

New Space. New Opportunities for
Science and Technology Occupiers.



Enquire now
www.oxfordtechnologypark.com

Hybrid Buildings

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

Buildings from 22,635 sq.ft.





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.



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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. 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.



Floor space

Hybrid Buildings provides the following approximate net internal floor space.

Building	Minimum Size*	Expansion Space Size	Total Size
6 A/B	45,270 Sq.Ft.	13,320.00 Sq.Ft.	58,590 Sq.Ft.
7	37,628 Sq.Ft.	11,622.50 Sq.Ft.	49,251 Sq.Ft.
8 A/B	48,576 Sq.Ft.	14,964.00 Sq.Ft.	63,540 Sq.Ft.
9 A/B	43,206 Sq.Ft.	13,318.00 Sq.Ft.	56,524 Sq.Ft.
10	45,580 Sq.Ft.		45,580 Sq.Ft.
11	41,897 Sq.Ft.		41,897 Sq.Ft.
Total	262,157.00 Sq.Ft.	53,224.50 Sq.Ft.	315,382 Sq.Ft.

*Across Ground and part - First Floor



A range of flexible spaces from 22,635 sq.ft. to 49,250 across two floors.

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



BREEAM
"Excellent" rating

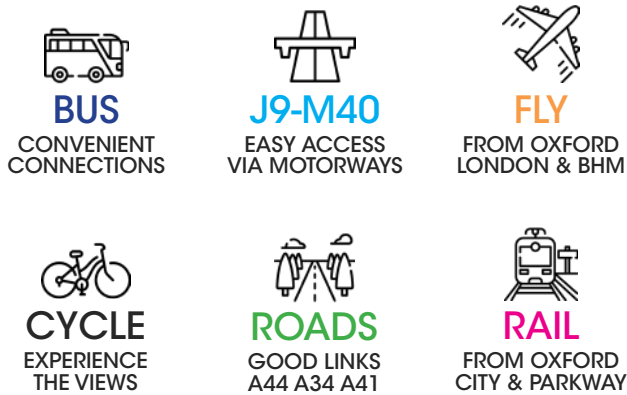
Features

- 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
- 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.

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



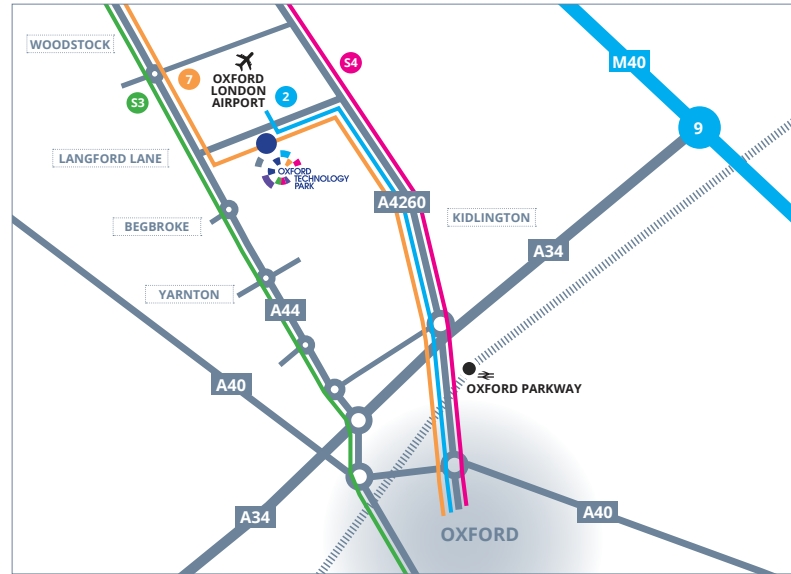
Distances*

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

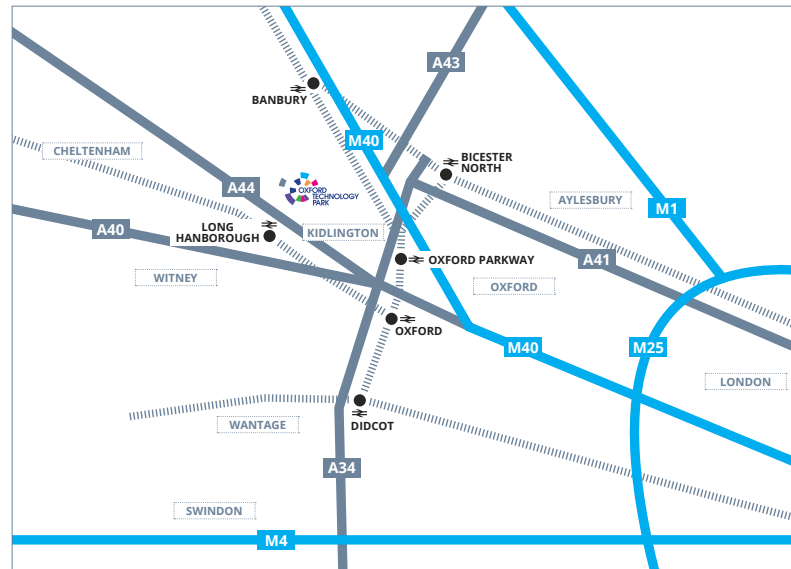
Train Times*

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:

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*Distances and train times are approximate only.