TO LET / FOR SALE

Mid-tech building of 43,745 sq ft

READY TO OCCUPY

NOVA

COWLEY · OXFORD · OX4 6NH



Nova Oxford – a unique, best in class, environmentally-conscious building suitable for R&D, lab, high-tech and manufacturing uses.

SELF CONTAINED BUILDING SET IN LANDSCAPED GROUNDS

10M CLEAR HEIGHT

BREEAM 'OUTSTANDING'

EPC A+ RATING



OXFORD: INTERNATIONALLY RENOWNED FOR INNOVATION, EXCELLENCE, SCIENCE AND ENTERPRISE

With world-renowned Oxford University on its doorstep and an exceptional quality of professionals living in close proximity, Nova is positioned within one of the UK's most diverse and dynamic regions.

Life sciences are witnessing a period of rapid growth and Oxfordshire is home to a world-leading life sciences cluster, employing more than 10,000 people in scientific R&D and healthcare manufacturing[1].



THE OXFORD TO CAMBRIDGE ARC

The Arc is a globally significant area, comprising of the Oxfordshire, Bedfordshire, Buckinghamshire, Northamptonshire and Cambridgeshire counties, which supports more than two million jobs, and adds more than £110 billion to the economy each year.

With a strong regional investment strategy, Oxford is in prime position to enhance its world-leading reputation in the science, research and technology sectors, offering the ideal opportunity for collaboration, growth and success[4].

A THRIVING LOCAL ECONOMY

205 spinout companies have emerged from The University of Oxford since 2011, more than any other UK university. These companies raised £956m in external investment in 2022 alone.

Oxfordshire has one of the strongest economies in the UK, generating £23 billion GVA and creating 51,000 private sector jobs in the past decade. Both of these figures are projected to double by 2040.



OVER 10,000 OF OXFORDSHIRE POPULATION EMPLOYED IN SCIENTIFIC R&D AND HEALTHCARE-RELATED MANUFACTURING[1]

OXFORDSHIRE ECONOMY CONTRIBUTES CIRCA **£23 BILLION ANNUAL GVA[2]**

AVERAGE 3.9% YEAR ON YEAR GROWTH IN OXFORDSHIRE ECONOMY SINCE 2006[3]

56% OF OXFORDSHIRE WORKING AGE POPULATION **EDUCATED TO DEGREE LEVEL OR ABOVE[2]**

GROSS WEEKLY PAY £700 (2022)[2]

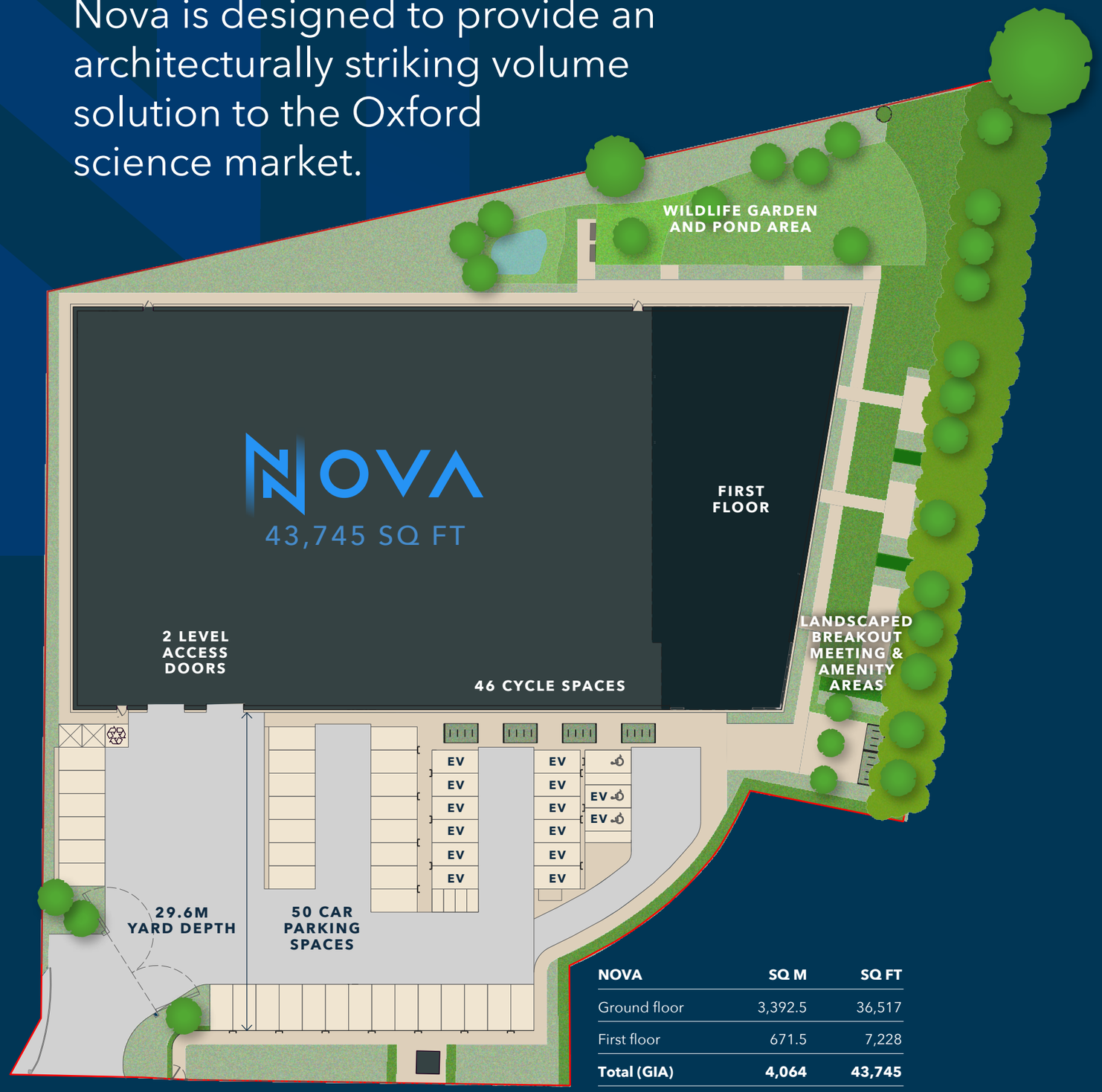
OXFORDSHIRE WORKING AGE POPULATION 465,000 (2021)[2]

[1] Invest in Oxfordshire 2023, Oxfordshire LEP
[2] Oxfordshire Strategic Economic Plan, Oxfordshire LEP
[3] oxfordshirelep.com
[4] gov.uk

Oxfordshire is home to some of the world's leading life sciences businesses including:

evotec · vaccitech · Oxford Biomedica · novo nordisk · Adaptimmune · VERTEX · sysmex · Oxford NANOPORE Technologies

Nova is designed to provide an architecturally striking volume solution to the Oxford science market.



NOVA	SQ M	SQ FT
Ground floor	3,392.5	36,517
First floor	671.5	7,228
Total (GIA)	**4,064**	**43,745**

Total site area: 0.85 ha (2.1 acres)

The office to ground floor space ratio is flexible and can be adjusted to meet specific occupier requirements. Please speak to the agents for more information.

A FUTURE-FOCUSED DESIGN, BUILT FOR PIONEERS

Nova provides a hybrid building, coupling a contemporary office style frontage with flexible internal space, allowing the office content of buildings to increase as well as mezzanine floors to be installed (STP) to suit an occupier's exact requirements.

In addition to the enhanced external building envelope, Nova will offer the following key features:

EXTERNAL

50 car parking spaces, of which 25% electric car charging spaces with potential for 100%

3 disabled spaces

4 motorcycle spaces

46 cycle parking spaces

Outside amenity areas

Wildlife garden and pond

Landscaped setting

29.6m secure yard

LED security lighting

Space for external compounds and generator base

GROUND FLOOR

2 level access doors

50Kn/m2 floor loading

10m clear internal height

Showers and changing facilities

FIRST FLOOR

Grade-A office fit out

LED lighting with PIR system

VRF heating/cooling system

Raised floor

ENVIRONMENTAL

EPC A+ rating

BREEAM 'Outstanding'

Solar PVs

15% roof lights

POWER

1 MVA power with up to 3 MVA available by 2030



OUTSTANDING SUSTAINABILITY CREDENTIALS

Sustainability is key to Nova Oxford – both inside and out.

Nova is the first building of its kind to achieve 100% BREEAM 'Outstanding'. The development not only includes a number of key environmental features but also pays careful consideration to the external landscaping. A wildlife pond and planting will help to establish a valuable natural habitat, with a vast garden and outdoor seating areas.

BREEAM
100%
OUTSTANDING

THE FIRST BUILDING OF ITS KIND TO ACHIEVE A SCORE OF 100%.





GREEN ROOF CYCLE SHELTERS

15% ROOFLIGHTS PROVIDING NATURAL LIGHT

SOLAR PANELS CAPABLE OF SAVING UP TO £44,000 PA

WILDLIFE GARDEN & POND AREA

BREEAM 'OUTSTANDING'

EPC A+ RATING

LANDSCAPED BREAKOUT AND AMENITY AREAS



LANDSCAPED BREAKOUT MEETING & AMENITY AREAS

25% EV CHARGING POINTS WITH FUTURE POTENTIAL FOR 100%

Adapting to occupier demands and future growth

CYCLE SHELTERS FOR 46 BIKES

INTERNAL AND EXTERNAL LED LIGHTING

Energy-efficient and cost-effective LED fixtures are fitted throughout, with careful consideration to avoid light spillage around habitat areas

Nova Oxford – balancing work with wellbeing.

CYCLE SHELTERS FOR 46 BIKES

BUILT TO THE HIGHEST SPECIFICATION

Packed with modern features, Nova is designed to make an impact. The glulam timber detail frontage and bright reception space make a striking first impression, while the Grade A office fit out provides a comfortable work environment for your team.

GRADE A OFFICE FIT OUT

BRIGHT MODERN RECEPTION SPACE WITH TIMBER DETAIL

SHOWERS AND CHANGING FACILITIES



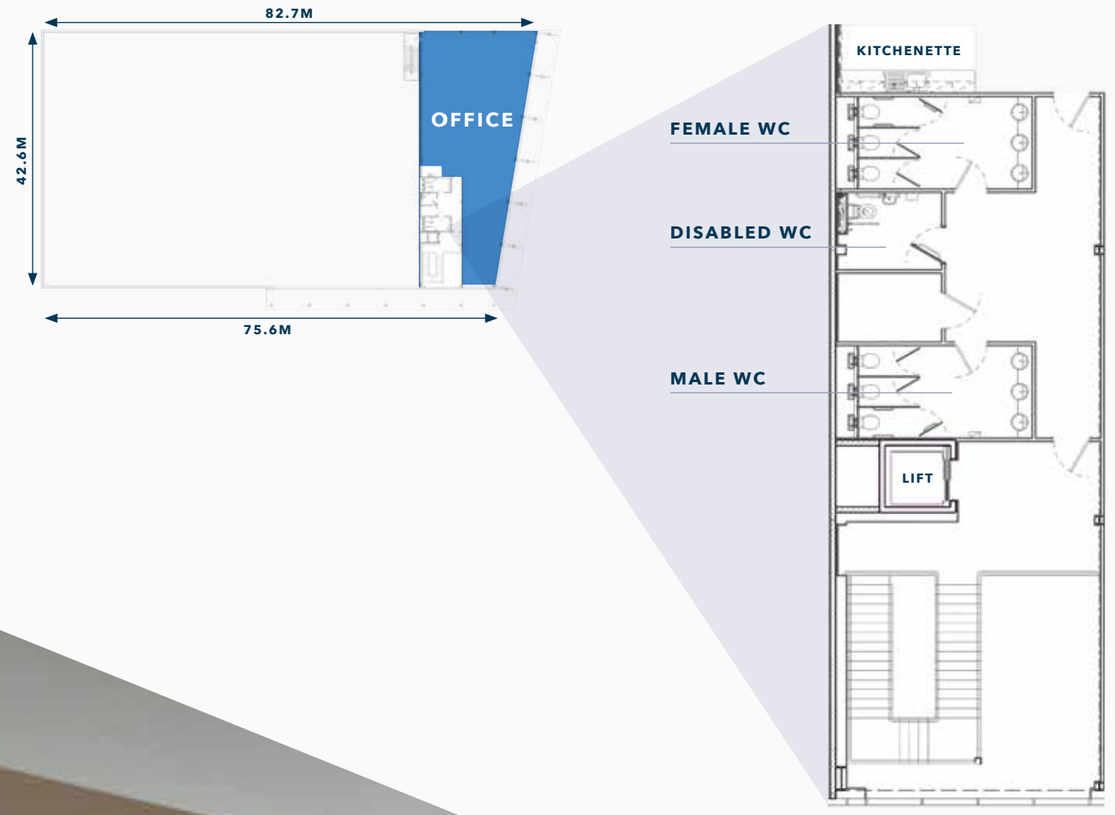


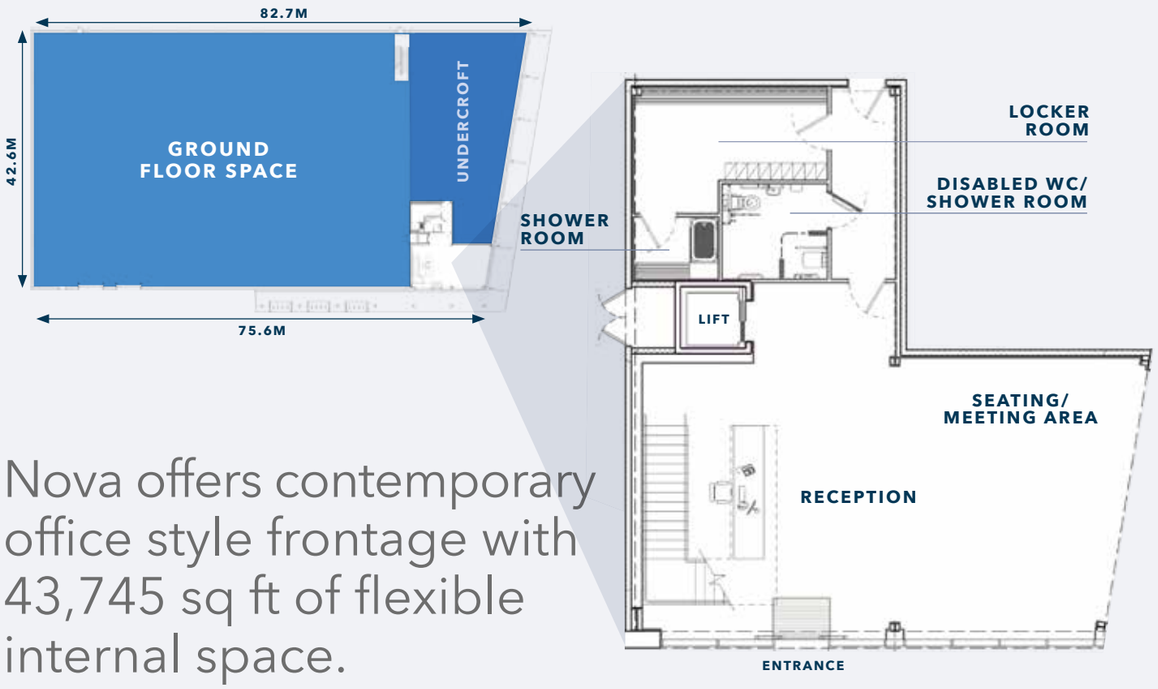




NOVA







Nova offers contemporary office style frontage with 43,745 sq ft of flexible internal space.

The office to ground floor space ratio can be adjusted to suit specific occupier requirements. Please contact the scheme agents for more information.

Nova Oxford – An IN**NOVA**TIVE outlook.





AN UNRIVALLED SCIENCE LOCATION

Nova is uniquely positioned in the heart of Oxford's key science area, sitting roughly equidistant between Arc Oxford (formerly Oxford Business Park) and The Oxford Science Park.

With neither scheme able to offer hybrid volume solutions Nova will provide a unique building on their doorsteps.

Nova adjoins a range of facilities including the headquarters of British Biomedica.

WITHIN WALKING DISTANCE

David Lloyd Gym and Racquets Club

Premier Inn, Holiday Inn Express and Hampton by Hilton

Lidl Supermarket

Oxford Retail Park – Tesco, Boots, M&S and Sports Direct

The Kassam Football Stadium – home of Oxford United FC

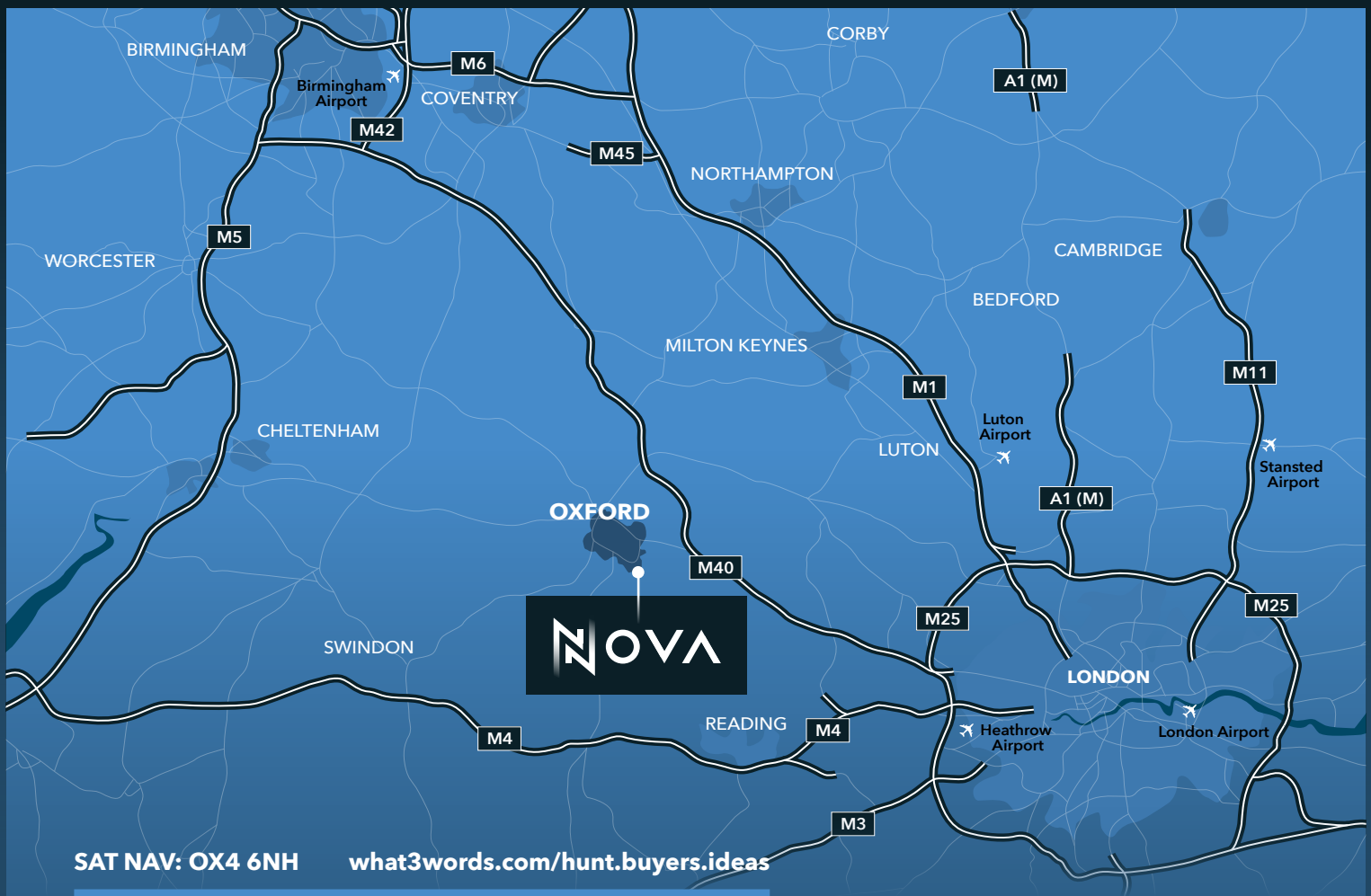
The Kassam Leisure Complex - home to Vue Cinema, Hollywood Bowl and more

ENHANCING CONNECTIVITY

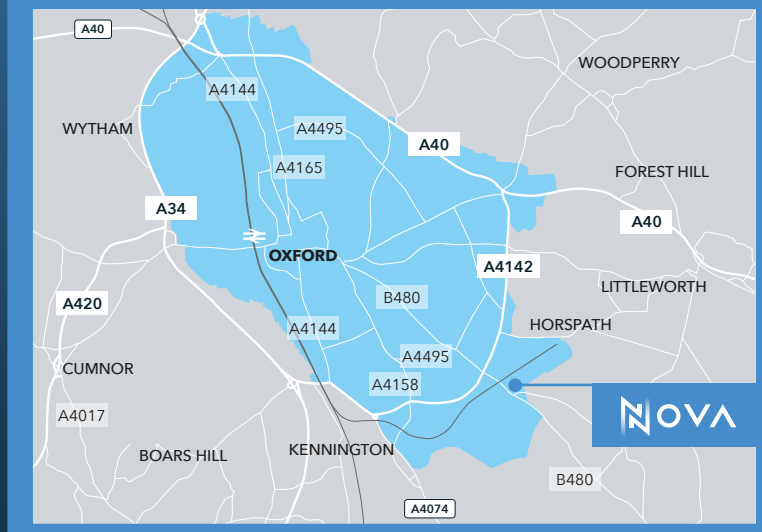
Located on the eastern edge of Cowley, Nova is situated just an 18 minute car journey from Oxford city centre, and the nearby A4142 Eastern Bypass Road puts the A34 and A40 in easy reach.

The scheme benefits from regular bus services operating within a short walk of site. Nova is also within walking distance from the proposed Cowley branch line rail extension.

Bus	Time to nearest stop	Buses per hour (up to)	Time to City Centre	Time to Rail Station
3A	5 mins	2	35 mins	N/A
5	6 mins	10	20 mins	30 mins
11	1 min	1	30 mins	N/A
11X	10 mins	5	20 mins	N/A



SAT NAV: OX4 6NH **what3words.com/hunt.buyers.ideas**



DISTANCE	By Car Miles	By Car Mins	By Train Mins
Oxford	3.6	17	-
Oxford Rail Station	5.1	17	-
J8A M40	7.4	18	-
J7 M40	9	18	-
Reading	24	47	21
Heathrow Airport	43	47	73
London	55	87	52
Birmingham Airport	70	74	-
Birmingham	81	88	57
Cambridge	102	123	148

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A development by

im PROPERTIES

NOVAOXFORD.COM

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