



Inventa

Botley Road, Oxford OX2 0HY

The Future of Life Sciences in Oxford

Inventa is a brand new purpose built Laboratory and Office building in Central Oxford with 65,000 sq ft of accommodation. Built on a design philosophy that encourages and enhances collaboration via its extensive amenity offering.



Central Oxford location



Part of Oxford's newest science hub, OX²



Next generation science building to be delivered 2023

Image right:
Front façade with car parking

One: Overview

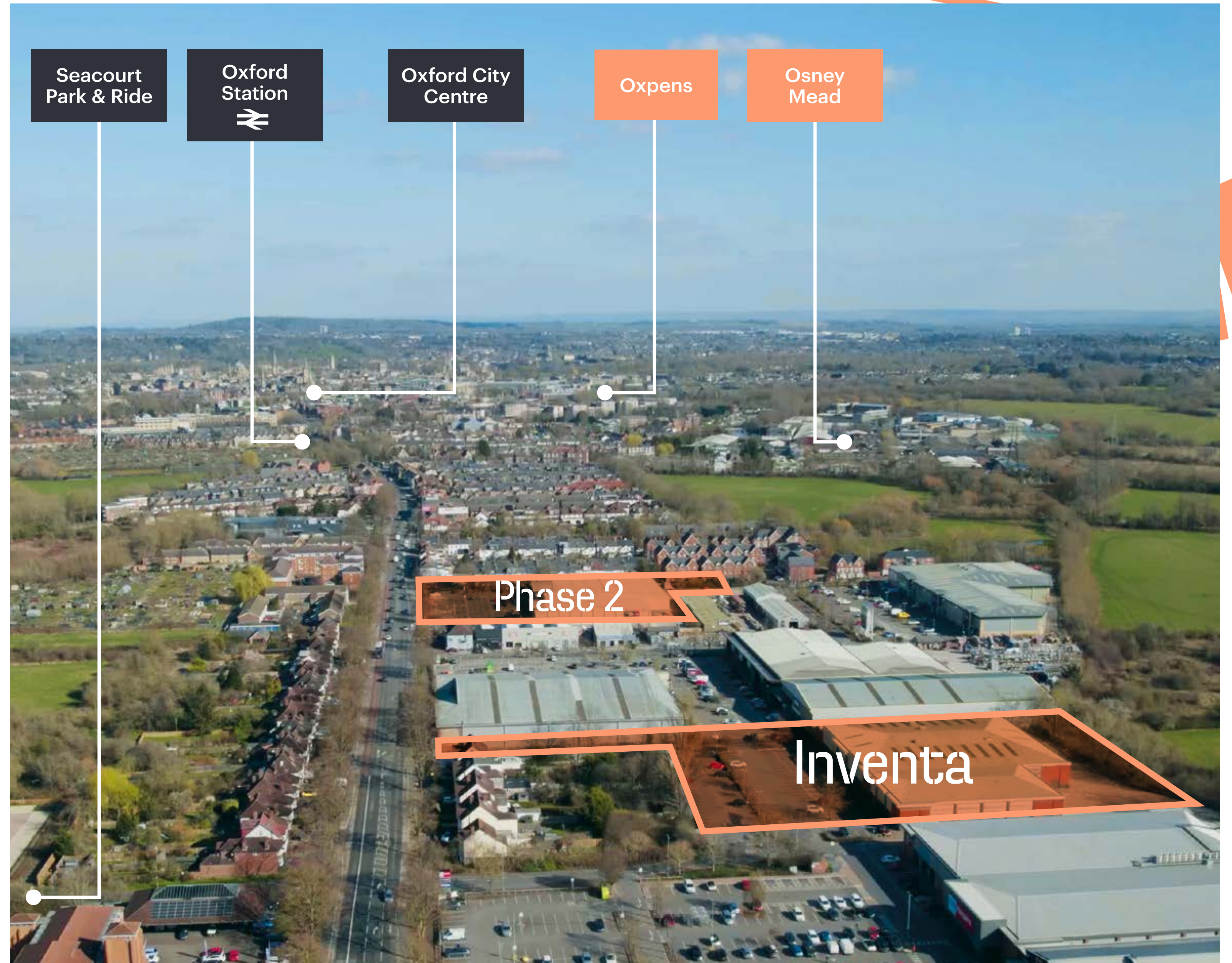


Inventa

OX² - A New Science Hub

Inventa will be the first scheme to be delivered within OX², an emerging urban innovation district west of the City Centre. Phase 2 of OX², combined with the subsequent delivery of major Science and Innovation campuses at Osney Mead and Oxpens will further enhance and establish the area as Oxford's prime science location.

OX² is unique in its location due to its direct access to central Oxford, the western Ring Road and mainline station. The area offers a wealth of local amenities such as restaurants, grocery stores, pubs, and ample green space.



Location

Inventa will be the most centrally-located Sciences development to be delivered in Oxford, benefiting from easy walking access to Oxford's city centre, its historic cultural landmarks and University Institutions. The area offers a wide range of local amenities including retail, restaurants, coffee shops and leisure facilities.

Amenities

- 01 Waitrose
- 02 The Hollybush
- 03 Porterhouse
- 04 The Punter
- 05 The Perch
- 06 Tap Social
- 07 Jericho Coffee Traders
- 08 Pickle & Lime
- 09 Oxford Golf Centre
- 10 West Way Square

University of Oxford

- 01 Oxford University Campus
- 02 Old Road Campus

University Hospitals

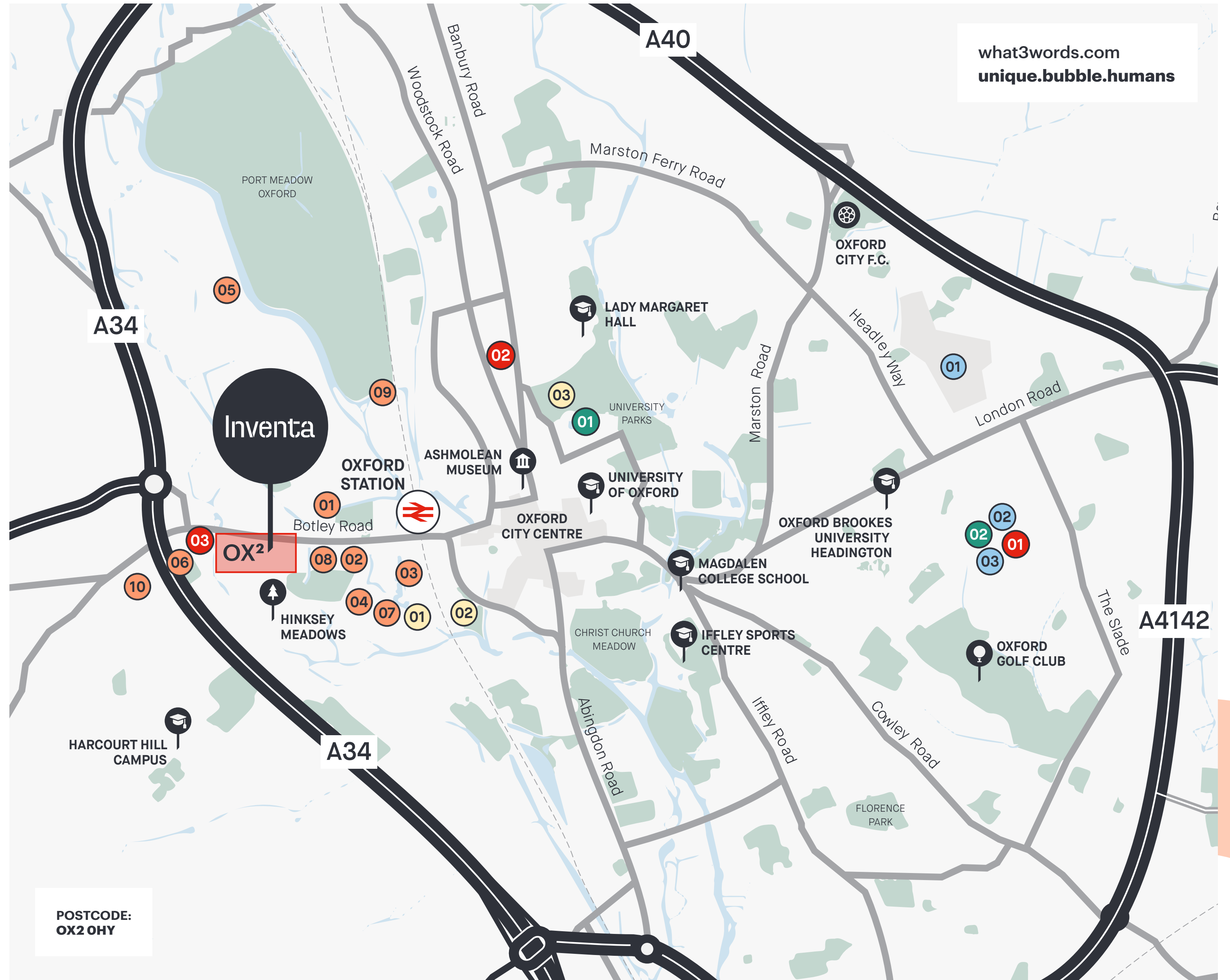
- 01 John Radcliffe Hospital
- 02 Nuffield Dept. of Orthopaedics
- 03 Churchill Hospital

Research & Development

- 01 Oxford Bioescalator
- 02 Oxford Science Enterprises
- 03 Oxford University Innovation

Development Pipeline

- 01 **Osney Mead**
Majority owned by Oxford University with intention to realise major Research and Development campus.
- 02 **Oxpens**
Emerging Masterplan to include c.500,000 sq ft of lab and office space.
- 03 **Life and Mind Building**
New c.270,000 sq ft building housing the new departments of Experimental Psychology and of Biology.



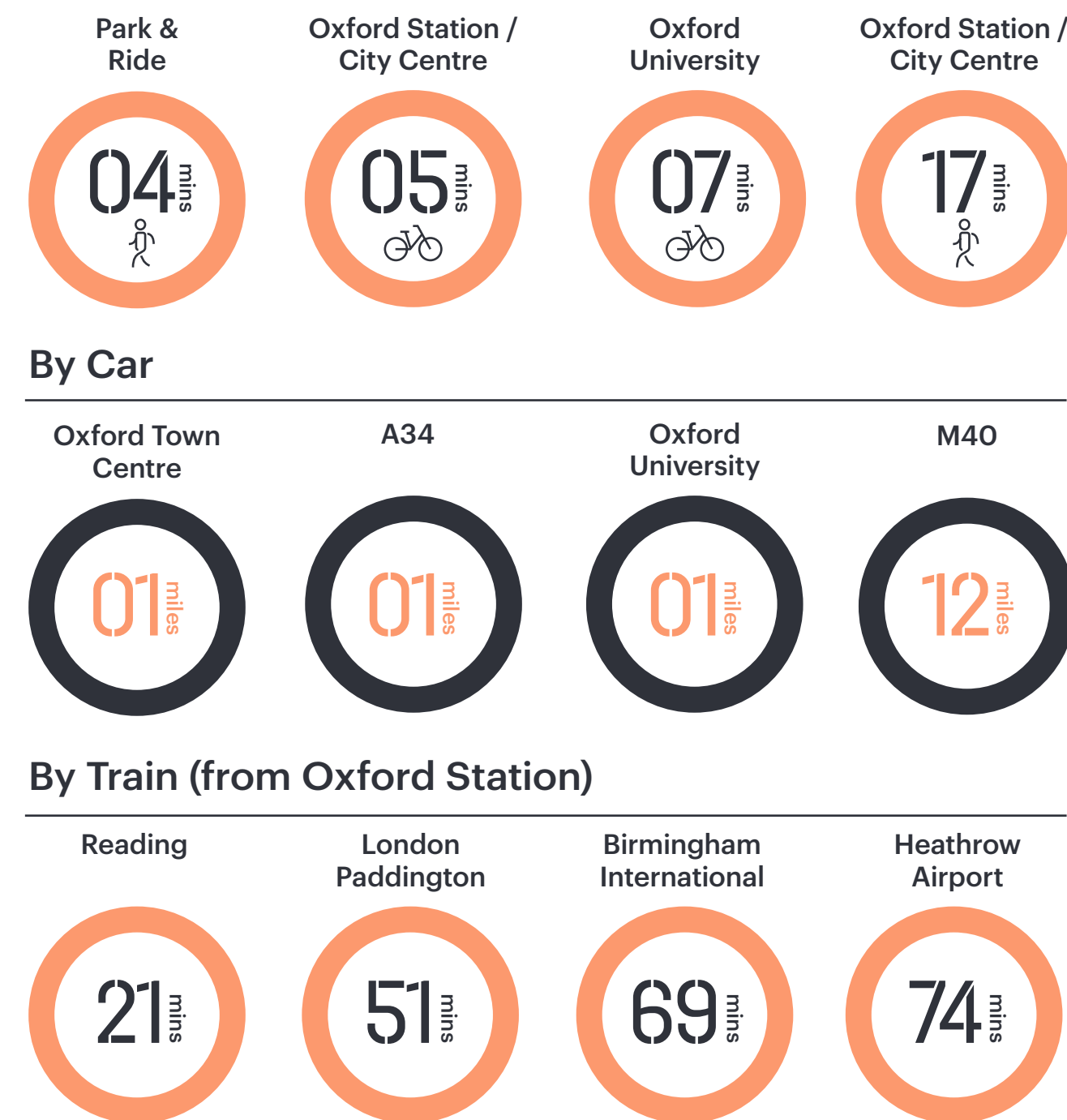
OX² Local Amenities



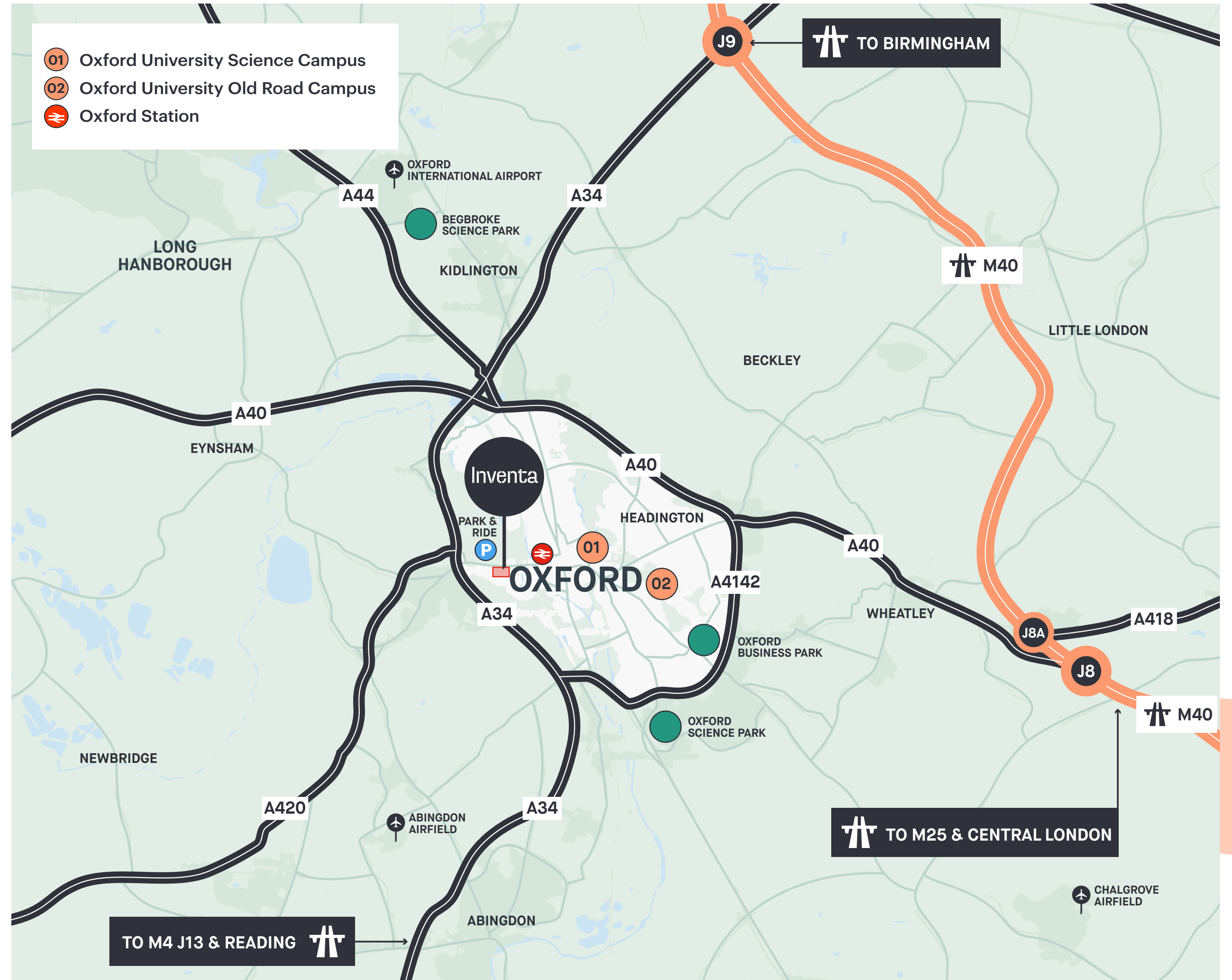
Connectivity

OX² and Inventa are extremely well connected and the only commercial Science hub within walking distance to the City Centre. Oxford rail station is within a 5 mins cycle/15 min walk of the scheme. The A34/Ring Road is also easily accessible by car via The Botley Interchange which is less than a mile away.

Botley Road has a Park & Ride service directly opposite Inventa as well as dedicated cycle lanes, regular bus routes and an electric scooter zone providing easy access across the City.



Five: Location



A Place for Collaboration

The building was inspired by a covered market and urban streetscape, where placemaking is at the heart of the design.

Its stunning reception and network of high streets and squares presents the opportunity for collaboration. The building features an onsite café, offering a range of healthy food and drink options throughout the day, and a variety of formal and informal meeting areas.



ESG Credentials

Inventa has been designed with sustainability in mind, through the utilisation of in-situ flat slabs selected for minimum embodied carbon (realising a 50% reduction in embodied carbon vs. steel frame option).

Retention of existing structure has halved the concrete required to build new roof structures, significantly reducing overall embodied carbon.



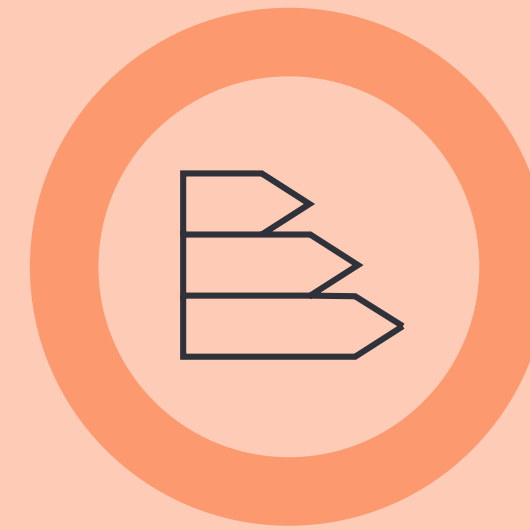
Walking distance to Park and Ride



24 electrical charge parking provision



BREEAM Very Good



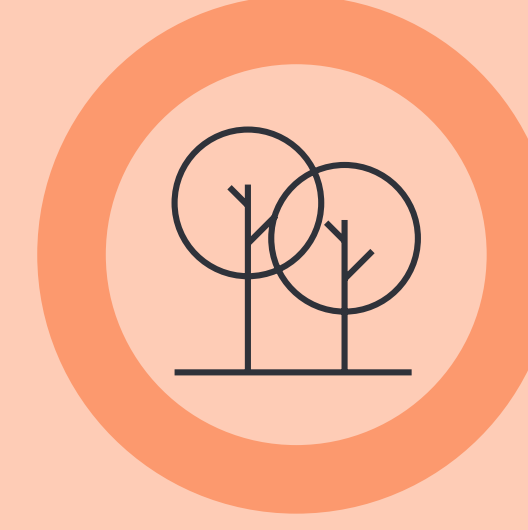
Targeting EPC rating B



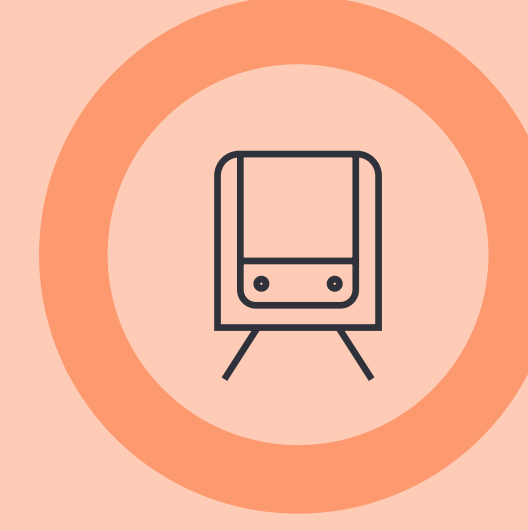
Substantial improvements to transport provision



Dedicated pedestrian and cycle access from Botley Road



New planting and landscaping



Only Oxford Commercial Life Science scheme to be walking and cycling distance from Oxford station and City Centre



Views and access to green fields to the rear



Private landscaped gardens with breakout space



Indoor and outdoor planting and landscaping



6 showers with lockers and changing facilities



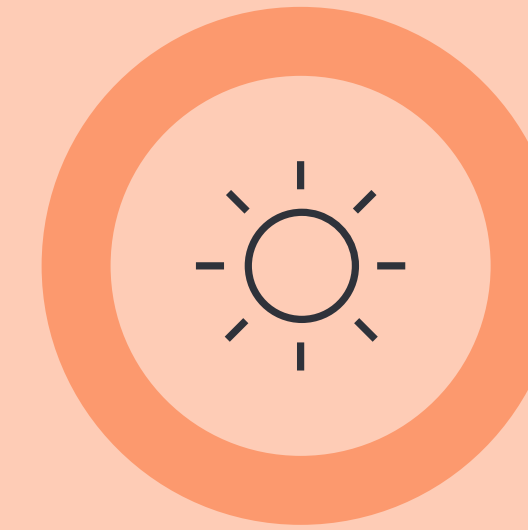
60 enclosed and covered cycle spaces. 10 external cycle stands



Onsite catering facilities offering healthy food and drink options



Enhanced breakout and collaboration provision within two large 'high-streets'



Increased natural light through provision of double height atria

CGI:
Cutaway aerial view

LOADING AREA

PRIVATE GARDENS &
BREAKOUT SPACE

GROUND FLOOR LABS

ON-SITE CAFE

FIRST FLOOR OFFICES

FRONT ENTRANCE

CGI:
Building rear with
dedicated garden





CGI:
Onsite café

Ground Floor Lab - Floor Plans

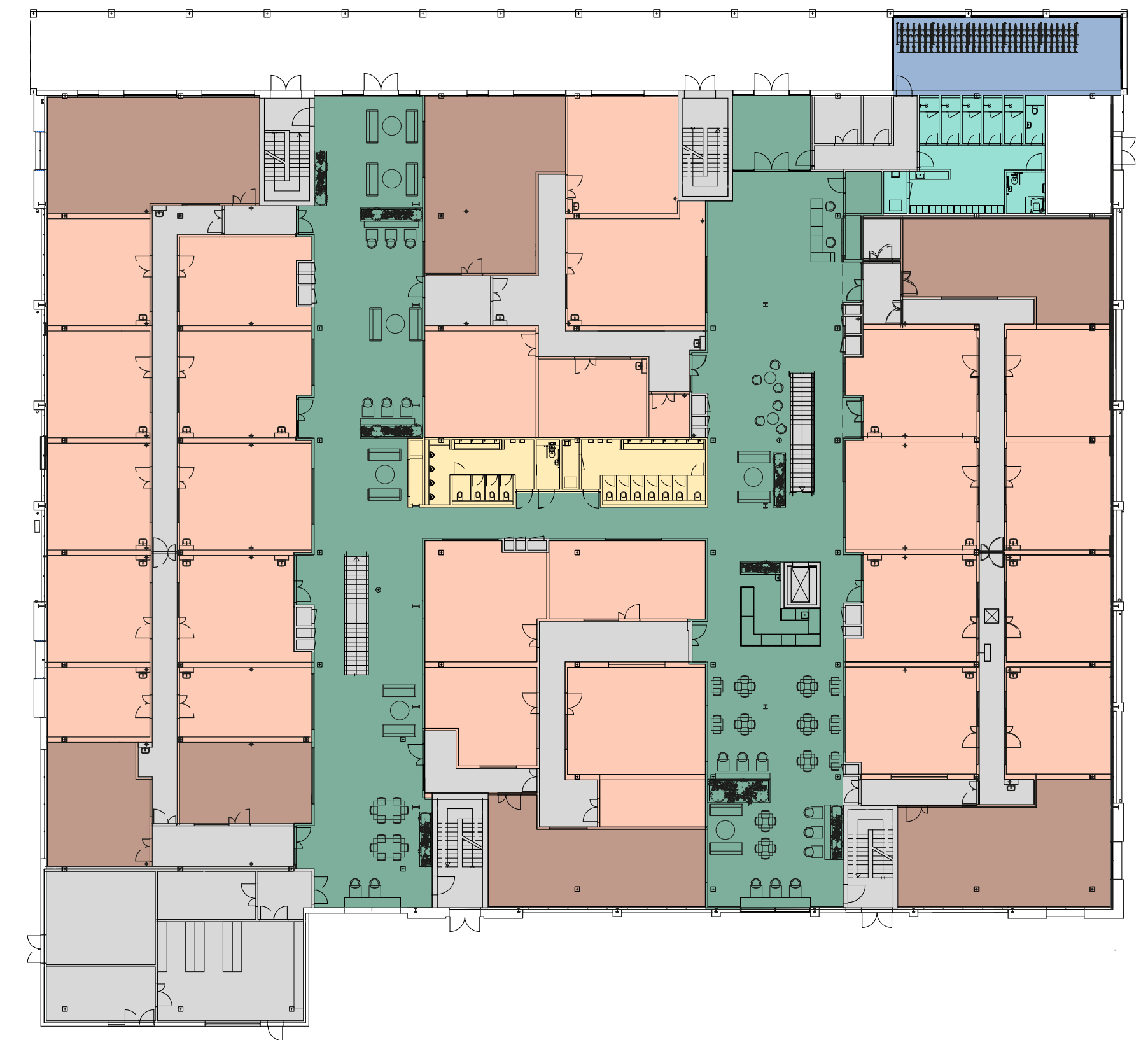
Floor	Use	Sq Ft	Sq M
First	Offices	32,109	2,983
	Meeting Rooms	527	49
Ground	Labs	24,380	2,265
	Amenities	8,493	789
Total		65,510	6,086

- Lab space
- Lab / write up
- Amenities
- Bike store
- Showers
- WCs
- Core

Open plan labs

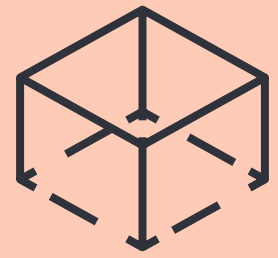


Indicative lab space fit out option

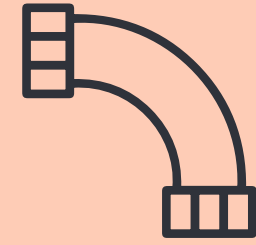


For indicative purposes only.
Not to scale.

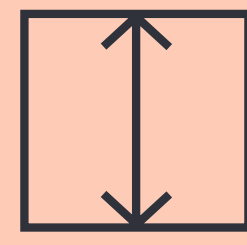
Ground Floor Lab - Specification



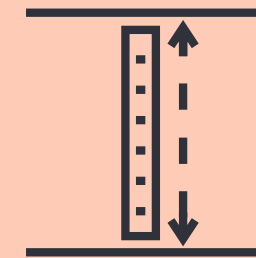
Ground-bearing concrete floors



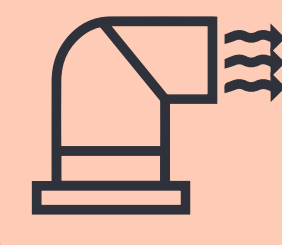
Strategically positioned drainage points



Slab to slab height of 3,475mm to incorporate 700mm servicing void in ceiling



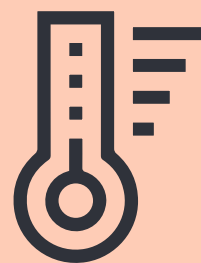
Minimum clear working heights of 2,775mm



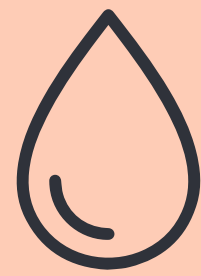
Roof mounted air handling units to provide minimum 6 air changes per hour to laboratory areas



Vinyl over screed floor coverings to laboratory areas



Heating and cooling using variable refrigerant flow with heat recovery systems



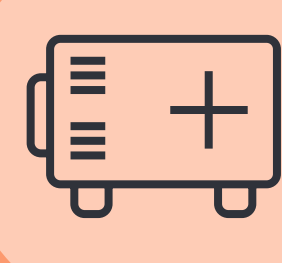
Potable and non-potable Cat 5 water provision



Provision for general, chemical and clinical waste disposal



Secure rear loading and storage yard with dedicated bottled gas areas provided



Capacity for backup power provision by way of external generators



Power Supply into the building is 800 KVa

Baseline specification is open plan lab but fitted space can be delivered subject to discussion







First Floor Office - Floor Plans

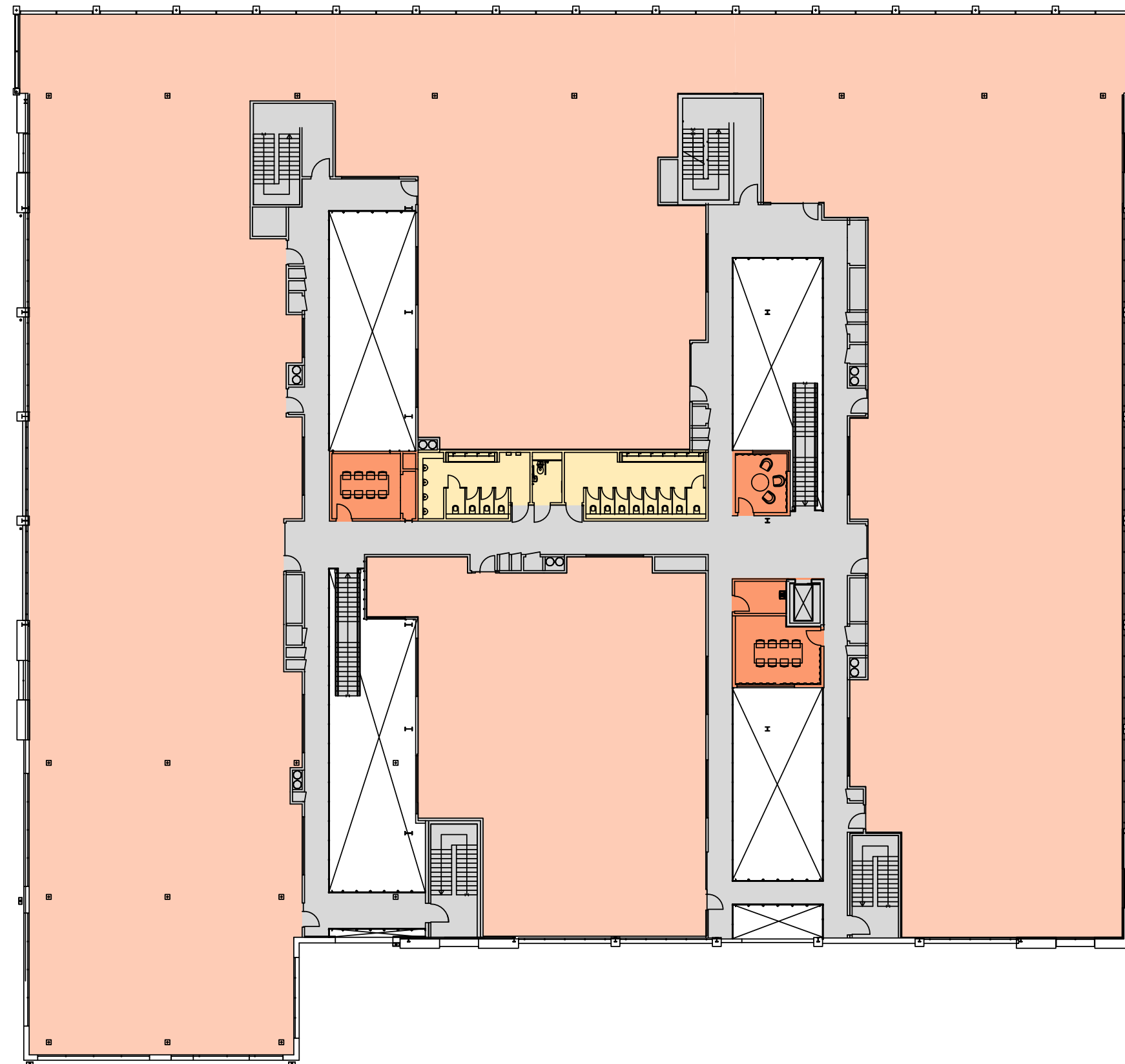
32,109 sq ft / 2,983 sq m



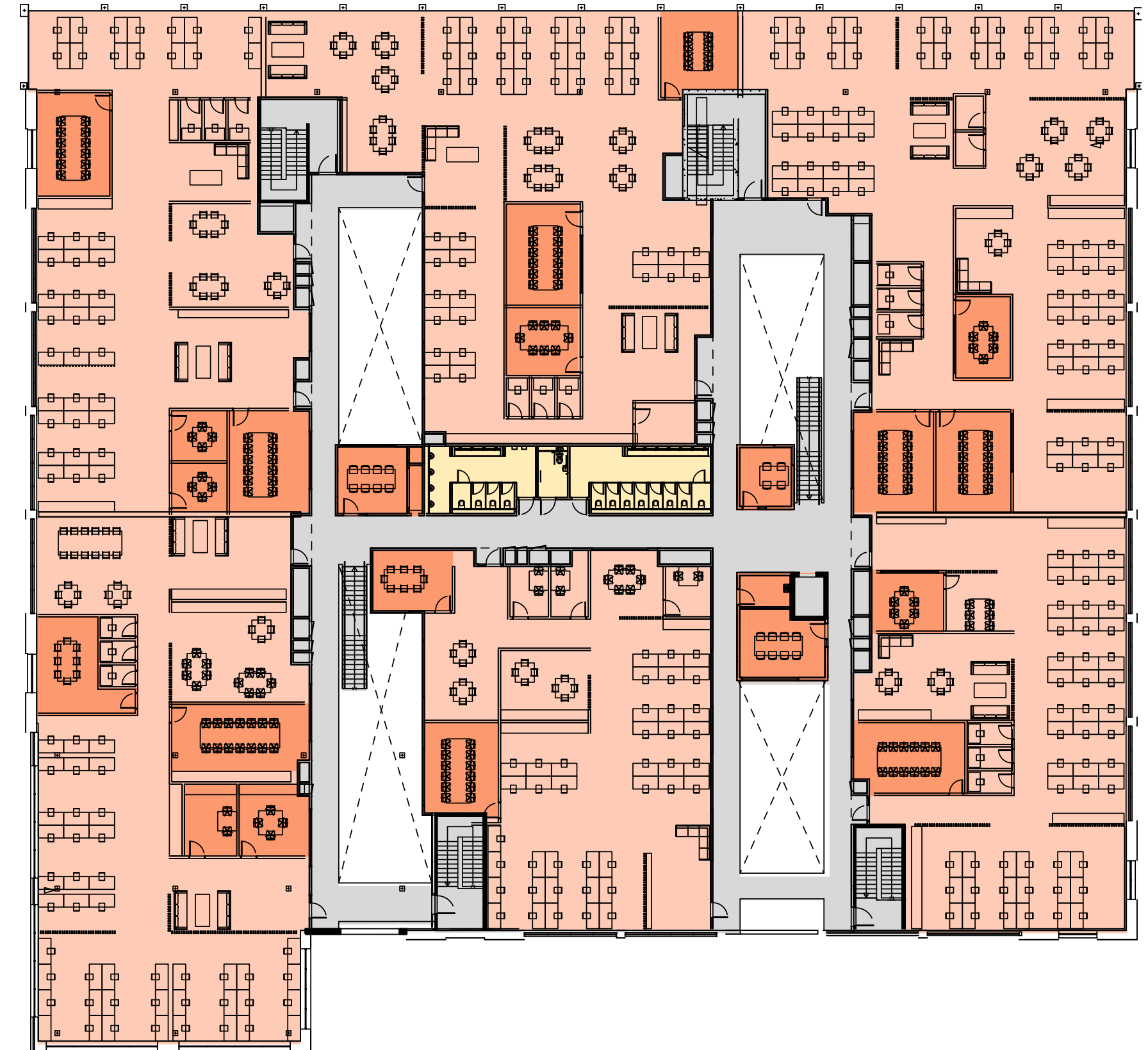
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Not to scale.

- Office space
- Meeting rooms
- WCs
- Core

Cat A



Indicative Office Space Plan



Cat A Office - Specification



Offices will be fitted out to Cat A standard



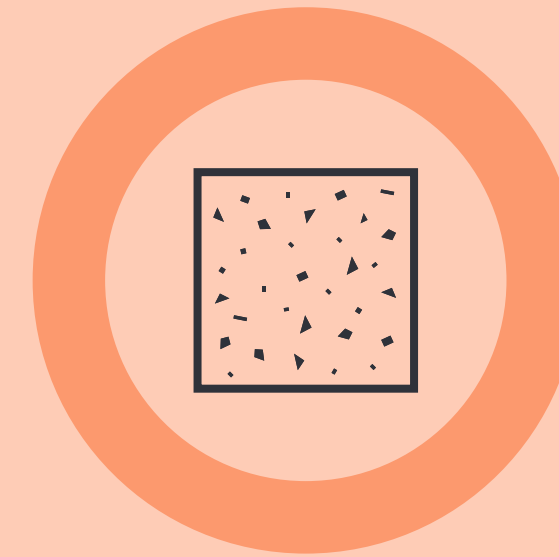
Exposed services and frame



Vaulted ceilings reaching heights of 4300mm at highest point



Heating and cooling using variable refrigerant flow with heat recovery systems



Contemporary polished concrete floor finish



High level data and power distribution



Suspended LED lighting



Potential to connect via internal staircases



Open plan, refurbished office space



Access to communal break-out and amenity space



Passenger lift



Full height glazing on northern elevation

CGI:
First floor fitted out



Seventeen: The Space

Inventa

CGI:
First floor CAT A



The Developer

MSci is a Joint Venture between Mission Street and BentallGreenOak, a rapidly scaling R&D real estate platform focused on becoming the partner of choice for Science and Innovation companies.

MISSION STREET

Mission Street (www.mission-property.com) is a leading specialist investor, developer and operator of research and innovation buildings, with a focus on becoming the partner of choice for the UK's research and innovation sector, supporting the entire lifecycle from discovery, to R&D and manufacturing.

The company has a deep understanding of the technical, operational and design requirements of its customers and works collaboratively with occupiers to deliver optimal space – including delivery of fully fitted laboratory space. Mission Street has been pioneering in the UK market in establishing new R&D locations, repurposing buildings of all types (industrial, retail, office) and delivering the next generation new build facilities. Given the developer's rapidly growing portfolio, a prospective occupier will also become part of Mission Street's growing ecosystems and network, both at OX2 and nationally.

BentallGreenOak

Inventa is being developed as part of a joint venture between Mission Street and BentallGreenOak, formed to build up a leading portfolio via ground-up developments and the re-purposing of existing assets in areas across the UK that are anchored by strong research and development credentials.

BentallGreenOak is leading real estate investment manager with \$74 billion of assets under management across Europe, Asia, and North America. The company is a global leader in ESG and sustainable practices, historically receiving top rankings in the Global Real Estate Sustainability Benchmark (GRESB), A+ rating from United Nations Principles for Responsible Investment, and ENERGY STAR® Partner of the Year-Sustained Excellence for 9 consecutive years BGO is majority-owned by Sun Life Financial, a Canadian financial services company and one of the largest life insurance companies in the world.

Further Information

Terms

New leases to be agreed through negotiation. Terms upon application.

Viewings

Strictly through joint lettings agents.

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Misrepresentations Act 1967 – Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. February 2023.

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