

# Oxford's Next Generation Lab and Office Space

UP TO 96,695 SQ FT LAB & OFFICE SPACE









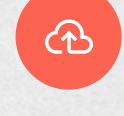



# Lab-Ready Space for Future-Ready Minds

## OXFORD'S FIRST SPECULATIVE 'LAB READY' BUILDING


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.

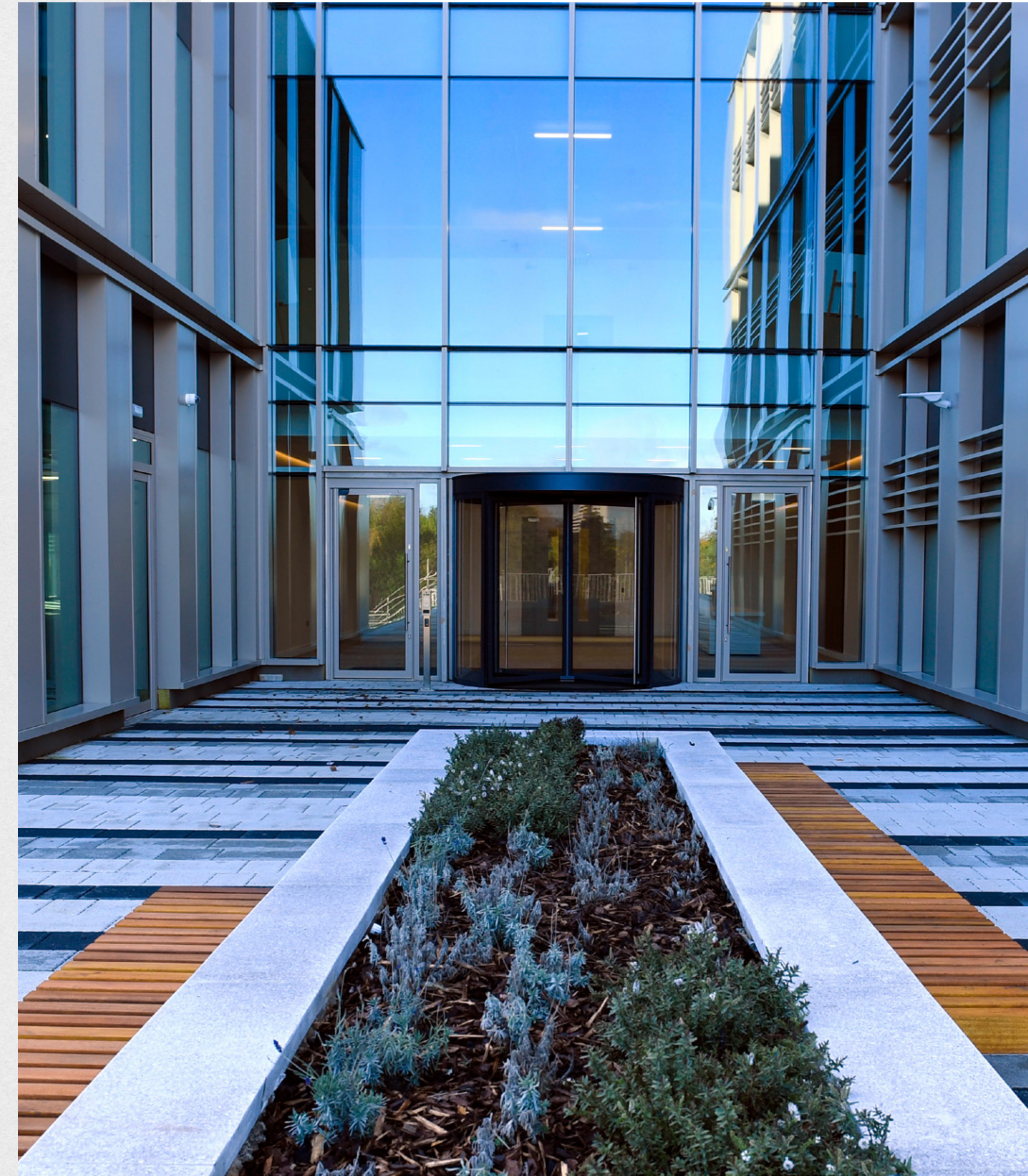
The building sits in the heart of the Park, immediately adjoining the proposed station on the Cowley branch line, offering the latest generation of accommodation, designed for scientists, in Oxford.

### BASE SPECIFICATION

-  Building design supports 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 slab void
-  1,600 mm square planning grid for optimum laboratory design
-  Riser capability for 8 ducted fume hoods per floor
-  2MVA LV power supply
-  2 x passenger lifts plus 1 x goods lift
-  Targeting BREEAM "Excellent" & EPC "A"

### 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





# Flexible Workspace, Driving Innovation

## 96,695 SQ FT (GIA) OF LAB & OFFICE SPACE

The Iversen Building provides 96,695 sq ft (GIA) of flexible, efficient, high specification laboratory and office space available on a floor by floor basis or split floors from approximately 15,000 sq ft upwards.

### HANDOVER LAB SPEC

The floors are currently in Shell & Core condition, however the Landlord is prepared to deliver the floors to meet occupier lab requirements, including:

- Fully Fitted
- Cat A
- Shell & Core

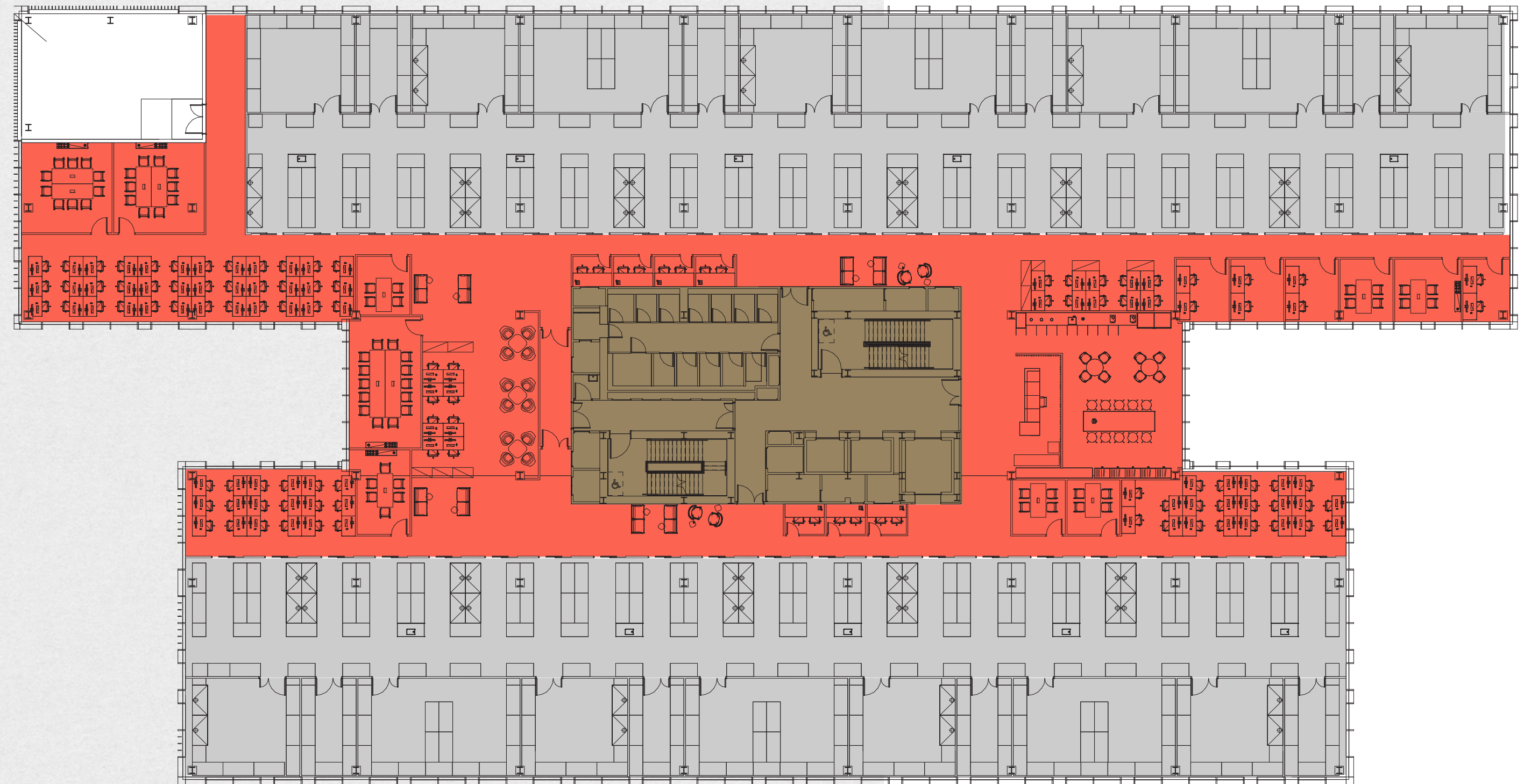
Alternatively the landlord will offer a capital contribution for tenants to undertake their own fit out, subject to terms.

### TERMS

Terms upon application, being based on a new effective full repairing and insuring basis.

LEVEL	SQ M	SQ FT
Level 4	2,691	28,967
Level 3	3,217	34,629
Level 2	3,100	33,369
<b>TOTAL</b>	<b>9,008</b>	<b>96,695</b>

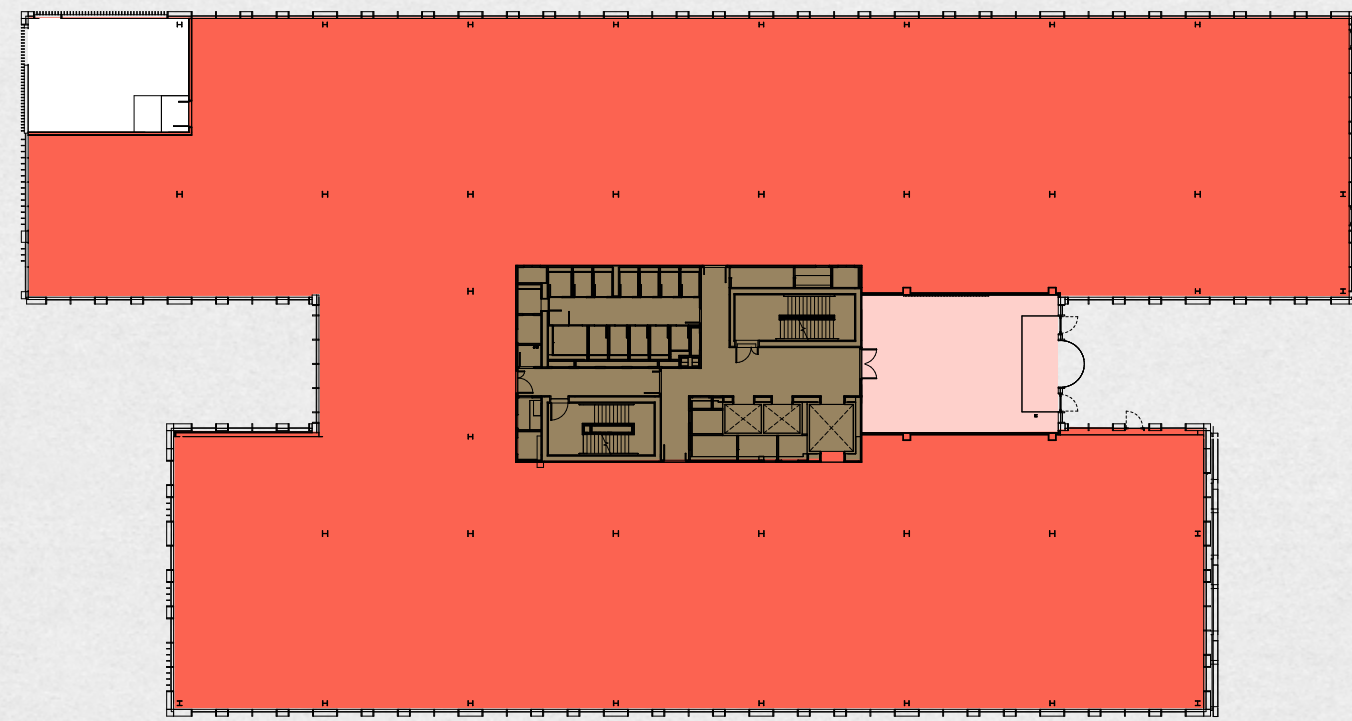
## INDICATIVE SPACEPLAN (3RD FLOOR)





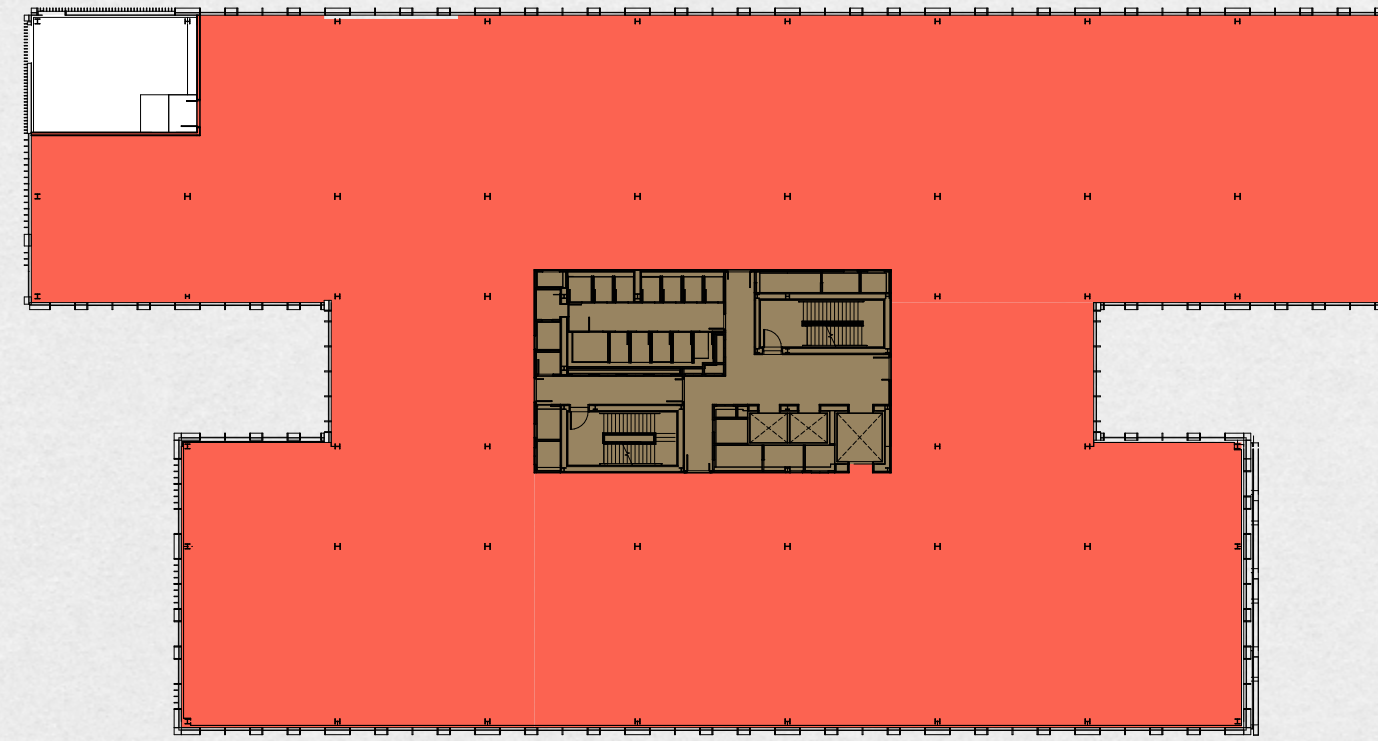
## Level 2

33,369 SQ FT | 3,100 SQ M



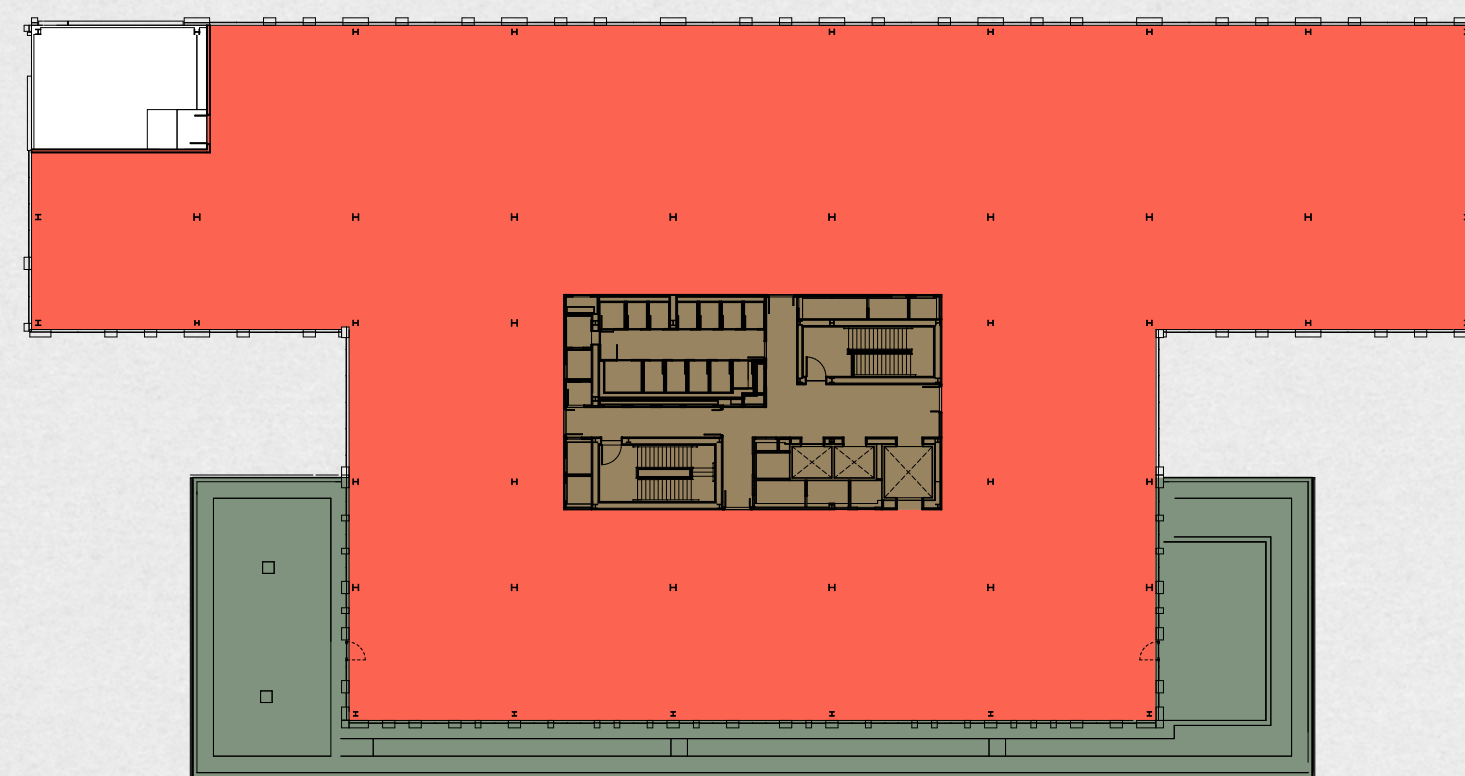
## Level 3

34,629 SQ FT | 3,217 SQ M



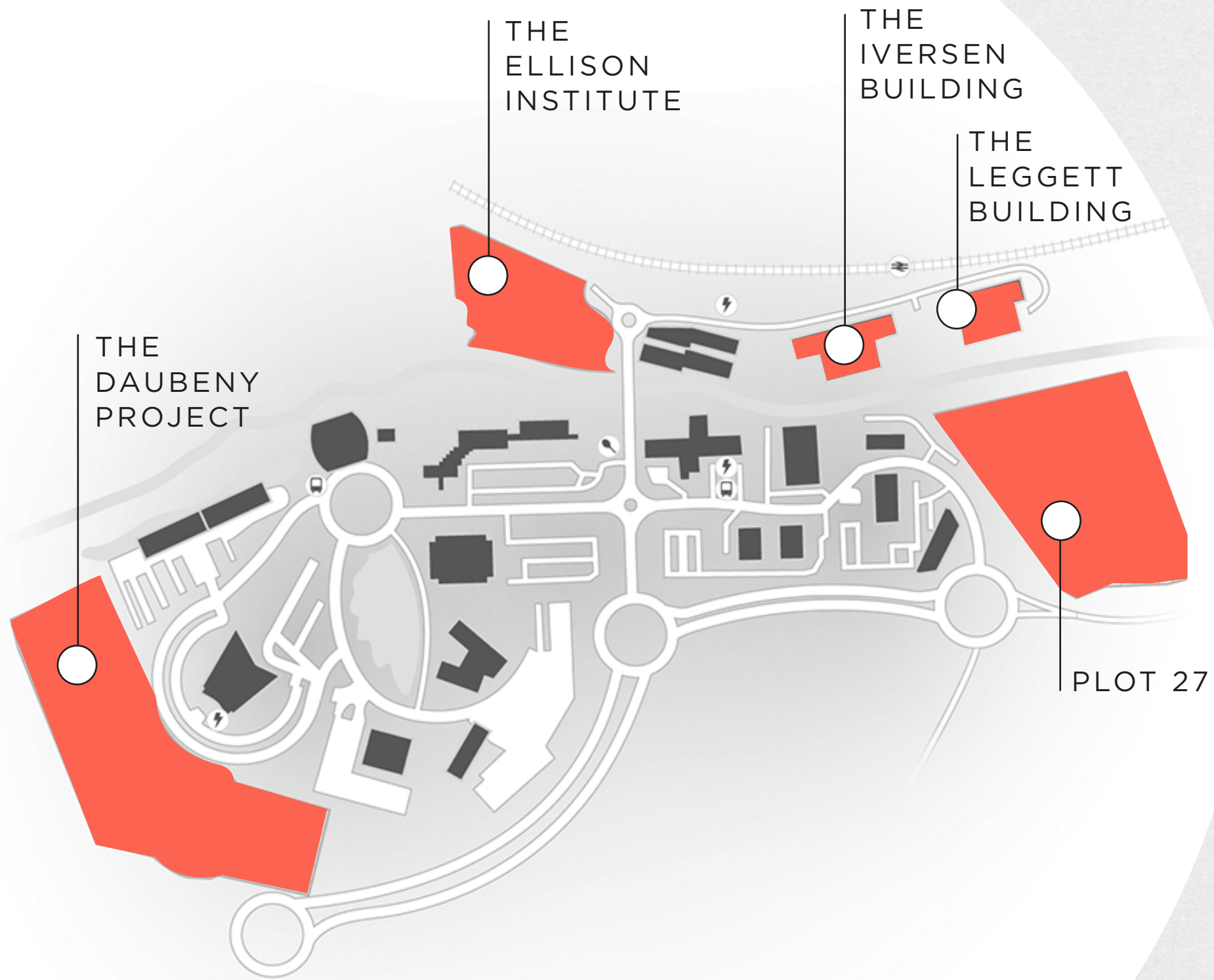
## Level 4

28,967 SQ FT | 2,691 SQ M



KEY ● Core ● Reception ● Office & Lab Space ● Plant Room





# The Future Happens Here

With a development pipeline of over 600,000 sq ft due to be delivered by the end of 2026, The Oxford Science Park is the ideal home for occupiers to expand.

COMPLETING Q4 2026

## The Leggett Building

A 81,372 sq ft four storey office and laboratory building interlinked with The Iversen building with associated terraces, car parking and landscaping.

The Iversen and Leggett buildings will be connected via a podium and central plaza with a link to the proposed new railway station on the Cowley Branch line.



COMPLETING 2026

## The Ellison Institute

A new, 323,000 sq ft campus on The Oxford Science Park and adjacent Littlemore Hospital site will provide new research laboratory space, a large oncology and wellness patient clinic, and educational and meeting facilities. It will further the Institute's work on medical science and healthcare, food security and sustainable agriculture, clean energy and climate change, and government policy and economics.



COMPLETING 2025/26

## The Daubeny Project

The Daubeny Project is a 450,000 sq ft development of three major R&D buildings. The project is the latest and most ambitious phase of The Oxford Science Park, one of Europe's leading locations for biotech, medtech and technology companies.





# An Innovation Ecosystem

## THE OXFORD SCIENCE PARK

With close to 100 pioneering organisations, The Oxford Science Park is one of the world's premier innovation ecosystems.

From University of Oxford spin-outs to growth companies tackling metabolic disease, medical device companies and key players in the pandemic response, there's a vast array of expertise at The Oxford Science Park. There's a culture of success too, with occupiers growing their businesses significantly on site and raising millions of pounds in funding - over £2bn since the start of 2020.

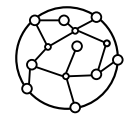


### PARK AMENITIES

- THE MAGDALEN CAFÉ
- SADLER VENUE EVENT SPACE
- SADLER BAR & BRASSERIE
- SADLER DELI
- THE OLD STATION NURSERY
- COLLABORATIVE WORKSPACE
- CONFERENCE & MEETING ROOMS
- 70 ACRE LANDSCAPED SITE

### PARK OCCUPIERS INCLUDE





# Worldwide Links, Global Legacy

## THE ICONIC CITY OF OXFORD

As well as Oxfordshire's long-standing reputation for scientific leadership and expertise, the City of Oxford's iconic architecture, vibrant culture and picturesque countryside makes it a professional destination where bright minds also find a rewarding lifestyle.

Plans for a new train station directly adjacent to the Iversen Building providing access to London Marylebone in c.1hr are advancing with services due to commence in 2026.



### 10-15 MINUTE WALK

- The Park Club Oxford leisure centre
- Bowlplex ten pin bowling
- VUE multiplex cinema
- Oxford Kassam Stadium & event venue
- Holiday Inn Express Hotel
- Hampton by Hilton Hotel
- Voco Oxford Thames Hotel & Spa

### 10-15 MINUTE DRIVE

- Sainsbury's superstore, pharmacy and petrol station
- Oxford Retail Park
- The Mole Inn
- Voco Oxford Spires Hotel
- Premier Inn
- Le Manoir aux Quat'Saisons
- University Medical Science Campus



### BY BUS

Oxford City Centre  
23 mins

Oxford Train Station  
36mins



### BY CAR

Oxford University  
10mins

John Radcliffe Hospital  
12mins

Oxford Train Station  
15mins

Heathrow  
50mins

London  
1hr 32mins

Cambridge  
1hr 55mins



### BY PLANE

Paris  
1hr 20mins

Basel  
1hr 45mins

Munich  
1hr 50mins

Boston  
7hr 30mins

San Diego  
11hr 10mins

Beijing  
12hr 55mins

Tokyo  
13hr 35mins



# Get in Touch

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