



# masterplan

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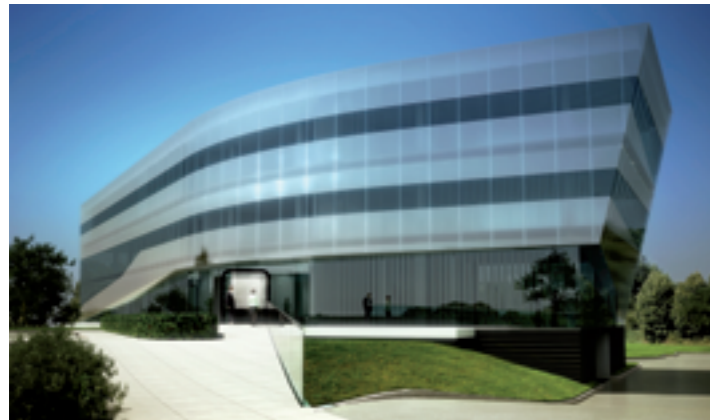
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*where the business of science comes to life*

# masterplan



## Building 26

Proposed office / laboratory building with planning consent 25,213ft<sup>2</sup> (2,342 m<sup>2</sup>).

### Key:

- Existing buildings
- Development sites with outline planning consent
- Sites with detailed planning consent

## Future plot developments

A further six plots are available for preletting or presale on a design and build basis. Plots may be combined to provide larger buildings.

<span style="color: blue;">■</span> <b>Plot 12</b> Up to 60,000 ft <sup>2</sup> (gross)	<span style="color: blue;">■</span> <b>Plot 23</b> Up to 39,000 ft <sup>2</sup> (gross)
<span style="color: blue;">■</span> <b>Plot 16</b> Up to 45,000 ft <sup>2</sup> (gross)	<span style="color: blue;">■</span> <b>Plot 24</b> Up to 80,000 ft <sup>2</sup> (gross)
<span style="color: blue;">■</span> <b>Plot 18</b> Up to 30,000 ft <sup>2</sup> (gross)	<span style="color: blue;">■</span> <b>Plot 25</b> Up to 29,000 ft <sup>2</sup> (gross)



## Fletcher House/ Winchester House

Office / laboratory building totalling 50,000 ft<sup>2</sup>.



## Sadler Building

Includes the Sadler Brasserie, bar, conference / meeting rooms and offices.



## Magdalen Centre South

A serviced office/innovation centre with suites from 150 - 2,000 ft<sup>2</sup> with restaurant and conference facilities.

Ozone - Health & Fitness Club  
Swimming Pool  
Vue - Multiplex cinema  
Bowlplex - Bowling alley  
Restaurants

KASSAM STADIUM

HOLIDAY INN EXPRESS

footpath

Plot 16

Plot 18

Nursery

Magdalen Centre North

Magdalen Centre South

Northbrook House

Edmund Cartwright House

Florey House

John Eccles House

Sharp Laboratories of Europe

Sadler Building

Hinshelwood Building

Winchester House

Fletcher House

Building 26

Plot 12

Plot 25

Plot 24

Plot 23

Minerva House

Sherard Building

Danby Building

A4074  
OXFORD AND RING ROAD

GRENOBLE ROAD

READING  
To Sandford and Four Pillars Hotel



## Northbrook House

25,000 ft<sup>2</sup> office building completed in 1997.



## Florey House

22,000 ft<sup>2</sup> office/laboratory.



## Magdalen Centre North

Serviced office/laboratory building on short term leases from 2,500 - 11,000 ft<sup>2</sup>.



## John Eccles House

21,000 ft<sup>2</sup> serviced office centre.



## Minerva House

Design and build office building for Nominet.



## Danby Building

55,700 ft<sup>2</sup> office building.



## Sherard Building

27,300 ft<sup>2</sup> office building.



## Nursery

'The Oxford Nursery' - Purpose built nursery facility.



## Medawar Centre I and II

32,000 ft<sup>2</sup> multi-occupied office/laboratory building.



## Hinshelwood Building

30,000 ft<sup>2</sup> office/hi-tech building.



## Edmund Cartwright House

10,600 ft<sup>2</sup> office/laboratory building.



## Sharp Laboratories of Europe

European Research Centre.