



Fabbrica

MADE IN OXFORD



180,000 sq ft GIA

A brand new part-five/part-four storey building accommodating lab, office and collaboration space.

Science In The City

The only commercial science location within walking distance to Oxford Station, The University of Oxford and the city centre. This uniquely provides both broad accessibility and attractive amenity for future talent.

The West End

Phase 2 of Oxford's Central Science District with an identified pipeline of over 2.5m sq ft of commercial and University science buildings.

The developer



145,000 sq ft of lab and office space in the center of Bristol's innovation district



Project Newton. A new 1m sq ft urban Science district in Cambridge

Mission St/ BGO

- Leading specialist operator, investor and developer in Science and Innovation Buildings
- 1.5m sq ft committed innovation pipeline
- Due to complete the next available Science and Innovation buildings in Oxford and Cambridge markets



Inventa, Oxford. 65,000 sf delivered in 2023



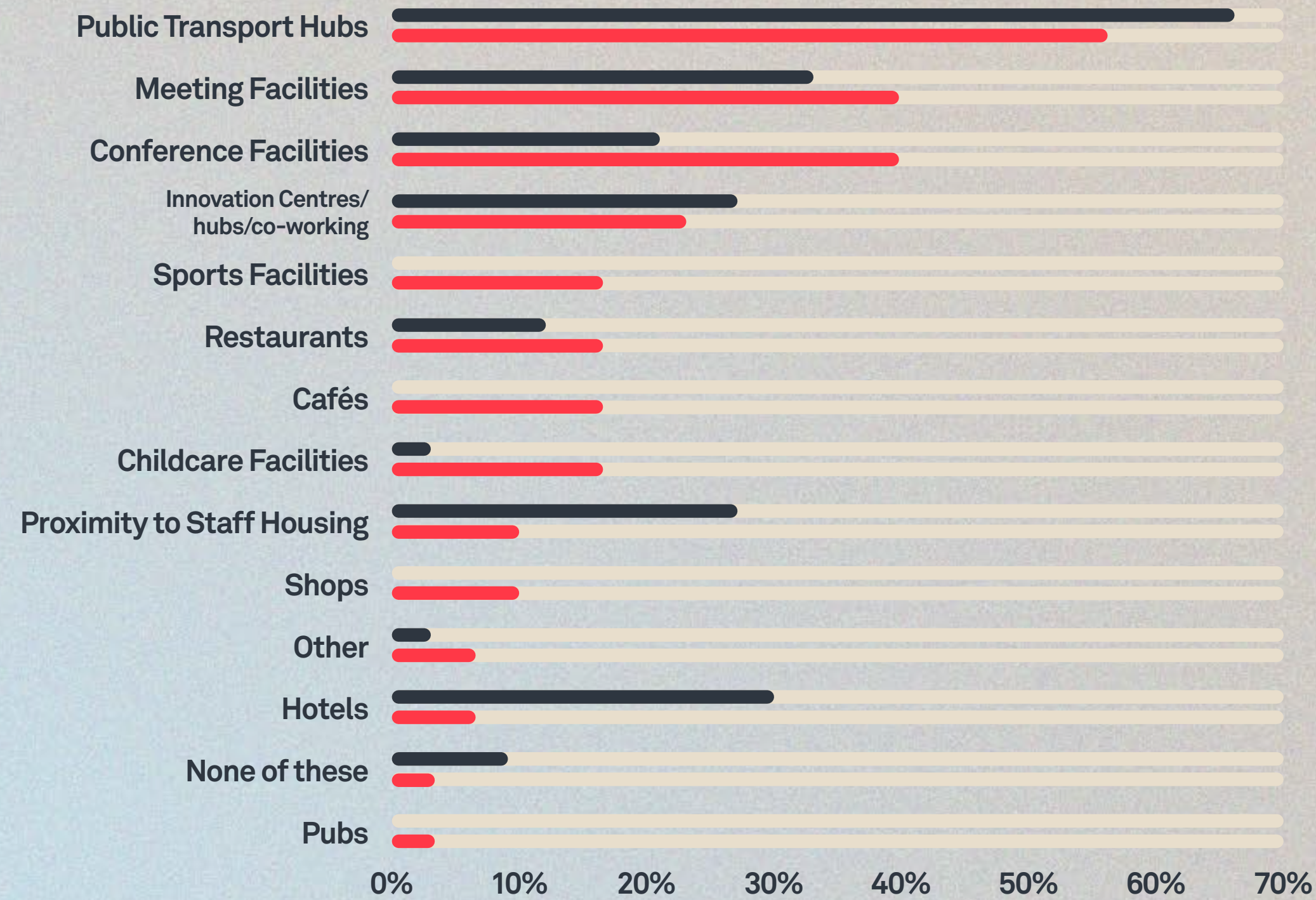


Science In The City

The West End – Oxford's Central Science District

Responding to research

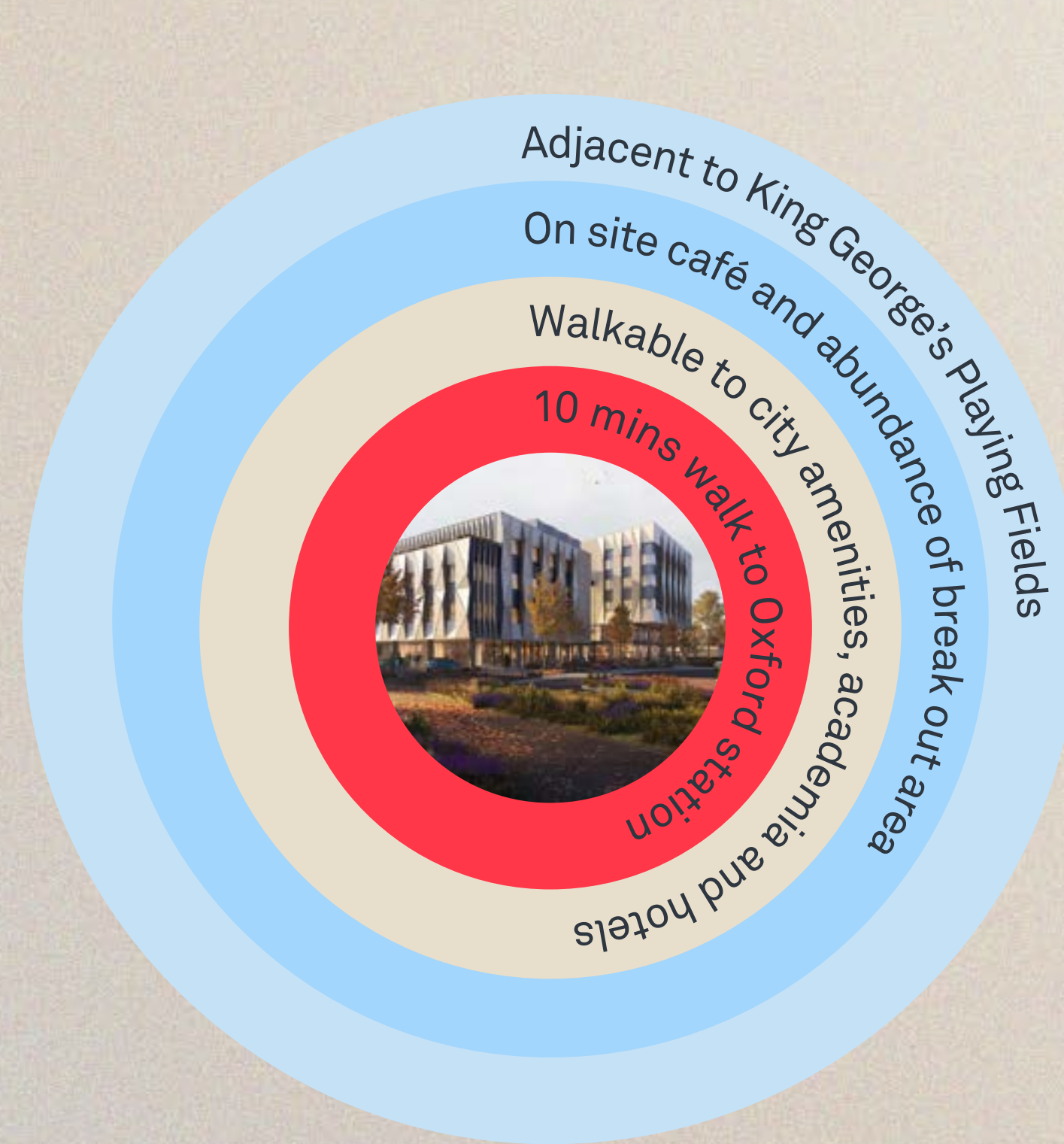
Relative Importance of Facilities to Large R&D Businesses



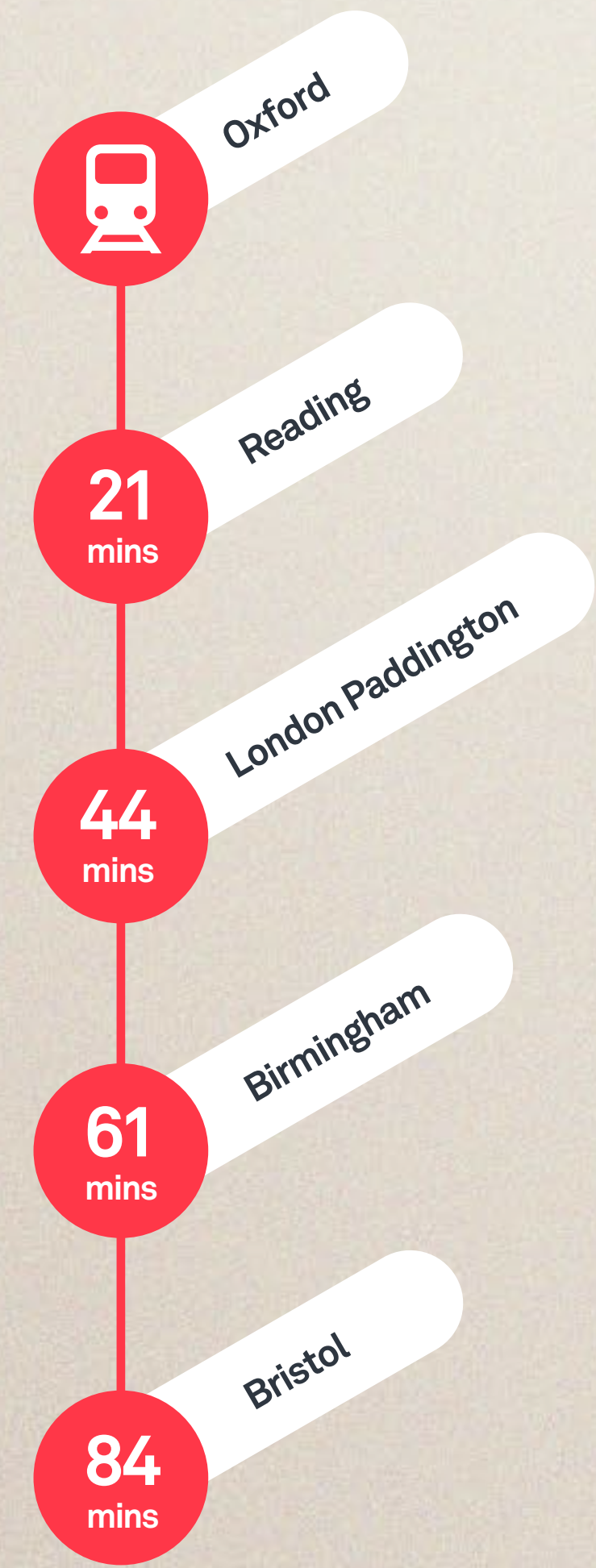
Source: *Bidwells and YouGov

Life Science Other R&D Sectors

Unrivalled Access to Talent



'77% of Life Science companies identify recruitment and retention as the Number One priority for their decision making'





CGI of main entrance.

The Building

FLOOR	GIA		NIA	
	SQ FT	SQ M	SQ FT	SQ M
RF	2,939	273	-	-
4th	23,907	2,221	19,720	1,832
3rd	38,750	3,600	31,560	2,932
2nd	41,495	3,855	34,348	3,191
1st	40,246	3,739	33,315	3,095
GF	32,072	2,980	16,017	1,488
TOTAL	179,413	16,668	134,959	12,538





**Designed for 60/40
lab to office split**

**6.9 x 6.9m
structural grid**

**4m slab-to-slab
height**

**Gravity-fed
drainage stacks**

**2.3MW power across
the entire building**

**Min 6 air changes per
hour to 60% of the
occupied space**

Ground Floor

5,500 sq ft
of ground floor
atrium space

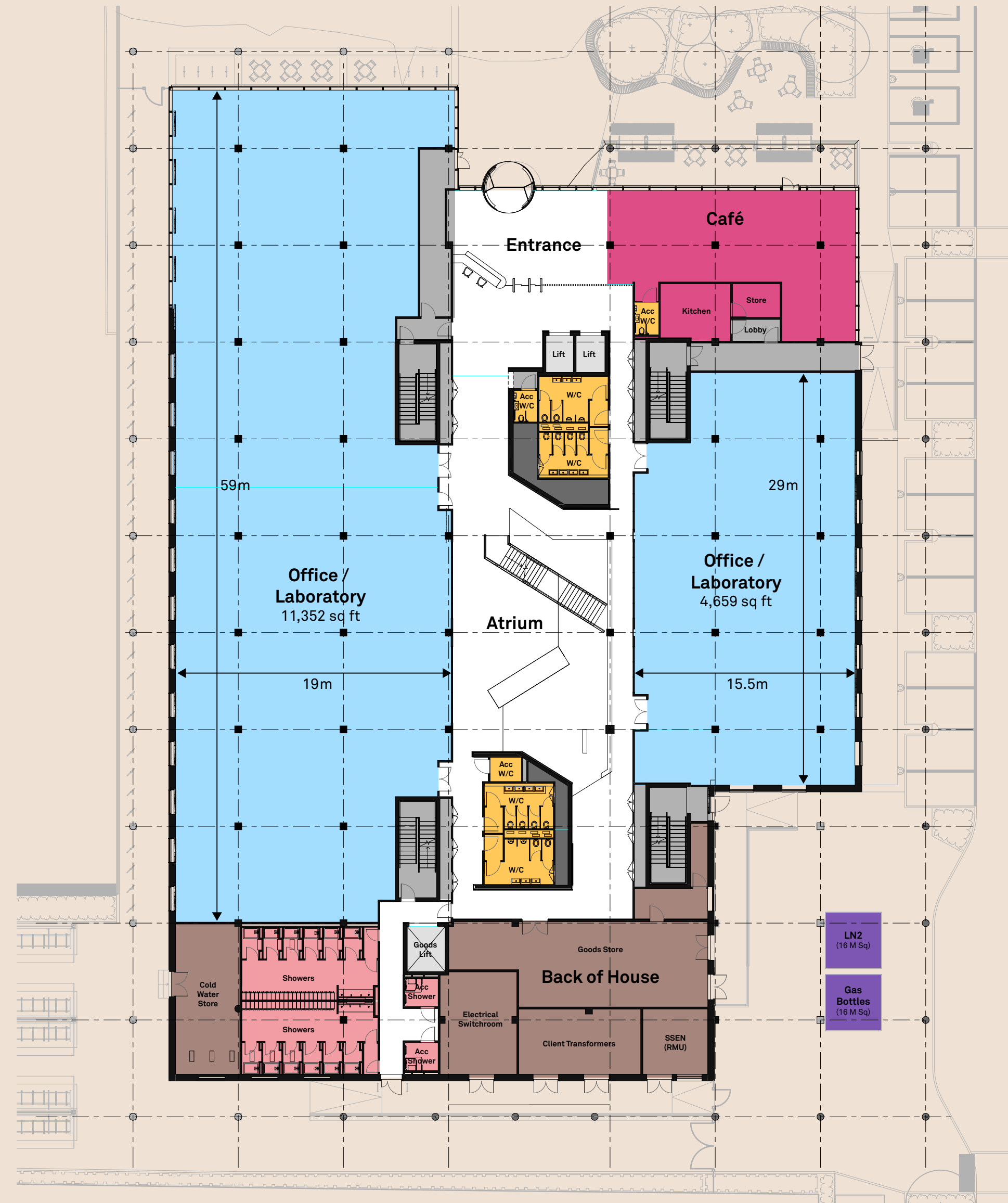
1,700 sq ft
café for occupiers
and public

4,750 sq ft
dedicated to internal
back of house

74
Car Parking Spaces

14 Showers
(2 accessible)

80 Lockers
(minimum)



N ↑
Not to scale. Indicative only.

■ Workspace
 ■ Café
 ■ Toilets
 ■ Showers
 ■ Back of House
 ■ Gas/LN2 Store
 ■ Lifts
 ■ Core

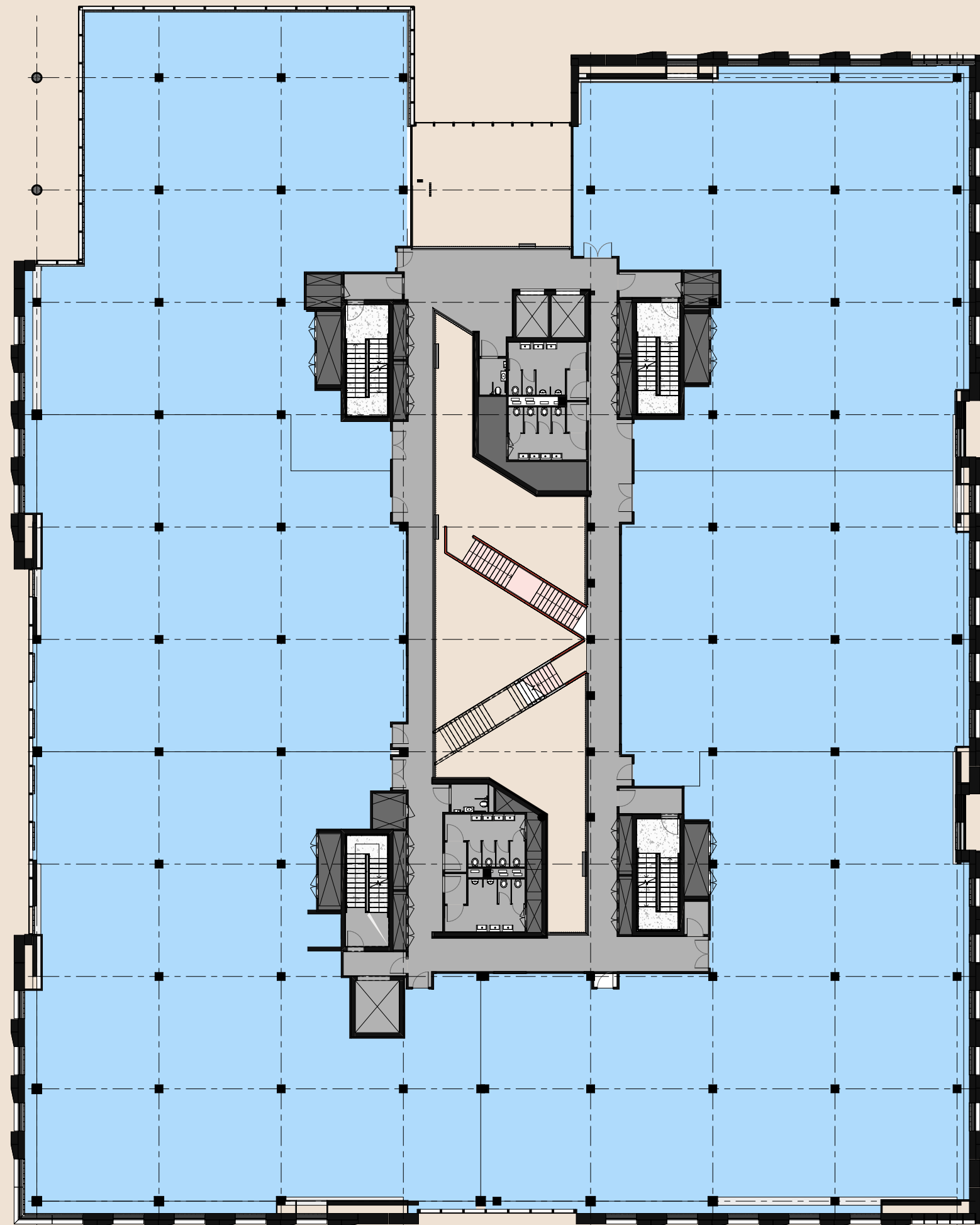


Designed with 100% flexibility for lab and office

1st Floor

GIA
40,246 sq ft
3,739 sq m

NIA
33,315 sq ft
3,095 sq m

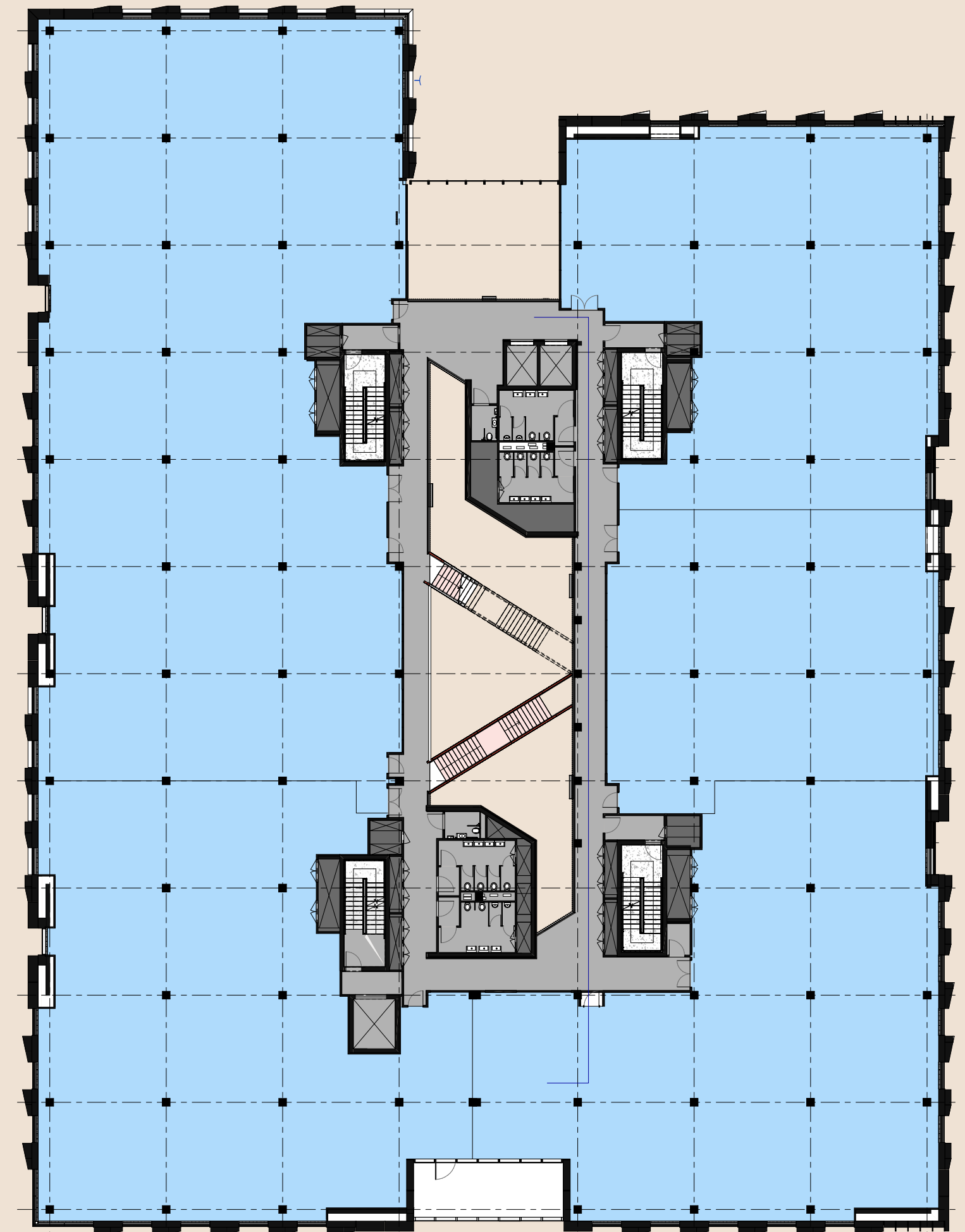


Workspace Core

2nd Floor

GIA
41,495 sq ft
3,855 sq m

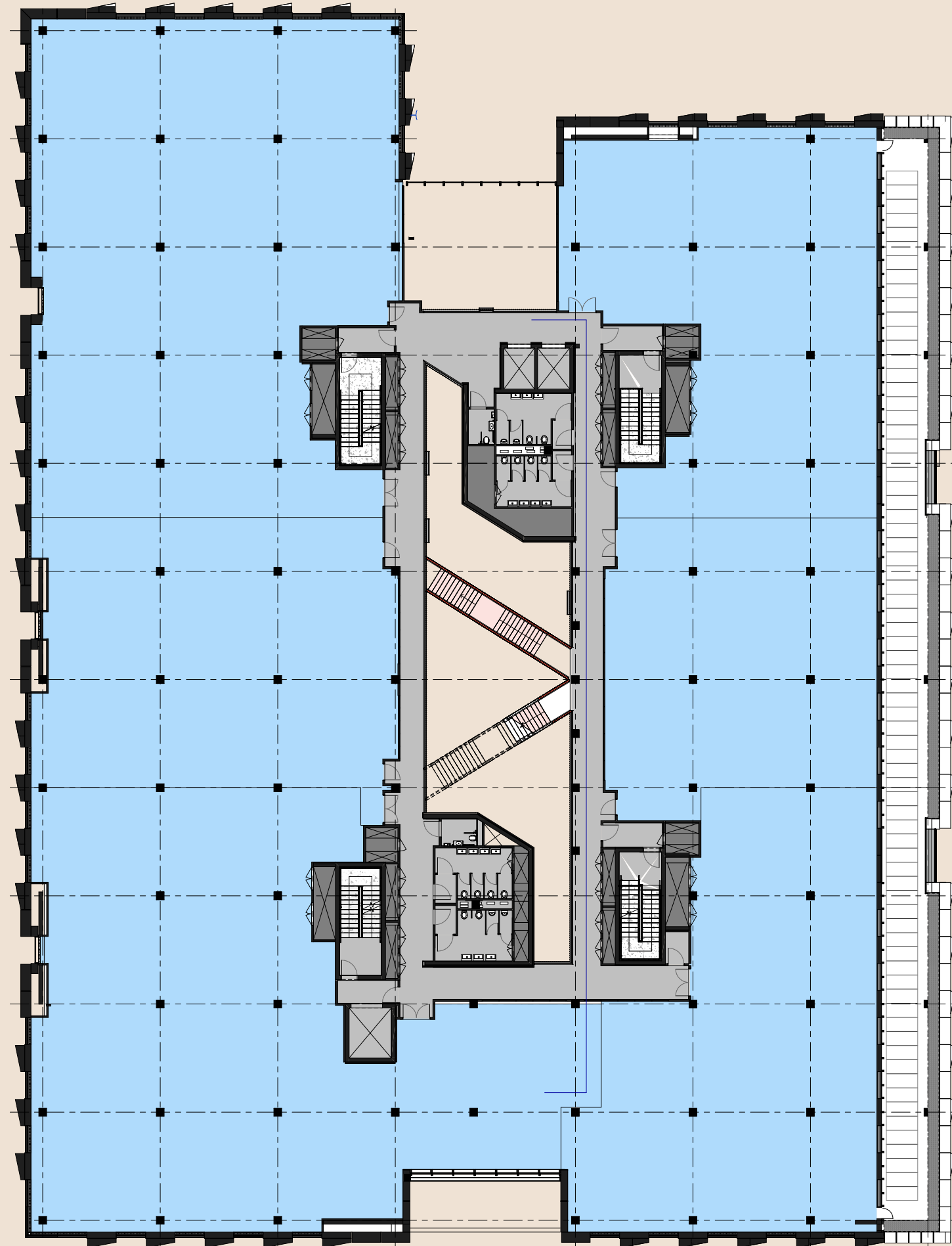
NIA
34,348 sq ft
3,191 sq m



3rd Floor

GIA
38,750 sq ft
3,600 sq m

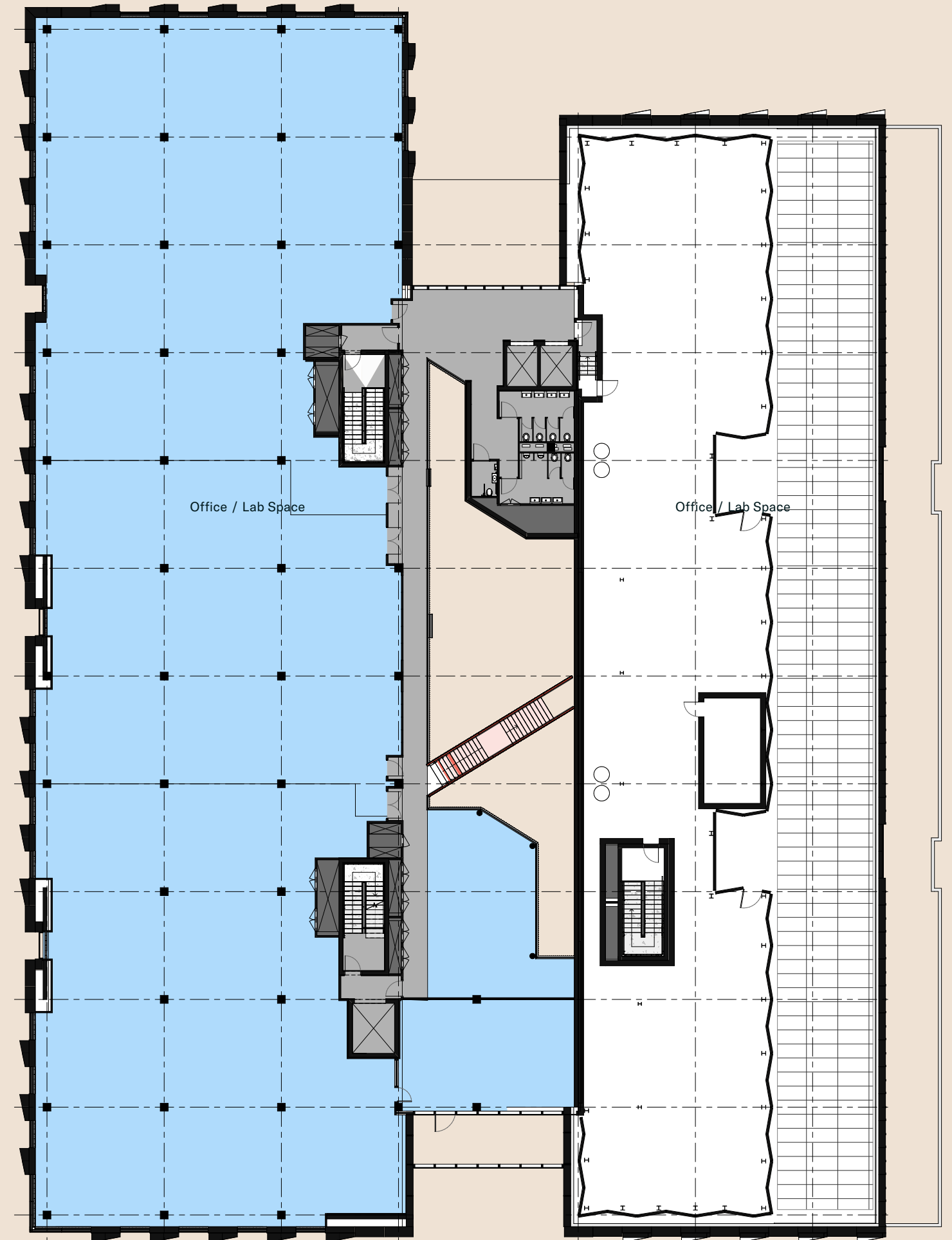
NIA
31,560 sq ft
2,932 sq m



4th Floor

GIA
23,907 sq ft
2,221 sq m

NIA
19,720 sq ft
1,832 sq m



Workspace Core

Not to scale. Indicative only.

Building the future



10 mins walk to
Oxford Station

EPC A

BREEAM[®]
Excellent



Wiredscore:
Platinum (targeted)

**Oxford's First Living
Wage Building**

**Access to Hinksey
Meadow Playing Fields**

EV Ready

**Photovoltaic
Panels**

**224 Cycle
Parking Spaces**

**14 showers
(2 accessible)**



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