

**Aspen  
Building**



**OXFORD  
TRUST** Wood Centre  
for Innovation



Laboratory & Office suites available from 1,100 sq ft

**Exceptional spaces for exceptional science**

# In the heart of the Headington Science Cluster

The Wood Centre for Innovation, including the new Aspen Building, is located in the heart of Headington, on the east side of Oxford.

The site is close to leading centres of scientific research such as the University of Oxford's globally-recognised Medical Sciences Division at Old Road Campus, home to many world leading institutes, and the major research-intensive hospitals including the John Radcliffe, Churchill, Nuffield and Warneford, as well as research centres at Oxford Brookes University.

The Centre is also part of the Headington Science Cluster, including the Bioescalator, BioInnovation Hub, Barclays Eagle Labs and TheHill, supporting innovation in digital health and life sciences.

The Wood Centre for Innovation is within walking distance of Headington's shops and restaurants and transport into the centre of Oxford.





# Wood Centre for Innovation

The Wood Centre for Innovation is set in 15 acres of stunning biodiverse woodland, ponds and grassland, making it one of Oxford's most sustainable and green workspaces.

The Centre is home to a community of pioneering science and tech start-up companies. They are all pushing the boundaries of research and development with breakthroughs in biotech and advancements in deep tech, driving positive change.

The adjoining Science Oxford Centre is the UK's first hands-on indoor-outdoor science centre for primary aged children. It is open to school visits during the week and families with young children on Saturdays for Family Days and STEM clubs run by Science Oxford.

## On site facilities

- Co-working space, meeting rooms and shared lab facilities
- On site café serving freshly prepared food and includes an outdoor decking area to enjoy the views
- 100-seat theatre for conferences
- STEM education centre





## The Aspen building is a sustainably designed science facility set in 15 acres of beautiful woodland



**New purpose-built science facility at the Wood Centre for Innovation**, including flexible lab and office space with the opportunity for individual design requirements



**Located at the heart of the Headington Science Cluster** close to the University of Oxford's Old Road Campus, the NHS research and teaching hospitals and Oxford Brookes University



**Set within the calming natural beauty of 15 acres of biodiverse woodland, ponds and grassland** with walking trails and seating



**On-site café** with outdoor decking area to enjoy the surrounding nature



**As part of The Oxford Trust's innovation community**, clients have the opportunity to network, attend business support events and have access to the Oxford Centre for Innovation in the city centre



**Additional communal facilities** with access to co-working in Barclays Eagle Labs, meeting rooms, reception and theatre for conferences



**Secure bike racks, dedicated car-parking and EV charging points available**



**Targeted BREEAM Excellent** and thanks to stewardship and investment into the natural realm, the overall site, including the Aspen Building is **carbon neutral**



## Building specification



- Flexible infrastructure
- WCs, showers and changing facilities
- Secure external compound for waste
- Building CCTV system
- Smart metering for building services
- Access to café in Linden Building which is undergoing an extension
- External seating and landscaped surrounds
- Demised car parking, bicycle store and EV charging points
- Passenger/goods lift
- Targeted BREEAM Excellent



## Laboratories



**All laboratories are supplied to a CAT A+ standard including:**

- Floor to slab height of 3.5m
- 1,000 kg goods lift
- Lab flooring and suspended ceiling with LED lighting & servicing voids
- Air handling (a minimum of 6 changes per hour) with heating and cooling
- Installed lab wash stations
- Additional layer access control to lab entry
- Gas (N2 and CO2) connections and external gas storage
- CAT V water
- Direct extraction vent enabled (west side of building)

**With the additional + features to include:**

- UPS enabled preinstalled connectivity for critical equipment etc.
- Autoclave (in shared lab area)
- Shared dewar flask storage
- Shared liquid nitrogen supply



## Offices



**All offices are supplied to CAT A standard including:**

- Raised access flooring
- Full air conditioning with heating and cooling
- Open ceiling structure to create enhanced volume
- LED lighting on smart PIR
- Carpets (with early stage colour choice to tenant)
- Access control system
- Options for fully fitted kitchenettes in offices including dishwasher and fridge [kitchens not offered as standard]

## Power



The site is served by an existing 275kva power line (75% capacity utilisation). A new dedicated substation is being installed as part of the new build rated at 300kva standard import capacity but with the ability to increase to 800kva.



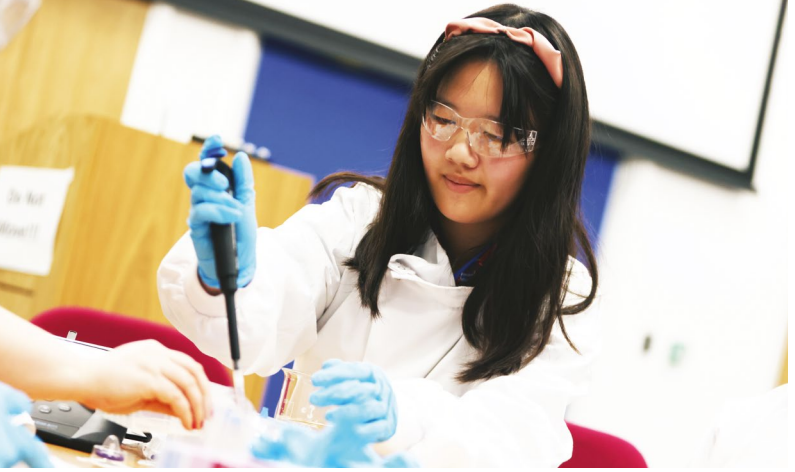
## Ground floor



## First floor



- TOILETS
- SHOWER
- STAIRS
- LIFT
- FIRE EXIT



**The Oxford Trust's stakeholders are the scientists and innovators of the future.**

# About The Oxford Trust

The Oxford Trust is an independent charitable trust established in 1985 by Oxford entrepreneurs the late Sir Martin and Lady Audrey Wood, founders of Oxford Instruments, the University of Oxford's first, and some say, most successful spinout.

The Trust set up the first innovation centre in Oxford, helping to build the foundations of the successful science economy we see in Oxfordshire today.

Their mission is to encourage the pursuit of science. That's why their innovation centres are more than just office and lab spaces; they help companies thrive.

Over the last 40 years they have supported hundreds of science and tech companies to expand and grow in their innovation centres from Perspectum Diagnostics and Ultramics to Habitat Energy and Inflection UK.

They are proud that they reinvest the revenues from their innovation centres into their STEM education and engagement programmes under Science Oxford.



**Terms**

A new lease to be agreed by negotiation  
Quoting terms are available upon application

**Viewings**

Strictly through sole letting agents

**EPC**

Available upon completion

**Travel distances**

**By road**

- Heathrow airport: 48 miles
- London: 78 miles
- Bristol: 87 miles
- Birmingham: 83 miles

**By rail** (from Oxford city centre)

- London Paddington: approx 51 mins
- Reading: approx 22 mins
- Bristol: approx 1 hour 22 mins
- Birmingham: approx 1 hour 6 mins

**Agent contact details**



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