

TO LET

Carter Jonas



Aerox 1
London Oxford Airport
Kidlington
OX5 1GB

**Newly completed Mid Tech/R&D
Building, available as a whole or split**

- 7,652 sq.ft / 710.0 sq.m – 22,769 sq ft / 2,115 sq m.
- 3 Phase Power with 450 KVA.
- Exposed services finish to offices
- Attractive external area with parking
- 25% EV charging spaces

LOCATION

The property is situated in a prominent position at the entrance to London Oxford Airport, which is one of the UK's busiest general aviation airports, and home to a diverse range of aviation and aerospace companies of all scales, including Airbus Helicopters, Volare, JMI, Flying Smart and Triple JAE..

The immediate area is otherwise an established business location, with a mixture of office, industrial, car sales, Tech and R&D uses.

There is good road access to the A34 and then M40 and M4 motorways via the A44, approximately 1 mile to the West.

Oxford Parkway rail station, serving London Marylebone, is approximately 3 miles to the south.

Within close proximity, occupiers will have access to the new hub amenity, Premier Inn/Beefeater, Cygnet Nursery, a wealth of independent operators, public houses and restaurants. Woodstock is only 2.7 miles to the West.

DESCRIPTION

Aerox 1 is the first building in the new Aerox scheme situated at the entrance to Oxford London Airport.

Now completed, the building provides a detached mid-tech offering capable of being leased as a whole or subdivided into three self-contained units, with the building pre-enabled for such division. Designed to a contemporary finish, Aerox 1 combines a high specification with roadside prominence, internal flexibility and wide range of features.

The building enjoys superb natural light through a combination of windows and roof lights.

Externally the building sits within a landscaped environment with parking to front and rear, a central grassed courtyard and amenity building, together with covered bike parking

Key Specifications:

- Maximum height of 9 m
- 3 phase power with 420 KVA
- Exposed services finish to offices
- Attractive external areas with parking
- PV roof panels
- Super-fast fibre broadband infrastructure
- 53 car spaces, of which 25% are EV
- Targeting BREEAM 'Very Good' Rating

ACCOMMODATION

The accommodation provides the following approximate gross internal floor areas:

	Ground (sq ft)	First (sq ft)	Total (current (sq ft))
Unit A	3,827		3,827
Unit B	3,731		3,731
Unit C	3,825	3,827	7,652
Total			15,210

The first floor of units A and B can be installed to provide a total area of 22,769 sq ft / 2,115 sq m

TERMS

The premises are available to lease on new full repairing and insuring terms, with details on application.

RENT

Rent on Application.

BUSINESS RATES & SERVICE CHARGE

The building is to be assessed for rates.

A modest estate service charge will apply, with further information available on request.

VAT

All figures are quoted exclusive of VAT

EPC

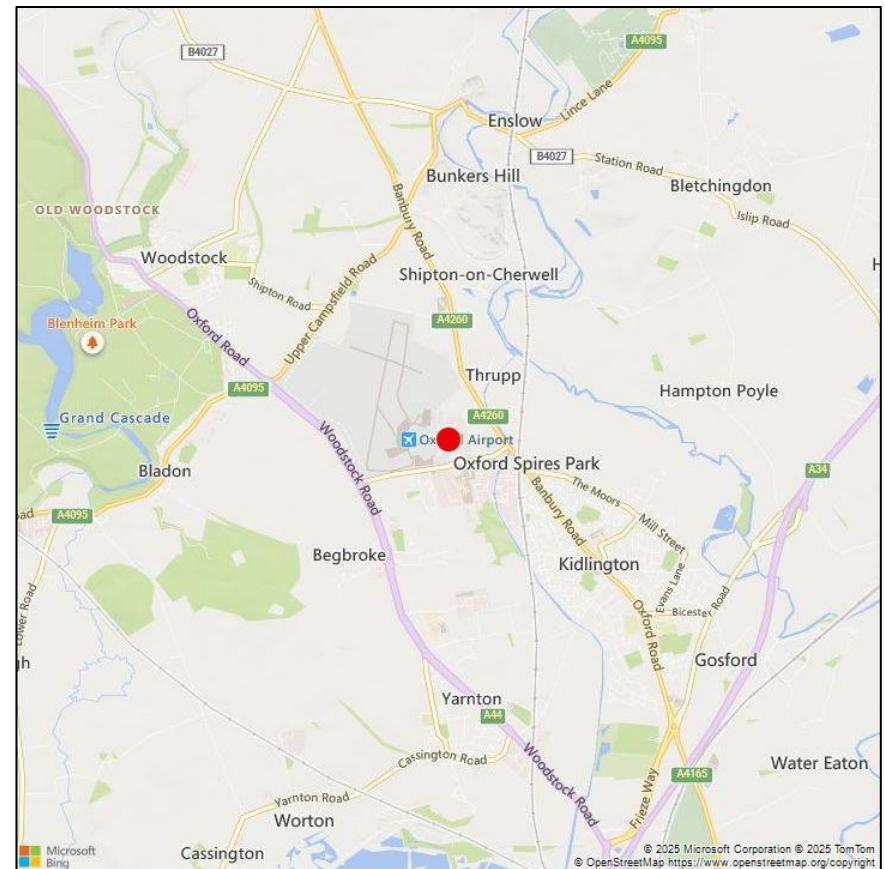
A new EPC will be provided, with a target A rating.

FUTURE PHASES

Aerox 1 is the first of 5 buildings , as set out below, noting that our clients are able to adopt a flexible approach to future buildings, tailoring development to meet specific occupier needs.

AEROX 2-5 future phases offer excellent pre-let opportunities from 30,000 to 50,000 sq ft.

FUTURE PHASE BUILDINGS	TOTAL (SQ FT)	TOTAL (SQ M)
AEROX 2	30,938	2,874.2
AEROX 3	50,379	4,680.4
AEROX 4	50,379	4,680.4
AEROX 5	33,397	3,102.7
TOTAL (inc AEROX 1)	187,862	17,453.0



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