

TO LET / FOR SALE

Mid-tech building
of 43,745 sq ft

READY TO OCCUPY

NOVA

COWLEY · OXFORD · OX4 6NH



Nova Oxford – a unique, best in class, environmentally-conscious building suitable for R&D, lab, high-tech and manufacturing uses.

SELF CONTAINED
BUILDING SET
IN LANDSCAPED
GROUNDS

10M
CLEAR
HEIGHT

BREEAM
'OUTSTANDING'

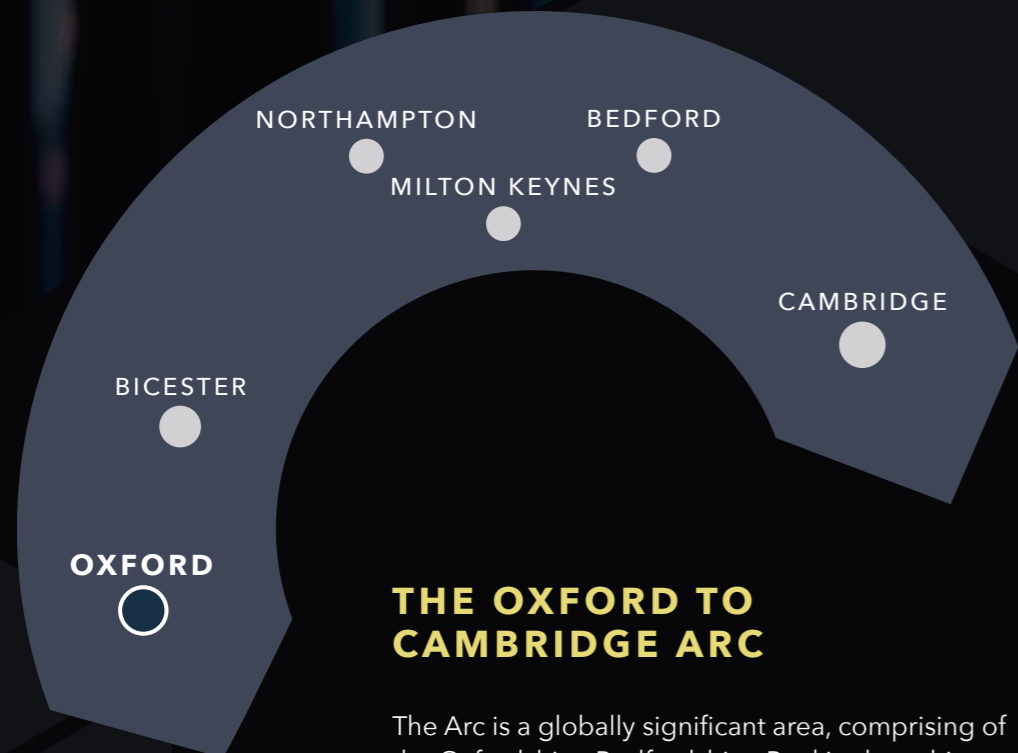
EPC A+
RATING



OXFORD: INTERNATIONALLY RENOWNED FOR INNOVATION, EXCELLENCE, SCIENCE AND ENTERPRISE

With world-renowned Oxford University on its doorstep and an exceptional quality of professionals living in close proximity, Nova is positioned within one of the UK's most diverse and dynamic regions.

Life sciences are witnessing a period of rapid growth and Oxfordshire is home to a world-leading life sciences cluster, employing more than 10,000 people in scientific R&D and healthcare manufacturing¹.



THE OXFORD TO CAMBRIDGE ARC

The Arc is a globally significant area, comprising of the Oxfordshire, Bedfordshire, Buckinghamshire, Northamptonshire and Cambridgeshire counties, which supports more than two million jobs, and adds more than £110 billion to the economy each year.

With a strong regional investment strategy, Oxford is in prime position to enhance its world-leading reputation in the science, research and technology sectors, offering the ideal opportunity for collaboration, growth and success⁴.

A THRIVING LOCAL ECONOMY

205 spinout companies have emerged from The University of Oxford since 2011, more than any other UK university. These companies raised £956m in external investment in 2022 alone.

Oxfordshire has one of the strongest economies in the UK, generating £23 billion GVA and creating 51,000 private sector jobs in the past decade. Both of these figures are projected to double by 2040.



OVER 10,000 OF OXFORDSHIRE POPULATION EMPLOYED IN SCIENTIFIC R&D AND HEALTHCARE-RELATED MANUFACTURING¹

OXFORDSHIRE ECONOMY CONTRIBUTES CIRCA £23 BILLION ANNUAL GVA²

AVERAGE 3.9% YEAR ON YEAR GROWTH IN OXFORDSHIRE ECONOMY SINCE 2006³

56% OF OXFORDSHIRE WORKING AGE POPULATION EDUCATED TO DEGREE LEVEL OR ABOVE²

GROSS WEEKLY PAY £700 (2022)²

OXFORDSHIRE WORKING AGE POPULATION 465,000 (2021)²

¹ Invest in Oxfordshire 2023, Oxfordshire LEP
² Oxfordshire Strategic Economic Plan, Oxfordshire LEP
³ oxfordshirelep.com
⁴ gov.uk

Oxfordshire is home to some of the world's leading life sciences businesses including:



Nova is designed to provide an architecturally striking volume solution to the Oxford science market.



NOVA	SQ M	SQ FT
Ground floor	3,392.5	36,517
First floor	671.5	7,228
Total (GIA)	4,064	43,745

Total site area: 0.85 ha (2.1 acres)

The office to ground floor space ratio is flexible and can be adjusted to meet specific occupier requirements. Please speak to the agents for more information.

A FUTURE-FOCUSED DESIGN, BUILT FOR PIONEERS

Nova provides a hybrid building, coupling a contemporary office style frontage with flexible internal space, allowing the office content of buildings to increase as well as mezzanine floors to be installed (STP) to suit an occupier's exact requirements.

In addition to the enhanced external building envelope, Nova will offer the following key features:

EXTERNAL

- 50 car parking spaces, of which 25% electric car charging spaces with potential for 100%
- 3 disabled spaces
- 4 motorcycle spaces
- 46 cycle parking spaces
- Outside amenity areas
- Wildlife garden and pond
- Landscaped setting
- 29.6m secure yard
- LED security lighting
- Space for external compounds and generator base

FIRST FLOOR

- Grade-A office fit out
- LED lighting with PIR system
- VRF heating/cooling system
- Raised floor

ENVIRONMENTAL

- EPC A+ rating
- BREEAM 'Outstanding'
- Solar PVs
- 15% roof lights

POWER

- 1 MVA power with up to 3 MVA available by 2030

GROUND FLOOR

- 2 level access doors
- 50Kn/m2 floor loading
- 10m clear internal height
- Showers and changing facilities



OUTSTANDING SUSTAINABILITY CREDENTIALS

Sustainability is key to Nova Oxford - both inside and out.

Nova is the first building of its kind to achieve 100% BREEAM 'Outstanding'. The development not only includes a number of key environmental features but also pays careful consideration to the external landscaping. A wildlife pond and planting will help to establish a valuable natural habitat, with a vast garden and outdoor seating areas.

BREEAM
100%
OUTSTANDING
THE FIRST BUILDING
OF ITS KIND TO ACHIEVE
A SCORE OF 100%.

BREEAM
'OUTSTANDING'

EPC A+
RATING

LANDSCAPED
BREAKOUT AND
AMENITY AREAS



GREEN ROOF
CYCLE SHELTERS

15% ROOFLIGHTS
PROVIDING
NATURAL LIGHT

SOLAR PANELS
CAPABLE OF
SAVING UP TO
£44,000 PA

WILDLIFE GARDEN
& POND AREA



LANDSCAPED BREAKOUT
MEETING & AMENITY AREAS

25% EV CHARGING
POINTS WITH FUTURE
POTENTIAL FOR 100%

Adapting to occupier
demands and future
growth

CYCLE SHELTERS
FOR 46 BIKES

INTERNAL AND
EXTERNAL LED
LIGHTING

Energy-efficient and
cost-effective LED fixtures are
fitted throughout, with careful
consideration to avoid light
spillage around habitat areas



Nova Oxford – balancing work with wellbeing.

CYCLE
SHELTERS FOR
46 BIKES

NOVA

BUILT TO THE HIGHEST SPECIFICATION

Packed with modern features, Nova is designed to make an impact. The glulam timber detail frontage and bright reception space make a striking first impression, while the Grade A office fit out provides a comfortable work environment for your team.

GRADE A OFFICE FIT OUT

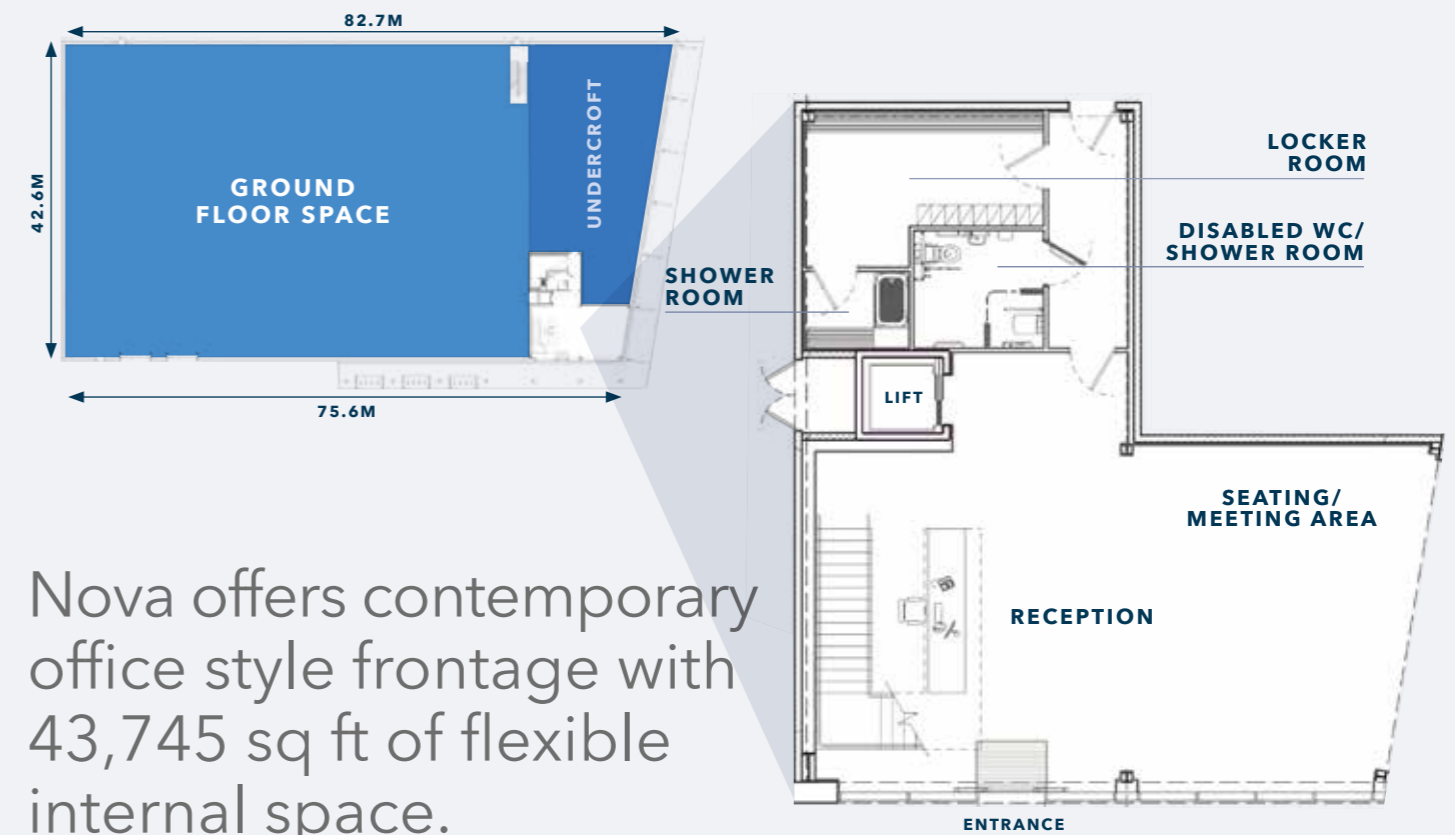
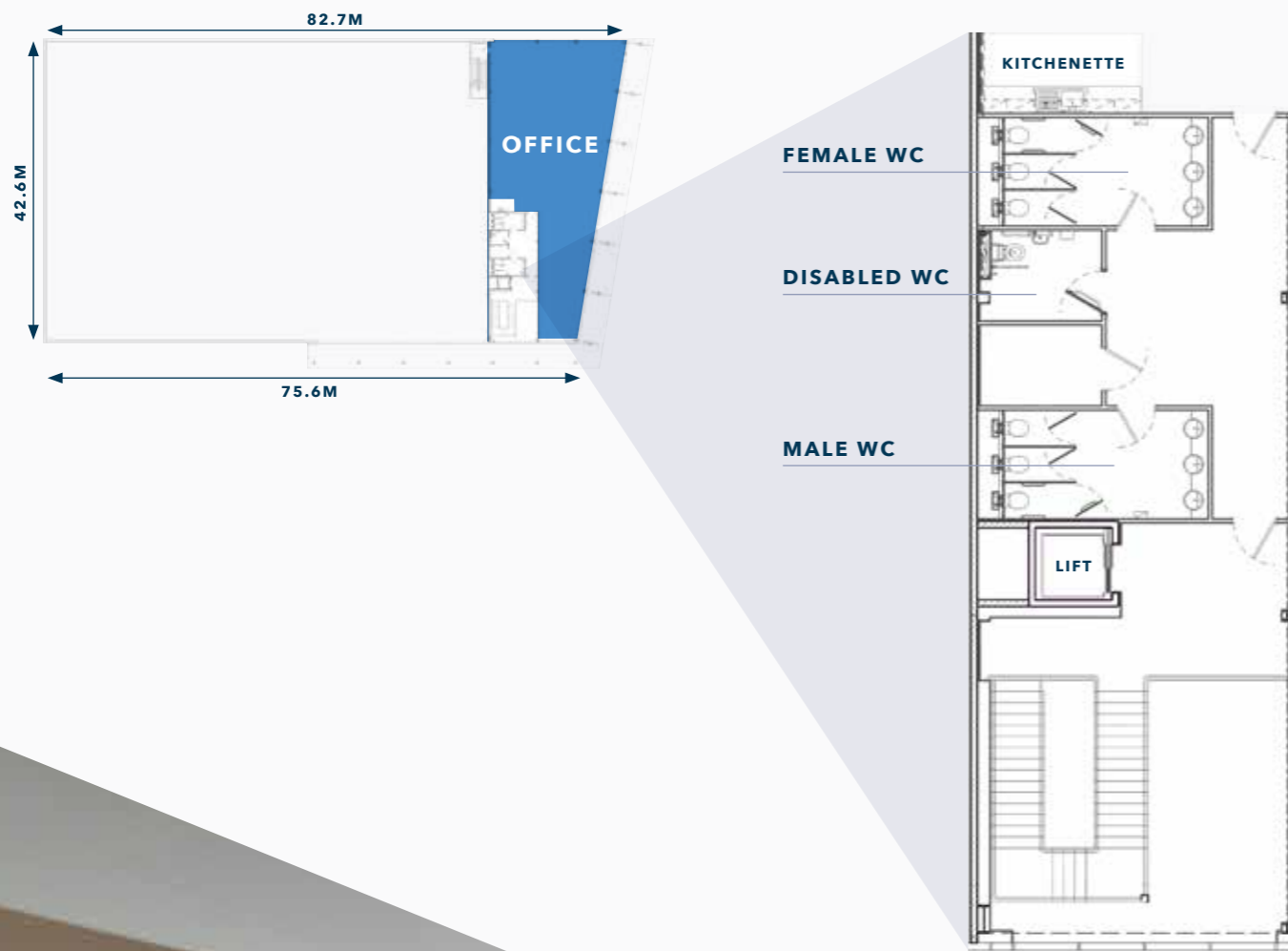
BRIGHT MODERN RECEPTION SPACE WITH TIMBER DETAIL

SHOWERS AND CHANGING FACILITIES



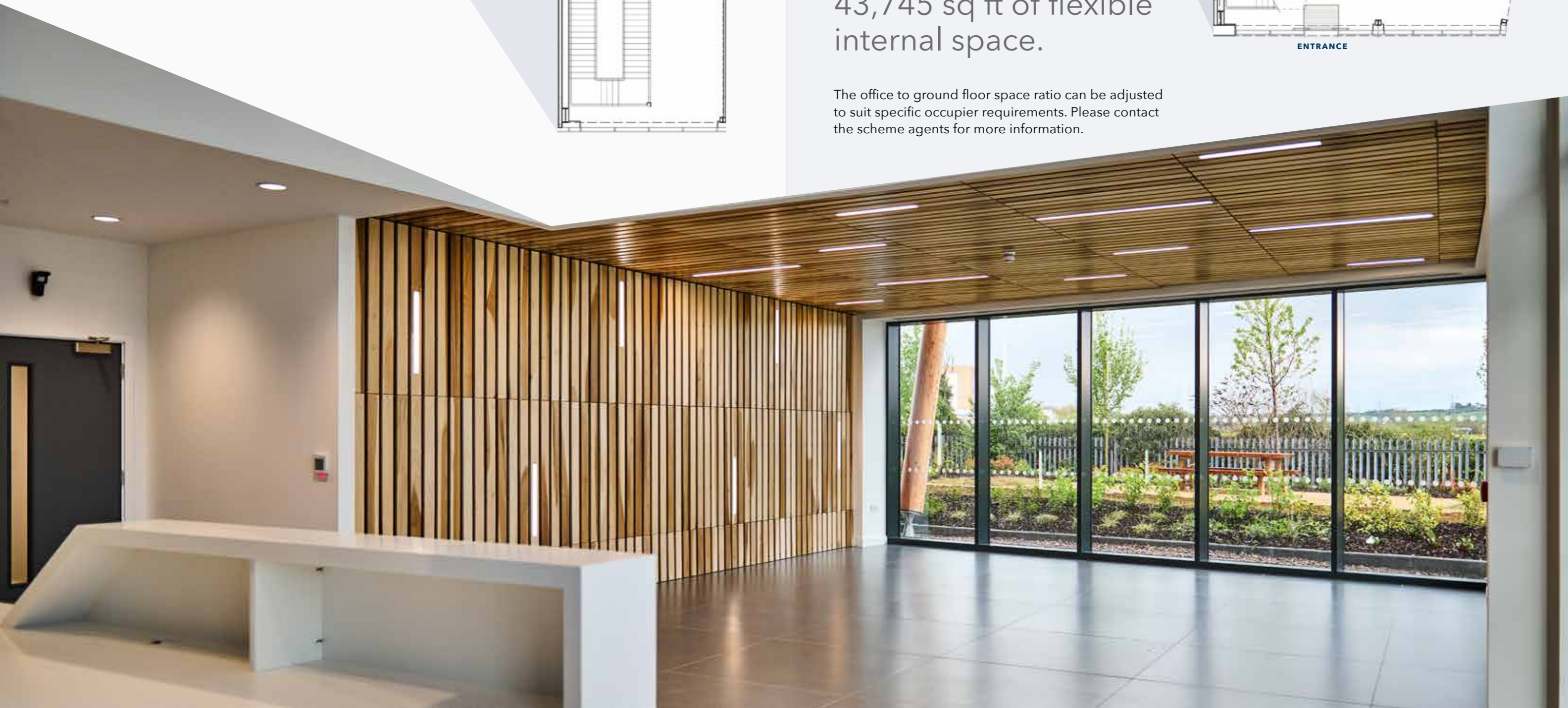
NOVA





Nova offers contemporary office style frontage with 43,745 sq ft of flexible internal space.

The office to ground floor space ratio can be adjusted to suit specific occupier requirements. Please contact the scheme agents for more information.



Nova Oxford – An **INNOVATIVE** outlook.





AN UNRIVALLED SCIENCE LOCATION

Nova is uniquely positioned in the heart of Oxford's key science area, sitting roughly equidistant between Arc Oxford (formerly Oxford Business Park) and The Oxford Science Park.

With neither scheme able to offer hybrid volume solutions Nova will provide a unique building on their doorsteps.

Nova adjoins a range of facilities including the headquarters of British Biomedica.

WITHIN WALKING DISTANCE

- David Lloyd Gym and Racquets Club
- Premier Inn, Holiday Inn Express and Hampton by Hilton
- Lidl Supermarket
- Oxford Retail Park - Tesco, Boots, M&S and Sports Direct
- The Kassam Football Stadium - home of Oxford United FC
- The Kassam Leisure Complex - home to Vue Cinema, Hollywood Bowl and more

ENHANCING CONNECTIVITY

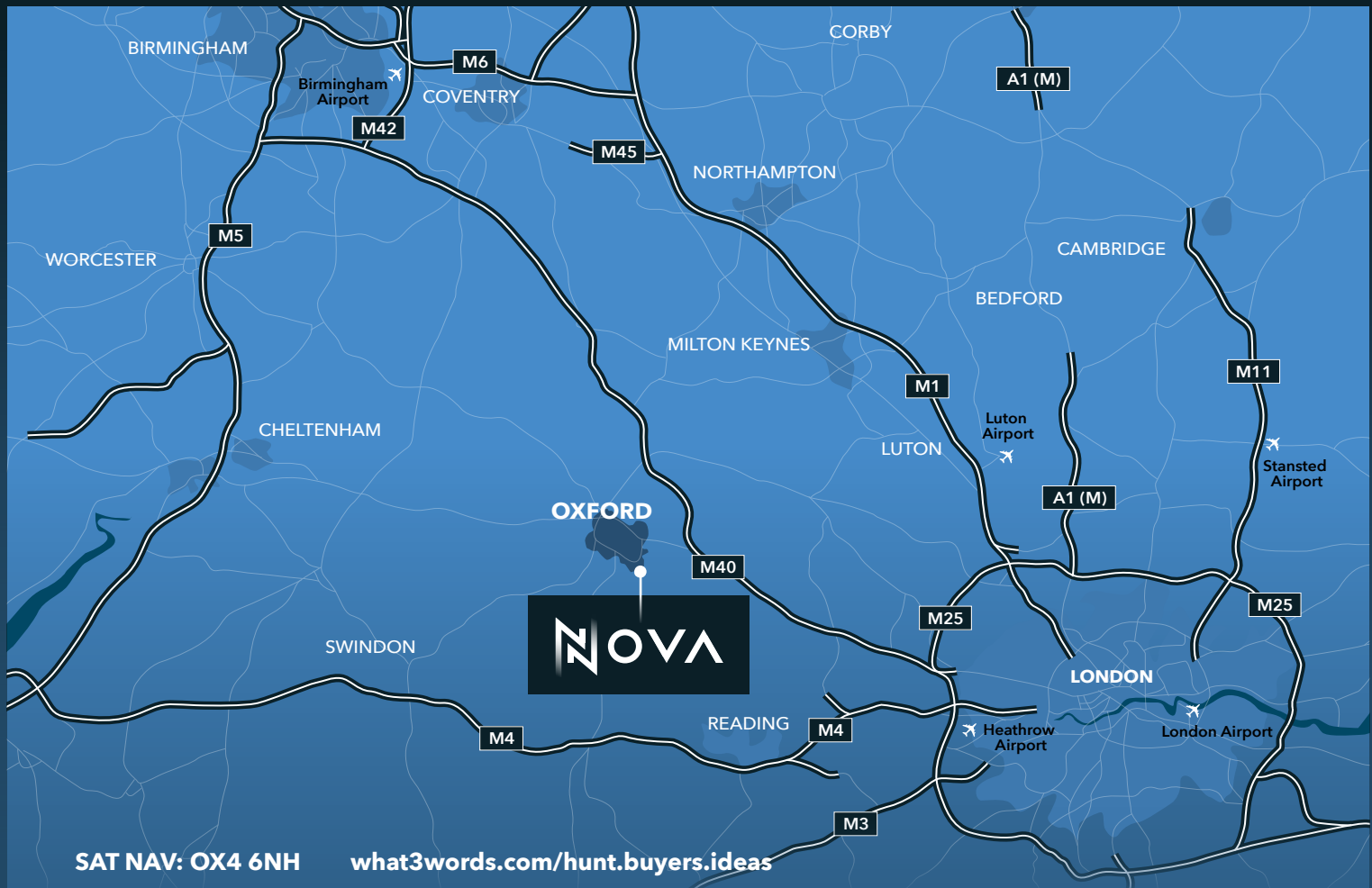
Located on the eastern edge of Cowley, Nova is situated just an 18 minute car journey from Oxford city centre, and the nearby A4142 Eastern Bypass Road puts the A34 and A40 in easy reach.

The scheme benefits from regular bus services operating within a short walk of site. Nova is also within walking distance from the proposed Cowley branch line rail extension.

BUS ROUTES

- 3A —
- 5 —
- 11 —
- 11X —

Bus	Time to nearest stop	Buses per hour (up to)	Time to City Centre	Time to Rail Station
3A	5 mins	2	35 mins	N/A
5	6 mins	10	20 mins	30 mins
11	1 min	1	30 mins	N/A
11X	10 mins	5	20 mins	N/A



SAT NAV: OX4 6NH what3words.com/hunt.buyers.ideas



DISTANCE	By Car		By Train
	Miles	Mins	Mins
Oxford	3.6	17	-
Oxford Rail Station	5.1	17	-
J8A M40	7.4	18	-
J7 M40	9	18	-
Reading	24	47	21
Heathrow Airport	43	47	73
London	55	87	52
Birmingham Airport	70	74	-
Birmingham	81	88	57
Cambridge	102	123	148

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A development by



NOVAOXFORD.COM

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