

MAGDALEN CENTRE NORTH - LABORATORY & OFFICE SUITES



- Laboratory & Office suites for 7 companies
- Ranging in size from 2 person – 6 person laboratories plus associated office space
- Shared laboratory facilities and equipment
 - VRF comfort cooled
- One month licence agreements

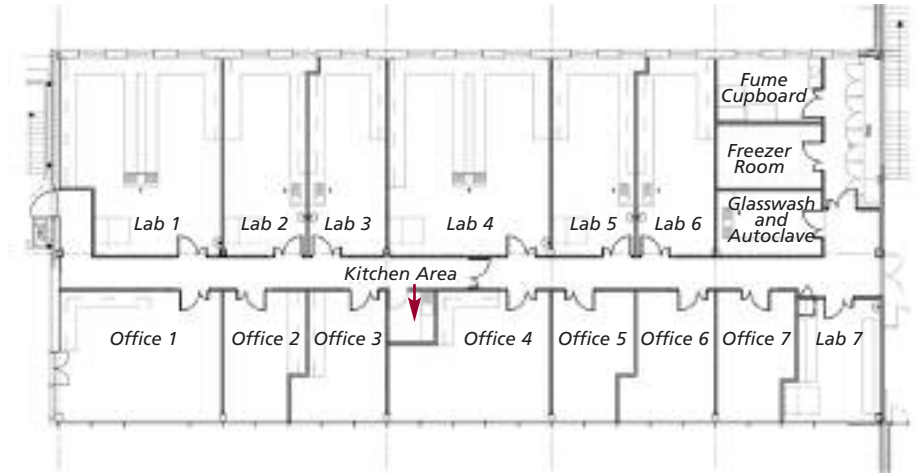
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Magdalen Centre North (MCN) – Laboratory & Office Suites

The 2nd Floor west wing of Magdalen Centre North has been converted into a mixture of laboratory and office suites. The suites are suitable for small laboratory-based companies or R&D and satellite departments of larger organisations.

Monthly licence fee includes:

- Fitted laboratory benching and shelving
- VRF comfort cooling
- Sink
- Wash basin
- Shared fume cupboard
- Shared drying cabinet
- Shared ice machine
- Shared glass wash and autoclave
- Shared freezer room
- Shared de-ionised/polished water
- Shared kitchen facilities
- Electricity costs
- Full reception service
- Telephone line rental
- Voice mail
- Category 5 cabling
- Broadband Internet Connection
- Business rates
- Water rates
- Park service charge
- Parking and visitor parking
- Shower rooms



Magdalen Centre North – 2nd Floor West wing – Laboratory and office layout



The Magdalen Centre South entrance



The bridge link to Magdalen Centre North

Magdalen Centre South (MCS)

MCS is the original Magdalen Centre constructed in 1991, which provides office units from 150 ft² to 2000 ft².

Laboratory occupiers in the North Building will also benefit from existing services in Magdalen Centre South including:

- 24hr security
- ATM Cash Machine
- Web Site listing
- Park Newsletter
- Regular bus service
- Recycling services

Additional support services

Available to companies in both the North and South Buildings.

- Conference room to seat 90
- 10 meeting rooms
- Franking of mail
- Photocopying (B/W & Colour)
- Fax
- Hire of LCD Projector
- Binding facilities
- Secretarial services as required
- Dry Cleaning service
- On site bar/brasserie
- On site nursery

For further information contact:

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The Oxford Science Park endorses the Code of Practice for Commercial Property Leases in England and Wales, produced by the Commercial Leases group and published by RICS Business Services. A copy of the document can be found at www.commercialleasecodeew.co.uk or obtained from The RICS (tel: 020 7334 3806).

The Oxford Science Park - a joint venture between Prudential and Magdalen College, Oxford

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