

AN ENVIRONMENT  
TO HELP YOU  
**THRIVE AND GROW**

Flexible offices & laboratory accommodation

Meeting room & conference hire

Catering & hospitality



“Inspired minds work and prosper from being part of Oxford’s most dedicated location for success.”

WELCOME

Finding the perfect location for your business is more than just a postcode search. It’s about giving your employees an environment where they will thrive, where you can grow your ideas and business, and be part of a community where innovation is at its heart.

As one of the UK’s most influential business and science & technology environments, The Oxford Science Park has more than 2,400 people across 65 companies ranging from start-ups based in our innovation centre, to SMEs and established multi-national organisations, that are thriving in 75 acres of beautifully landscaped grounds.

Owned by Magdalen College Oxford, The Oxford Science Park has an atmosphere of discovery, innovation and entrepreneurship.

### Great location

Located just four miles south-east of Oxford City centre, we are one of the UK’s leading centres for growth in research-led employment, and Oxford’s most dedicated location for success.

If travelling by car, we are close to the Oxford ring-road, within easy reach of the A34, M40 & M4 road networks.

For bus travel, we have regular bus services from the front of the Magdalen Centre into Oxford City centre.

For rail travel, Oxford station is just up the road with regular trains into London and other cities.

### Space for you

In this brochure, you’ll read about how we can help you find the perfect space and location for your business.

We provide flexible office & laboratory accommodation, meeting room hire and conference facilities, catering and hospitality to suit you.

We also have a superb food & drink provision, all supplied thanks to our on-site catering team.

Join our inspiring science and technology environment and be part of this exceptional commercial ecosystem.





# ACCOMMODATION TO SUIT YOU

Whatever the size of office or laboratory space you require, we can help thanks to our wide range of accommodation available on a variety of leasing terms.

Licence and leases are flexible to enable you to grow and adapt within the campus style environment.

You can choose from:

Accommodation	Suitability	Sq ft
Virtual offices	Oxford presence	-
The 'Hub'	1 - 2 people	80-125
Lab/office	2 - 10 people	-
Serviced offices	1 - 115 people	80-11,500



“Magdalen Centre is a great location for companies, networks and business opportunities. The innovative people and ideas make this an exciting place to be.”

Lucius Cary, Managing Director,  
Oxford Technology Management



## YOUR ACCOMMODATION CHOICES



### VIRTUAL

Creating the right impression for your business is paramount, so our virtual office services offer you a prestigious address and supporting services.

Available on a monthly basis, the service includes:

- Telephone answering service
- Mail handling
- Discounted meeting rooms

### MAGDALEN CENTRE

For small to medium sized businesses is the Magdalen Centre, a thriving innovation centre located in the centre of the Park, providing a virtual office service, small suites for instant offices called The Hub, and a variety of office/laboratory space, and meeting & conference rooms.

It comprises two main buildings linked by a striking glazed bridge: South & North offering a wide range of accommodation from start-up incubator units,

larger office space and laboratory facilities.

Magdalen Centre South offers accommodation from 80 to 2,500 sq ft based on a monthly licence agreement, ideal if you need convenient and flexible terms. Magdalen Centre North offers you larger office suites designed for companies requiring between 3,000 to 11,500 sq ft based on three to five-year leases. It has ample floor and ceiling voids together with additional riser columns allowing the possibility

of laboratory use if required. Two wings of Magdalen Centre North have been converted into a mixture of laboratory and office suites. The suites are suitable for small laboratory-based companies or R&D and satellite departments of larger organisations, and include the use of shared laboratory facilities and equipment.

The Magdalen Centre has adjacent car parking and visitor parking, and regular buses to the city centre and local areas.

### THE HUB

A suite of six small furnished offices, these are ideal for 1 to 2 person businesses looking for an instant office.

Available daily, weekly or monthly, it also includes:

- Telephone line rental (pro-rata)
- Wifi access
- Full reception & back up telephone answering service
- Voicemail



### SADLER BUILDING

Designed as a focal point of the Park, the ground floor of the Sadler Building includes the Sadler Brasserie with alfresco dining, a bar, and our new deli, and four meeting rooms.

The first floor has offices suitable for science and technology based companies or for general office use, all on a simple monthly licence agreement.

#### CHARGES

Fully serviced accommodation is offered under a monthly licence agreement or 3-5 year lease basis, giving companies convenience and flexibility.

#### SERVICES INCLUDED:

- Reception & back up telephone service
- Broadband internet connection
- Category 5e cabling
- Postage services
- Heating or vrv comfort cooling
- 24 hour security
- Parking & visitor parking
- Communal area cleaning
- Business rates
- Water rates
- Park service charge



A unique venue to meet,  
share and discover

## MEETING ROOMS & CONFERENCING FACILITIES

When you join us, you have a choice of 10 fully equipped rooms from boardrooms to conference rooms, allowing a range of meeting options for 2-90 people.

Both the Magdalen Centre and Sadler Building offer extensive meeting room facilities for hire on an hourly or daily basis.

Room styles include:

- Small meeting room
- Large meeting room
- Boardroom
- Cabaret
- Conference
- Theatre

Hire includes:

- Access to beautiful outdoor spaces and walks, plus riverside terrace, and al fresco dining
- Hospitality delivered to rooms and break out spaces (additional charge)
- Wifi access
- On-site car parking
- Flipchart & pens
- Projector (additional charge)







The Park is managed by a dedicated on-site team, with a range of amenities to make day-to-day life enjoyable and convenient.

## AMENITIES

To allow true focus, everything your business or team could require for day-to-day activities can be found on the Park, all within a short distance.

Magdalen Centre and Sadler Building are also our two food and beverage locations, both providing meeting room hire and free wifi.

Here you can find our on-site cafés, and the Sadler Building has a bar and brasserie, so you are never short of food choices.

There's plenty of access to nearby supermarkets, pharmacies, and retail parks. Plus various hotels and full fitness facilities.

All ensuring that everything and everyone are catered for.

Amenities include:

- Meeting room, conference facility & catering hire
- Regular bus service
- Vending machines
- Car valet service
- Full reception services
- Wifi access
- ATM cash machine
- Cycle racks
- Shower rooms
- Liftshare car share scheme





The Park is popular to both occupiers and non-occupiers, offering an exciting venue to inspire creative and productive meetings.

## CATERING & HOSPITALITY

Catering for your meeting or conference is easily booked and arranged thanks to our expert on-site catering team.

Our professional kitchen uses the freshest ingredients to provide delicious food in a modern style, from freshly brewed coffee, to sandwiches and pastries, to a working or three-course lunch.

We also cater for formal dinners, wedding receptions and celebratory events.

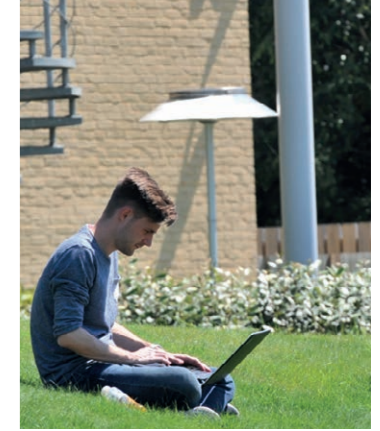
Café Magdalen and the Sadler Brasserie restaurant are easily accessible, with tables in the Brasserie available to be booked in advance, meaning you can focus on your day running smoothly.







# SHAPE YOUR FUTURE



Your team are the energy, focus and expertise upon which your business relies to achieve its full potential.

Well-being of employees is now a major factor in the business consciousness and decision-making.

The Oxford Science Park understands this and provides your team with a place where well-being is the new amenity: a place that makes the work-life balance far more enriching, from the on-site food and drink offerings, to the landscaping and the beautiful fountains and feature lakes, to the annual summer party.

We offer more to your employees, to give a balance that genuinely breeds satisfaction in the workplace and, therefore, a more positive working environment.

The values and environment of the Park ensure businesses of all sizes, operating in any sector, feel welcome and a part of the shared vision of discovery.

Join our thriving commercial ecosystem, where we take care of you, so you can focus on your own business.

“Our team loves being based on the science park because they enjoy a great campus-like working environment with access to busy communal spaces, coffee shops, the canteen and outdoor space. They also appreciate being able to park at work and not having to run the gauntlet into central Oxford every day.”

Simon Pettitt, Managing Director, Cantata,  
an independent CRM consultancy





**DISCOVER MORE**

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