



Hi-tech Space  
Due for Completion  
in Spring 2021

# OXFORD TECHNOLOGY PARK

New space.  
New opportunities.

Buildings 3, 5a & 5b

Innovative high technology  
buildings suitable for a range  
of Research & Development,  
Laboratory, Office and  
Production Uses

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

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



ever changing requirements of the innovation market. The hi-tech buildings will provide a contemporary office style frontage but with flexible internal space allowing the office content of buildings to vary from 25 to 50% to suit an occupier’s requirements. The result will be a sleek design befitting a Grade A office building but with internal functionality to suit the occupier’s exact needs.

### Features

- 4m slab to slab height
- 8m eaves height
- High quality finish to office areas including VRV mixed mode comfort cooling
- Passenger lift to first floor offices
- 35 kN/m2 floor loading to production area
- 3 phase electric supply with 200 kVA capacity per building
- Water, gas and drainage supplied to each building
- Up to 3 loading doors (4.8m x 3.0m)
- Private secure yard

### Tenure

Each Building is available to let on a full repairing and insuring lease. Further details on application to the marketing agents.



## Oxford Technology Park

Oxford Technology Park is a major new science and technology park poised to provide much needed office and Research & Development space at the heart of Oxfordshire’s A34 Knowledge Economy spine.

Strategically located to the north of Oxford, the Park will comprise a range of office and high-technology

buildings, together with a newly constructed 101 bedroom hotel and restaurant.

Buildings 3, 5a & 5b will provide high specification and adaptable high technology space, designed to meet the varied and changing needs of the dynamic innovation sector. The “first of its kind” in Oxfordshire, these are buildings for the future that can evolve to the

### Floor space

	<b>Building 3</b> First floor @ 25%	<b>Building 3</b> First floor @ 50%	<b>Building 5a</b> First floor @ 25%	<b>Building 5a</b> First floor @ 50%	<b>Building 5b</b> First floor @ 25%	<b>Building 5b</b> First floor @ 50%
Ground floor	23,930	23,930	14,914	14,914	14,914	14,914
First floor	5,983	11,965	3,729	7,457	3,729	7,457
<b>Total sq ft</b>	<b>29,913</b>	<b>35,895</b>	<b>18,643</b>	<b>22,371</b>	<b>18,643</b>	<b>22,371</b>
<b>Total (sq m)</b>	<b>2,779</b>	<b>3,335</b>	<b>1,732</b>	<b>2,078</b>	<b>1,732</b>	<b>2,078</b>
Car spaces	48 plus yard	48 plus yard	30 plus yard	30 plus yard	30 plus yard	30 plus yard

All figures based on gross internal areas.



LANGFORD LANE

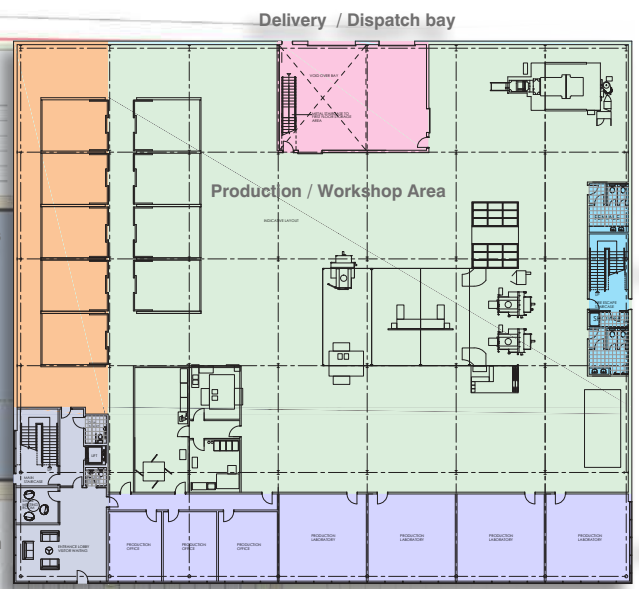
Units  
3 / 5a / 5b  
Available  
Spring  
2021

Office  
5,000 sq.ft. - 34,125 sq.ft.

**3**  
Hybrid unit  
From:  
29,913 sq ft / 2,779 sq m  
Min. 48 parking spaces

**5a 5b**  
Hybrid units  
From:  
18,643 sq ft / 1,732 sq m  
Min. 30 parking spaces

Labs  
Reception



Typical floorplan

NEW ESTATE ROAD

Hotel & Restaurant -  
Construction Completed



**4a 4b**  
**4 Innovation Quarter**

EVENLODE CRESCENT



Hotel Building

## 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](http://www.benedicts.co.uk)

**BIDWELLS**  
**01865 790 116**  
[bidwells.co.uk](http://bidwells.co.uk)

**Christian Vecchione**  
**T: 01865 883364**  
**E: christian@benedicts.co.uk**

**David Williams**  
**T: 01865 592632**  
**E: david.williams@bidwells.co.uk**

**Important information** Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Benedicts, Bidwells, nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. May 2020.

Designed and produced by [www.imageworks.co.uk](http://www.imageworks.co.uk)

