



boost.launch.knots



Google Maps

**Prime Oxford Educational (F1),
or Alternative Use Opportunity
for Sale or Let**



26 London Road
Oxford OX3 0BL



BIDWELLS

Investment Summary

- Rare opportunity to acquire an Oxford educational campus spanning 2.55 acres.
 - Opportunity for an owner occupier to create a purpose-built hub.
 - Ideal location for alternative uses including student accommodation, co-living, BTR, residential, medical or charitable (subject to planning).
 - Existing site comprises the main school building, nursery building and playground areas.
 - The existing buildings provide a total of 3,520 sqm (37,887 sq ft) on a GIA basis.
- We are instructed to seek offers on an unconditional or conditional basis for the whole or part of the site, subject to contract. Potential tenures as follows:
 - Occupational Lease
 - Freehold
 - The whole or part of the campus is being offered with the benefit of Vacant Possession.

26 London Road
Oxford OX3 0BL



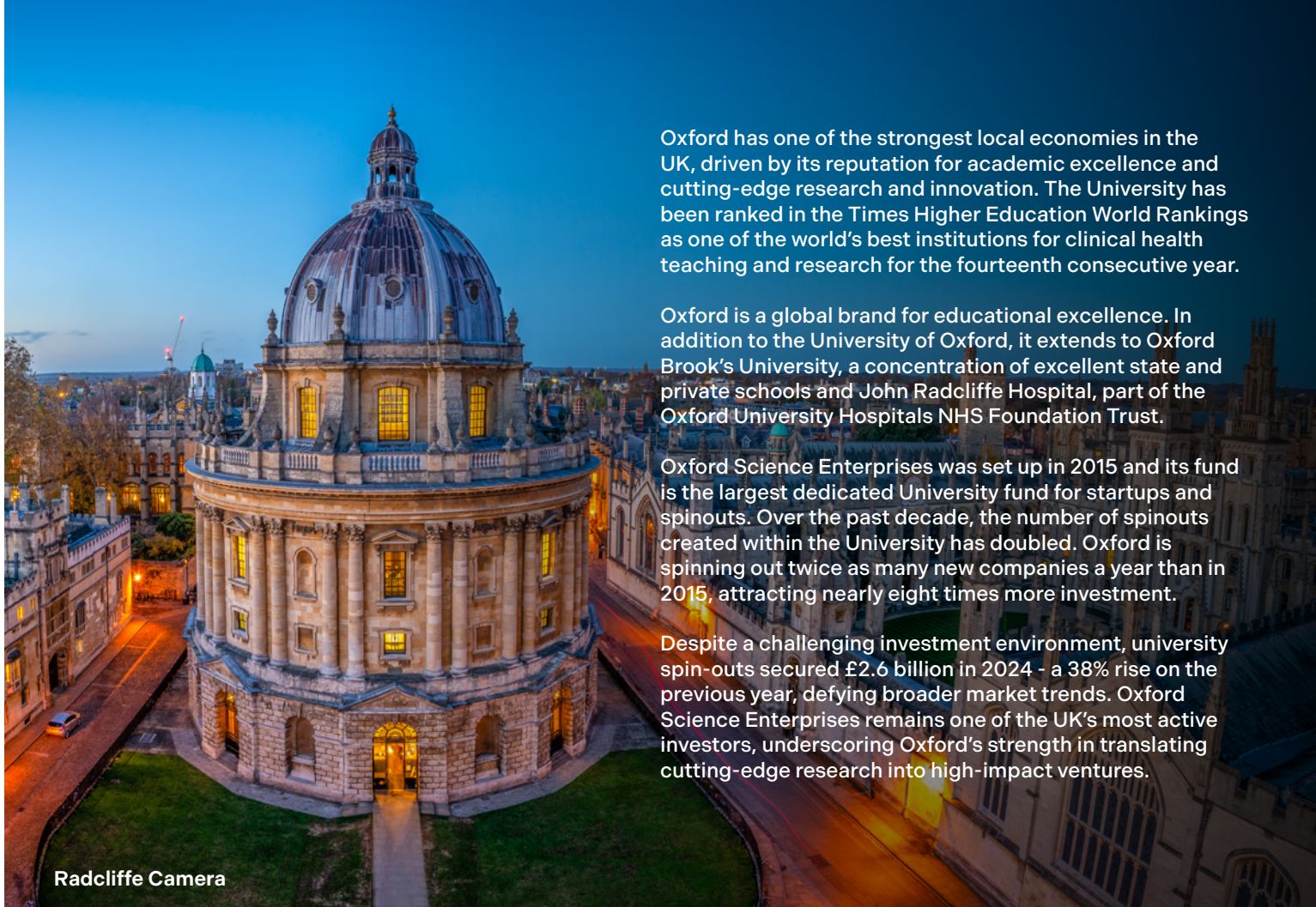
Oxford Growth Story



Magdalen College



All Souls College



Radcliffe Camera

Oxford has one of the strongest local economies in the UK, driven by its reputation for academic excellence and cutting-edge research and innovation. The University has been ranked in the Times Higher Education World Rankings as one of the world's best institutions for clinical health teaching and research for the fourteenth consecutive year.

Oxford is a global brand for educational excellence. In addition to the University of Oxford, it extends to Oxford Brook's University, a concentration of excellent state and private schools and John Radcliffe Hospital, part of the Oxford University Hospitals NHS Foundation Trust.

Oxford Science Enterprises was set up in 2015 and its fund is the largest dedicated University fund for startups and spinouts. Over the past decade, the number of spinouts created within the University has doubled. Oxford is spinning out twice as many new companies a year than in 2015, attracting nearly eight times more investment.

Despite a challenging investment environment, university spin-outs secured £2.6 billion in 2024 - a 38% rise on the previous year, defying broader market trends. Oxford Science Enterprises remains one of the UK's most active investors, underscoring Oxford's strength in translating cutting-edge research into high-impact ventures.



University of Oxford
RANKED 1ST in the Times
Higher Education World
University Rankings 2026
for the 10th year in a row.



Total value of
SPINOUTS by
University of Oxford is
estimated at £6.4bn.



Nearly 70% of
employment is
within '**KNOWLEDGE
INTENSIVE**'
sectors.



Latest ONS figures
show unemployment
at **3.4% IN OXFORD**,
below the national
average of 3.7%.



In December 2025,
average rents in Oxford
had **RISEN 4.0%** since
December 2024.



Oxford is the **HIGHEST
RANKING** city in PwC's
2025 Good Growth for
Cities.

The property is located to the east of Oxford City Centre in Headington, one of the city's most established educational and healthcare districts.

26 London Road
Oxford OX3 0BL

Oxford City Centre



Connectivity

Centres	Distance	Drive Time
London	60 miles (96 km)	1 hour 15 mins
Bristol	68 miles (109 km)	1 hour 20 mins
Birmingham	80 miles (128 km)	1 hour 20 mins
Road	Distance	Drive Time
A34	2 miles (4 km)	10 mins
A40	3 miles (6 km)	14 mins
M40	10 miles (16 km)	21 mins
Rail	Distance	Journey Time
Oxford to London Paddington	60 miles (96 km)	49 mins
Oxford to B'ham New Street	77 miles (124 km)	1 hour
Oxford to Bristol Temple Meads	85 miles (137 km)	1 hour 20 mins
Air	Distance	Drive Time
Heathrow Airport (LHR)	50 miles (80 km)	1 hour
Luton Airport (LTN)	60 miles (96 km)	1 hour 10 mins
Birmingham Airport (BHX)	65 miles (104 km)	1 hour 10 mins



Oxford Park and Ride

Oxford City Council is committed to reducing car journeys into the City Centre and operate an extensive Park and Ride system with five sites located around the city's ring road.

Buses run every 10 minutes into the City Centre and stop at key locations including immediately and opposite the entrance to the Westgate shopping centre.



Oxford's Tube & Bus Services

The Oxford Tube runs a regular coach service between London Victoria and Oxford, with a fastest journey time of 1 hour and 40 minutes. Oxford Brookes Uni and Headington are the property's closest stops on the Oxford Tube route.

Sandfield Road is the closest local bus stop to 26 London Road, offering bus services into the City Centre with a journey time of around 10 minutes.

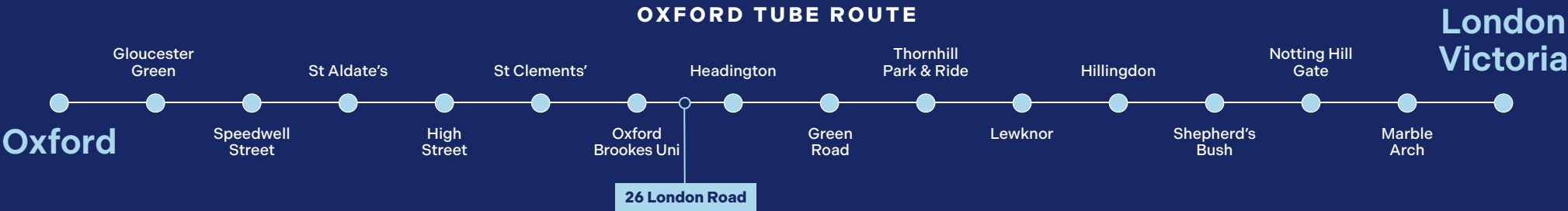


Oxford Station

Oxford Station is the city's principal rail station running regular services nationally. In the 2024/25 financial year the Station served c.8.15 million passengers.

Oxford Station is currently undergoing an extensive regeneration scheme aimed at enhancing capacity and facilitating the new East West Rail, which will establish a connection between Oxford and Cambridge via Bedford, Bicester and Milton Keynes. Additionally, The Cowley Branch Line is expected to open to passengers by 2029 at two new stations: Littlemore and Cowley.

Completion of the line is set to be in phases, with full completion of the entire route to Cambridge expected to be in the mid-to-late 2030s.



Location

The property is located c. 1.9 miles to the east of Oxford City Centre. It is situated on the western end of London Road within one of the city's most established educational and healthcare districts.

The surrounding area is both residential and home to a concentration of educational institutions, including **Headington School**, **Oxford Brookes University** and a number of well-regarded state schools and nurseries. The Site also benefits from its close proximity to Oxford's world-renowned hospitals and research facilities.

The closest University of Oxford colleges include **St Hilda's College** (approximately 1.5 miles), **Magdalen College** (approximately 1.7 miles) and **The Queen's College** (approximately 2 miles), while **Oxford Brookes University's Headington Campus** is within a 10-minute walk. **Bury Knowle Park** is located approximately 0.3 miles to the north, with **South Park** approximately 1 mile to the west.

John Radcliffe Hospital is under a 10-minute walk away, with the **Churchill Hospital**, **Nuffield Orthopaedic Centre** and other hospitals forming the Headington Hospitals campus all within close proximity. Together with Oxford Brookes University, these institutions make Headington one of the UK's leading centres for education, healthcare and medical research.

The property benefits from excellent transport links. Frequent bus services provide direct access to Oxford City Centre, London and Oxford Parkway, while Oxford Railway Station is approximately 2.5 miles away, offering regular services to London Paddington, Birmingham and the South West. Headington is also well connected to the A40, providing access to the M40 and London.

East West Rail (EWR) will foster further innovation and collaboration across Oxbridge. By linking major research hubs and educational institutions, the infrastructure will connect the region's world renowned academic geographies. The National Infrastructure Constitution estimates EWR will add as much as £100 bn of GVA every single year by 2050.

ROAD		RAIL		AIRPORTS	
					
London	60 miles	London	49 min	Stansted	95 miles
Birmingham	80 miles	Peterborough	2 hr 06 min	London Heathrow	60 miles
Felixstowe	151 miles	Kings Lynn	3 hr 18 min	London Gatwick	82 miles
Manchester	163 miles	Birmingham	60 min	Birmingham	65 miles

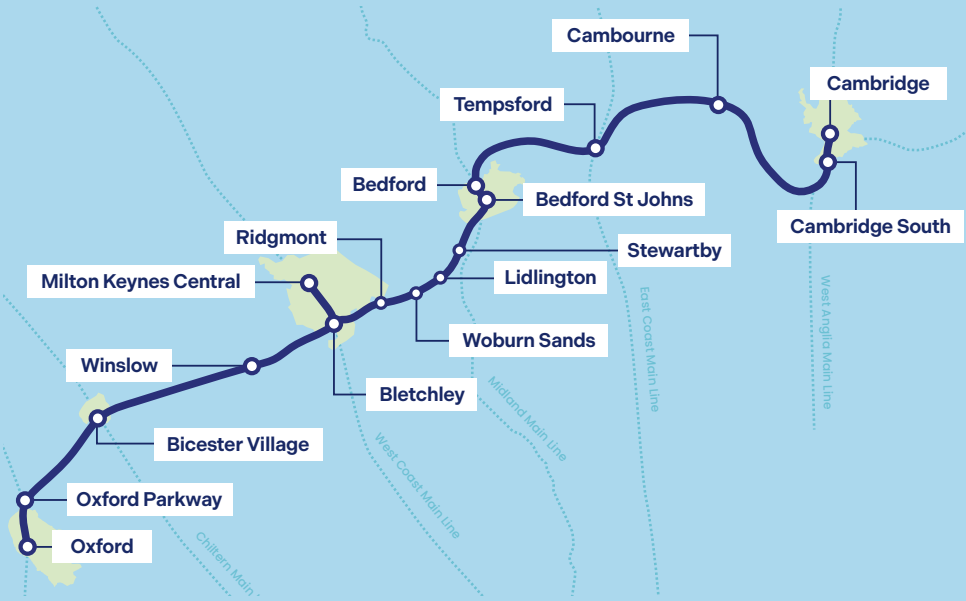
Source: Google Maps

Source: Google Maps

Source: Google Maps



East West Rail Planned Route



26 London Road Oxford OX3 0BL

Site

The Property comprises the main school building and a nursery which can be accessed from the main building.

The site has an area of 2.55 acres (1.03 hectares).

Planning Use

Building	Use Class
Educational School Buildings	F1

The Property

The property comprises a former Preparatory School set within an established and landscaped site extending to approximately 2.55 acres (1.03 hectares). The Property extends to 37,887 sq ft (3,520 sq m) GIA and includes classrooms, specialist teaching facilities, a science laboratory, theatre, music rooms, art room, dining facilities, gymnasium and administrative accommodation.

The site also benefits from extensive outdoor amenity space, including landscaped grounds, a dedicated early years play area, playgrounds, sports courts and parking, together with dedicated drop off area and access arrangements.



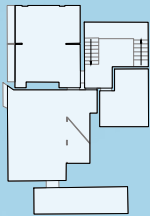
Description

The property has been measured as follows to ascertain the total floor areas (GIA):

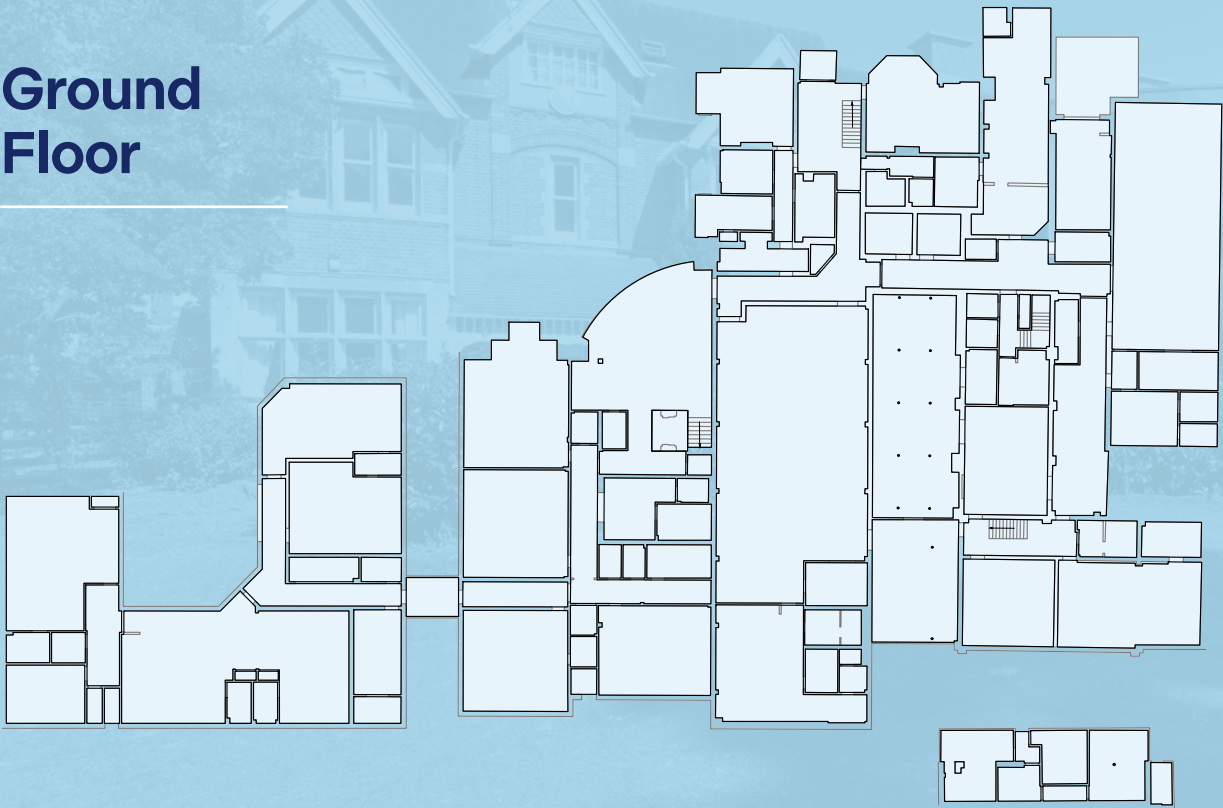
Floor	Sq M	Sq Ft
Ground	2,190.4	23,577
First	1,228.9	13,228
Second	100.5	1,082
Total	3,519.8	37,887

26 London Road
Oxford OX3 0BL

Second Floor



Ground Floor



First Floor

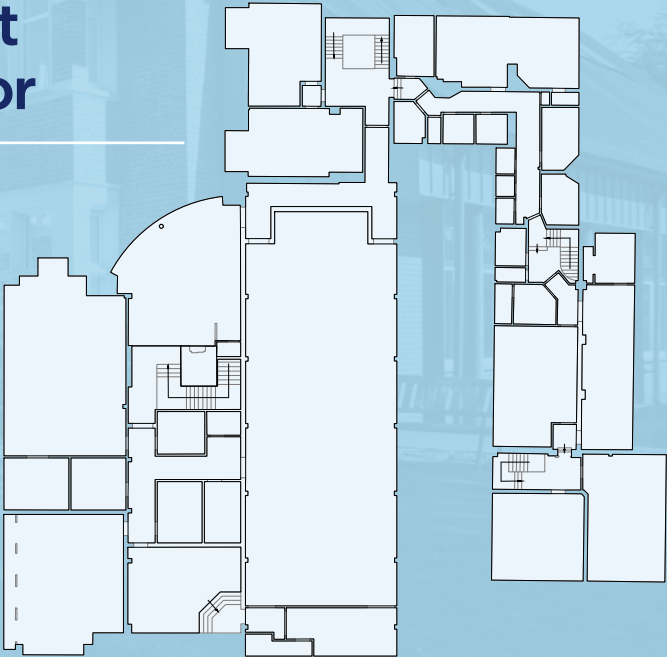


Image Gallery



THEATRE



NURSERY



SCIENCE CLASSROOM



CLASSROOM



DINING ROOM



CLASSROOM



SPORTS HALL

Oxford Market Snapshot



Educational

Oxford is one of the world's leading education centres, anchored by the globally renowned University of Oxford, John Radcliffe Hospital Medical School and complemented by Oxford Brookes University and an extensive network of highly regarded independent schools. The city's academic reputation attracts domestic and international students, researchers and families seeking exceptional educational opportunities. This sustained demand is reinforced by Oxford's knowledge-based economy, internationally recognised research institutions and long-standing reputation as a centre for academic excellence and innovation.

R&D / Office

Oxford is internationally recognised as one of Europe's leading science, technology and innovation clusters. Home to a rapidly expanding life sciences sector and a growing number of technology businesses, the city continues to attract investment from global occupiers, spin-out companies and venture capital. Demand for high-quality laboratory and office accommodation significantly exceeds supply, resulting in exceptionally low vacancy rates and strong rental growth across both the city centre and Oxford's science and business parks.



Owner Occupier

Oxford is home to a significant number of owner-occupied educational, charitable and research institutions, reflecting its position as one of the world's foremost university cities. The close proximity to University of Oxford colleges creates potential for alternative educational uses, including college accommodation, teaching and research space, administrative offices, conference facilities, communal amenity or meeting halls.

As a self-contained site, the property could appeal to an owner occupier seeking a hub for a school nursery, research, innovation, charitable activity or collaborative working. Oxford continues to attract substantial investment from leading academic institutions, research organisations and philanthropic foundations, supporting the city's long-term growth as a global centre for education and discovery.

The city also benefits from one of the UK's strongest concentrations of healthcare and life sciences activity. World-leading institutions including the University of Oxford, Oxford University Hospitals NHS Foundation Trust, the Nuffield Department of Medicine and the Oxford Biomedical Research Centre underpin a thriving ecosystem spanning medical research, healthcare innovation and commercial collaboration. Alongside major employers, research institutes and hospitals such as the John Radcliffe Hospital, these organisations create sustained demand for educational, office and research accommodation.

EPC Ratings

All buildings are presently achieving an EPC D rating and are therefore considered to meet the current MEES requirements. A full report detailing the recommended improvements for the buildings can be accessed via the Data Room.

VAT

The property is elected for VAT and the transaction is to be treated in the most VAT efficient manner.

Proposal

We are instructed to seek offers on an unconditional or conditional basis for the whole or part of the Site, subject to contract. Potential tenures as follows:

- Occupational Lease
- Freehold

The whole or part of the campus is being offered with the benefit of Vacant Possession.

AML / KYC

Prospective purchasers will be asked to produce identification of the intended Purchaser and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation

Data Room

Data room access is available for registration here:

https://propertysites.bidwells.co.uk/26LondonRoad_Oxford

Additional floor plans and measured survey provided by Lane & Frankham can be accessed via the data room.

Further Information

Should you have any queries or wish to make an inspection, please contact:

Colin Summers

Email: colin.summers@bidwells.co.uk
M: 07831 747879

Lizzie Lethbridge

Email: lizzie.lethbridge@bidwells.co.uk
M: 07353 168620

Bidwells

25 Old Burlington Street
London W1S 3AN
Tel: 020 7493 3043



Important Notice. Bidwells LLP act for themselves and for the vendors of this property, whose agents they are, give notice that:

Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated.

Prospective purchasers may be asked to produce identification of the intended Purchaser and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.

OS licence no. ES 100017734. © Copyright Bidwells LLP 2017. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice. Designed and produced by Creativeworld. Tel: 01282 858200. Date: September 2026