

# The DAUBENY Project



450,000 SQ FT OF  
**PREMIUM LAB SPACE**  
COMPLETING 2026

Welcome to **The Daubeny Project**.  
Make your next breakthrough at  
Oxford's home for science.

# A park designed for science.





An inspiring environment for  
innovation and ideas set within  
70 acres of landscaped park.



# Exceptional space, extraordinary place.

Across three new high-spec buildings, The Daubeny Project is designed to help people unlock their true potential.

The Daubeny Project is the latest addition to The Oxford Science Park, a collaborative community of close to 100 leading life science and technology businesses that are changing the world.

Each building offers enhanced lab infrastructure designed to support cutting-edge research. Each floor has been designed with flexibility in mind, and has the capacity for up to 70% wet or dry labs. Spacious receptions and atriums to help foster not just innovation and collaboration, but employee wellbeing.





# Striking architectural features with fabulous outlook.





# Cutting-edge lab design, future-proof specification.

## INNOVATION-FOCUSED SPECIFICATION



450,000 sq ft of lab-ready space delivered to shell and core, with fit-out options



Adaptable floorplates suitable for wet and dry laboratories with up to 70% lab content



4.25m slab to slab height, 2.75m – 3.70m finished floor to underside of ceiling height



Reserved 8 MVA power capacity

## SUSTAINABILITY-CONSCIOUS FEATURES



Targeting EPC A-rated with fabric first design and sustainability strategy



Targeting BREEAM Excellent



Generous undercroft and at-grade car parking with provision for 25% EV charging



Over 5% biodiversity net gain and 600 kWh solar PV provision

## WELLBEING-CENTRIC DESIGN



High-quality end-of-trip facilities including 537 cycle spaces, 27 showers and 264 lockers



Outstanding natural light across all floors



Ground level lifestyle space with generous atriums, colonnades and landscaping



Wellness-enhancing pedestrian and cycling amenity zones



# Expansive public realm and colonades designed for social interaction.





Spacious lobbies and  
stylish reception areas  
provide an inspiring  
sense of arrival.







# Imaginative design, inspiring spaces.

Bright, bold design throughout  
creates stimulating spaces  
for people and practical  
places for new discoveries.

Generous atriums and fenestration flood  
the buildings with natural light, and provide  
excellent collaboration zones to meet,  
relax or pause for thought.

High quality design and individuality to each  
building gives tenants the opportunity to  
create the very best internal environment  
for their staff.



A base build design to provide tenants with ultimate flexibility to meet their exacting needs.

Space can be delivered to occupiers specific requirements ranging from shell and core to turn-key solutions.





# Impressive setting.



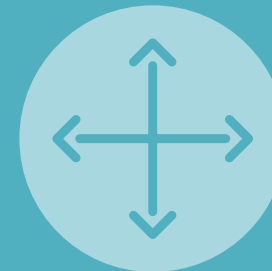


# Building 1

# 132,000 sq ft

## over four storeys

Areas Schedule	Reception atrium		Floor area	
	sq ft	sq m	sq ft	sq m
Third floor			34,672	3,221
Second floor			34,182	3,176
First floor			30,874	2,868
Ground floor	1,711	159	30,361	2,821
<b>TOTAL GIA</b>	<b>1,711</b>	<b>159</b>	<b>130,089</b>	<b>12,086</b>



4.25m slab to slab



70% wet lab capacity



Undercroft parking



6 air changes per hour  
to 70% of floorplate



Extensive lab  
back-of-house facilities



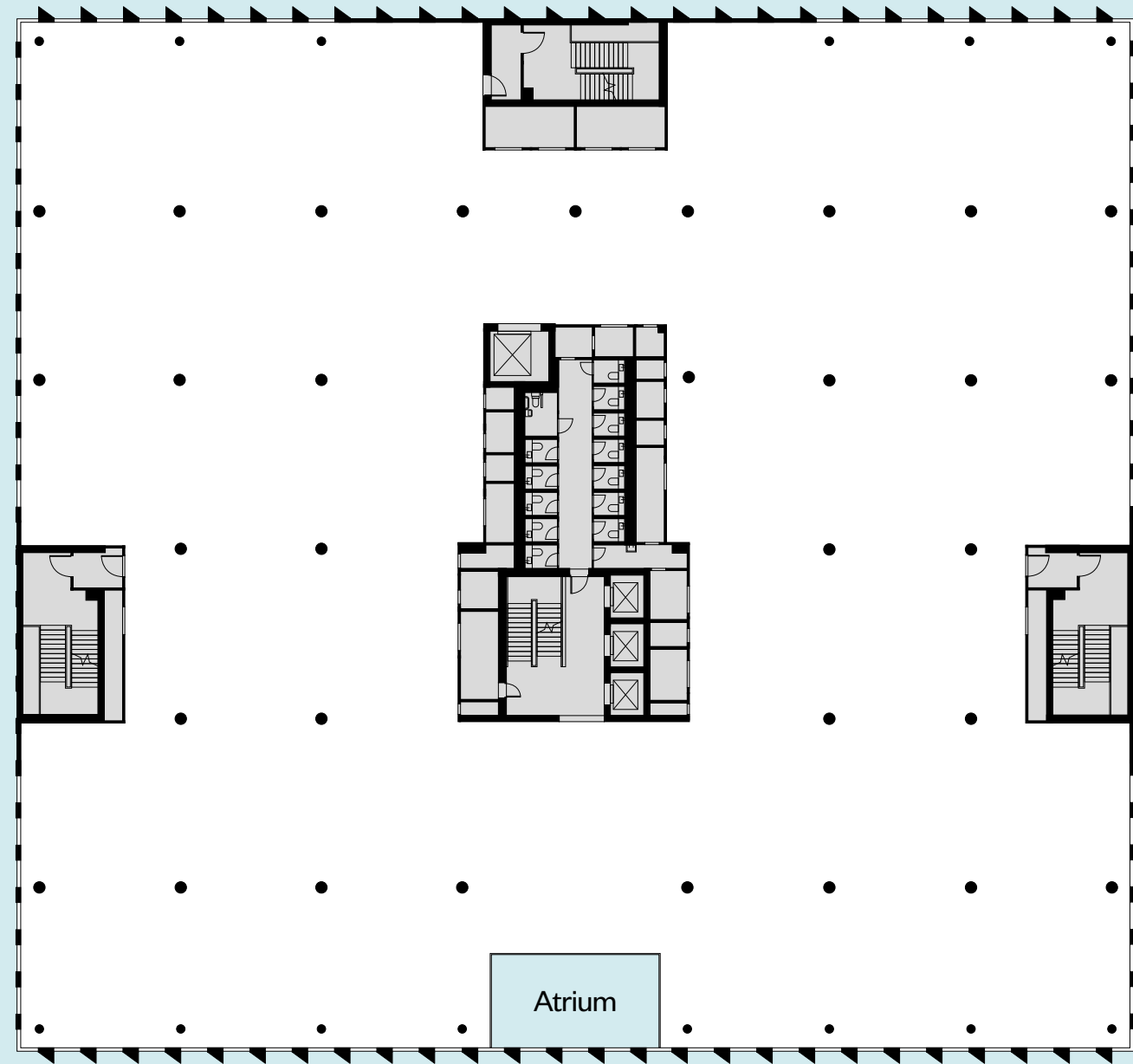
BREEAM Excellent  
EPC A



# Building 1 Floorplan

Indicative plan based  
on second floor

- Workspace
- Core





# Building 1 Spaceplan

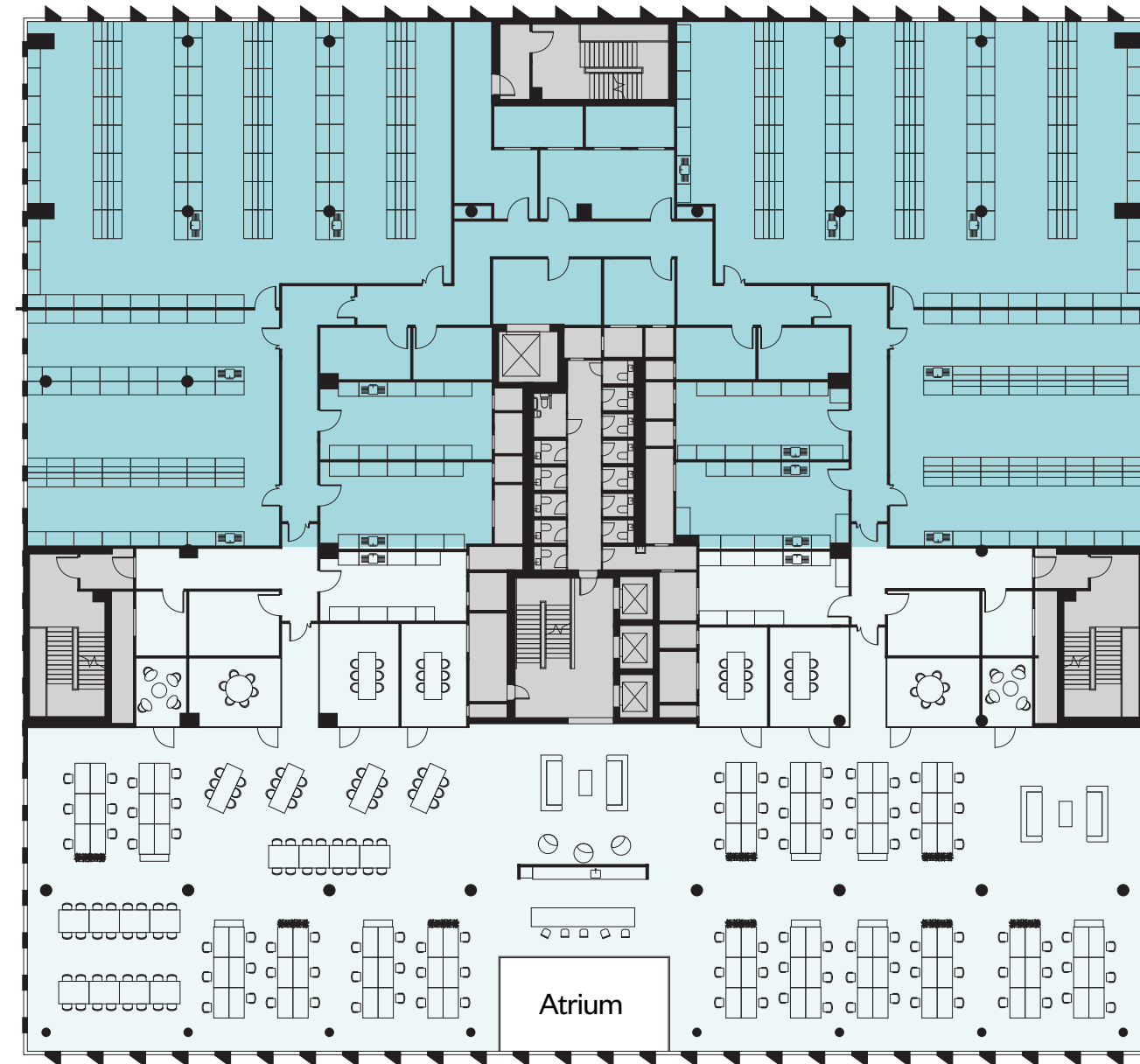
Indicative plan based  
on second floor

- Lab space
- Office
- Core

**336**  
lab workstations

**168**  
office desks

**203**  
max headcount



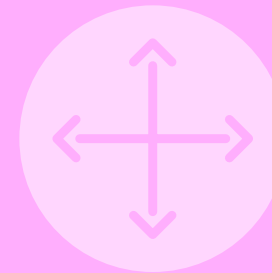


## Building 2

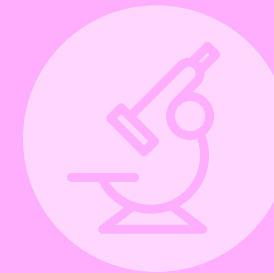
# 142,000 sq ft

over four storeys

Areas Schedule	Reception atrium		Floor area	
	sq ft	sq m	sq ft	sq m
Third floor			38,707	3,596
Second floor			38,707	3,596
First floor			31,188	2,897
Ground floor	2,118	197	30,992	2,879
<b>TOTAL GIA</b>	<b>2,118</b>	<b>197</b>	<b>139,594</b>	<b>12,968</b>



4.25m slab to slab



70% wet lab capacity



Undercroft parking

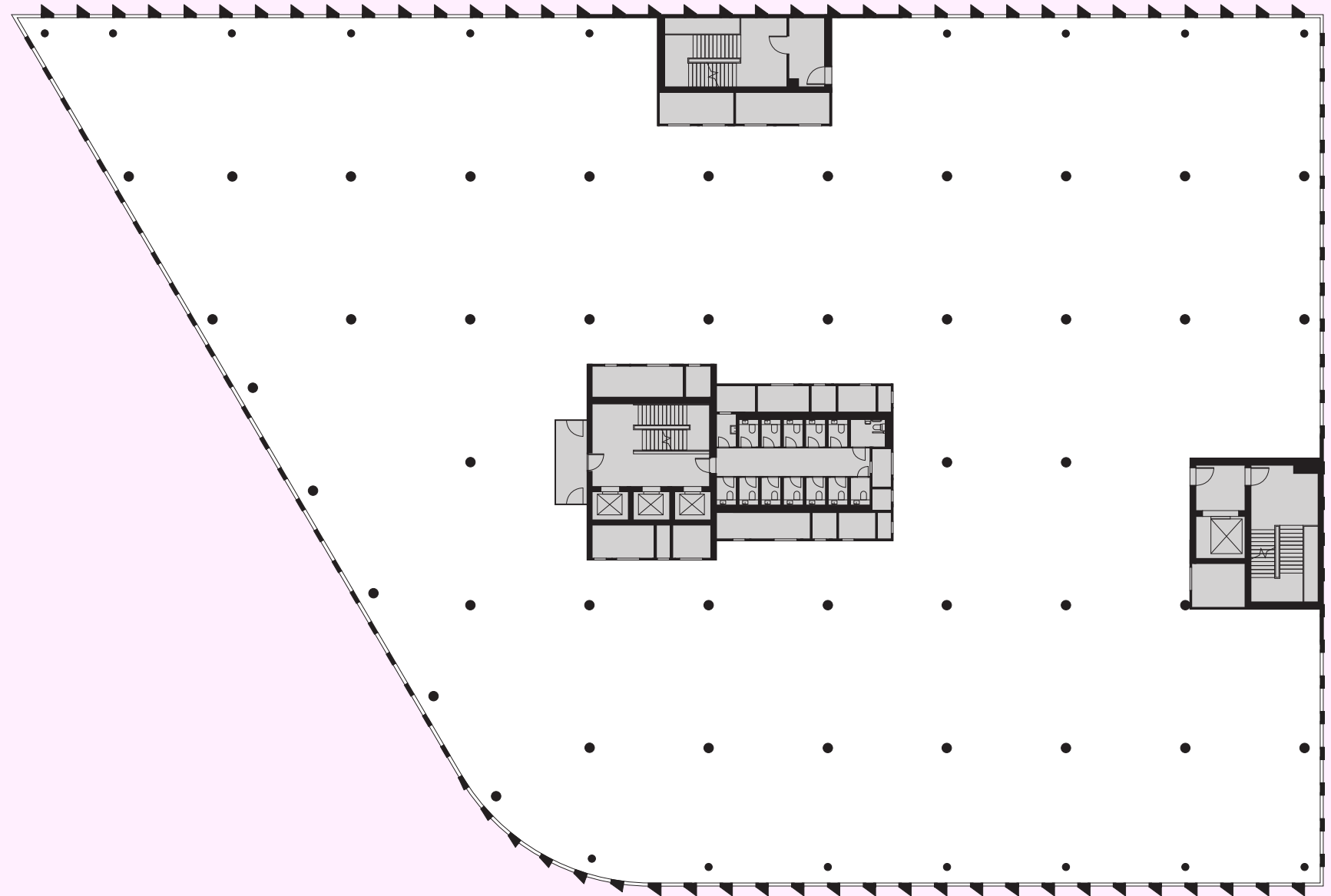
6 air changes per hour  
to 70% of floorplateExtensive lab  
back-of-house facilitiesBREEAM Excellent  
EPC A



# Building 2 Floorplan

Indicative plan based  
on second floor

- Workspace
- Core



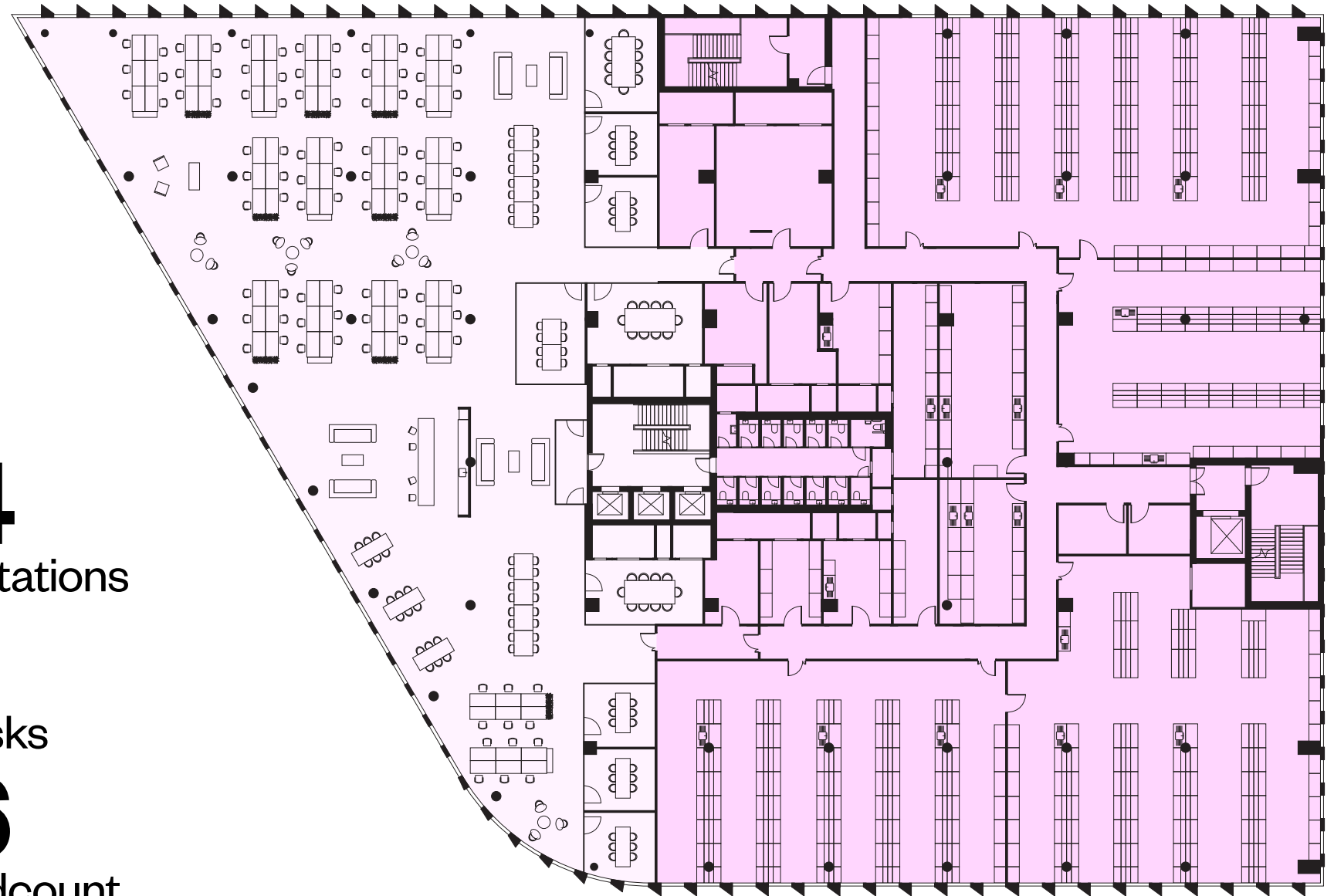


# Building 2 Floorplan

Indicative plan based  
on second floor

- Lab space
- Office
- Core

**424**  
lab workstations  
**162**  
office desks  
**236**  
max headcount



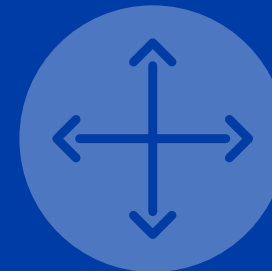


# Building 3

# 174,000 sq ft

## over four storeys

Areas Schedule	Reception atrium		Floor area	
	sq ft	sq m	sq ft	sq m
Third floor			45,091	4,189
Second floor			45,086	4,189
First floor			39,562	3,675
Ground floor	4,553	423	39,503	3,670
<b>TOTAL GIA</b>	<b>4,553</b>	<b>423</b>	<b>169,242</b>	<b>15,723</b>



4.25m slab to slab



70% wet lab capacity



Undercroft parking



6 air changes per hour  
to 70% of floorplate



Extensive lab  
back-of-house facilities



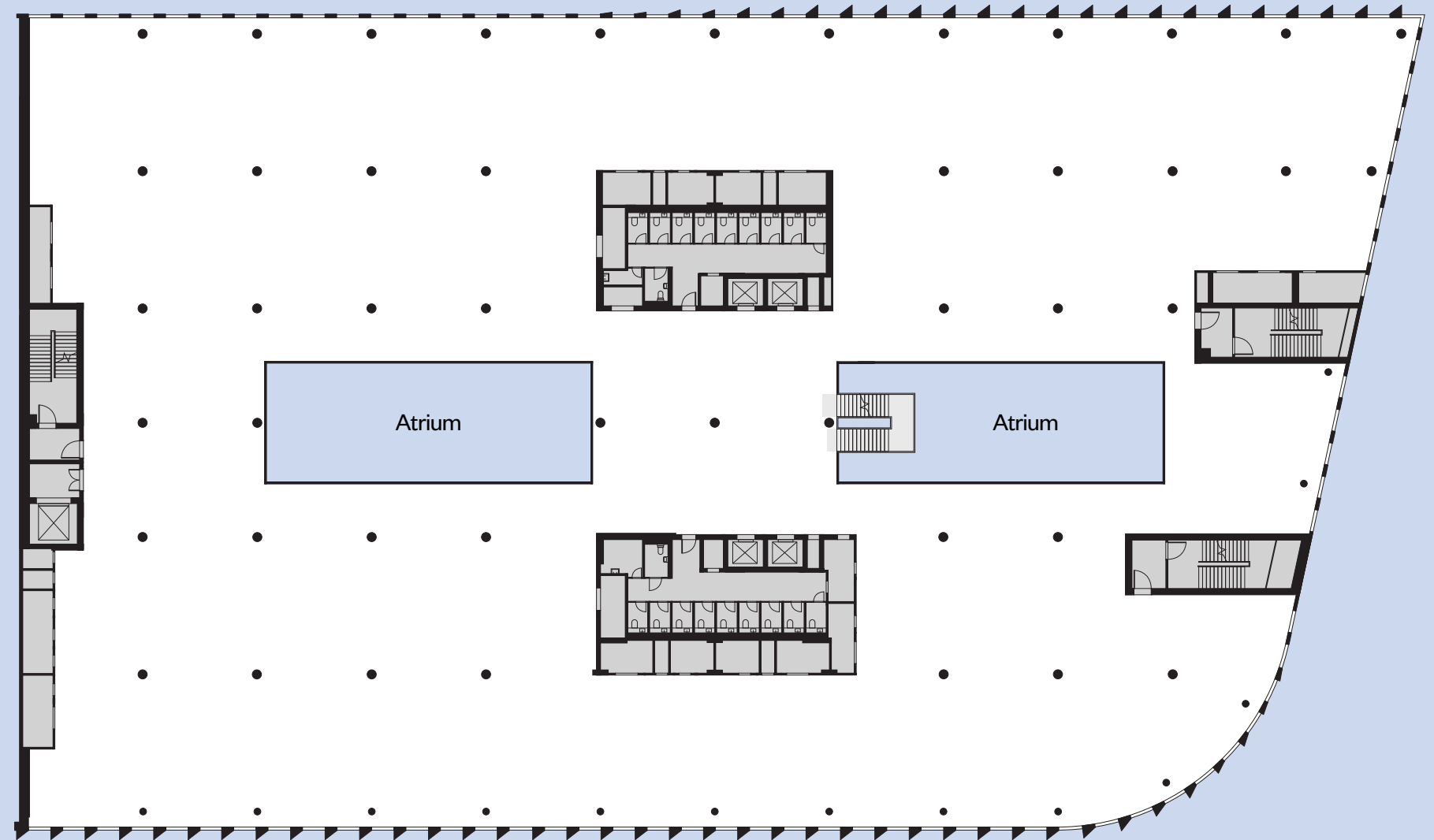
BREEAM Excellent  
EPC A



# Building 3 Floorplan

Indicative plan based  
on second floor

- Workspace
- Core





# Building 3 Spaceplan

Indicative plan based  
on second floor

- Lab space
- Office
- Core

# 569

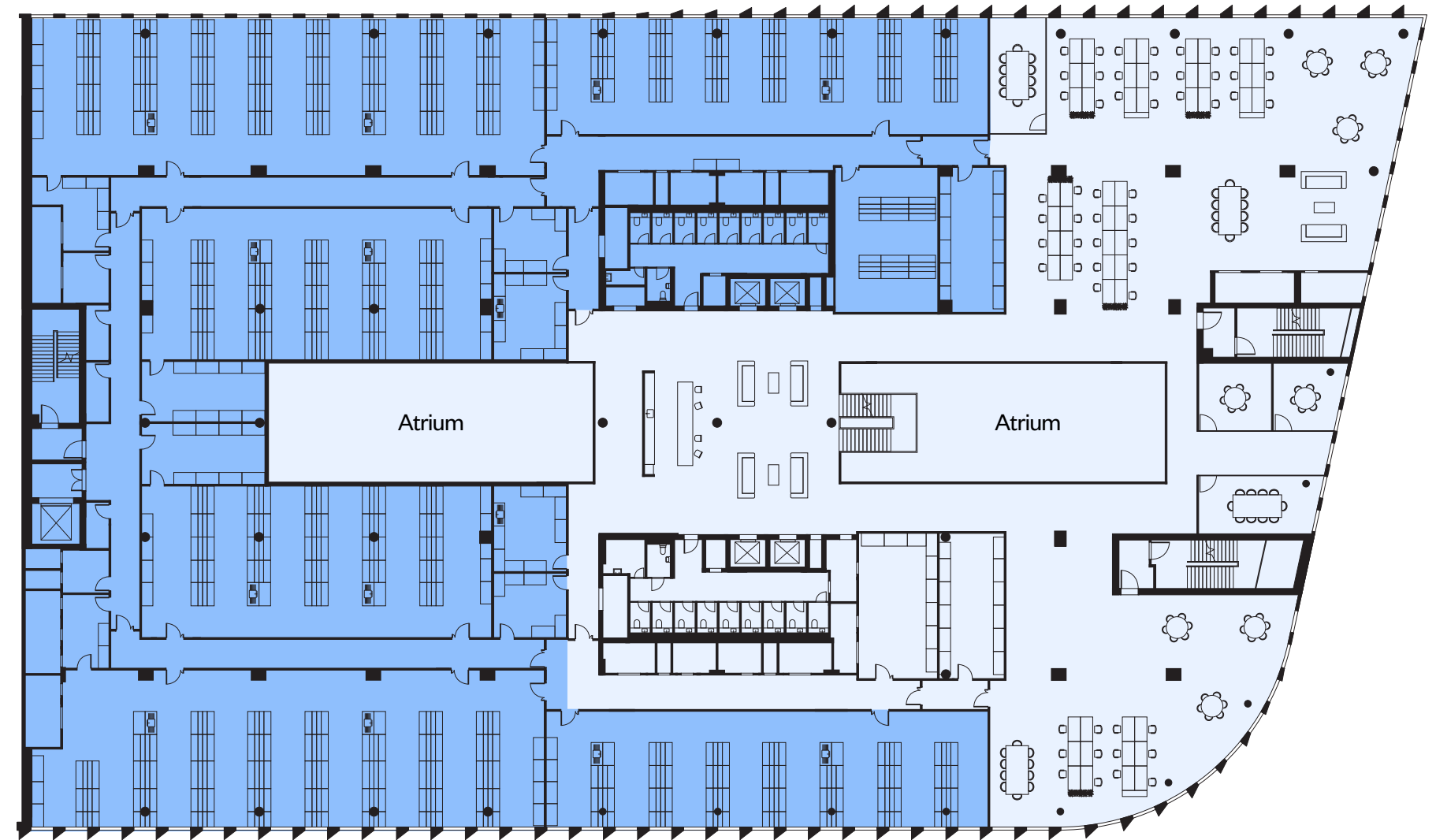
lab workstations

# 88

office desks

# 269

max headcount





# Healthier space, sustainable place.

An all-electric building will target a 'BREEAM Excellent' rating and the highest energy performance rating of A.

**40%**

reduction over 'Part L baseline development' due to sustainable design and MEP strategy

**30%**

reduction of embodied carbon through utilisation of innovative and sustainable construction

Air source heat pumps, cutting-edge ventilation, and state-of-the-art façade first design will help ensure the buildings are energy efficient, support carbon reduction and utilise 100% renewable energy sources.

The carefully landscaped grounds will help increase biodiversity and seamlessly connect the new development with the Park's already mature environmental landscape.



THE OXFORD SCIENCE PARK



# An already thriving ecosystem.



As the latest addition to the globally recognised Oxford Science Park, The Daubeney Project offers an opportunity to take your place amongst some of the world's most successful life science pioneers.



# Natural, waterside setting to relax and enjoy.





# Smarter collaboration, faster innovation.

Park occupiers have raised a total  
of **£1.8bn in venture capital funding**  
since the start of 2019, **65% of the total**  
**Oxfordshire market.**

Take your place alongside  
global innovators with all  
the facilities and amenities  
you need on your doorstep.

With close to 100 pioneering organisations  
already onsite, The Oxford Science Park is one  
of the world's premier innovation ecosystems.  
A busy calendar of industry events and  
inspirational talks provide opportunity to  
network and collaborate with like-minded  
people. And with the Ellison Institute of  
Technology adding it's new campus adjacent,  
this ground-breaking community continues to  
attract the highest quality scientists.



# Site plan



- 1 Magdalen Centre – Sherrington Building
- 2 Magdalen Centre – Whitehead Building
- 3 Magdalen Centre – Bellhouse Building
- 4 Northbrook House
- 5 Edmund Cartwright House
- 6 Florey House
- 7 John Eccles House
- 8 Medawar Centre 1
- 9 Medawar Centre 2
- 10 Hayakawa Building
- 11 Hinshelwood Building
- 12 Gosling Building
- 13 Sherard Building
- 14 Minerva House
- 15 Old Station Nursery
- 16 Sadler Building
- 17 Winchester House
- 18 Fletcher House
- 19 Schrödinger Building
- 20 Ellison Institute of Technology
- 21 Iversen Building
- 22 Leggett Building
- 23 Plot 27

- THE DAUBENY PROJECT
- INNOVATION BUILDINGS
- LEASED BUILDINGS
- NEW DEVELOPMENT / PLOTS
- PROPOSED NEW TRAIN STATION
- BUS STOP
- ELECTRIC CHARGING POINTS
- CAFÉ
- CATERING OUTLET
- TENNIS COURT
- NURSERY





# Lab time, down time.

A newly refurbished campus café and brasserie provides the perfect place to meet up away from the lab.

Take a moment to recharge and reconnect with coffee at the newly refurbished campus café. Grab a light bite for lunch at the deli or sit down for dinner and drinks after a busy day at the bar and brasserie. Everything you need is right here onsite including a nursery and a multi-sports pitch.







# Life Enhancing Work Enhancing Life



# Leading figures, global organisations.

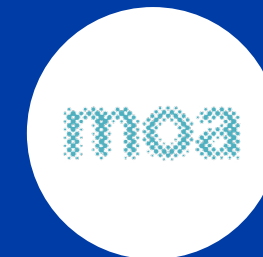
The Oxford Science Park is home to some of the most exciting companies and thinkers working in life sciences today.

From major international businesses like Oxford Nanopore and Exscientia to cutting edge life science start-ups (90% of the start-ups from the University's Medical Science BioEscalator are based here), the park provides a thriving ecosystem for exciting and innovative companies. In fact, since January 2020, businesses based here have been able to raise over £2.5bn for new R&D and last year 1 in 8 companies that successfully raised were part of the The Oxford Science Park community.

## OXFORD INSTITUTES & RESEARCH CENTRES

- The Ellison Institute for Technology
- Ineos Institute
- Wellcome Trust Centre for Human Genetics
- NIHR Biomedical Research Centre
- Novo Nordisk Research Centre
- Big Data Institute
- Target Discovery Institute
- Oxford Radcliffe Biobank
- Oxford Institute of Biomedical Engineering
- MRC Weatherall Institute of Molecular Medicine
- Oxford Molecular Pathology Institute
- Burdon Sanderson Cardiac Science Centre
- Institute of Developmental and Regenerative Medicine
- Jenner Institute

## PARK OCCUPIERS INCLUDE...





# Welcoming the Ellison Institute of Technology



COMPUTER GENERATED IMAGES

- With its new 323,000 sq ft campus onsite, The Ellison Institute of Technology brings even greater innovation to the Oxford Science Park.
  - 
  - 
  -
- Designed by Foster + Partners, the Ellison Institute's ambitious new Oxford campus draws together cutting-edge research, pioneering clinical facilities and state-of-the-art educational and event spaces. All helping to further the Institute's work on medical science and healthcare, food security and sustainable agriculture, clean energy and climate change, and government policy and economics.



Globally  
recognised,  
universally  
respected.

OXFORD



# Bright minds, smart ideas.

Home to the world's third oldest university, and arguably the world's most respected, Oxford itself is a global destination. Together with London and Cambridge, it completes the famous "Golden Triangle", recognised as one of the world's leading life sciences and technology clusters.



**TOP UK RESEARCH INCOME  
2021/22 WITH £865M**

**73 NOBEL PRIZE LAUREATES**



**WORLD #1 FOR MEDICAL SCIENCE  
13 YEARS IN A ROW**



**2,000 ACADEMIC AND 7,000  
STUDENT RESEARCHERS**



**#1 IN TIMES HIGHER EDUCATION WORLD  
UNIVERSITY RANKINGS FOR LAST 7 YEARS**

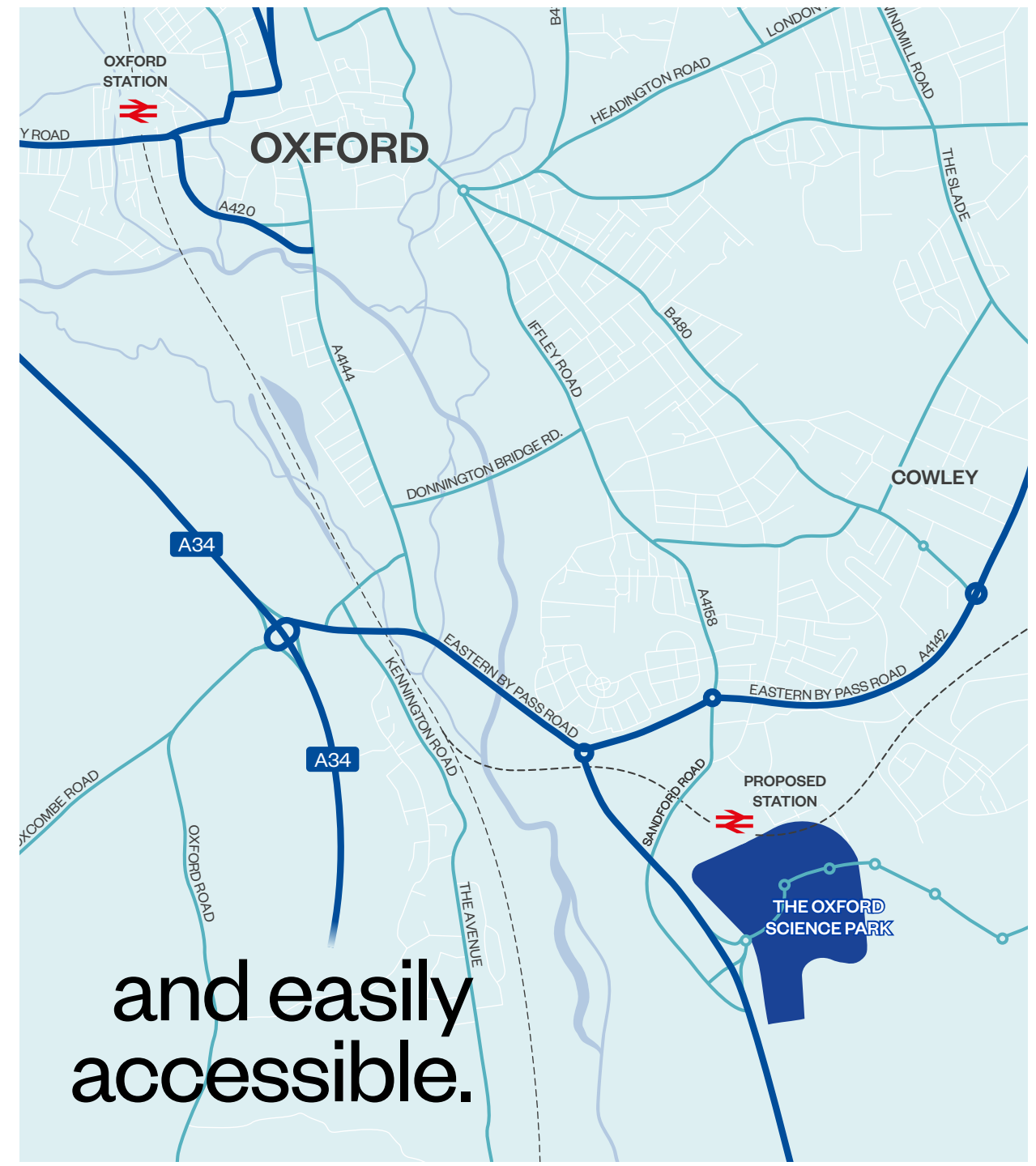
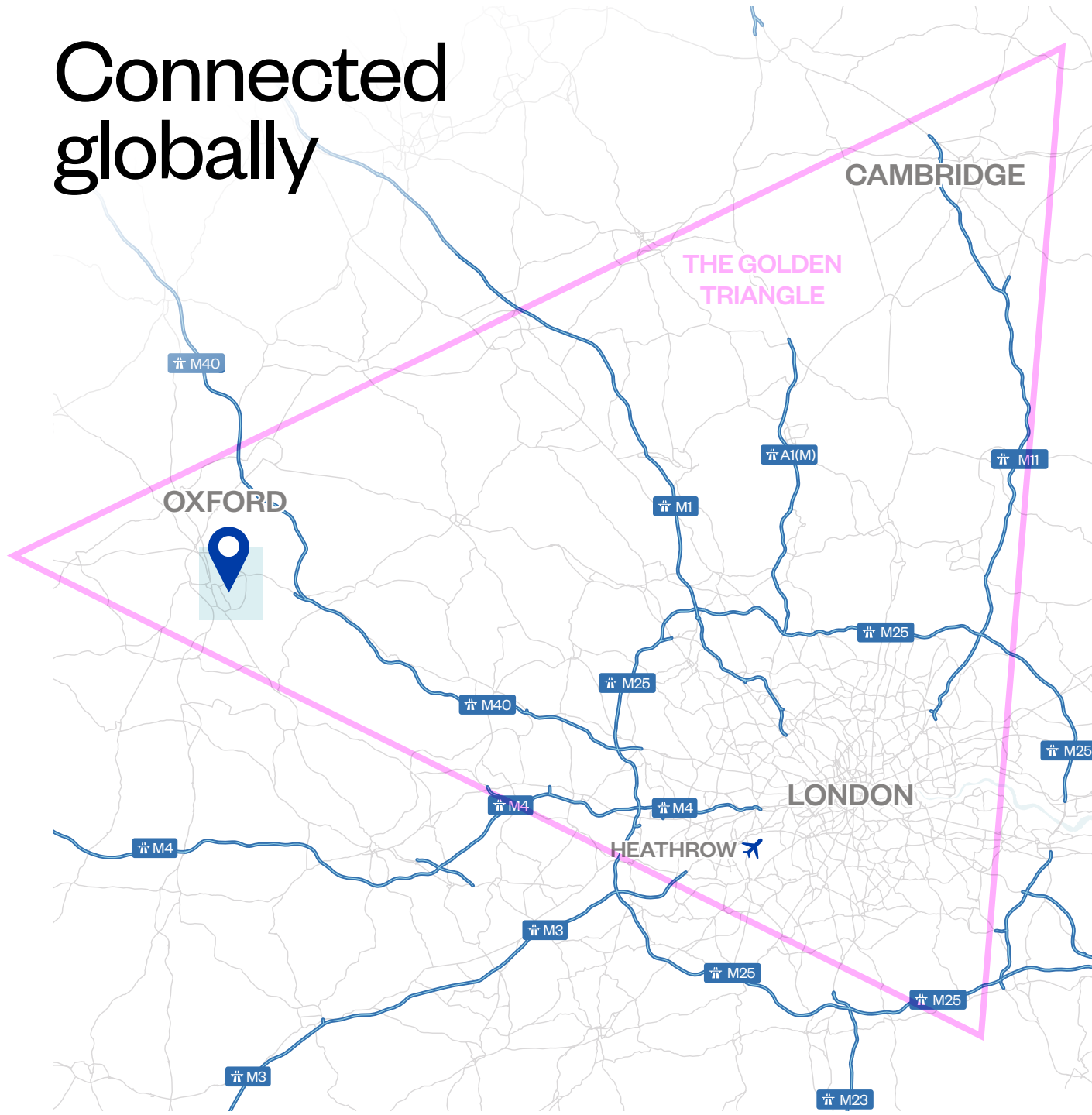


**WORLD #1 FOR COMPUTER SCIENCE  
6 YEARS IN A ROW**





# Connected globally



# and easily accessible.



# World-wide links, global legacy.

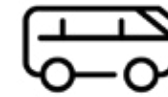
With direct trains from Oxford to London and quick links by road, rail, and air, you're always well-connected.

**16** Research institutes and hospitals within Oxford city limits

Working with Oxford Council to reinstate a train station within The Oxford Science Park getting you to Oxford in 6 minutes

**87%** of homes within the city are a 200m walk of a bus or train station

East Oxford listed one of Sunday Times [Best Places to Live 2023](#) with easy access to London and scenic Cotswolds



## BY BUS

- Redbridge Park & Ride  
13mins
- Oxford City Centre  
21mins
- Oxford Train Station  
27mins



## BY CAR

- Oxford University  
10mins
- John Radcliffe Hospital  
12mins
- Oxford Train Station  
15mins
- Heathrow  
50mins
- London  
1hr 32mins
- Cambridge  
1hr 55mins



## BY PLANE from Heathrow

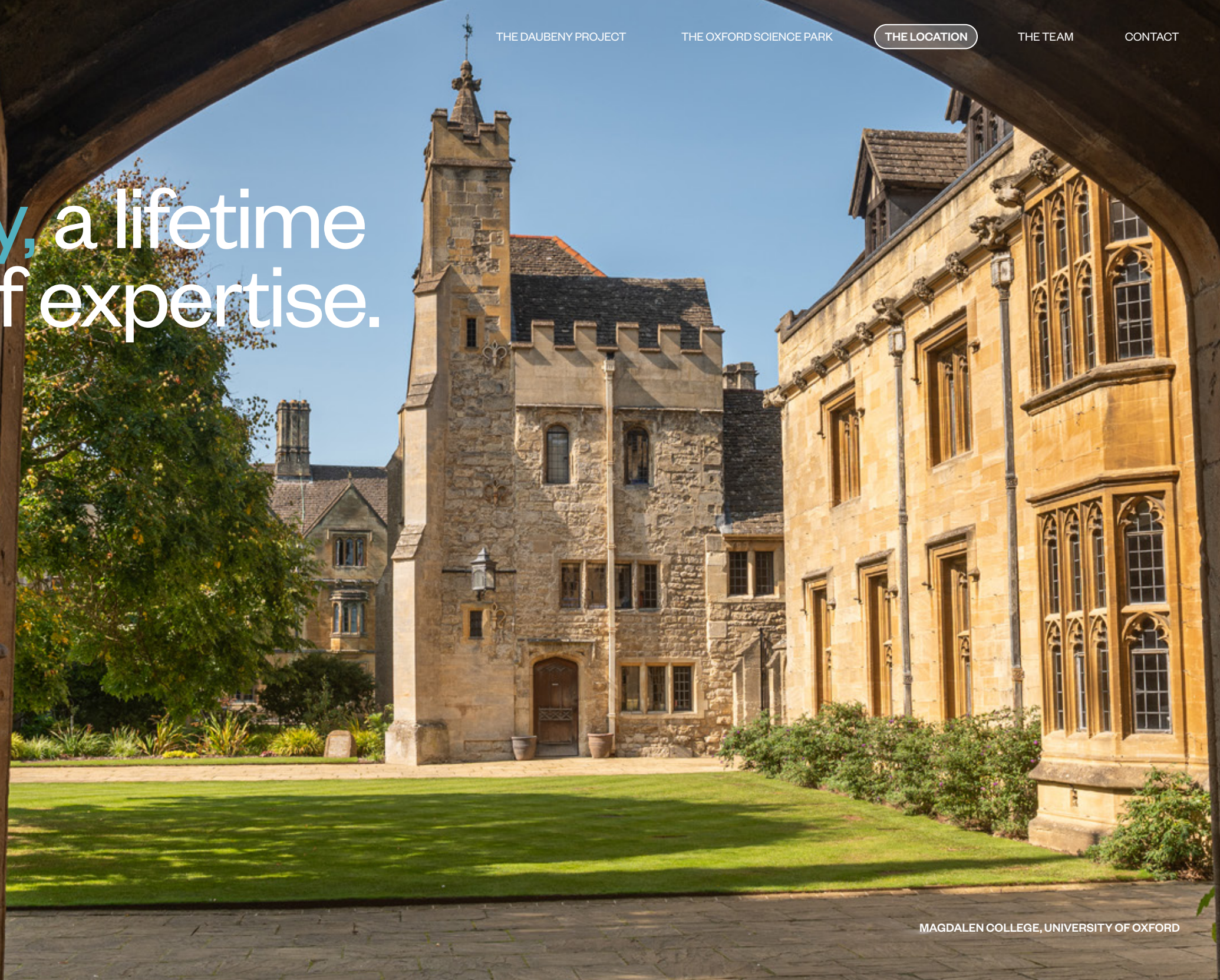
- Paris  
1hr 20mins
- Basel  
1hr 45mins
- Munich  
1hr 50mins
- Boston  
7hr 30mins
- San Diego  
11hr 10mins
- Beijing  
12hr 55mins
- Tokyo  
13hr 35mins



# A history of discovery, a lifetime of expertise.

Since Charles Daubeny opened his lab at Magdalen in 1848, the college has been at the forefront of scientific discovery.

Established in 1458, Magdalen College (one of the pre-eminent colleges within the University of Oxford) has been home to ten Nobel Prize-winners, including five in Medicine. It hosts prestigious University Chairs in Medicine, Chemistry and Botany. And in 1989, it established the Oxford Science Park as a home for research and development into the most cutting-edge sciences. Today, six of the companies based at the park were founded by academics based at Magdalen College itself.





# Project team

From its initial design to the final spaces, The Daubeny Project will be delivered by a dedicated and experienced team.





# DISCOVER MORE **TODAY**

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