



Converging Sciences & Innovation

4,000 – 88,324 SQ.FT

Cutting-edge space for science  
and tech innovation



Ideally situated on one of Oxford's premier science parks in a prominent Ring Road location, OxBio Hub offers unparalleled accessibility to the city's science and technology ecosystem.

# CONVERGING SCIENCES & INNOVATION

Located at the heart of Oxford's innovation ecosystem, OxBio Hub is more than a workplace. It's a catalyst for convergence. Redeveloped for ambitious companies, from emerging disruptors to global powerhouses, it offers state-of-the-art facilities and flexible workspaces designed for collaboration and growth.

At OxBio Hub, traditional scientific disciplines meet next-gen digital tools, enabling a culture of open science, data sharing and interdisciplinary discovery. This is where biotech meets AI, engineering blends with life sciences and software platforms power transparency and collaboration.

With direct access to Oxford's academic institutions, research hospitals and a highly skilled talent pool, OxBio Hub supports the cross-pollination of ideas that drive transformative breakthroughs in science, technology and beyond.

AI PHYSICS  
DEEP TECH **BIOSCIENCE**  
LIFE SCIENCES NANOTECHNOLOGY  
QUANTUM COMPUTING **MED TECH**

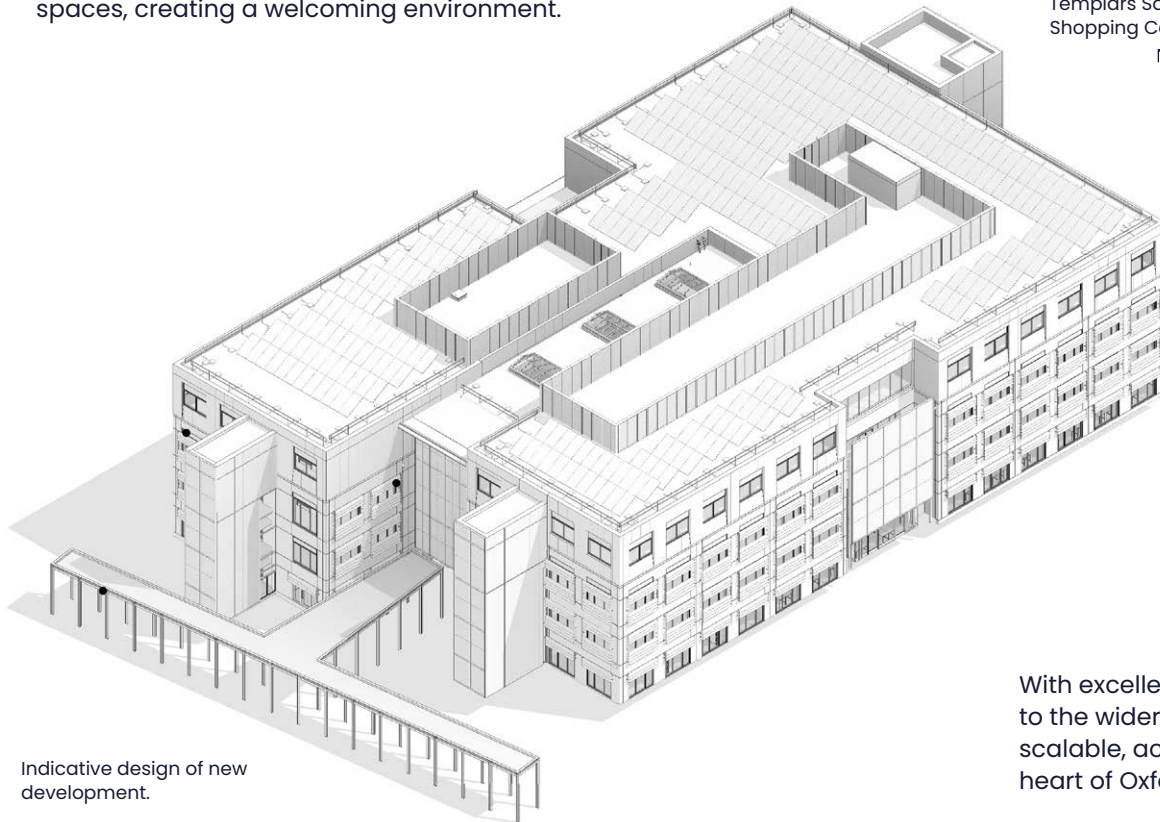


# SITE PLAN

OxBio Hub is a prominent, self-contained site undergoing redevelopment to deliver high-quality, future-ready lab and office space for the science and technology sector.

The building will be CL2 lab-ready and reconfigured for optimal workflow and flexibility, allowing occupiers to fit out their spaces to suit specific needs. Upgrades include enhanced M&E infrastructure, improved energy performance and redesigned communal areas to foster innovation and wellbeing.

The site offers secure access, delivery bays, EV charging, cycle storage, ample parking and landscaped green spaces, creating a welcoming environment.



Indicative design of new development.



With excellent visibility from the Oxford ring road and easy access to the wider science and tech ecosystem, OxBio Hub provides a scalable, accessible base for organisations wanting to be at the heart of Oxford's innovation community.



# A FLAGSHIP HQ

Benefitting from its own self-contained site, OxBio Hub would provide a flagship facility for a single, large occupier, offering the perfect HQ for a visionary science or tech leader. With over 88,324 sq. ft of prime, customisable space, this area is designed for ultimate flexibility—whether for cutting-edge R&D, advanced labs, or sleek offices.

Potential exists for a further expansion of the development so as to provide a total floor area in the order of 129,000 sq.ft., subject to grant of planning consent.



## BENEFITS FOR LARGE ORGANISATIONS



Tailored to meet specific business needs.



Comprehensive IT and communications infrastructure.



Private access and secure entrances.



Ample parking



Flexible design layouts for research, office and laboratory use.



# FLEXIBLE SOLUTIONS FOR GROWING BUSINESSES

At OxBio Hub, we recognise that innovation comes in all sizes. That's why we offer smaller, flexible spaces ranging from 4,000 to 88,324 sq.ft., perfect for startups, scale-ups and mid-sized companies looking to expand their capabilities.

These spaces are equipped with modern infrastructure and are adaptable for both laboratory and office use. They are designed to support businesses in tech, bioscience, pharmaceuticals and other research-driven industries.



## BENEFITS FOR GROWING COMPANIES



Flexible space configurations to suit your business needs



Fully serviced offices and labs with high-speed internet and utilities



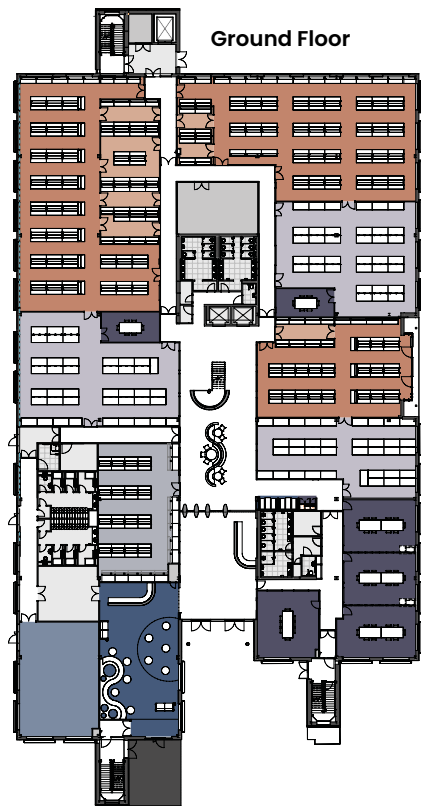
Short- and long-term lease options to support business growth



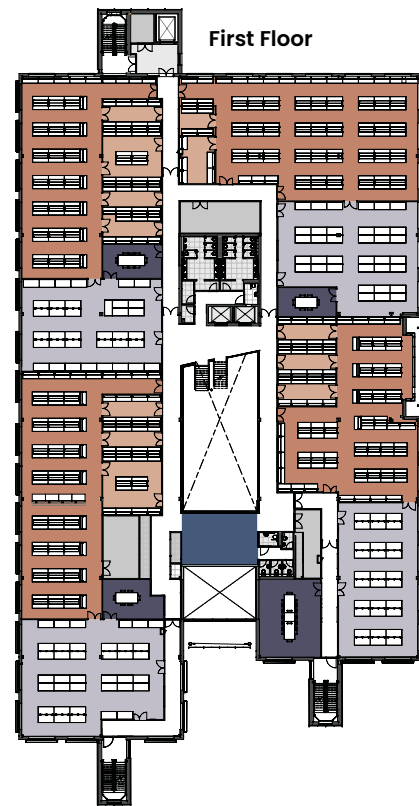
Access to shared meeting rooms, breakout areas and research facilities



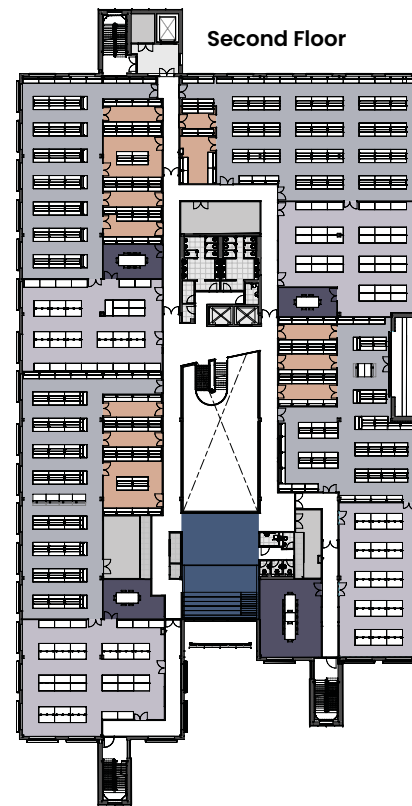
# INDICATIVE FLOOR PLANS



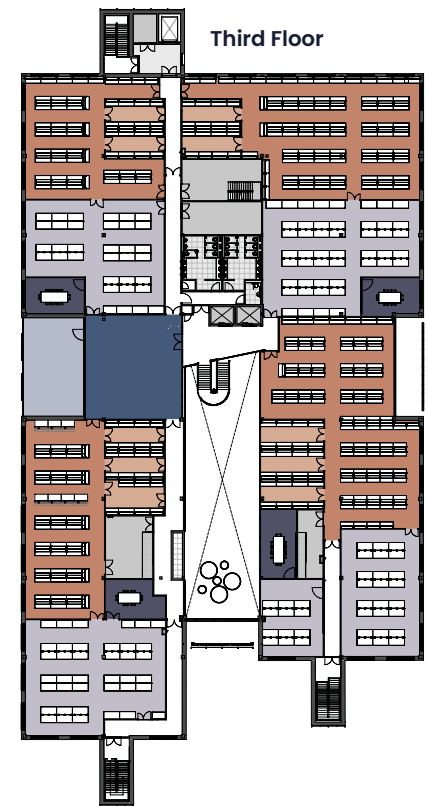
Office / Write Up	614m <sup>2</sup>
Laboratory Support	166m <sup>2</sup>
Laboratory (Dry or Wet)	761m <sup>2</sup>



Office / Write Up	1091m <sup>2</sup>
Laboratory Support	500m <sup>2</sup>
Laboratory (Dry or Wet)	957m <sup>2</sup>



Office / Write Up	10912
Laboratory Support	500m <sup>2</sup>
Laboratory (Dry or Wet)	957m <sup>2</sup>



Office / Write Up	939m <sup>2</sup>
Laboratory Support	690m <sup>2</sup>
Laboratory (Dry or Wet)	624m <sup>2</sup>

## TAILORED TO YOUR BUSINESS

OxBio Hub offers customisable floor plans designed to support the specialised needs of each business. Whether you require CL2 compliant laboratories, write-up space, flexible R&D suites, or a combination of wet and dry labs with adjoining collaborative offices, our adaptable configurations allow for precision-tailored layouts to match your operational requirements.

Contact us for a consultation to create a space that perfectly fits your company's requirements.

### By Department

- Back of House
- Office Support Areas
- Balconies / external courtyards / terraces
- Open Plan Laboratory - Dry Lab
- Circulation
- Open Plan Laboratory - Wet Lab
- Front of House
- Reception / Breakout / Amenities / Café
- Gym
- Write Up or Dry Laboratory
- Lab Support Areas - Dry
- Write Up or Office



# BUILDING FEATURES

OxBio Hub offers an array of advanced building features that cater specifically to the needs of science and technology businesses.



Inside communal spaces and outdoor seating and meeting areas



On-site gym to support wellness



Café for convenient dining



Auditorium and bookable meeting rooms with town hall capability



Double-tiered bike shelters



Fibre broadband available



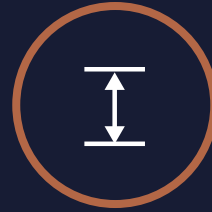
CL2 wet lab-ready



Fully accessible raised floors



Suspended ceilings with recessed LG3 lighting



3.25m to 3.55m slab-to-slab heights



External provision for gas bottles, plant and waste management



3 phase electric supply with excellent power capacity



Car parking ratio of 1:286 sq ft



Two 17-person goods and passenger lifts



Dedicated delivery and loading bay



Male, female, and disabled WCs with shower and changing facilities on all floors



Comfort cooling with fresh air exchange and heat recovery



Mains water, gas and drainage supplied to the building





# HUB LIFE

*Everything* you need,  
right where you work

**Enjoy**  
stress-free parking  
with plenty of spaces  
for you and your  
visitors

**Be**  
part of the  
buzz — join onsite  
events, from informal  
networking gatherings  
to industry talks  
and seminars

**Find**  
your perfect spot to  
relax, brainstorm or  
connect in spacious  
communal areas

**Ride**  
in style with secure,  
state-of-the-art  
cycle hubs for easy,  
eco-friendly  
commuting

**Fuel up**  
or catch up with  
colleagues in the  
vibrant onsite café

**Stay**  
connected with  
an all-in-one app  
designed exclusively  
for OxBio  
occupiers

**Energise**  
your day with a  
workout in our fully  
equipped gym

**Keep**  
charged and ready  
to go with  
convenient EV  
charging points

**Host**  
your next big idea  
in stylish, modern  
meeting rooms  
— including  
town hall spaces



# OXFORD CITY LOCATION

## THE HEART OF SCIENCE AND INNOVATION

OxBio Hub is strategically located just 2 miles Southeast of Oxford City Centre, providing unbeatable access to one of the world's most renowned scientific and academic communities.

### Road

OxBio Hub offers immediate access to Oxford Ring Road and thence to the national trunk road and motorway network via the A34, A40, M40 and M4. Approximate Journey Times:

Oxford Rail Station: 4 miles (20 mins)  
Oxford High Street: 2.6 miles (13 mins)  
London: 40 miles (60 mins)  
Birmingham: 60 miles (80 mins)

### Rail

Oxford Railway Station offers regular direct services to:

London Paddington (55 mins)  
Birmingham New Street (70 mins)  
Reading (22 mins)

Advanced proposals are under review for the re-opening of the Cowley branch line that would connect to Oxford Station and Oxford Parkway Station and serve key employment centres and residential areas in the city. A new rail hub is proposed only a few minutes' walk from OxBio Hub.

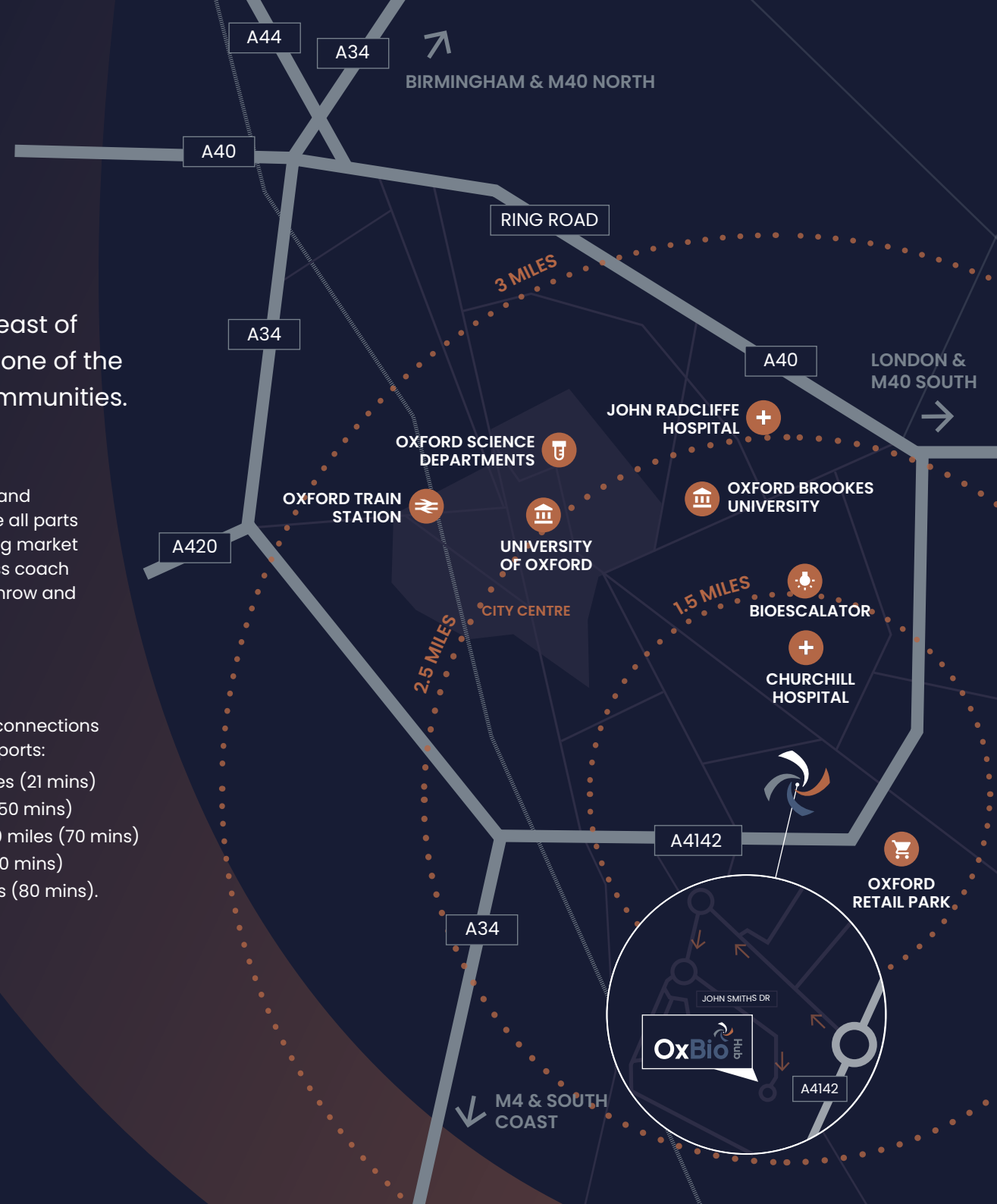
### Bus

An extensive network of bus and park-and-ride services serve all parts of Oxford and the surrounding market towns, whilst frequent express coach services run to London, Heathrow and Gatwick Airports.

### Air

OxBio Hub is well placed for connections to local and international airports:

London Oxford Airport: 13 miles (21 mins)  
London Heathrow: 44 miles (50 mins)  
Birmingham International: 70 miles (70 mins)  
London Gatwick: 82 miles (100 mins)  
London Luton Airport: 48 miles (80 mins).



# LOCAL OCCUPIERS AND AMENITIES

The area boasts numerous amenities and out-of-town shopping facilities, including Premier Inn, fitness centres, food superstores and retail options, all easily accessible by foot via pedestrian walkways.

With proximity to Oxford University, leading research hospitals, and a thriving tech ecosystem, OxBio Hub places your business at the heart of a global innovation hotspot, with direct links to various transport options.

## Local Occupiers

- 01 Ivy Farm
- 02 Oxford Biomedica
- 03 Oxa
- 04 Tripadvisor
- 05 BMW Mini
- 06 Unipart
- 07 Oxford BioDynamics
- 08 Perspectum Diagnostics
- 09 Organox
- 10 Omass Therapeutics

## Local Amenities

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



# SUSTAINABILITY

OxBio Hub has been redeveloped with sustainability at its core, incorporating advanced building features that not only meet the needs of science and technology businesses but also support their environmental and energy efficiency goals.



BREEAM Very Good



EPC rating B



13 EV charging spaces



Photovoltaic panels



Embodied carbon reduction of 30-50%



Energy monitoring system



Double-tiered bike shelters

From upgraded insulation and energy-efficient lighting to enhanced ventilation and smart energy systems, every element has been designed to minimise the building's carbon footprint and enable more sustainable day-to-day operations.

Landscaped green spaces not only promote wellbeing but also enhance local biodiversity. Together, these features help occupiers lower operational costs, achieve ESG targets, and show a clear commitment to a greener future — all while driving scientific innovation in an environmentally responsible setting.



# CONNECT with OxBio HUB

Contact us to learn about our spaces,  
schedule a tour or discuss your requirements.

For further information, contact the letting agents:

**BENEDICTS**

CONSULTANT SURVEYORS

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OX4 2RD

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