

WHAT3WORDS: ///TELL.SMALL.GAMES

NORTHBROOK HOUSE

FITTED CL2 LABS
3,618 - 23,088 SQ FT / 336.1 TO 2,144.9 SQ M





Northbrook House at The Oxford Science Park is being repositioned from traditional office accommodation into high-quality, lab-enabled space designed to support growing science and technology businesses.

The building occupies an attractive setting overlooking Littlemore Brook and benefits from immediate access to the Park's extensive amenities, including a café, conference facilities, fitness classes, and a vibrant programme of networking and community events.

Northbrook House is exceptionally easy to access, with dedicated parking spaces, secure cycle storage and a frequent bus service just a minute's walk away. Connectivity will be further enhanced by a new railway station due to open on the Park, providing journeys to the city centre in just 7 minutes and direct services to London.

Northbrook House will provide approximately 23,000 sq ft of accommodation, with flexible suite sizes available from around 3,600 sq ft upwards, enabling occupation by individual teams, single-floor users or larger HQ-style requirements.

Any larger requirement can be offered on a suite-by-suite, floor-by-floor, multiple-floor, or whole-building basis.

The refurbishment will deliver flexible, fully fitted CL2 laboratory accommodation that can be tailored to individual occupier requirements, with suites available by floor or as smaller self-contained units.

Designed to accommodate a broad range of occupiers with suites, Northbrook House offers flexible floorplates capable of supporting wet lab, dry lab, computational and office-led environments within a single building.

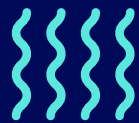
Whether advancing breakthrough research, developing new technologies or scaling specialist operations, occupiers can shape space around the way they work. Flexible laboratory, write-up, collaboration and office accommodation can be tailored to support evolving workflows, encourage innovation and provide room for future growth.



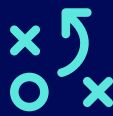
A SMARTER ROUTE TO LAB SPACE



Fitted CL2 Labs



Ducted fume cupboard capability



Managed space available by floor or suite



Up to 800kVA dedicated power capacity



Generous car parking and secure cycle storage



Surrounded by 70 acres of landscaped parkland

The Oxford Science Park is home to a dynamic community of pioneering organisations, from early-stage companies to established multinationals.

Its occupiers operate across life sciences, AI, energy, agritech, and beyond, creating a collaborative environment where ambitious businesses grow and ideas flourish.

Many companies at the Park have secured significant investment and achieved strong growth as they develop technologies shaping the future of science and industry.

A GLOBAL CENTRE FOR INNOVATION

DESTINATION OXFORD

#1

home to the world's
highest ranked university

3K

high-tech
businesses

12K

employed in R&D
intensive companies

30K

people employed
in high-tech firms

#1

highest number
of UK spinouts

16

research institutes and
hospitals within Oxford city

A DYNAMIC SCIENCE & TECHNOLOGY COMMUNITY

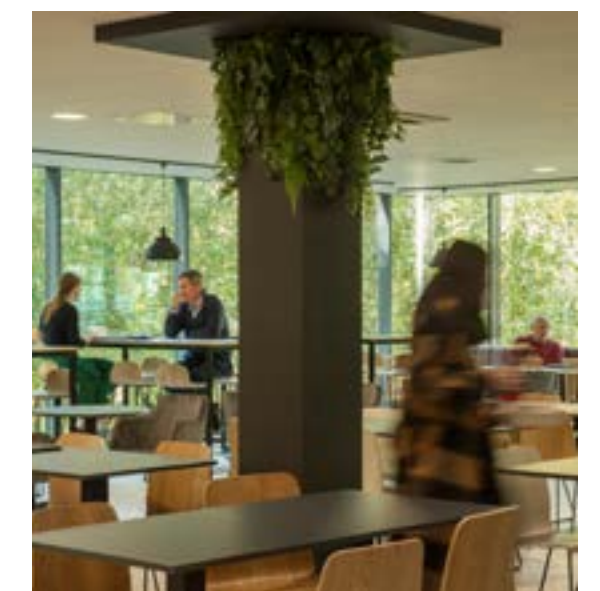


ON YOUR BEAUTIFUL DOORSTEP

Set within beautifully landscaped grounds, the Park offers a strong mix of on-site amenities, including a diverse choice of places to eat and unwind, from relaxed table-service dining and freshly prepared takeaway options to coffee enjoyed on the terrace.

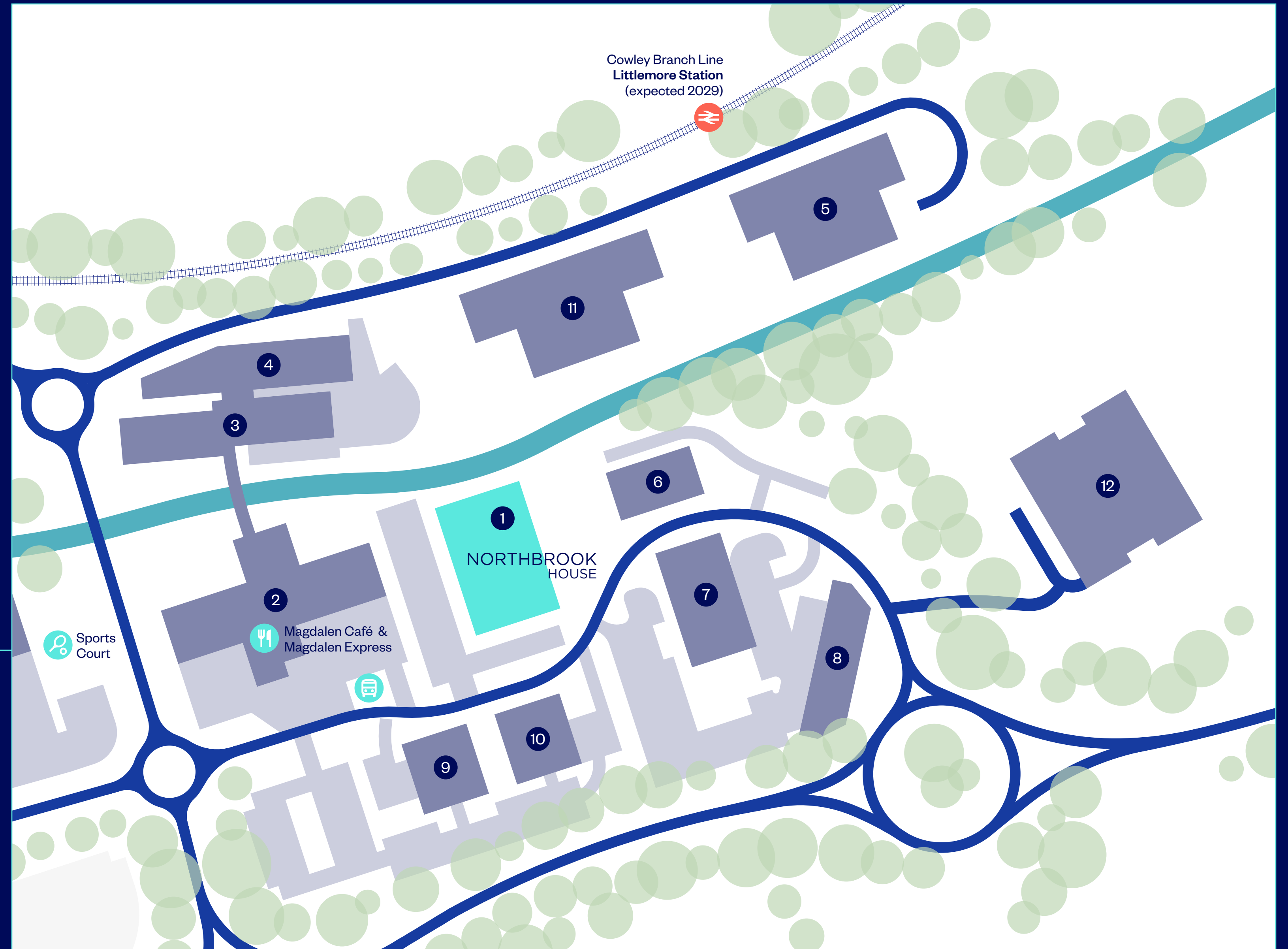
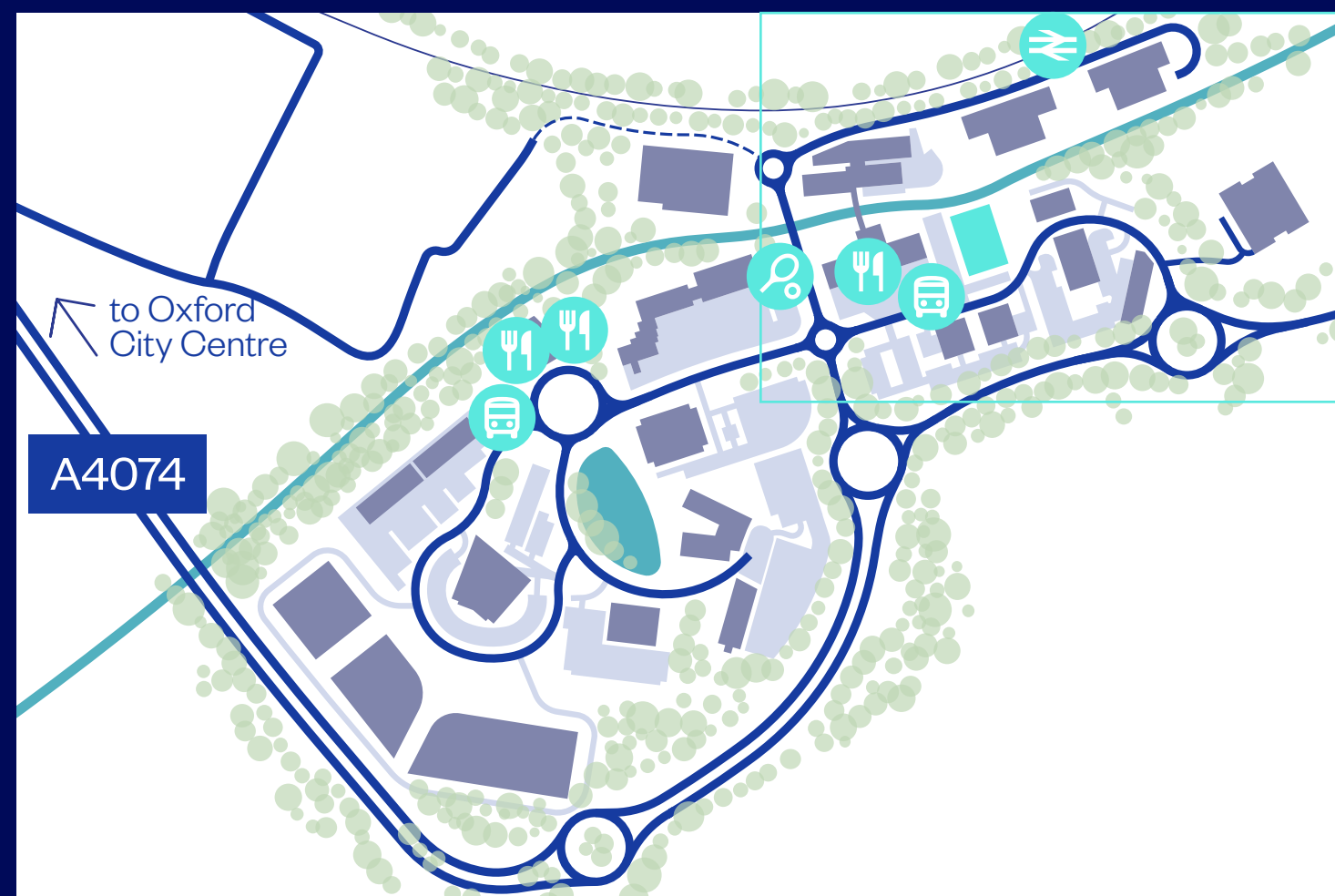
Businesses are supported by a range of meeting rooms and conference facilities, alongside flexible collaborative workspaces designed for productive conversations, teamwork and new ideas.

A nursery and multi-sports pitch further enhance an environment designed to support both work and wellbeing.



THE PARK

- | | |
|--|---------------------------------|
| 1 Northbrook House | 7 Florey House |
| 2 Magdalen Centre – Sherrington Building | 8 John Eccles House |
| 3 Magdalen Centre – Whitehead Building | 9 Medawar Centre 1 |
| 4 Magdalen Centre – Bellhouse Building | 10 Medawar Centre 2 |
| 5 Leggett Building (future development) | 11 Iversen Building |
| 6 Edmund Cartwright House | 12 Plot 27 (future development) |



FAST TRACK

A new station* will connect
The Oxford Science Park to
central Oxford and the wider
UK rail network.

With direct trains to London
Marylebone every 30 minutes,
and fast connections by road,
rail and air, the Park offers
outstanding connectivity.

To central Oxford
7 mins

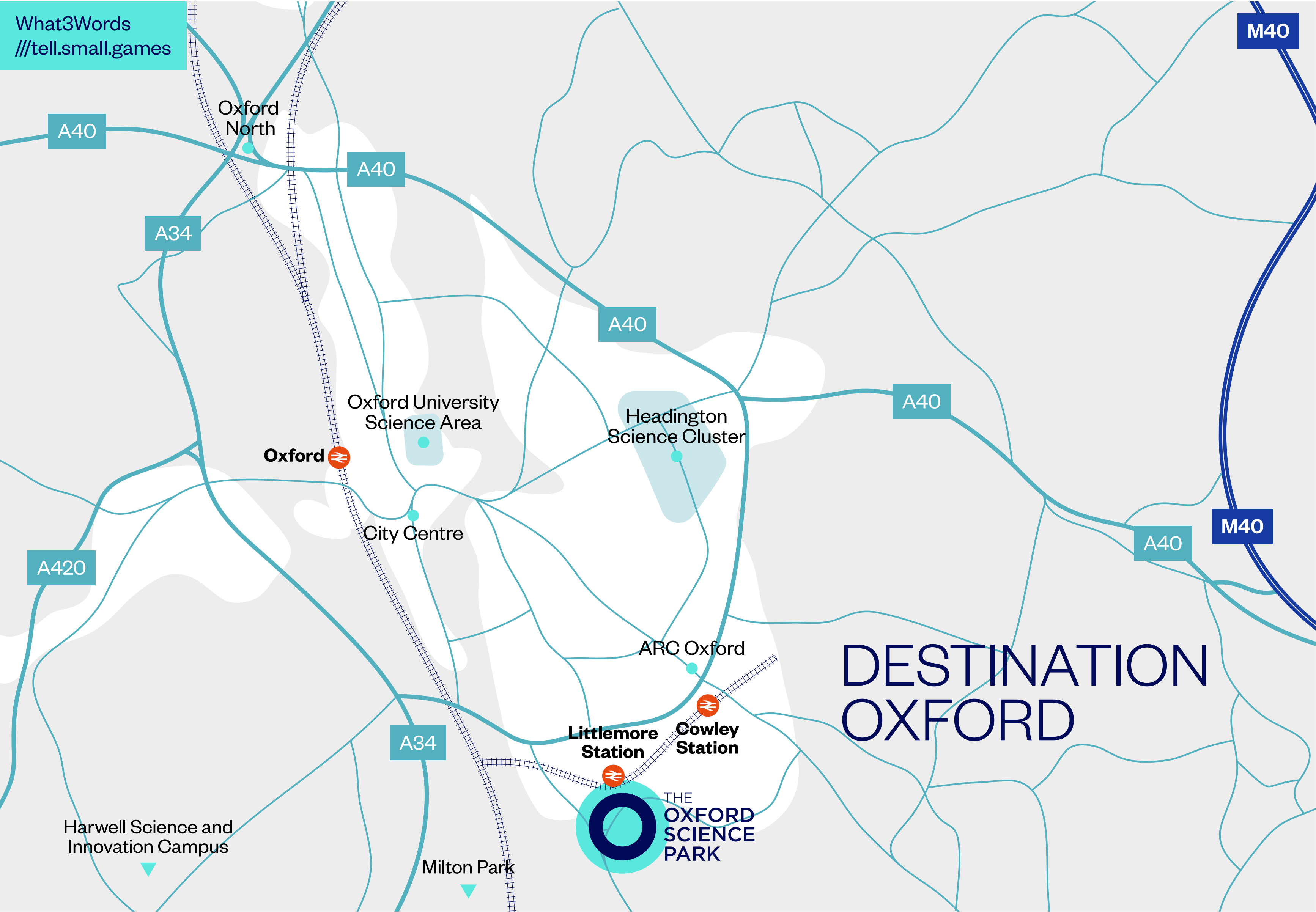
Trains to London every
30 mins



* Expected to open in 2029 with the reopening of the Cowley Branch Line.



Travel by bus	
Redbridge Park & Ride	13 mins
Oxford City Centre	21 mins
Oxford Train Station	27 mins
Travel by car	
University of Oxford	10 mins
John Radcliffe Hospital	12 mins
Oxford Train Station	15 mins
London Heathrow Airport	50 mins
London	1hr 32 mins
Cambridge	1hr 55 mins
Travel by train (from Oxford Station)	
Bicester	16 mins
Banbury	18 mins
Didcot Parkway	18 mins
Reading (Elizabeth Line)	24mins
London Paddington (Elizabeth Line)	52 mins
London Heathrow	1hr 17mins
London Marylebone	1hr 20mins

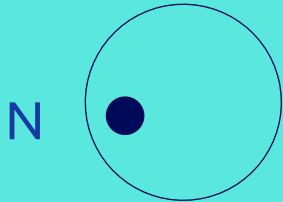




NORTHBROOK

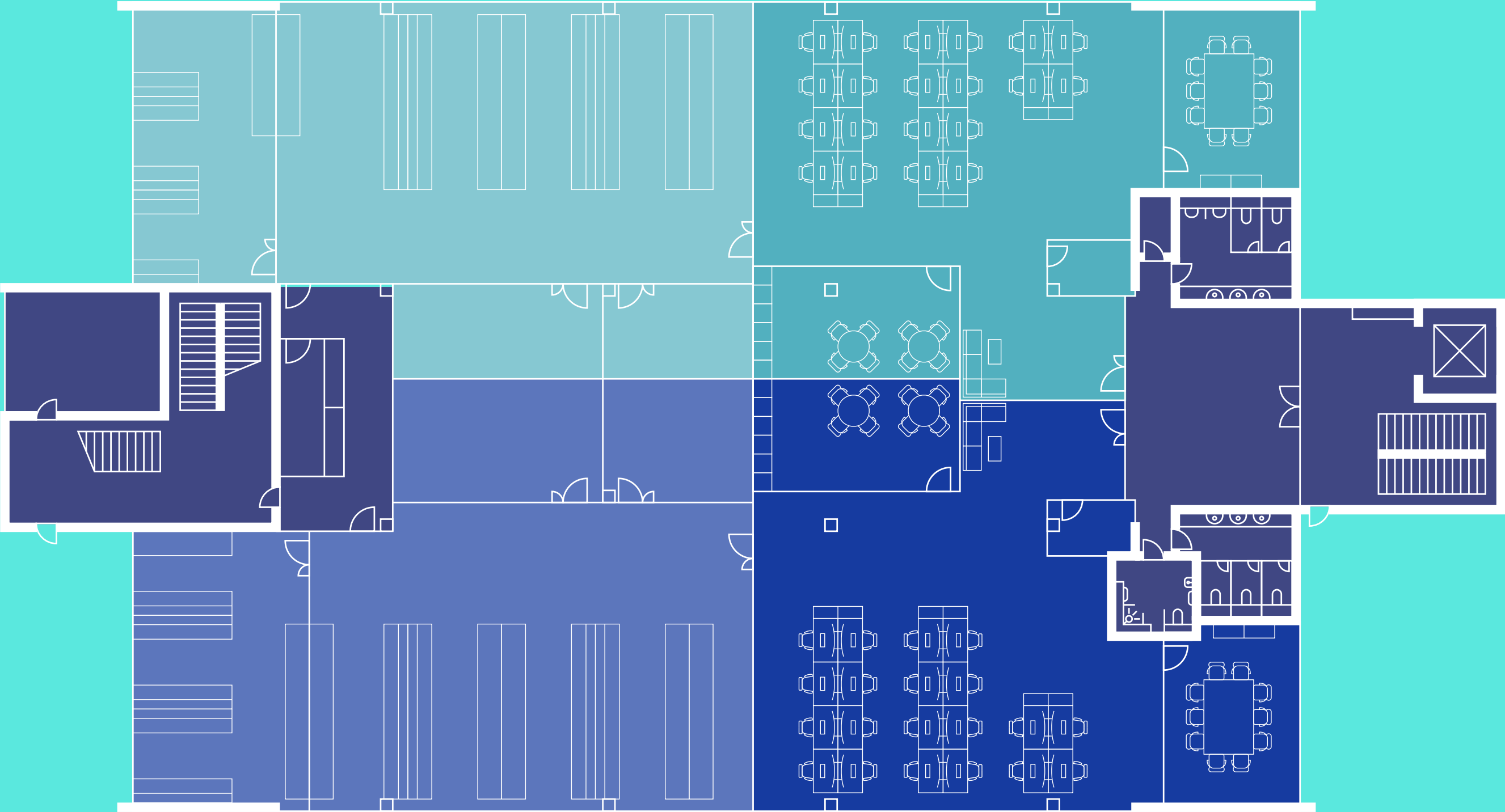
HOUSE

GROUND FLOOR



Tenant 1	SQ FT	SQ M
Lab	2,439	226.6
Office	2,043	189.8
TOTAL	4,482	416.4

Tenant 2	SQ FT	SQ M
Lab	2,237	207.8
Office	1,850	171.9
TOTAL	4,087	379.7



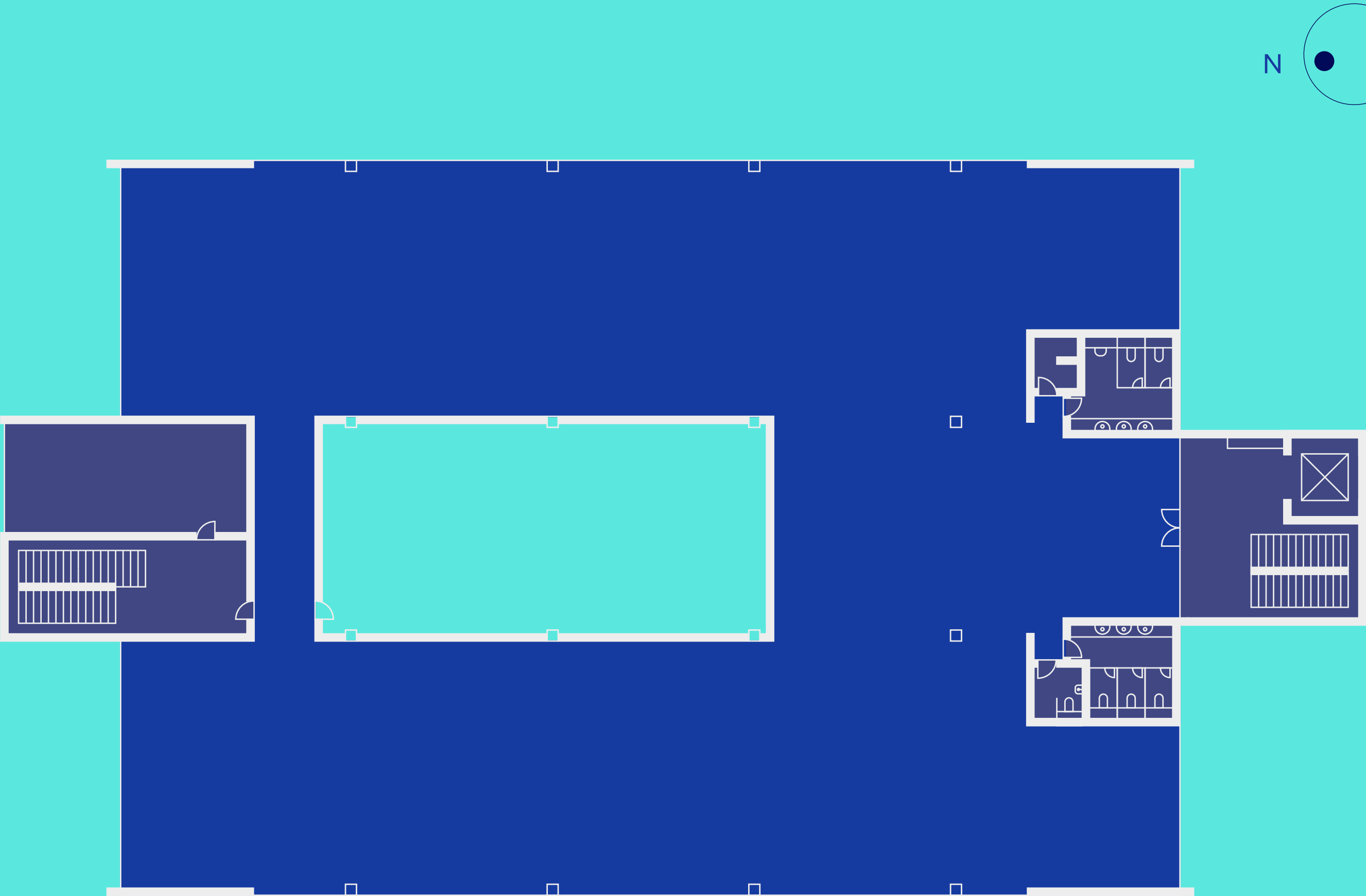
Plan not to scale. For indicative purposes only.

UPPER FLOORS

	SQ FT	SQ M
First floor	7,235	672.2
Second floor	7,284	676.7

Open plan floor plate with the capability of accommodating lab or office space.

Plan not to scale. For indicative purposes only.



DESIGNED FOR DISCOVERY



BUILDING SPECIFICATION



Building design supports a 55:45 lab to office ratio on all floors



6 air changes per hour



MEP and riser capability for 4 ducted fume hoods per floor



Up to 800kVA dedicated power capacity with sub-metering to tenant areas



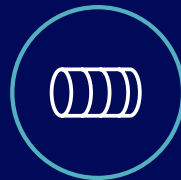
1x passenger lift plus façade openings of upper floors for large equipment installations



Targeting EPC "A"



Plant with pre-installed air handling units



Lab & office ventilation installed to tenant demise



Dedicated CAT5 water system



Vulcathene drainage services throughout lab space



Dedicated lab gas and refuse areas



Essential services back up power generation enabled



NORTHBROOK
HOUSE

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