

THE OXFORD SCIENCE PARK

THE SADLER BUILDING - SERVICED OFFICES



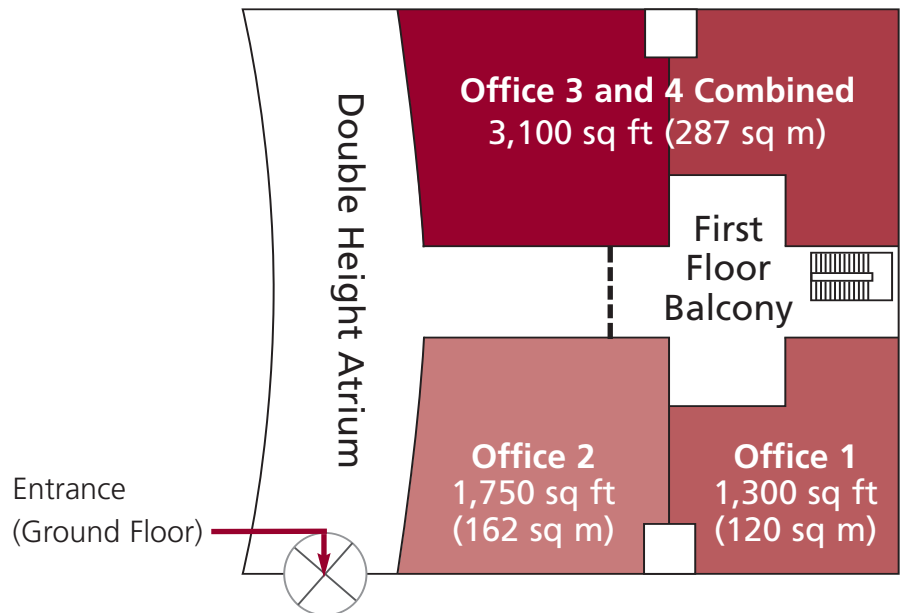
- Serviced offices on flexible leasing packages
- 1,300 to 6,150 sq ft (120 - 569 sq m)
- Suitable for up to four companies
- Located above the new Sadler Brasserie

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The Sadler Building - Serviced Offices

The Sadler building is designed as a focal point of the Science Park and the ground floor includes the Sadler Brasserie and a range of meeting rooms.

The first floor offers a choice of four offices available on a simple monthly licence agreement. The offices have an open B1 planning consent and are suitable for either science and technology based companies or for general office use.



Monthly licence fee includes:

- Business rates
- Water rates
- Park service charge
- Reception service
- Broadband internet connection
- Category 5e cabling
- Telephone line rental
- Voicemail
- Franking of mail
- Parking and visitor parking
- Park security
- Web Site listing

The Oxford Science Park

On historic Oxford's doorstep, The Oxford Science Park is thriving as a distinctive contemporary location for companies of all sizes. Located just 3 miles from Oxford City Centre the Park has excellent road and rail links, offering easy access to London and its international airports.

Since development began in 1991, the Park has evolved into a dynamic and vibrant community in which companies enjoy a high quality and attractive working environment. Over half a million square feet of business and laboratory accommodation has been completed and work on a new phase of developments is underway.

Park services and facilities include:

- On-site nursery
- Regular bus service
- Conference rooms
- 4 Sadler meeting rooms
- 8 Magdalen Centre meeting rooms
- Coffee bars
- Admin. support
- Car valet service
- ATM cash machine
- Recycling services
- Dry cleaning service
- Park newsletters

For further information contact:

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The Oxford Science Park supports The Code for Leasing Business Premises in England and Wales 2007, produced by The Joint Working Group on Commercial Leases. Follow the Lease Code at www.commercialleasecode.co.uk. Small Business? For free help on negotiating a lease see www.leasebusinesspremisses.co.uk.



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