




Wootton
Science
Park

Oxford

WHERE SCIENCE
AND INNOVATION
COME TO LIFE

WOOTTON.SCIENCE





PURPOSE-BUILT LABORATORY AND
OFFICES TO LET FROM 2,300 SQ FT
(213 SQ M) TO 32,688 SQ FT (3,036 SQ M)
SET IN BEAUTIFUL PARKLAND

WELCOME TO WOOTTON SCIENCE PARK



New CL2 lab-enabled and turn-key fitted options for startups and SMEs. HQ buildings for larger companies.



Located within the key science hub of the University of Oxford 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.



Designed with environmental sustainability at its core.

Situated within a beautiful parkland, Wootton Science Park offers science and technology companies 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.

The first two buildings have been successfully delivered and we have already welcomed new occupiers from within Oxfordshire Science and Tech community.

We're now delivering the next phase with an additional two lab-enabled buildings, along with enhanced landscaping, a bistro/café, and a gym creating a 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 on this exciting new campus and give your business the opportunity to reach new heights.



CGI for illustrative purposes only



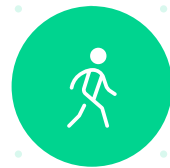
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Designed to be at the forefront of cutting-edge science and innovation.

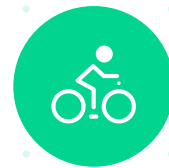
SO MUCH MORE THAN A PLACE TO WORK



Landscaped grounds providing amenity areas.



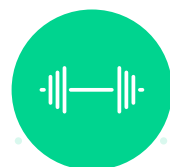
Walking and running trails.



Secure cycle parking, and locker & shower facilities.



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



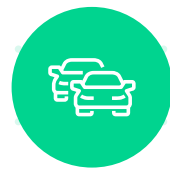
On-site gym open to the local community.



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



On a major bus route between Oxford & Abingdon.



Approx. 10 minutes to Oxford city centre and Oxford railway station.



Secure parking with 14 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.



Targeting BREEAM 'Excellent' accreditation and EPA 'A' rating.



DELIVERING THE MASTERPLAN



ORIGIN

COMPLETED – Q1 2024

Purposefully designed for science and technology SME companies, Origin is a brand new CL2 laboratory building totalling approximately 9,268 sq ft (861 sq m).



INFINITY

PHASE 1 – TARGET PC Q4 2027

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

Infinity will provide approximately 17,000 sq ft (1,579 sq m) of accommodation.



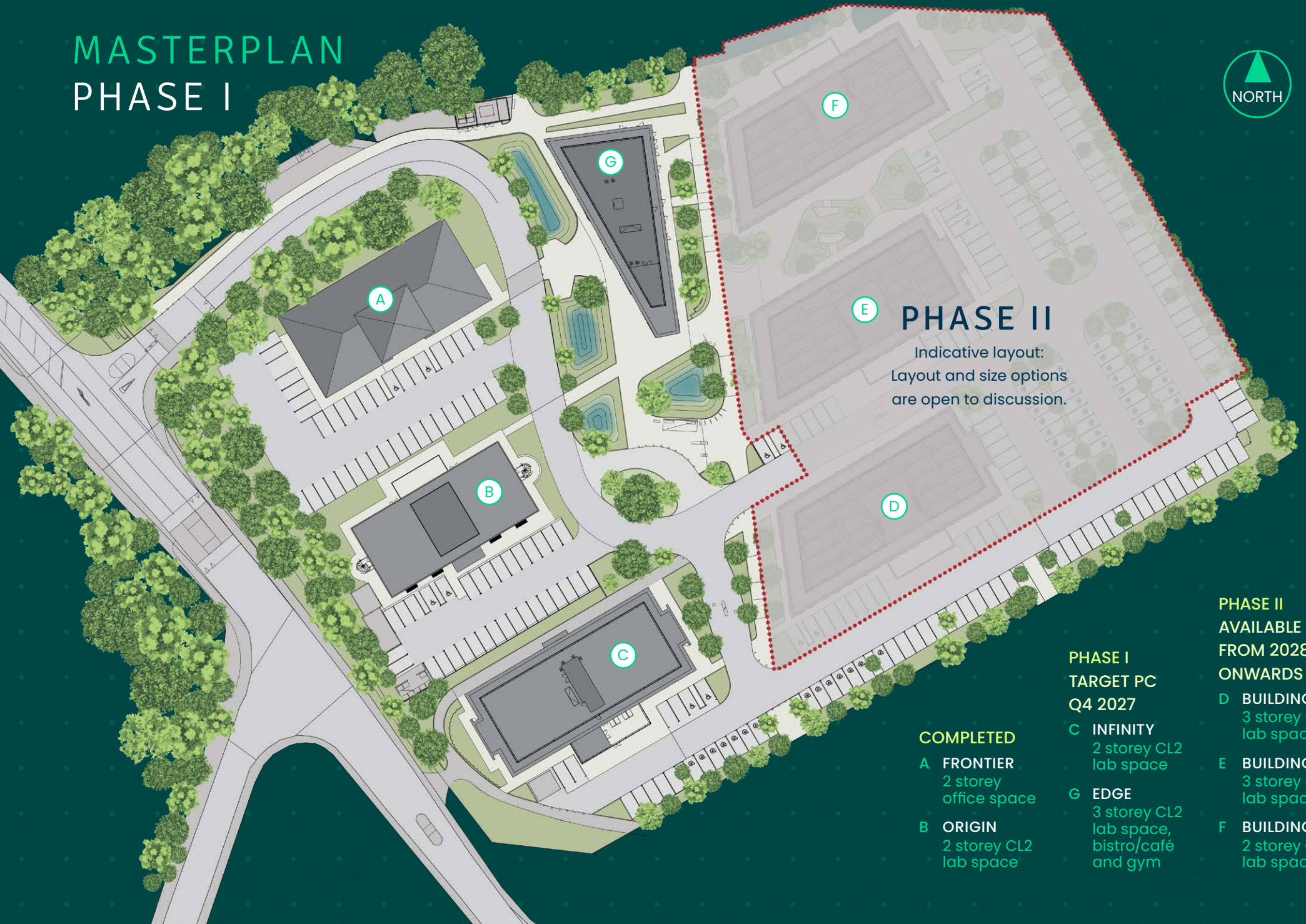
EDGE

PHASE 1 – TARGET PC Q4 2027

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.

Edge will provide approximately 15,600 sq ft (1,449 sq m) accommodation.

MASTERPLAN PHASE I



PHASE II

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

COMPLETED

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

PHASE I TARGET PC Q4 2027

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

PHASE II AVAILABLE FROM 2028 ONWARDS

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

AT THE FOREFRONT OF CUTTING-EDGE SCIENCE & INNOVATION

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

Whether you are looking for dry or wet labs, we can provide lab-enabled accommodation to meet your unique requirements. The buildings have been carefully designed to provide smaller lab spaces for innovative start-ups and SMEs and HQ buildings for larger companies.

Our on-site team is dedicated to creating an ideal space where innovation can thrive, allowing businesses 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.”

**Marvine Besong, Managing Director and CTO,
DeepTech Recycling**

“Relocating to Wootton Science Park has been transformative for our clinic. The exceptional infrastructure and vibrant community empower us to push the boundaries of dermatological service and care.”

**Mark Norfolk, Managing Director,
Stratum Dermatology Clinic, Bupa**



— CREATING SPACES FOR NEW PERSPECTIVES



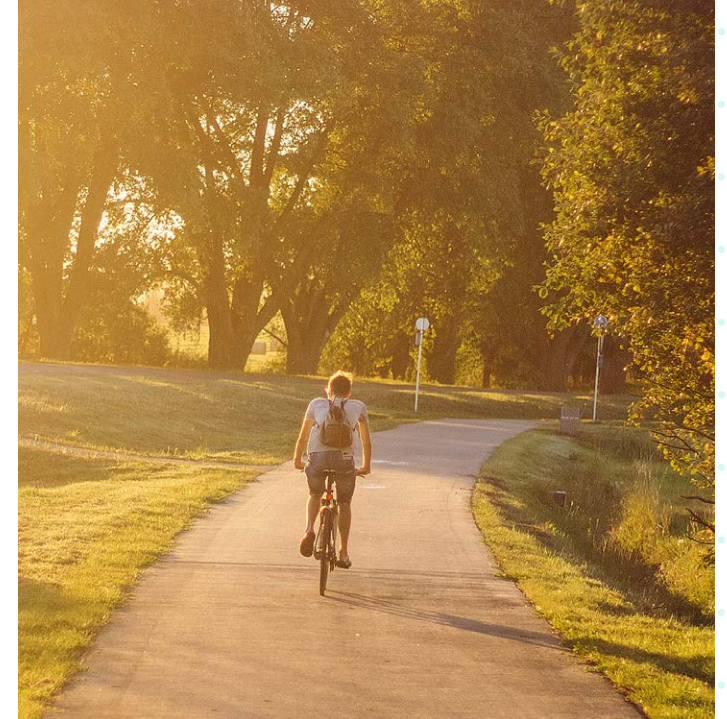


Delivering an inviting place with amenities, a welcoming environment and open spaces for everyone to experience and enjoy.



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 and EPC 'A' rating, 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 seamlessly work together 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.

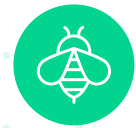
Our open, biodiverse parkland provides ample opportunities for your employees to take breaks, enjoy nature, and recharge their minds.

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.



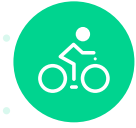
Maximising biodiversity.



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.



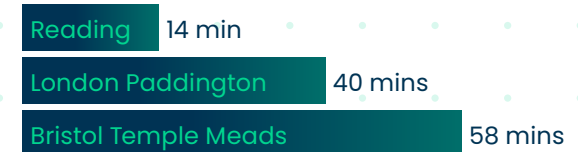
MAKING CONNECTIONS TO OXFORD & BEYOND

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.

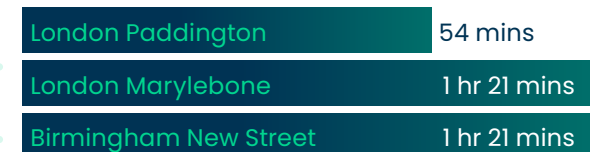
Road distances



Didcot Parkway - Train travel times



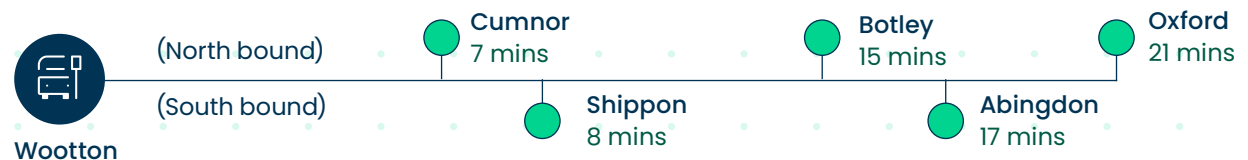
Oxford - Train travel times



Bus service times:

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

Route 44

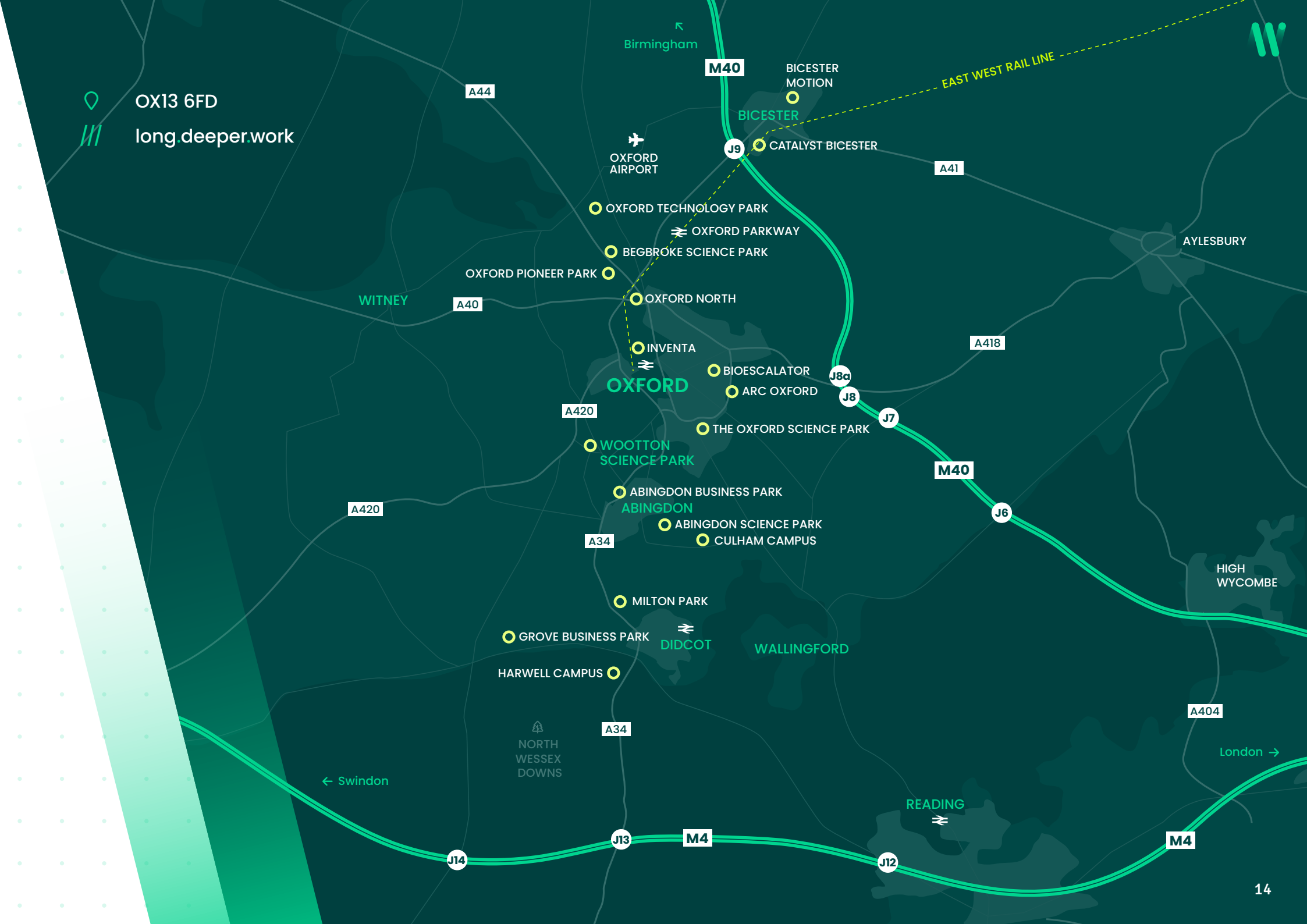




OX13 6FD



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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