WHAT3WORDS: ///EARLY.SOFA.JUKEBOX

PLOT27

BUILD-TO-SUIT OPPORTUNITY
74,240 SQ FT / 6,897.1 SQ M CONSENTED
POTENTIAL FOR UP TO 87,500 SQ FT / 8,129.0 SQ M

THE OXFORD SCIENCE PARK

A NATURAL HOME FOR SCIENCE

Plot 27 is a new build-to-suit opportunity at The Oxford Science Park, combining high-specification laboratory infrastructure with modern workplace amenities in a sustainable, future-focused setting.

Surrounded by landscaped gardens, the building offers flexible floorplates, collaborative spaces and outdoor terraces, creating an inspiring environment for companies to innovate, grow and thrive.

74,240 sq ft consented.
Potential for up to 87,500 sq ft.

A GLOBAL CENTRE FOR INNOVATION

The Oxford Science Park is home to a dynamic community of pioneering organisations, from early-stage to established multinationals.

Its occupiers operate across life sciences, AI, energy, agritech, and beyond, creating a collaborative environment where ambitious businesses can grow and ideas can flourish.

Many companies at the Park have secured significant investment and achieved strong growth as they develop technologies shaping the future of science and industry.

DESTINATION OXFORD

#1
home to the world's highest ranked University

3K
high-tech businesses

12K
employed in R&D intensive companies

30K
employed in high-tech firms

#1
highest number of UK spinouts

16
research institutes and hospitals within Oxford city

Ellison Institute of Technology
Magdalen Centre Bellhouse Building
Littlemore Station
Hayakawa Building
Magdalen Centre Whitehead Building
Iversen Building
Leggett Building
Magdalen Centre Sherrington Building
Northbrook House
Edmund Cartwright House
Florey House
Medawar Centre 1
Medawar Centre 2
John Eccles House
PLOT27

A DYNAMIC SCIENCE & TECHNOLOGY COMMUNITY

abstract leap
BLUE EARTH DIAGNOSTICS A Bracco Company
CableFree Wireless Excellence
Cantata Optimising your performance
CIQ CAMBRIDGE INTERNATIONAL QUALIFICATIONS
cloudkickers
CYANOCAPTURE
DARK BLUE THERAPEUTICS
EIT
EnaraBio
evox THERAPEUTICS
FeNO by NIOX
Health Innovation Oxford & Thames Valley
ingenOx
innoture MEDICAL TECHNOLOGY
J A KEMP
JUNO GENETICS
levelive
LIFE RESEARCH OXFORD LIMITED
lightricity
moa
NIHR | Research Devlivery Network
nominet
novo nordisk
ochrebio
ORTHOSON
oxair
OXFORD BioTherapeutics
OXFORD ENDOVASCULAR
Oxford Nanopore Technologies
Oxford Vacmedix
OxSonics
Rockworth
SCANCELL
scripta therapeutics
SFA Oxford
sitryx
StemTech
Tres Alchemix
TUPEL 3D
VERIDIUM TRUSTED DIGITAL IDENTITY
Vivid Dx Accelerating Precision Diagnostics

COLLECTIVE KNOWLEDGE

Home to nearly 100 pioneering organisations, The Oxford Science Park is a global hub where breakthrough ideas and innovative companies grow and succeed.

Innovation is powered by connection. Our dynamic community benefits from a vibrant programme of networking events, professional development opportunities and wellbeing activities.

From exchanging ideas at industry gatherings to connecting over fitness classes, the Park creates an environment where collaboration comes naturally and new partnerships can flourish.

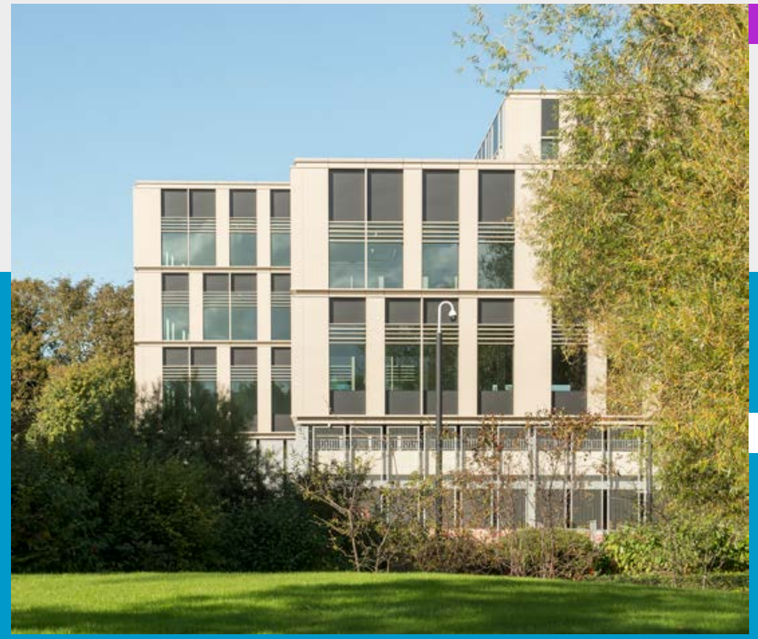
PROVEN DELIVERY

Since 1991, close to 550,000 sq ft (NIA) has been delivered on The Oxford Science Park.

Recent examples are:

SCHRÖDINGER BUILDING
77,192 sq ft

State-of-the art, multi-let office and laboratory building over four storeys.



IVERSEN BUILDING
86,547 sq ft

The Iversen Building provides flexible, efficient, high specification laboratory and office space. 100% let shortly after completion.

THE DAUBENY PROJECT
380,309 sq ft

Speculative lab-ready space delivered to shell and core across three buildings. The buildings were sold to EIT in September 2025.

ON YOUR BEAUTIFUL DOORSTEP

Set within beautifully landscaped grounds, the Park offers a strong mix of on-site amenities, including a diverse choice of places to eat and unwind, from relaxed table-service dining and freshly prepared takeaway options to coffee enjoyed on the terrace.

A nursery and multi-sports pitch further enhance an environment designed to support both work and wellbeing.

Businesses are supported by a range of meeting rooms and conference facilities, alongside flexible collaborative workspaces designed for productive conversations, teamwork and new ideas.

ELLISON INSTITUTE OF TECHNOLOGY

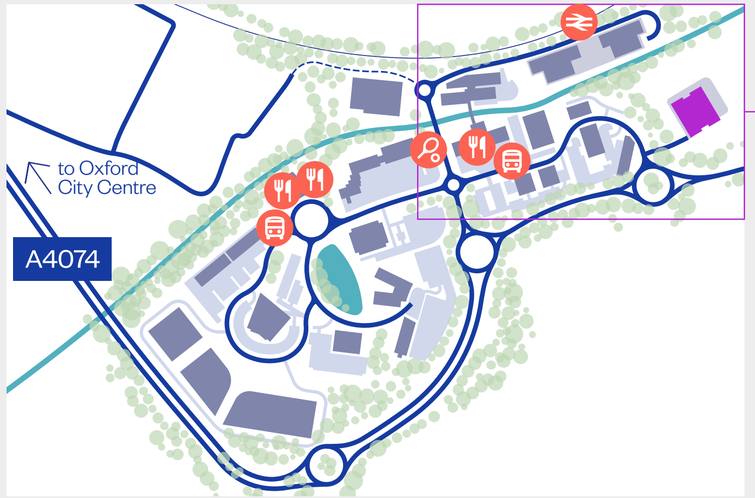
An ambitious new campus accelerating scientific discovery and innovation for global impact.

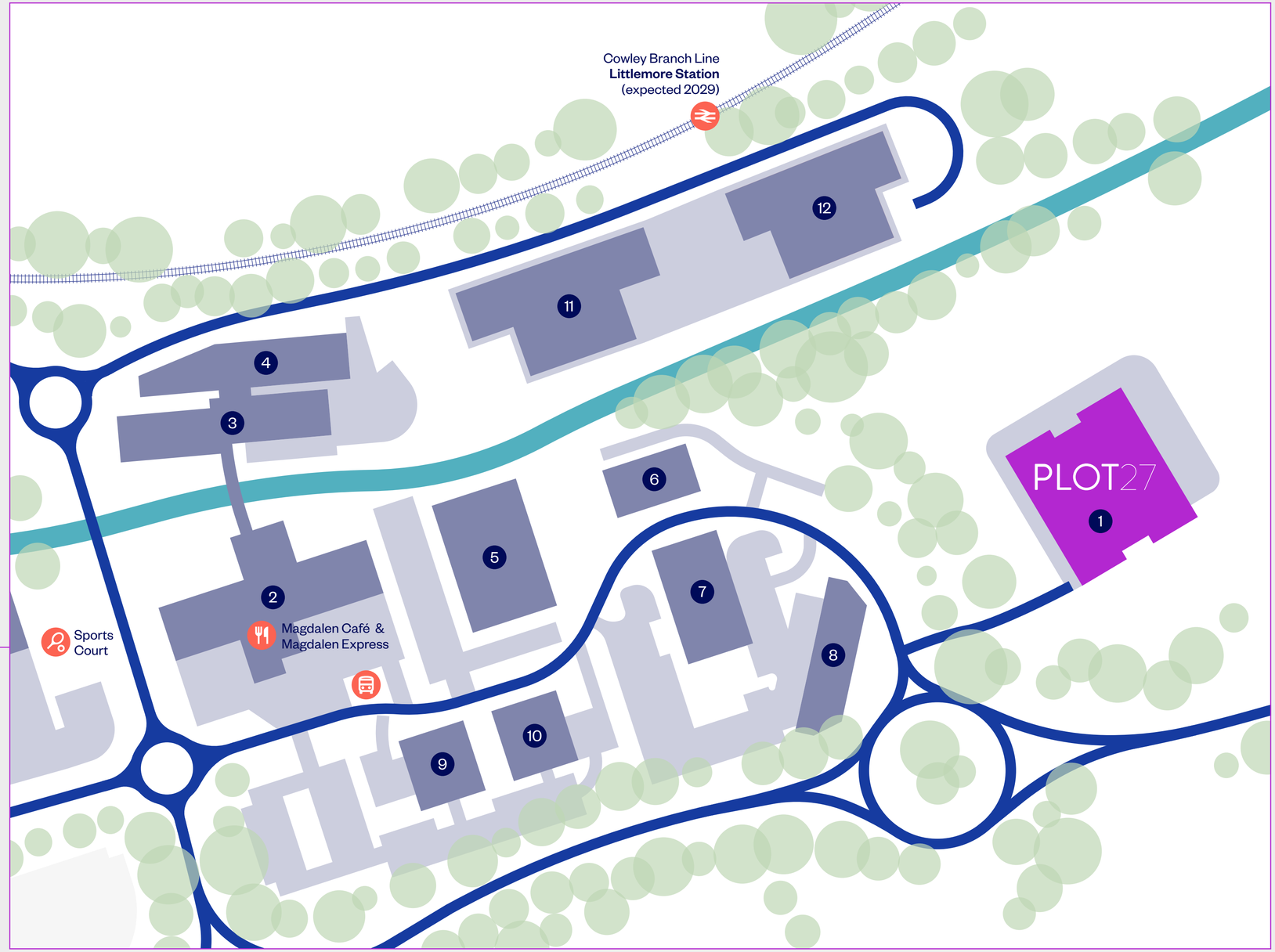
The Ellison Institute of Technology is developing a 2m sq ft campus at The Oxford Science Park, bringing together advanced research, clinical facilities, and education and event spaces.

Through collaboration with companies and leading Oxford scientists, the Institute aims to deliver scaled solutions to humanity's important problems, with a focus on four endeavours: Health, Medical Science & Generative Biology, Food Security & Sustainable Agriculture, Climate Change & Managing Atmospheric CO2, and Artificial Intelligence & Robotics.

THE PARK

1 **Plot 27**
2 Magdalen Centre – Sherrington Building
3 Magdalen Centre – Whitehead Building
4 Magdalen Centre – Bellhouse Building
5 Northbrook House
6 Edmund Cartwright House
7 Florey House
8 John Eccles House
9 Medawar Centre 1
10 Medawar Centre 2
11 Iversen Building
12 Leggett Building (future development)





FAST TRACK

A new station* will connect The Oxford Science Park to central Oxford and the wider UK rail network.

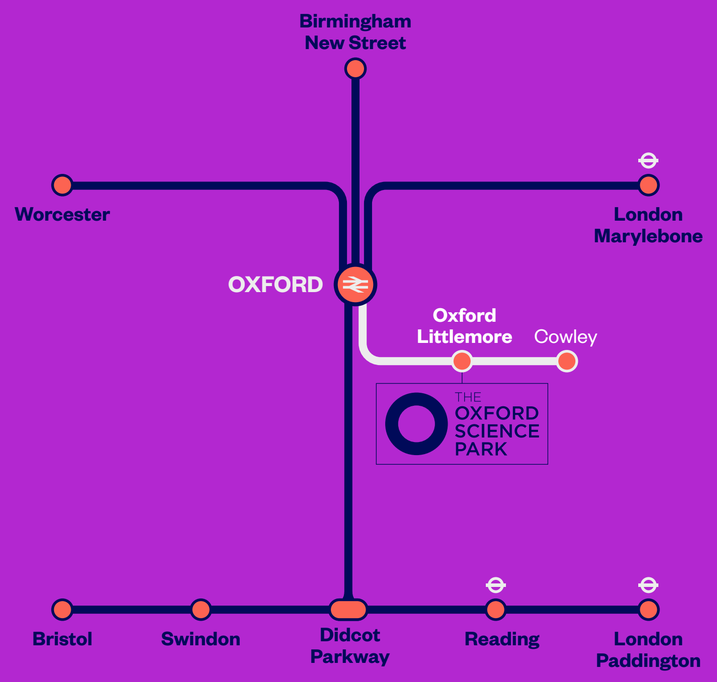
With direct trains to London Marylebone every 30 minutes, and fast connections by road, rail and air, the Park offers outstanding connectivity.

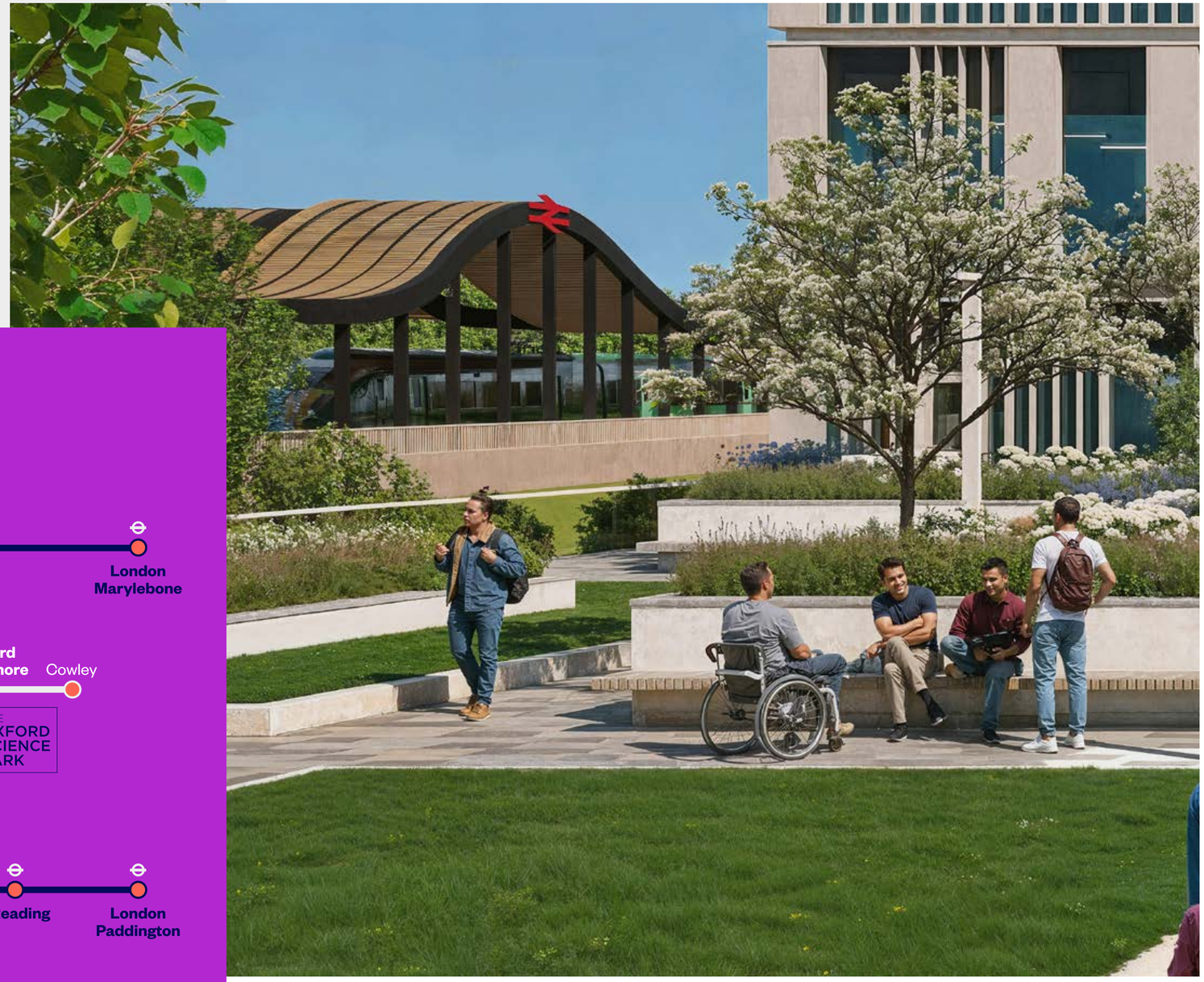
To central Oxford

7 mins

Trains to London every

30 mins



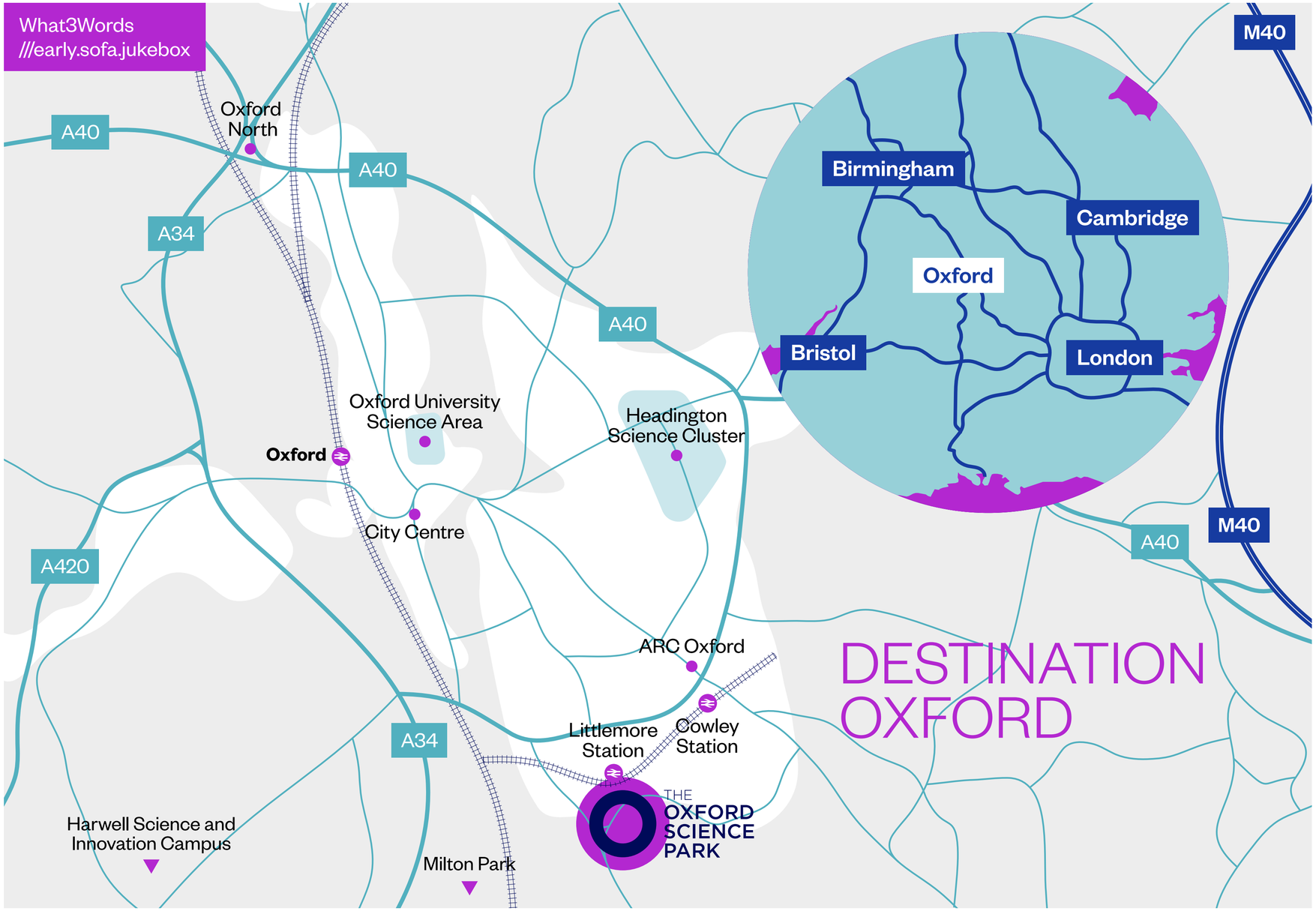


* Expected to open in 2029 with the reopening of the Cowley Branch Line.

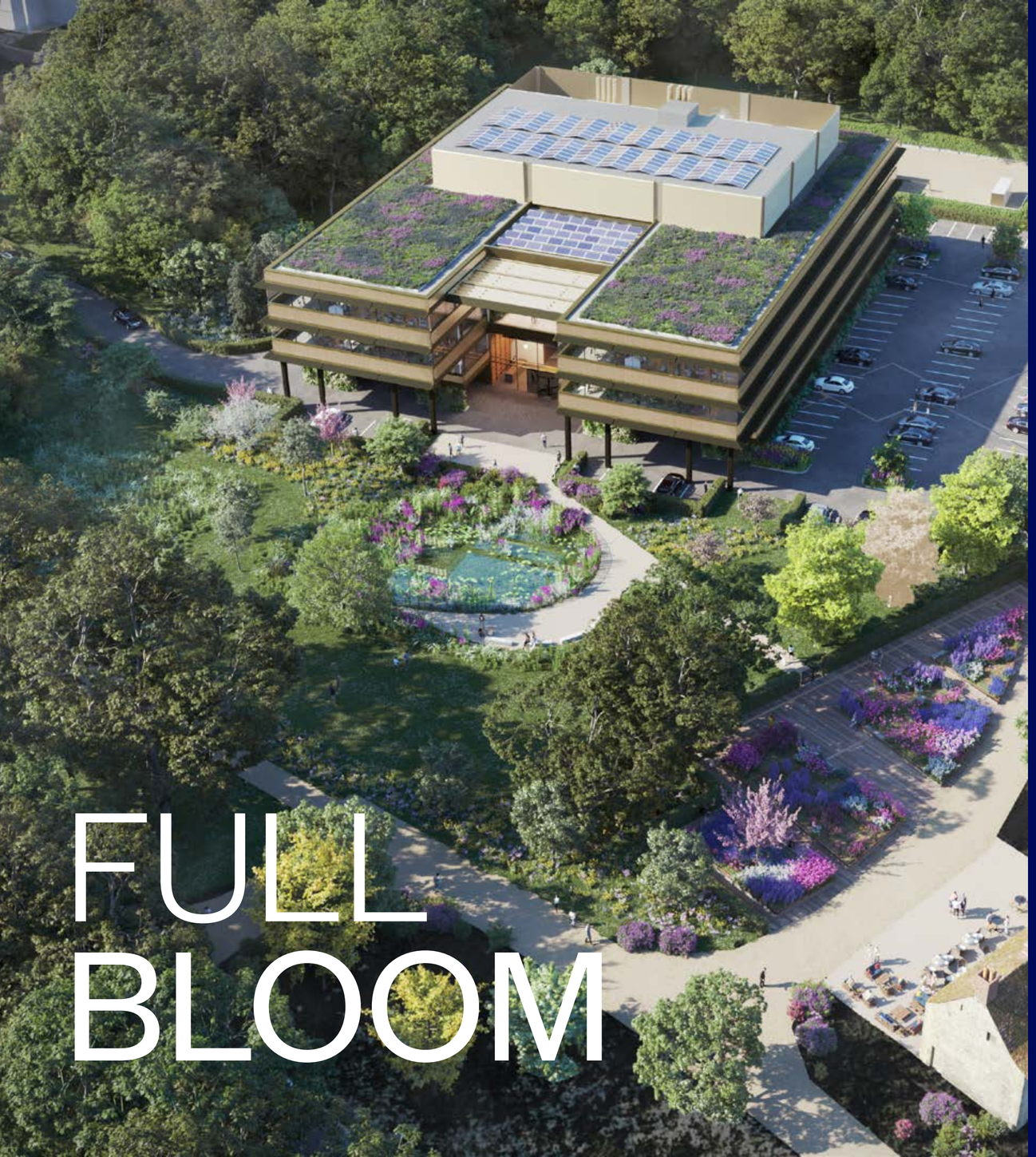
Travel by bus	
Redbridge Park & Ride	13 mins
Oxford City Centre	21 mins
Oxford Train Station	27 mins

Travel by car	
University of Oxford	10 mins
John Radcliffe Hospital	12 mins
Oxford Train Station	15 mins
London Heathrow Airport	50 mins
London	1hr 32 mins
Cambridge	1hr 55 mins

Travel by train (from Oxford Station)	
Bicester	16 mins
Banbury	18 mins
Didcot Parkway	18 mins
Reading (Elizabeth Line)	24mins
London Paddington (Elizabeth Line)	52 mins
London Heathrow	1hr 17mins
London Marylebone	1hr 20mins



PLOT 27



FULL BLOOM

PLOT27

LAB READY FUTURE PROOFED

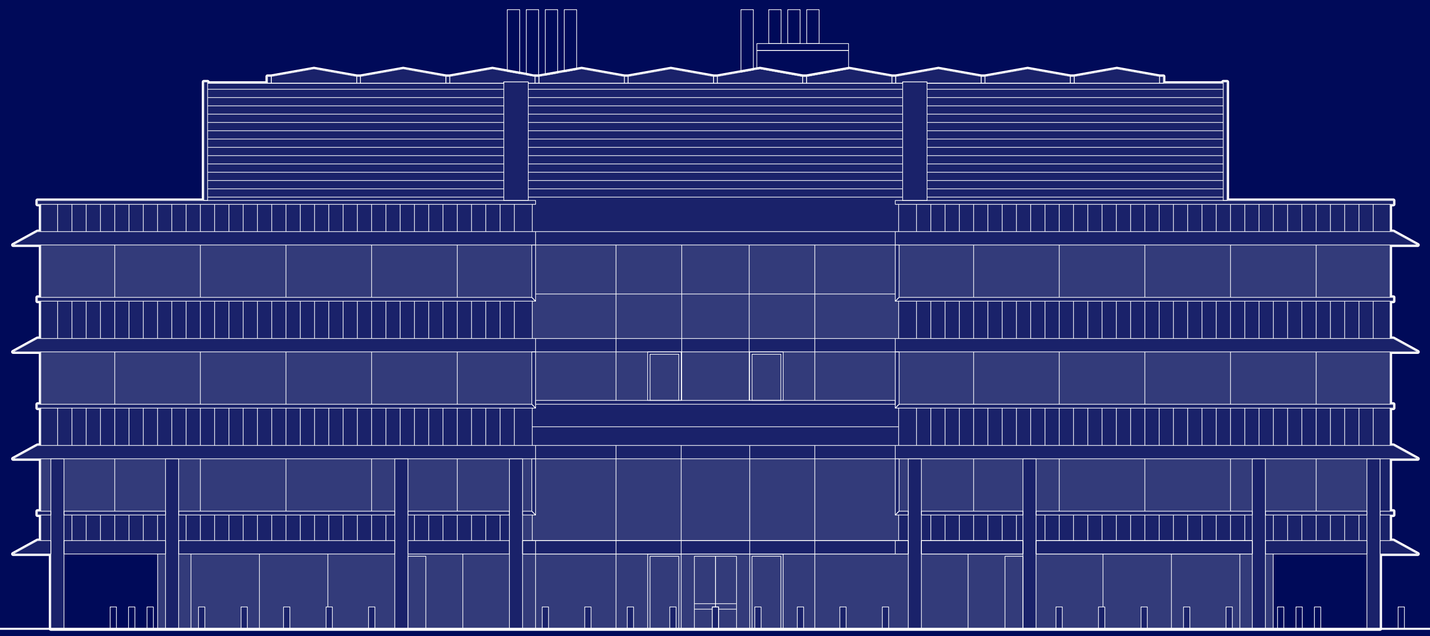
Plot 27 will provide bespoke, lab ready accommodation available over the three upper floors, with extensive parking, loading and laboratory amenity at ground and first floor levels.

As a build-to-suit opportunity, The Oxford Science Park will work with you to deliver the highest quality, fit-for-purpose lab building. The high specification of the building means it may be suitable for other research uses too.

BUILDING SPECIFICATION

- Building design supports a 70:30 lab to office ratio on floors 1–3
- 6 air changes per hour to labs
- 4.125m slab to slab height
- 6.6m x 4.4m planning grid for optimum laboratory design
- Riser capability for 8 ducted fume hoods per floor
- 2MVA power supply
- 3 × passenger lifts plus 1 × 2,500 kg goods lift
- Targeting EPC “A” & BREEAM “Excellent”
- Plant room with pre-installed air handling plant
- Tenant ductwork pre-installed for main services
- Centralised lab cold water supply available to all areas
- Dedicated mechanical riser providing low temperature hot water, chilled water, and domestic water
- Capped drainage points in risers and column bases at each occupied floor level
- Centralised lab gas and refuse stores
- Backup generator provided as part of the base build specification
- Power supply to tenant distribution board at floor level

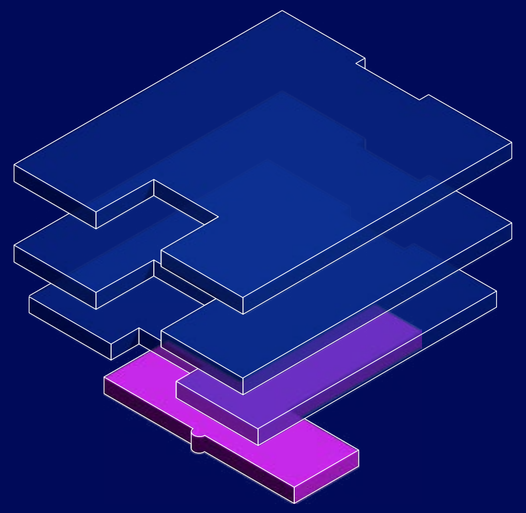
YOUR SPACE

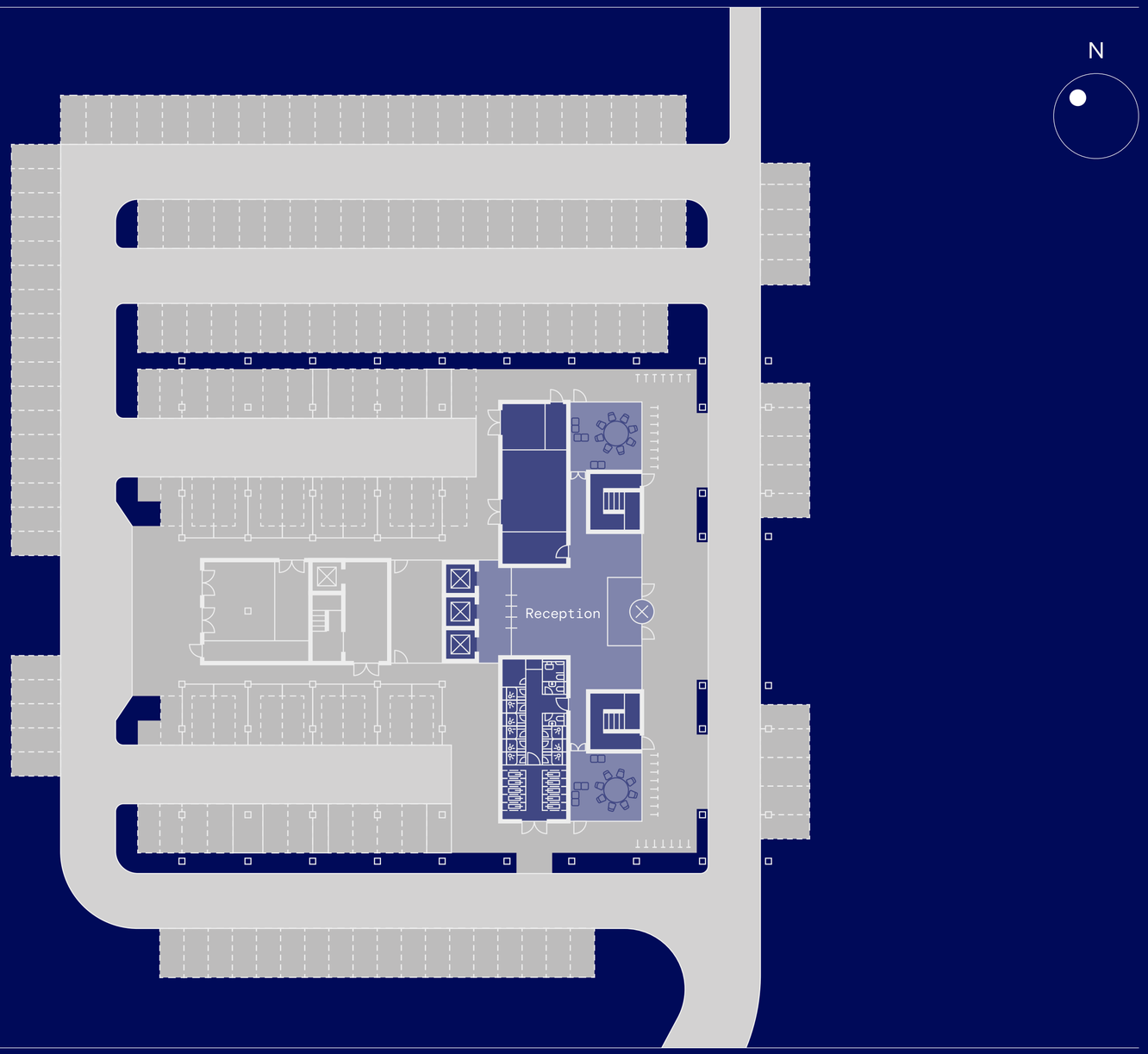


Plant	
3	24,230 SQ FT / 2,251.0 SQ M
2	24,101 SQ FT / 2,239.1 SQ M
1	22,658 SQ FT / 2,105.0 SQ M
0	3,251 SQ FT / 302.0 SQ M
TOTAL	74,240 SQ FT / 6,897.1 SQ M

LEVEL ZERO

	SQ FT	SQ M
Communal space	**3,251**	**302.0**
Car parking spaces (25% EV)		145
Motorcycle spaces		10

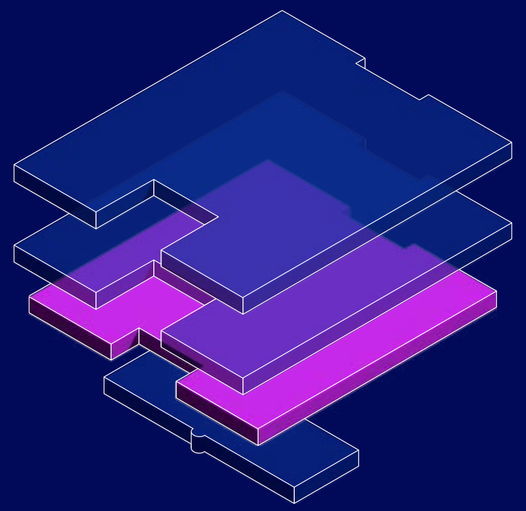


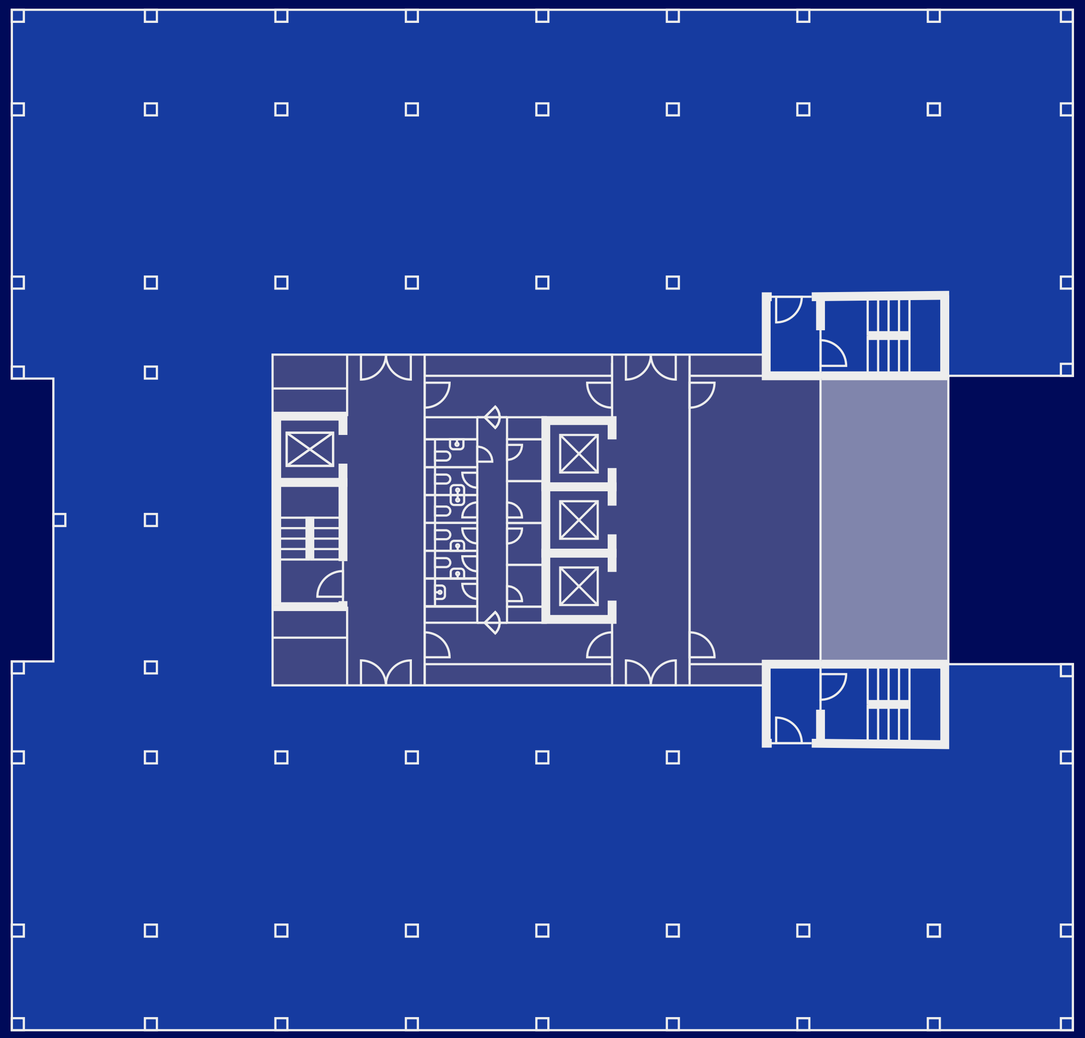


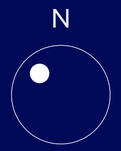
Plan not to scale. For indicative purposes only.

LEVEL ONE

	SQ FT	SQ M
Lab space	**22,658**	**2,105.0**







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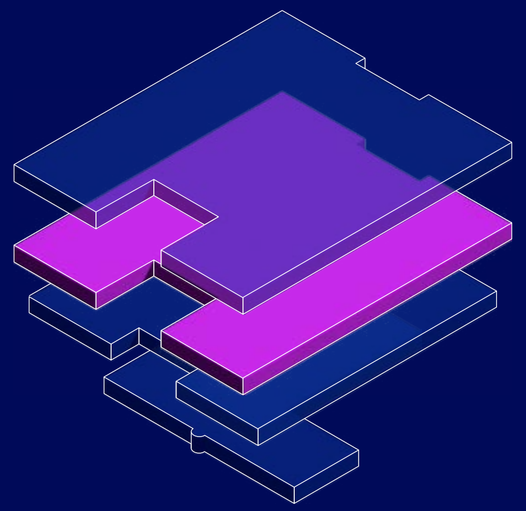
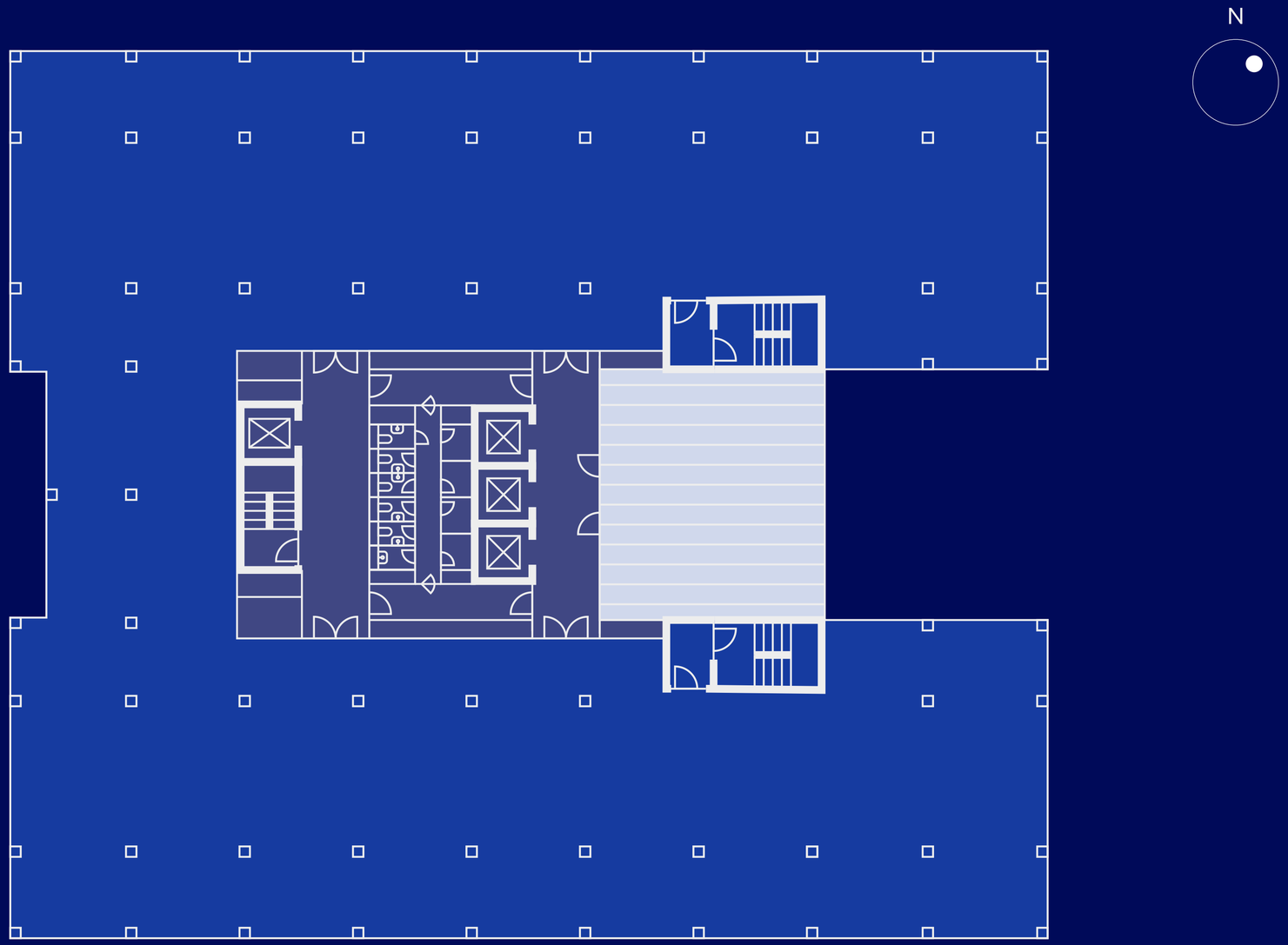
LEVEL TWO

	SQ FT	SQ M
Lab space	**24,101**	**2,239.1**
Communal terrace	**2,000**	**185.0**





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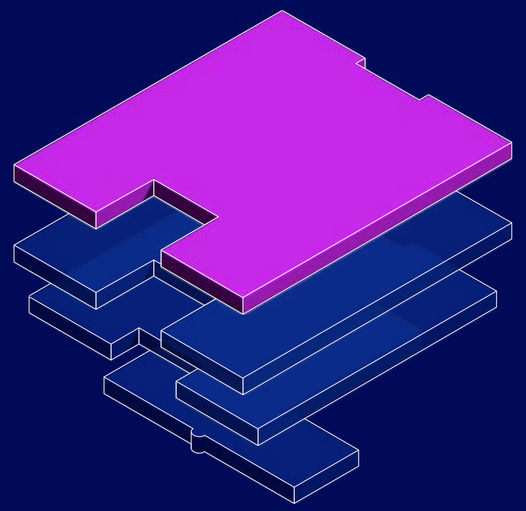
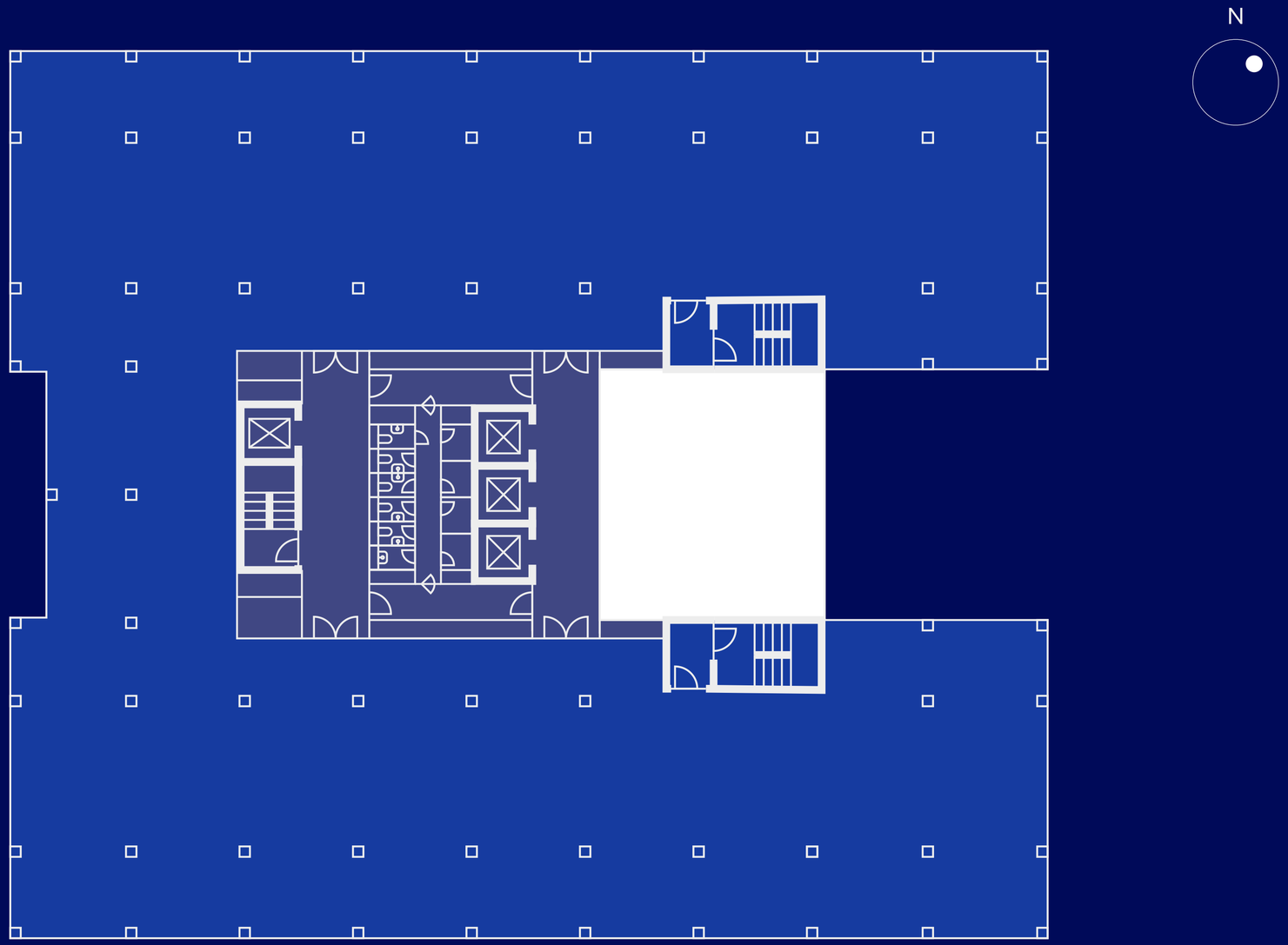
LEVEL THREE

	SQ FT	SQ M
Lab space	**24,230**	**2,251.0**





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BUILD

Consented scheme – 74,240 sq ft

Months	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33
Lead in	■	■	■	■																													
Procurement					■	■	■	■	■																								
Build										■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■						

Revised scheme – 87,500 sq ft

Months	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33
Lead in	■	■	■	■	■	■	■	■																									
Procurement									■	■	■	■	■																				
Build														■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

TO SUIT

PLOT27

OXFORDSP.COM

+44 (0)1865 784 000

info@oxfordsp.com

Further information

CUSHMAN & WAKEFIELD

Rory MacGregor
+44 (0) 7710 302 455
rory.macgregor@cushwake.com

Harry Blanshard
+44 (0) 7385 950 543
harry.blanshard@cushwake.com

DTRE

Guy Nicholas
+ 44 (0) 7350 436 013
guy.nicholas@dtre.com

Matt Smith
+44 (0) 7810 191 570
matt.smith@dtre.com

THE OXFORD SCIENCE PARK

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