



Fabbrica

MADE IN OXFORD



Leading Sustainability

The 180,000 sq ft GIA scheme is the first commercial science building in the UK to target BREEAM Outstanding accreditation.

Urban Innovation

The only commercial science location within walking distance of Oxford station, the University of Oxford and the amenities of the city centre. This substantially broadens access to, and the ability to attract, leading talent.

The West End

Phase 2 of Oxford's Central Science District with an identified pipeline of over 2.5m sq ft of commercial and academic science buildings.

The developer



145,000 sq ft of lab and office space in the center of Bristol's innovation district



District East. A new 1m sq ft urban Science district in Cambridge

Mission St/ BGO

- Leading specialist operator, investor and developer in Science and Innovation Buildings
- 1.5m sq ft committed innovation pipeline
- Pioneered and delivering the prime urban innovation districts in Oxford, Cambridge and Bristol



Inventa, Oxford. 65,000 sf delivered in 2023



Oxford's new station, 10 mins walk from Fabrica



Bodleian Library



Oxford University, Life and Mind Building



Fabrica

Oxford Station

Nuffield West End Sites

Oxpens

Osney Mead

Future Science Development

Future Science Development



Future Science Development

Future Science Development

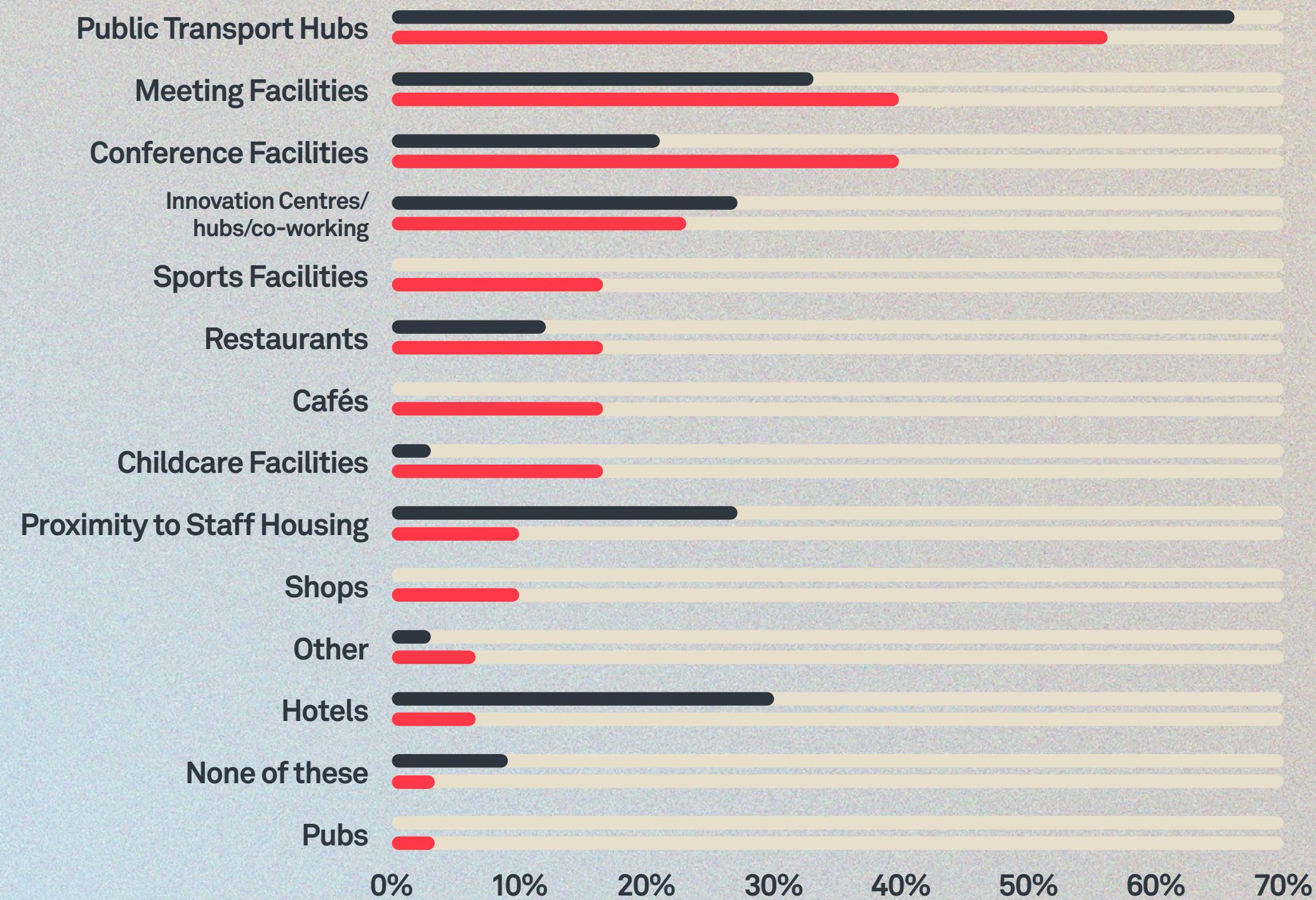


Science In The City

The West End – Oxford's Central Science District

Responding to research

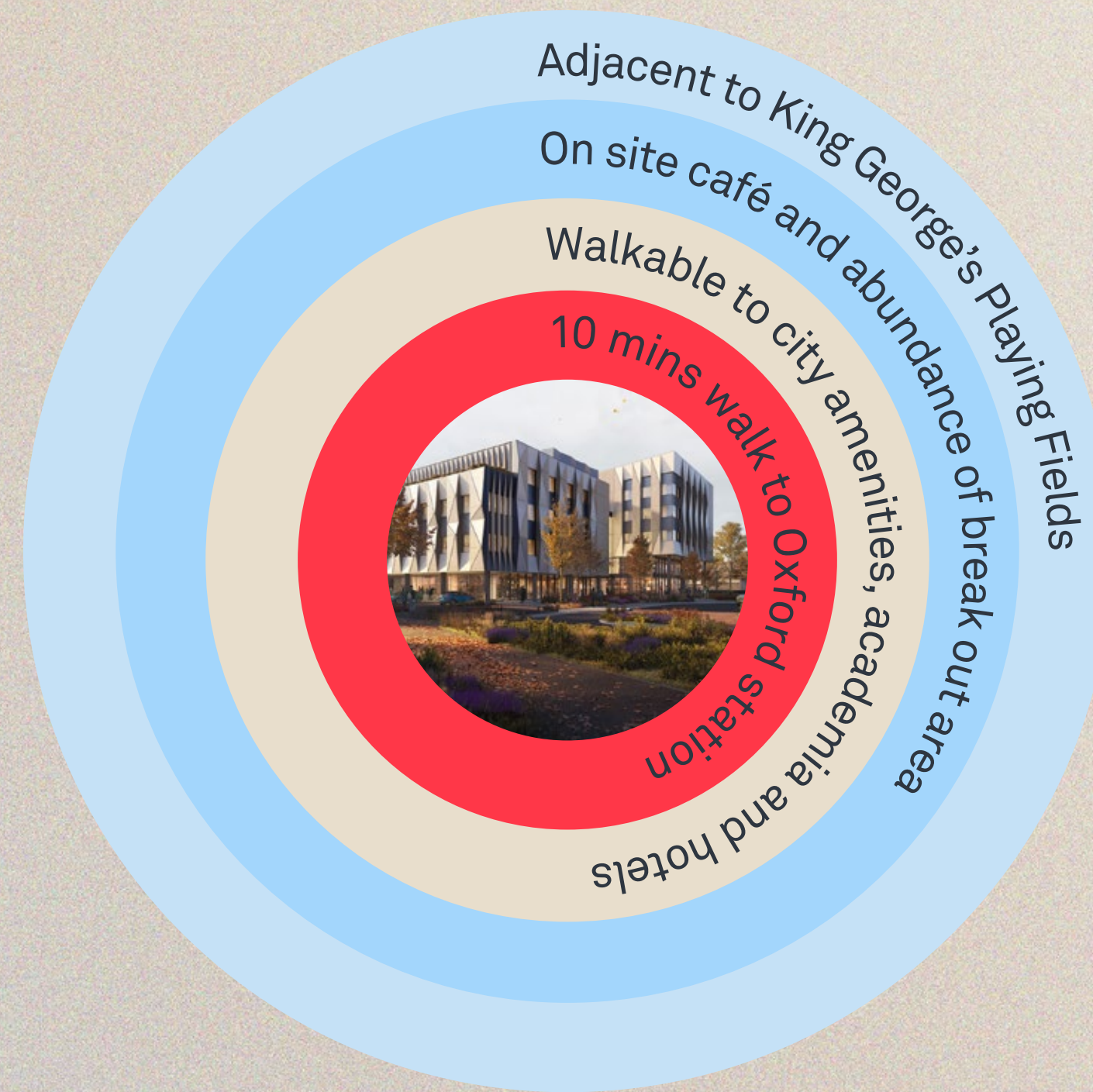
Relative Importance of Facilities to Large R&D Businesses



Source: *Bidwells and YouGov

Life Science Other R&D Sectors

Unrivalled Access to Talent



'77% of Life Science companies identify recruitment and retention as the Number One priority for their decision making'





CGI of main entrance.

The Building

| FLOOR | GIA | | NIA | |
|--------------|----------------|---------------|----------------|---------------|
| | SQ FT | SQ M | SQ FT | SQ M |
| RF | 2,939 | 273 | - | - |
| 4th | 23,907 | 2,221 | 19,720 | 1,832 |
| 3rd | 38,750 | 3,600 | 31,560 | 2,932 |
| 2nd | 41,495 | 3,855 | 34,348 | 3,191 |
| 1st | 40,246 | 3,739 | 33,315 | 3,095 |
| GF | 32,076 | 2,980 | 16,017 | 1,488 |
| TOTAL | 179,413 | 16,668 | 134,959 | 12,538 |





100% flexibility for lab or office use (designed to be split 60:40)

6.9 x 6.9m structural grid

4m slab-to-slab height

Gravity-fed drainage stacks

2.3MW power across the entire building

Min 6 air changes per hour to 60% of the occupied space

Ground Floor

5,500 sq ft
of ground floor
atrium space

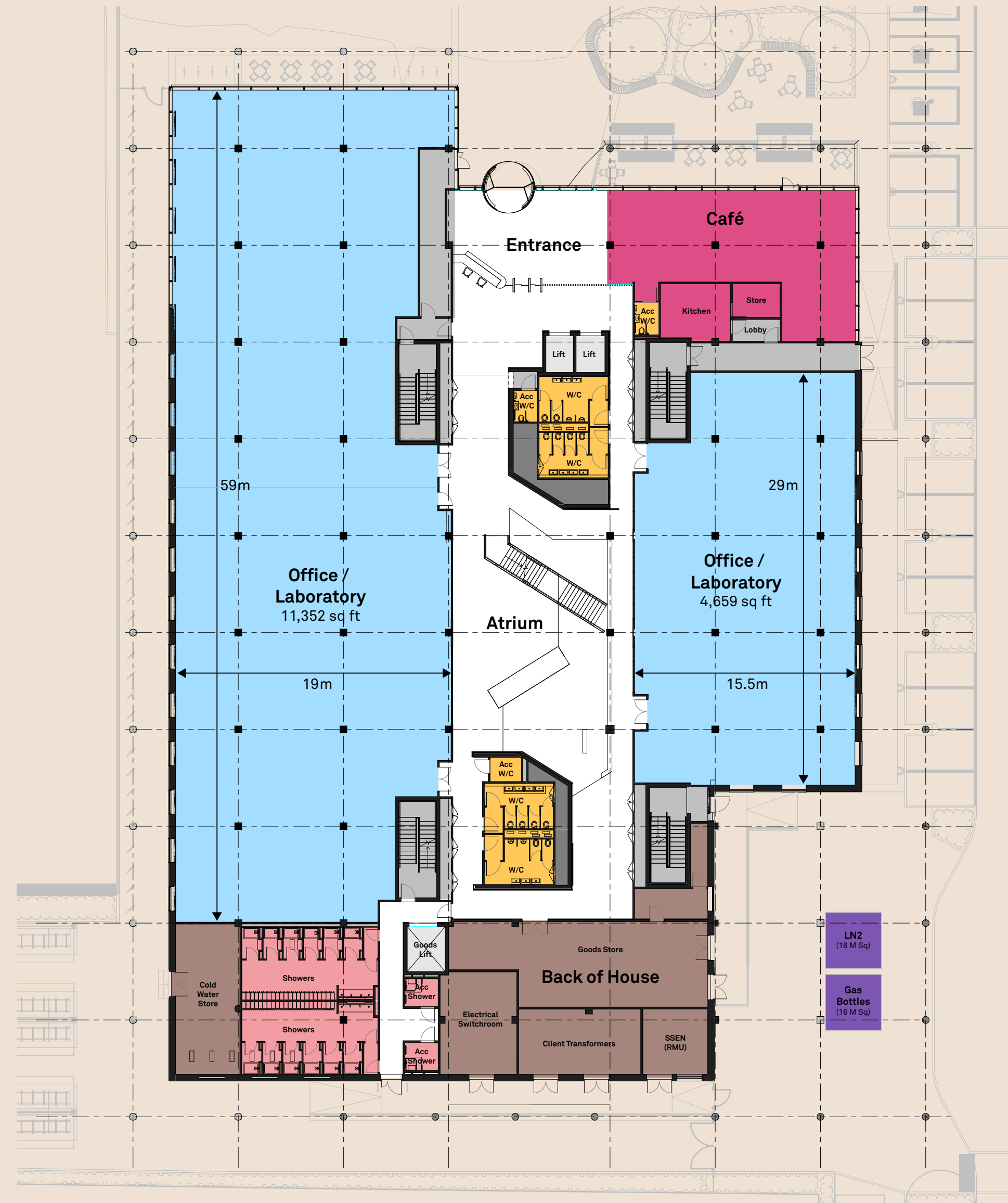
1,700 sq ft
café for occupiers
and public

4,750 sq ft
dedicated to internal
back of house

74
Car Parking Spaces

14 Showers
(2 accessible)

80 Lockers
(minimum)



■ Workspace
 ■ Café
 ■ Toilets
 ■ Showers
 ■ Back of House
 ■ Gas/LN2 Store
 ■ Lifts
 ■ Core

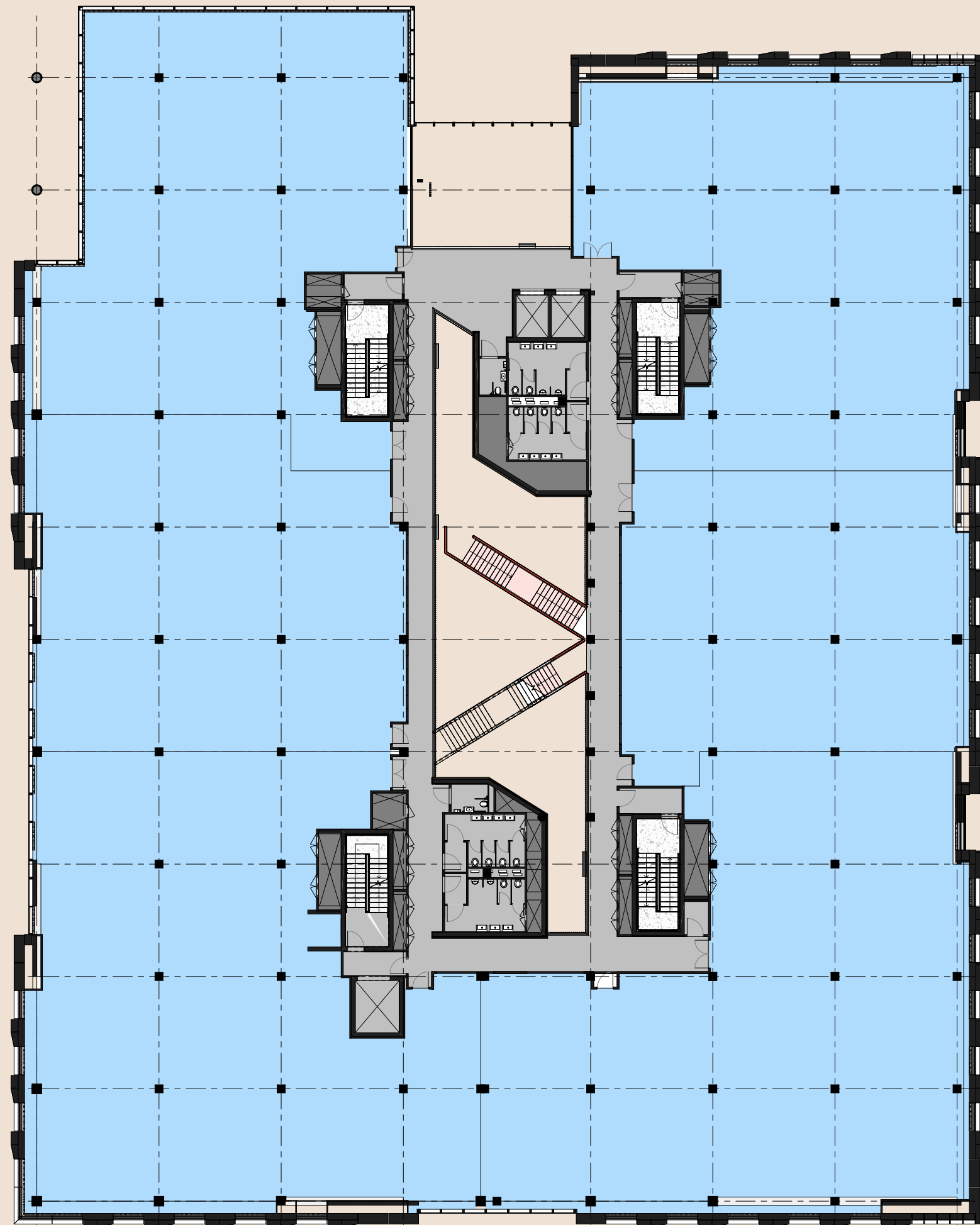


Designed with 100% flexibility for lab and office

1st Floor

GIA
40,246 sq ft
3,739 sq m

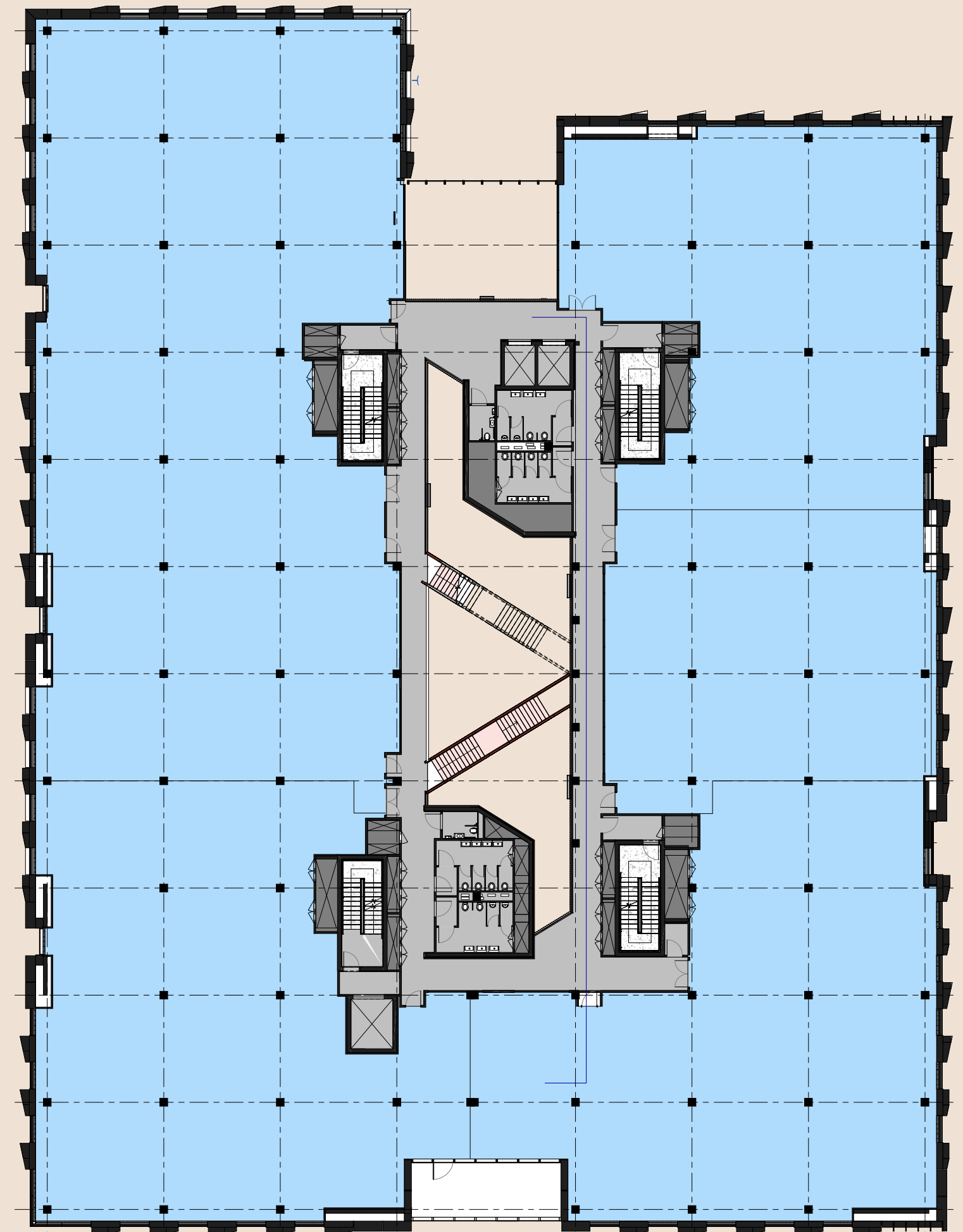
NIA
33,315 sq ft
3,095 sq m



2nd Floor

GIA
41,495 sq ft
3,855 sq m

NIA
34,348 sq ft
3,191 sq m



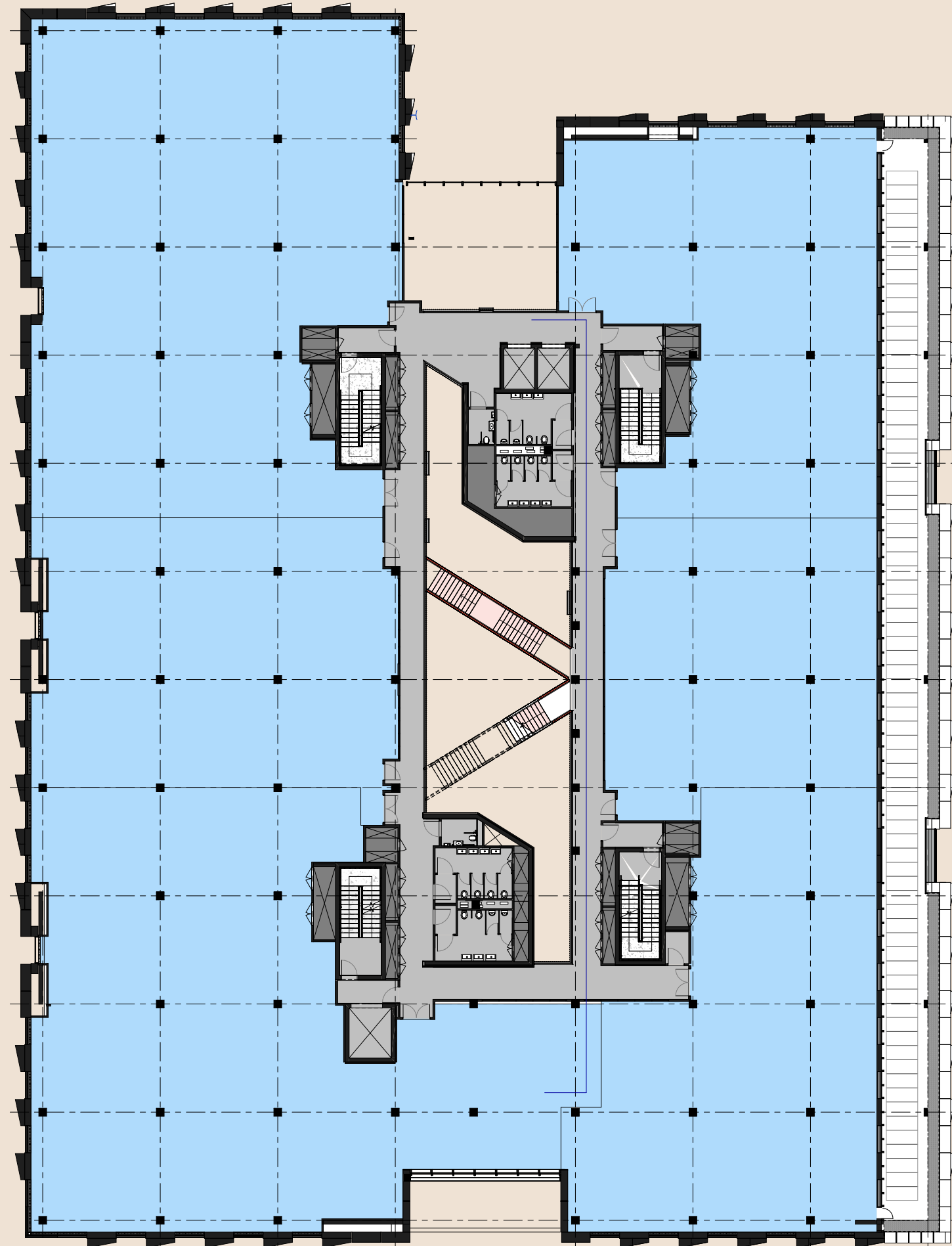
Workspace Core

Not to scale. Indicative only.

3rd Floor

GIA
38,750 sq ft
3,600 sq m

NIA
31,560 sq ft
2,932 sq m

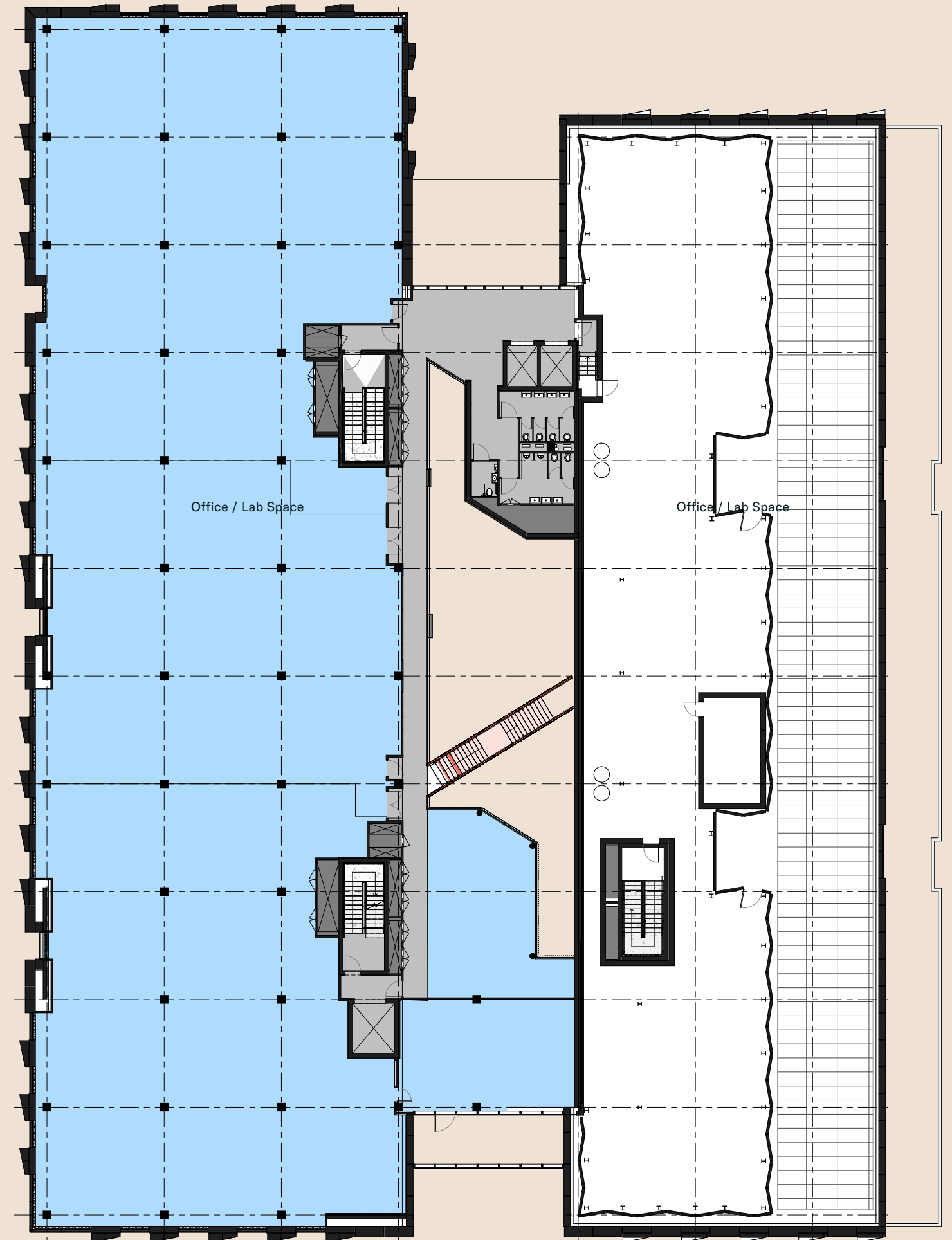


Workspace Core

4th Floor

GIA
23,907 sq ft
2,221 sq m

NIA
19,720 sq ft
1,832 sq m



Not to scale. Indicative only.



Building the future



10 mins walk to
Oxford Station

EPC A

**BREEAM[®]
Outstanding**

The first UK commercial Science
scheme to target this accreditation



**Wiredscore:
Platinum (targeted)**

**Oxford's First Living
Wage Building**

**Access to Hinksey
Meadow Playing Fields**

EV Ready

**Photovoltaic
Panels**

**224 Cycle
Parking Spaces**

**14 showers
(2 accessible)**

For further information please contact:

CBRE

Richard Venables
richard.venables@cbre.com
+44 (0) 7816 491 860

Kevin Wood
kevin.wood@cbre.com
+44 (0) 7900 584 150


BIDWELLS

Duncan May
duncan.may@bidwells.co.uk
+44 (0) 7879 883 886

Jake Allen
jake.allen@bidwells.co.uk
+44 (0) 7976 948 445

Mission S^t/

Gabriel Rudert
gabriel@mission-property.com
+44 (0) 7894 420 429

Colin Brown
colin@mission-property.com
+44 (0) 7717 896 838

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