

Aspen Building



Laboratory & office suites available from 1,100 sq ft (102 sq m)

Exceptional spaces for exceptional science

In the heart of the Headington Science Cluster

The new Aspen Building at The Oxford Trust's Wood Centre for Innovation, is located in the heart of Headington, on the east side of Oxford.

Close to leading centres of scientific research – including the University of Oxford's globally-recognised Medical Sciences Division at Old Road Campus, home to many world-leading institutes, the major research-intensive hospitals, such as the John Radcliffe, Churchill, Nuffield and Warneford, and Oxford Brookes University's research centres – the Aspen Building is in the heart of Headington Science Cluster.

The Headington Science Cluster also includes the BioEscalator, BioInnovation Hub, Barclays Eagle Labs and TheHill, supporting innovation in digital health and life sciences.

The Aspen Building is within walking distance of Headington, with excellent transport links into the city centre, shops and restaurants.





Wood Centre for Innovation

The Wood Centre for Innovation is set in 15 acres of stunning biodiverse woodland, ponds and grassland, making it one of Oxford's most sustainable and green workspaces.

The Centre is home to a community of pioneering science and tech start-up companies. They are all pushing the boundaries of research and development with breakthroughs in biotech and advancements in deep tech, driving positive change.

The adjoining Science Oxford Centre is the UK's first hands-on indoor-outdoor science centre for primary aged children. It is open to school visits during the week and families with young children on Saturdays for Family Days and STEM clubs run by Science Oxford.

On site facilities

- Co-working space, meeting rooms and shared lab facilities
- On site café serving freshly prepared food and includes an outdoor decking area to enjoy the views
- 100-seat theatre for conferences
- STEM education centre





The Aspen building is a sustainably designed science facility set in beautiful woodland



New purpose-built science facility at the Wood Centre for Innovation, including flexible lab and office space with the opportunity for individual design requirements



Located at the heart of the Headington Science Cluster close to the University of Oxford's Old Road Campus, the NHS research and teaching hospitals and Oxford Brookes University



Set within the calming natural beauty of 15 acres of biodiverse woodland, ponds and grassland with walking trails and seating



On-site café with outdoor decking area to enjoy the surrounding nature



As part of The Oxford Trust's innovation community, companies have the opportunity to network, attend business support events and have access to our sister site, the Oxford Centre for Innovation



Additional communal facilities with access to co-working in Barclays Eagle Labs, meeting rooms, reception and theatre for conferences



Secure bike racks, dedicated car-parking and EV charging points available



Targeted BREEAM Excellent and thanks to stewardship and investment into the natural realm, the overall site, including the Aspen Building is **carbon neutral**



Building specification

- Flexible infrastructure
- WCs, showers and changing facilities
- Secure external compound for waste
- Building CCTV system
- Smart metering for building services
- Access to café in Linden Building which is undergoing an extension
- External seating and landscaped surrounds
- Car parking, bicycle store and EV charging points
- Passenger/goods lift
- Targeted BREEAM Excellent

Power

The site is served by an existing 275kva power line (75% capacity utilisation). A new dedicated substation is being installed as part of the new build rated at 300kva standard import capacity but with the ability to increase to 800kva.



Laboratories

All laboratories are supplied to a CAT A+ standard including:

- Floor to slab height of 3.5m
- 1,000 kg goods lift
- Lab flooring and suspended ceiling with LED lighting and servicing voids
- Air handling (a minimum of 6 changes per hour) with heating and cooling
- Installed lab wash stations
- Additional layer access control to lab entry
- CAT V water

- Gas (N_2 and CO_2) connections and external gas storage
- Direct extraction vent enabled (west side of building)

With additional features to include:

- UPS enabled preinstalled connectivity for critical equipment etc.
- Autoclave (in shared lab area)
- Shared dewar flask storage
- Shared liquid nitrogen supply



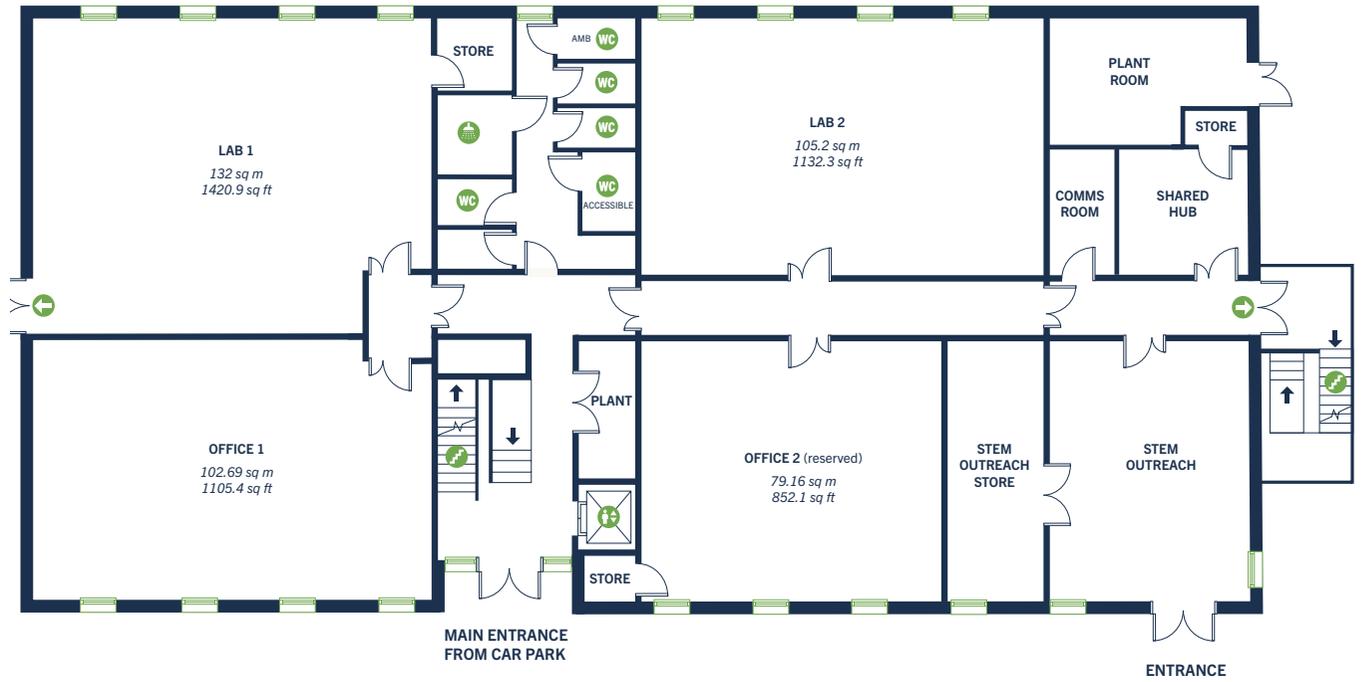
Offices

All offices are supplied to CAT A standard including:

- Raised access flooring
- Full air conditioning with heating and cooling
- Open ceiling structure to create enhanced volume
- LED lighting on smart PIR
- Carpets (with early stage colour choice to tenant)
- Access control system
- Options for fully fitted kitchenettes in offices including dishwasher and fridge (kitchens not offered as standard)



Ground floor



First floor



- TOILETS
- SHOWER
- STAIRS
- LIFT
- FIRE EXIT

Terms

A new lease to be agreed by negotiation
Quoting terms are available upon application

Viewings

Contact us for viewings

EPC

Available upon completion

Travel distances

By road

- > Heathrow airport: 48 miles
- > London: 78 miles
- > Bristol: 87 miles
- > Birmingham: 83 miles

By rail (from Oxford city centre)

- > London Paddington: approx 51 mins
- > Reading: approx 22 mins
- > Bristol: approx 1 hour 22 mins
- > Birmingham: approx 1 hour 6 mins

