

Oxford Business Park
John Smith Drive Oxford OX4 2JY

AVAILABLE
IMMEDIATELY

2700XFORD



HIGHLY PROMINENT SELF-CONTAINED HQ BUILDING 88,421 SQ FT

Could be let on a
floor-by-floor basis if required

Currently fitted out as offices
with the potential for
R&D / Laboratory conversion

2700XFORD

BUILDING 2700 is a striking self-contained 88,421 sq ft headquarters office building constructed in 2005.

One of the most prominent buildings on the prestigious Oxford Business Park and highly visible from the Oxford ring road, it is situated just 2 miles south east of Oxford City Centre, with quick access onto the ring road (A4142) which provides direct access onto the A34 and the national motorway network.

The building currently provides Grade A office accommodation arranged over ground and two upper floors in two separate wings around an impressive full height atrium. There is an expansive dual height reception and the tenant has incorporated both open plan and modular office space effectively throughout the building.

The building offers the potential for R&D / Laboratory conversion. A separate feasibility report considering a re-purposing of the building is available upon request.

TERMS

The building is available by way of assignment of the existing lease or a new lease direct from the Landlord on terms to be agreed. In addition the building could be sub-let on a floor-by-floor basis.

Currently fitted out as offices
with the potential for
R&D / Laboratory conversion



OXFORD BUSINESS PARK

- 01 Oxford Factory & Oxford Works
- 02 The Market Place & Oxford Workshop
- 03 Tesco
- 04 M&S
- 05 Next
- 06 Boots
- 07 Petrol Station
- 08 Premier Inn Hotel
- 09 Children's Day Nursery
- 10 Longwall Restaurant
- 11 David Lloyd Club



Oxford Business Park offers a high quality, mixed-use business park environment on a site of approximately 88 acres.

There are currently around 65 occupiers from diverse business sectors including government, utilities, the legal profession, financial services, publishing and charities.

There is an exciting Science & Tech cluster forming on the park with a number of fast growth organisations ranging from Life Sciences to Autonomous Vehicles and including:



MARKET PLACE

This is an all year round outdoor social meeting place. This is a green space at the heart of the Business Park with coffee and refreshments available from the Oxford Workshop.

A number of amenities are available on the Park including a Premier Travel Inn, David Lloyd Health & Fitness Centre, a day nursery and a Longwall Restaurant.

In addition to the facilities on the Park the Oxford Retail Park is the principal out-of-town shopping destination for Oxford and is located immediately opposite Oxford Business Park. The Retail Park boasts a wide range of amenities including a Tesco superstore, M&S Simply Food, Boots and Next. This extensive retail facility is accessible by foot via a pedestrianised walk-way running under the A4142.

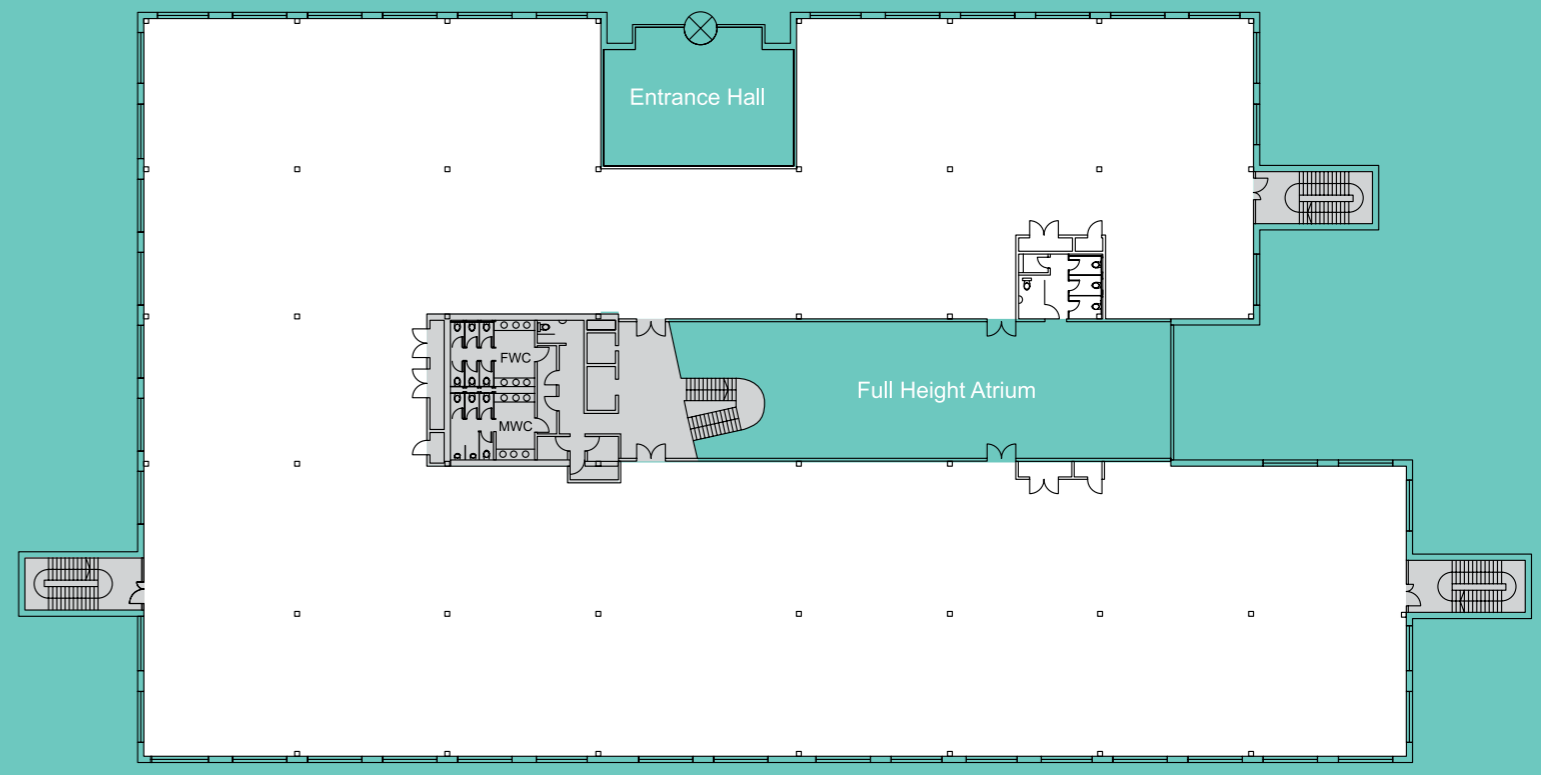
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TYPICAL FLOOR PLAN



SCHEDULE OF AREAS

| Floors | sq ft | sq m |
|---------------------|---------------|--------------|
| Second | 28,792* | 2,675 |
| First | 28,194* | 2,619 |
| Ground | 27,431 | 2,548 |
| Floors total | 84,417 | 7,842 |
| Reception & Atrium | 4,004 | 372 |
| Total | 88,421 | 8,214 |

*Includes 540 sq ft balcony breakout areas

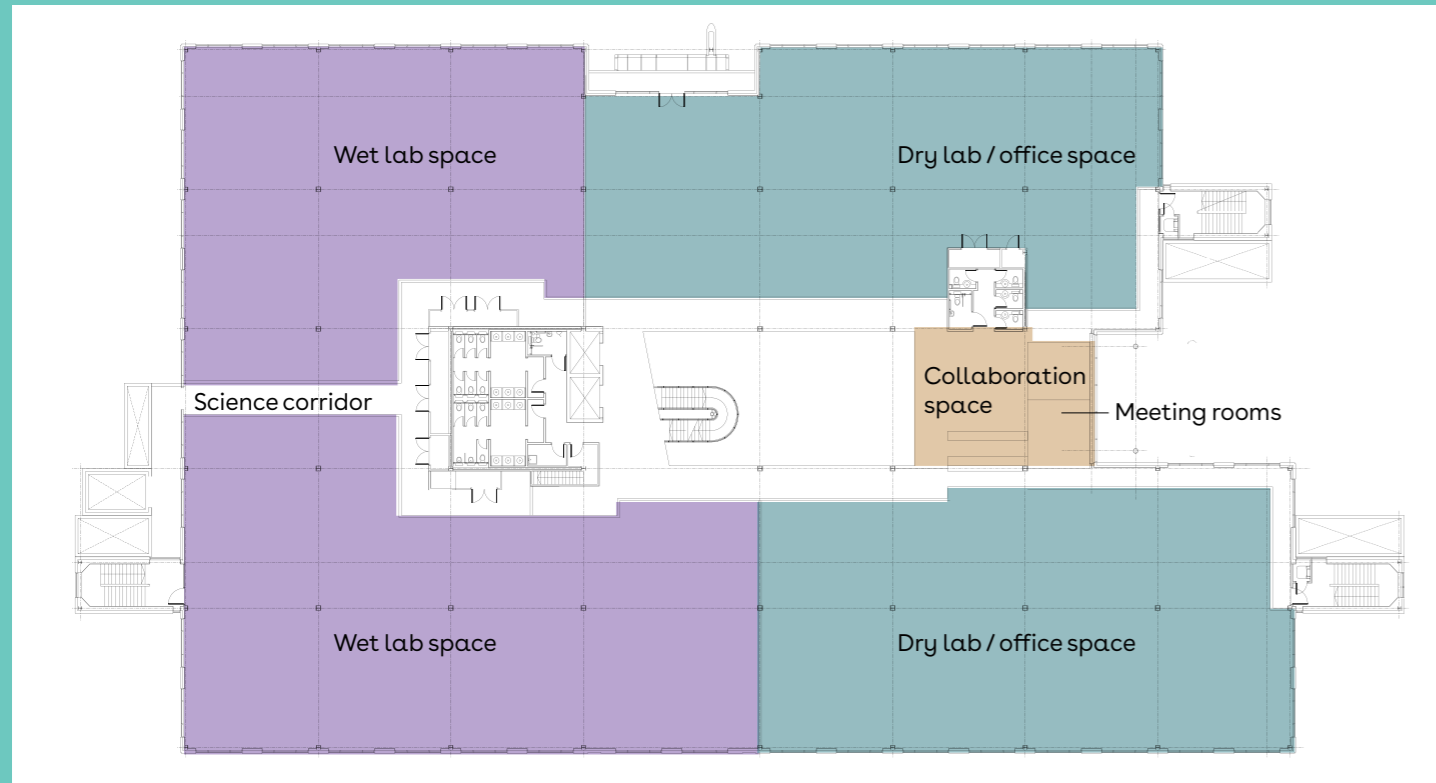
SPECIFICATION HIGHLIGHTS

- FULL HEIGHT ATRIUM
- WCS AND SHOWER FACILITIES
- 2 X 17 PERSON PASSENGER LIFTS
- LANDSCAPED TERRACE
- SUSPENDED CEILING WITH RECESSED LG3 LIGHTING
- FLOOR TO CEILING HEIGHT 2.75m
- RAISED FLOOR 200MM VOID
- COOLING SYSTEM
- EPC C(53)
- 309 CAR PARKING RATIO: 1:216

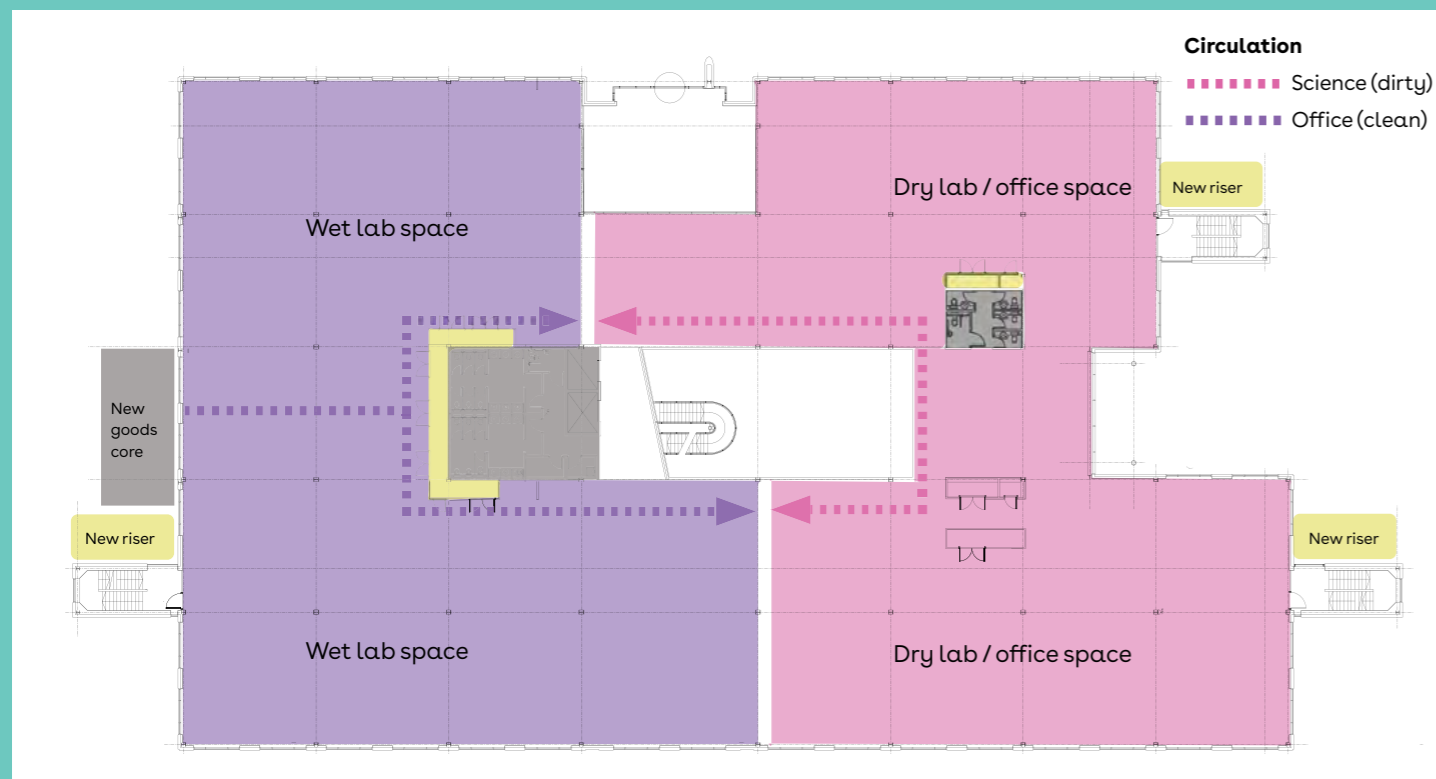
2700XFORD REPURPOSING

It is considered that the building provides a good opportunity to be re-purposed to provide laboratory space (subject to design) with minimal adaptations for this proposed use from the existing building layout and structure.

SECOND FLOOR - CONCEPT SCHEME



TYPICAL FLOOR - SINGLE TENANT MODEL



PRECEDENT IMAGES



CONNECTED

OXFORD


Oxford is home to one of the oldest and most internationally recognised Universities in the world. This has led to an unparalleled research and development business sector.

As well as biosciences, IT services and other R&D businesses, Oxford offers a diverse employment mix with education and health, business services, retail and manufacturing as the main employment sectors.



Oxford is strategically positioned in the south of England, approximately 57 miles (91km) north west of London, 26 miles (41km) north of Reading and 66 miles (106km) south east of Birmingham.



 **M40 Junction 8/9**
8 miles

ROAD

Road links are excellent. Oxford Business Park is located two miles south east of Oxford City Centre, prominently fronting and accessed from the A4142 Oxford Ring Road at its junction with the B480.

The ring road links to the A40 which in turn provides access to the M40 (Junction 8A) towards London to the south east and Birmingham to the north west.

 **London Reading**
56 mins
Reading
23 mins

RAIL

Oxford mainline railway station provides frequent and direct access to London Paddington and Reading with approximate journey times of 56 minutes and 23 minutes respectively.

A direct service is also available to Birmingham with a journey time of approximately 70 minutes.

 **London Heathrow airport**
50 mins

AIR

Both London Heathrow and Birmingham International airports are accessible by road in less than an hour's drivetime.

 **Oxford High Street**
2.3 miles

BUS

The Oxford Bus Company operates a comprehensive network of services in and around the city, as well as the established Park & Ride service which includes regular services to and from five car parks and Oxford Parkway railway station.

There is also an express coach service to London and Heathrow Airport.

 **Oxford station**
3 miles

CYCLE

An extensive network of cycleways and footpaths provides various green modes of transportation, allowing employees to walk, run or cycle directly to work.



BUILDING 2700 OXFORD BUSINESS PARK

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