



Wootton
Science
Park

Oxford

Viewing Available
From February 2024

ORIGIN

New laboratory building
with suites available
from 2,260 to 9,268 sq ft
(210 to 861 sq m)





Where science and innovation come to life

Origin at Wootton Science Park is a brand new CL2 laboratory building offering prime accommodation, suitable for science and technology companies, located within an open parkland environment. **Wootton Science Park** is strategically positioned for easy access to Oxford and also the A34 and South Oxfordshire.



Highest concentration of university spinouts in the UK



On-site management team



Located within the key Science area of Vale of White Horse



Dedicated bus service connecting to Oxford



Less than 4 miles south west of Oxford



Built with the environment in mind

← TO A420
OXFORD – 5 MILES

TO A34
ABINGDON – 3.5 MILES →



Flexible space from 2,260 - 9,268 sq ft (210 - 861 sq m)



Purpose built
CL2 laboratory



6 air changes
per hour



Goods lift



Vulcathene drainage



Generous risers to
accommodate plant extract



Lab enabled shell,
or full fitted suites



Accommodate 60:40
lab:office split



Tenant plant areas and
double loading doors



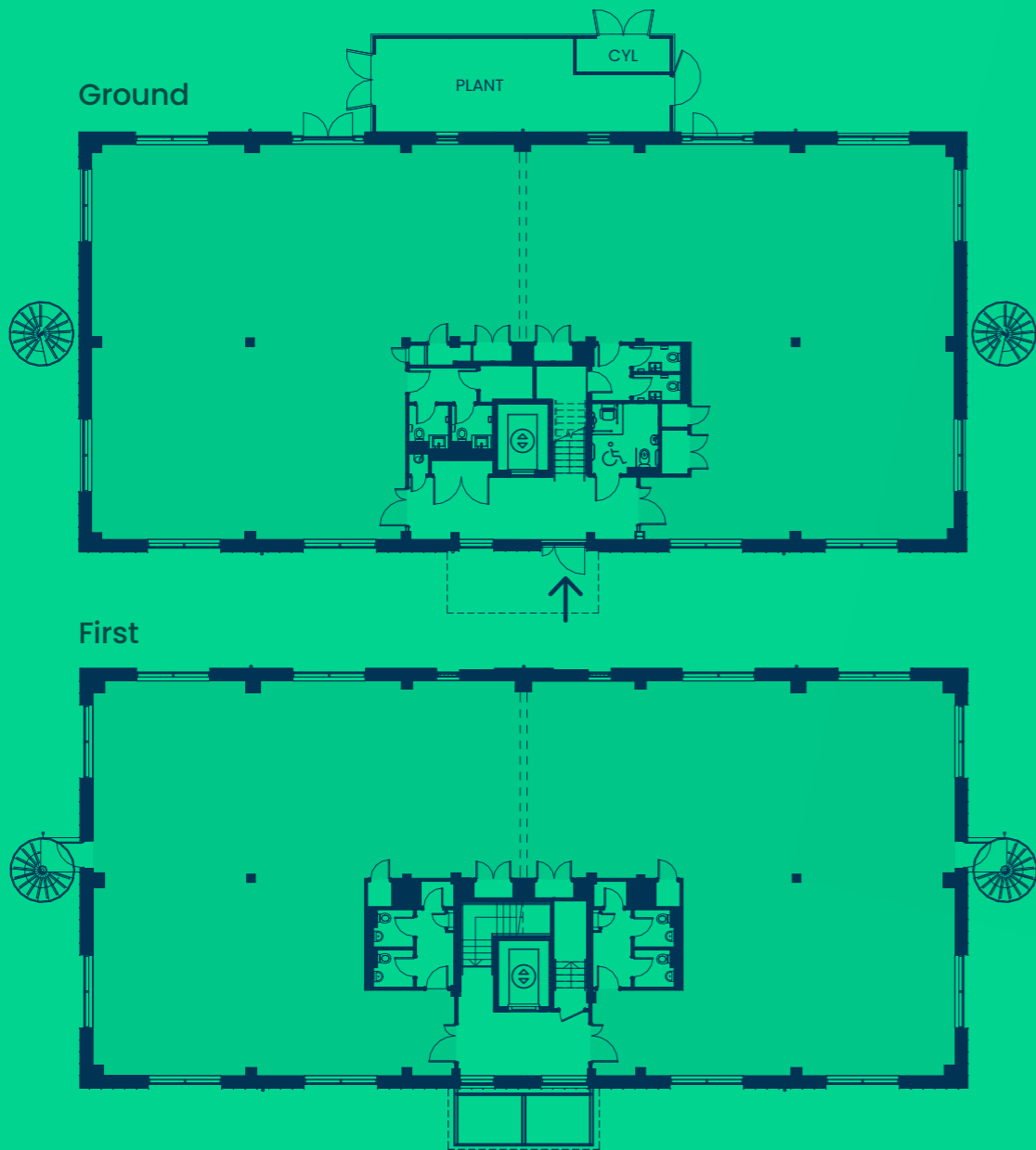
Generous floor to structural
ceiling heights of 4.3m



Purpose-built CL2 laboratory space

Availability	Sq ft	Sq m
Ground - Suite 1	2,336	217
Ground - Suite 2	2,260	210
First - Suite 3	2,336	217
First - Suite 4	2,336	217
Total	9,268	861

Measured on a Gross Internal Area (GIA) basis



Origin is designed as a fully flexible building and can accommodate requirements from 2,260 sq ft to a stand-alone HQ requirement of 9,268 sq ft. The building is offered as lab enabled or as a fitted solution.





An environment for businesses to grow

Wootton and the surrounding area offers space to breathe, think and thrive with many local amenities and Oxford on your doorstep.



33 staff and visitor car parking



8 EV charging points



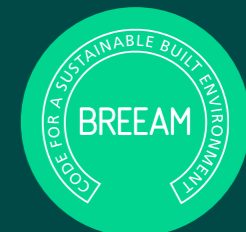
28 covered cycle spaces



6 acres of open green space



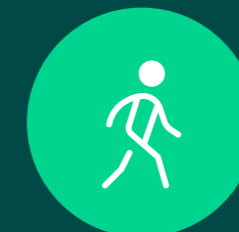
Targeting EPC 'B' or better



'Very Good' for energy standards



Public transport connections on site



Local amenities within 5 minute walk



Secure and managed site



Perfectly placed for making connections

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.

Bus Times (no. 33)

Oxford	23 mins
Abingdon	27 mins
Botley	27 mins
Didcot Parkway Train Station	56 mins

Road Distances

Abingdon	3.5 miles
Oxford	5 miles
Oxford Parkway	9 miles
Didcot Parkway	10 miles
Heathrow Airport	50 miles
Birmingham Airport	67 miles

Train travel times

Didcot - Reading	14 Mins
Didcot - Bristol	58 Mins
Didcot - London Paddington	44 Mins
Oxford - London Paddington	54 Mins
Oxford - London Marylebone	1hr 21 Mins
Oxford - Birmingham New St	1hr 21 Mins

Source: Google, National Rail Enquiries

Sat Nav Ref: OX13 6FD
What3Words: ///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. 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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