



Hi-tech Space

OXFORD TECHNOLOGY PARK

New space.
New opportunities.

Hybrid Buildings

Innovative high technology buildings suitable for a range of Research & Development, Laboratory, Office and Production uses required for life science occupiers.

Buildings from 1,732 sq.m. (18,643 sq.ft.)

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 for life science occupiers 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 of Oxford.

Oxford Technology Park 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.



Hybrid Buildings

Aimed at accommodating the rapid growth of Oxford's life science companies, the Hybrid Buildings provide state of the art office and advanced R&D laboratory space, from x sq.ft to sq.ft. The "first of its kind" in Oxfordshire, these are buildings for the future that can evolve to the ever changing requirements of the life science sector.

The self-contained two-storey hybrid buildings provide

a contemporary office style frontage but with flexible internal space allowing the office and R&D laboratory content of buildings 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.

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





Features

- 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)
- Diverse routed Fibre Broadband: substantial bandwidth available
- VRV comfort cooling with fresh air exchange and heat recovery to both ground and first floors
- Raised access floors to first floor offices
- 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
- EPC B and BREEAM "Excellent" rating
- Electric vehicle charging points
- Vertical Risers to service occupier technical plant
- Roof Mounted Plant Deck ready to accept installation of occupier technical plant

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

Christian Vecchione
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