

Availability from
4,075 sq ft to 15,760 sq ft

Inventa

Botley Road, Oxford OX2 0HA



The Future of Science in Central Oxford

Inventa is a newly built Laboratory and Office building in Central Oxford totalling 65,000 sq ft. Built on a design philosophy that encourages and enhances collaboration via its extensive amenity offering.



10 mins walk to Oxford station & 1 min walk to Park and Ride



Part of the West End, Oxford's Central Science District



Over 9,000 sq ft shared collaboration space

Image right:
Front façade with car parking

One: Overview



Inventa

The West End - Oxford's Central Science District

Inventa, located in Oxford's West End Innovation District, is the only purpose-built science building within walking distance of Oxford Train Station.

Easily accessible by public transport for 320,000 science and tech professionals, including 90,000 based in London - that is 2.6 times more accessible than the science parks on the ring road.

The West End has a pipeline of c. 2.5m sq ft of commercial science and academic research accommodation.

*Source: CBRE

Oxford's West End - Science in the City



Mission Street / BGO in Oxford



180,000 sq ft
next generation
Science building

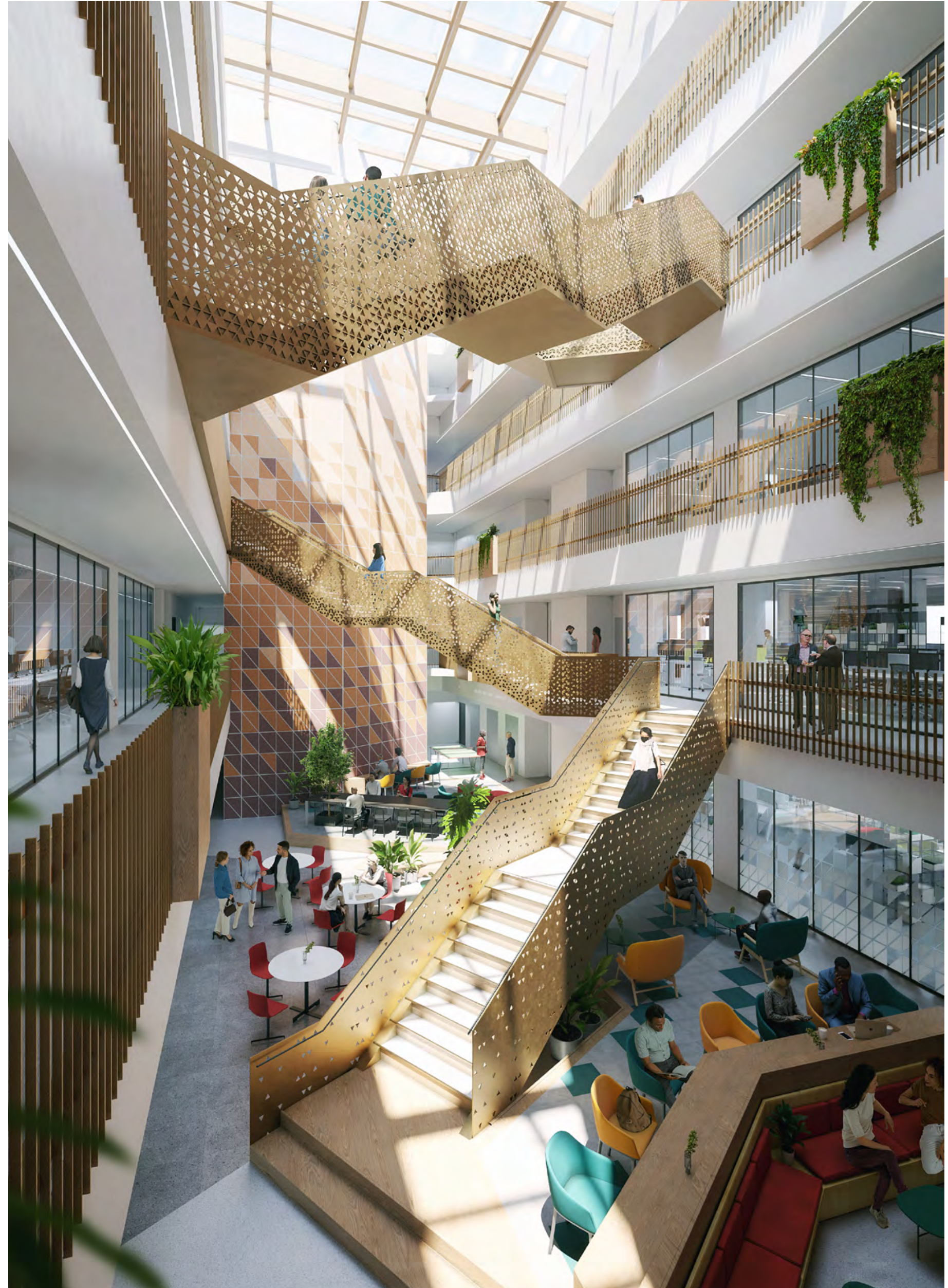


Designed for
60/40 Lab/Office
throughout



New publicly
accessible
café

Fabrica –
Phase 2 of the West End
Under construction



Location

Inventa is the most centrally-located Sciences development to be delivered in Oxford, benefiting from easy walking access to Oxford’s city centre, its historic cultural landmarks and University Institutions. The area offers a wide range of local amenities including retail, restaurants, coffee shops and leisure facilities.

Amenities

- 01 Waitrose
- 02 The Hollybush
- 03 Porterhouse
- 04 The Punter
- 05 The Perch
- 06 Tap Social
- 07 Jericho Coffee Traders
- 08 Pickle & Lime
- 09 Oxford Golf Centre
- 10 West Way Square

University of Oxford

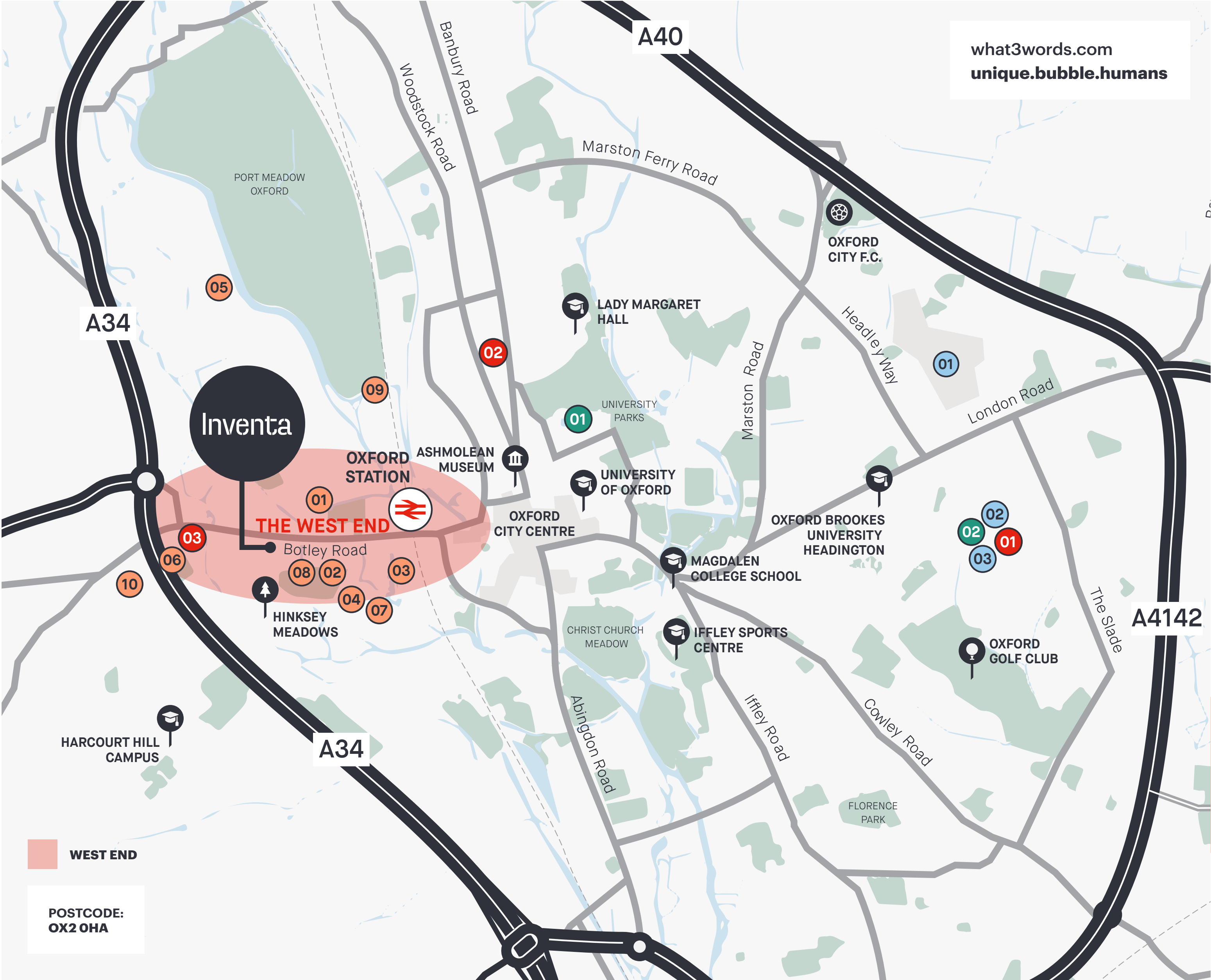
- 01 Oxford University Campus
- 02 Old Road Campus

University Hospitals

- 01 John Radcliffe Hospital
- 02 Nuffield Dept. of Orthopaedics
- 03 Churchill Hospital

Research & Development

- 01 Oxford Bioescalator
- 02 Oxford Science Enterprises
- 03 Oxford University Innovation



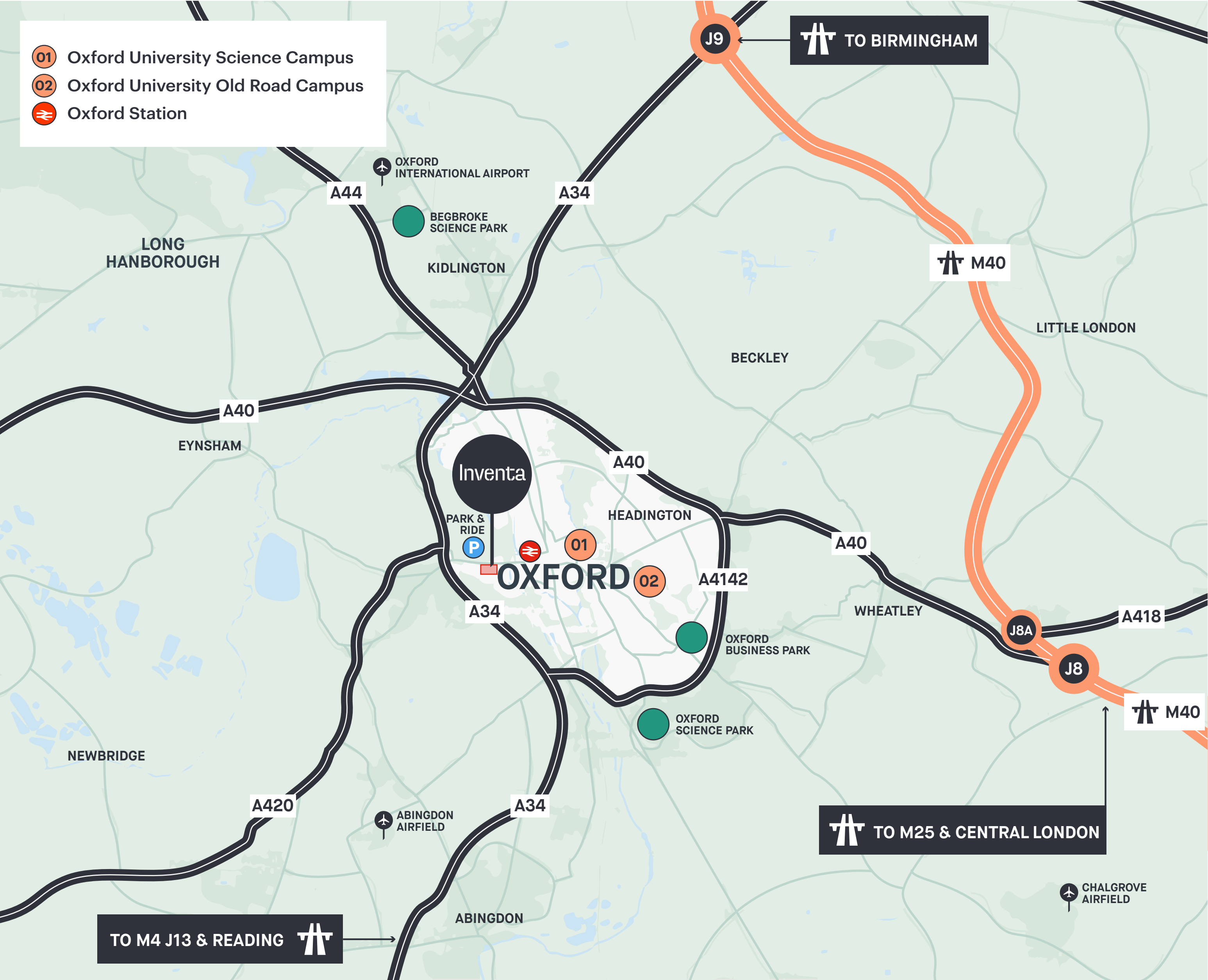
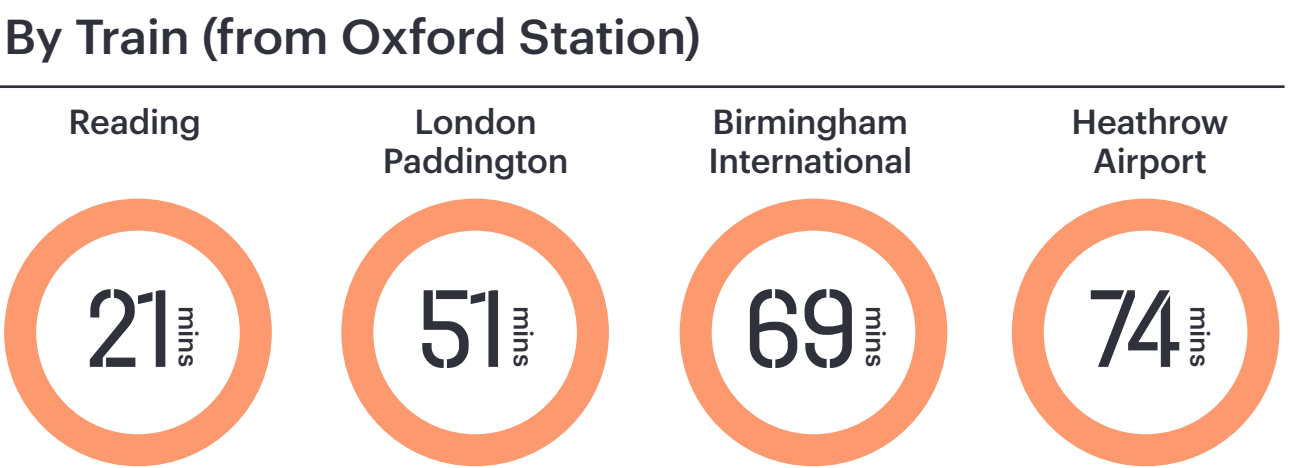
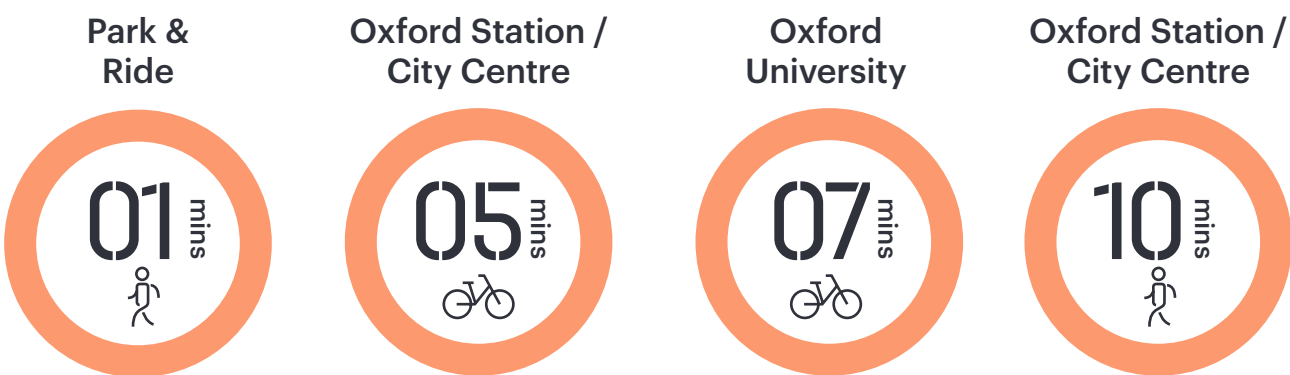
West End Local Amenities



Connectivity

The West End is extremely well connected and the only commercial Science hub within walking distance to the City Centre. Oxford rail station is within a 5 mins cycle/10 min walk of the scheme. The A34/Ring Road is also easily accessible by car via The Botley Interchange which is less than a mile away.

Botley Road has a Park & Ride service directly opposite Inventa as well as dedicated cycle lanes, regular bus routes and an electric scooter zone providing easy access across the City.





A Place for Collaboration

The building was inspired by a covered market and urban streetscape, where placemaking is at the heart of the design.

Its statement reception and network of high streets and squares present enhanced collaboration opportunities. The building features an onsite café, offering a range of healthy food and drink options throughout the day, and a variety of formal and informal meeting areas.



Onsite café / collaboration area



Onsite café / collaboration area

ESG Credentials

Inventa has been designed with sustainability in mind, through the utilisation of in-situ flat slabs selected for minimum embodied carbon (realising a 50% reduction in embodied carbon vs. steel frame option).

Retention of existing structure has halved the concrete required to build new roof structures, significantly reducing overall embodied carbon.



Walking distance to Park and Ride



24 electrical charge parking provision



BREEAM Very Good



EPC rating B



Substantial improvements to transport provision



Dedicated pedestrian and cycle access from Botley Road



New planting and landscaping



Only Oxford Commercial Life Science scheme to be walking and cycling distance from Oxford station and City Centre



Views and access to green fields to the rear



Private landscaped gardens with breakout space



Indoor and outdoor planting and landscaping



6 showers with lockers and changing facilities



60 enclosed and covered cycle spaces. 10 external cycle stands



Onsite catering facilities offering healthy food and drink options



Enhanced breakout and collaboration provision within two large 'high-streets'



Increased natural light through provision of double height atria

CGI:
Cutaway aerial view

LOADING AREA

PRIVATE GARDENS &
BREAKOUT SPACE

GROUND FLOOR LABS

ON-SITE CAFE

FIRST FLOOR OFFICES

FRONT ENTRANCE

Building rear with
dedicated garden

Eleven: The Building

Inventa



Ground Floor Lab - Floor Plans

All tenants benefit from three bookable meeting rooms and a total of 8,493 sq ft of amenity space.

Open plan labs

	Sq Ft
Lab A	LET
Lab B	4,075
Lab C	LET
Lab D1	LET
Lab D2	5,104
Total	9,179

- Lab space
- Lab / write up
- Amenities
- Bike store
- Showers
- WCs
- Core

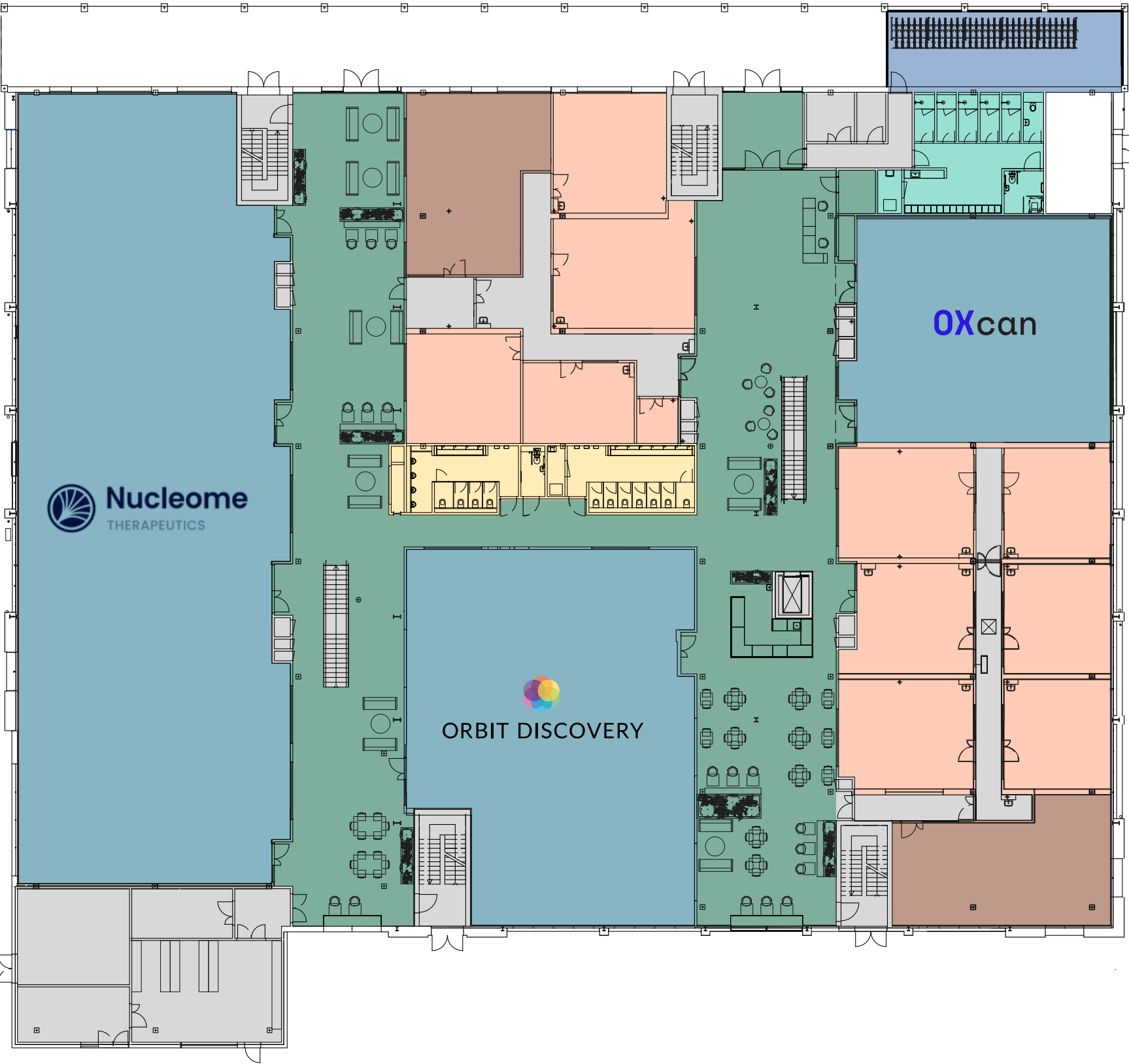


For indicative purposes only.
Not to scale.



Floor	Use	Sq Ft	Sq M
First	Offices	6,581	611
	Meeting Rooms	567	53
Ground	Labs	9,179	853
	Amenities	8,493	789
Total		24,820	2,306

Indicative lab space fit out option



Availability from 4,075 sq ft to 9,179 sq ft

Indicative Lab/ Office suite in Unit B
4,075 sq ft

The building has been designed with inherent flexibility to accommodate a wide range of Innovation uses

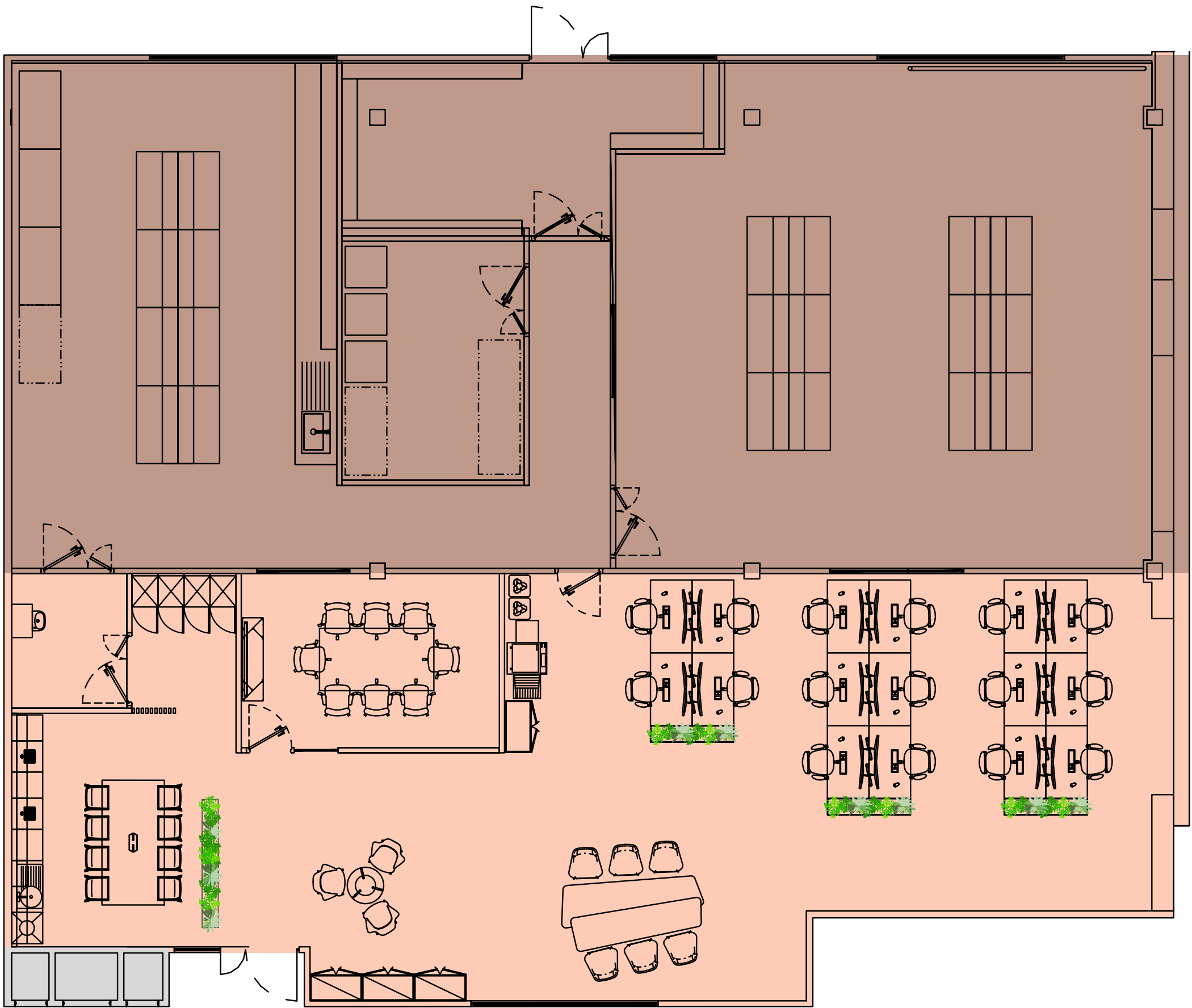
Lab and Office Suites are available from 4,075 sq ft upwards and can be leased on a fitted or open plan basis.

An indicative Lab and Office unit layout of Unit B is provided opposite.

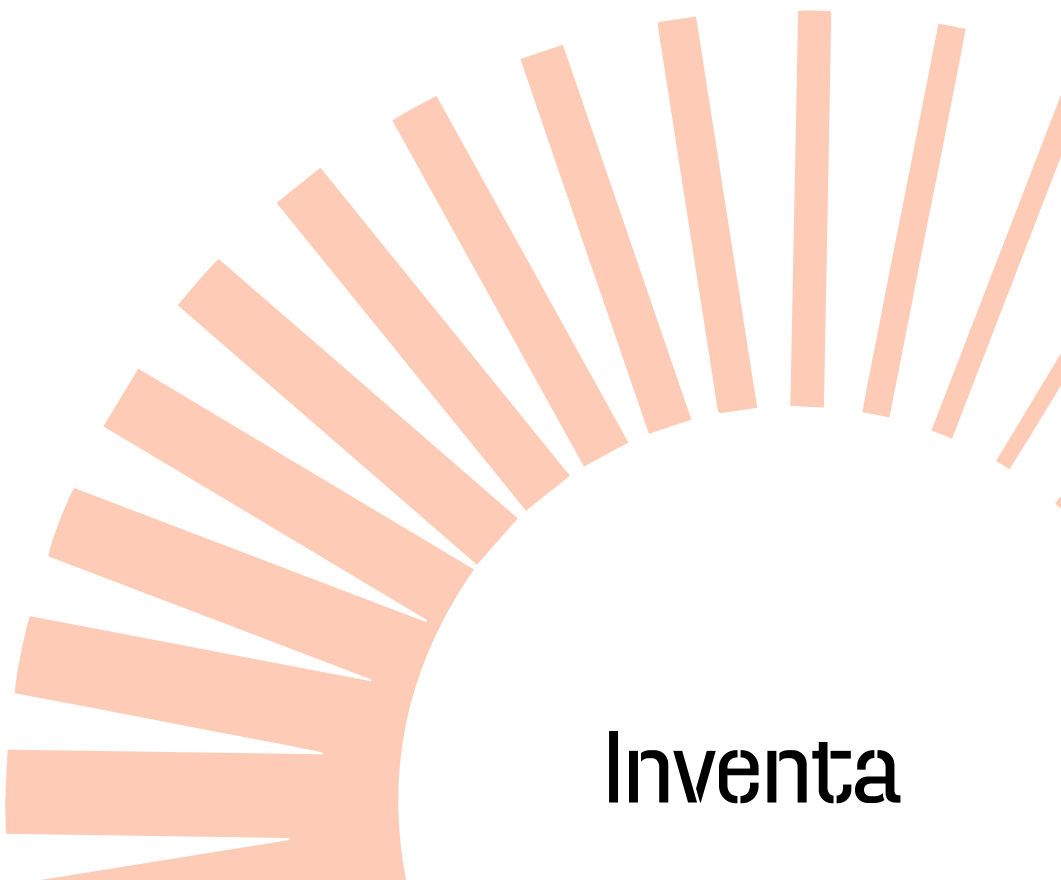


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Twelve: The Space



- Office
- Labs
- Riser



Inventa

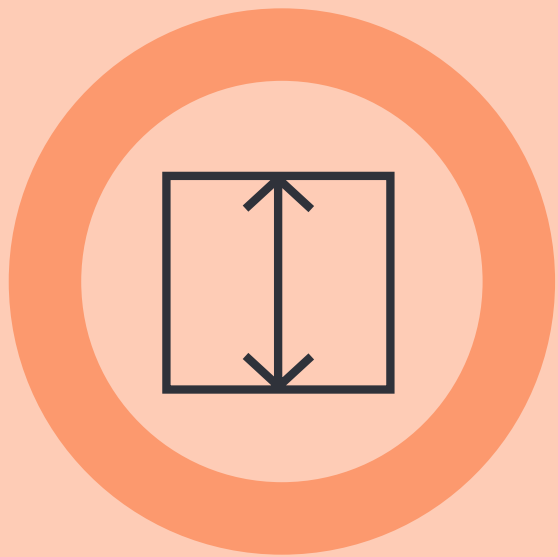
Ground Floor Lab - Specification



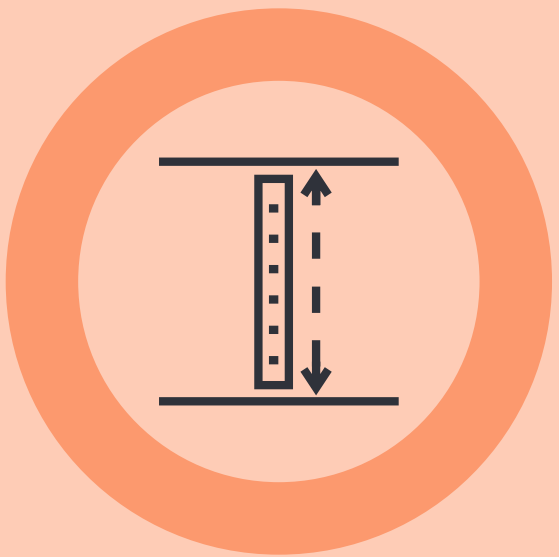
Ground-bearing
concrete floors



Strategically positioned
drainage points



Slab to slab height of
3,475mm to incorporate
700mm servicing void
in ceiling



Minimum clear
working heights
of 2,775mm



Roof mounted air handling
units to provide minimum
6 air changes per hour
to laboratory areas



Vinyl over screed floor
coverings to laboratory
areas



Heating and cooling
using variable
refrigerant flow with heat
recovery systems



Potable and non-potable
Cat 5 water provision



Provision for general,
chemical and clinical
waste disposal



Secure rear loading and
storage yard with dedicated
bottled gas areas provided

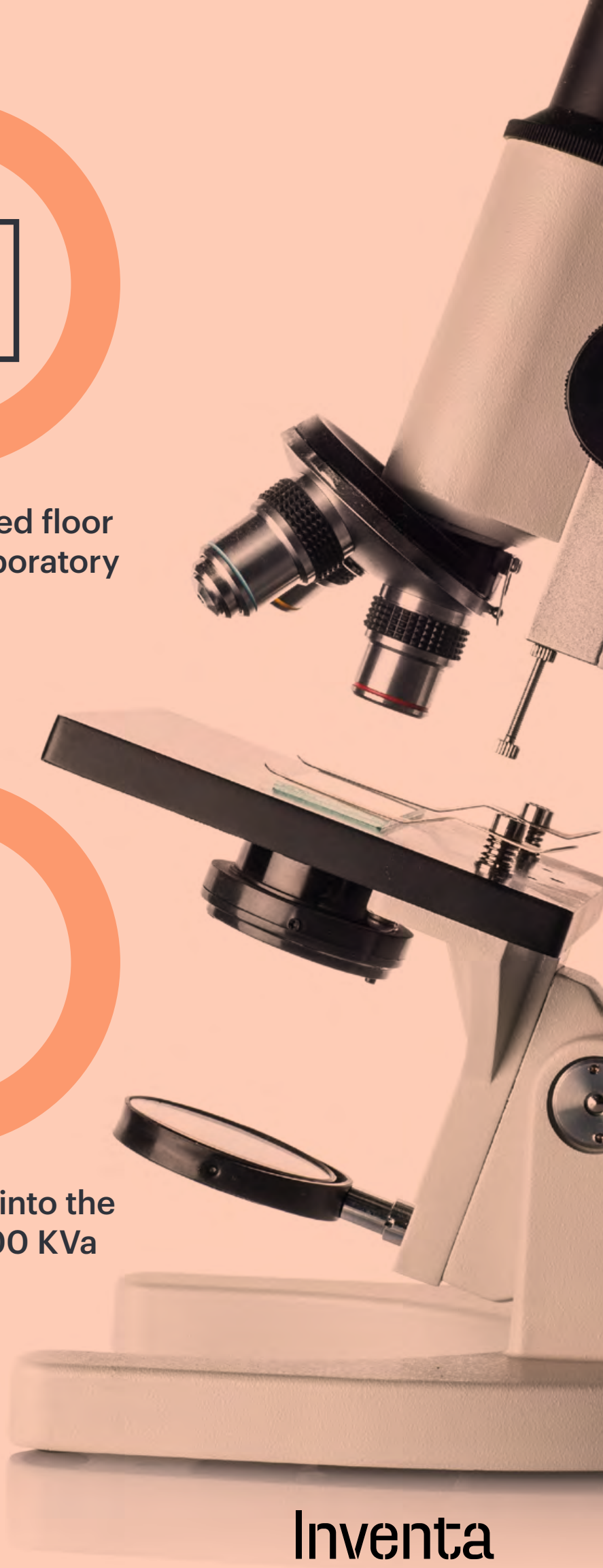


Capacity for backup
power provision by way
of external generators



Power Supply into the
building is 800 KVa

Baseline specification is open plan lab but fitted space can be delivered subject to discussion



Ground floor lab – fitted

First Floor Office – Floor Plans

6,581 sq ft / 611 sq m

Floor	Use	Sq Ft	Sq M
First	Offices	6,581	611
	Meeting Rooms	567	53
Ground	Labs	9,179	853
	Amenities	8,493	789
Total		24,820	2,306

Cat A

	Sq Ft
Office D	6,581
Total	6,581

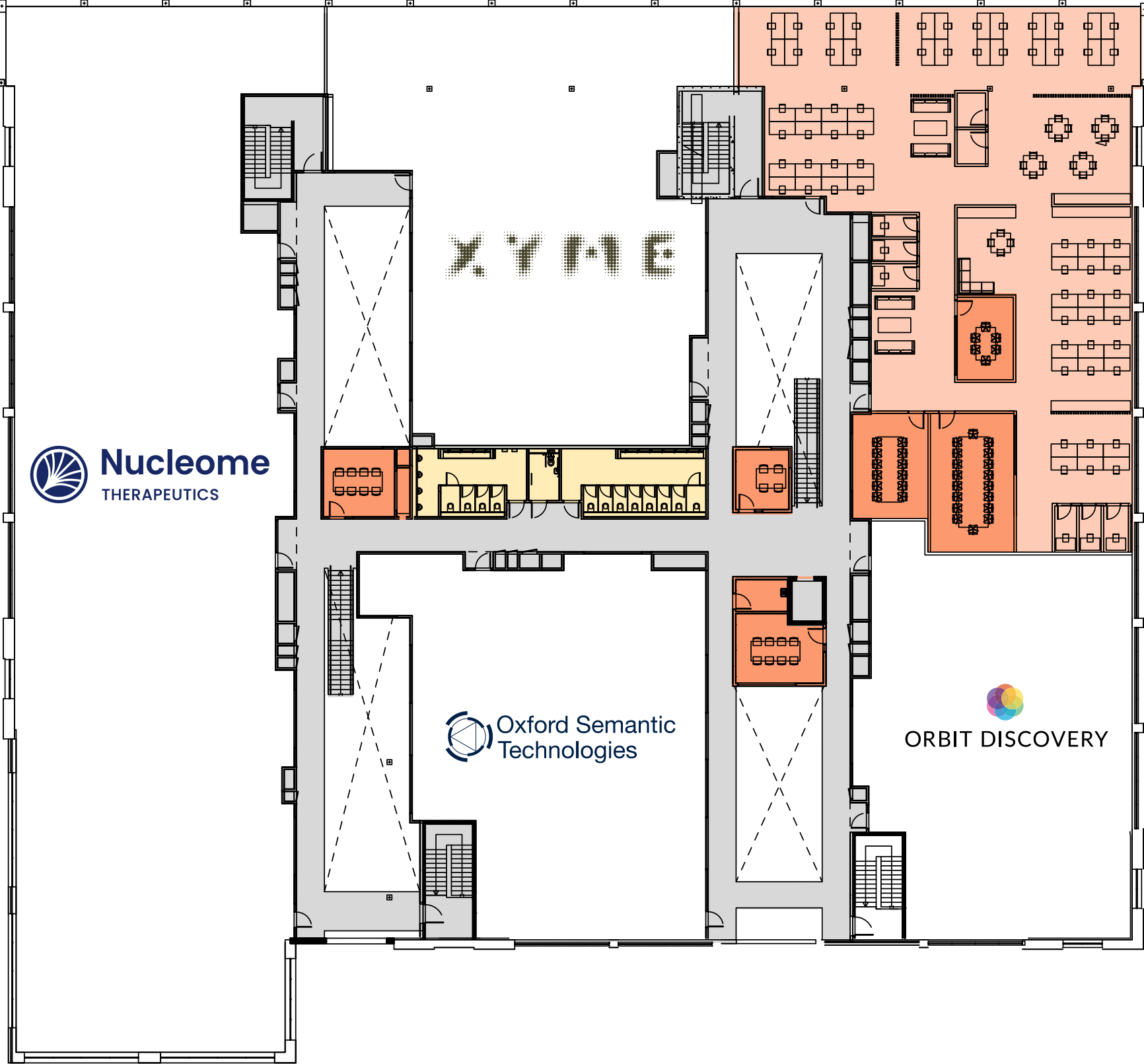
- Office space
- Meeting rooms
- WCs
- Core



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Not to scale.



Indicative Office Space Plan



First floor fitted out

Sixteen: The Space

Inventa



Cat A Office – Specification



Offices fitted out to Cat A standard



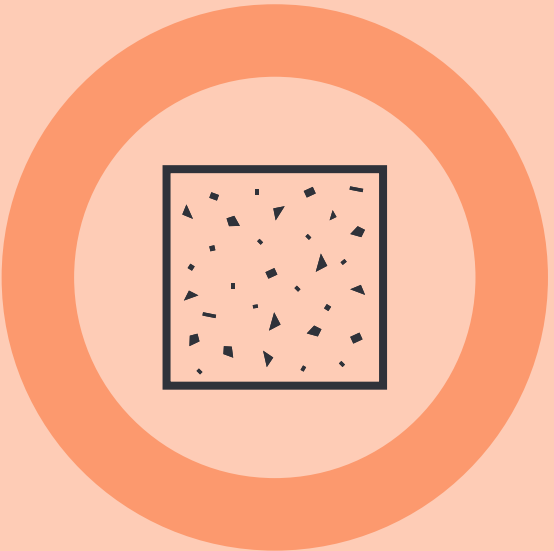
Exposed services and frame



Vaulted ceilings reaching heights of 4300mm at highest point



Heating and cooling using variable refrigerant flow with heat recovery systems



Contemporary polished concrete floor finish



High level data and power distribution



Suspended LED lighting



Potential to connect via internal staircases



Open plan, refurbished office space



Access to communal break-out and amenity space



Passenger lift



Full height glazing on northern elevation

First floor fitted out



The Developer

Mission Street and BGO entered into a Joint Venture in 2021 with the objective of building a leading Science and Innovation platform in key strategic UK locations.

Mission S^t/

Mission Street (www.mission-property.com) is a leading specialist investor, developer and operator of research and innovation buildings. Mission Street has pioneered urban science districts and has a committed pipeline of 1.5m sq ft of Science and Innovation buildings and campuses in the UK.



BGO is a leading real estate investment manager with \$94bn of assets under management across Europe, Asia and North America. The company is a global leader in ESG and sustainable practices.



Further Information

Terms

New leases to be agreed through negotiation. Terms upon application.

Viewings

Strictly through joint lettings agents.

inventaoxford.com

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