

To Let
High Quality Fitted CL2 Laboratory/Offices

CBRE

Ground and First Floor - West Wing, Institute of Advanced Technology
Begbroke Science Park OX5 1PF
12,136 Sq ft (1,128 Sq M)



Location

The Institute of Advanced Technology (IAT) Building is located on the Begbroke Science Park, which is wholly owned and managed by the University of Oxford. It is located just five miles from Oxford city centre and is easily reached by car, bus, train or bike.

Begbroke is a deep-tech hub for around 50 science-based innovation companies and Oxford University research groups, with the well-established Centre for Innovation and Enterprise and AgileLab providing the heart of this vibrant community.

The IAT sits on a landscaped estate boasting an original Jacobean farmhouse which also offers flexible conference facilities.

Description

The ground floor provides a CL2 laboratory which is sub-divided into a number of separate rooms, with an externally ducted fume cupboard and lab benching. The space also includes write-up areas and a kitchenette. There is a large shutter door into a goods-in area to enable easy access for large equipment.

The first floor is set out as a range of individual offices, meeting rooms, open-plan office space, communications room and kitchen and social area. There is a second shutter door allowing straight-forward delivery options to the upper floor. The specification includes:-

- Cat 5E data cabling
- Communal gardens and meeting space within the IAT
- WC & Shower facilities
- 30 allocated parking permits
- Shared passenger lift
- Bicycle store



Accommodation

The suites comprise the approximate following net internal areas:-

Accommodation	sq ft	sq m
Ground floor	5,896	548
First floor	5,965	554
Second floor - access	275	26
Total	12,136	1,128

Please note all areas are approximate.

Amenities

- A regular minibus service which connects quickly and conveniently with Oxford Parkway Station, Summertown and the centre of Oxford
- On-site restaurant serving freshly prepared meals and a coffee shop offering snacks and barista coffee, with an out-of-hours vending service
- Scenic running and walking routes as well as an outdoor gym and table tennis
- A peaceful walled garden with seating for meetings or quiet relaxation
- Meeting rooms and conference facilities with catering provided by the on-site team
- Indoor and outdoor meeting pods for private conversations
- Regular seminars, training and social events to enrich the community and stimulate collaboration

Services & Support

The Begbroke team is able to offer a bespoke package of convenient, cost-effective business services and support, for example:

- Reception services including telephone answering, post-handling, visitor management and goods in
- VoIP phone service
- Fast, reliable Wi-Fi
- Access to the Materials Characterisation Service
- Use of the on-site Clean Room
- Expert Health & Safety advice and consultancy
- IT & communications management and support, including server management, website hosting and security compliance
- On-site facilities team providing additional support for your in-house personnel
- Site security with CCTV and door access controls
- Recycling and waste management services

Terms

The property is available by way of a new lease on terms to be agreed.

Rent	Rates	Service Charge	EPC	Legal Costs
£60.00 per sq ft per annum exclusive plus VAT	Rateable value : £172,000	TBC	B-48	Each party to be responsible for their own legal costs incurred.

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