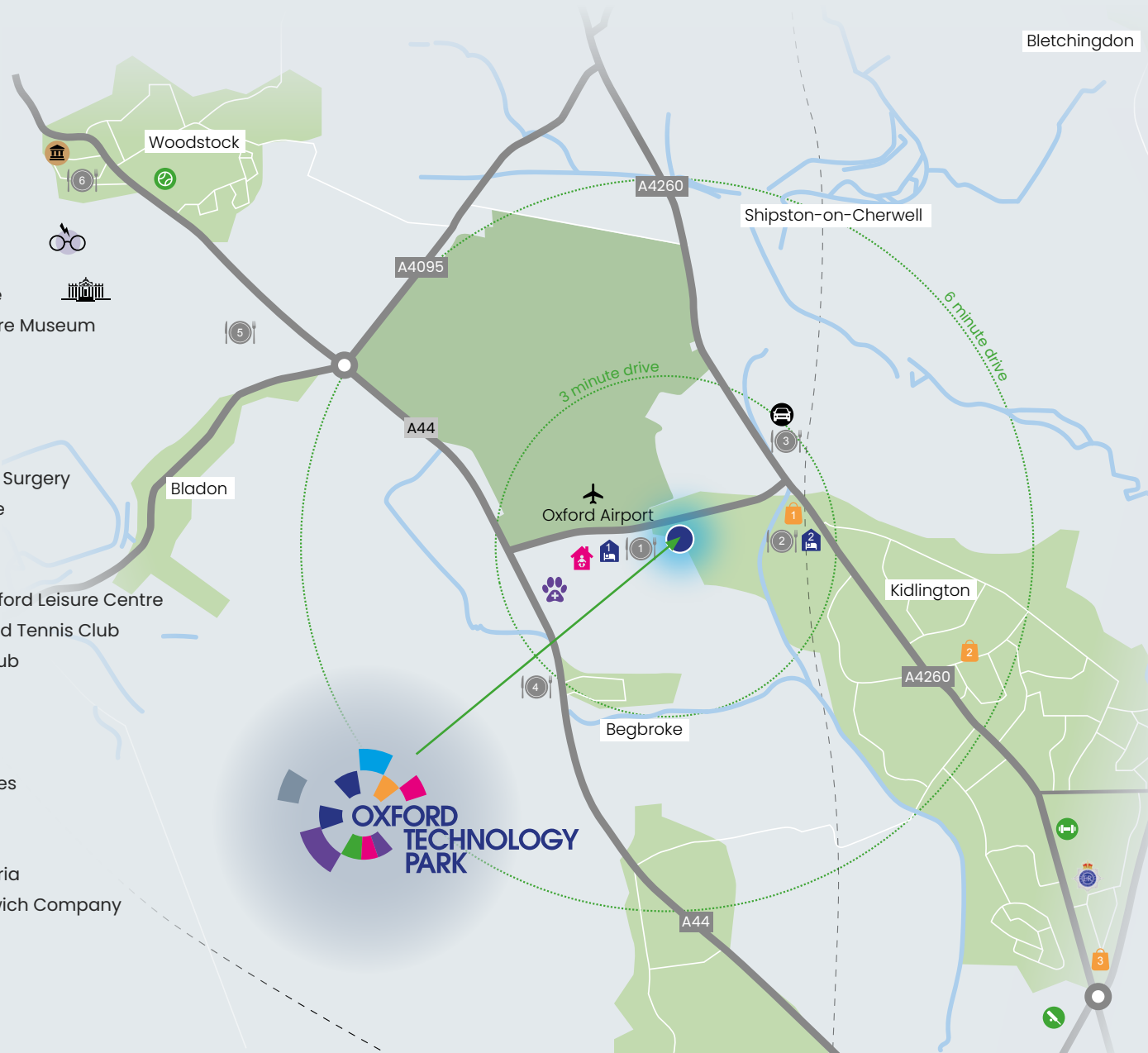
-  Cygnets Nursery
-  Begbroke Veterinary Surgery
-  Thames Valley Police

LEISURE FACILITIES

-  Kiddlington and Gosford Leisure Centre
-  Woodstock Bowls and Tennis Club
-  Kidlington Cricket Club

FOOD AND DRINK

-  Beefeater
-  Buttercup Sandwiches
-  The Jolly Boatman
-  The Royal Sun
-  Walled Garden Pizzeria
-  The Blenheim Sandwich Company



KIDLINGTON BIKE ROUTES

-  **Pitt Rivers Museum - Oxford Bike Zone loop**
Easy | 13.8 miles | 1h18m
-  **Oxford Bike Oxford loop**
Easy | 11 miles | 1h1m
-  **St Martin's Church loop**
Easy | 11.3 miles | 1h3m
-  **Peloton Espresso - Pitt Rivers Museum loop**
Easy | 14.1 miles | 1h19m
-  **Hampers deli and coffee shop - Blenheim Palace**
Easy | 9.63 miles | 54m
-  **Fantastic scene - Blenheim Palace loop**
Easy | 9.39 miles | 55m
-  **Lyall & Co coffee shop - St Martin's Church loop**
Easy | 17.3 miles | 1h36m
-  **Jacobs Inn - Godstow Abbey loop**
Easy | 8.36 miles | 49m

KIDLINGTON WALKING ROUTES

-  **Kidlington Circular Walk**
This walk is 4 miles long
-  **Kidlington St Mary's**
This walk is 0.7 miles long

Our Owners

Dedicated to Science & Technology

Introducing Life Science REIT

Established in May 2021, Life Science REIT is dedicated to offering premier Science and Technology real estate solutions. It stands as the sole listed S&T investor in the UK, managing assets worth £308m across London, Oxford and Cambridge.

With a track record of developing over 5000,000 sq ft of S&T real estate and an additional 500,000 sq ft in progress. Life Science REIT continues to expand its portfolio. In 2023, it facilitated 8 clients in delivering more than 125,000 sq ft of S&T real estate.

- 1 The Merrifield Centre, Cambridge
- 2 7 - 11 Herbrand Street, The Knowledge Quarter, London
- 3 Oxford Technology Park, Oxford
- 4 Rolling Stock Yard, The Knowledge Quarter, London
- 5 Cambourne Park, Science & Technology Campus, Cambridge



www.lifesciencereit.co.uk
Alex Lowdell
M: 07745 110201
E: alex.lowdell@ironstoneam.com

For further information,
contact the letting agents:



Christian Vecchione MA (Oxon)

M: 07950 032904
E: christian@benedicts.co.uk

Tom Vecchione

M: 07807 791328
E: tom@benedicts.co.uk



Duncan May

M: 07879 883886
E: duncan.may@bidwells.co.uk

Jake Allen

M: 07976 948445
E: jake.allen@bidwells.co.uk



Emma Stratton

M: 0782 5204 325
E: emma.Stratton@cbre.com

Tom Barton

M: 07817 033078
E: tom.Barton@cbre.com



www.oxfordtechnologypark.com

Oxford Technology Park,
Technology Drive,
Kidlington, OX5 1GN