



# TECH BOXES

Innovative buildings suitable for a range of Research & Development, Laboratory, Office and Production uses.

Buildings from 2,069 sq.m. (22,270 Sq.Ft.)





## TECH BOXES

# HIGHLY FLEXIBLE BUILDINGS WITH BUILT-IN EXPANSION SPACE

Designed to accommodate the rapid growth of Oxford's innovative, science and technology based companies, the Tech Boxes provide state-of-the-art office and advanced R&D laboratory and production spaces.



As the first of its kind in Oxfordshire, these buildings are adaptable structures designed to evolve alongside the ever-changing requirements of the Science and Technology sector at the heart of Oxfordshire's Knowledge Economy.



# Floor Space

The Tech Boxes provide a range of flexible spaces from 22,270 Sq.Ft. to 49,309 Sq.Ft. gross internal area, arranged over two floors.

The ground floor is presented in shell format ready for tenant's fit-out. A minimum of 50% of the first floor will be fitted as Grade A offices with the remaining first floor area divided off and left as future expansion space, available for use by a tenant at a time of their choosing. The expansion space will be rentalised only when first brought into beneficial use.

Alternatively, the entirety of the built space can be fitted out and used immediately, to suit an occupier's specific requirements.

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

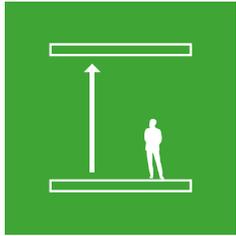


Building	Ground Floor Size	First Floor Size	Expansion Space Size	Total Size
6 B	15,083 Sq.Ft.	8,839 Sq.Ft.	5,677 Sq.Ft.	29,599 Sq.Ft.
7	24,873 Sq.Ft.	12,939 Sq.Ft.	11,497 Sq.Ft.	49,309 Sq.Ft.
8 A	16,263 Sq.Ft.	9,466 Sq.Ft.	6,113 Sq.Ft.	31,842 Sq.Ft.
8 B	15,083 Sq.Ft.	8,839 Sq.Ft.	6,758 Sq.Ft.	30,680 Sq.Ft.
9 A	14,544 Sq.Ft.	7,726 Sq.Ft.	6,252 Sq.Ft.	28,522 Sq.Ft.
9 B	14,535 Sq.Ft.	7,735 Sq.Ft.	6,264 Sq.Ft.	28,534 Sq.Ft.
10 & 11	Available for pre-let			

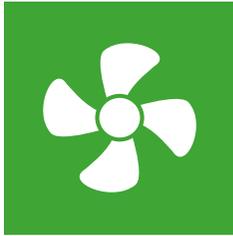


ENQUIRE NOW  
[www.oxfordtechnologypark.com](http://www.oxfordtechnologypark.com)

# Building Features



4.2 M SLAB TO SLAB HEIGHT



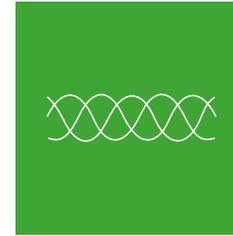
COMFORT COOLING WITH FRESH AIR EXCHANGE AND HEAT RECOVERY (OFFICES)



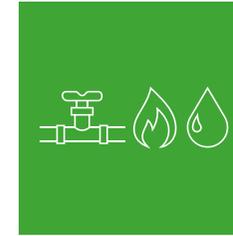
OVER-SIZED 17 PERSON PASSENGER LIFT SUITABLE FOR LAB EQUIPMENT



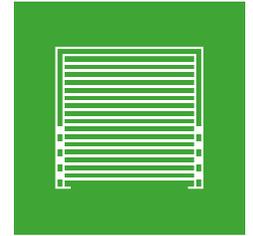
35KN/M SQ FLOOR LOADING TO GROUND FLOOR SPACE



3 PHASE ELECTRIC SUPPLY WITH EXCELLENT POWER CAPACITY



MAINS WATER, GAS AND DRAINAGE SUPPLIED TO THE BUILDING



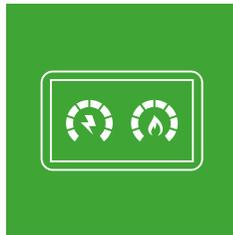
FULL SIZE ROLLER SHUTTER LOADING DOOR FITTED (4.8M X 3.0M)



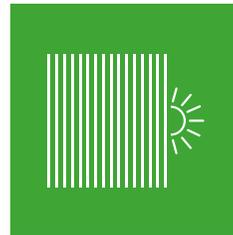
FIBRE BROADBAND AVAILABLE



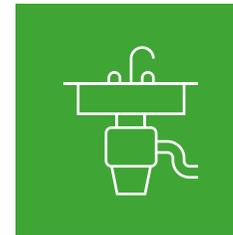
ENERGY SAVING LIGHTING



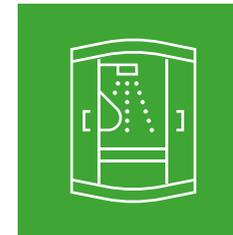
ENERGY MONITORING SYSTEM



SOLAR GAIN RESISTANT ENHANCED CLADDING



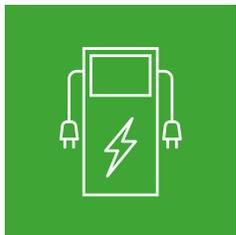
HIGH QUALITY FITTINGS TO W.C.'S



FITTED SHOWERS



ROOF MOUNTED PLANT DECK



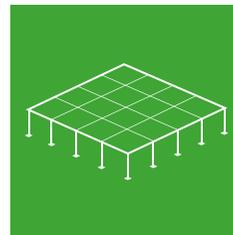
EV CHARGERS



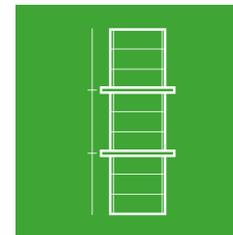
COVERED CYCLE PARKING



GENEROUS PARKING AND LOADING PROVISION



RAISED ACCESS FLOORS TO FIRST FLOOR OFFICES, WITH FLOOR BOXES



LARGE VERTICAL RISERS

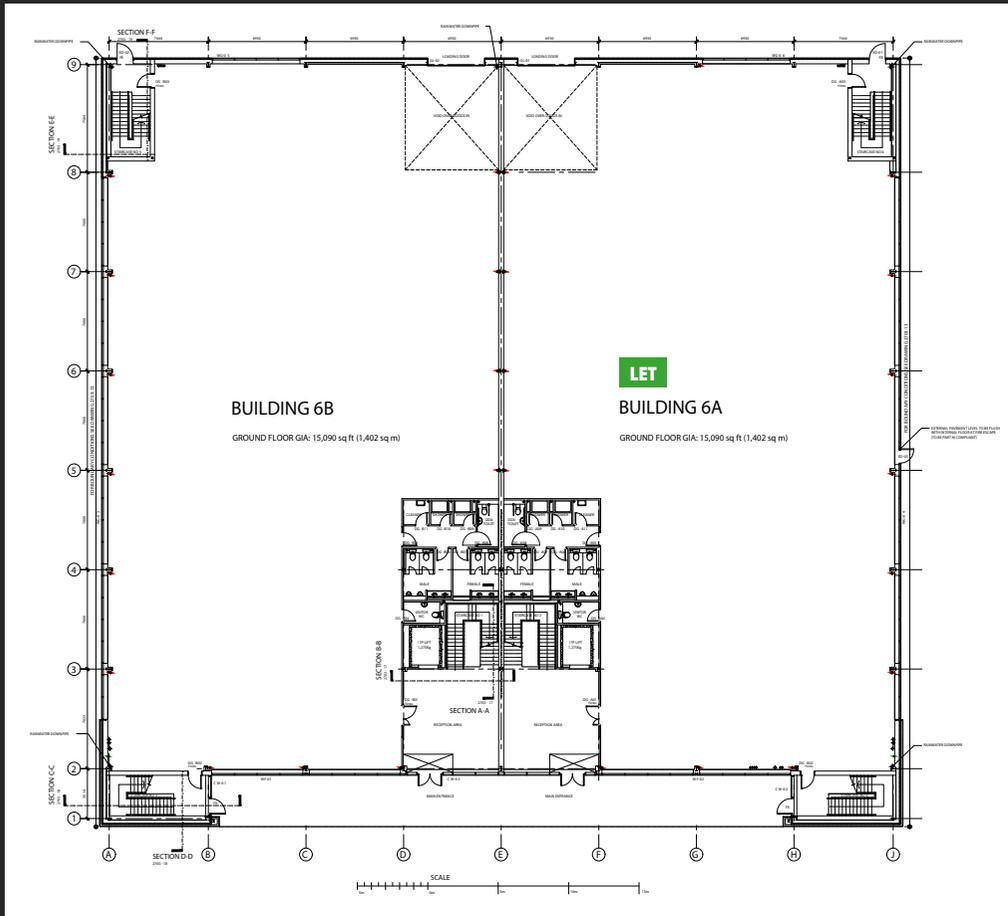


EPC A RATING

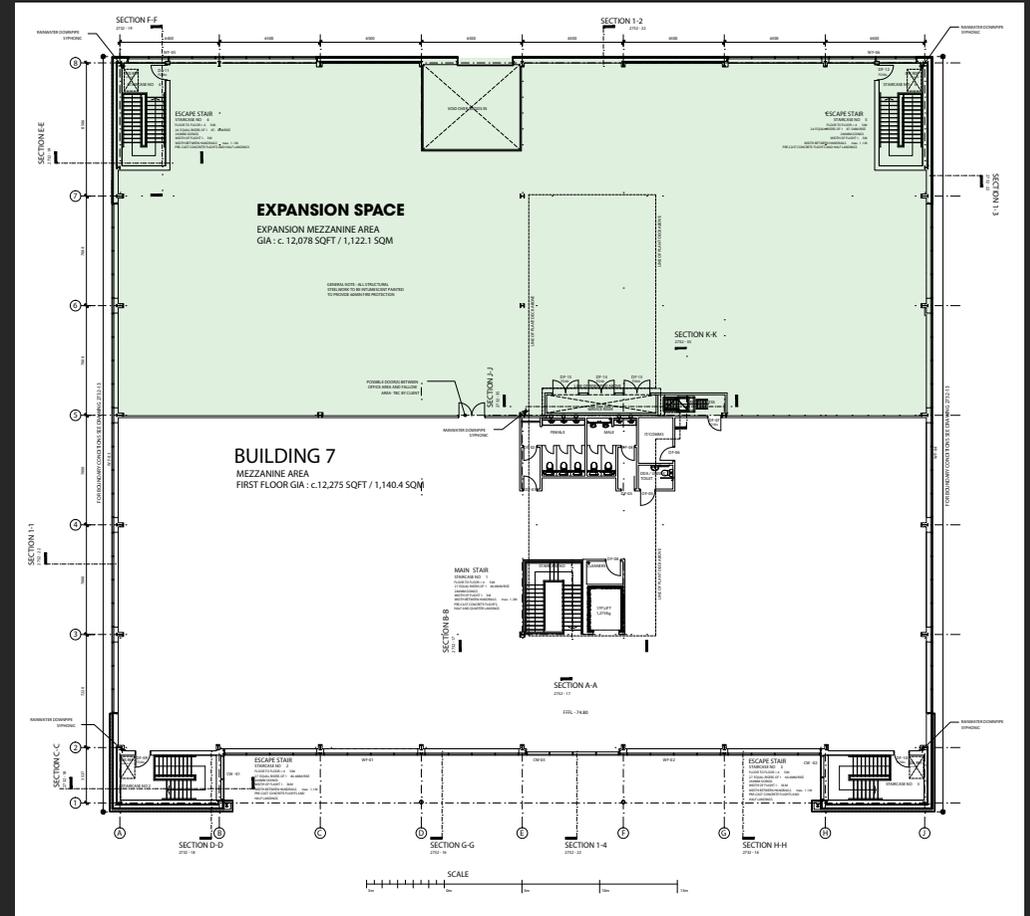


BREEAM "EXCELLENT" RATING

# Floor Plans



**BUILDING 6**  
**GROUND FLOOR PLAN**  
SCALE 1 : 125



**BUILDING 7**  
**FIRST FLOOR PLAN**  
SCALE 1 : 100

# 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

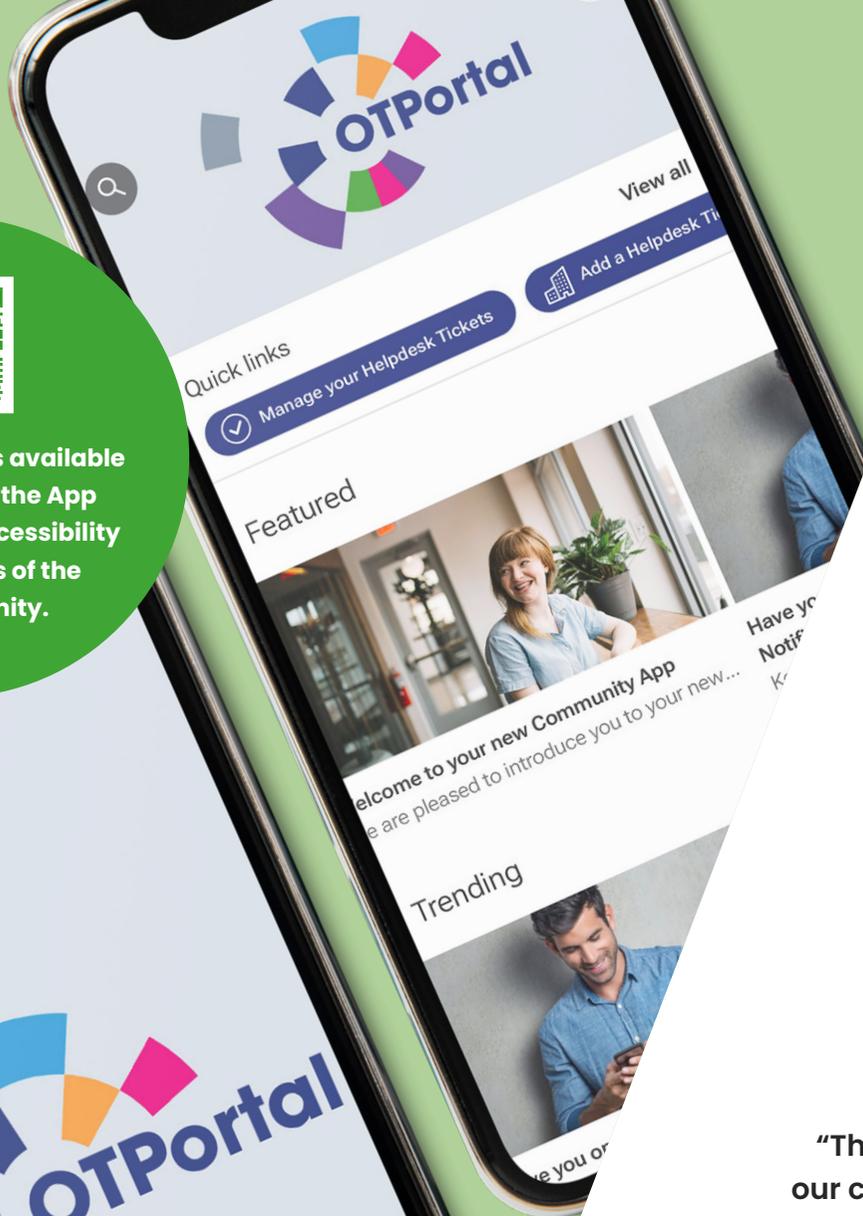
Coming soon, Nexus Cafe will offer a daily menu of freshly made, high-quality food and drinks, creating an exceptional experience for all.

# 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**

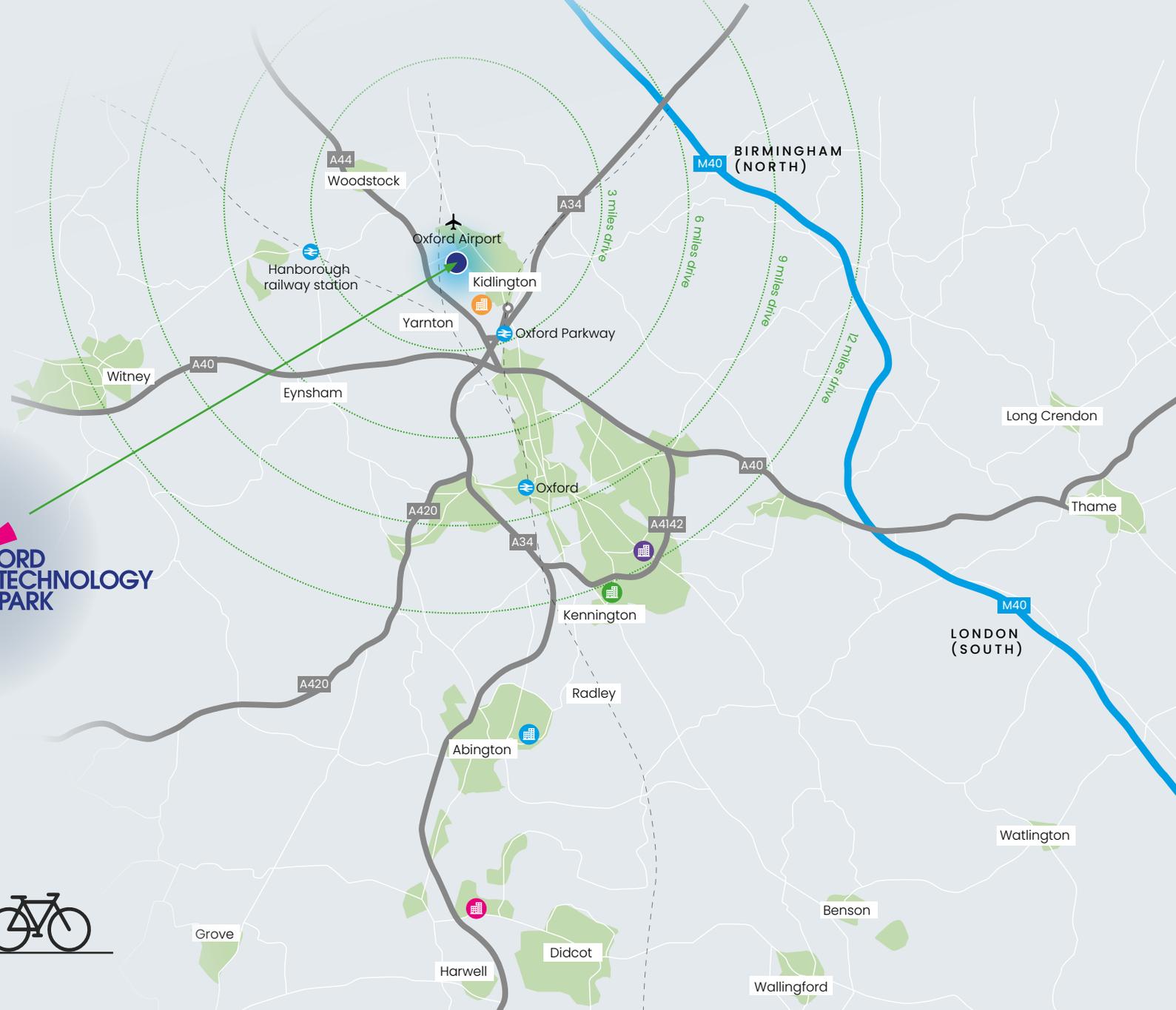
Heathrow Airport  
**50 minutes**

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**

-  1 Beefeater
-  2 Buttercup Sandwiches
-  3 The Jolly Boatman
-  4 The Royal Sun
-  5 Walled Garden Pizzeria
-  6 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
-  **Lyll & 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](http://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



**BIDWELLS**

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

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

**CBRE**

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

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



[www.oxfordtechnologypark.com](http://www.oxfordtechnologypark.com)  
Oxford Technology Park,  
Technology Drive,  
Kidlington, OX5 1GN