



OXFORD TECHNOLOGY PARK

New space.
New opportunities.

A unique opportunity for Office,
Research & Development
and Hi-Technology Businesses

Space available from
10,000 sq.ft. to 400,000 sq.ft.

www.oxfordtechnologypark.com



Masterplan

The masterplan proposes a campus development with two 'signature' office buildings at the entrance to the park leading to a tree lined avenue and 12 hi-tech units which will be built to suit occupiers' needs with office, lab and fitted accommodation varying from 25 to 50%. Bespoke sized units can be provided to suit the needs of individual occupiers.

Planning

Oxford Technology Park has planning consent for B1(a) offices, B1(b) research and development, B2 general industrial and B8 warehouse use.

Lease Terms

Buildings are offered to let based on new full repairing and insuring leases. Details on application to the marketing agents.

Sustainability

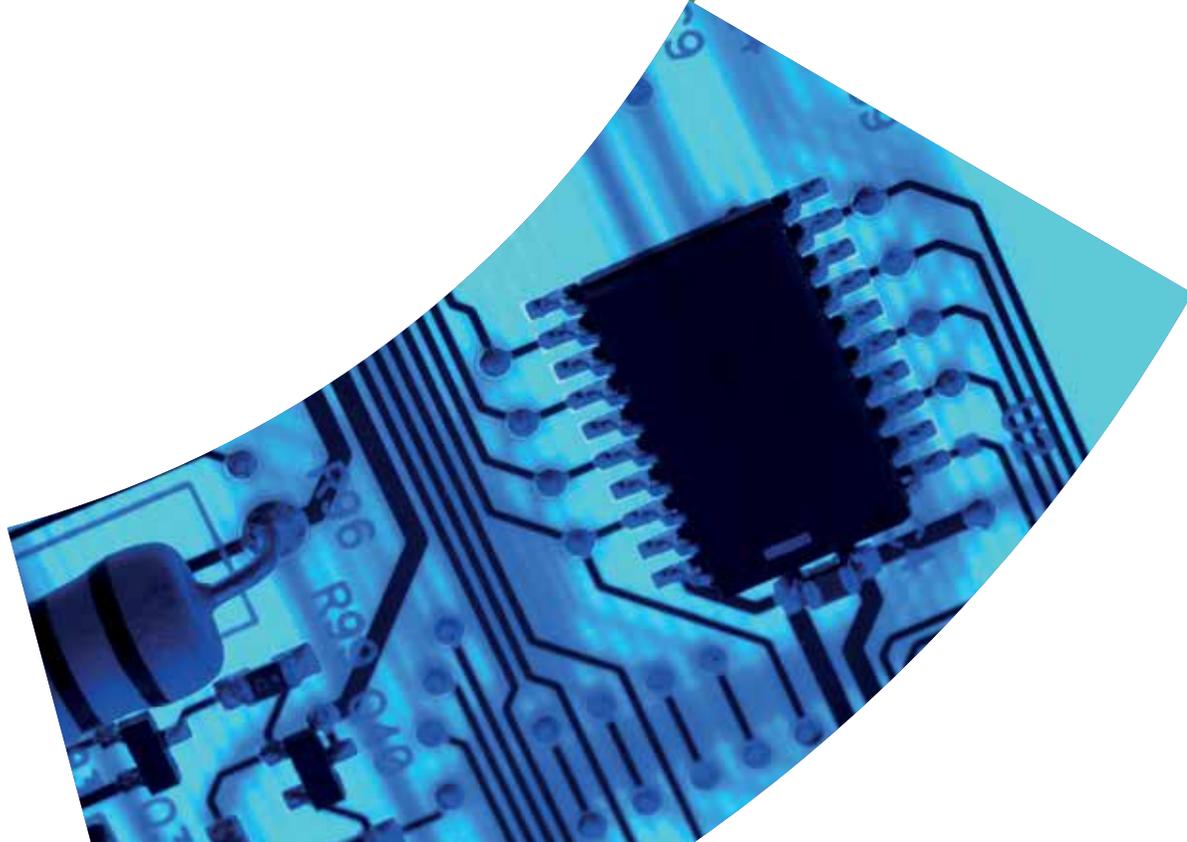
The building will be designed to meet BREEAM 2011 'Excellent' and the best possible EPC ratings.





New space. New opportunities.

Oxford Technology Park is a major new science and technology park poised to provide much needed flexible R&D space in the heart of Oxfordshire's A34 Knowledge Economy spine. Oxford Technology Park is strategically located just to the north of Oxford adjacent to London Oxford Airport with excellent bike, road and rail connections to Oxford and London via the new Oxford Parkway Station. Comprising 21.5 acres (8.2 ha), planning consent has been granted for over 400,000 sq ft (40,000 sq m) of both office and flexible hi-technology units suitable for office, research and development, laboratory and production purposes.





Offices

Two highly prominent 3 storey modern office buildings will flank the entrance to Oxford Technology Park providing landmark new headquarters opportunities. Designed to provide the highest quality Grade A offices they can also easily be adapted to laboratory or research space.

Building One 30,258 sq ft (2,811 sq m) 100 car spaces

Benefits from two internal core areas providing adaptability and flexibility for a variety of uses. Individual floors available from 10,086 sq ft (937 sq m).

Building Two 35,328 sq ft (3,282 sq m) 116 car spaces

Arranged with a single off set core area, this building will benefit from an impressive 3 storey atrium entrance with functional open plan floor plates on each floor.

Above figures based on net internal areas.

The specification will include:

- 4m slab to slab height to allow for lab style uses
- High quality finish to interior and exterior
- Raised access floors
- Suspended ceiling
- VRV mixed mode comfort cooling
- Designed to EPC B and BREEAM 'Excellent' standards





Hi-tech buildings

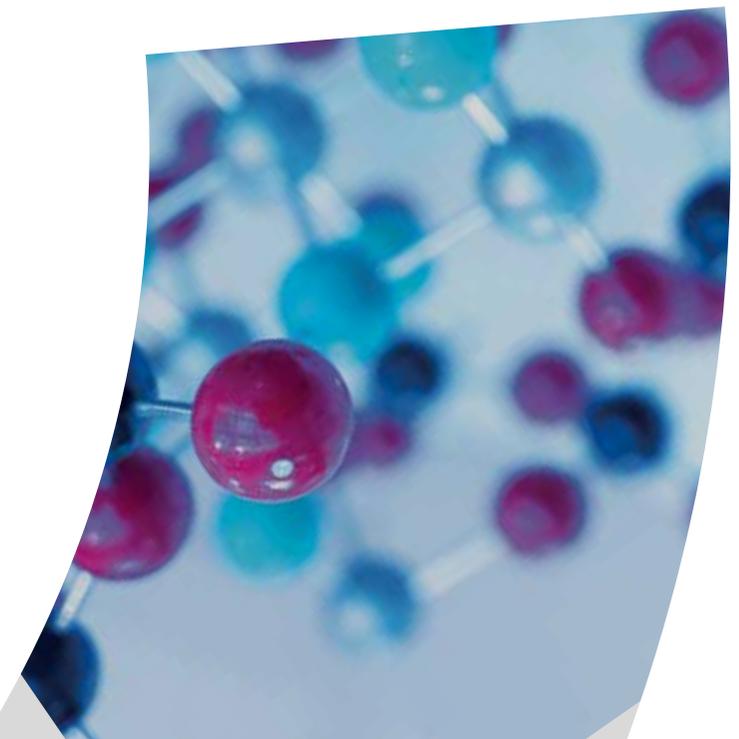
The 'first of its kind' in Oxfordshire, a building for the future which can evolve and adapt to the ever changing needs of the innovation market. The 14 hi-tech units are to be built to provide a high quality office style frontage but with flexible internal space to allow the office content of the buildings to vary from 25-50% to suit an occupier's requirements. The result, a contemporary design you would expect from a Grade A office development but with internal functionality to suit the occupier's exact needs.

The specification will include:

- 8 m eaves height
- Office areas provided to high quality finish including VRV mixed mode comfort cooling
- Passenger lift to first floor offices
- 35kN/m sq floor loading to workshop area
- 3 phase electric supply with 200kVa capacity per unit
- Water, gas and drainage supplied to the building
- Up to 3 loading doors (4.8m x 3.0m)

	Sq ft	Sq mtr	Car spaces
Hi Tech Units			
Unit 3	29,913	2,779	48
Unit 4	32,798	3,047	47
Unit 5a	18,643	1,732	30
Unit 5b	18,643	1,732	30
Unit 6a	19,020	1,767	33
Unit 6b	19,020	1,767	33
Unit 7	32,227	2,994	47
Unit 8	32,862	3,053	49
Unit 9a	18,751	1,742	30
Unit 9b	18,751	1,742	30
Unit 10a	19,063	1,771	34
Unit 10b	19,063	1,771	34
Unit 11	28,072	2,608	43
Unit 12	21,291	1,978	38

Above figures based on gross internal areas and assuming 25% office content





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 which can be reached via a regular bus service from Langford Lane as well as excellent cycle routes (30 mins journey time).

Train Times

Oxford City Station to London Paddington 53 mins

Oxford Parkway to London Marylebone 55 mins

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

Viewings

Strictly by appointment with the sole letting agents:

BENEDICTS
 CONSULTANT SURVEYORS
 01993 771877
 www.benedicts.co.uk

BIDWELLS
 01865 790 116
 bidwells.co.uk

Christian Vecchione
 T: 01993 771877
 E: christian@benedicts.co.uk

David Williams
 T: 01865 592632
 E: david.williams@bidwells.co.uk

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