



Office Space
Due for Completion in
Spring 2021

OXFORD TECHNOLOGY PARK

New space.
New opportunities.

Building One

A Landmark Grade A
Office Building

Available as a whole or
in individual suites

372-3,170 sq.m. (4,000-34,125 sq.ft.)

www.oxfordtechnologypark.com



- High quality finish to interior and exterior
- Raised access floors
- Suspended ceilings
- VRV mixed mode comfort cooling
- Passenger lift
- Designed to EPC B and BREEAM “Excellent” standards

Floor space

Building One will provide the following approximate net internal floor space.

Consideration will be given to the letting of individual suites from 372 sq.m. (4,000 sq.ft.).

Tenure

	sq.m	sq.ft.
Ground floor	1,059	11,400
First Floor	1,052	11,325
Second Floor	1,059	11,400
Total	3,170	34,125

Building One is available to let, as whole or in individual suites, on a full repairing and insuring lease.

Further details on application to the marketing agents.

Oxford Technology Park

Oxford Technology Park is a major new science and technology park poised to provide much needed Office and Research & Development space at the heart of Oxfordshire’s A34 Knowledge Economy spine.

Strategically located to the north of Oxford, the Park will comprise a range of office and high-technology buildings, together with a newly constructed 101 bedroom hotel and restaurant.

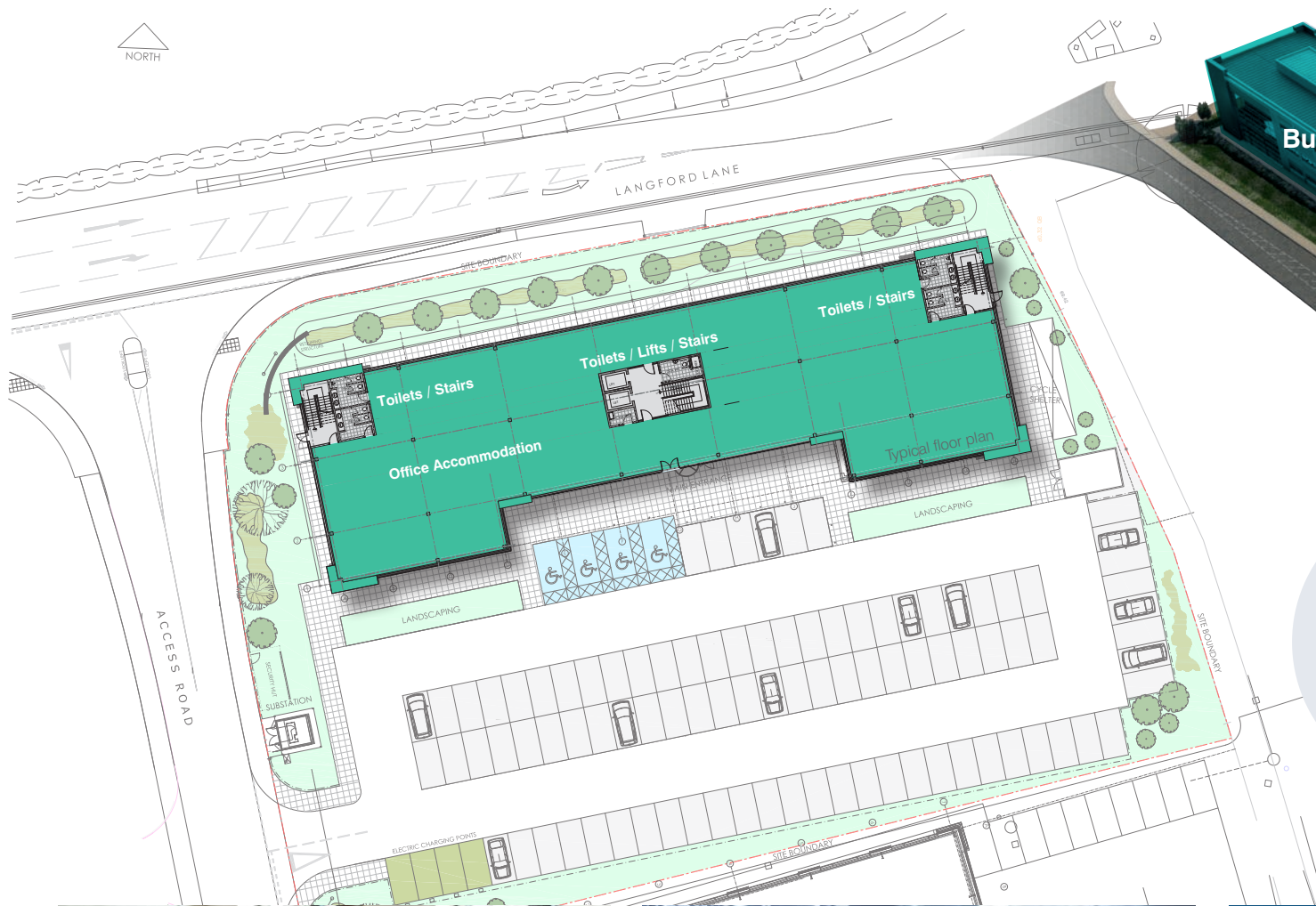
Commanding a prominent position on the entrance into the Park, Building One will comprise a landmark three-storey office building, combining contemporary design with a high standard of internal fitting. Designed to provide the highest quality Grade A offices, the building will also be readily adaptable

to laboratory or research use.

The building as a whole will extend to 3,170 sq.m. (34,125 sq.ft.) net internal and offer flexibility for subdivision into individual suites from approximately 4,000 sq.ft.

A 100 car space allocation will be provided.



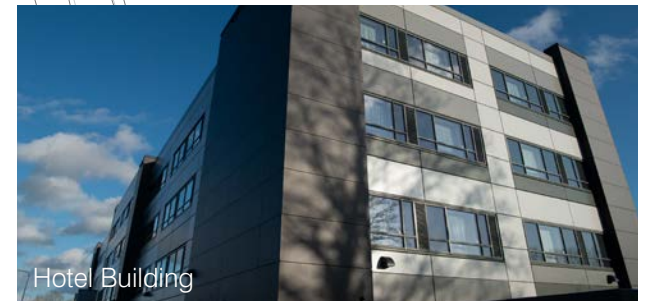


Building One



Premier Inn

101 bedroom hotel and restaurant



Hotel Building

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 which can be reached via a regular bus service from Langford Lane as well as excellent cycle routes (30 mins journey time).

A range of amenities are available locally, including a large gym, shops, restaurants and character pubs. The Park stands in close proximity to the historic locations of Oxford and Woodstock, as well as the Cotswolds Area of Outstanding Natural Beauty, providing the choice between a buzzing city life and country living.

Distances

	miles		miles
Oxford City Centre	6	Heathrow Airport	50
M40 Junction 9	7	Birmingham	76
M40 Junction 8	13	London	60

Train Times

	mins
Oxford City Station to London Paddington	53
Oxford Parkway to London Marylebone	55

Viewings

Strictly by appointment with the sole letting agents:

BENEDICTS
 CONSULTANT SURVEYORS
 01865 883364
 www.benedicts.co.uk

BIDWELLS
 01865 790 116
 bidwells.co.uk

Christian Vecchione
 T: 01865 883364
 E: christian@benedicts.co.uk

David Williams
 T: 01865 592632
 E: david.williams@bidwells.co.uk

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