



# THE IVERSEN BUILDING



**LAB  
READY**

Accommodation available Summer 2023  
15,000 sq ft – 88,953 sq ft (1,393 – 8,264 sq m)  
An inspirational location for leading science and technology companies





# ‘The Iversen Building is Oxford’s first speculative ‘Lab Ready’ building to market, with turnkey also available’



Currently under construction, The Iversen Building is the first of two next generation purpose built Laboratory and Office buildings to be developed on The Oxford Science Park, with completion due in summer 2023 followed by the Leggett Building which will provide 81,372 sq ft of laboratory/office space.

The buildings’ names continue The Oxford Science Park’s tradition of honouring the scientific contributions of eminent former Fellows of Magdalen College Oxford, the Park’s majority owner. The two leading scientists recognised here are experimental psychologist Professor Susan Iversen CBE FMedSci and Nobel Prize-winning theoretical physicist Professor Sir Anthony Leggett FRS HonFInstP.

The Iversen Building is designed by award winning architect Perkins+Will with Lab Ready accommodation available over the three upper floors and extensive parking, loading and laboratory amenity at ground and first floor levels.

On completion both buildings will benefit from tiered feature terraced lawns and central plaza, which will provide direct access to the proposed Oxford Science Park train station. Situated in the heart of the Park, occupiers will otherwise benefit from the range of amenity offerings on site.

## SPECIFICATION

The Iversen Building will be delivered to an enhanced shell & core laboratory specification which will expedite occupation and reduce occupier expenditure and wasted materials. A capital contribution will be provided to bring it up to Category A condition.

## BASE SPECIFICATION

Building design to support a 70:30 CL2 lab to office ratio on floors 2 and 3 and a 50:50 ratio on floor 4.

6 air changes per hour to 70% of floorplate

4.35m slab to ceiling heights

1600 mm square planning grid for optimum lab design

Riser capability for 8 ducted fume hoods per floor

2MVA LV power supply

2 x passenger lifts plus 1 x goods lift

BREEAM Excellent target

EPC A

Changing and shower facilities adjoining cycle storage

## LAB READY ENHANCEMENTS

On floor plant room with pre-installed air handling plant

Tenant ductwork pre-installed for main services

Centralised lab cold water supply available to all areas

Dedicated mechanical riser providing low temperature hot water, chilled water, and domestic water

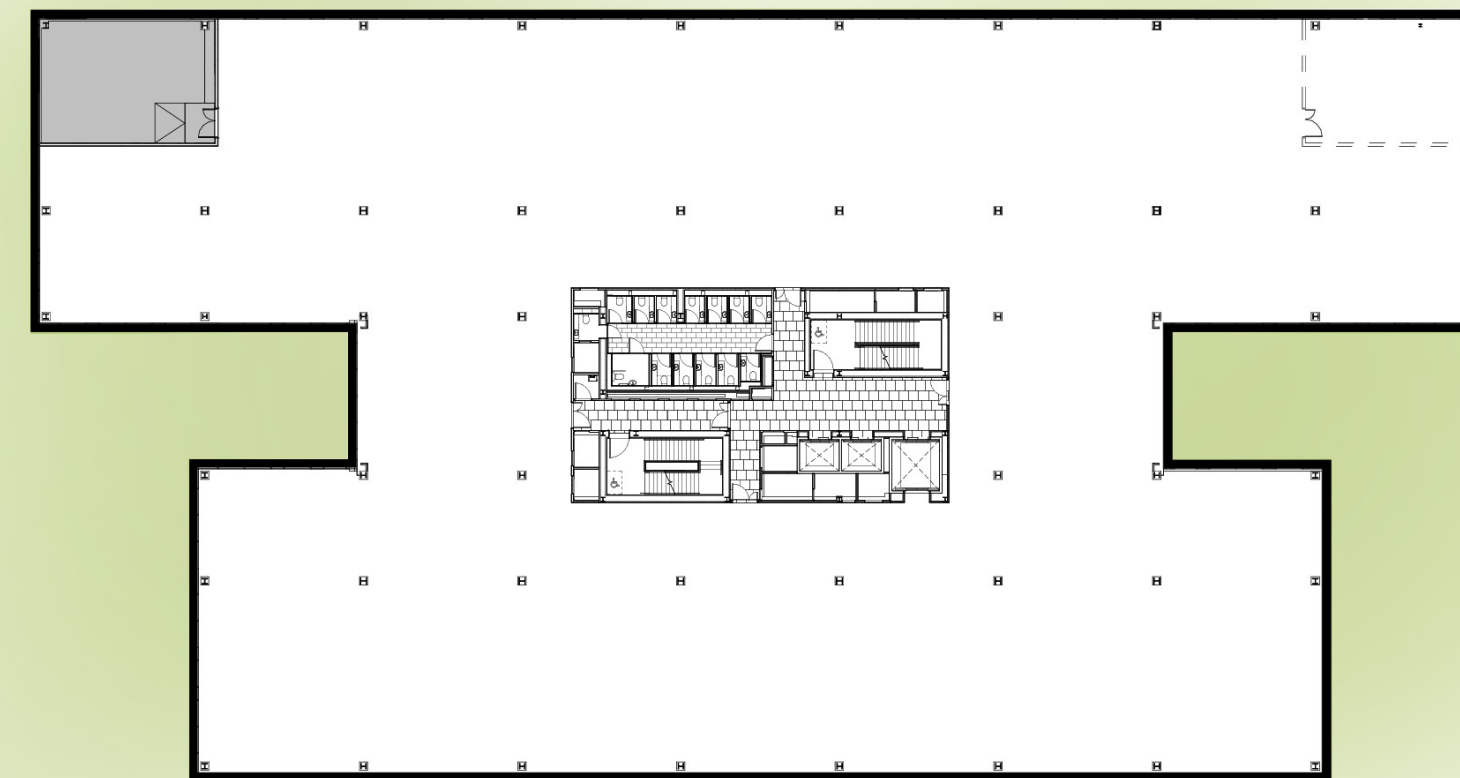
Capped drainage points in risers and column bases at each occupied floor level

Centralised lab gas and refuse stores

Future essential services back up generation

Power supply to tenant distribution board at floor level

## TYPICAL FLOORPLAN



Level	GIA SQ FT	NIA SQ FT
4	29,676	25,457
3	35,360	31,108
2	34,047	29,794
2 (reception)	1,356	1,356
1	3,595	0
0 (reception)	1,238	1,238
0	5,231	0
<b>Total</b>	<b>110,503</b>	<b>88,953</b>

## ACCOMMODATION

The Iversen Building will provide the approximate net and gross internal floor areas shown within the table, measured in accordance with the RICS code of Measuring Practice 6th Edition.

Consideration will be given to lettings from 15,000 sq ft upwards.

The Leggett Building will total 81,372 sq ft / 7,559 sq m.

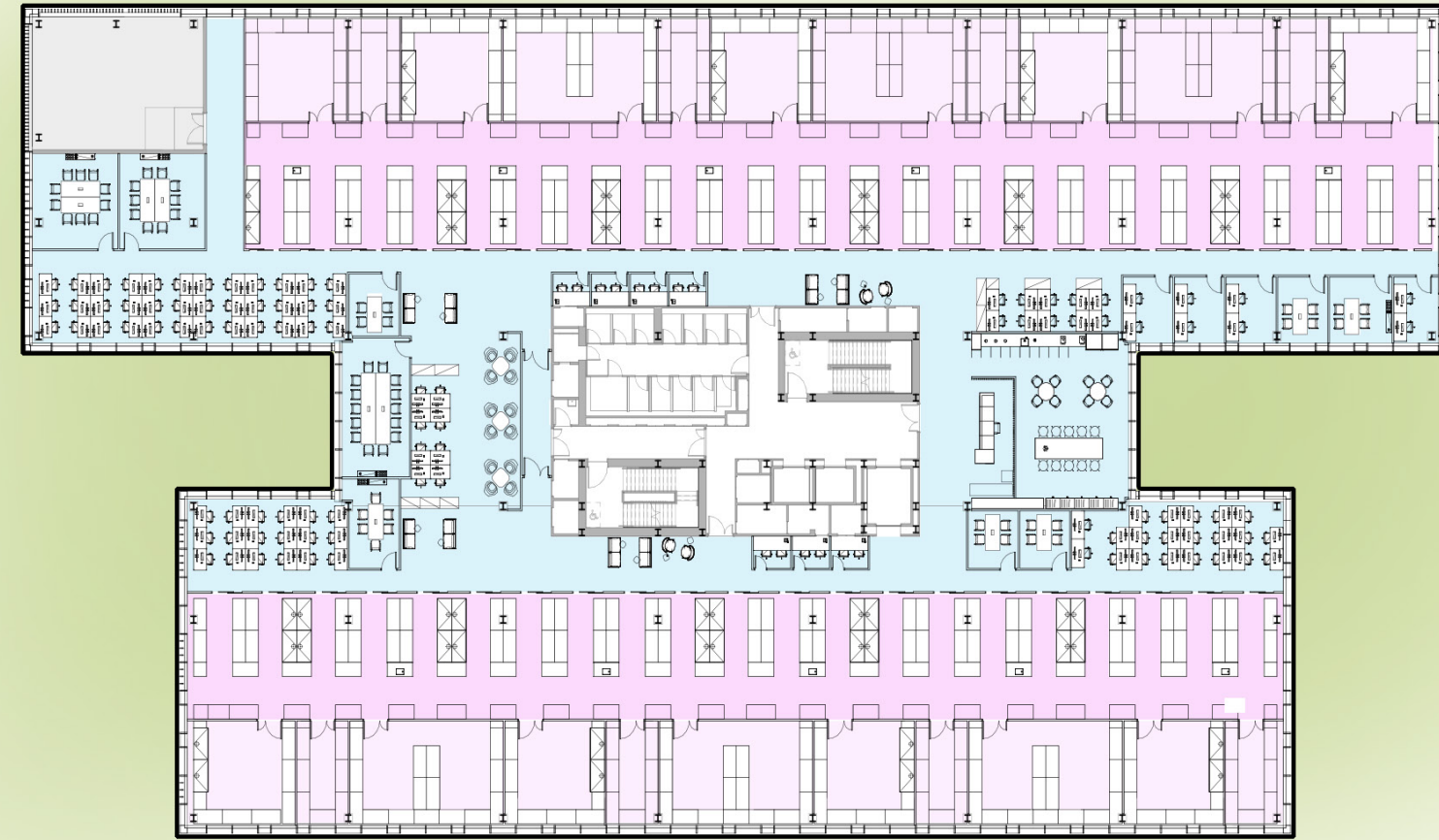
The building will benefit from 275 car parking spaces and an additional 58 Sheffield cycle racks.

## TERMS

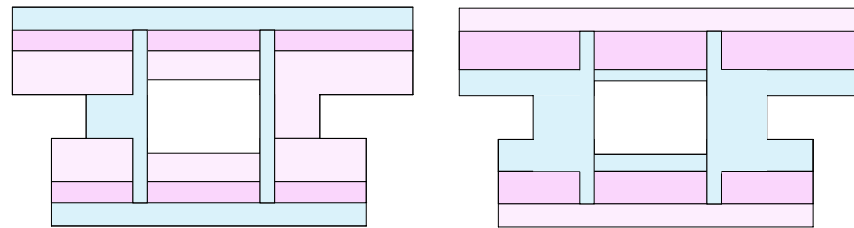
The building is available as a whole or by floor on new effective full repairing and insuring terms to be agreed. The landlord will offer a capital contribution, subject to terms or turnkey solutions.



# INDICATIVE FLOORPLAN



## ALTERNATIVE OPTIONS



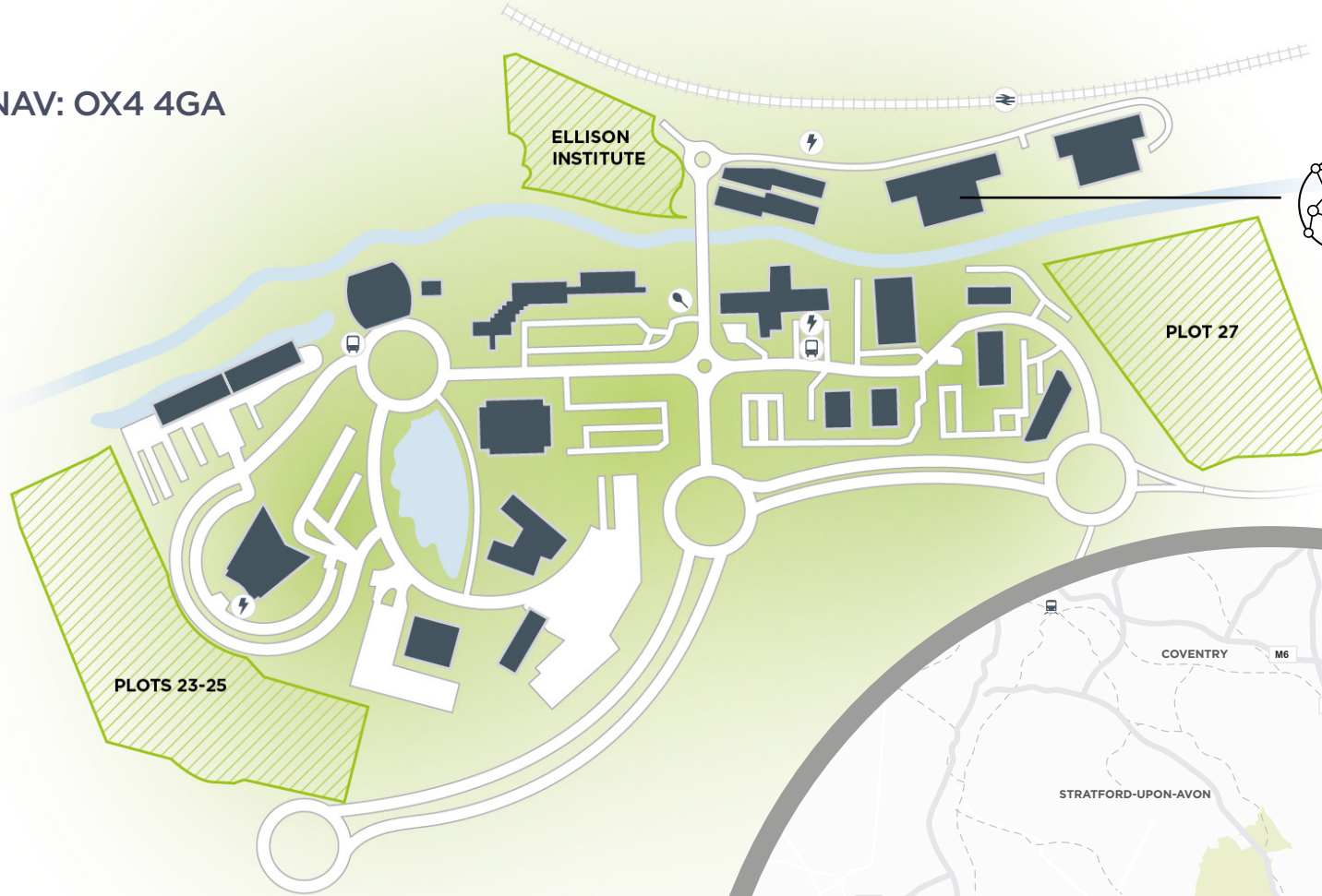
## KEY

- Office Space
- Open Plan Lab
- Specialist Lab





SAT NAV: OX4 4GA



THE  
IVERSEN  
BUILDING

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