



Wootton  
Science  
Park

Oxford

WHERE SCIENCE  
AND INNOVATION  
COME TO LIFE

WOOTTON.SCIENCE







SET IN BEAUTIFUL  
PARKLAND, OFFERING  
SPACE TO BREATHE,  
THINK AND THRIVE





New build lab-enabled or fully-fitted labs for startups and SMEs.



Located within the key science hub of Oxford University and the Vale of White Horse.



Less than 4 miles south west of Oxford.



Park management team located on-site.



Regular bus service between Oxford city centre & Abingdon.



Built with the environment in mind.

# WELCOME TO WOOTTON SCIENCE PARK

Set in beautiful parkland, Wootton Science Park offers science and technology start-ups and SMEs, space to breathe, think and thrive with many local amenities and Oxford on your doorstep.

Our masterplan is ambitious and designed to provide a thriving environment for your business.

We have already completed the first two lab and workspace buildings, but our vision does not end there.

Our goal is to deliver the next phase with an additional two lab buildings, along with beautiful landscaping, a convenient bistro/café, and even a gym. This will create a new and vibrant place for your business to flourish.

Our location, easily accessible via the A420 or A34, makes us ideally situated for Oxford's prominent science and business parks, as well as offering convenient access to London, Birmingham airports, and other major cities.

Join us in this exciting venture and give your business the opportunity to reach new heights.



Our ultimate goal and vision is for Wootton Science Park to be at the forefront of cutting-edge science and innovation, where ground-breaking ideas are nurtured and can flourish.





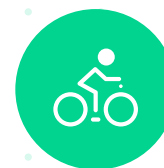
# SO MUCH MORE THAN A PLACE TO WORK



Landscaped grounds providing amenity areas.



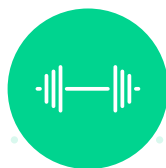
Walking and running trails.



Secure cycle parking, and locker & shower facilities.



A cosy bistro/café to grab some food or coffee during breaks.



On-site gym for all to use.



Local amenities including shops, Post Office, dentist, pharmacy, and two public houses.



On a major bus route between Oxford & Abingdon.



10 minutes to Oxford city centre and Oxford railway station.



Secure parking with EV charging points.



Secure and managed site with centrally monitored CCTV.



HV managed power supply serving the science park, providing flexibility in tenants particular electrical requirements.



Aiming for BREEAM 'Excellent' accreditation.

# DELIVERING THE MASTERPLAN



## ORIGIN

COMPLETED – Q1 2024

A brand new CL2 laboratory building which totals 9,268 sq ft (861 sq m) and has been purposefully designed for science and technology SME companies.



## INFINITY

PHASE I – TARGET PC Q2 2026

Designed to be a place where discovery is boundless, our next purpose-built CL2 laboratory will deliver exceptional space for your business to flourish.



## EDGE

PHASE I – TARGET PC Q2 2026

Set in the heart of the park, the Edge has been designed to provide the Park's bistro/café and gym on the ground floor and two state of the art CL2 laboratory and write-up space floors above.



# MASTERPLAN PHASE I



## PHASE II

Indicative layout:  
Layout and size options  
are open to discussion.

### PHASE I

- C INFINITY**  
2 Storey CL2 lab space
- G EDGE**  
3 storey CL2 lab space,  
bistro/café and gym

### PHASE II

- D BUILDING D**  
3 Storey CL2 lab space
- E BUILDING E**  
3 Storey CL2 lab space
- F BUILDING F**  
2 Storey CL2 lab space

### COMPLETED

- A FRONTIER**  
2 Storey office space
- B ORIGIN**  
2 Storey CL2 lab space



# AT THE FOREFRONT OF CUTTING-EDGE SCIENCE & INNOVATION

Our buildings are thoughtfully crafted to cater to a wide spectrum of needs.

Whether you are looking for dry or wet labs, we can provide lab-enabled or fully-fitted accommodation to meet your unique requirements. The buildings have been carefully designed to provide smaller lab spaces for innovative SMEs and large industry players.

Our on-site team is dedicated to creating an ideal space where innovation can thrive, allowing your business to grow in the perfect setting.





“Hartwell’s vision for Wootton Science Park was completely aligned with our vision of the perfect location, so choosing Origin at the Park was an obvious decision.”

**DeepTech Recycling**





# — CREATING SPACES FOR NEW PERSPECTIVES







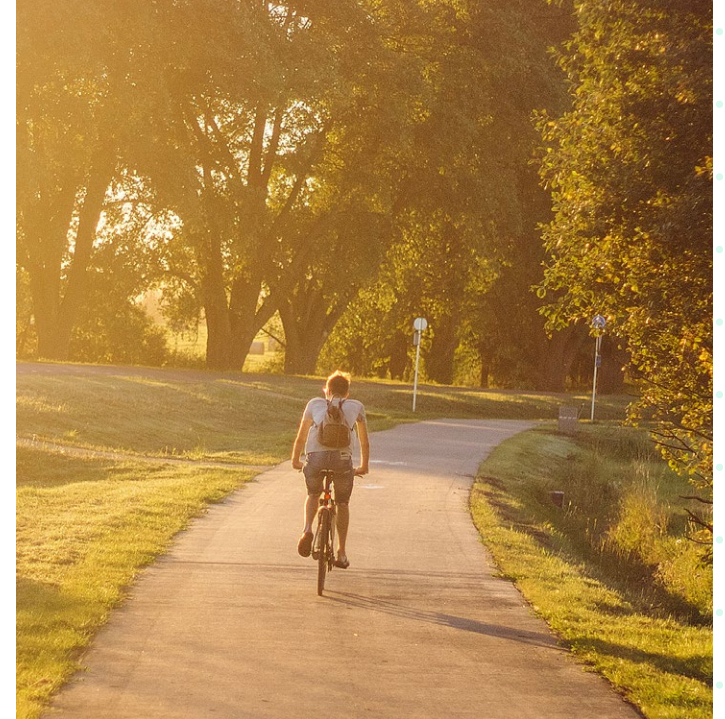
Delivering an inviting place with amenities, welcoming physical environment and open spaces for everyone to experience and enjoy.





# AN ENVIRONMENT FOR BUSINESSES TO GROW

Creating a positive and happy work environment is crucial for the success of any organisation which is why we believe it is essential to provide spaces and places that allow employees to thrive.



Our goal of creating a low carbon place is to not only reduce our environmental impact, but also promote inclusive growth and provide opportunities for the whole community.

We are striving towards BREEAM Excellent certification while implementing sustainable measures such as utilising low-carbon energy.

The landscape architecture and ecology designs for our masterplan involve carefully planned green spaces, sustainable features, and intentional coexistence with the surrounding natural environment. These elements work together seamlessly to create a harmonious balance between human development and nature.



Our grounds have been thoughtfully designed to promote employee well-being and satisfaction. The landscaping will not only add aesthetic appeal but also boost mood and productivity.

Our open, biodiverse parkland provides ample opportunities for your employees to take breaks, enjoy nature, and recharge their minds.

These amenities will make coming to work a joyous experience, as it allows your staff to feel relaxed and rejuvenated while being surrounded by natural beauty.

#### Sustainability innovation includes:



Elevating the ecology with areas of grassland, scrub, recolonising habitats and hedgerows.



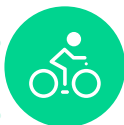
Maximising biodiversity.



Green drainage strategy with sustainable drainage systems, rain gardens and planted retention basins.



Roof mounted PV Panels for power generation to serve the buildings and feed back into the grid.



Cycle parking and EV charging provision.

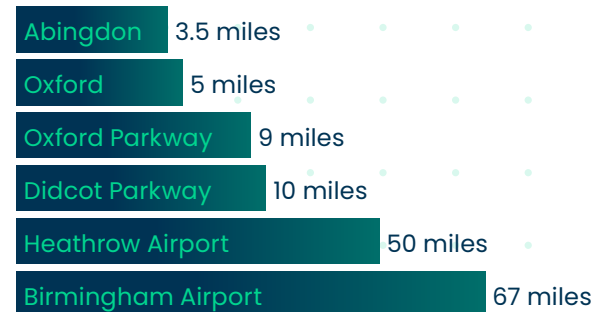




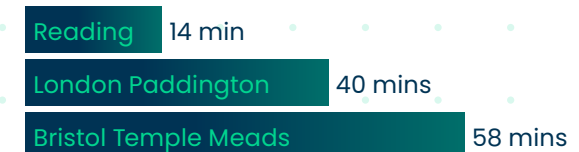
# MAKING CONNECTIONS TO OXFORD & BEYOND

Accessed by the A420 or A34, Wootton Science Park is well located for Oxford, the county's many science and business parks, London, Birmingham airports and beyond.

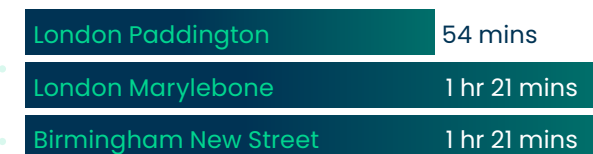
## Road distances



## Didcot Parkway - Train travel times



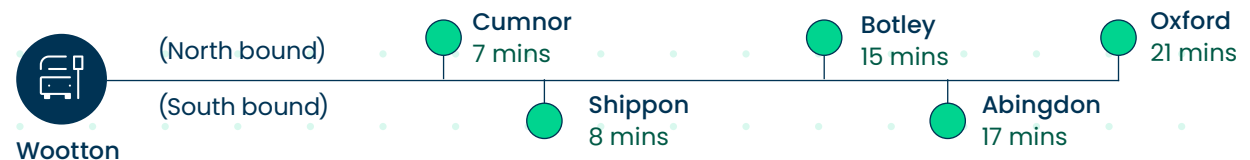
## Oxford - Train travel times



## Bus service times:

Route 44 conveniently links Wootton Science Park to Oxford city centre to the north and Abingdon to the south.

## Route 44







OX13 6FD  
long.deeper.work





## About Hartwell Plc

While Hartwell Plc was founded in 1919 predominantly for the sale of motor vehicles, in the last 100 years the company has grown geographically throughout the UK, and also diversified into property investment and development, to give the business a solid basis and provide security through diversification.

Hartwell benefits from the significant financial backing of the family owners who wholly own the company. We self fund all of our development projects and investments.

We have built-up a substantial property portfolio where we hold the freehold interest as an investment in places such as London, Bath, Birmingham and Oxford. Our properties are leased to large Plc's through to small individual occupiers setting-up start-up businesses.

In 2009, we opened an office in Mayfair, London which is dedicated to our London & European projects, with our Oxford office based at Wootton Science Park serving the rest of the UK.

We are proud to have our own in-house facilities management team which controls the day to day operation of our sites and properties meaning you can focus on running your business.



## Letting Enquiries

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## WOOTTON.SCIENCE

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