



# THE INNOVATION QUARTER

AT OXFORD TECHNOLOGY PARK

An exciting new Innovation campus at the heart of the Oxfordshire's A34 Knowledge Spine.

Self-contained Buildings to Let  
from 300.3 sq.m. (3,233 Sq.Ft.)



## INNOVATION QUARTER

# HIGHLY FLEXIBLE SPACES AVAILABLE INDIVIDUALLY OR IN COMBINATION

Aimed at accommodating the rapid growth of Oxford's innovative, science and technology companies, the Innovation Quarter comprises of 11 two-storey buildings of striking contemporary design, from 3,233 Sq.Ft. to 6,503 Sq.Ft. available individually or in combination.



The Innovation Quarter 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



ENQUIRE NOW

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

Each unit provides highly flexible space to suit the varied needs of technology and science-based occupiers. Ground floors are presented in a shell format and ready for tenant's further fit-out, and capable of use for the full range of laboratory, R&D and light production purposes. First floors are finished to a Grade A office specification but can be readily adapted to technical uses if required.

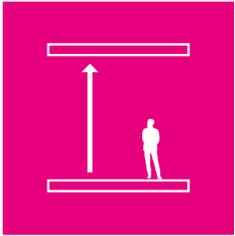
Externally, buildings are arranged in two terraces flanking a central service area, offering scope for external storage, e.g gas cages, as well as generous loading, parking and amenity space. Public facing elevations are finished in full height glazing and offer an impressive contemporary appearance.

Building	Total Floor Size	
<b>IQ 2</b>	6,496 Sq.Ft.	Available
<b>IQ 3</b>	6,499 Sq.Ft.	Available
<b>IQ 4</b>	3,233 Sq.Ft.	First floor available
<b>IQ 7</b>	5,555 Sq.Ft.	Available
<b>IQ 10</b>	5,545 Sq.Ft.	Available
<b>IQ 11</b>	6,503 Sq.Ft.	Available

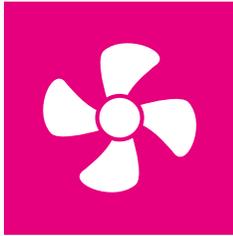


**Bespoke laboratory fit-out packages are available, offering individual tenants a complete turn-key solution.**

# Building Features



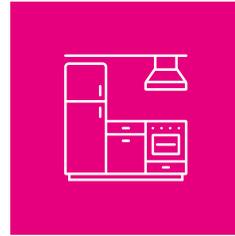
4.2 M SLAB TO SLAB HEIGHT



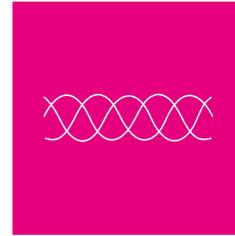
COMFORT COOLING WITH FRESH AIR EXCHANGE AND HEAT RECOVERY (OFFICES)



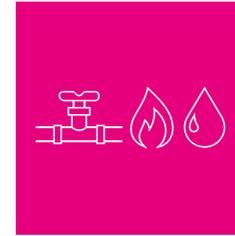
PLATFORM LIFT (RATED UP TO 500KG)



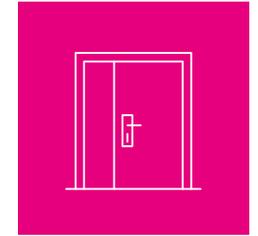
PROVISION FOR KITCHENETTE



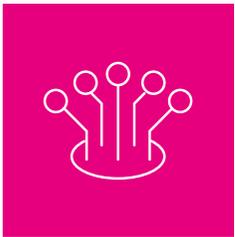
3 PHASE ELECTRIC SUPPLY WITH EXCELLENT POWER CAPACITY



MAINS WATER, GAS AND DRAINAGE SUPPLIED TO THE BUILDING



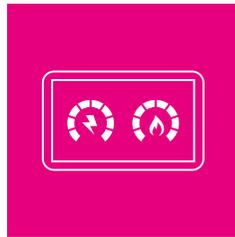
OWN FRONT DOOR TO EACH TWO-STORY UNIT



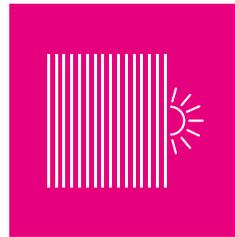
FIBRE BROADBAND AVAILABLE



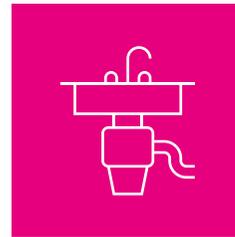
ENERGY SAVING LIGHTING



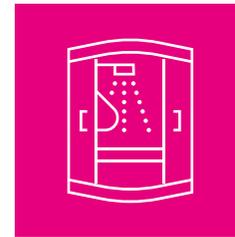
ENERGY MONITORING SYSTEM



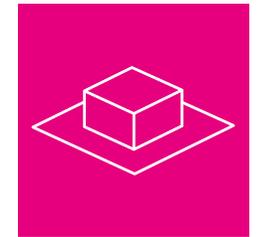
SOLAR GAIN RESISTANT ENHANCED CLADDING



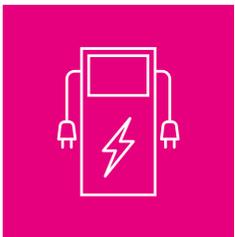
HIGH QUALITY FITTINGS TO W.C.'S



FITTED SHOWERS



ROOF MOUNTED PLANT DECK



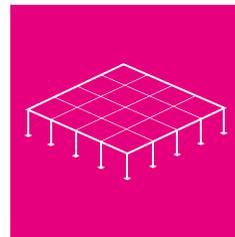
EV CHARGERS



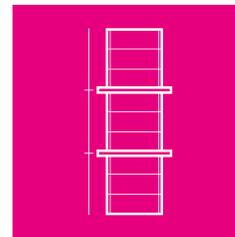
COVERED CYCLE PARKING



GENEROUS PARKING AND LOADING PROVISION



RAISED ACCESS FLOORS TO FIRST FLOOR OFFICES, WITH FLOOR BOXES



LARGE VERTICAL RISERS

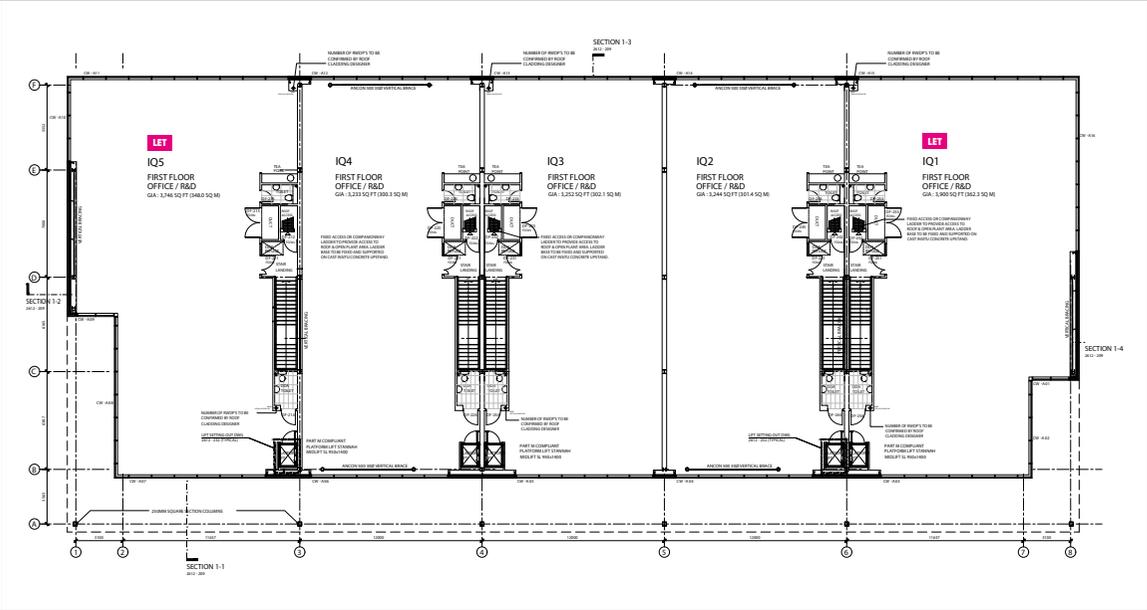


EPC A RATING

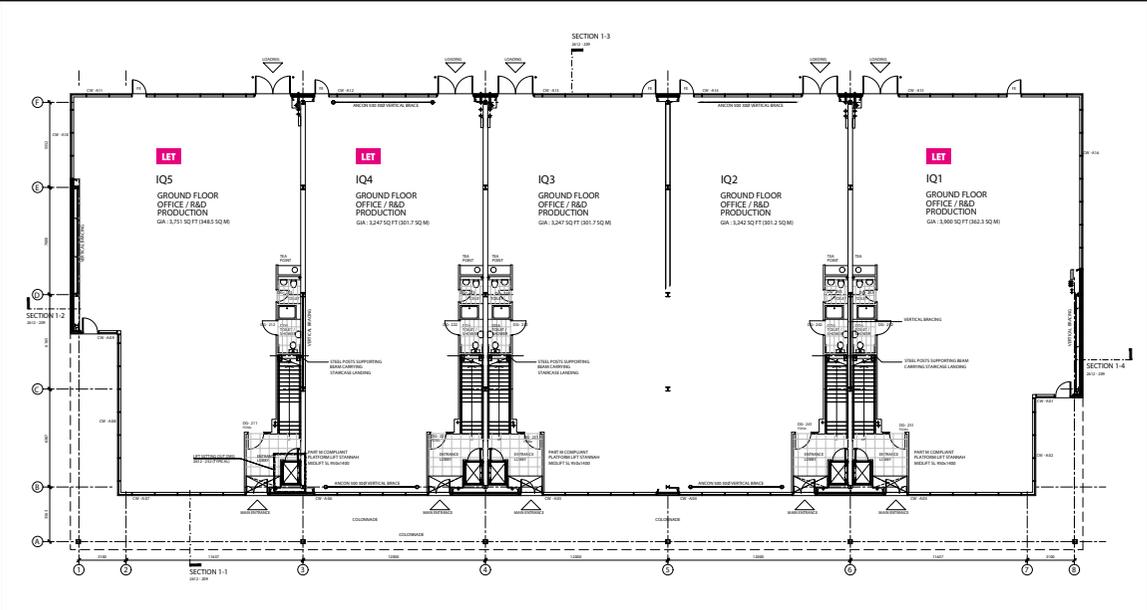


BREEAM "EXCELLENT" RATING

# Floor Plans



**INNOVATION QUARTER**  
**FIRST FLOOR PLAN**  
SCALE 1 : 125



**INNOVATION QUARTER**  
**GROUND 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

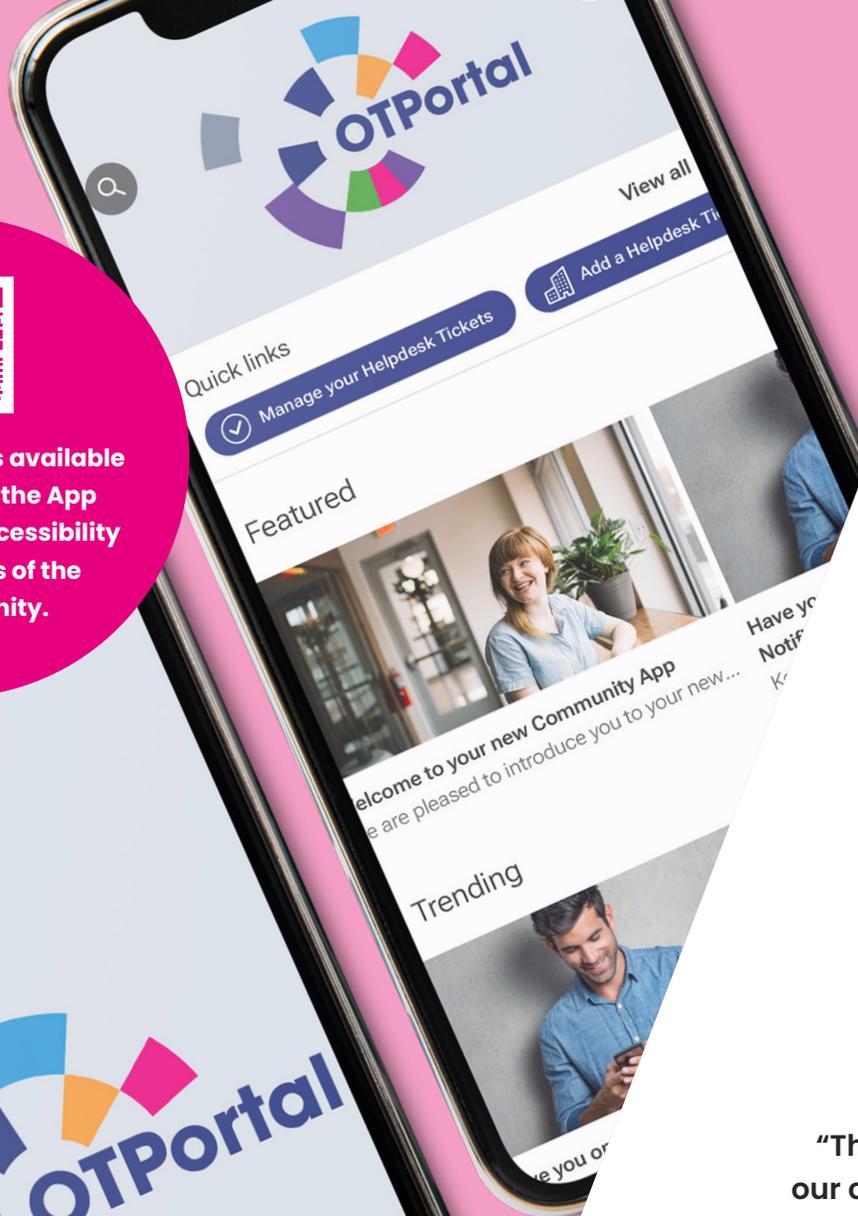
Coming soon, Nexus Cafe will offer a daily menu of freshly made, high-quality food and drinks, creating an exceptional experience for all.

# 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**

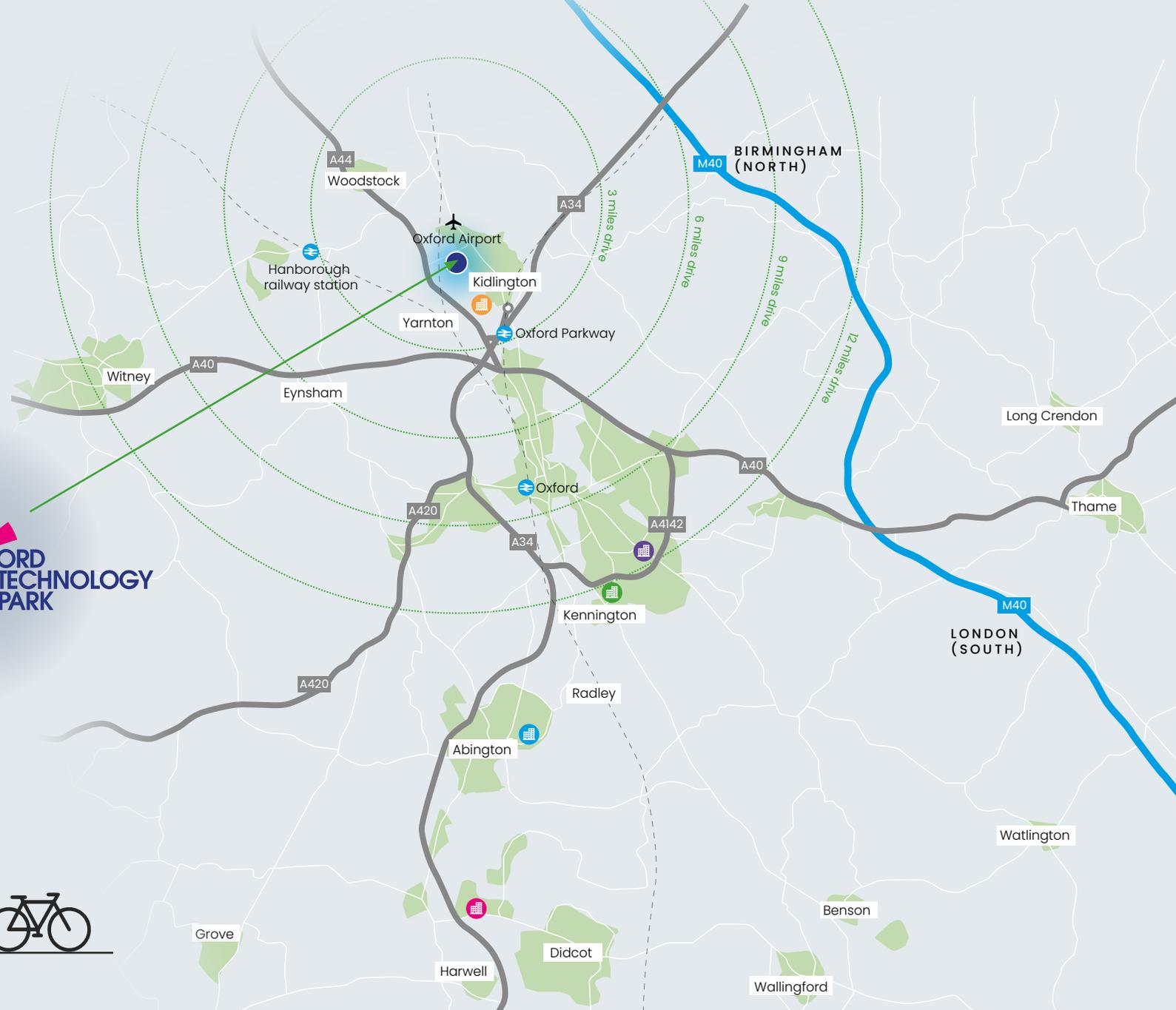
Heathrow Airport  
**50 minutes**

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](http://www.lifesciencereit.co.uk)  
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