

THE OXFORD SCIENCE PARK



magdalen centre north

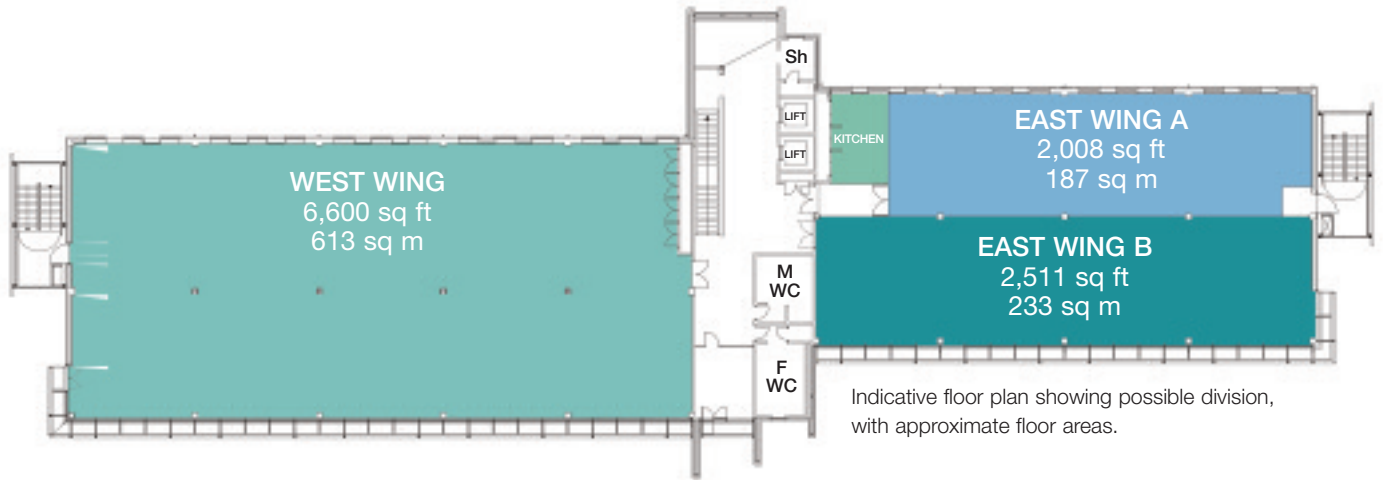
Offices To Let

(Easily converted to laboratories)

A unique opportunity for occupiers to acquire high quality self-contained accommodation in suites from 187 sq m (2,008 sq ft) to whole floors of 1,059 sq m (11,400 sq ft)

where the business of science comes to life

THE OXFORD SCIENCE PARK



Location

The Oxford Science Park is a joint venture between Magdalen College, Oxford and Prudential totalling approximately 75 acres. The Park provides a high quality landscaped environment for research and business occupiers.

The Park is located 4.5 miles from the City Centre. There are excellent road links via the Ring Road to the A34 and M40. A regular bus service connects the Science Park to Oxford City Centre.

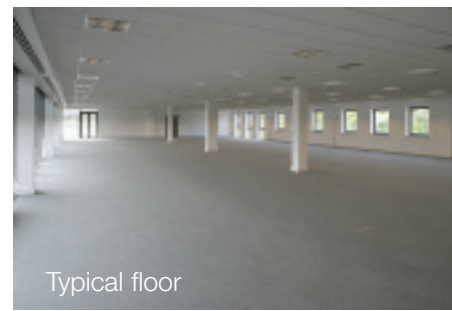


Accommodation

Magdalen Centre North was completed in May 2002, and is linked to Magdalen Centre South by a glazed bridge. The entire floors provide approximately 1,059 sq m/11,400 sq ft, net internal area, which could be divided to provide suites from approximately 187 sq m/ 2,008 sq ft. There is a 400 mm floor void and a 600 mm ceiling void together with additional riser columns enabling a fit out for laboratory use.

The accommodation also benefits from:

- Air Conditioning
- Raised Floors
- Suspended Ceilings
- Male and Female Toilets
- Kitchenettes in Ground Floor Suites
- Car Parking (approximately 1 space per 250 sq ft)



Quoting Terms

The accommodation is available on new leases at a fully inclusive rent which will include rates, service charge, air conditioning, telephone line rental, internet connection, 24-hour security, reception etc. Further details are available upon request.

www.oxfordsp.com



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).

11 West Way
Oxford OX2 0QL

savills.com 

01865 269000
rstansfield@savills.com

20 Grosvenor Hill
London W1K 3HQ

020 7499 8644
pnickalls@savills.com

IMPORTANT NOTICE: Savills, their clients and any joint agents give notice that: (i) These particulars do not constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details contained herein are for general guidance only and prospective purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. Neither Savills Limited, nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. (ii) The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective purchasers should satisfy themselves as to the fitness of such equipment for their requirements. (iii) Savills Limited has not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard. (2005)