


New Space. New Opportunities for  
Science and Technology Occupiers.



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



# THE INNOVATION QUARTER

AT OXFORD TECHNOLOGY PARK

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

Self-contained Buildings to Let from 513 sq.m. (5,520 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.

## The Innovation Quarter

Aimed at accommodating the rapid growth of Oxford's science and technology companies, the Innovation Quarter comprises of 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 provides highly flexible space to suit the varied needs of technology and science-based occupiers. Ground floors are presented in a shell format and ready for tenant's further fit-out, and capable of use for the full range of laboratory, R&D and light production purposes. First floors are finished to a Grade A office specification but can be readily adapted to technical uses if required.

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



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## Floor Space

The Innovation Quarter will provide the following approximate Gross Internal Area, to each unit across two floors.

|              |                    |                      |                          |
|--------------|--------------------|----------------------|--------------------------|
| IQ 1         | 695 sq.m.          | 7,480 sq.ft.         | Under Offer              |
| IQ 2         | 601 sq.m.          | 6,466 sq.ft.         | Available                |
| IQ 3         | 601 sq.m.          | 6,466 sq.ft.         | Available                |
| IQ 4         | 601 sq.m.          | 6,466 sq.ft.         | Ground Floor Under Offer |
| IQ 5         | 722 sq.m.          | 7,774 sq.ft.         | Under Offer              |
| IQ 6         | 574 sq.m.          | 6,180 sq.ft.         | Café & Meeting Rooms     |
| IQ 7         | 513 sq.m.          | 5,520 sq.ft.         | Available                |
| IQ 8         | 513 sq.m.          | 5,520 sq.ft.         | Under Offer              |
| IQ 9         | 513 sq.m.          | 5,520 sq.ft.         | Available                |
| IQ 10        | 513 sq.m.          | 5,520 sq.ft.         | Available                |
| IQ 11        | 602 sq.m.          | 6,480 sq.ft.         | Available                |
| <b>Total</b> | <b>6,448 sq.m.</b> | <b>69,392 sq.ft.</b> |                          |



A range of flexible spaces from 5,520 sq.ft. to 7,774 sq.ft. available individually or in combination.

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



BREEAM  
"Excellent" rating

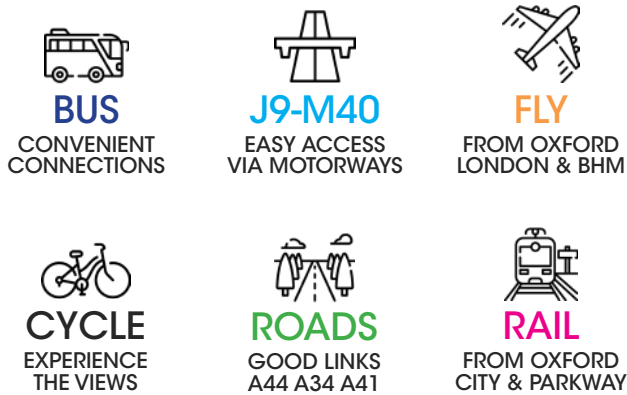
## Features

- 4.2m slab to slab height
- 3 phase electricity supply
- Diverse routed Fibre Broadband: substantial bandwidth available
- Best in Class Mitsubishi Comfort Cooling with fresh air exchange and heat recovery to first floor space
- Own 'Front door' to each two-storey unit
- Raised access floors to first floor offices
- High quality metal tile suspended ceilings to first floor offices
- Provision for kitchenette
- Platform lift
- Glazed double door access from service area
- 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 and core areas
- 1:32 sq.m. car space allocation
- Electric vehicle charging points
- Generous vertical risers to service occupier technical plant
- Roof mounted plant deck ready to accept installation of occupier technical plant
- Solar PV to all roofs
- Showers to each unit
- Covered and accessible cycle parking.

## 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



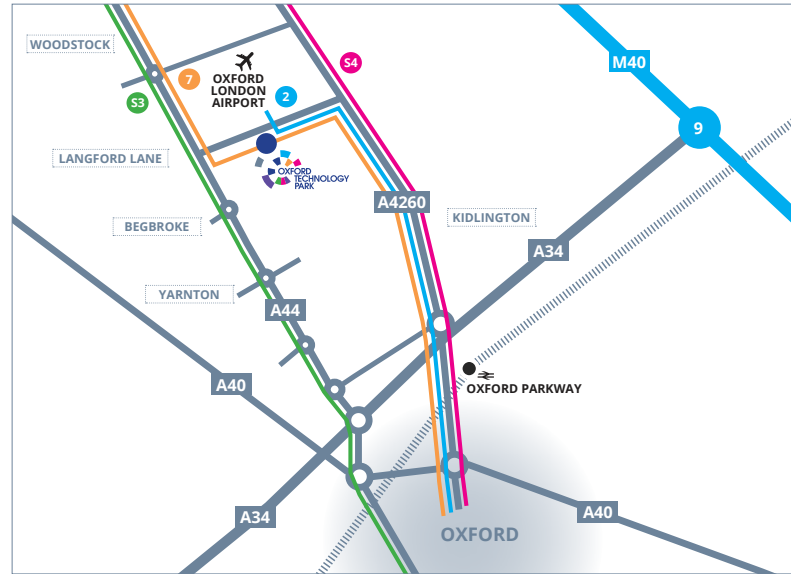
### Distances\*

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

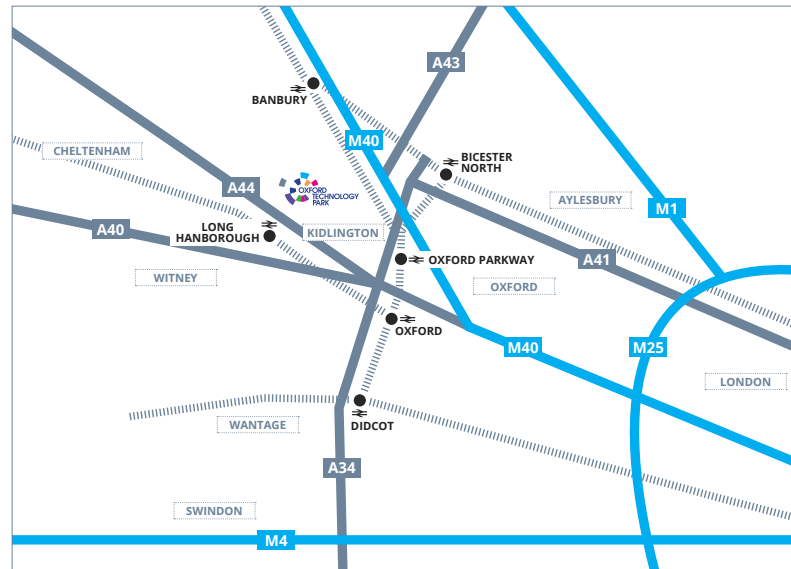
### Train Times\*

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.