



# Inventa

Botley Road, Oxford OX2 0HA



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# The Future of Science in Central Oxford

Inventa is a newly completed 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.



10 mins walk to Oxford station & 1 min walk to Park and Ride



Part of the West End, Oxford's Central Science District



Over 8,000 sq ft shared collaboration space

**Image right:**  
Front façade with car parking

One: Overview





# The West End - Oxford's Central Science District

Inventa is the first commercial Sciences scheme to be delivered in Oxford's West End. The emerging urban innovation district has a pipeline of c.2.5m sq ft of commercial science and academic research accommodation.

The West End is the only commercial science location within walking distance of both Oxford station and the amenities of the city centre, providing broad accessibility and attractive amenity for future talent.

The next available space will be Mission Street's Fabrica building, a new-build 180,000 sq ft lab and office scheme.

## Oxford's West End - Science in the City





# Mission Street / BGO in Oxford

Fabrica –

Phase 2 of the West End,  
Oxford's Urban Science District



180,000 sq ft  
next generation  
Science building



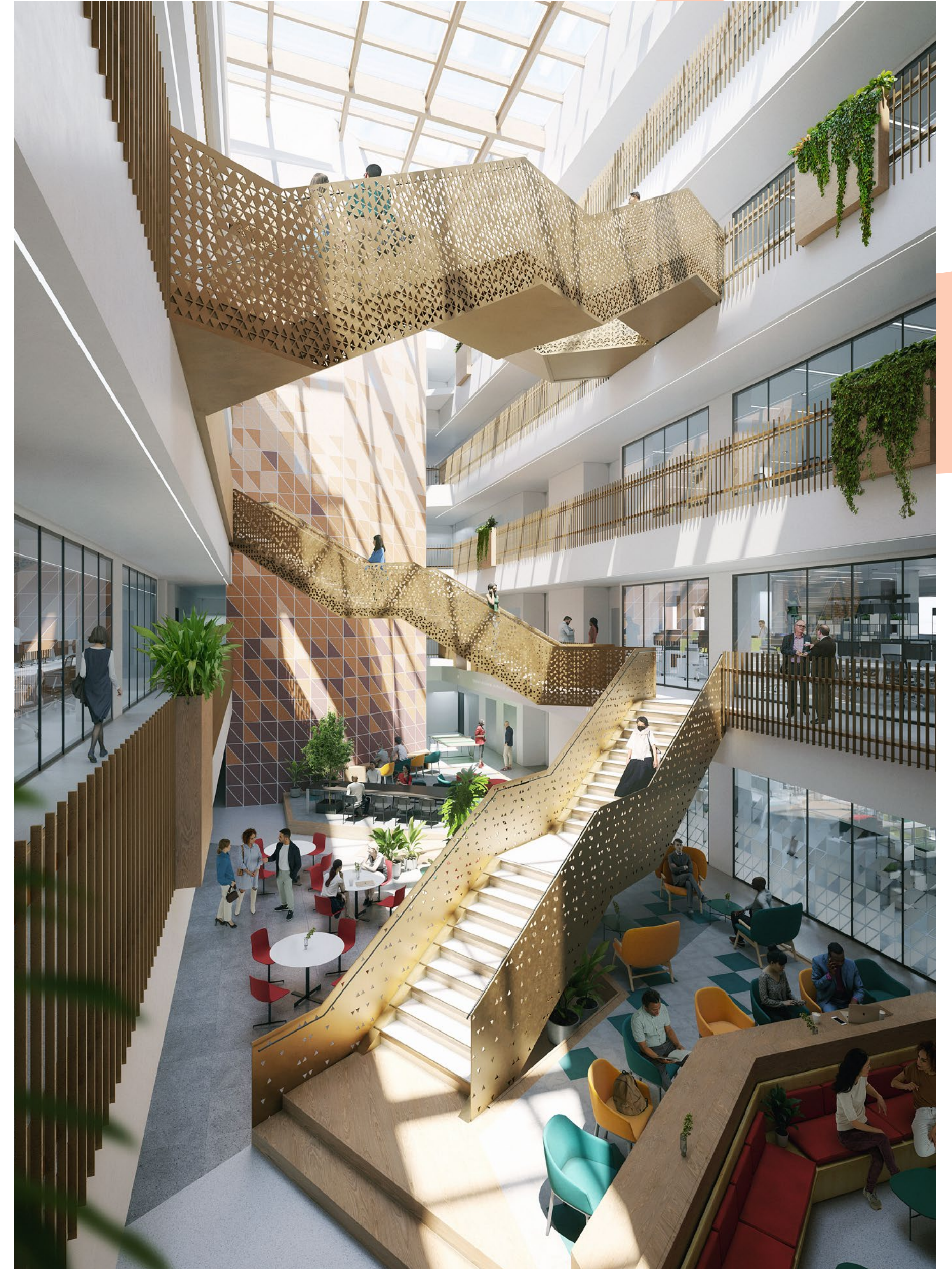
Designed for  
60/40 Lab/Office  
throughout



New publicly  
accessible  
café



Three: Overview



Inventa



# Location

Inventa is 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

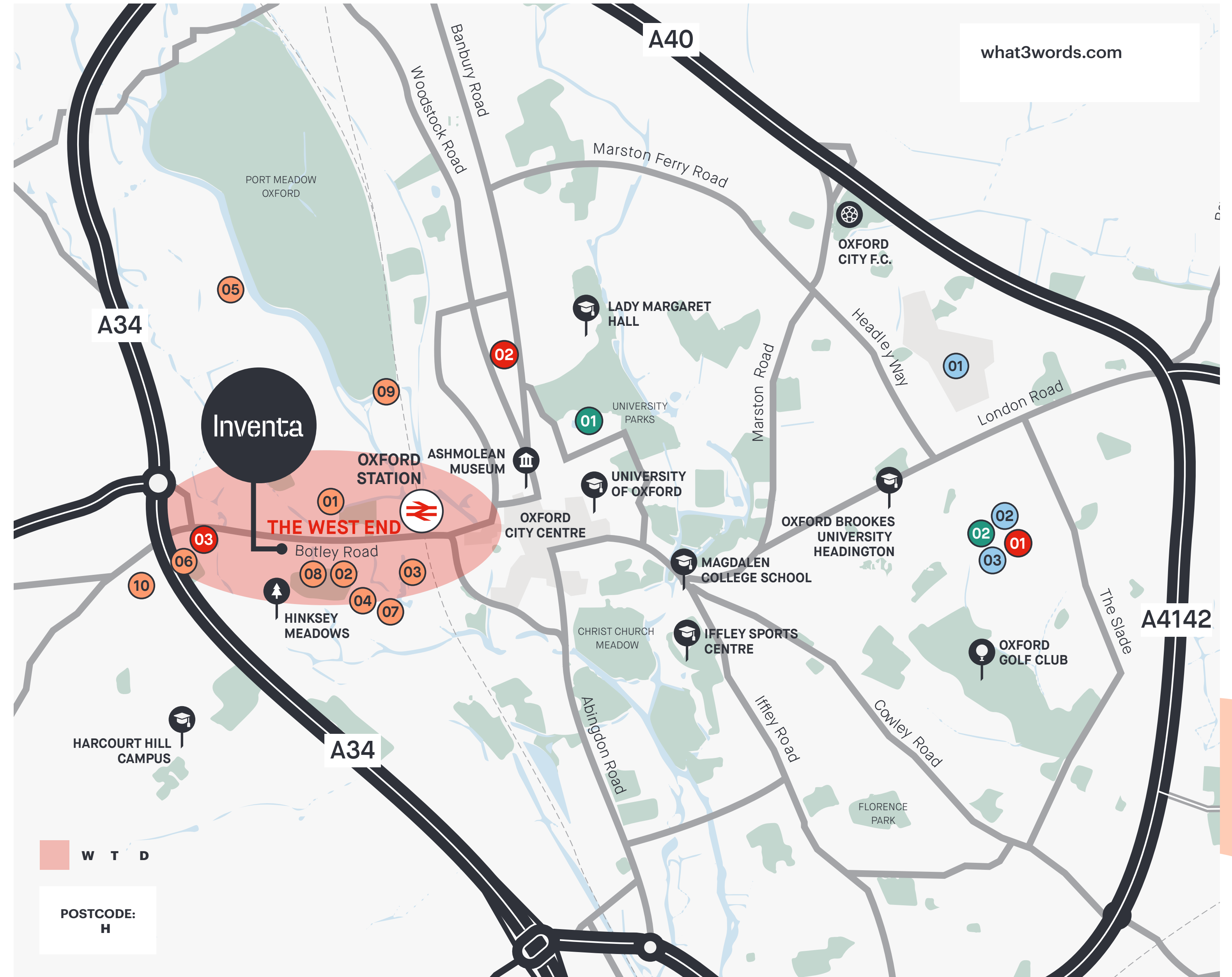
- 01 Oxford University Campus
- 02 Old Road Campus

## 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





# West End Local Amenities

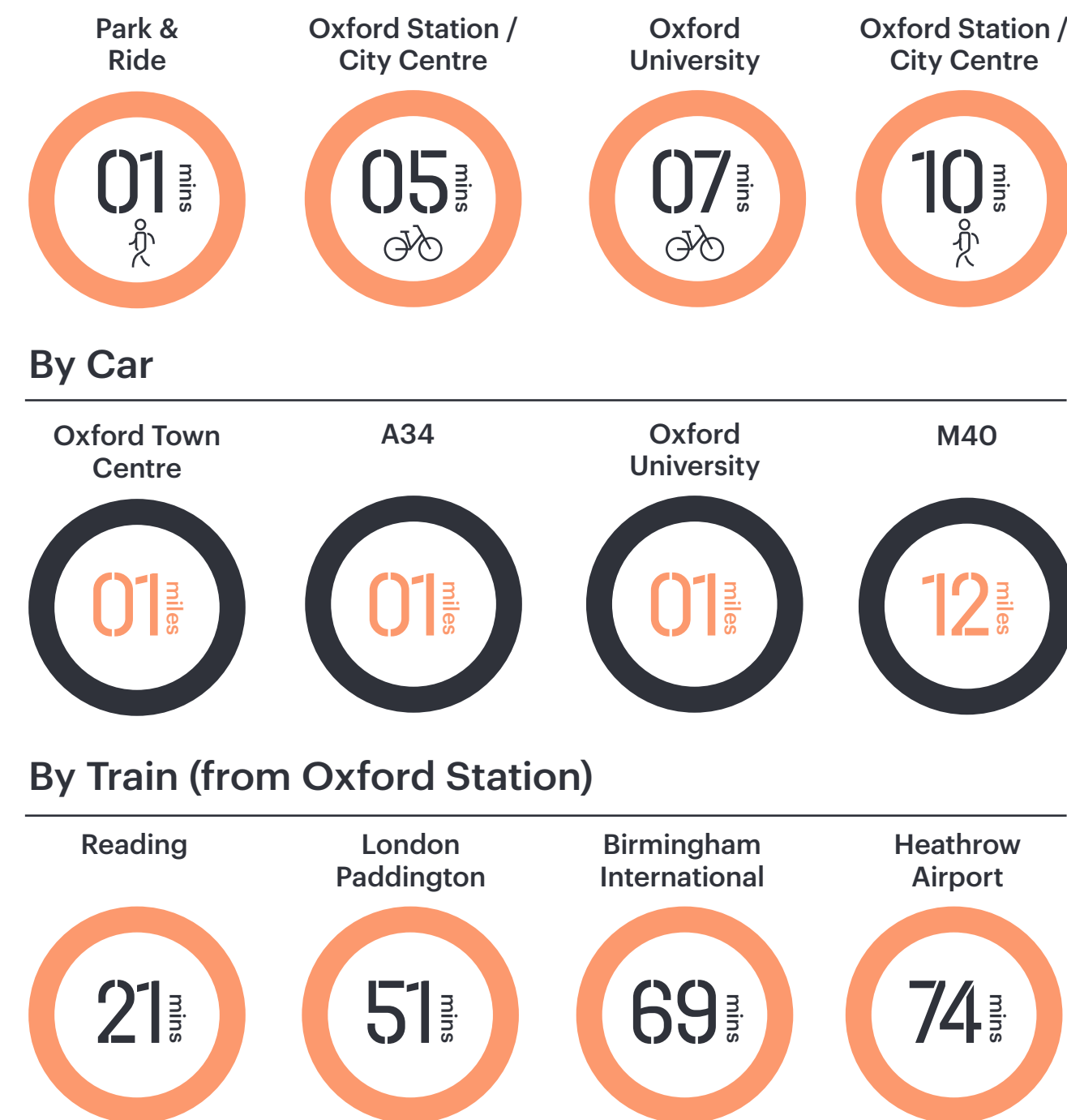




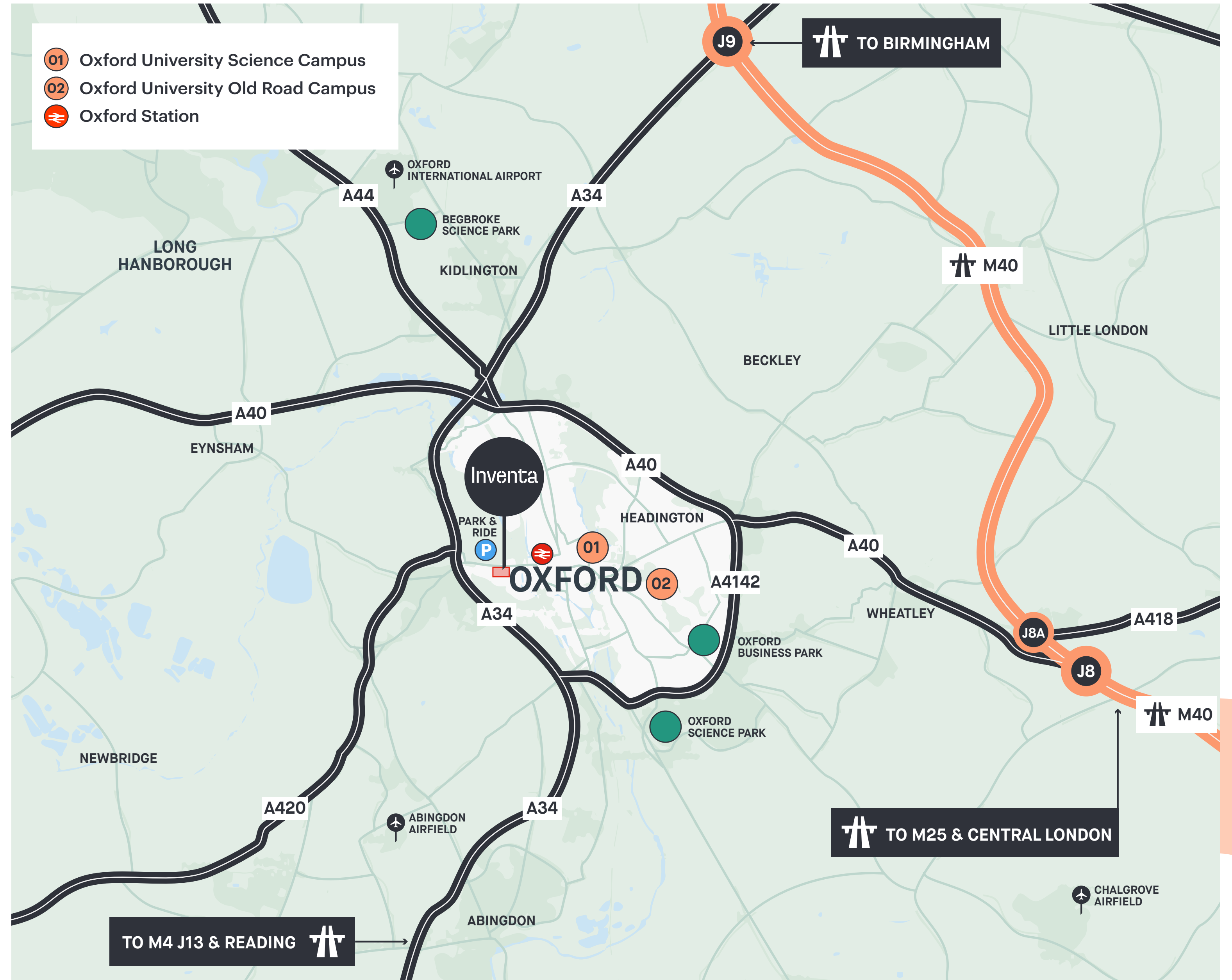
# Connectivity

The West End is 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/10 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.



Six: 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.

**Image left:**  
Reception and interior atrium space





Onsite café / collaboration area



Onsite café / collaboration area



# 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.



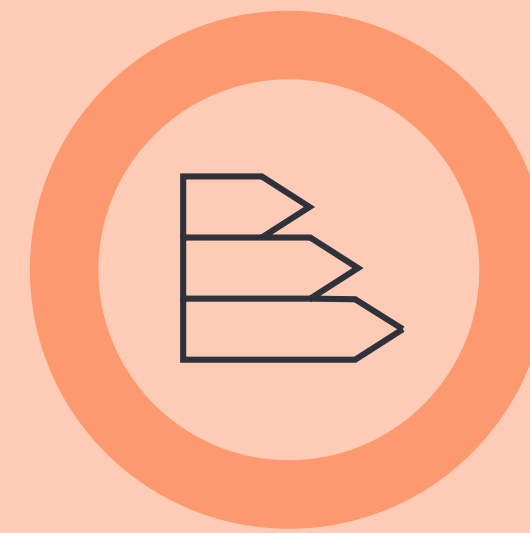
Walking distance to Park and Ride



24 electrical charge parking provision



BREEAM Very Good



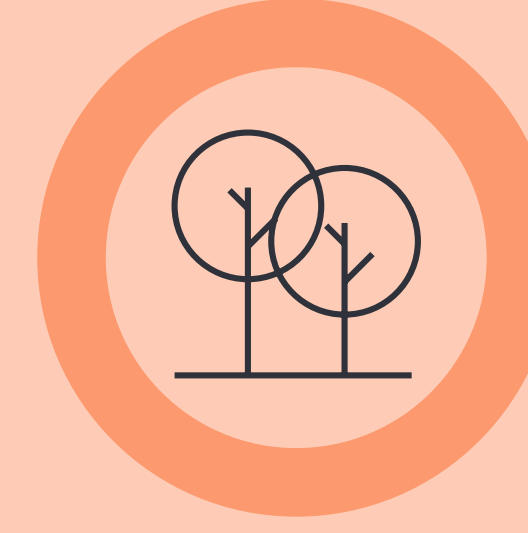
EPC rating B



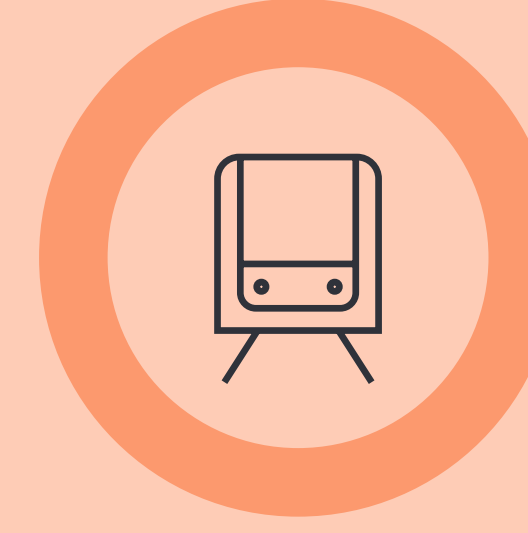
Substantial improvements to transport provision



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



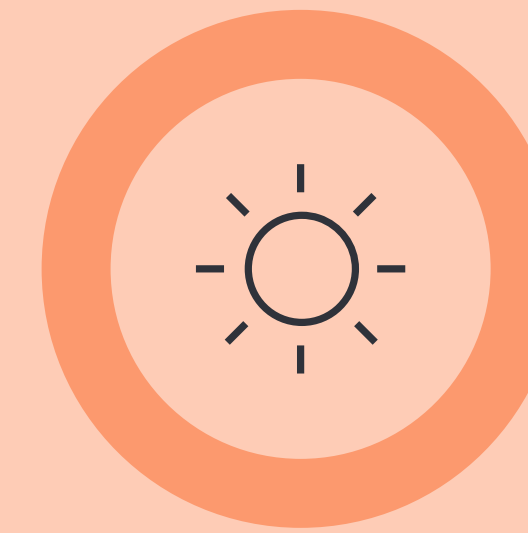
60 enclosed and covered cycle spaces. 10 external cycle stands



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



Building rear with  
dedicated garden





# Ground Floor Lab - Floor Plans

Floor	Use	Sq Ft	Sq M
First	Offices	20,759	1,928
	Meeting Rooms	567	53
Ground	Labs	15,827	1,470
	Amenities	8,493	789
<b>Total</b>		<b>45,646</b>	<b>4,240</b>

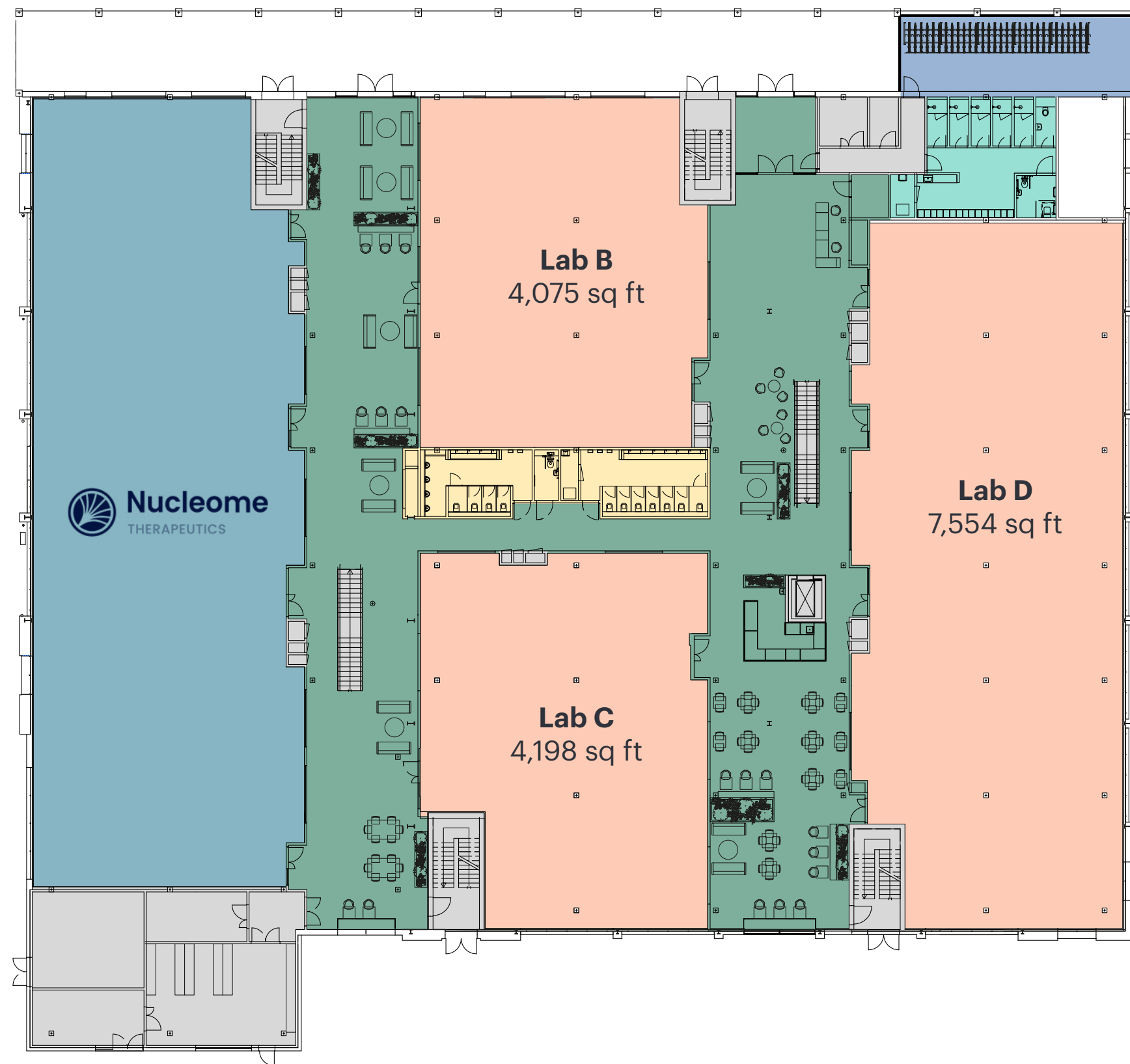
## Open plan labs

	Sq Ft
Lab A	LET
Lab B	4,075
Lab C	4,198
Lab D	7,554
<b>Total</b>	<b>15,827</b>

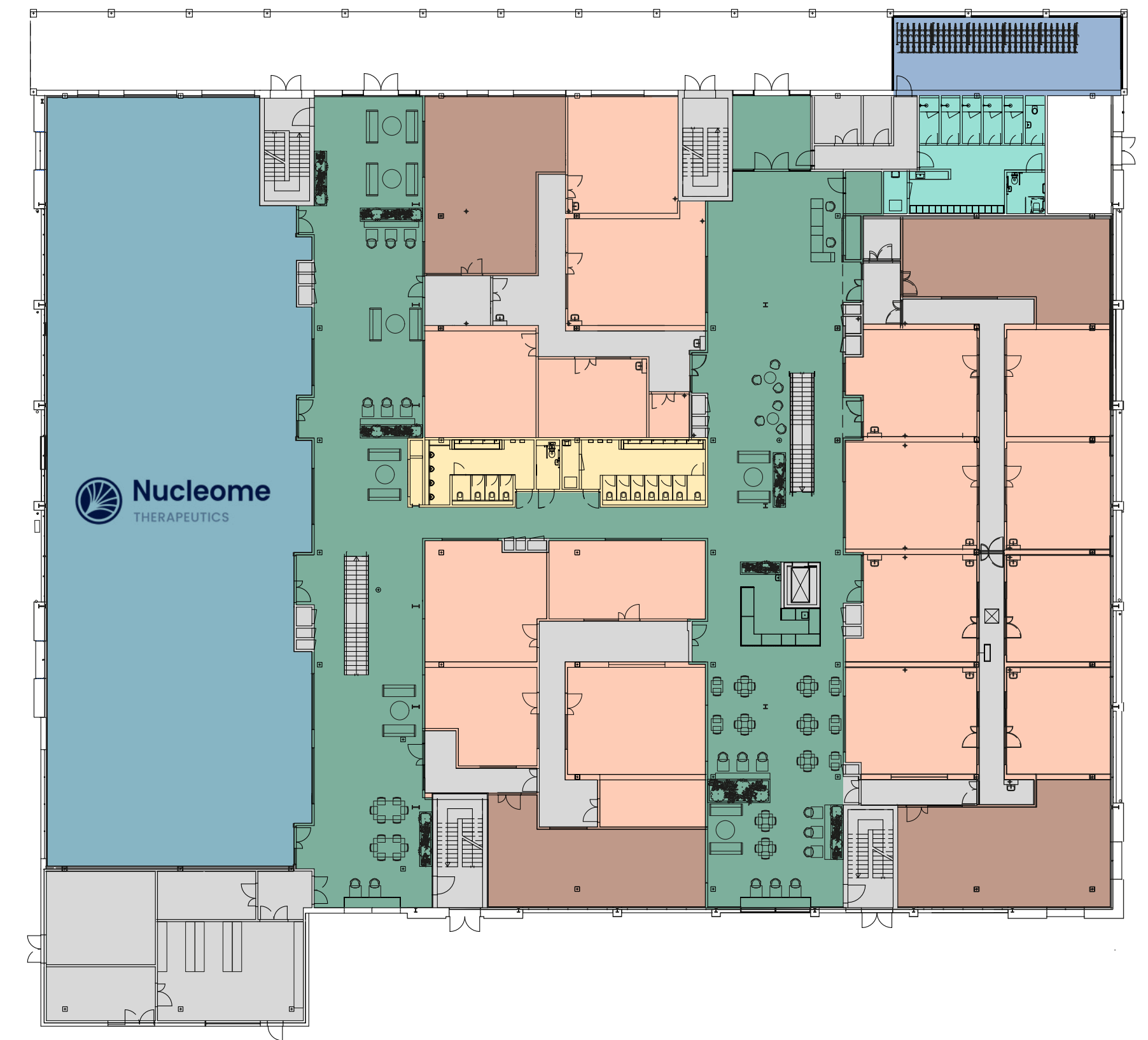
- Lab space
- Lab / write up
- Amenities
- Bike store
- Showers
- WCs
- Core



For indicative purposes only.  
Not to scale.

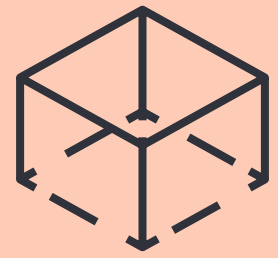


## Indicative lab space fit out option

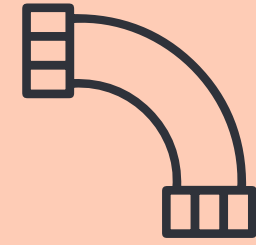




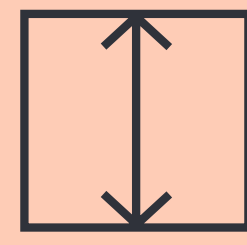
# Ground Floor Lab - Specification



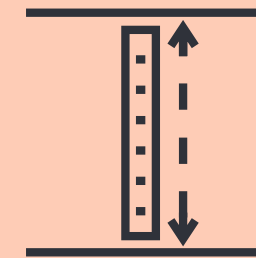
Ground-bearing concrete floors



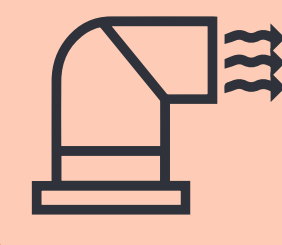
Strategically positioned drainage points



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



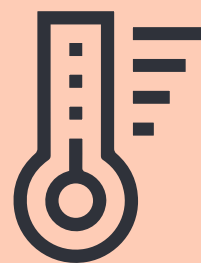
Minimum clear working heights of 2,775mm



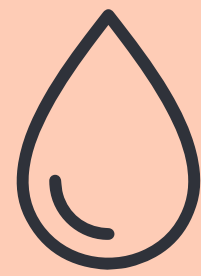
Roof mounted air handling units to provide minimum 6 air changes per hour to laboratory areas



Vinyl over screed floor coverings to laboratory areas



Heating and cooling using variable refrigerant flow with heat recovery systems



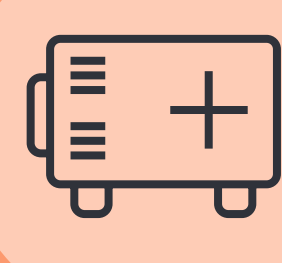
Potable and non-potable Cat 5 water provision



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

11,294 sq ft / 1,049 sq m

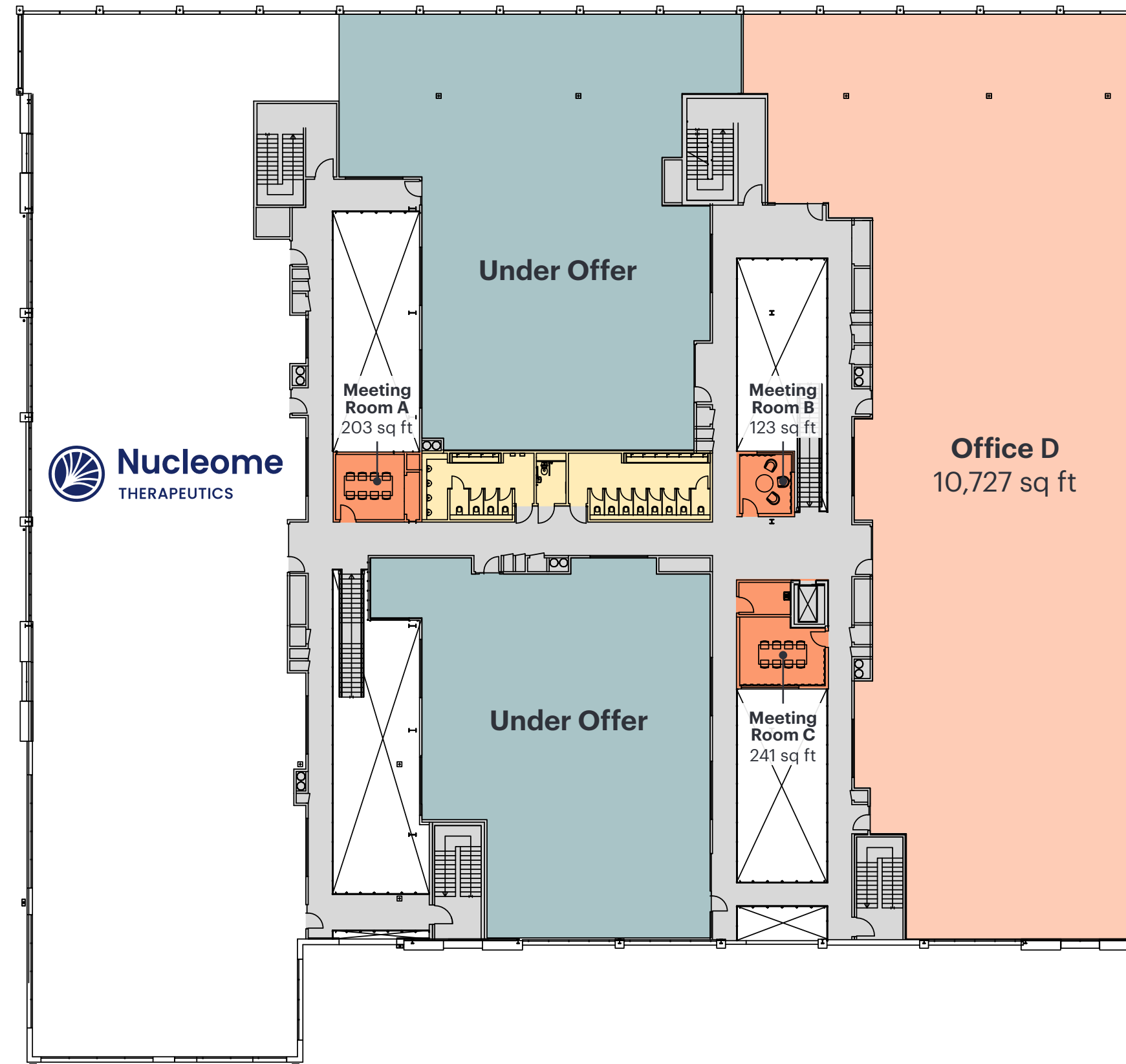


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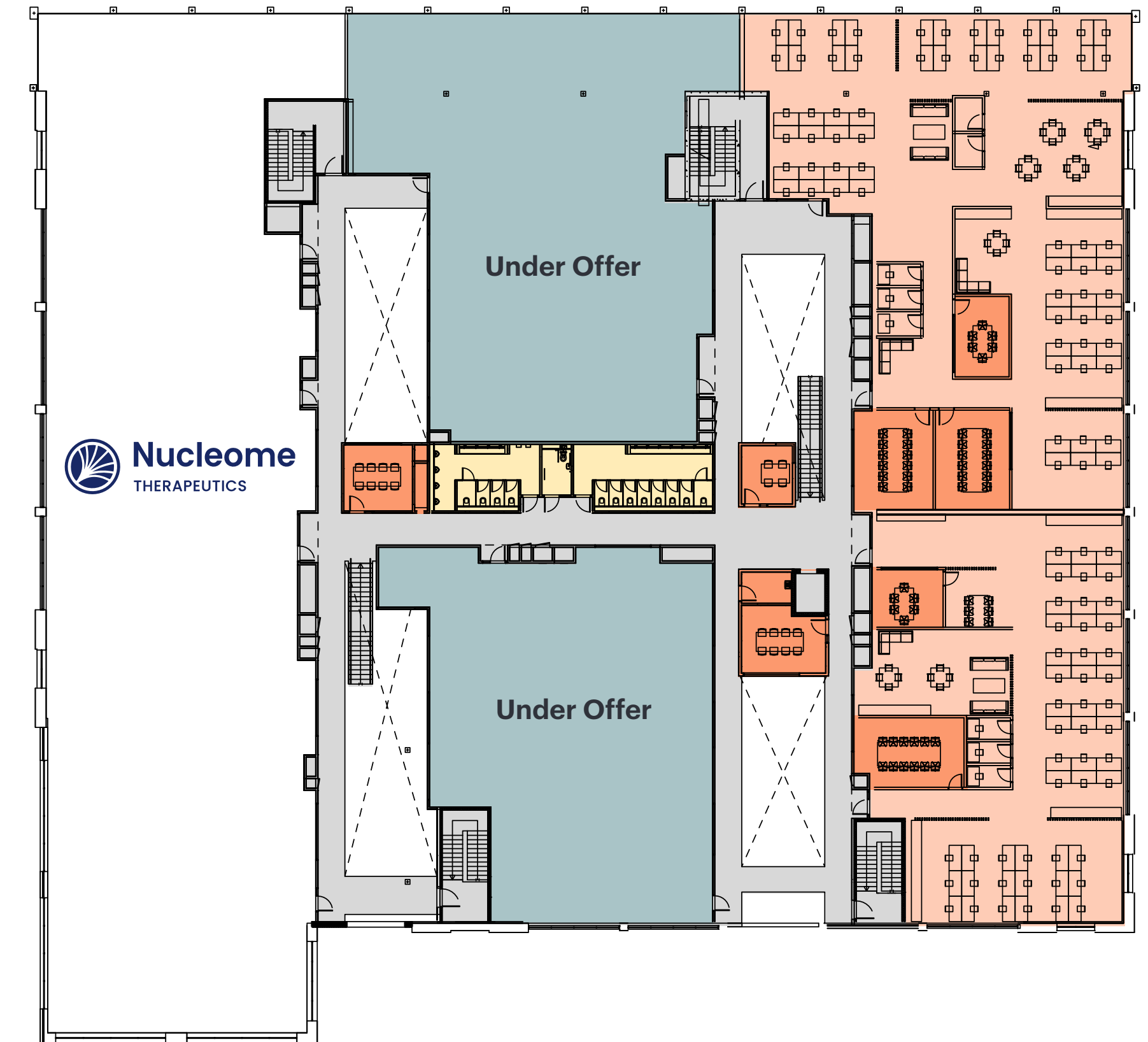
## Cat A

	Sq Ft
Office D	10,727
Meeting Room A	203
Meeting Room B	123
Meeting Room C	241
<b>Total</b>	<b>11,294</b>

- Office space
- Meeting rooms
- WCs
- Core



## Indicative Office Space Plan





First floor fitted out



Sixteen: The Space

Inventa



# Cat A Office - Specification



Offices fitted out to Cat A standard



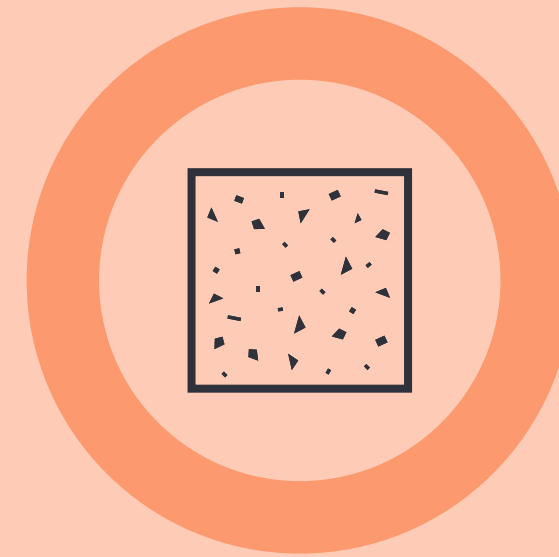
Exposed services and frame



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



First floor fitted out





# The Developer

Mission Street and BGO entered into a Joint Venture in 2021 with the objective of building a leading Science and Innovation platform in key strategic UK locations.

## Mission St/

Mission Street ([www.mission-property.com](http://www.mission-property.com)) is a leading specialist investor, developer and operator of research and innovation buildings. Mission Street has pioneered urban science districts and has a committed pipeline of 1.5m sq ft of Science and Innovation buildings and campuses in the UK.



BGO is a leading real estate investment manager with \$94bn of assets under management across Europe, Asia and North America. The company is a global leader in ESG and sustainable practices.





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# Further Information

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## Terms

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

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## Viewings

Strictly through joint lettings agents.

[inventaoxford.com](https://www.inventaoxford.com)

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## Contact

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