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THE WOOD CENTRE FOR INNOVATION HEADINGTON, OXFORD OX3 8SB TO LET

B1(a) Business - Offices

314–6,841 sq ft (29.17–635.53 sq m)

Highlights

- A thriving community for science and technology start-ups and grow-on businesses
- In the heart of Headington's Global Health & Life Sciences District
- Flexible office suites available for immediate occupation on leases up to five years
- Easy access to ring road
- Cycle parking
- Allocated car parking
- Woodland setting with space for outdoor meetings
- Meeting and conference facilities
- A-rated energy efficient building with air source heat pump system for heating and natural ventilation for cooling

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Location

Situated off Quarry Road in Headington close to the ring road, The Wood Centre for Innovation lies within close proximity to the John Radcliffe Hospital, Nuffield Orthopedic Centre, Churchill Hospital, Oxford Brookes University, and a short walk from Oxford University's Old Road Campus.

Description

The Wood Centre for Innovation, along with its sister centre, The Oxford Centre for Innovation, is owned by The Oxford Trust and managed by Oxford Innovation. This impressive building was completed in April 2019 to provide entrepreneurs, start-ups and grow-on companies with much required office, technical workshop and R&D lab space. Barclays Eagle Labs is on the ground floor alongside further flexible workshop and lab accommodation.

The first floor provides suites to let on leases up to five years for grow-on companies. The suites can be amalgamated to provide various sizes to suit your requirements.



First Floor Accommodation

	SQ FT	SQ M
F1	395	36.7
F2	1,678	155.89
F3	1,055	98.01
F4	837	77.76
F6	318	29.54
F7	756	70.23
F8	997	92.62
F9	820	76.18
Total	6,856	636.39

Measured in accordance with IPMS 3.

Suites can be combined to suit various sizes.

Additional information

Terms

The suites are available on a new lease up to five years.

Rent

Rent upon application.

Rates

The suites are to be re-assessed.

Services

A service charge is applicable. A service charge budget available upon request.

Reception, admin, meeting & conference facilities are available alongside complementary expert business advice.

Legal Costs

Each party to bear their own costs.

Value Added Tax

All terms quoted are exclusive of VAT where applicable.

EPC

A-17

Postcode

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Enquiries

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