

New Space. New Opportunities for
Science and Technology Occupiers.



Enquire now
www.oxfordtechnologypark.com

Building 7

Innovative high technology building suitable for a range of Research & Development, Laboratory, Office and Production uses required for Science and Technology Occupiers.

4,575 sq.m. (49,250 sq.ft) of flexible space across two full height floors.



indicative image





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.



New Space. New Opportunities for Science and Technology Occupiers.

Building 7

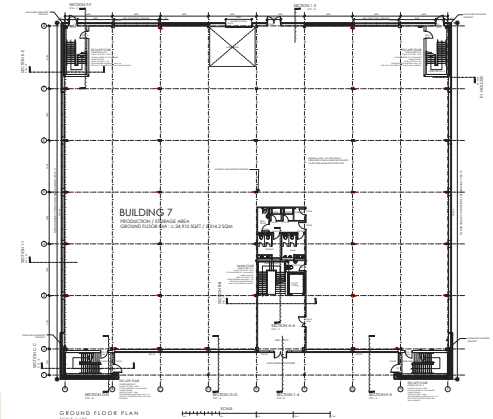
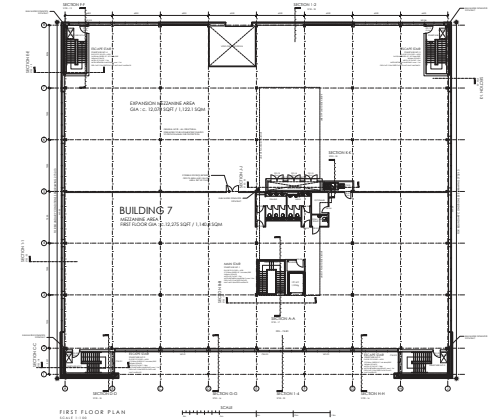
Aimed at accommodating the rapid growth of Oxford's Science & Technology companies, Building 7 provides state of the art office and advanced R&D laboratory space.

The Park is the "first of its kind" in Oxfordshire to offer a building for the future that can evolve to the ever changing requirements of the life science sector.

The self-contained two-storey hybrid building provides a contemporary office style frontage but with flexible internal space allowing the office and content of the building to vary from 25 to 50% to suit an occupier's requirements.

The result will be a contemporary design befitting a Grade A office building but with internal functionality to suit the occupier's exact needs.





Features

- 4.2 m slab to slab height
- Office areas fitted to high quality finish including best in class Mitsubishi Comfort Cooling with fresh air exchange and heat recovery to first floor space
- Over-sized 17 person passenger lift suitable for lab equipment to first floor
- 35kN/m sq floor loading to ground floor space
- 3 phase electric supply with 250 kVa capacity (as a detached unit - capacity dependant on sq ft let)
- Mains water, gas and drainage supplied to the building
- Full size roller shutter loading door fitted (4.8m x 3.0m)
- Diverse routed Fibre Broadband: substantial bandwidth available
- Healthy indoor environment ensured by Fresh Air intake to each work zone
- Raised access floors to first floor offices, with floor boxes
- High quality metal tile suspended ceilings to first floor offices
- Energy saving automatic movement and daylight sensitive lighting
- Energy monitoring system
- Solar gain resistant enhanced cladding
- High quality fittings to W.C.'s, including concealed cisterns and Dyson combined hand-wash taps & driers
- Generous vertical risers to service occupier technical plant
- Fitted showers
- Roof mounted plant deck ready to accept installation of occupier technical plant
- Generous parking and loading provision
- EV chargers
- Generous covered cycle parking in a convenient location.



BREEAM
"Excellent" rating

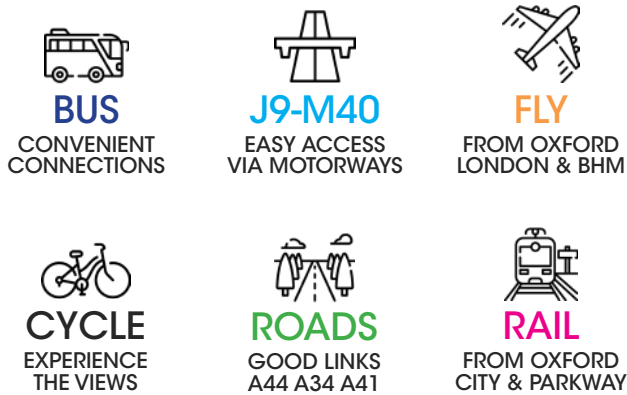
Floor Space

49,250 sq.ft of flexible space
across two floors

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



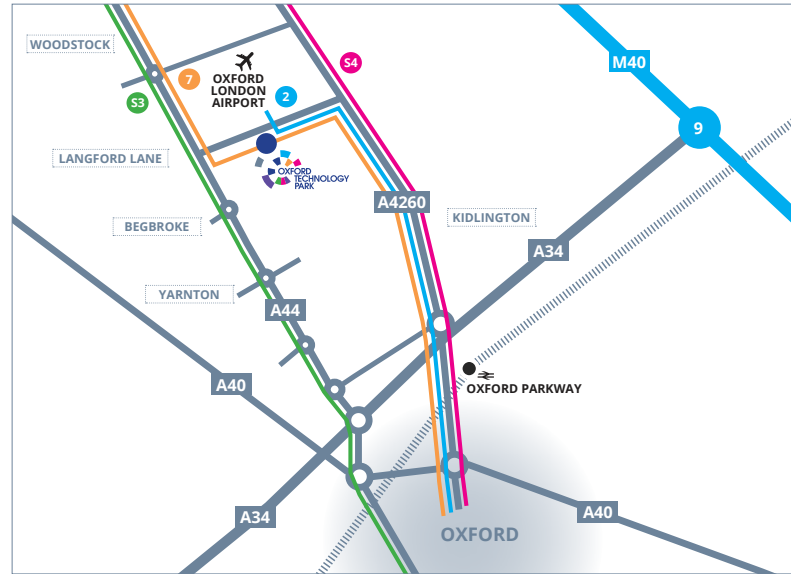
Distances*

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

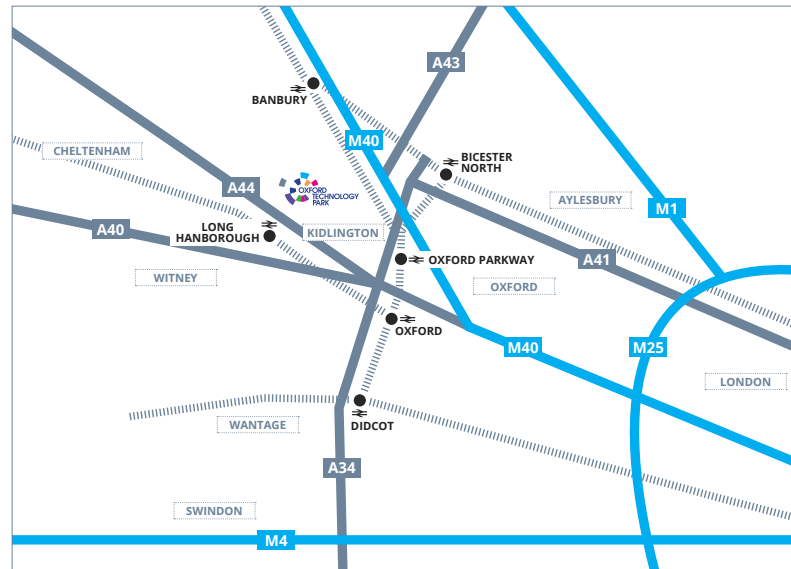
Train Times*

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

Bus Routes



Train Routes



Make an appointment

To book a viewing contact the letting agents:

BENEDICTS
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*Distances and train times are approximate only.