



# THE OXFORD SCIENCE PARK

## — PROJECT SUMMARY —

Located three miles outside Oxford City Centre, the science park is PRUPIM's joint venture development with Magdalen College Oxford. As the development moves into its second phase, over 500,000 sq ft has already been built. It is anticipated that the Park will provide 900,000 sq ft of specialist accommodation once completed.

The joint venture between PRUPIM and Magdalen College Oxford was established over 12 years ago and enjoys an excellent working relationship. The University is renowned for high quality research and for fostering links with industry. When combined with PRUPIM's property and development expertise, this created a powerful partnership that has driven investment success at the Park.

PRUPIM developed a masterplan to provide a quality environment, where buildings can be integrated into an attractive landscape. A masterplan guideline allows the Park to develop coherently but gives flexibility for design of buildings for users needs.

The Park also benefits from the now well established Innovation Centre, which provides office and laboratory suites for smaller companies and 'grown-on accommodation' for expanding companies.

The Park has recently sold buildings to Becton Dickinson and Nominet and let a second office of 28,000 sq ft to Amey.

*"The Oxford Science Park absolutely matches our needs and provides a great base for employees and clients alike. This is testament to the healthy business environment in Oxford."*

**JOHNNY LUNDGREN,**  
Country General Manager, Becton Dickinson & Co, UK

## — PROJECT HIGHLIGHTS —

- A joint venture with Magdalen College Oxford, the Park is designed specifically for science, technology and business occupiers
- More than 430,000 sq ft of laboratory space has been completed to date, with an additional 100,000 sq ft due for completion by the end of 2007
- Over 60 companies currently occupy the Park, including BioScience researchers, computer hardware and software manufacturers

## PROJECT FACTS

**USE / TYPE**  
Science Park

**CONTRACT VALUE**  
Ongoing

**SIZE**  
900,000 sq ft

**FUNDING SOURCE**  
Prudential and Royal Bank of Scotland

**START DATE**  
First building completed 1990

**COMPLETION DATE**  
Ongoing

### LOCATION



The Oxford Science Park  
Robert Robinson Avenue  
Oxford  
OX4 4GA  
[www.oxfordsp.com](http://www.oxfordsp.com)



# THE OXFORD SCIENCE PARK

## KEY CONSULTANTS

<b>ARCHITECTS</b>	Hamiltons Nicholas Hare, EPR, ADP, RHP Partnership, Ian Ritchie, Proctor Matthews
<b>M &amp; E CONSULTANTS</b>	Bunyan Meyer, Hoare Lea
<b>PROJECT MANAGEMENT</b>	Hortsonbridge
<b>QUANTITY SURVEYORS</b>	Gardiner and Thobold
<b>LETTING AGENTS</b>	Savills

## KEY STAKEHOLDERS

- Magdalen College Oxford  
CO-OWNER

## KEY TENANTS

**SHARP**

**BECTON  
DICKINSON**



**nominet**



*"PRUPIM's close collaboration with Magdalen over many years has led to the creation of the very successful Oxford Science Park, of which we are both justifiably proud."*

**CHARLES YOUNG,**  
Senior Bursar, Magdalen College Oxford.

## AWARDS



Oxford Preservation  
Trust Award for the  
Environment 2003



## INTEGRATED PRUPIM SERVICES EMPLOYED

- ✓ Fund Management
- ✓ Market Research
- ✓ Leasing
- ✓ Asset Management
- ✓ Sustainability
- ✓ Development Management
- Project Management
- ✓ Marketing
- ✓ Property Management
- ✓ Funding