

WHAT3WORDS: ///EARLY.SOFA.JUKEBOX



BUILD-TO-SUIT OPPORTUNITY
74,240 SQ FT / 6,897.1 SQ M CONSENTED
POTENTIAL FOR UP TO 87,500 SQ FT / 8,129.0 SQ M





Plot 27 is a new build-to-suit opportunity at The Oxford Science Park, combining high-specification laboratory infrastructure with modern workplace amenities in a sustainable, future-focused setting.

Surrounded by landscaped gardens, the building offers flexible floorplates, collaborative spaces and outdoor terraces, creating an inspiring environment for companies to innovate, grow and thrive.

74,240 sq ft consented.
Potential for up to 87,500 sq ft.

ANATURALHOME FORSCIENCE



A GLOBAL CENTRE FOR INNOVATION

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

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

DESTINATION OXFORD

#1

home to the world's
highest ranked University

3K

high-tech
businesses

12K

employed in R&D
intensive companies

30K

employed in
high-tech firms

#1

highest number
of UK spinouts

16

research institutes and
hospitals within Oxford city



Ellison Institute of Technology

Hayakawa Building

Magdalen Centre
Bellhouse Building

Magdalen Centre
Whitehead Building

Magdalen Centre
Sherrington Building

Northbrook House

Edmund Cartwright House

Florey House

Medawar Centre 1

Medawar Centre 2

John Eccles House

Littlemore Station



Leggett Building

PLOT27

A DYNAMIC SCIENCE & TECHNOLOGY COMMUNITY



COLLECTIVE KNOWLEDGE

Home to nearly 100 pioneering organisations, The Oxford Science Park is a global hub where breakthrough ideas and innovative companies grow and succeed.

Innovation is powered by connection. Our dynamic community benefits from a vibrant programme of networking events, professional development opportunities and wellbeing activities.

From exchanging ideas at industry gatherings to connecting over fitness classes, the Park creates an environment where collaboration comes naturally and new partnerships can flourish.



PROVEN

Since 1991, close to 550,000 sq ft (NIA) has been delivered on The Oxford Science Park.

Recent examples are:



SCHRÖDINGER BUILDING
77,192 sq ft

State-of-the art, multi-let office and laboratory building over four storeys.

DELIVERY



IVERSEN BUILDING
86,547 sq ft

The Iversen Building provides flexible, efficient, high specification laboratory and office space. 100% let shortly after completion.



THE DAUBENY PROJECT
380,309 sq ft

Speculative lab-ready space delivered to shell and core across three buildings. The buildings were sold to EIT in September 2025.



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.

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



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





EIT

ELLISON INSTITUTE OF TECHNOLOGY



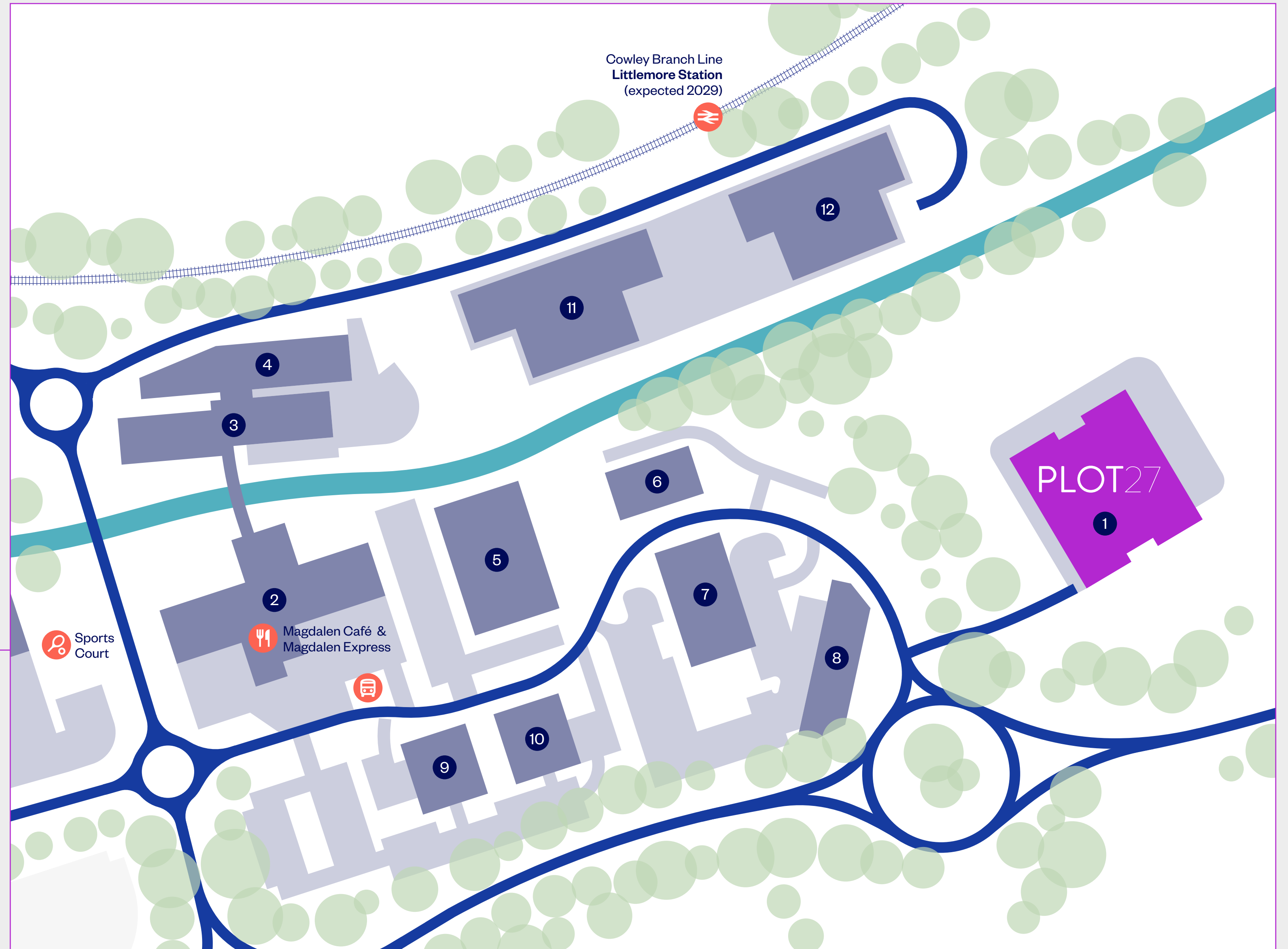
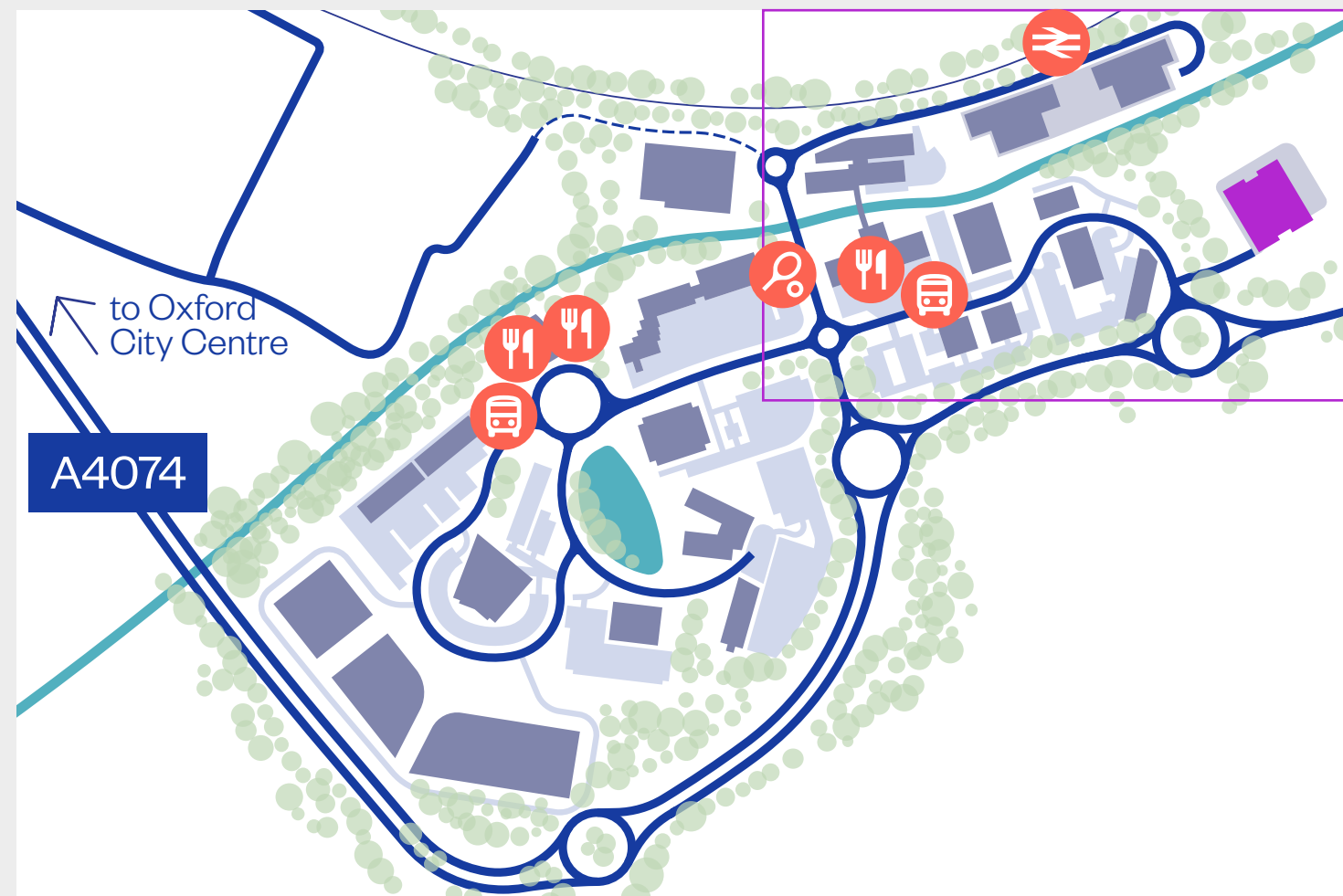
**An ambitious new campus
accelerating scientific discovery
and innovation for global impact.**

The Ellison Institute of Technology is developing a 2m sq ft campus at The Oxford Science Park, bringing together advanced research, clinical facilities, and education and event spaces.

Through collaboration with companies and leading Oxford scientists, the Institute aims to deliver scaled solutions to humanity's important problems, with a focus on four endeavours: Health, Medical Science & Generative Biology, Food Security & Sustainable Agriculture, Climate Change & Managing Atmospheric CO₂, and Artificial Intelligence & Robotics.

THE PARK

- | | |
|--|--|
| 1 Plot 27 | 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 Northbrook House | 11 Iversen Building |
| 6 Edmund Cartwright House | 12 Leggett Building (future development) |



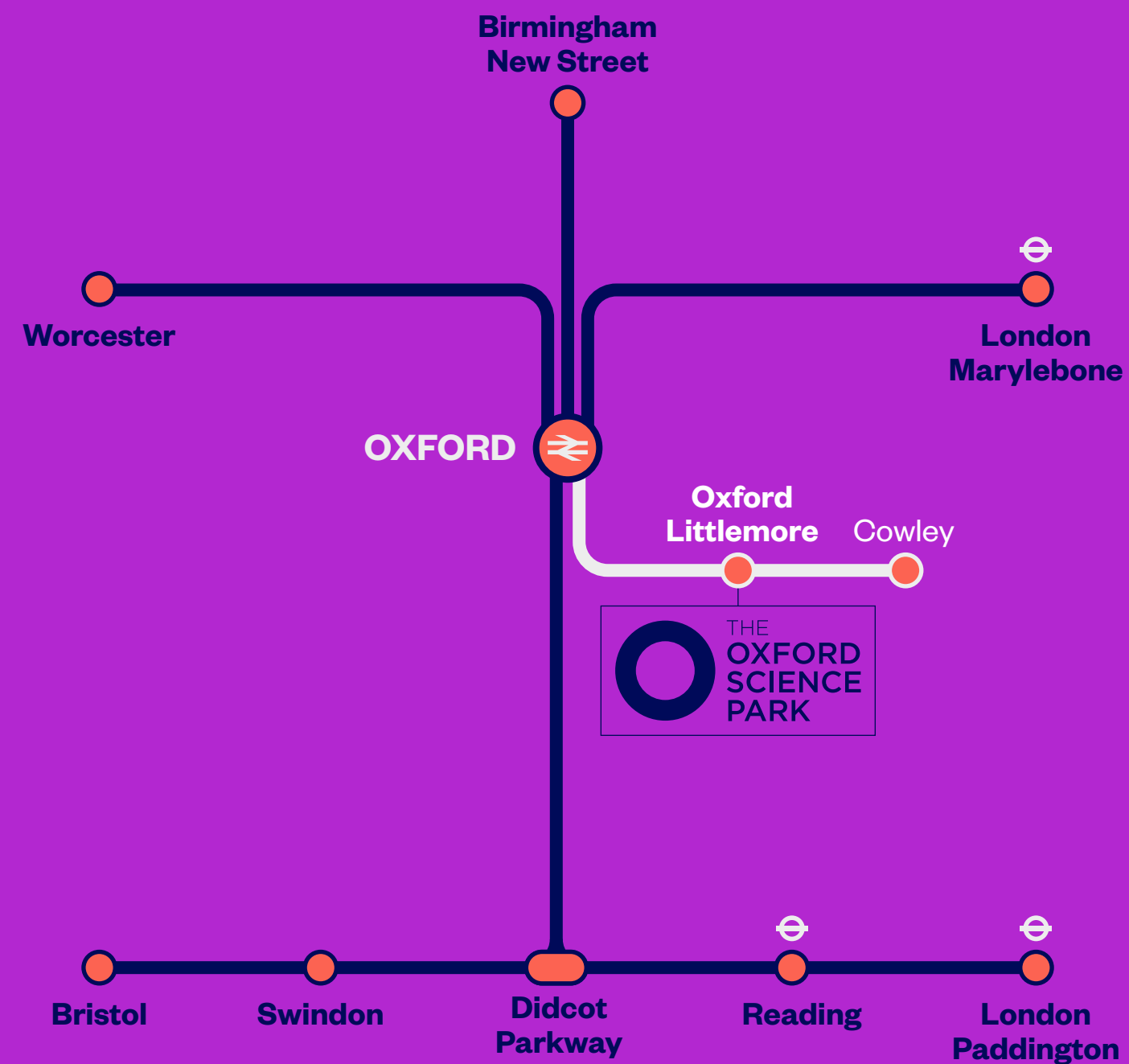
FAST TRACK

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

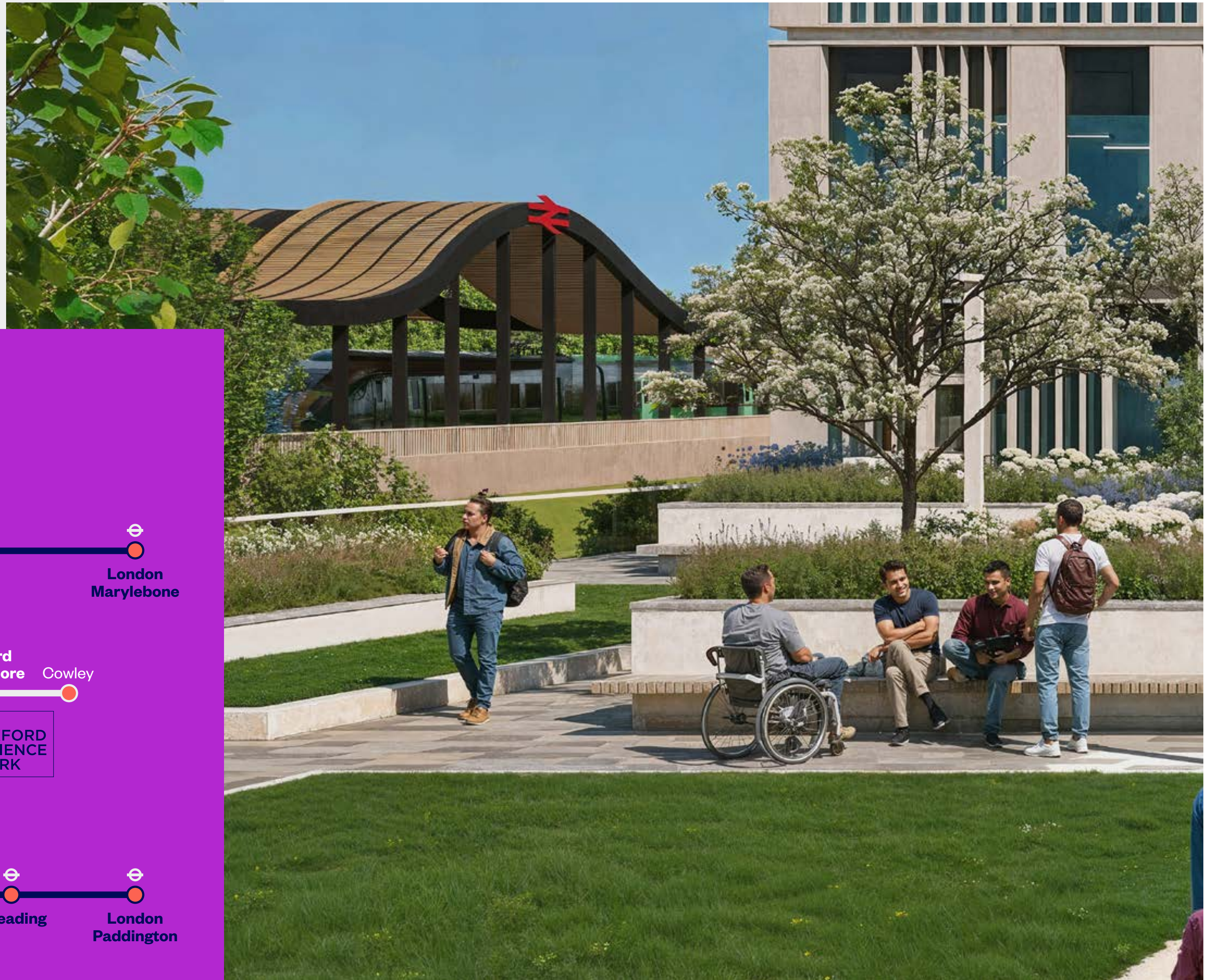
With direct trains to London Marylebone every 30 minutes, and fast connections by road, rail and air, the Park offers outstanding connectivity.

To central Oxford
7 mins

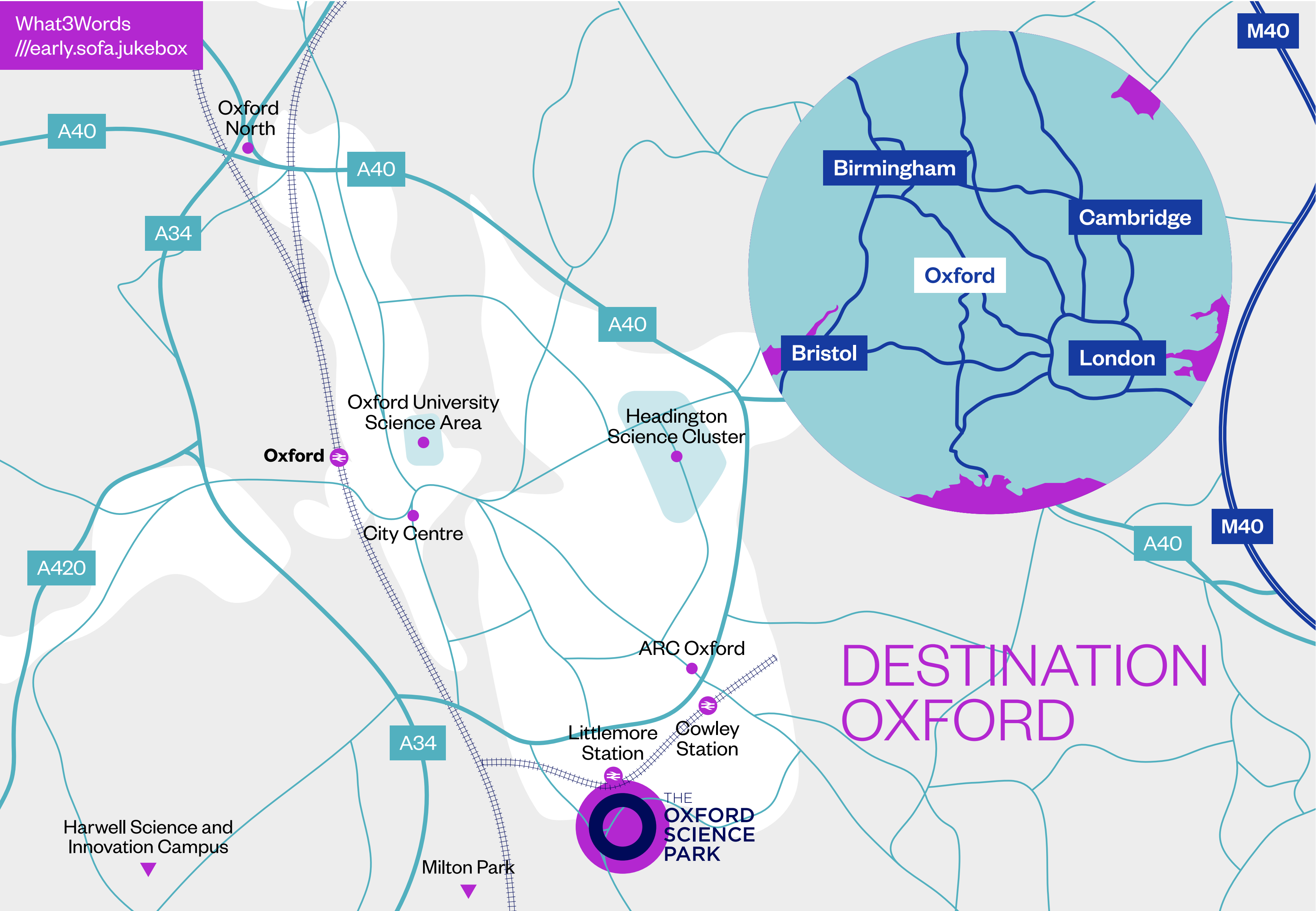
Trains to London every
30 mins



* 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





PLOT

27



FULL BLOOM





LAB READY FUTURE PROOFED

Plot 27 will provide bespoke, lab ready accommodation available over the three upper floors, with extensive parking, loading and laboratory amenity at ground and first floor levels.

As a build-to-suit opportunity, The Oxford Science Park will work with you to deliver the highest quality, fit-for-purpose lab building. The high specification of the building means it may be suitable for other research uses too.

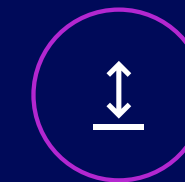
BUILDING SPECIFICATION



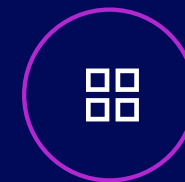
Building design supports a 70:30 lab to office ratio on floors 1-3



6 air changes per hour to labs



4.125m slab to slab height



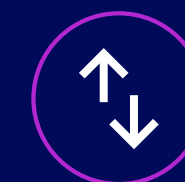
6.6m x 4.4m planning grid for optimum laboratory design



Riser capability for 8 ducted fume hoods per floor



2MVA power supply



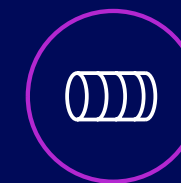
3 x passenger lifts plus 1 x 2,500 kg goods lift



Targeting EPC "A" & BREEAM "Excellent"



Plant room with pre-installed air handling plant



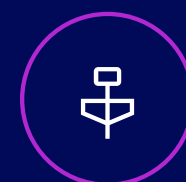
Tenant ductwork pre-installed for main services



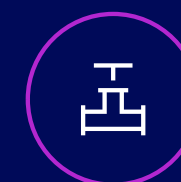
Centralised lab cold water supply available to all areas



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



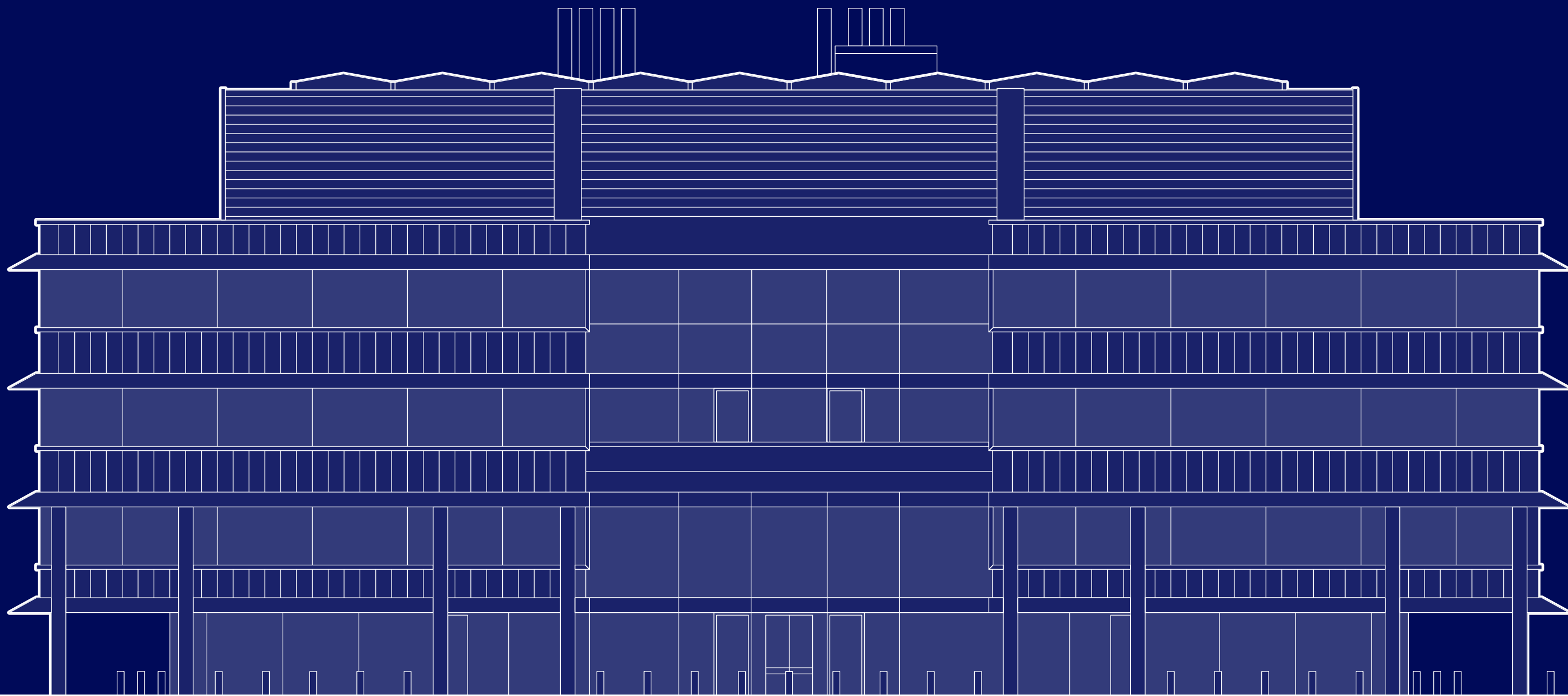
Backup generator provided as part of the base build specification



Power supply to tenant distribution board at floor level



YOUR SPACE



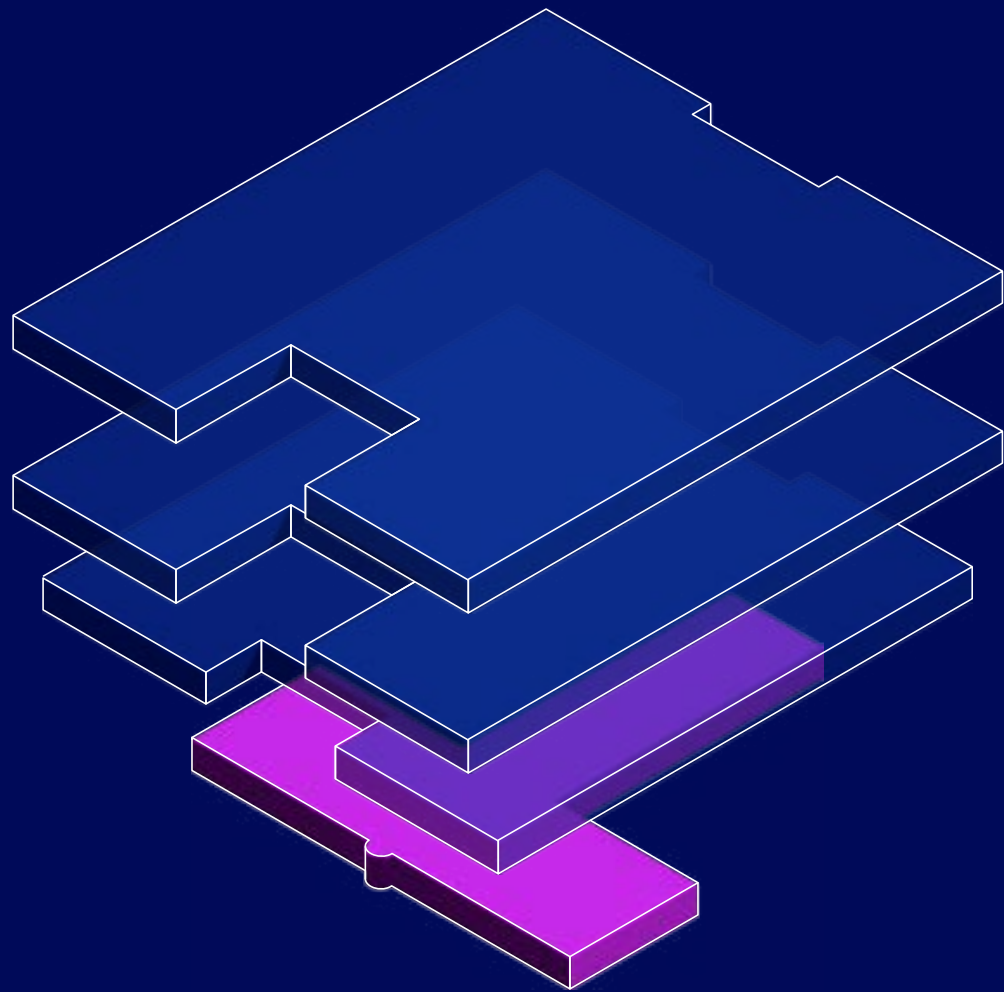
Plant

- 3 24,230 SQ FT / 2,251.0 SQ M
- 2 24,101 SQ FT / 2,239.1 SQ M
- 1 22,658 SQ FT / 2,105.0 SQ M
- 0 3,251 SQ FT / 302.0 SQ M

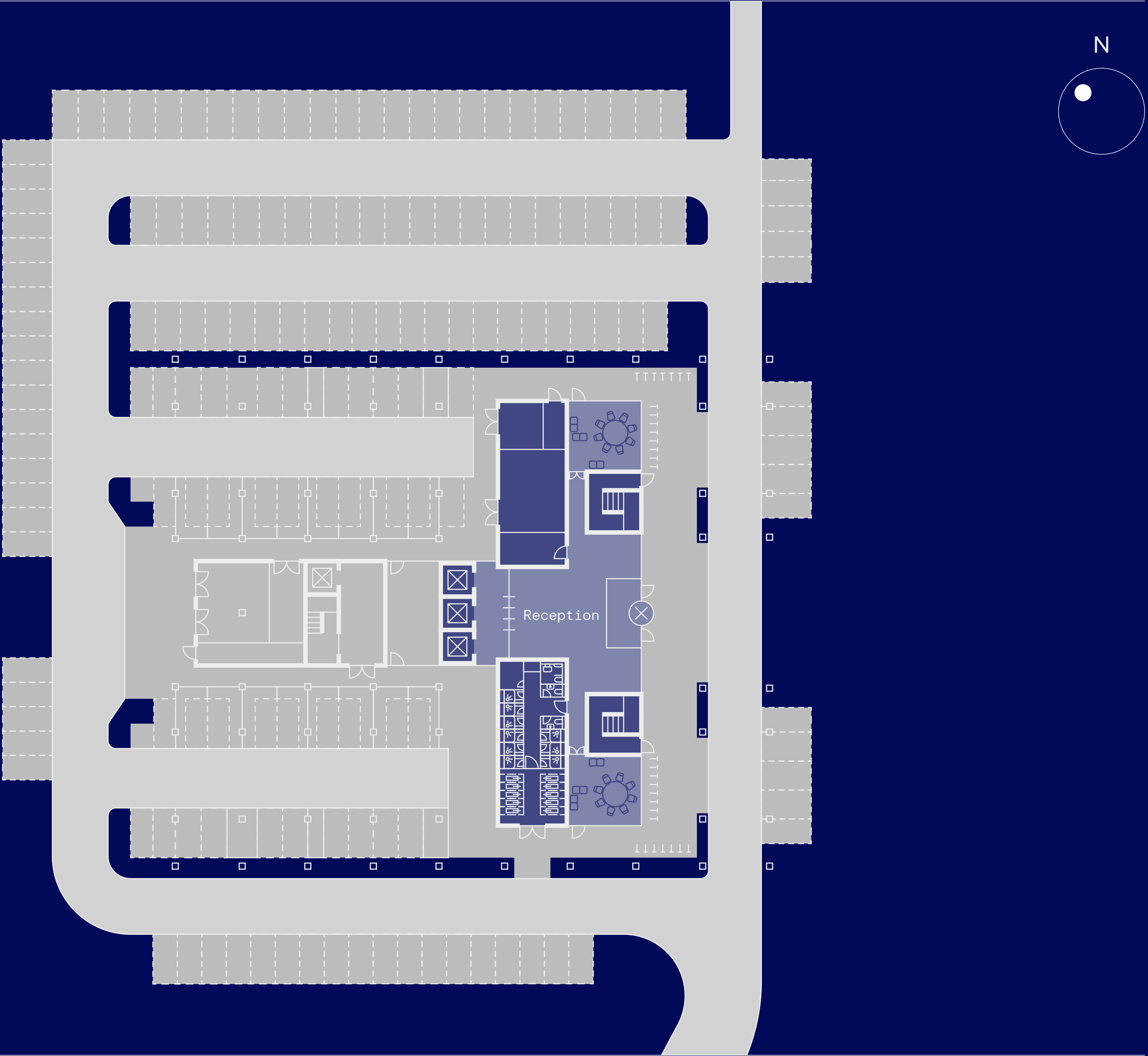
TOTAL 74,240 SQ FT / 6,897.1 SQ M

LEVEL ZERO

	SQ FT	SQ M
Communal space	3,251	302.0
Car parking spaces (25% EV)		145
Motorcycle spaces		10

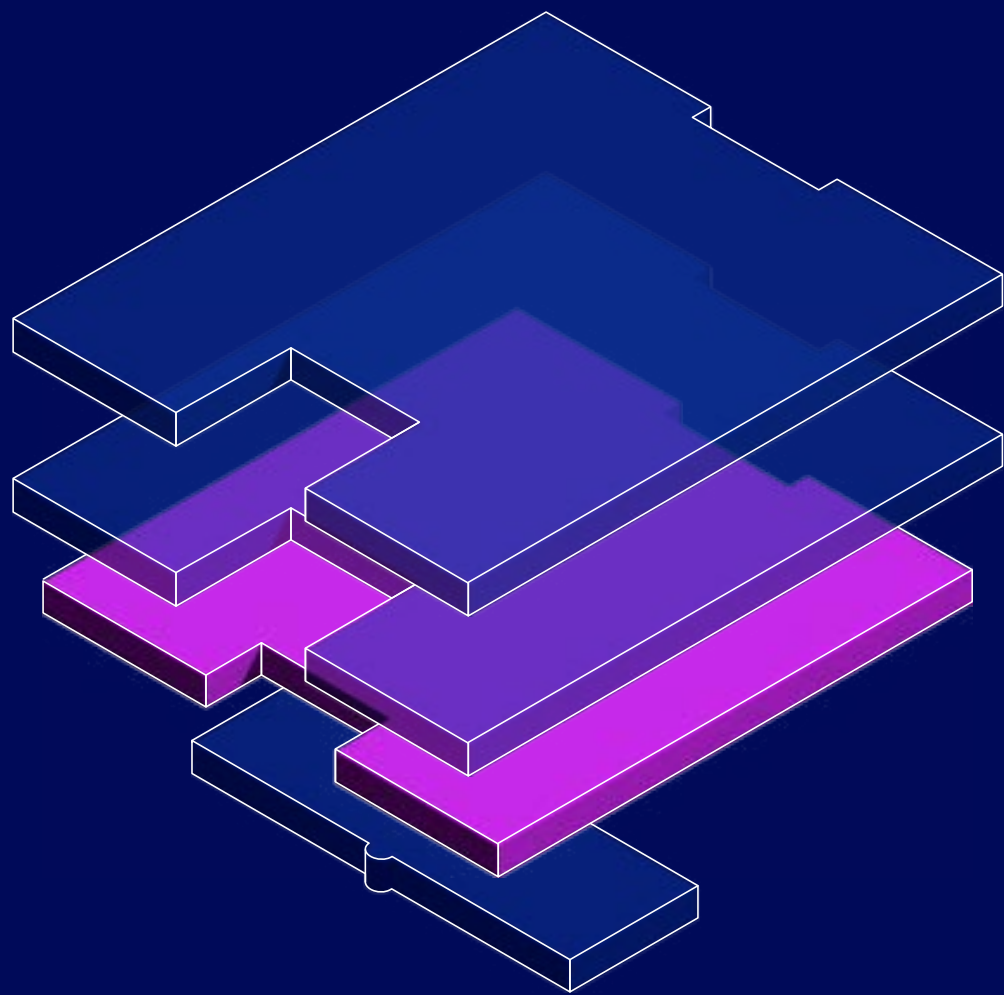


Plan not to scale. For indicative purposes only.

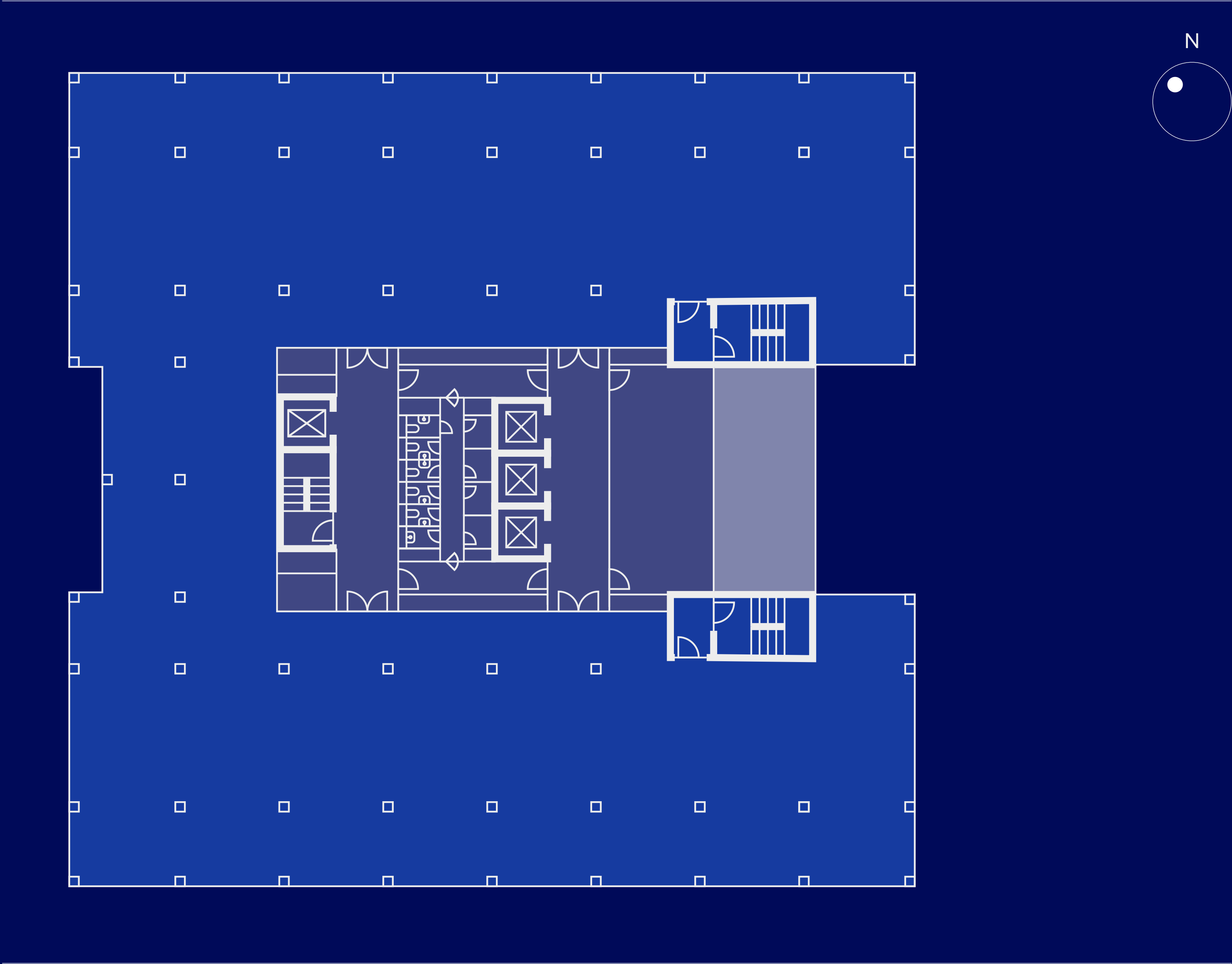


LEVEL ONE

	SQ FT	SQ M
Lab space	22,658	2,105.0

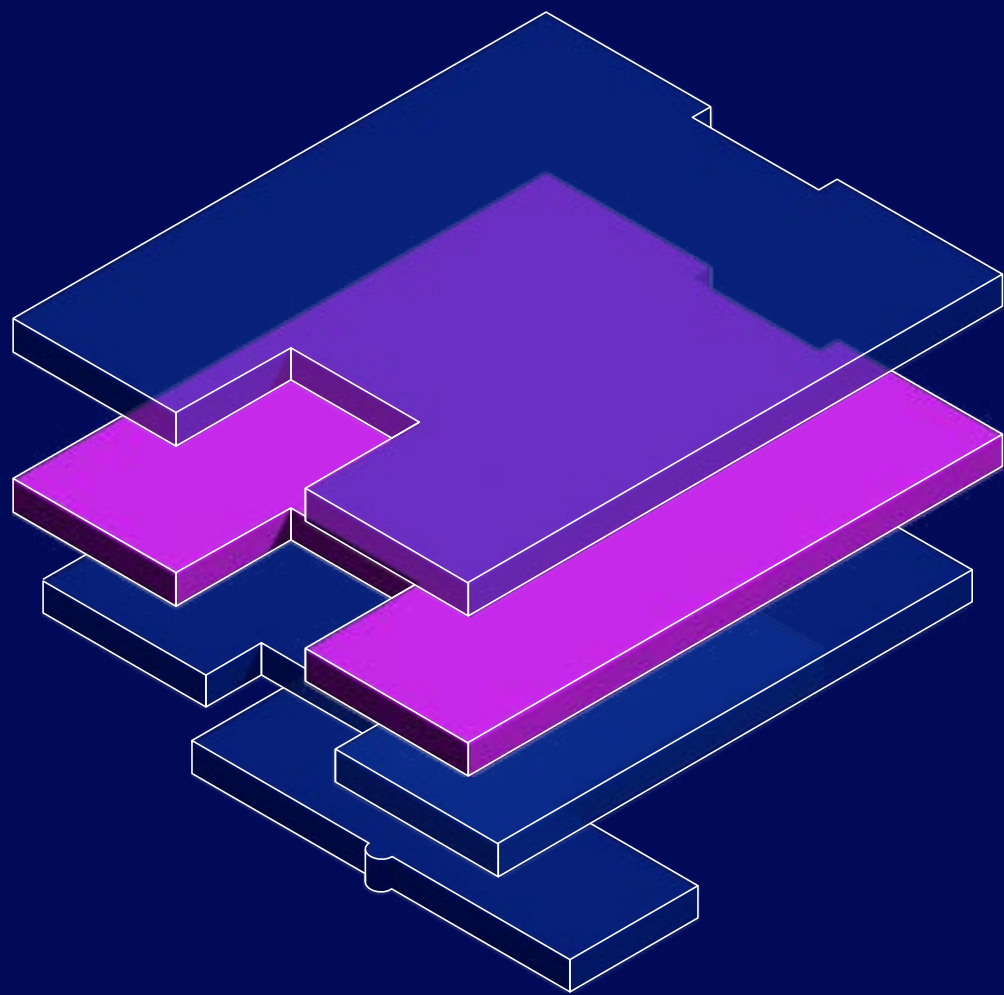


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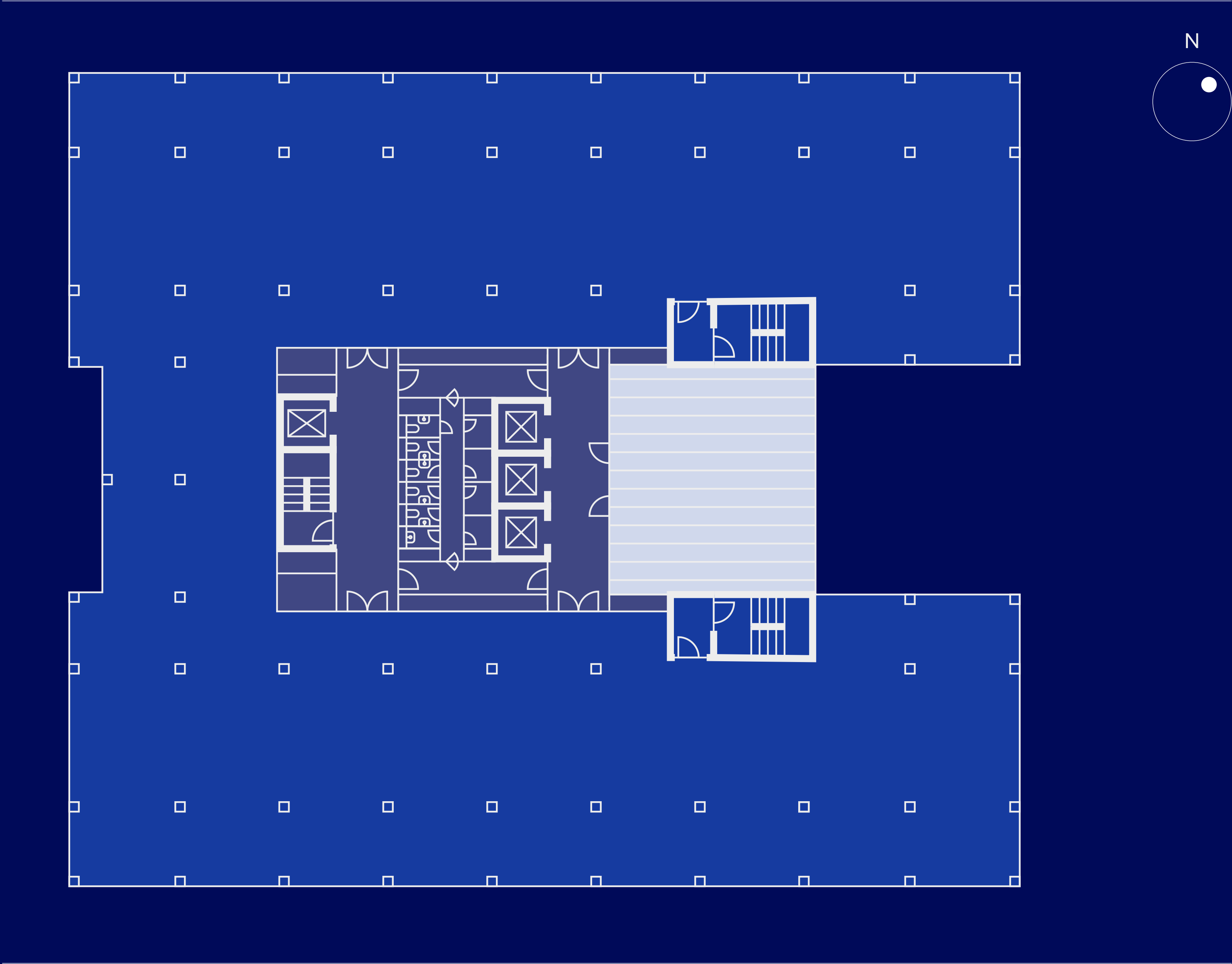


LEVEL TWO

	SQ FT	SQ M
Lab space	24,101	2,239.1
Communal terrace	2,000	185.0

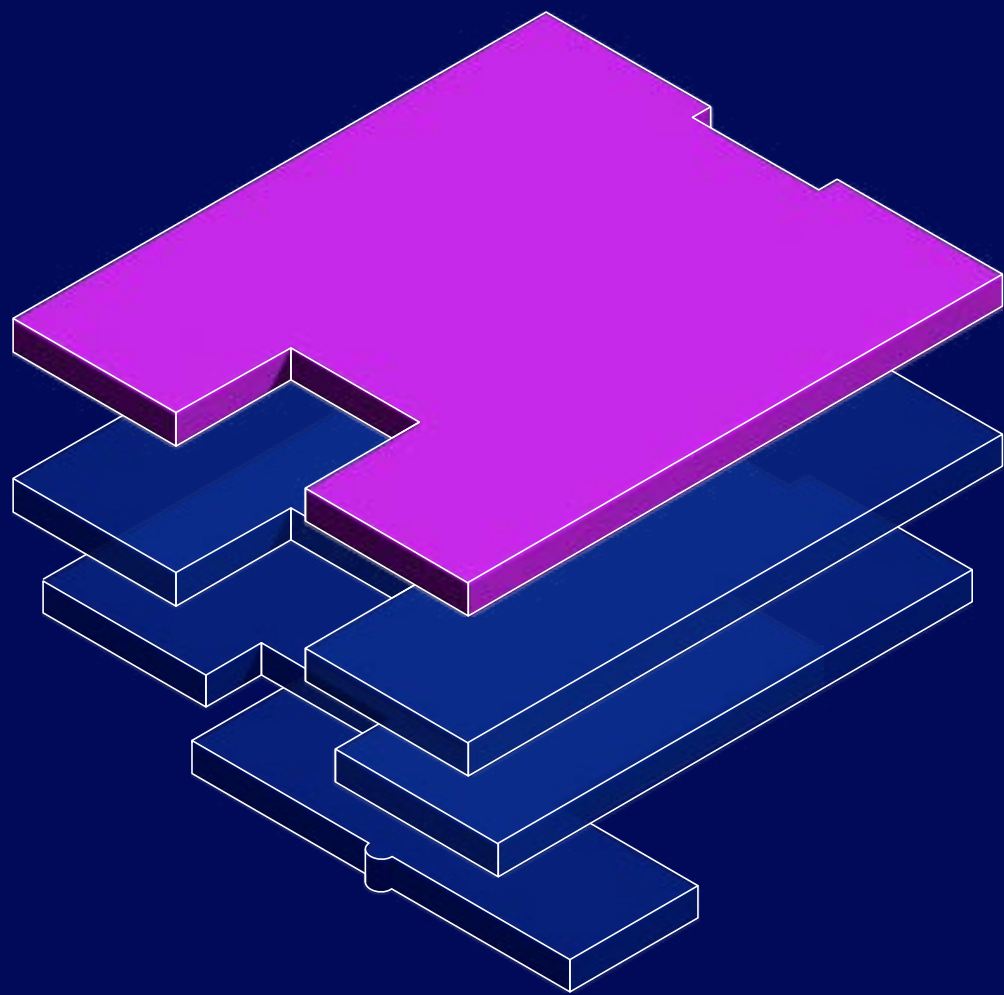


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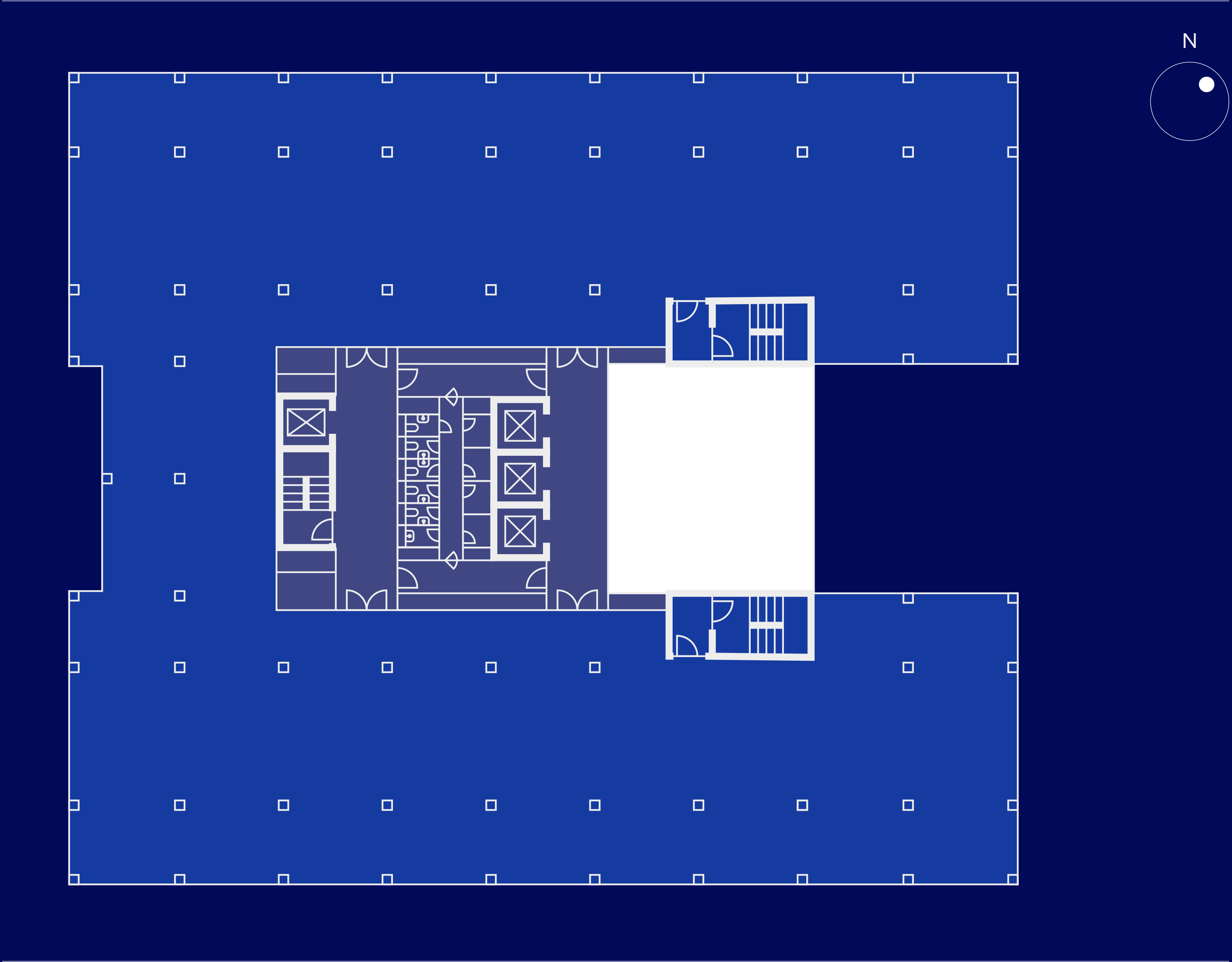


LEVEL THREE

	SQ FT	SQ M
Lab space	24,230	2,251.0



Plan not to scale. For indicative purposes only.





BUILD

Consented scheme – 74,240 sq ft

Months	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33
Lead in																																	
Procurement																																	
Build																																	

Revised scheme – 87,500 sq ft

Months	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33
Lead in																																	
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TO SUIT



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Design by jamesjames.design / Reference: 2602004 / Published: July 2026.