



INNOVOX

A Landmark Grade A Office Building with Laboratory capability required for innovative science and technology based occupiers.

Suites from 372 sq.m. (3,956 Sq.Ft)





INNOVOX

HIGHLY FLEXIBLE SPACE WITH LABORATORY CAPABILITY

Designed to accommodate the rapid growth of Oxford's innovative, science and technology based companies, INNOVOX provide state-of-the-art office with laboratory capability spaces.

A collage of four images showing a modern office and laboratory environment. The top image shows three people in a meeting. The middle image shows a man pointing at a screen in a laboratory. The bottom image shows a man smiling at a desk with a laptop. The right side of the collage is partially obscured by a blue text box.

Innovox has been designed to evolve alongside the ever-changing requirements of the Science and Technology sector at the heart of Oxfordshire's Knowledge Economy.

Floor Space

INNOVOX is a landmark building for Oxford, combining flexibility for office, laboratory and R&D use with the highest standards of internal finish and a striking contemporary design.

Situated on the entrance into Oxford Technology Park, adjacent to The Native Antigen Company's (TNAC) Headquarters, this prestigious building offers 34,125 Sq.Ft. of flexible space, available to let in suites from 3,956 Sq.Ft.

Fitted as Grade A office accommodation, the space is enabled for laboratory/R&D uses, befitting the Park's position at the forefront of Oxford's life science based revolution.

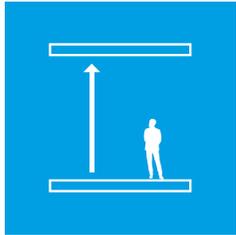
Bespoke laboratory fit-out packages are available, offering individual tenants a complete turn-key solution.

Floor	Floor Size	
First	10,767 Sq.Ft.	Available
Second	3,956 Sq.Ft.	Available

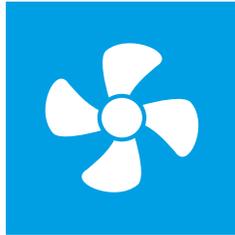


ENQUIRE NOW
www.oxfordtechnologypark.com

Building Features



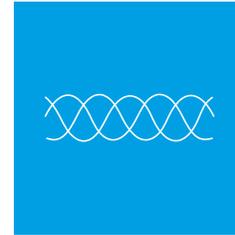
4.2 M SLAB TO SLAB HEIGHT



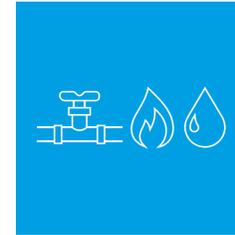
COMFORT COOLING WITH FRESH AIR EXCHANGE AND HEAT RECOVERY (OFFICES)



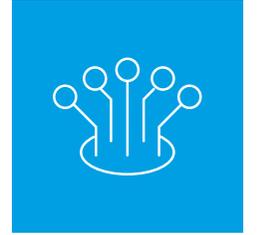
OVER-SIZED 17 PERSON PASSENGER LIFT SUITABLE FOR LAB EQUIPMENT



3 PHASE ELECTRIC SUPPLY WITH EXCELLENT POWER CAPACITY



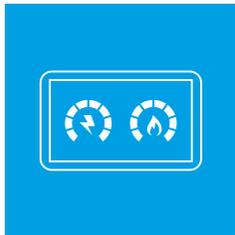
MAINS WATER, GAS AND DRAINAGE SUPPLIED TO THE BUILDING



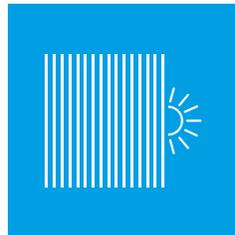
FIBRE BROADBAND AVAILABLE



ENERGY SAVING LIGHTING



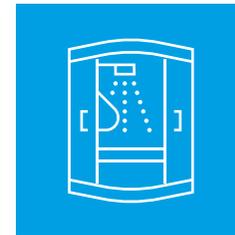
ENERGY MONITORING SYSTEM



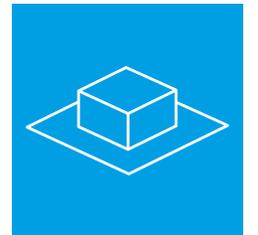
SOLAR GAIN RESISTANT ENHANCED CLADDING



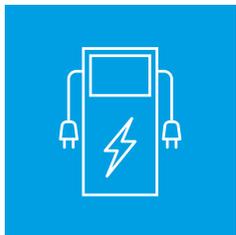
HIGH QUALITY FITTINGS TO W.C.'S



FITTED SHOWERS



ROOF MOUNTED PLANT DECK



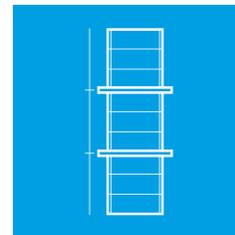
EV CHARGERS



COVERED CYCLE PARKING



GENEROUS PARKING



LARGE VERTICAL RISERS

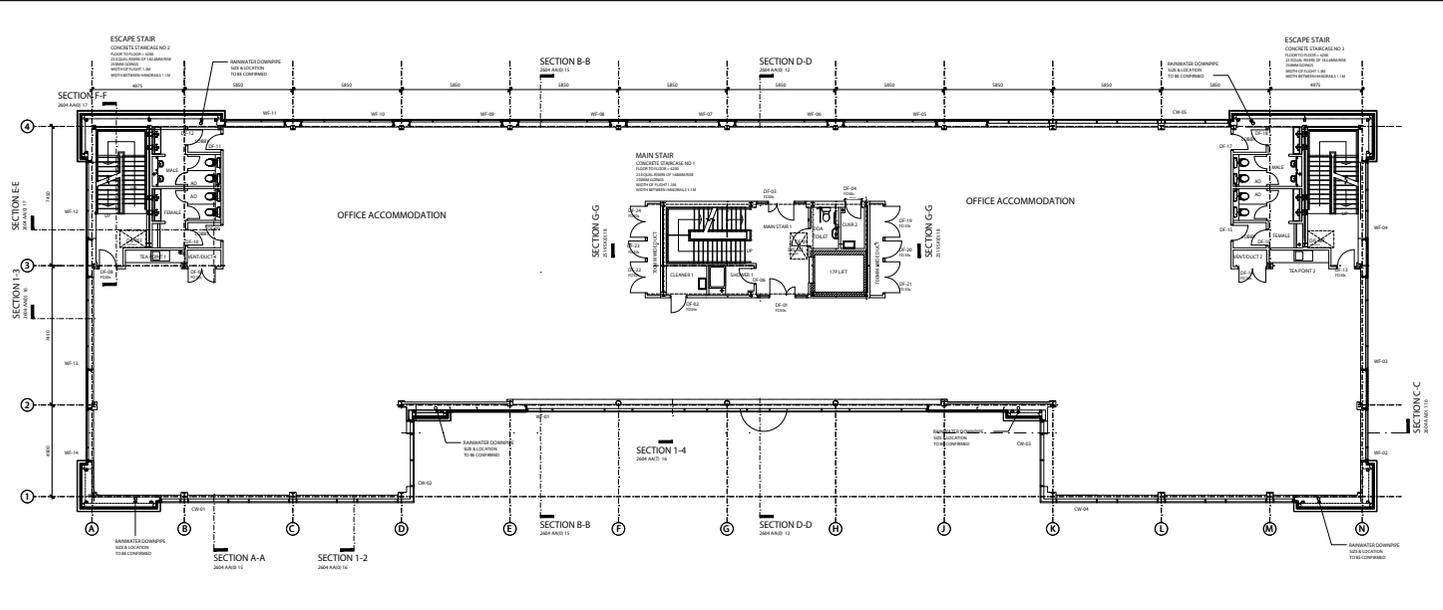


EPC A RATING

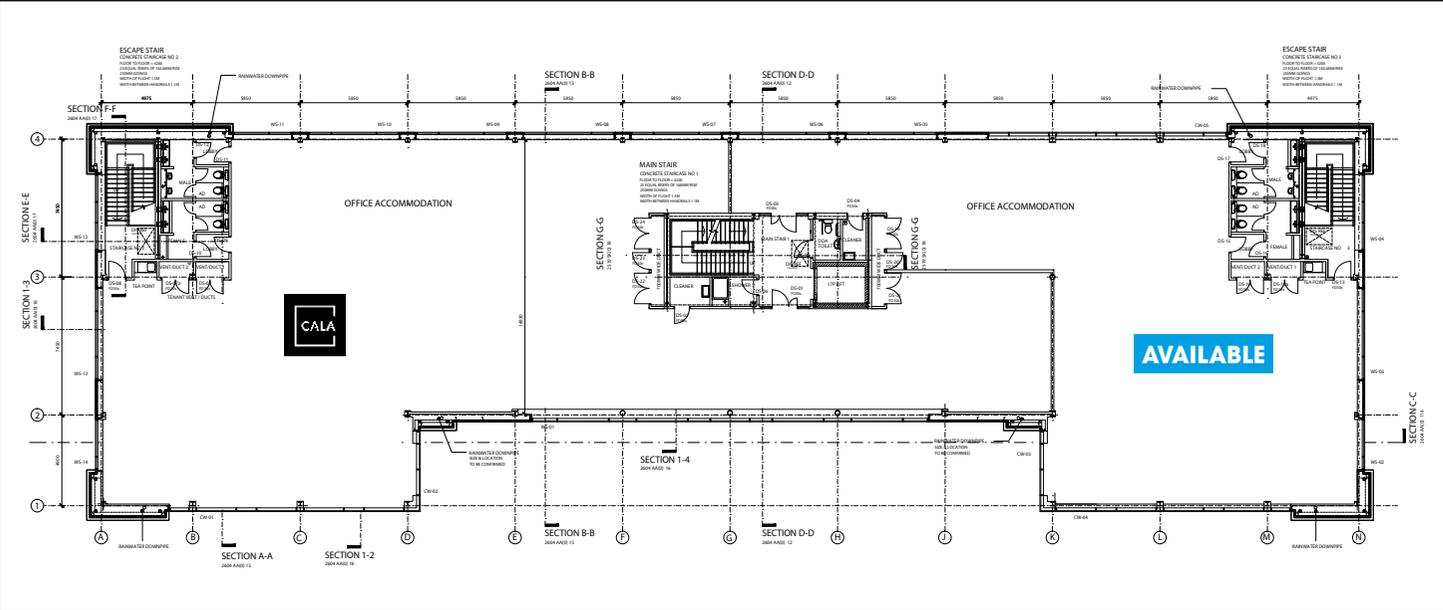


BREEAM "EXCELLENT" RATING

Floor Plans



INNOVOX
FIRST FLOOR PLAN
 SCALE 1 : 125



INNOVOX
SECOND FLOOR PLAN
 SCALE 1 : 125

Park Map



OCCUPANTS



INNOVOX



INNOVOX



INNOVOX



TB3



TB5



TB6A



IQ1



IQ8



IQ4 Ground floor & IQ5



IQ9

Investing in **Oxford**

Oxford boasts a robust economy, a vibrant culture and a prestigious academic reputation.

Renowned for its prestigious academic institutions, Oxford stands as a beacon of intellectual excellence, providing unrivaled access to pioneering research and top-tier talent. Oxford offers not just a location but a vibrant ecosystem where collaboration, innovation, and success converge, making Oxford an attractive and unique opportunity for science and technology businesses.

OXFORD UNIVERSITY IS **RANKED NUMBER 1** IN THE TIMES HIGHER EDUCATION GLOBAL RANKINGS FOR THE 8TH CONSECUTIVE YEAR.

NEARLY 6% OF THE POPULATION, OR 25,000 PEOPLE, **WORK IN OXFORDSHIRE'S LIFE SCIENCES SECTOR.**

ONE OF THE STRONGEST ECONOMIES IN THE UK, **GENERATING £23.5 BILLION GVA ANNUALLY.**

THERE ARE **2,900** HIGH-TECH BUSINESSES **EMPLOYING 29,000** PEOPLE.

OXFORD UNIVERSITY SPINOUTS ACCOUNTED FOR **45% OF THE TOTAL £2.13BN** INVESTED IN UK SPINOUTS IN 2022.

THE OXFORD CLUSTER IS **THIRD GLOBALLY** IN TERMS OF **PATENT FILING** PER CAPITA.

1,500 OF THESE COMPANIES ARE HIGHLY INNOVATIVE, SCIENCE, TECHNOLOGY, ENGINEERING AND MATHS-ORIENTATED COMPANIES.

HIGHEST CONCENTRATION OF SCIENCE RESEARCH FACILITIES IN WESTERN EUROPE.

HIGHEST NUMBER OF SPINOUTS OF ANY UK ACADEMIC INSTITUTION.

12,000 PEOPLE ARE EMPLOYED IN **R&D INTENSIVE COMPANIES.**

430,000 JOBS IN OXFORDSHIRE COUNTY.

OXFORD RANKED **THIRD MOST INTENSIVE SCIENCE AND INNOVATION** CLUSTER IN THE WORLD.

Park Life

Oxford Technology Park is not only a place of work with excellent amenity but also provides space where business communities can form, collaborate and thrive.



HOTEL & RESTAURANT

Situated at the front of the park on Langford Lane, our hotel and restaurant offer a warm and professional welcome. Perfectly situated for both business and leisure guests.



EXERCISE CLASSES

Working with one of Oxford's leading fitness providers, FitLife, OTP offers a diverse range of classes including yoga, bootcamp and running workshops.



NEXUS CONNEXION

An exciting bi-monthly event designed exclusively for tenants to cultivate relationships and celebrate our community.



EVENT SPACE

For board meetings, training sessions or events, IQ6 provides the perfect space.



BICYCLE REPAIR

Bike health checks, onsite repairs, and full servicing available – with collection and delivery included.



NEXUS CAFE

Coming soon, Nexus Cafe will offer a daily menu of freshly made, high-quality food and drinks, creating an exceptional experience for all.

OTPortal

From facility bookings to event notifications, maintenance requests to community news and updates, OTPortal is an all-in-one app designed exclusively for tenants at Oxford Technology Park to streamline communication and foster connectivity among tenants.



The OTPortal app is available for download on the App Store, ensuring accessibility for all members of the OTP community.



“The OTPortal app marks a significant milestone in our commitment to building a thriving and connected community at OTP. By leveraging technology, we aim to empower our tenants in fostering a collaborative environment that propels innovation.”



Travel and Amenities

SCIENCE PARKS

-  Begbroke Science Park
-  Milton Park
-  Abingdon Science Park
-  Arc Oxford
-  Oxford Science Park

TRAIN TIMES*

Oxford City Station to
London Paddington
53 minutes

Oxford Parkway to
London Marylebone
1 hour 5 minutes

CAR TIMES*

Oxford Parkway
10 minutes

Oxford City Centre
18 minutes

M40 Junction 9
15 minutes

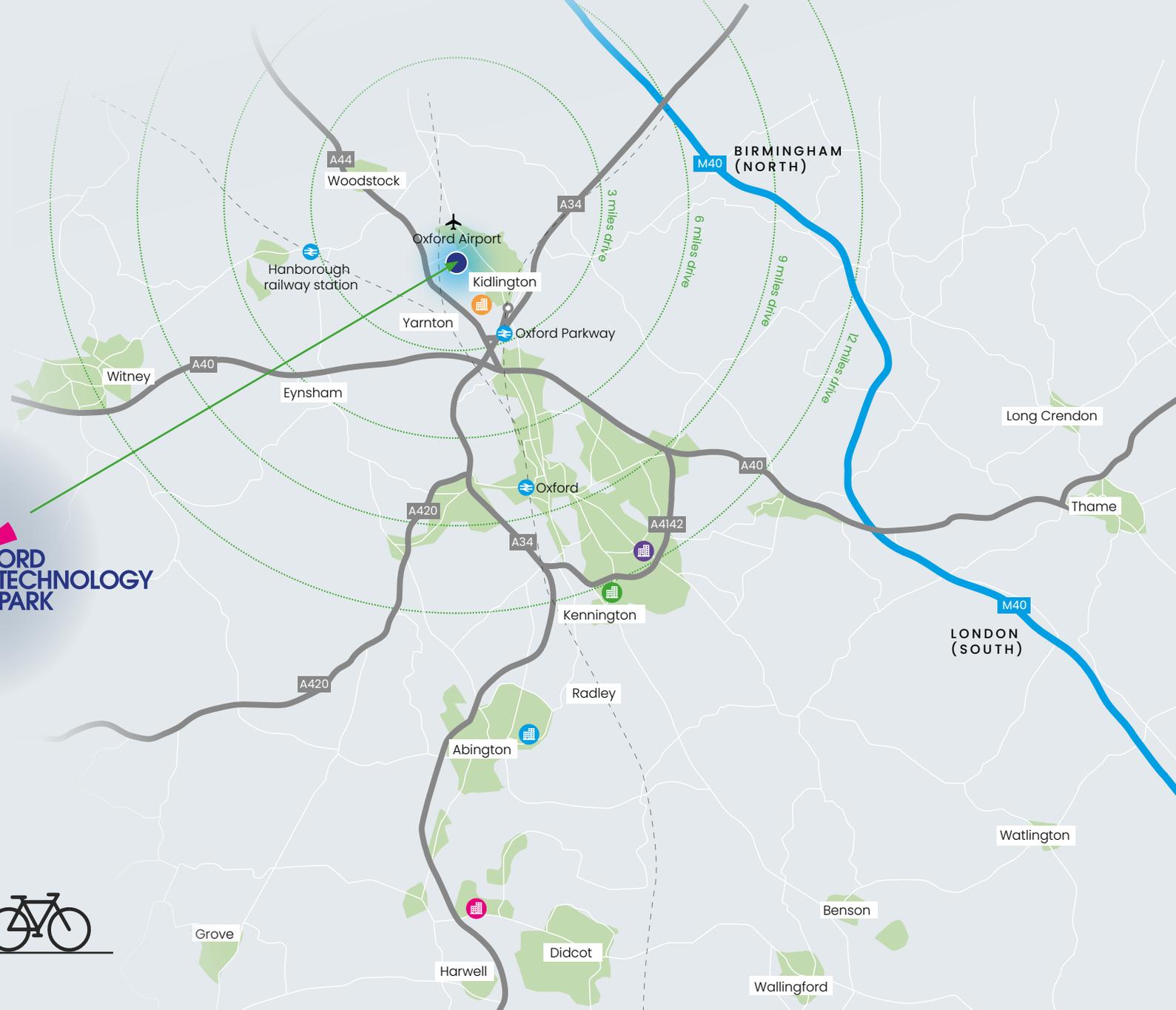
Heathrow Airport
50 minutes

Luton Airport
80 minutes

Birmingham Airport
70 minutes

London
94 minutes

The vibrant Oxford City Centre is
just a 35-minute cycle and UNESCO
World Heritage Site, Blenheim Palace
is less than 15 minutes by bike.



Oxford Technology Park is the centre of innovative activity with London Oxford Airport, Oxford University Begbroke Science Park and the Science and Technology hubs of Oxford all in close proximity.

EXPLORE OXFORD

Scan the QR codes to begin your journey around Oxford on foot or bike.

HOTELS

- Premier Inn
- The Highwayman

SHOPPING

- The Co-operative
- Tesco Superstore
- Sainsburys

PLACES OF INTEREST

- Blenheim Palace
- The Harry Potter Tree
- Soldiers of Oxfordshire Museum
- Oxford Motor Park

SERVICES

- Cygnet Nursery
- Begbroke Veterinary Surgery
- Thames Valley Police

LEISURE FACILITIES

- Kiddlington and Gosford Leisure Centre
- Woodstock Bowls and Tennis Club
- Kiddlington Cricket Club

FOOD AND DRINK

- Beefeater
- Buttercup Sandwiches
- The Jolly Boatman
- The Royal Sun
- Walled Garden Pizzeria
- The Blenheim Sandwich Company



KIDLINGTON BIKE ROUTES

- Pitt Rivers Museum – Oxford Bike Zone loop**
Easy | 13.8 miles | 1h18m
- Oxford Bike Oxford loop**
Easy | 11 miles | 1h1m
- St Martin’s Church loop**
Easy | 11.3 miles | 1h3m
- Peloton Espresso – Pitt Rivers Museum loop**
Easy | 14.1 miles | 1h19m
- Hampers deli and coffee shop – Blenheim Palace**
Easy | 9.63 miles | 54m
- Fantastic scene – Blenheim Palace loop**
Easy | 9.39 miles | 55m
- Lyall & Co coffee shop – St Martin’s Church loop**
Easy | 17.3 miles | 1h36m
- Jacobs Inn – Godstow Abbey loop**
Easy | 8.36 miles | 49m

KIDLINGTON WALKING ROUTES

- Kidlington Circular Walk**
This walk is 4 miles long
- Kidlington St Mary’s**
This walk is 0.7 miles long

Our Owners

Dedicated to Science & Technology

Introducing Life Science REIT

Established in May 2021, Life Science REIT is dedicated to offering premier Science and Technology real estate solutions. It stands as the sole listed S&T investor in the UK, managing assets worth £308m across London, Oxford and Cambridge.

With a track record of developing over 5000,000 sq ft of S&T real estate and an additional 500,000 sq ft in progress. Life Science REIT continues to expand its portfolio. In 2023, it facilitated 8 clients in delivering more than 125,000 sq ft of S&T real estate.

- 1 The Merrifield Centre, Cambridge
- 2 7 - 11 Herbrand Street, The Knowledge Quarter, London
- 3 Oxford Technology Park, Oxford
- 4 Rolling Stock Yard, The Knowledge Quarter, London
- 5 Cambourne Park, Science & Technology Campus, Cambridge



www.lifesciencereit.co.uk
Alex Lowdell
M: 07745 110201
E: alex.lowdell@ironstoneam.com

For further information,
contact the letting agents:



Christian Vecchione MA (Oxon)
M: 07950 032904
E: christian@benedicts.co.uk

Tom Vecchione
M: 07807 791328
E: tom@benedicts.co.uk



Duncan May
M: 07879 883886
E: duncan.may@bidwells.co.uk

Jake Allen
M: 07976 948445
E: jake.allen@bidwells.co.uk



Emma Stratton
M: 0782 5204 325
E: emma.Stratton@cbre.com

Tom Barton
M: 07817 033078
E: tom.Barton@cbre.com



www.oxfordtechnologypark.com
Oxford Technology Park,
Technology Drive,
Kidlington, OX5 1GN