



Completion Due  
Q2 2022



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

Self-contained Buildings to Let from  
5,520 sq.ft.

New space.  
New opportunities.  
**Oxford's New Centre of Excellence**

[www.oxfordtechnologypark.com](http://www.oxfordtechnologypark.com)





## Oxford Technology Park

Oxford Technology Park is a major new science and technology park providing the next generation of office, Research & Development, laboratory and production space at the heart of Oxfordshire's Knowledge Economy Spine. Extending over 20 acres and with planning consent for more than 400,000 sq.ft. of built space, Oxford Technology Park is destined to form an integral part of the city's science and technology-based expansion to the North.

The Innovation Quarter forms the third phase of development on the Park, following on from the completion of a 49,000 sq.ft. HQ facility for Native Antigen, the 34,125 sq.ft. landmark, lab-enabled office Building One and a 101 bedroom hotel and restaurant.

Computer graphic illustration - Building 5



## The Innovation Quarter

Aimed at accommodating the rapid growth of Oxford's technology companies, the Innovation Quarter will comprise 11 two-storey buildings of striking contemporary design, from 5,520 sq.ft. to 7,774 sq.ft. available individually or in combination.

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

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

Externally, buildings will be 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 will be finished in full height glazing and offer an impressive contemporary appearance.

The Innovation Quarter will not only be a place of work with the latest facilities but will also provide communal space where a business community can form, where collaboration can be cultivated and where innovation can thrive.

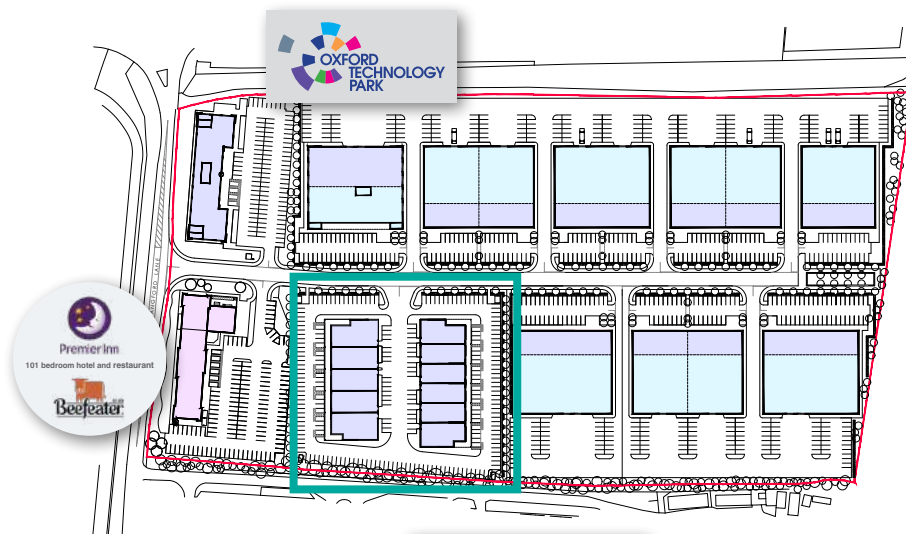
IQ  
spaceability  
Labability

Computer graphic illustration - IQ Units



Techability





## Features

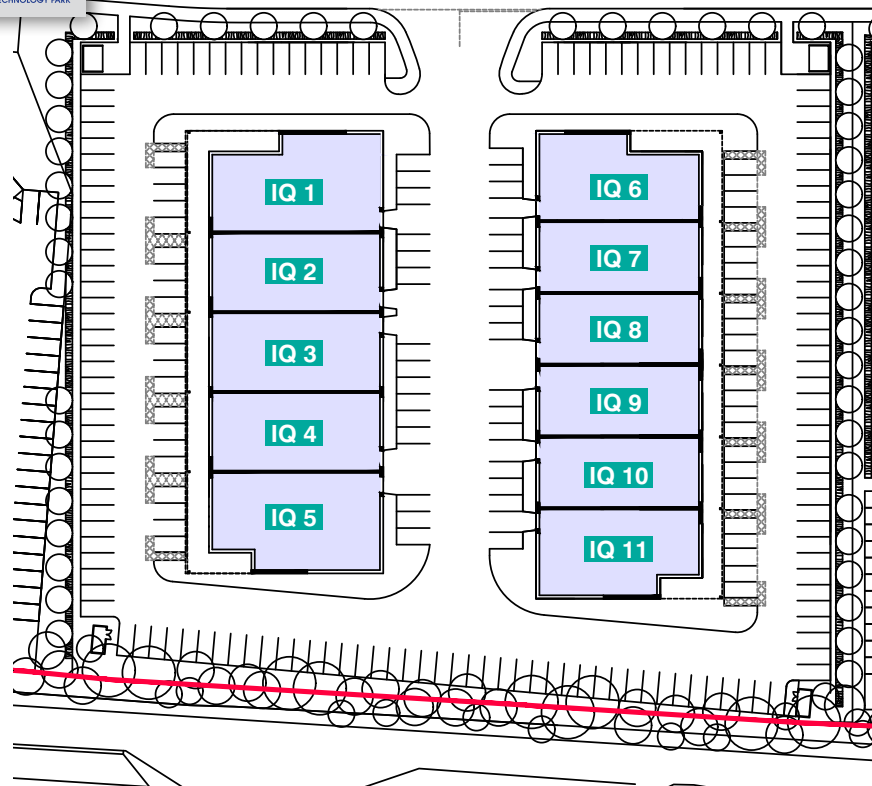
- 4.2m slab to slab height
- 3 phase electricity supply
- Diverse routed Fibre Broadband: substantial bandwidth available
- VRV comfort cooling with fresh air exchange and heat recovery to both ground and first floors
- Own 'Front door' to each two-storey unit
- Raised access floors to first floor offices
- Suspended ceilings to first floor offices
- Kitchenette
- Platform lift
- Full height glazed double door access from service area if required
- Carpet tiling from recycled materials to first floor
- Energy saving automatic movement and daylight sensitive lighting
- Energy monitoring system
- Solar gain resistant enhanced cladding
- High quality fittings to W.C.'s
- EPC B and BREEAM "Excellent" rating
- 1:32 sq.m. car space allocation
- Electric vehicle charging points
- Vertical Risers to service occupier technical plant
- Roof Mounted Plant Deck ready to accept installation of occupier technical plant
- Solar PV to all roofs



## Floor Space

<b>IQ 1</b>	7,480 sq.ft.	695 sq.m.
<b>IQ 2</b>	6,466 sq.ft.	601 sq.m.
<b>IQ 3</b>	6,466 sq.ft.	601 sq.m.
<b>IQ 4</b>	6,466 sq.ft.	601 sq.m.
<b>IQ 5</b>	7,774 sq.ft.	722 sq.m.
<b>IQ 6</b>	6,180 sq.ft.	574 sq.m.
<b>IQ 7</b>	5,520 sq.ft.	513 sq.m.
<b>IQ 8</b>	5,520 sq.ft.	513 sq.m.
<b>IQ 9</b>	5,520 sq.ft.	513 sq.m.
<b>IQ 10</b>	5,520 sq.ft.	513 sq.m.
<b>IQ 11</b>	6,480 sq.ft.	602 sq.m.
<b>Total</b>	<b>69,392 sq.ft.</b>	<b>6,448 sq.m.</b>

All figures quoted on a Gross Internal Area basis



## 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).

A range of amenities are available locally, including a large gym, shops, restaurants and character pubs. The Park stands in close proximity to the historic locations of Oxford and Woodstock, as well as the Cotswolds Area of Outstanding Natural Beauty, providing the choice between a buzzing city life and country living.

## Distances

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

## Train Times

	mins
Oxford City Station to London Paddington	53
Oxford Parkway to London Marylebone	55

## Viewings

Strictly by appointment with the sole letting agents:

**BENEDICTS**  
 CONSULTANT SURVEYORS  
 01865 883364  
 www.benedicts.co.uk

**BIDWELLS**  
 01865 790 116  
 bidwells.co.uk

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