



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

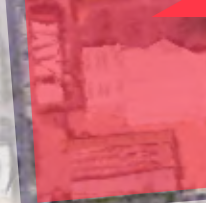
Oxford Station



Nuffield West End Sites

Future Science Development

Future Science Development



Future Science Development

Oxpens



Future Science Development

Osney Mead

Fabrica

The West End

Brill Power

GENOMICS  
For Health. For Life.

Oxford City Centre



Nucleome  
Therapeutics

RDFOX

ORBIT DISCOVERY

OXcan  
Oxford Cancer Analytics

XYME

OSU  
RML



Inventa

Attracting the most exciting  
companies in the innovation sector

Fabrica



The West End



Fabrica



Inventa



University Science Area

Oxford City Centre



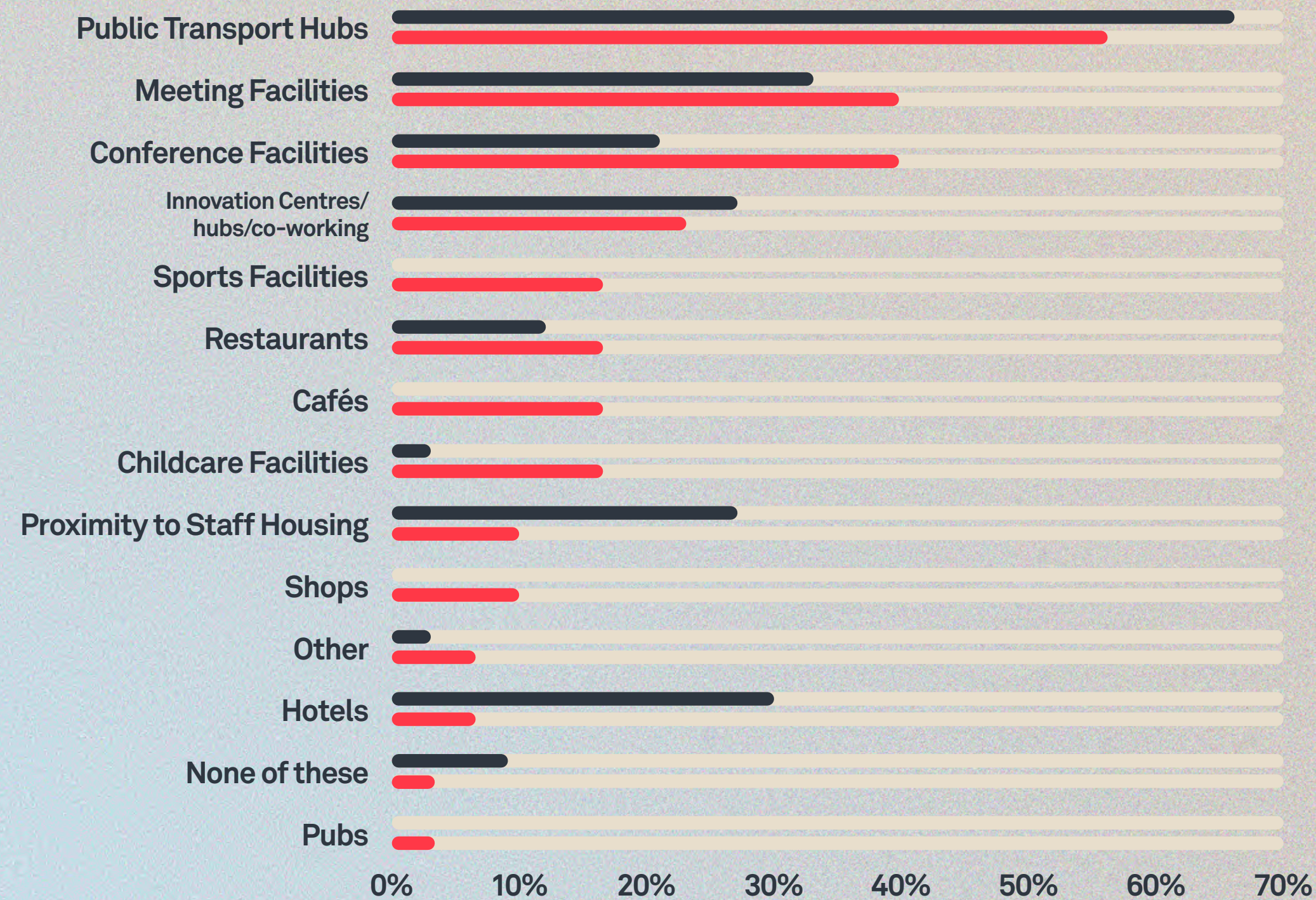
Osney Mead  
Future University  
Research Campus

Close proximity to University of Oxford's  
current and future science campuses

# Responding to research

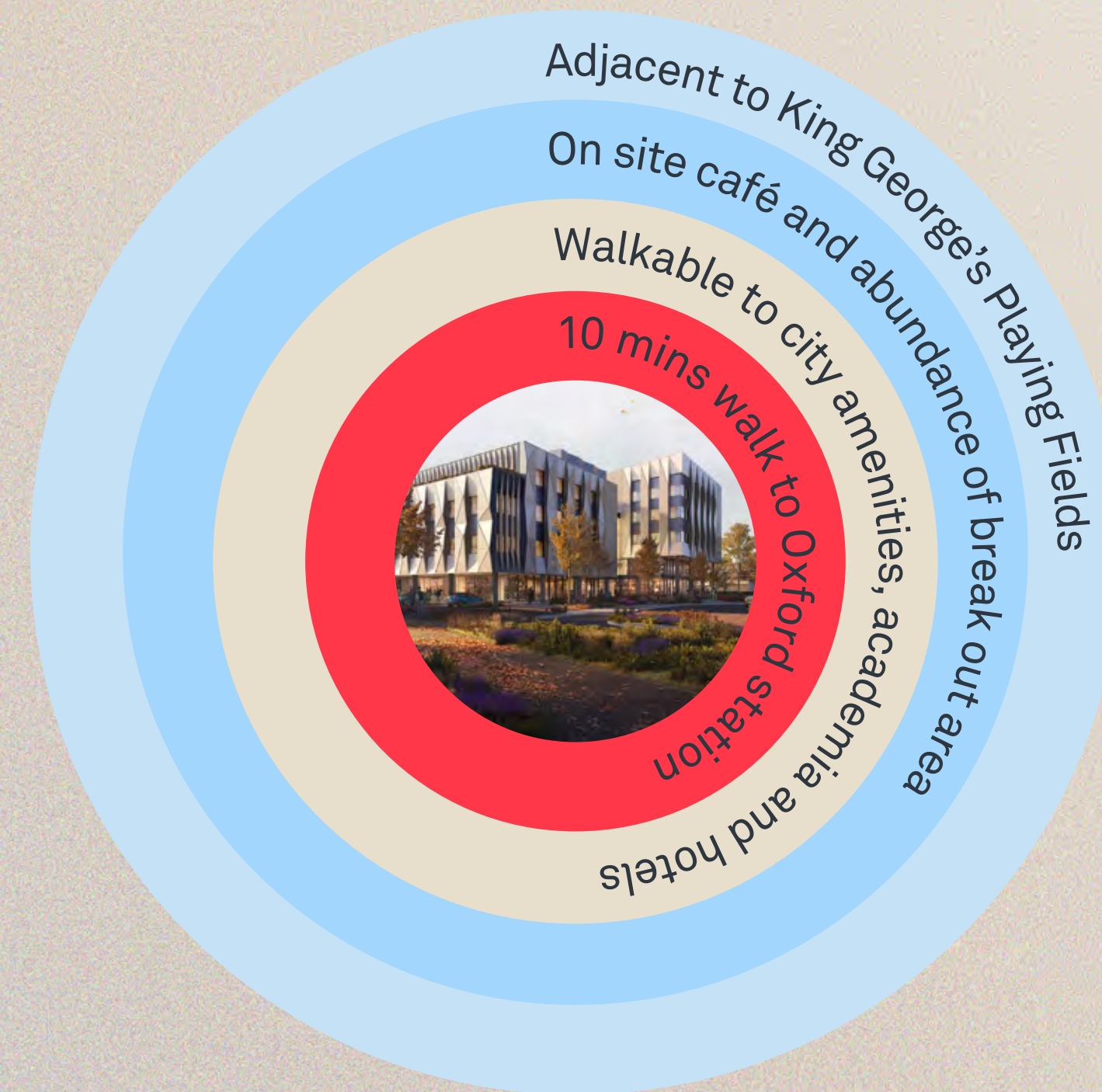
## Unrivalled Access to Talent

Relative Importance of Facilities to Large R&D Businesses



Source: \*Bidwells and YouGov

Life Science Other R&D Sectors



**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
<b>TOTAL</b>	<b>179,413</b>	<b>16,668</b>	<b>134,959</b>	<b>12,538</b>





**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

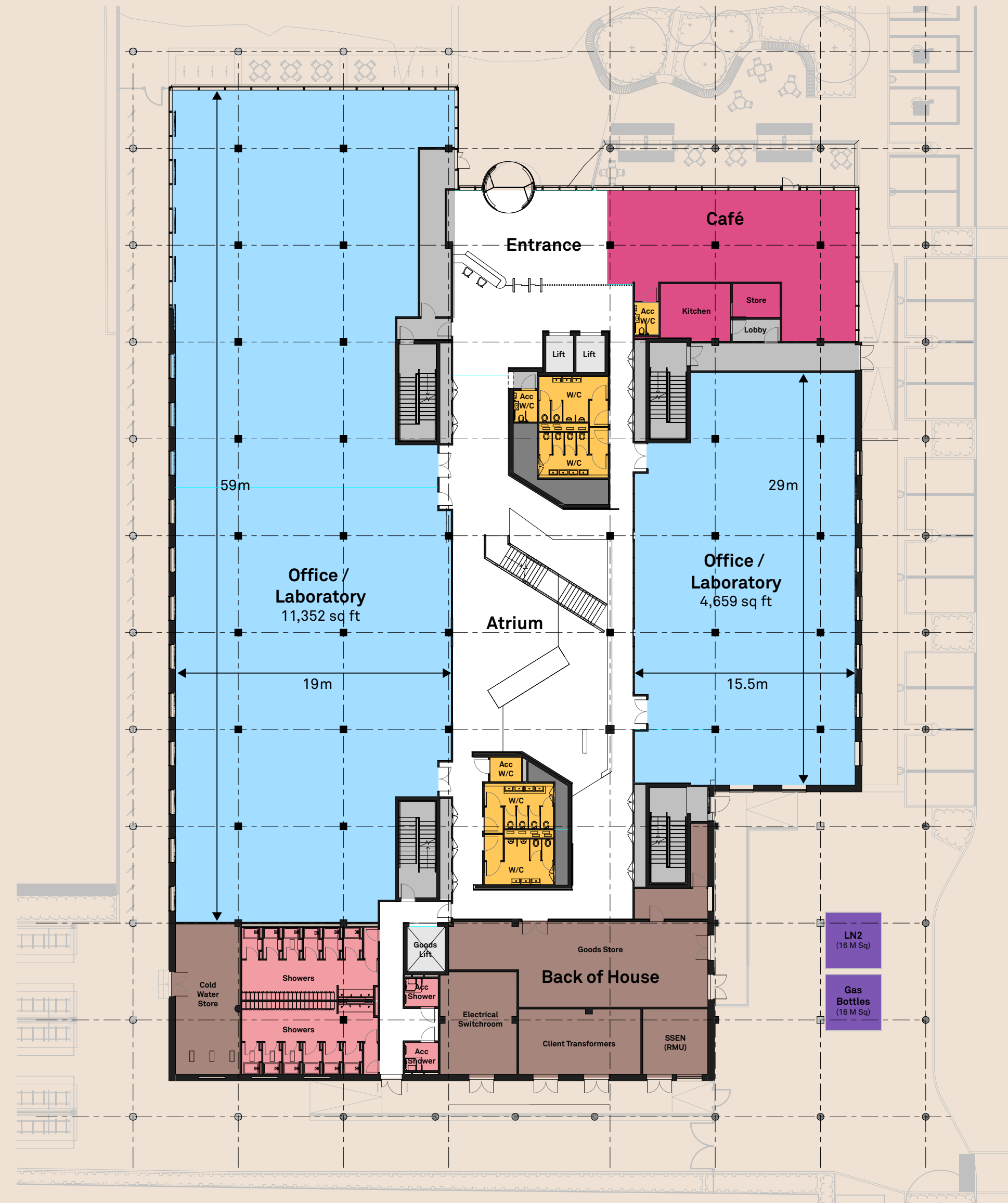
1,700 sq ft  
café for occupiers  
and public

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

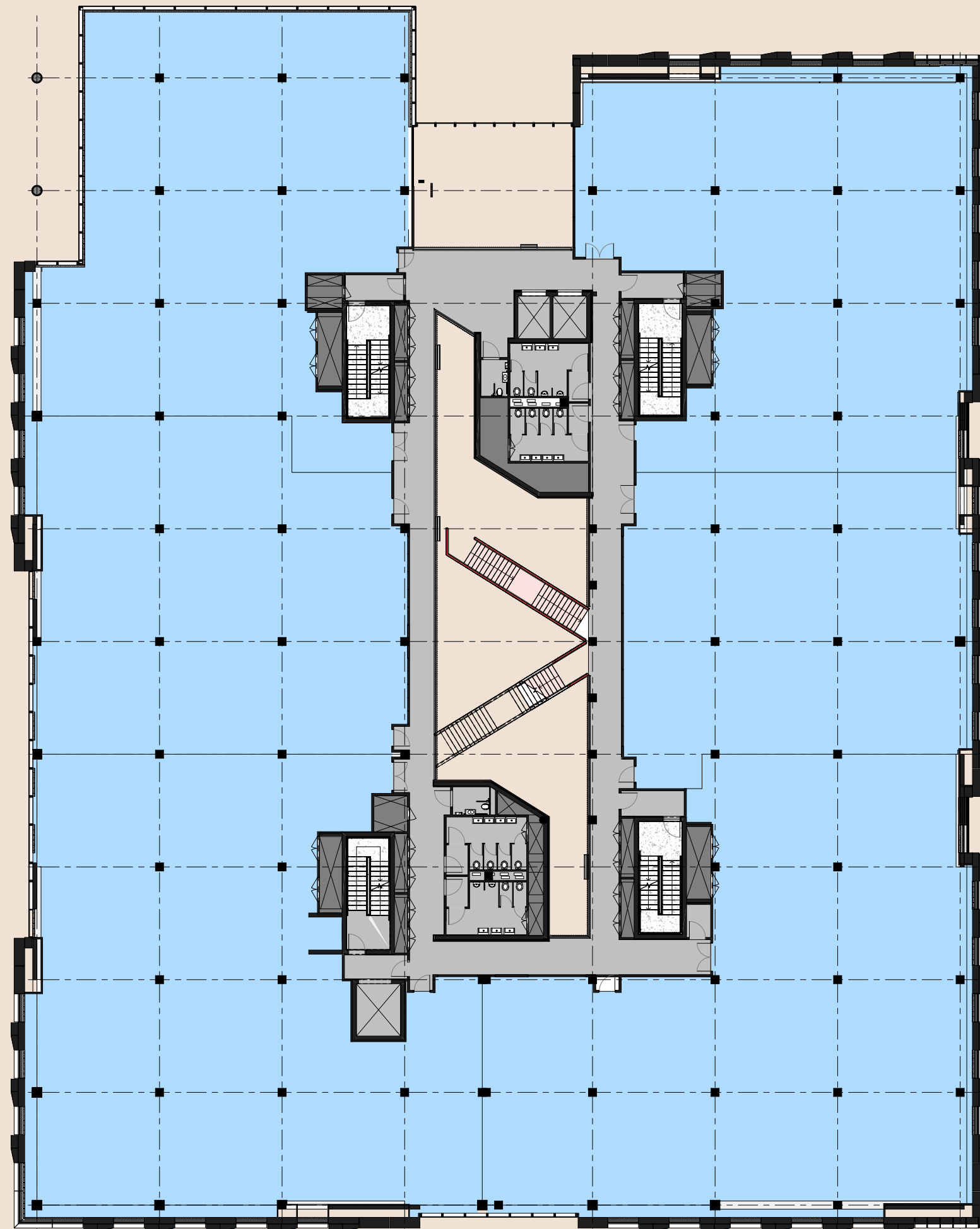


Designed with 100% flexibility for lab and office

# 1st Floor

GIA  
40,246 sq ft  
3,739 sq m

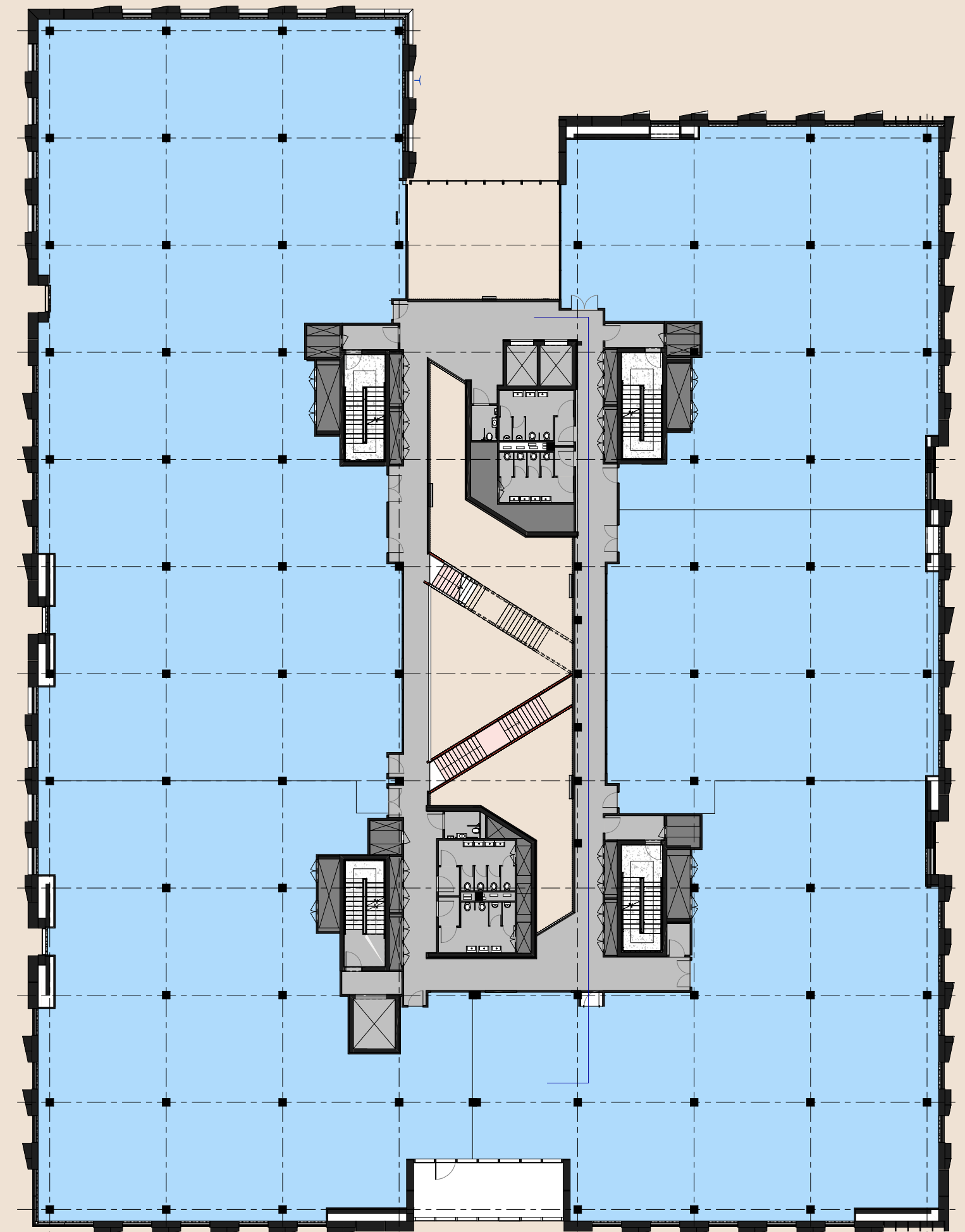
NIA  
33,315 sq ft  
3,095 sq m



# 2nd Floor

GIA  
41,495 sq ft  
3,855 sq m

NIA  
34,348 sq ft  
3,191 sq m



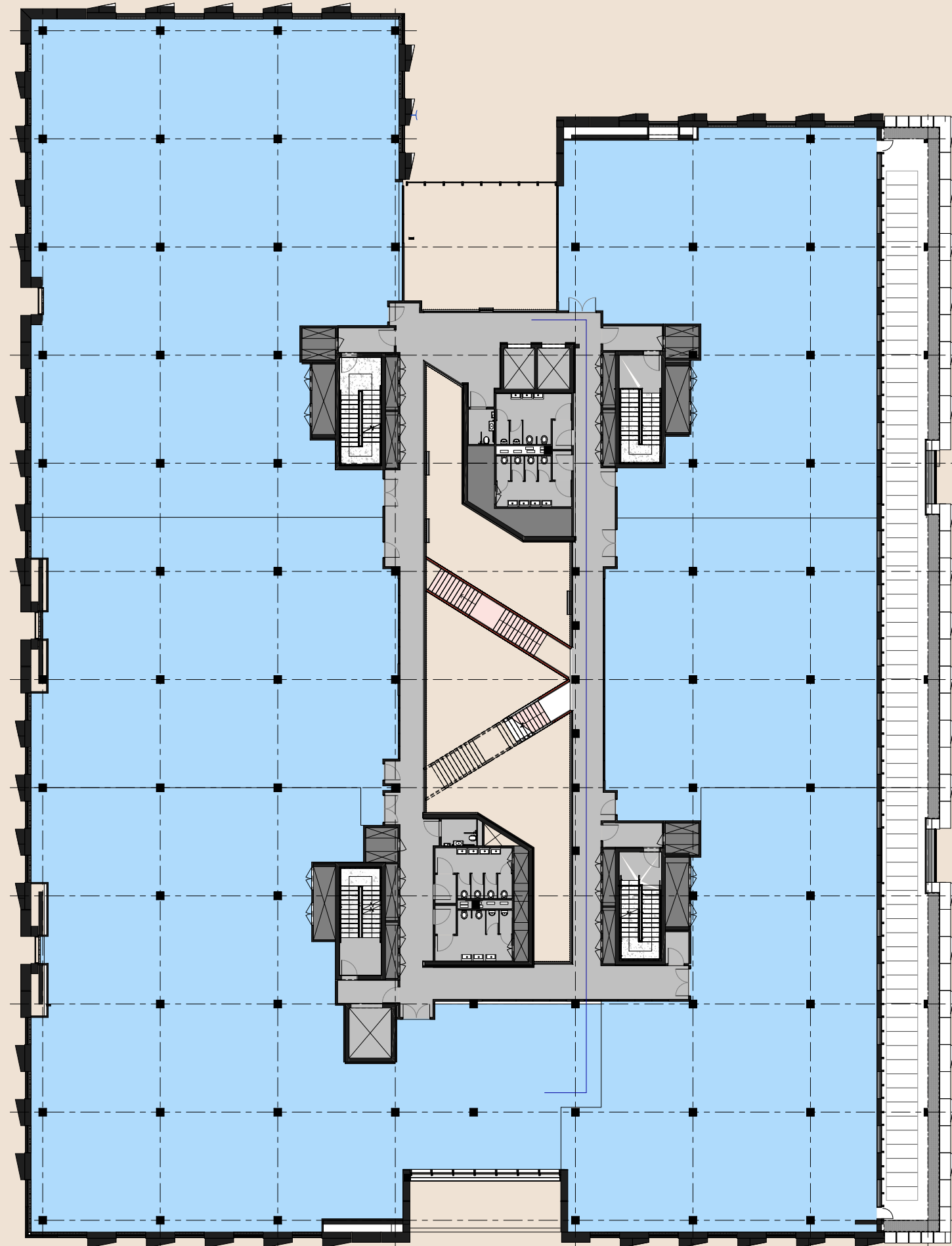
Workspace Core

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

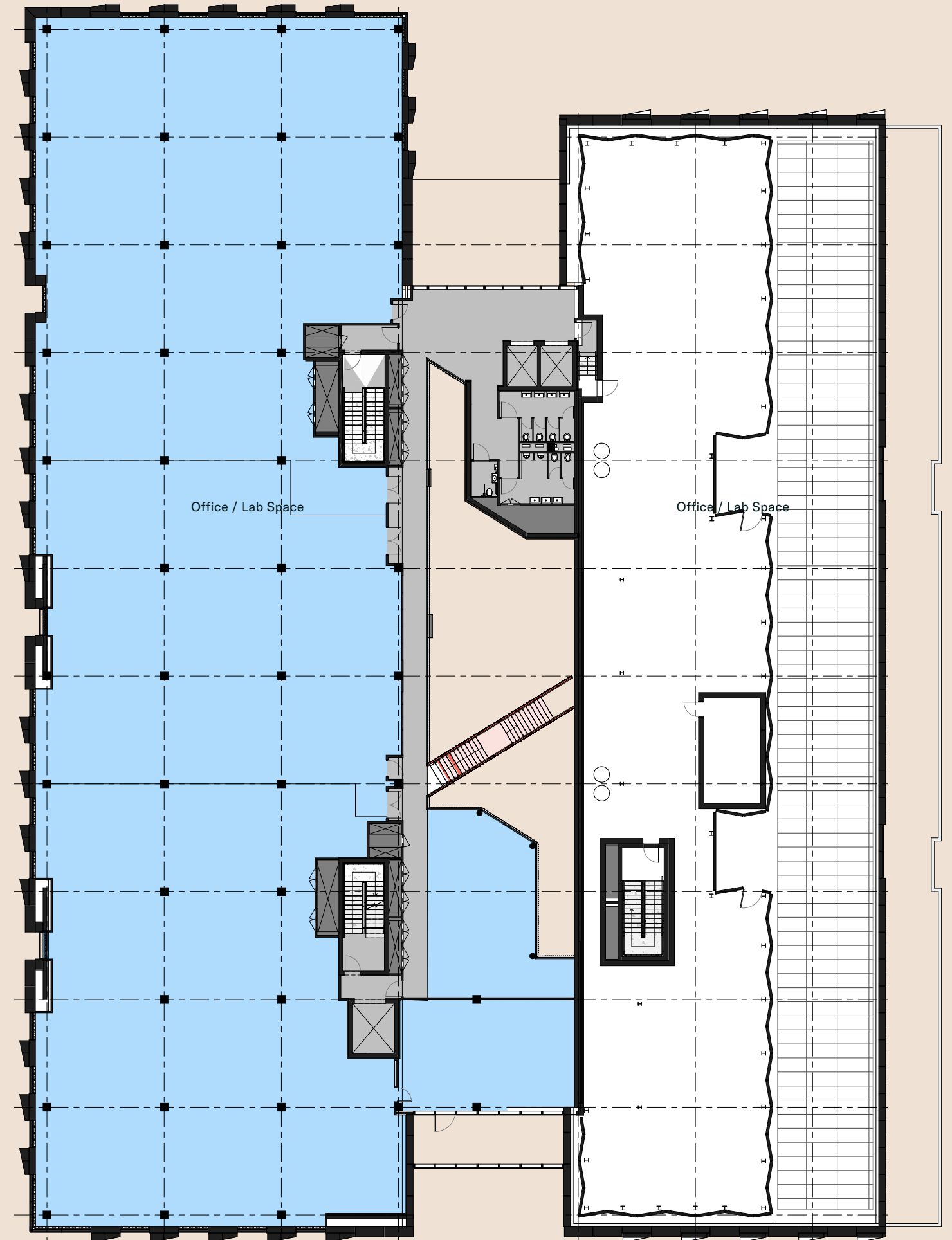


Workspace Core

# 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<sup>®</sup>  
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 the leasing agents:



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# Fabrica

MADE IN OXFORD

Another Sciences development by

Mission S<sup>t</sup>/  BGO

[fabrica.oxford.com](https://fabrica.oxford.com)

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