

THE OXFORD  
SCIENCE PARK 



artist's impression

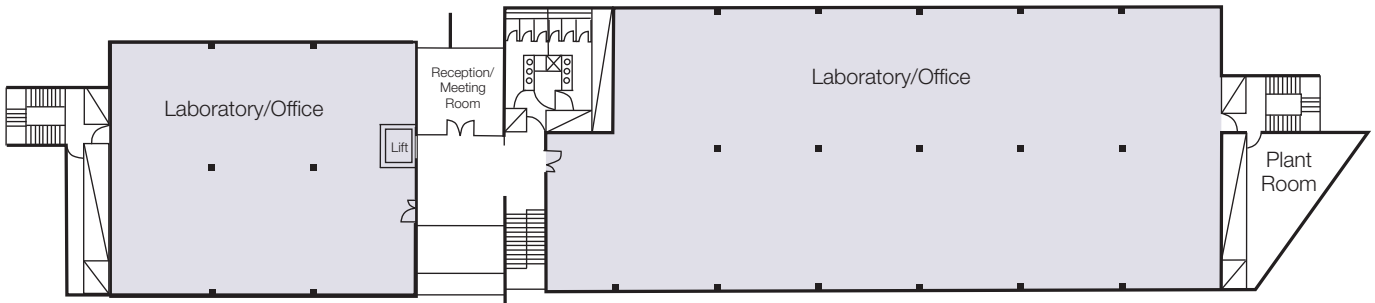
# building 18

Proposed Single / Multi-occupied Laboratory Building

2,985 m<sup>2</sup> (32,131 ft<sup>2</sup>)

*where the business of science comes to life*

# THE OXFORD SCIENCE PARK



FIRST FLOOR PLAN

## Building 18

Building 18 has been designed by RH Partnership architects as a flexible generic laboratory building suitable for single or multiple occupation. It is to be located in a central position within The Oxford Science Park near to the Magdalen Centre in a landscaped setting alongside Littlemore Brook.

Detailed planning consent has been granted for scientific research and development use within Class B1 (b).

## Key Features

- Three storey building designed as a flexible, single or multiple tenancy laboratory building providing from 304 m<sup>2</sup> (3,270 ft<sup>2</sup>) to 2985 m<sup>2</sup> (32,131 ft<sup>2</sup>) approx
- 100 car spaces (1 space per 30 m<sup>2</sup> NIA)
- Intensive drainage installation for future laboratory connections
- Maximum floor depth 17.5m

- 4.55 m floor to floor height allowing 2.7m floor to ceiling height and 1.25m ceiling void and 0.6m structural and floor finishes zone
- Substantial screened plant space at roof level for tenant services with additional plant / storage capacity on each floor
- Main service risers to either end of building and central core maximising flexibility
- Large lift capacity (1600kg)
- In house facilities management
- 24 hr Oxford Science Park site security
- Use of catering and conference facilities in the nearby Magdalen Centre

## Terms

The building is available on a pre-letting basis.

The building can be presented as either:

- a) Shell and core
- b) Basic Lab fit-out
- c) Fully fitted laboratories

Terms on application from joint letting agents.

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