

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 21,603 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.



New Space. New Opportunities for Science and Technology Occupiers.

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	22,635 Sq.Ft.	6,660.00 Sq.Ft.	29,295 Sq.Ft.
6 B	22,635 Sq.Ft.	6,660.00 Sq.Ft.	29,295 Sq.Ft.
7	37,628 Sq.Ft.	11,622.50 Sq.Ft.	49,251 Sq.Ft.
8 A	24,288 Sq.Ft.	7,428.00 Sq.Ft.	31,770 Sq.Ft.
8 B	24,288 Sq.Ft.	7,428.00 Sq.Ft.	31,770 Sq.Ft.
9 A	21,603 Sq.Ft.	6,659.00 Sq.Ft.	28,262 Sq.Ft.
9 B	21,603 Sq.Ft.	6,659.00 Sq.Ft.	28,262 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 21,603 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



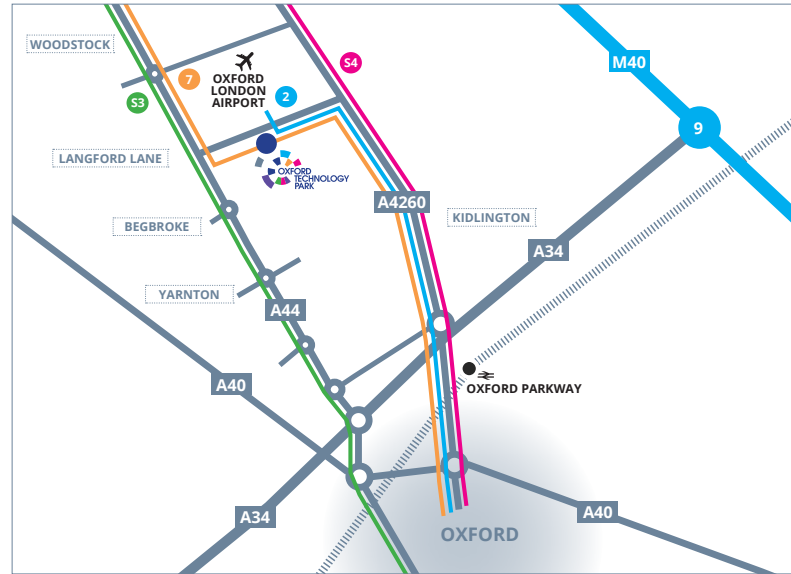
Distances*

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

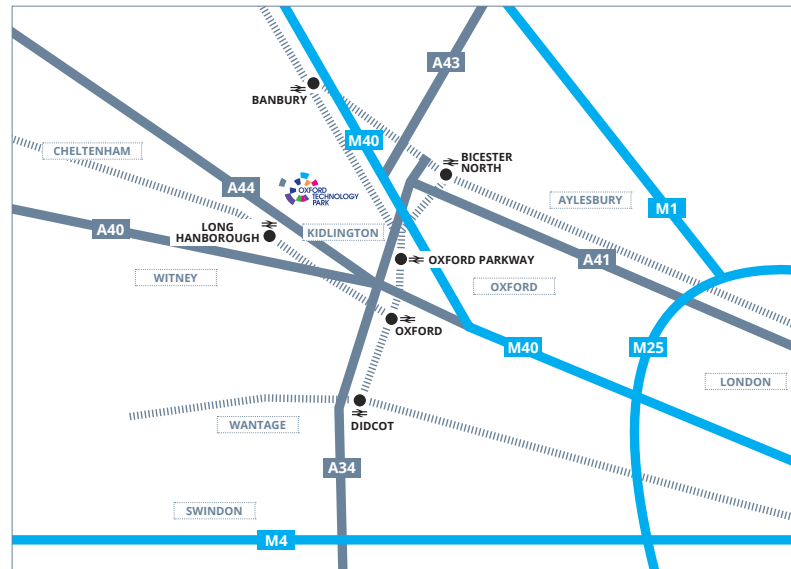
Train Times*

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.