



# 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.

The background of the advertisement is a collage of four photographs. The top-left photo shows three people (two men and one woman) in a modern office setting, engaged in a conversation. The top-right photo shows a man in a white shirt pointing at a laptop screen in a laboratory or office environment. The bottom-left photo shows a man in a white shirt and glasses pointing at a laptop screen. The bottom-right photo shows a man in an orange shirt and glasses smiling at the camera while sitting at a desk with a laptop and keyboard.

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



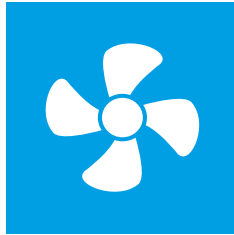
**ENQUIRE NOW**  
[www.oxfordtechnologypark.com](http://www.oxfordtechnologypark.com)



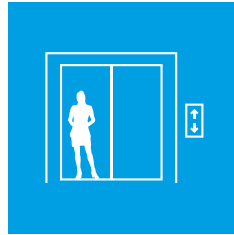
# Building Features



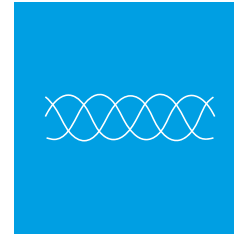
4.2 M SLAB TO  
SLAB HEIGHT



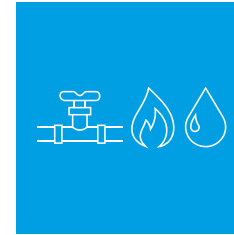
COMFORT COOLING  
WITH FRESH AIR  
EXCHANGE AND HEAT  
RECOVERY (OFFICES)



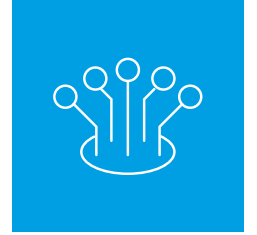
OVER-SIZED 17  
PERSON PASSENGER  
LIFT SUITABLE FOR  
LAB EQUIPMENT



3 PHASE ELECTRIC  
SUPPLY WITH  
EXCELLENT POWER  
CAPACITY



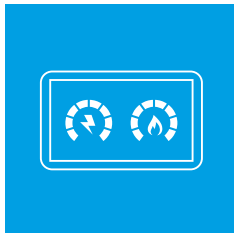
MAINS WATER,  
GAS AND DRAINAGE  
SUPPLIED TO THE  
BUILDING



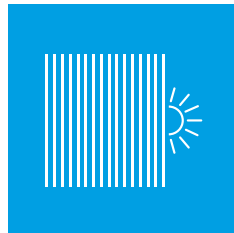
FIBRE BROADBAND  
AVAILABLE



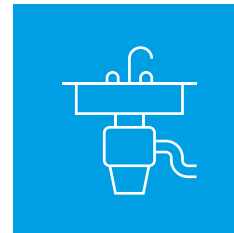
ENERGY SAVING  
LIGHTING



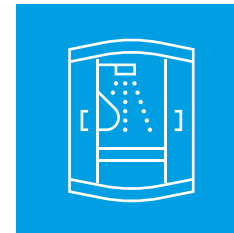
ENERGY MONITORING  
SYSTEM



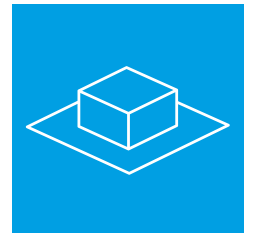
SOLAR GAIN  
RESISTANT ENHANCED  
CLADDING



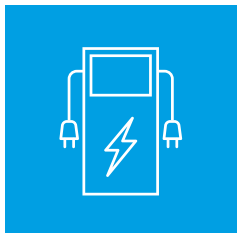
HIGH QUALITY  
FITTINGS TO W.C.'S



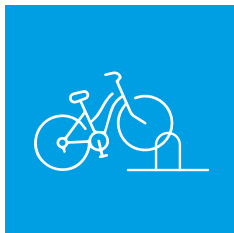
FITTED SHOWERS



ROOF MOUNTED  
PLANT DECK



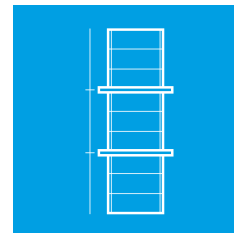
EV CHARGERS



COVERED  
CYCLE PARKING



GENEROUS PARKING



LARGE VERTICAL  
RISERS



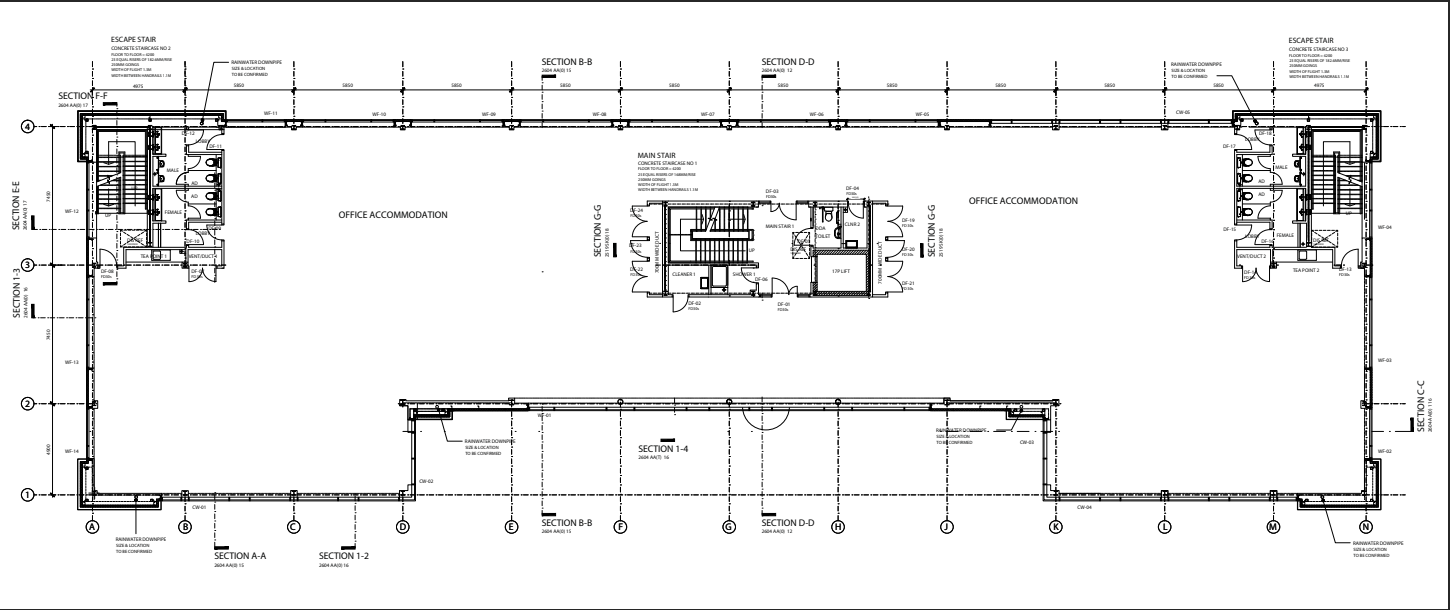
EPC A RATING



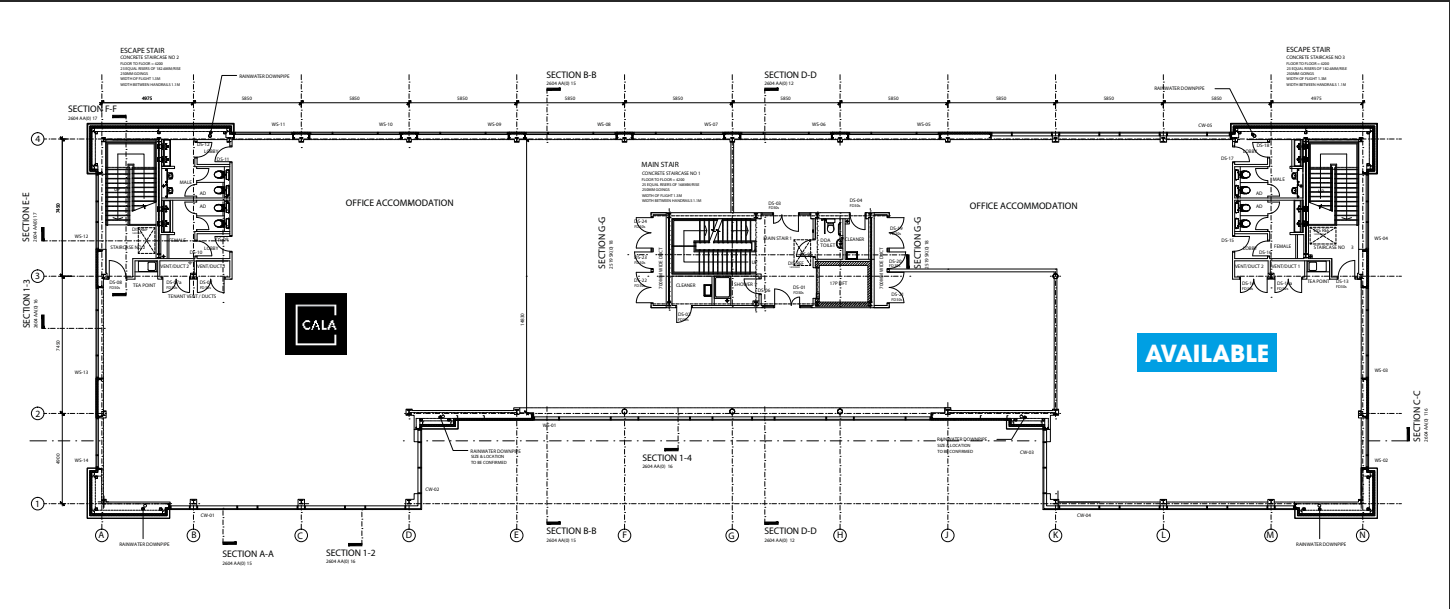
BREEAM  
"EXCELLENT" RATING



# Floor Plans



**INNOVOX**  
**FIRST FLOOR PLAN**  
SCALE 1 : 125



**INNOVOX**  
**SECOND FLOOR PLAN**  
SCALE 1 : 125

AVAILABLE

# 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**

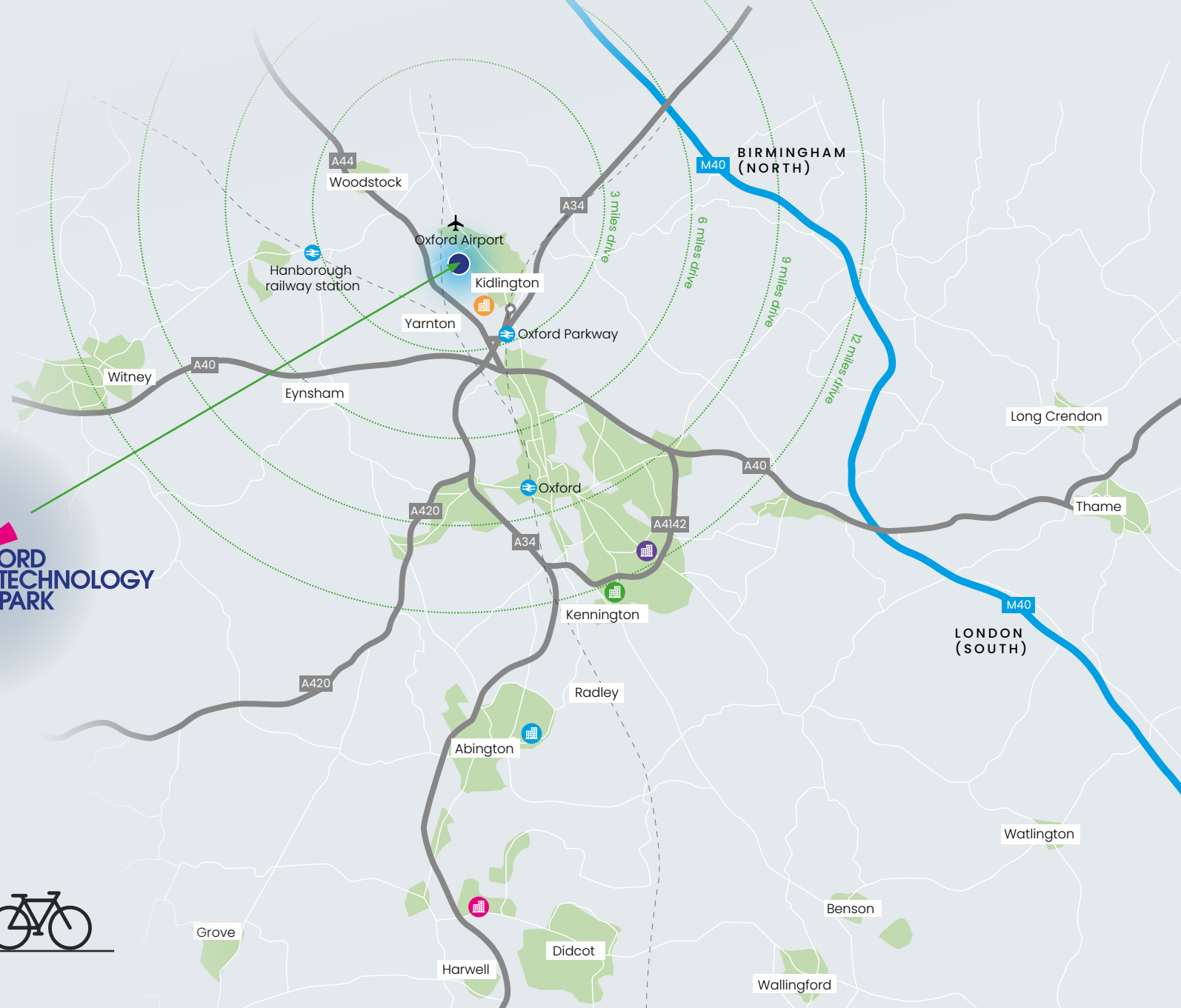
Heathrow Airport  
**50 minutes**

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

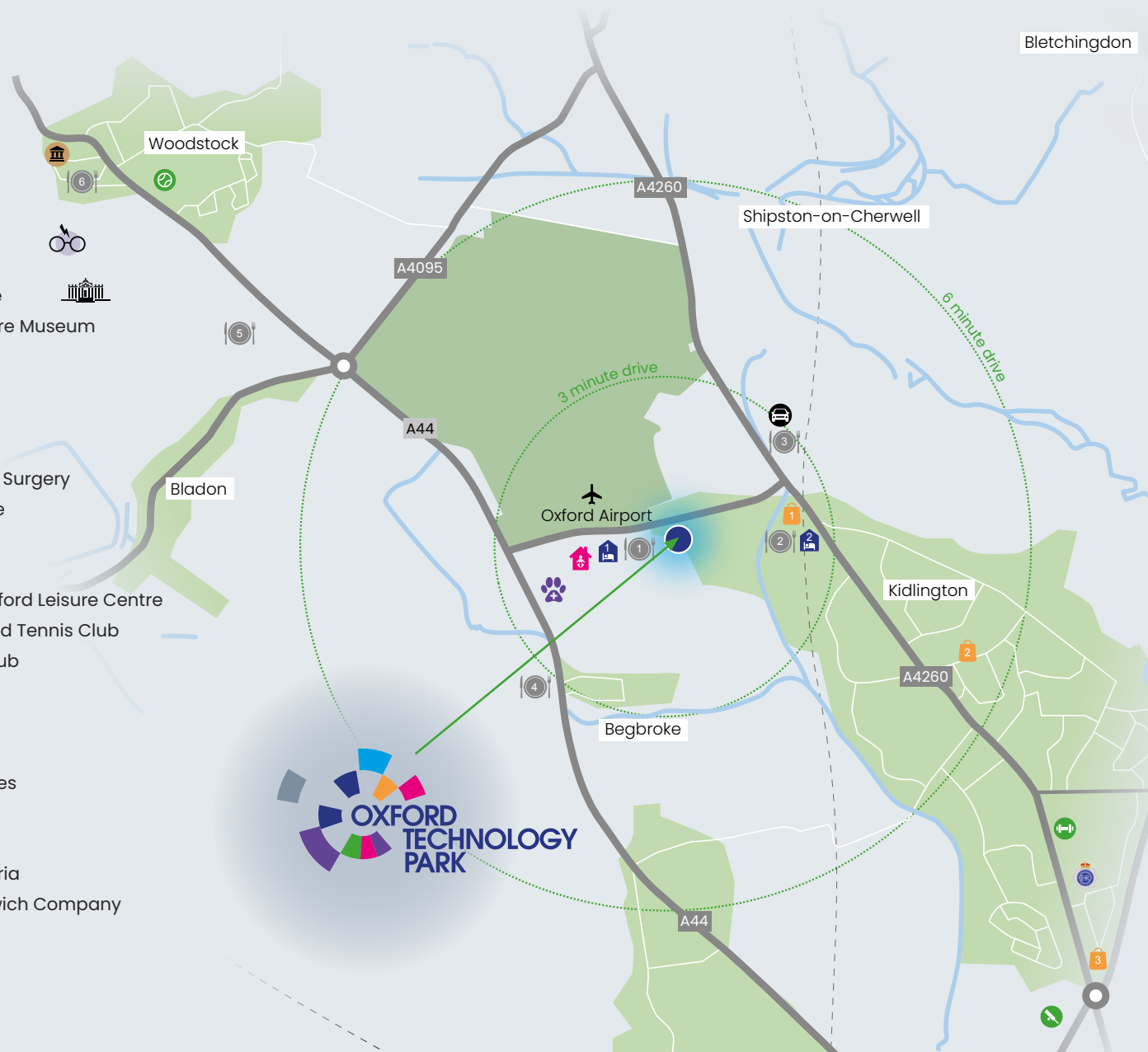
-  Cygnet Nursery
-  Begbroke Veterinary Surgery
-  Thames Valley Police

### LEISURE FACILITIES

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