



Wootton
Science
Park

Oxford

Brand New Building
Available To Let

ORIGIN

New laboratory suite
available from approx
2,300 sq ft (210 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 →



One suite remaining extending to approx 2,300 sq ft



 Purpose built
CL2 laboratory

 6 air changes
per hour

 Goods lift

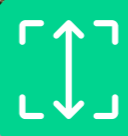
 Vulcathene drainage

 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

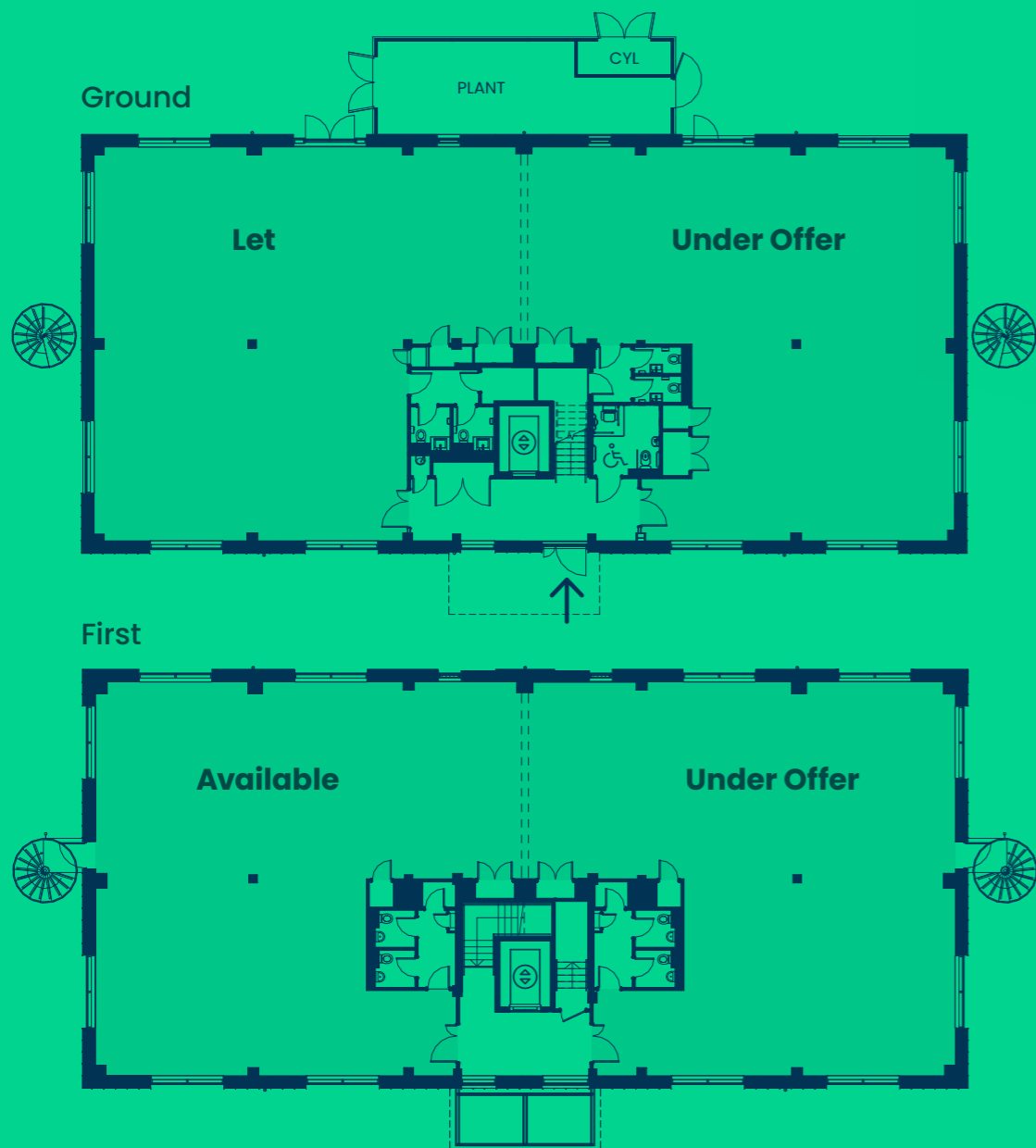
 Generous floor to structural
ceiling heights of 4.3m



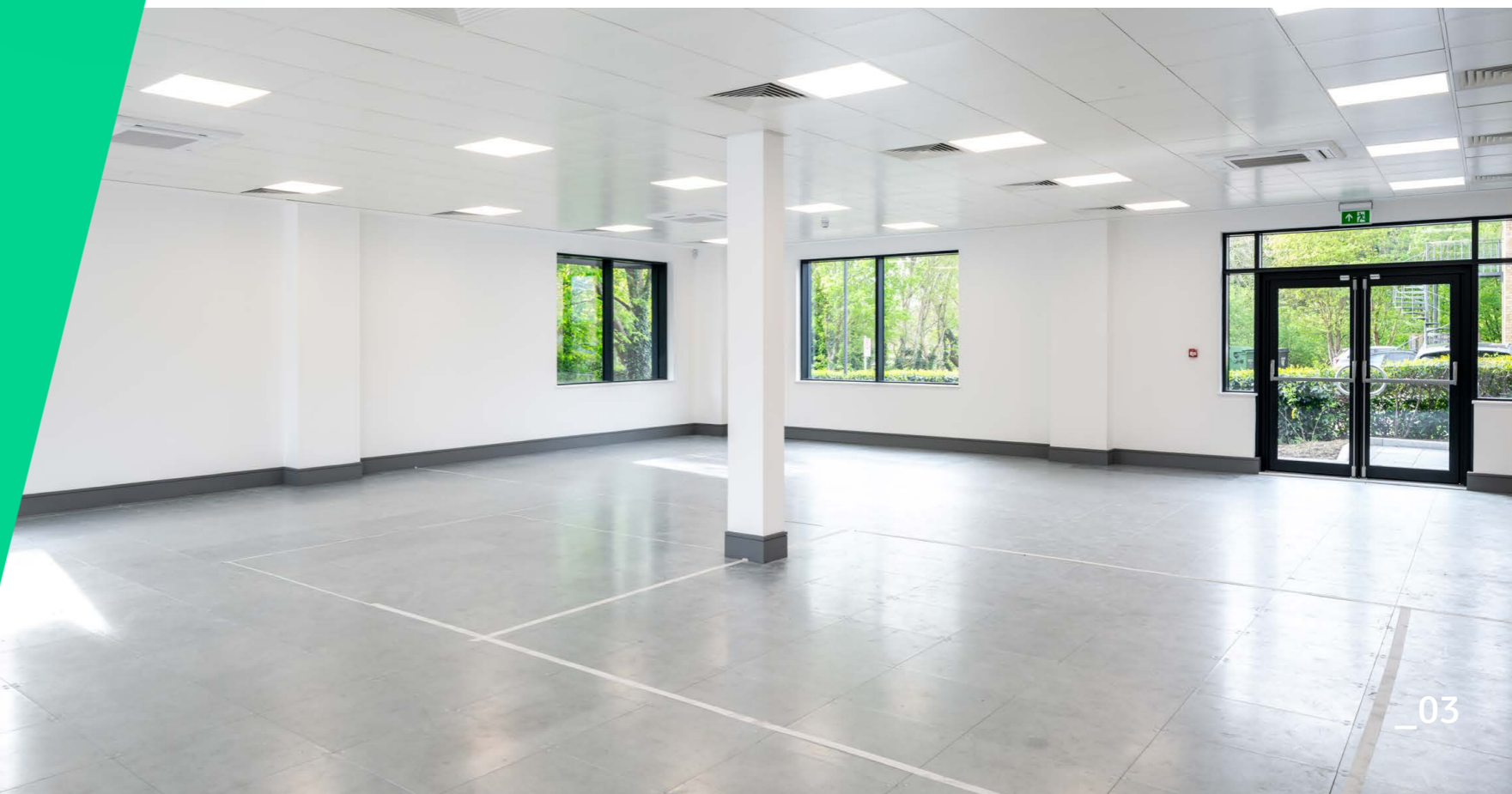
Purpose-built CL2 laboratory space

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

Measured on a Gross Internal Area (GIA) basis



Origin is designed as a fully flexible building and can accommodate a range of dry and wet laboratory uses alongside offices/write up space. Tailored occupier solutions are available either on a either lab enabled or fully fitted basis.





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



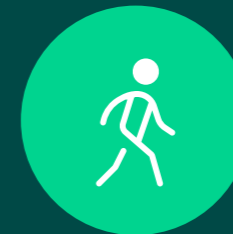
EPC A achieved



'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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