

# TO LET- PRELIMINARY DETAILS



**BUILDING ONE  
BEGBROKE SCIENCE PARK  
OXFORDSHIRE  
OX5 1PF**

**Newly completed gateway building offering  
best in class CL2 lab accommodation  
4,100-66,460 sq ft (381-6,174 sq m)**

- Enhanced base specification
- Building flexibility
- Impressive central atrium
- Showers, bicycle store and parking
- BREEAM Excellent + EPC A

## LOCATION

Building One is situated at the entrance to Begbroke Science Park, which is the only science park owned and managed by Oxford University. The Park offers an existing innovation ecosystem with office, laboratory and research accommodation jointly totalling approximately 130,000 sq ft together with two on-site café/restaurant facilities and a regular minibus service to Oxford.

The Park is situated approximately 5 miles to the north of Oxford city centre, within close proximity to both Oxford Airport and Oxford Parkway mainline rail station, together with a wealth of local amenities in Kidlington, Woodstock and the surrounds. The Park adjoins the A44, which connects to both Oxford and the A34 to the East and towards the Cotswolds to the West, with regular bus services close by.

Whilst established in its own right, the Park sits within Oxford's emerging northern science corridor, incorporating Oxford North and Oxford Technology Park.

Future development proposals for the creation of an Innovation District surrounding the Park are due to be considered at planning committee by Autumn 2024 with, subject to approval, the first phase likely to provide housing and thereafter significant commercial, R&D, residential and amenity space.

## DESCRIPTION

The property comprises a best-in-class detached lab facility arranged over ground, first and second floors together with a roof mounted plant deck. The accommodation is arranged around an impressive central atrium with feature staircase, and the building designed for maximum flexibility, enabling a letting as a whole, by floor or by split floor.

Set within its own self-contained and landscaped site, the building has separate buildings for gas storage, refuse and bicycle parking.

Internally the building's common parts have been fitted out with high quality finishes and incorporate toilets, showers and reception area. The individual floors have been completed to an enhanced 'Lab Ready' shell condition, ready to take an occupier's fit out. This includes extensive provision of dedicated risers providing flexibility for tenant equipment and services installation.

The roof level includes a plant room, capacity for flues together with dedicated areas for additional plant.

## KEY SPECIFICATION FEATURES

We draw your attention to some of the building's key features:

- Pre-installed air handling units to enable 70: 30 lab to office split on all floors at 6 air changes per hour
- Laboratory, domestic water, foul waste services and supply air ductwork installed and terminated within tenant spaces
- 4.2 m floor to floor level
- 1.5 x 1.5m planning grid for optimal laboratory design
- Enhanced fume cupboard allowance-building capacity up to 56
- 2 passenger and 1 goods lifts
- Vibration response factor of 2
- 4+1 Kn/m<sup>2</sup> floor loading capacity
- BREEAM Excellent
- EPC A
- 1.25 MVA Power Supply
- 96 bicycle parking
- 100 car spaces EV charging
- On site security

## ACCOMMODATION

The building provides the following approximate net internal floor areas.

FLOOR	USE	Sq m	Sq ft
Second	Lab/Office	2,065.2	22,230
First	Lab/Office	2,069.4	22,275
Ground	Lab/Office	1,782.1	19,182
	Reception	27.1	292
	Atrium base	230.4	2,480
	<b>Total</b>	<b>6,174.2</b>	<b>66,459</b>

Consideration will be given to further division of the floors from approximately 4,100 sq.ft (381 sq.m), upwards, subject to terms.

---

## TERMS

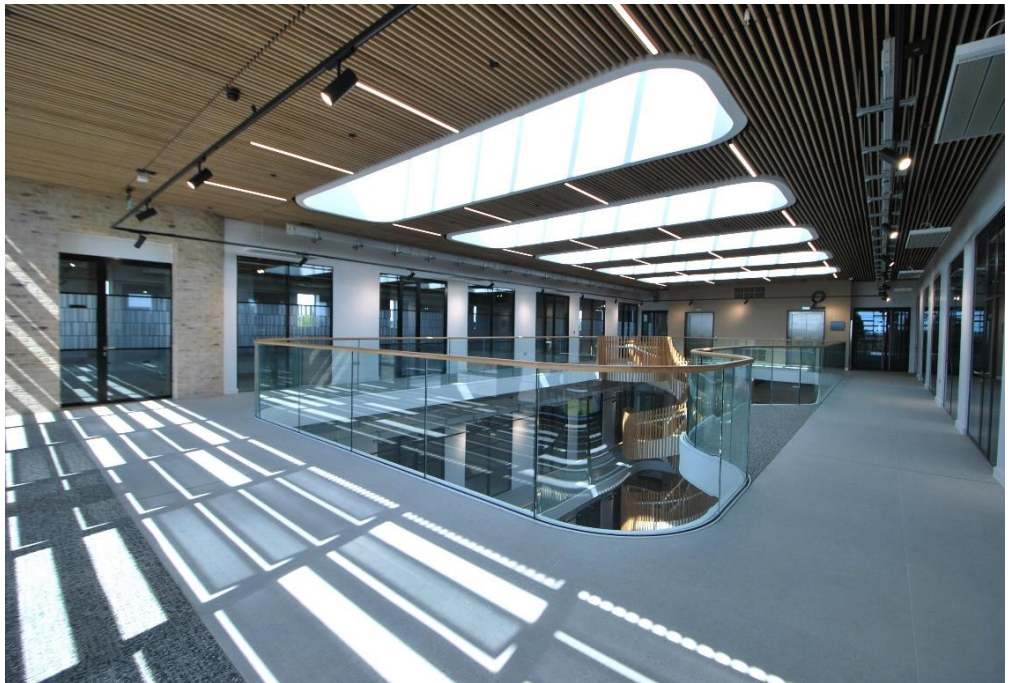
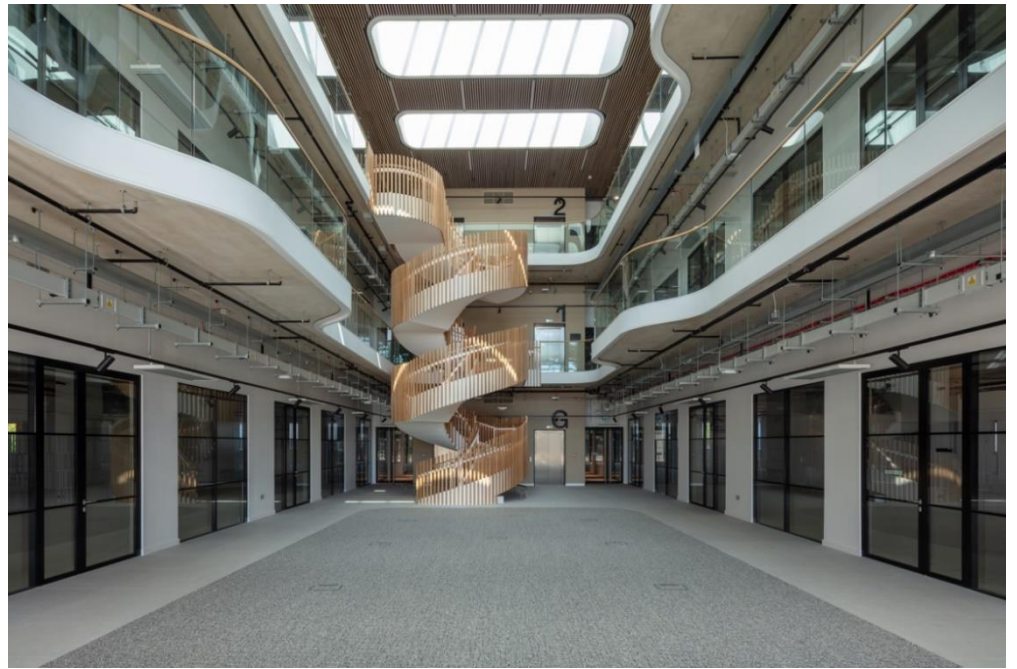
The building is available as a whole, by floor or part floor on new effective full repairing and insuring terms.

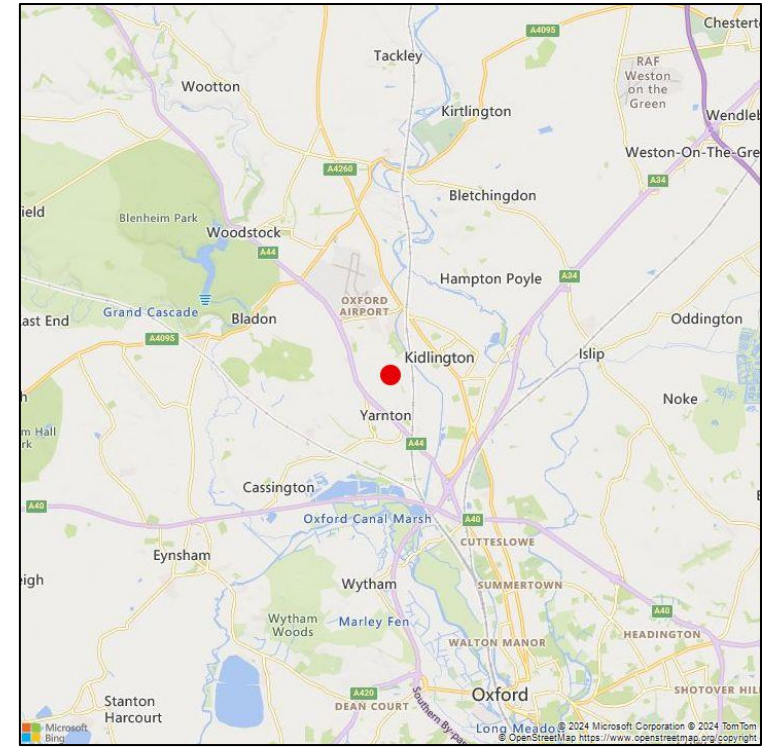
The landlord will offer the accommodation either by way of the current 'Lab Ready' specification together with a capital contribution towards fit out or with potential to consider a fitted solution, subject to terms.

A building and estate charge will be due.

Full terms on application.

---





**Contact – all enquiries to be via the joint sole agents:  
Carter Jonas**

Jon Silversides:

[Jon.silversides@carterjonas.co.uk](mailto:Jon.silversides@carterjonas.co.uk); Tel: 07720 537141

Adrian Chan:

[adrian.chan@carterjonas.co.uk](mailto:adrian.chan@carterjonas.co.uk); Tel: 07920 830554

**JLL**

Paddy Shipp:

[Paddy.shipp@jll.com](mailto:Paddy.shipp@jll.com); Tel: 07469 155531

Joshua Doble:

[Joshua.doble@jll.com](mailto:Joshua.doble@jll.com); Tel: 07783 771576

**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

**Carter Jonas**