

TO LET

A unique new build  
mid-tech / R&D building  
of 43,745 sq ft

READY TO OCCUPY



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

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

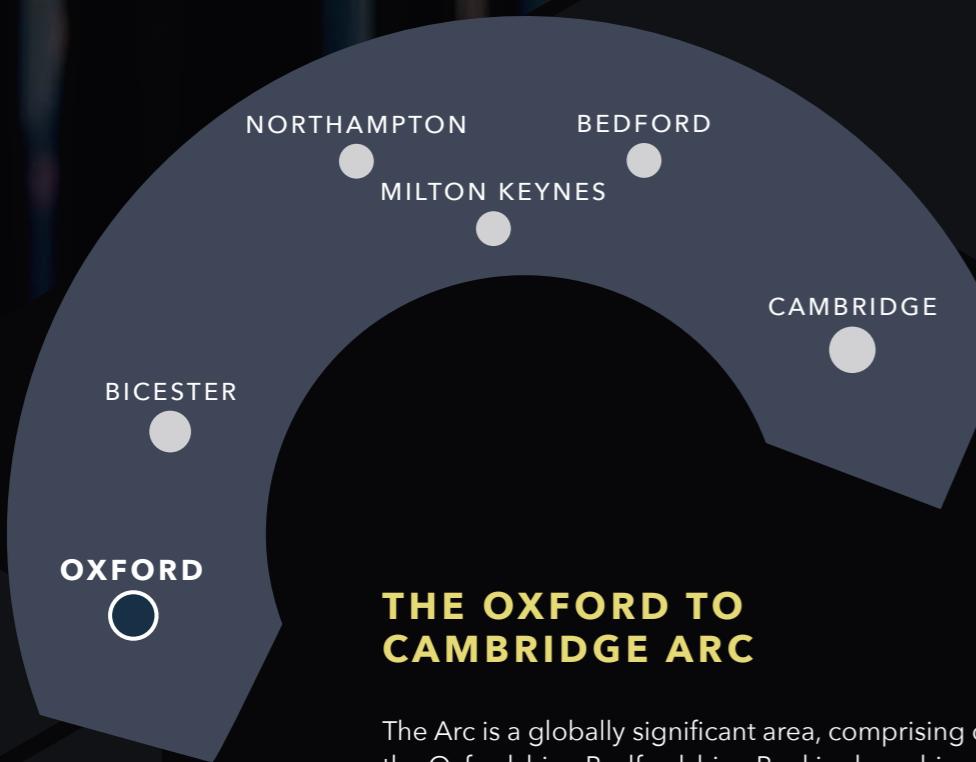
EPC A+  
RATING

BREEAM  
'OUTSTANDING'

## 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 manufacturing<sup>1</sup>.



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 success<sup>4</sup>.

## 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 MANUFACTURING<sup>1</sup>

OXFORDSHIRE ECONOMY CONTRIBUTES CIRCA £23 BILLION ANNUAL GVA<sup>2</sup>

AVERAGE 3.9% YEAR ON YEAR GROWTH IN OXFORDSHIRE ECONOMY SINCE 2006<sup>3</sup>

56% OF OXFORDSHIRE WORKING AGE POPULATION EDUCATED TO DEGREE LEVEL OR ABOVE<sup>2</sup>

GROSS WEEKLY PAY £700 (2022)<sup>2</sup>

OXFORDSHIRE WORKING AGE POPULATION 465,000 (2021)<sup>2</sup>

<sup>1</sup> Invest in Oxfordshire 2023, Oxfordshire LEP

<sup>2</sup> Oxfordshire Strategic Economic Plan, Oxfordshire LEP

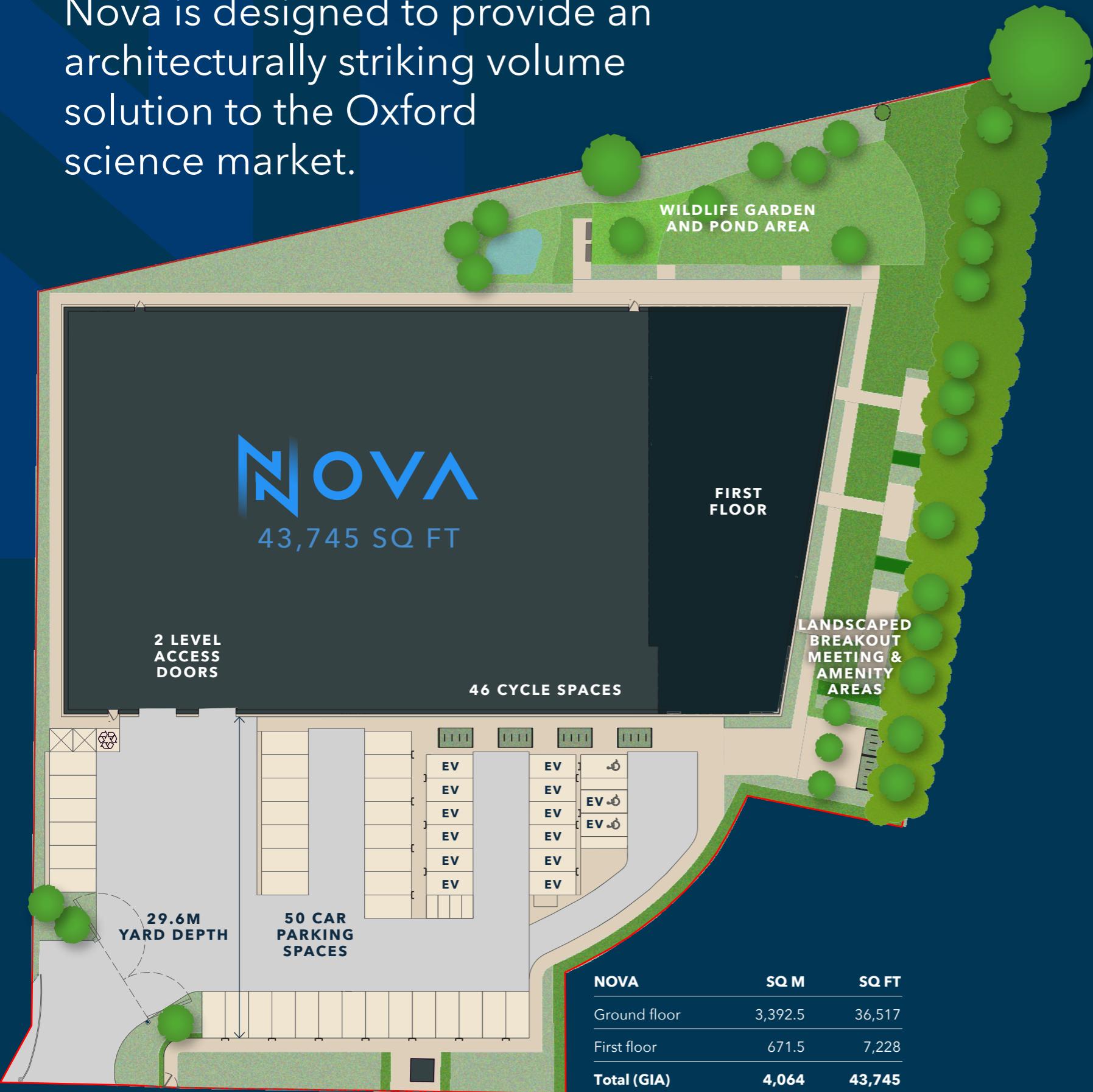
<sup>3</sup> oxfordshirelep.com

<sup>4</sup> 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.



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

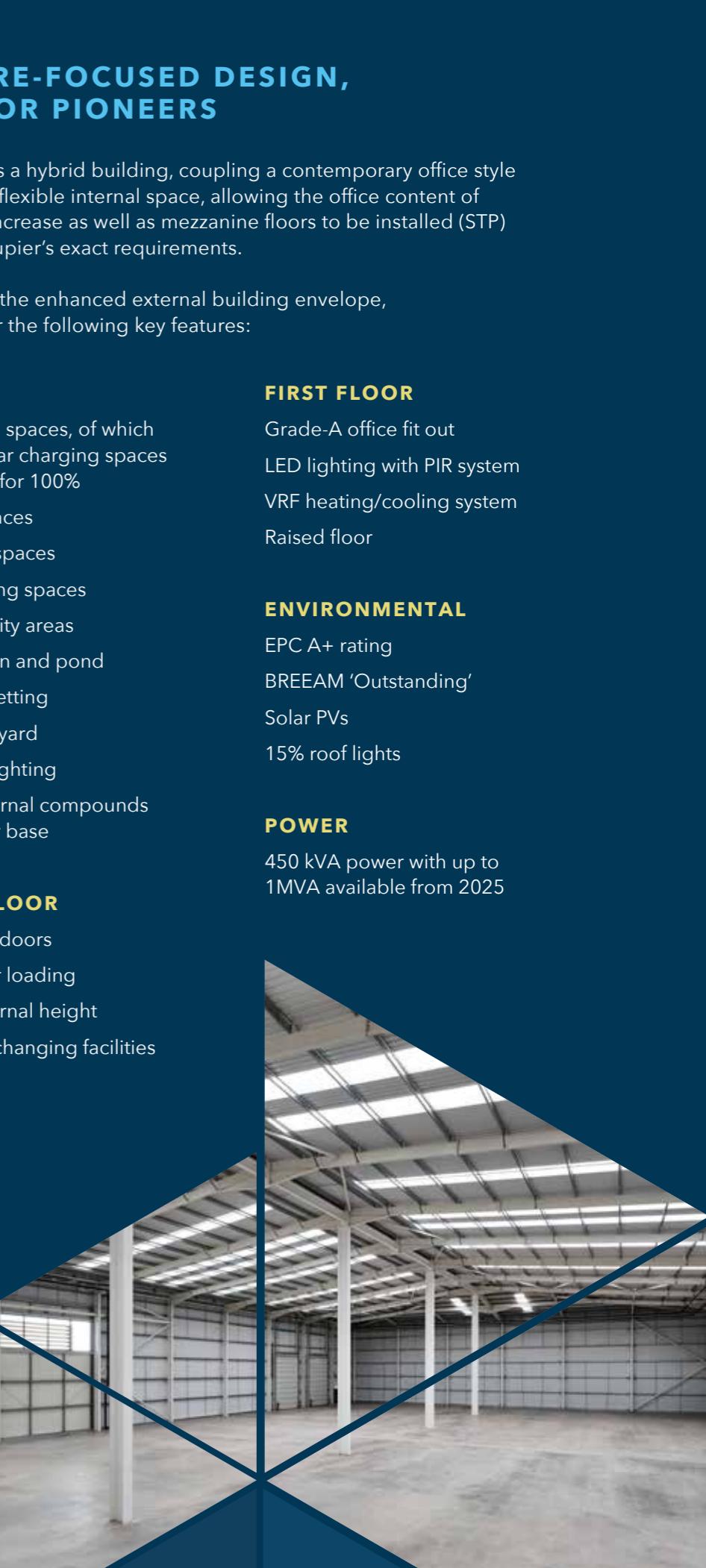
- EPC A+ rating
- BREEAM 'Outstanding'
- Solar PVs
- 15% roof lights

### POWER

- 450 kVA power with up to 1MVA available from 2025

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

### GROUND FLOOR



# 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.



GREEN ROOF CYCLE SHELTERS



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

15% ROOFLIGHTS PROVIDING NATURAL LIGHT

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

BREEAM 'OUTSTANDING'

EPC A+ RATING

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

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.



NOVA

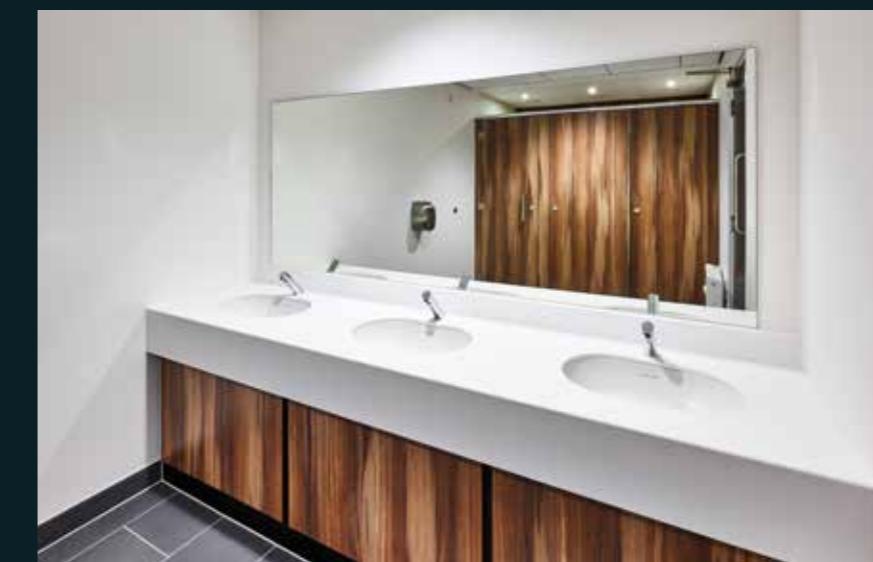
# BUILT TO THE HIGHEST SPECIFICATION

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**

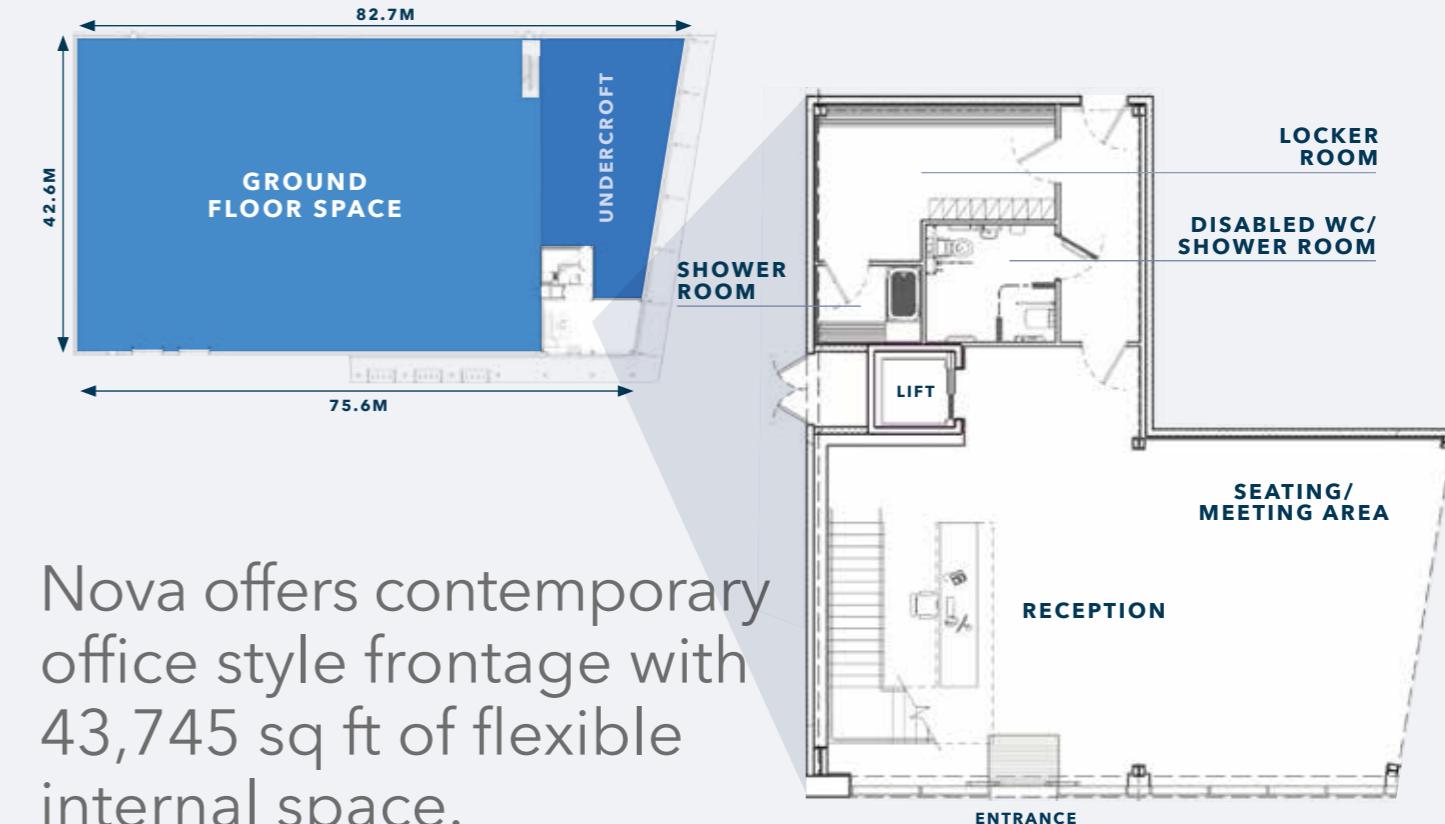
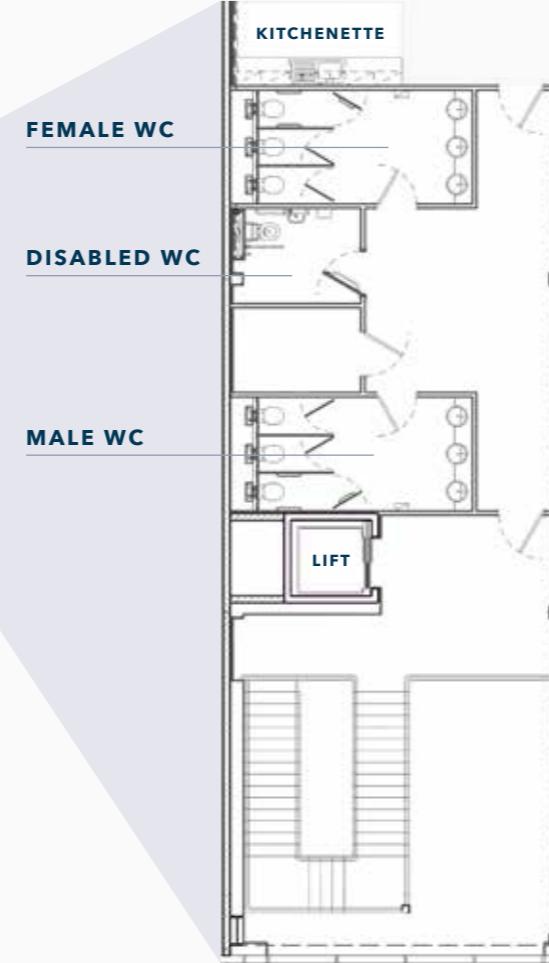
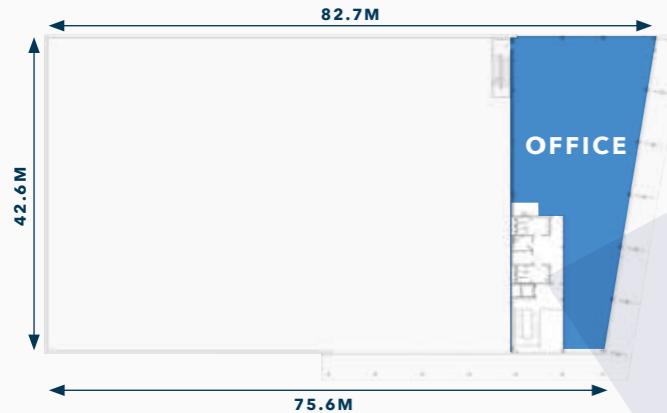
**BRIGHT MODERN RECEPTION SPACE WITH TIMBER DETAIL**

**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.



NOVA



## 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

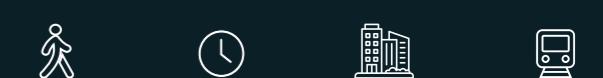
The Kassam Football Stadium - home of Oxford United FC

The Kassam Leisure Complex - home to Vue Cinema, Hollywood Bowl and more

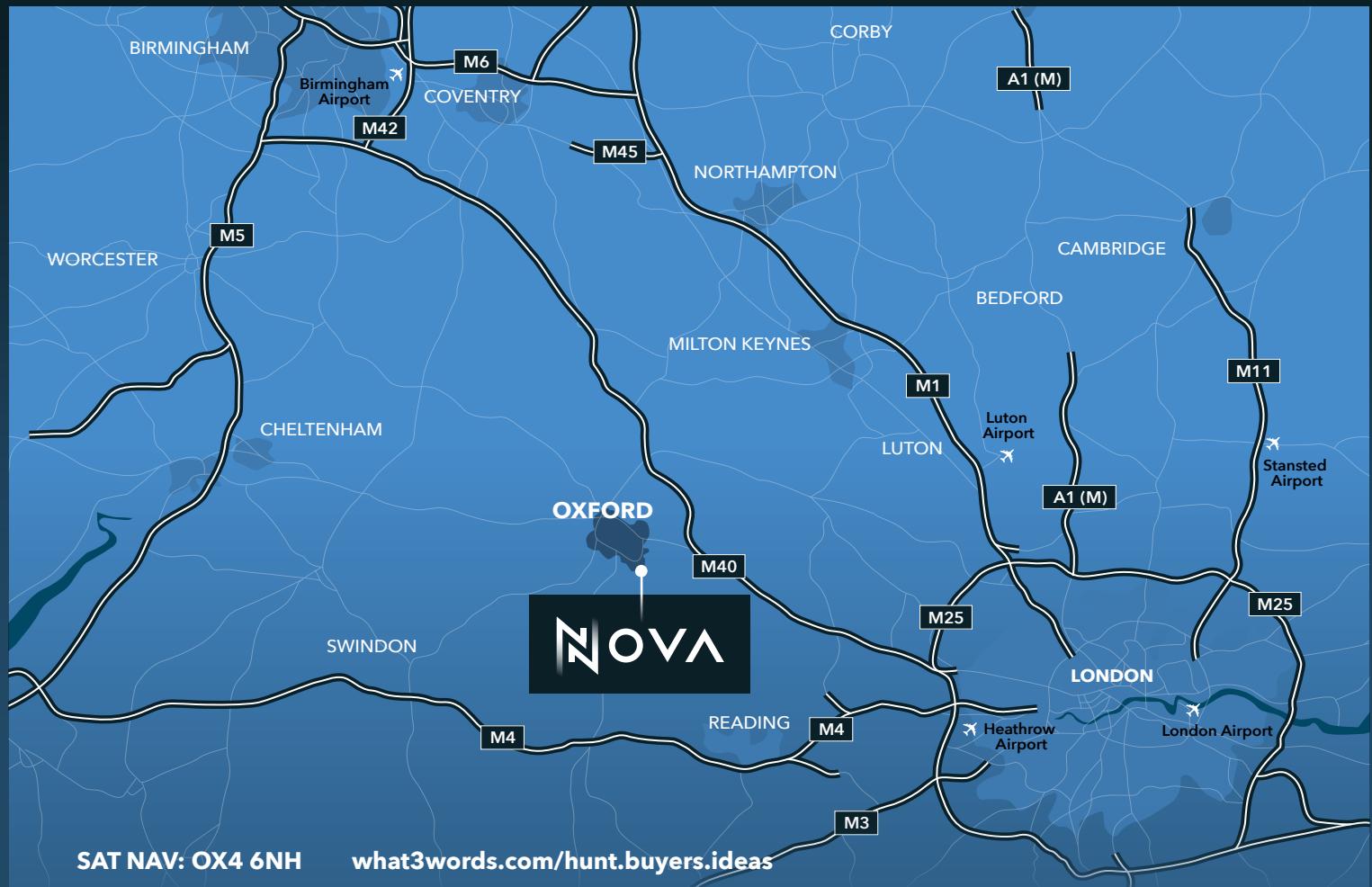
## ENHANCING CONNECTIVITY

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	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](http://what3words.com/hunt.buyers.ideas)



DISTANCE	By Car		By Train Mins
	Miles	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

#### Contact Agents:

 **020 7935 4499**  
[colliers.com/uk/industrial](http://colliers.com/uk/industrial)

 **01865 517000**  
[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)

**James Haestier**  
[james.haestier@colliers.com](mailto:james.haestier@colliers.com)  
 07818 038009

**Samuel Lewis**  
[samuel.lewis@colliers.com](mailto:samuel.lewis@colliers.com)  
 07880 137332

**Jon Silversides**  
[jon.silversides@carterjonas.co.uk](mailto:jon.silversides@carterjonas.co.uk)  
 07720 537141

**Giles Garbutt**  
[giles.garbutt@carterjonas.co.uk](mailto:giles.garbutt@carterjonas.co.uk)  
 07977 915791

A development by

**im**  
 PROPERTIES

**NOVAOXFORD.COM**

Conditions under which particulars are issued: Colliers & Carter Jonas for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Colliers & Carter Jonas has any authority to make or give any representation or warranty whatsoever in relation to this property. VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. J017315 08.24 tasselldesign.co.uk