



TO LET

NEWLY COMPLETED GATEWAY BUILDING OFFERING BEST IN CLASS LAB ACCOMMODATION

2,823 - 63,864 SQ FT (262.28 - 5,933 SQ M)

BUILDING ONE is a best in class lab facility spanning 3 floors totalling 63,864 sq ft.

The building is prominently positioned at the entrance of the well established Begbroke Science Park, which is home to a mix of start-ups, spinouts, growing technology companies, University research groups and R&D groups from large international businesses.

A HUB FOR INNOVATION

Will sit at the heart of the developing Begbroke Innovation District

Only Science Park wholly owned and managed by the University of Oxford

Already home to over 50 research groups and commercial organisations

Over 100 companies supported and grown since the park opened

Annual value of research and commercial business exceeding £30m

A collaborative working environment



DESIGNED TO INSPIRE

BUILDING ONE is a state-of-the-art facility providing high quality, superior workspace.

Architecturally inspiring, the building is constructed to an enhanced base specification, ready to facilitate an occupier's fit out, including the following:

- **PRE-INSTALLED** air handling units to enable 70: 30 lab to office split on all floors at 6 air changes per hour
- **GAS STORAGE** 2 built, further 4 with consent
- **EV** charging spaces
- **ROOF PLANT DECK** with generous areas for tenant plant
- **VIBRATION** response factor of <2
- **4+1 KN/M2** floor loading capacity
- **1.25 MVA** Power supply
- **LABORATORY**, domestic water, foul waste services and supply air ductwork installed and terminated within tenant spaces
- **ENHANCED** fume cupboard capacity
- **MALE, FEMALE** and accessible toilets on each floor
- **2 PASSENGER** lifts and 1 goods lift
- **4.2M** floor to floor level



ON FLOOR DRAINAGE

1.5 X 1.5M PLANNING GRID FOR OPTIMAL LABORATORY DESIGN

PRE-INSTALLED AIR HANDLING UNITS TO ENABLE 70: 30 LAB TO OFFICE SPLIT ON ALL FLOORS AT 6 AIR CHANGES PER HOUR

ROOF PLANT DECK WITH GENEROUS AREAS FOR TENANT PLANT

4.2 M FLOOR TO FLOOR LEVEL

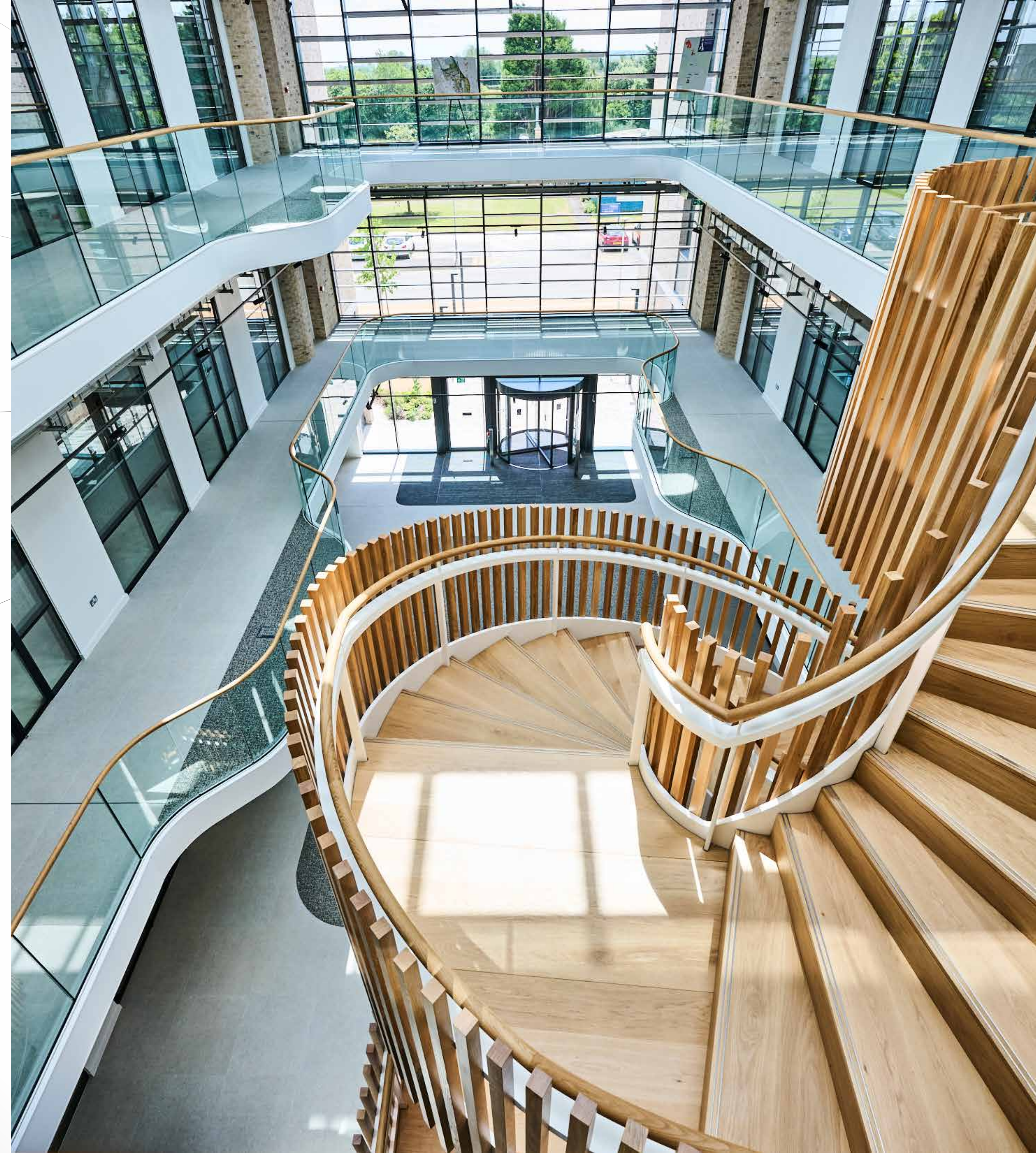
ENHANCED FUME CUPBOARD CAPACITY

GAS STORAGE

Internally arranged around an impressive central atrium with feature staircase and high quality finishes, providing excellent natural light throughout.

Ready for an occupier's fit out, individual floors have been finished to an enhanced 'Lab Ready' shell condition.

SUPERIOR WORKSPACE





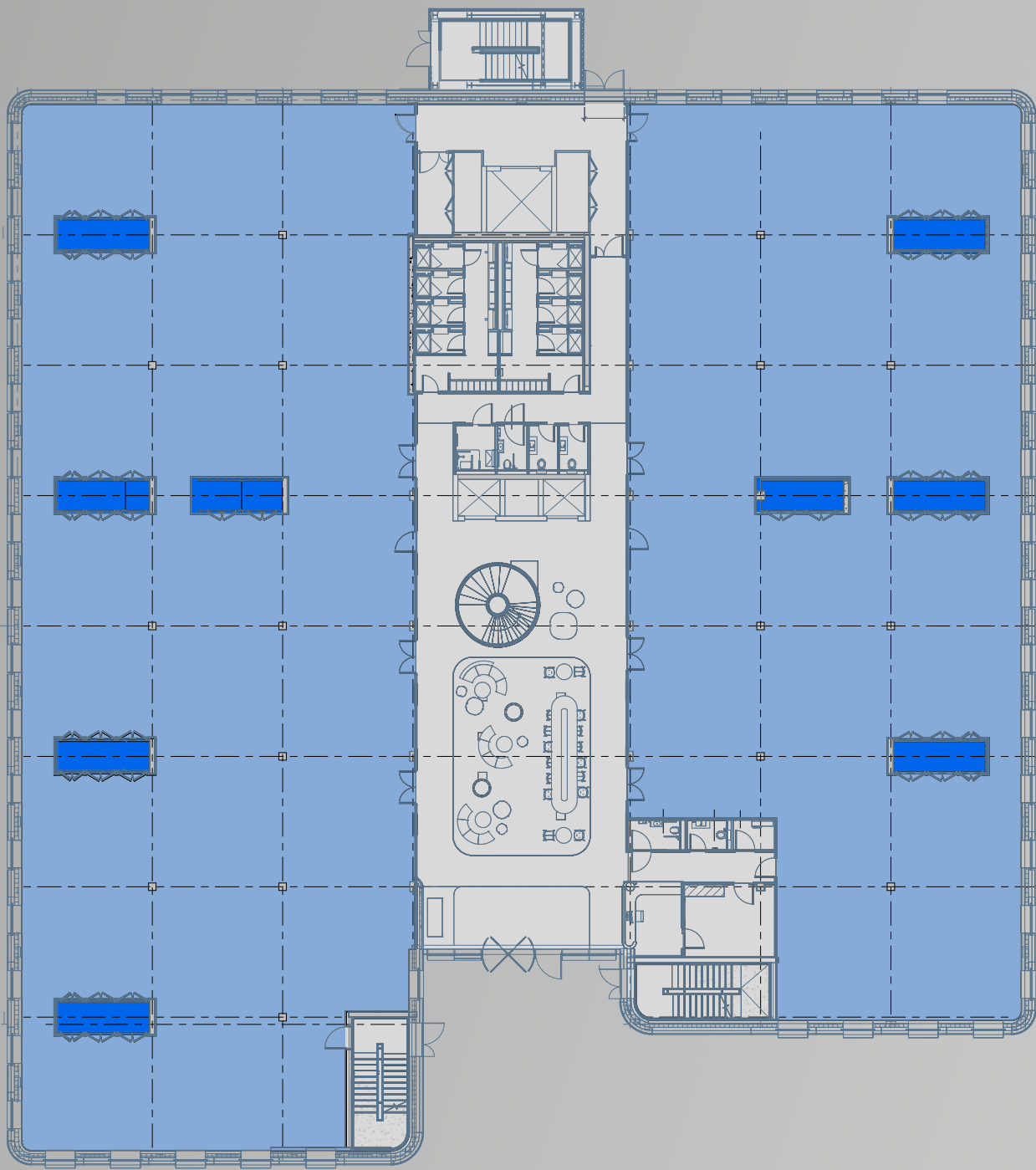
LEADING PROGRESS

BUILDING ONE has been designed with a strong emphasis on sustainability, incorporating BREEAM 'Excellent' accreditation and PassivHaus principles.

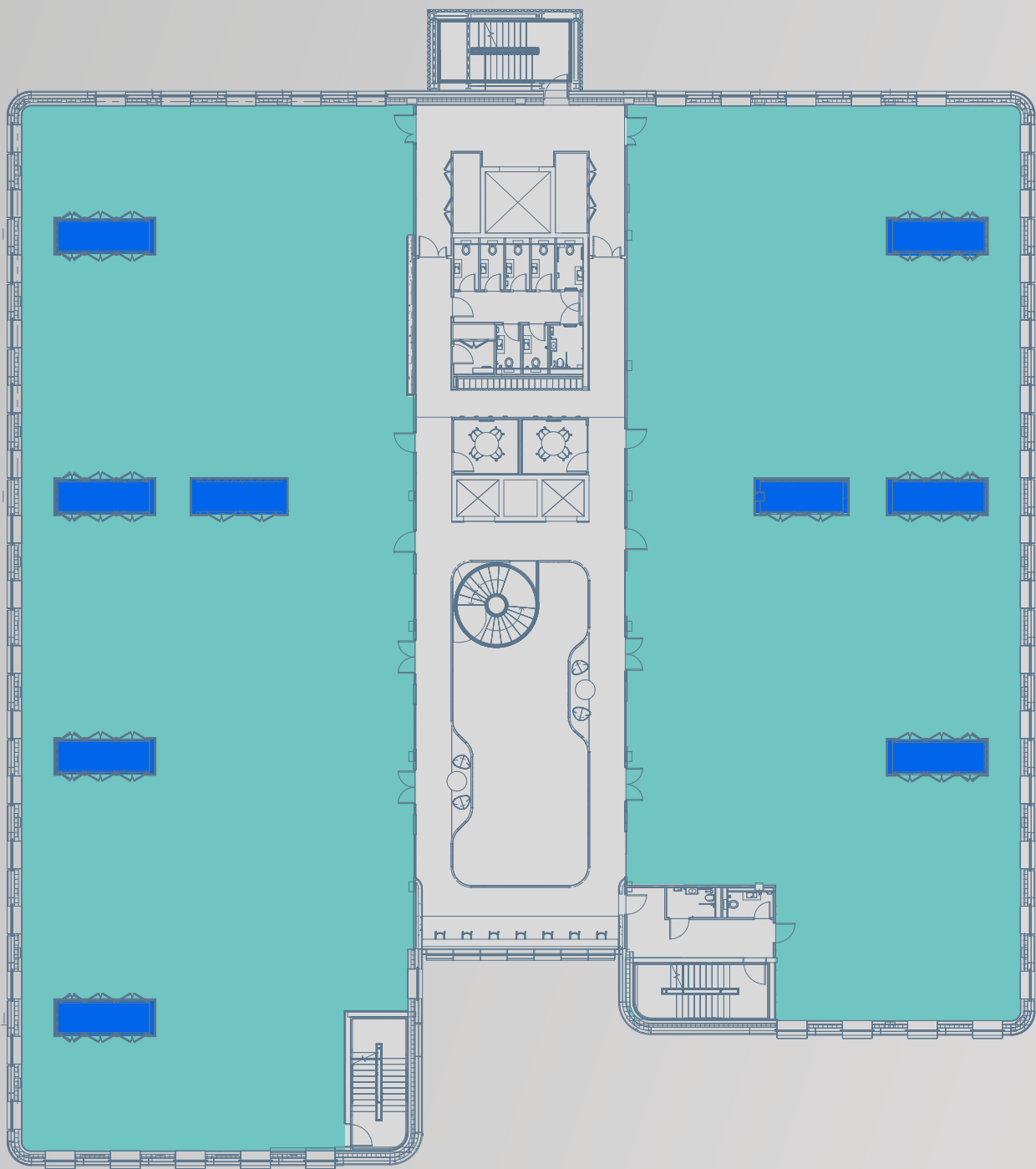
Benefitting business and employees, the space encourages a healthy wellbeing-focussed workplace.

- **BREEAM** 'Excellent' rating
- **WELL GOLD** enabled
- **HEAT RECOVERY** air-source heat pumps
- **EPC A** rating
- **PASSIVHAUS** principles
- **PV ARRAYS**, generating zero-carbon electric
- **BUILDING** Environmental Management System
- **SOLAR** shading fins to minimise solar gain
- **EV CHARGING** spaces with future provision
- **96** bicycle parking spaces
- **35%** reduction in embodied carbon in construction
- **MALE AND FEMALE** showers on ground floor

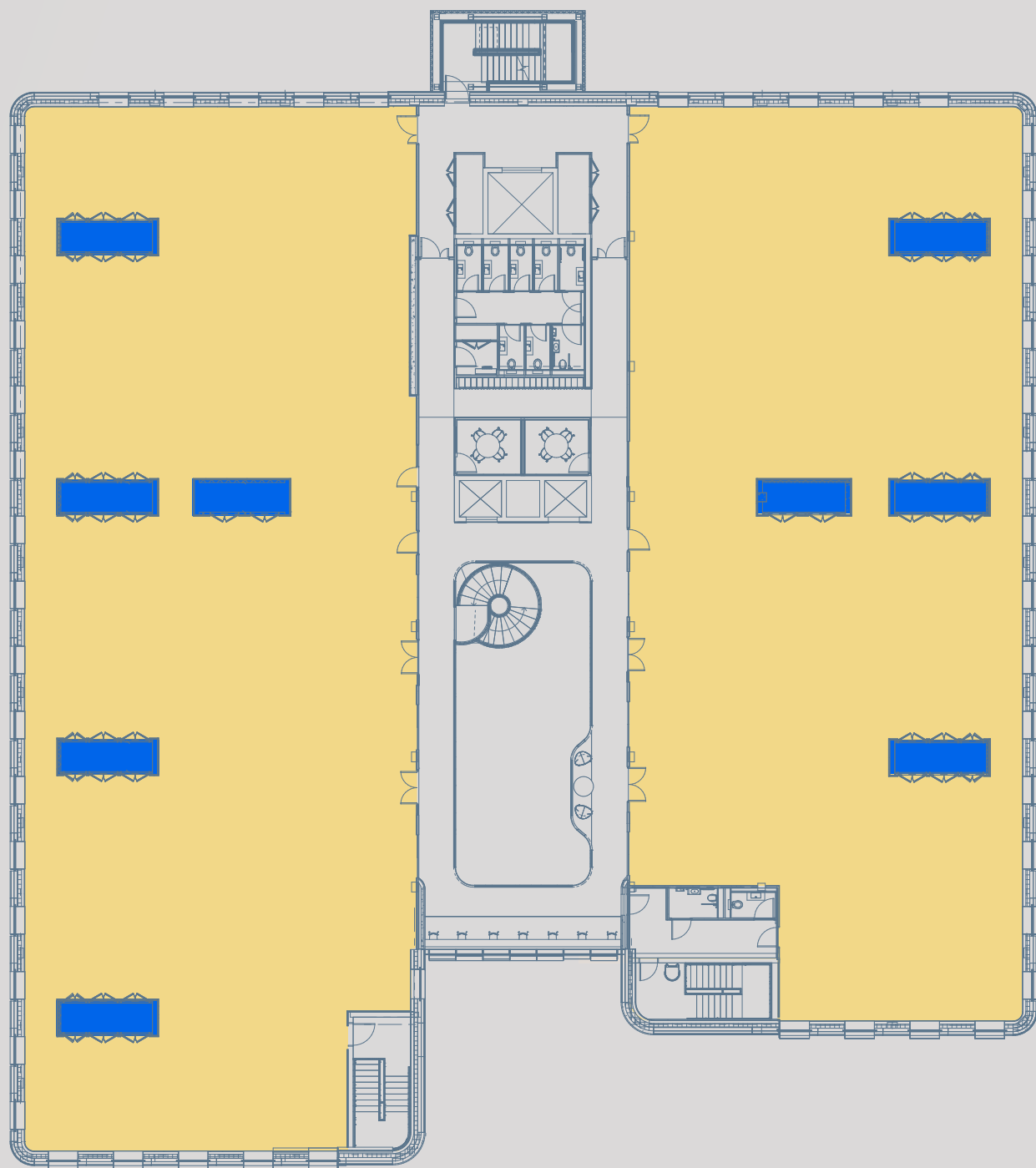
GROUND FLOOR : UP TO 20,212 SQ FT



FIRST FLOOR : UP TO 20,434 SQ FT



SECOND FLOOR : UP TO 20,434 SQ FT



FLEXIBILITY **BUILT IN**

BEST IN CLASS LAB ACCOMMODATION
2,823 - 63,864 SQ FT (262.28 - 5,933 SQ M)

Set over three floors, BUILDING ONE has been designed for maximum flexibility to suit the needs of a single or multiple occupiers

The building provides the following approximate floor areas, quoted on a net internal area basis incorporating riser cupboards. The building is available as a whole, part or whole floors.

Consideration will be given to further division of floors, as indicated overleaf.

Floor	Use	Sq m	Sq ft
SECOND	Lab/Office	1,898.36	20,434
FIRST	Lab/Office	1,898.33	20,434
GROUND	Lab/Office	1,877.72	20,212
	Atrium base	258.64	2,784
Total		5,933.05	63,864

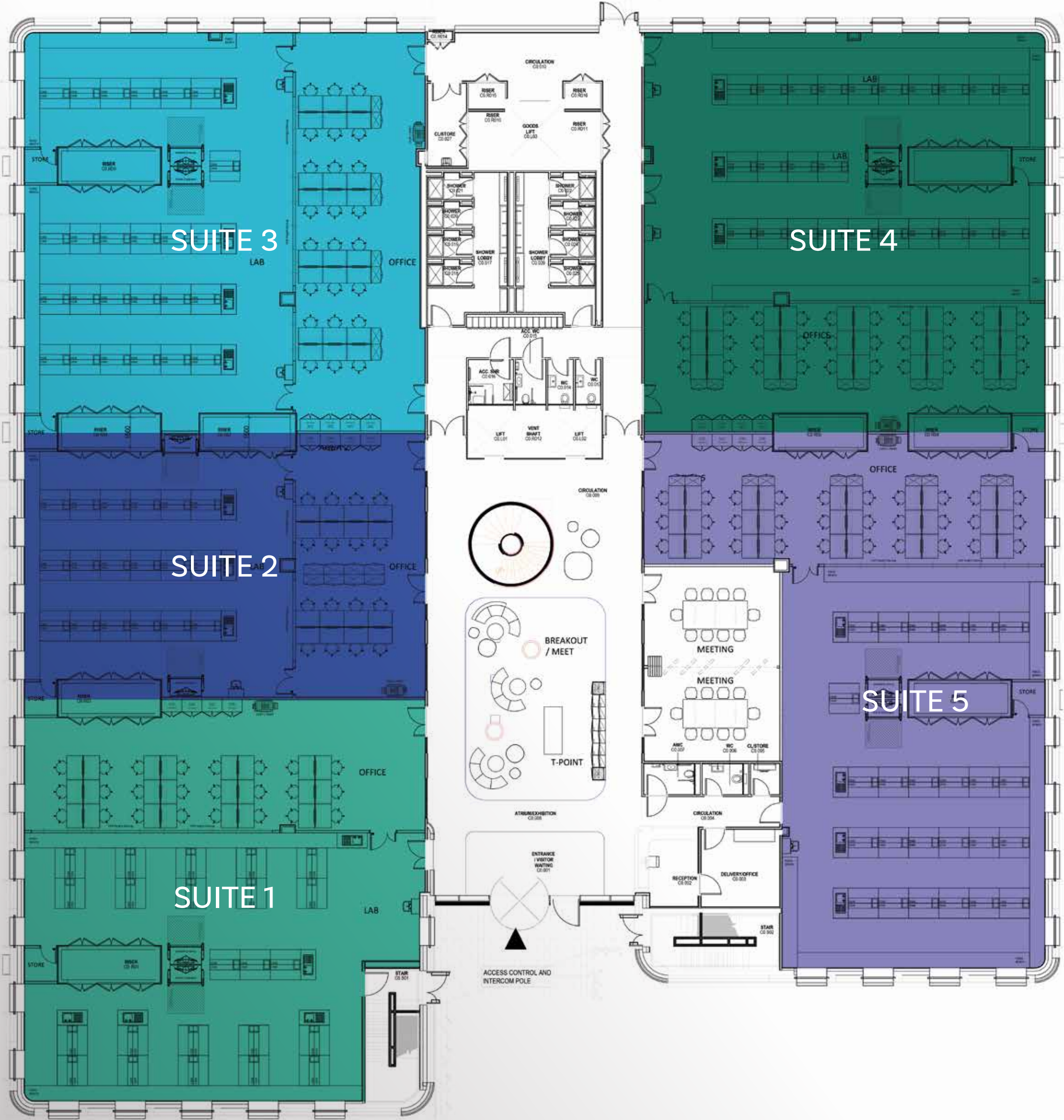


As per the indicative plan shown

WORKING SPACE

It is proposed to fit out the ground floor of Building One to cater for a range of occupier needs, as per the indicative plan shown. Similar solutions will be considered for other floors.

Ground Floor Split			
		Sq m	Sq ft
<div></div>	SUITE 1	373.84	4,024
<div></div>	SUITE 2	262.28	2,823
<div></div>	SUITE 3	391.26	4,212
<div></div>	SUITE 4	393.31	4,234
<div></div>	SUITE 5	389.79	4,196
		1,810.48	19,489



A COLLABORATIVE **APPROACH**

As the only science park wholly owned by the University of Oxford, Begbroke Science Park enables you to tap into the University's resources and expertise to help you grow as a business.



Support to enable access to the University's world-leading research, experts and state of the art equipment

Be part of Oxford's innovation scene with introductions to business networks, SME support groups and professional advisers

Facilitated access to student projects and graduates with skills and knowledge for client focused research projects

A unique opportunity to co-locate with University's researchers and spin-out companies

POSITIONED FOR POTENTIAL



Begbroke Science Park is situated 5 miles to the north of Oxford City centre in Oxford's northern science corridor.

Oxford is globally recognised for its science and technology, both in terms of academic and research excellence, and through its world-leading companies and institutions. Together with London and Cambridge, Oxford completes the 'Golden Triangle', a rich heritage of innovation and technology, providing an excellent opportunity for collaboration, growth, and success.

Leading science businesses in Oxfordshire include:

**Oxford
Biomedica**

NOVOTECH™
Biotech's Partner at Every Phase

evotec

novo nordisk®

BARINTHUS
BIOTHERAPEUTICS

sysmex

evovx

Adaptimmune

**Oxford
NANOPORE**
Technologies

56% of Oxfordshire working age population educated to degree level or above.*

Over 10,000 of Oxfordshire population employed in scientific R&D and healthcare-related professions*

Oxfordshire working age population 465,000*

Oxfordshire economy contributes circa £23bn annual GVA**

Average 3.9% year on year growth in Oxfordshire economy since 2006**

*Source: Nomisweb
**Source: Oxfordshire LEP



KEY	
■	Residential
■	Research & Development
■	Primary School
■	Secondary School
■	Begbroke Science Park
■	Mixed Use
■	Local Centre
■	Agricultural Land
■	Rowel Brook

GROWING COMMUNITY

BUILDING ONE is located at the entrance to Begbroke Science Park, an established science community for both academic and commercial entities, with over 50 research groups and commercial organisations already on site.

The building sits at the heart of the new Begbroke Innovation District which will be transformative to the Park, creating 1800 homes within three new residential villages, new schools, amenity hubs, a community farm and 155,000 sq m of innovation space. These proposals have now achieved resolution to grant consent.

- **5 HECTARE** community farm
- **155,000 SQ M** of innovation space
- **6,000 SQ M** community amenities
- **1,800 HOMES** 50% affordable



Indicative CGI

EASILY ACCESSIBLE



- 1: Sainsbury's
- 2: Tesco/Costa
- 3: Oxford Parkway & Park n Ride
- 4: Subway/Budgens

- 5: Kidlington & Gosford Leisure Centre
- 6: Miller & Carter
- 7: Beefeater
- 8: Co-op

BUILDING ONE promotes a positive work life balance. Located close to Oxford Airport and Oxford Parkway mainline rail station, access to regular bus services and a wealth of local amenities in Kidlington, Woodstock and the surrounds.

Whilst established in its own right, the Park sits within Oxford's emerging northern science corridor, incorporating Oxford North and Oxford Technology Park. The Park adjoins the A44, which connects to both Oxford and the A34 to the East and towards the Cotswolds to the West.

The Park is well served by regular bus routes running close by.

There is a dedicated minibus service for occupier and Oxford University employees, running between Begbroke science park and Oxford city centre. Stops include Oxford Parkway, Parks Road Dept. of Materials, Summertown Shops and BBC Oxford Banbury Road.

Oxford City Centre
📍 5 miles
🚗 14 mins

Oxford Airport
📍 2.5 miles
🚗 8 mins

Oxford Parkway Rail Station
📍 3.8 miles
🚗 8 mins

M40 Junction 9
📍 9.2 miles
🚗 14 mins





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Terms

The building is available as a whole, by floor or part floor on new effective full repairing and insuring terms.

Accommodation is offered either by way of the current 'Lab ready' shell specification or via fitted solutions, subject to terms.

BUILDINGONE.CO.UK

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BEBBROKE
SCIENCE PARK
WHERE SCIENCE AND INDUSTRY MEET

