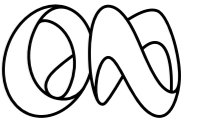

1 & 2 Fallaize Street

Prime laboratory buildings
at the gateway to Oxford North

FROM 1,500 SQ FT/139 SQ M TO 115,000 SQ FT/10,683 SQ M



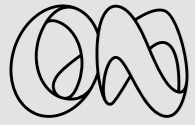


Oxford North is a new innovation district, purposefully designed to enable the next century of life-changing discoveries in science and technology.



Move into tomorrow





In numbers

As pivotal advances overlap across biotechnology, AI, quantum computing and all other fields, it's crucial we have productive, healthy spaces to think and explore.

Oxford North will deliver:

More than a million sq ft/92,903 sq m of labs and workspaces will bring together thousands of thinkers, do-ers, investors and investors, focused on tackling tomorrow's biggest questions.

We are creating acres of parkland, ponds, woodland, great places to eat, play, exercise, relax, and host.


There's nowhere in the world like Oxford for science and technology. That's why we're a 10 minute cycle from everything and everyone the city has to offer.


Scan below to watch our vision film:





_ 1 & 2 FALLAIZE STREET

Development


1m
sq ft labs and workspace 

4,500
people working here 

480
new homes 


64
acres 

First phase (delivered Q2 2025)

3
new buildings 

2.25
acre Fallaize Park 


2,023
sq m Fallaize Square 

100%
electric heating and cooling through innovative energy system 

_ OXFORD NORTH

Place


26,900
sq ft amenities 


300+
new trees 

3
new public parks 

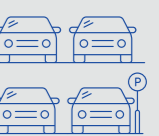
1,400+
construction jobs created so far, with 29 new apprentices 

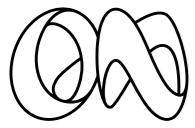
Transport

192
space new landmark cycle pavilion, plus 62 short stay cycle spaces 

90
initial car parking spaces per building 

1
shuttle bus to Oxford Parkway, John Radcliffe, South Parks Road and Old Road Campus 

1,400
decked car parking spaces with c. 375 EV occupier charging points 



Nationally connected

— Road
- - - - - Public transport

London
— 1h 28 min
- - - - - 1h 4 min

M40 J9
— 11 min

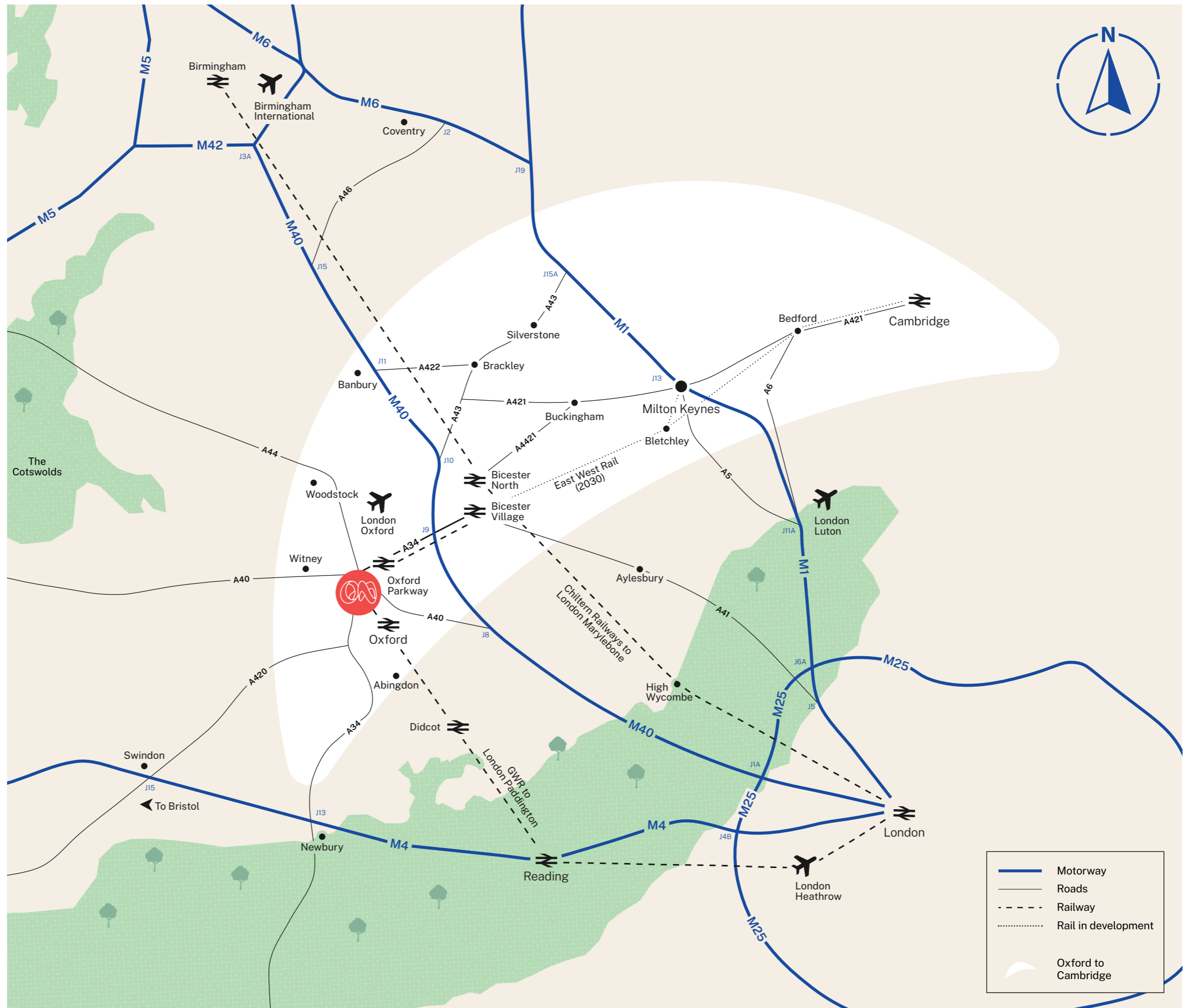
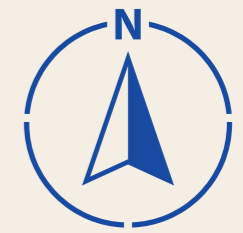
Oxford City Centre
— 16 min
- - - - - 20 min

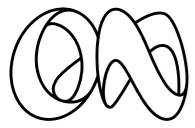
Oxford (Airport)
— 10 min

Heathrow
— 47 min

Birmingham
— 1h 14 min
- - - - - 1h 35 min

Cambridge
— 1h 56 min





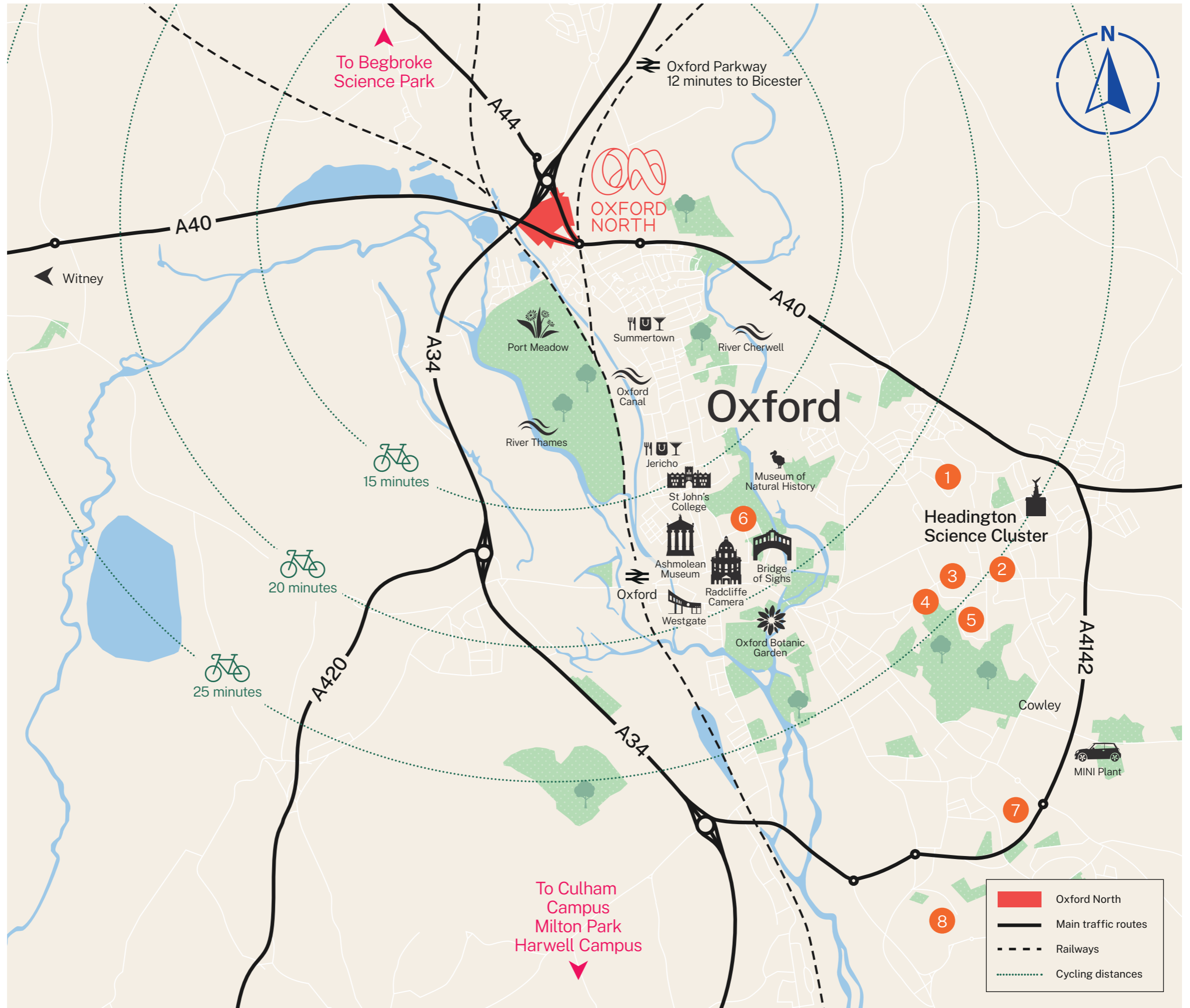
_ 1 & 2 FALLAIZE STREET

Prime location

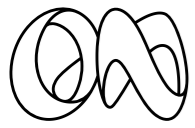
Easily accessible to Oxford Parkway, Headington and the city centre, providing convenience with everything on your doorstep.

_ OXFORD NORTH

- 1 John Radcliffe Hospital
- 2 Nuffield Orthopaedic Centre
- 3 Old Road Campus
- 4 Warneford Hospital
- 5 Churchill Hospital
- 6 University Science Area
- 7 ARC Oxford
- 8 The Oxford Science Park



To Culham Campus
Milton Park
Harwell Campus



Sustainable travel

Oxford North's benefits from existing fast and frequent bus services, which include:

A40 stops

S1	Carterton to Oxford
S2	Witney to Oxford
H2	Witney to John Radcliffe Hospital
Oxford Tube	Witney to Central London

A44 stops

S3	Chipping Norton/Charlbury to City to Oxford Station
Park & Ride 300	Pear tree Park & Ride to City to Redbridge Park & Ride

Wolvercote stops

City 6	Wolvercote to City Centre
--------	---------------------------

Cycle route stops

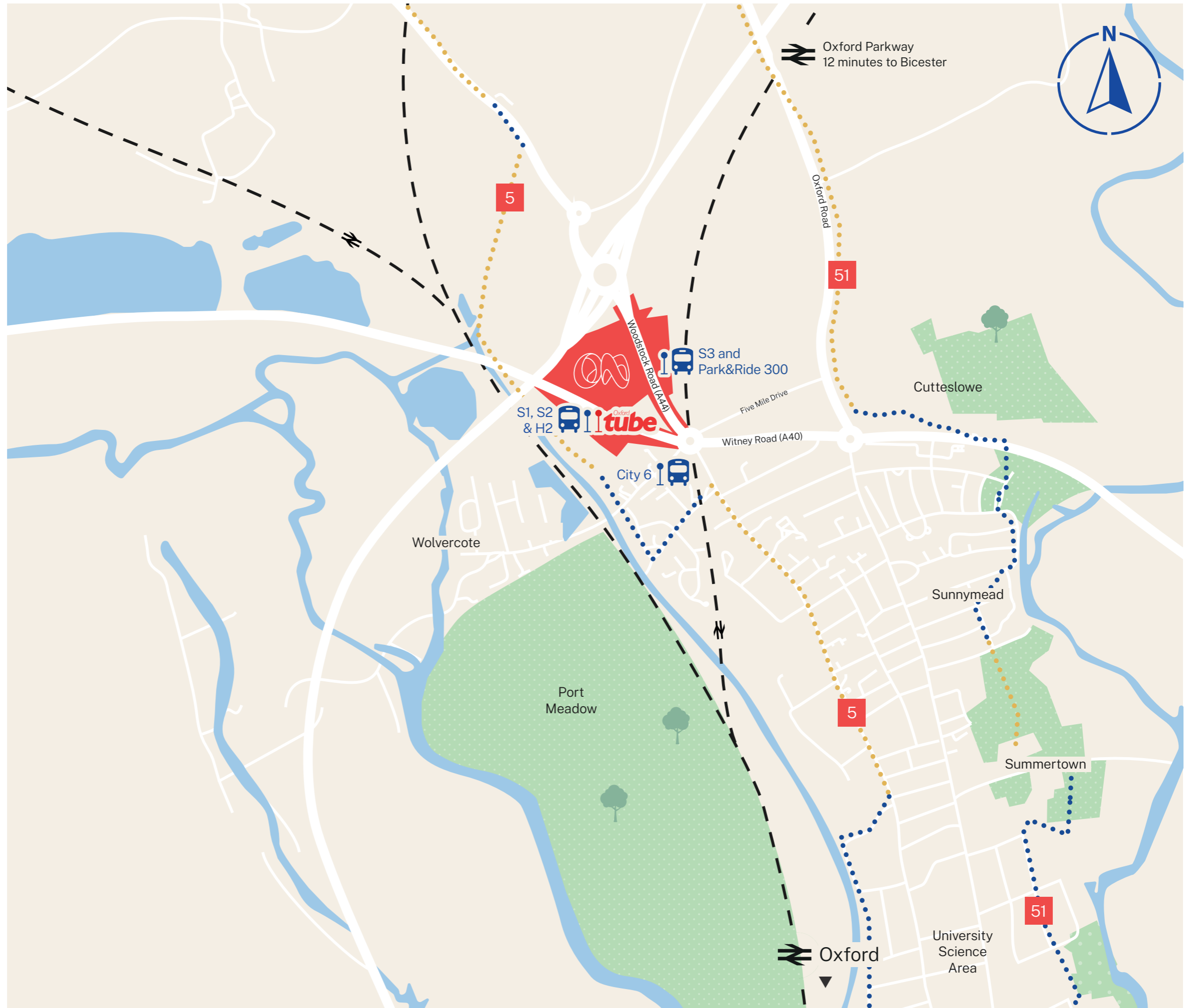
Sustrans 5	Banbury to Didcot via Oxford
Sustrans 51	Bicester to Oxford City Centre

Train lines



Cycle routes

- Road
- Trail





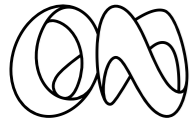
Dedicated to cycling

- Dedicated landmark cycle pavilion for first phase & guests
- 192 secure long-stay cycle spaces alongside short-stay spaces for public use
- Bike repair station on ground floor.

1 & 2 FALLAIZE STREET

OXFORD NORTH





Commute with ease

There are countless ways to travel in, and out.

Cycle



Cycling is central to our masterplan.

To enable a cycle-first approach, we have invested in upgrading the local roads and pavements to provide safe spaces for guests and occupiers to cycle and to from Oxford North

Travel by train



Oxford Parkway is on our doorstep, which goes to London Marylebone twice, hourly, in just 1 hour 10 minutes. It's a 5 minute drive, a 10-minute cycle or 30 minute walk.

Or you can go via Oxford main station to London Paddington. East West Rail is opening in 2030 offering fast, direct access from Oxford Parkway to Milton Keynes and Cambridge.

Travel by bus



We're investing in new electric bus routes:

- Oxford Parkway shuttle bus
- Oxford North to and from Headington and Cowley*

Oxford North also benefits from fast and frequent bus services including H2, S2, 300, S3 and City 6.

Travel by car



If you're travelling by car, see the travel times to local commuter towns below. There is allocated occupier and visitor car parking spaces for the Red Hall in the temporary car park. In the future, this will be replaced with the new decked car park with 1,400 spaces and circa 375 EV charging points.



Cycle

Summertown

8 mins

Oxford Parkway

9 mins

South Parks Road

15 mins

Oxford City Centre

16 mins

Oxford station

16 mins

Kidlington

17 mins

John Radcliffe

18 mins

Old Road Campus

23 mins

Oxford Airport

26 mins



Train

From Oxford Parkway

Bicester

8 mins

Oxford City

9 mins

Haddenham & Thame Parkway

25 mins

High Wycombe

30 mins

Beaconsfield

38 mins

London Marylebone

50 mins



Bus

Summertown

5 mins / every 15 mins

Eynsham

10 mins / 2 buses an hour

Yarnton

11 mins / every 30 mins

Oxford City Centre

20 mins / every 15 mins

Witney

25 mins / 2 buses an hour

Headington

25 mins / hourly or every 30 mins

London-Oxford Tube

c. 1h 35 mins / peak hours



Car

Kidlington

8 mins

Bicester

16mins

Witney

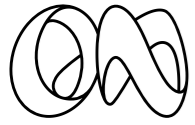
19 mins

Abingdon

22 mins

Didcot

26 mins



Creating the place today for tomorrow's discoveries

Through extensive research we identified the need to offer a diverse range of building sizes, types, and spaces. Our Masterplan responds to the needs of the science community and will provide spaces from incubation for starts up, grow on labs for emerging science companies, with options to scale up through to global Headquarter buildings.

_ 1 & 2 FALLAIZE STREET

_ OXFORD NORTH

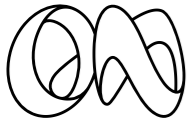




Alive with ideas and ambitions, this space is the essence and heart of Oxford North

1 & 2 FALLAIZE STREET

OXFORD NORTH

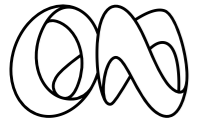


Explore the future
of laboratory space at
1 & 2 Fallaize Street

_ 1 & 2 FALLAIZE STREET

_ OXFORD NORTH



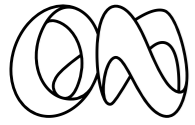


Welcoming & impressive reception

_ 1 & 2 FALLAIZE STREET

_ OXFORD NORTH





New lab space to boost R&D

View illustrative fit out



_ 1 & 2 FALLAIZE STREET

_ OXFORD NORTH





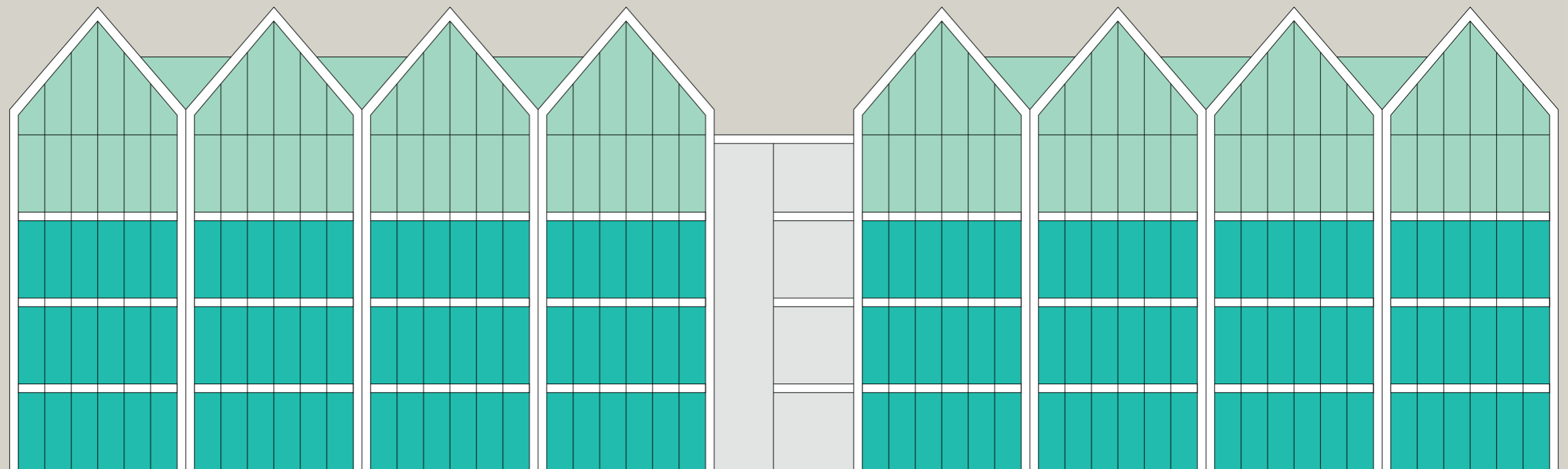
1 & 2 Fallaize Street

Floor areas (NIA)

	1 Fallaize Street		2 Fallaize Street	
	sq ft	sq m	sq ft	sq m
Mezzanine	5,135	477	5,125	476
3rd floor	13,400	1,245	13,390	1,244
2nd floor	13,435	1,248	13,435	1,248
1st floor	13,435	1,248	13,435	1,248
Ground floor	10,485	974	10,475	973
Total	55,890	5,192	55,860	5,189

_ 1 & 2 FALLAIZE STREET

_ OXFORD NORTH





Ground floor



Total (NIA)
10,485 sq ft/974 sq m

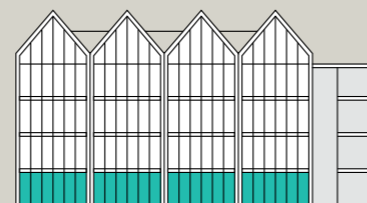
Fallaize Street



_ 1 & 2 FALLAIZE STREET

_ OXFORD NORTH

-  Reception
-  Lab-enabled
-  Office
-  Plant

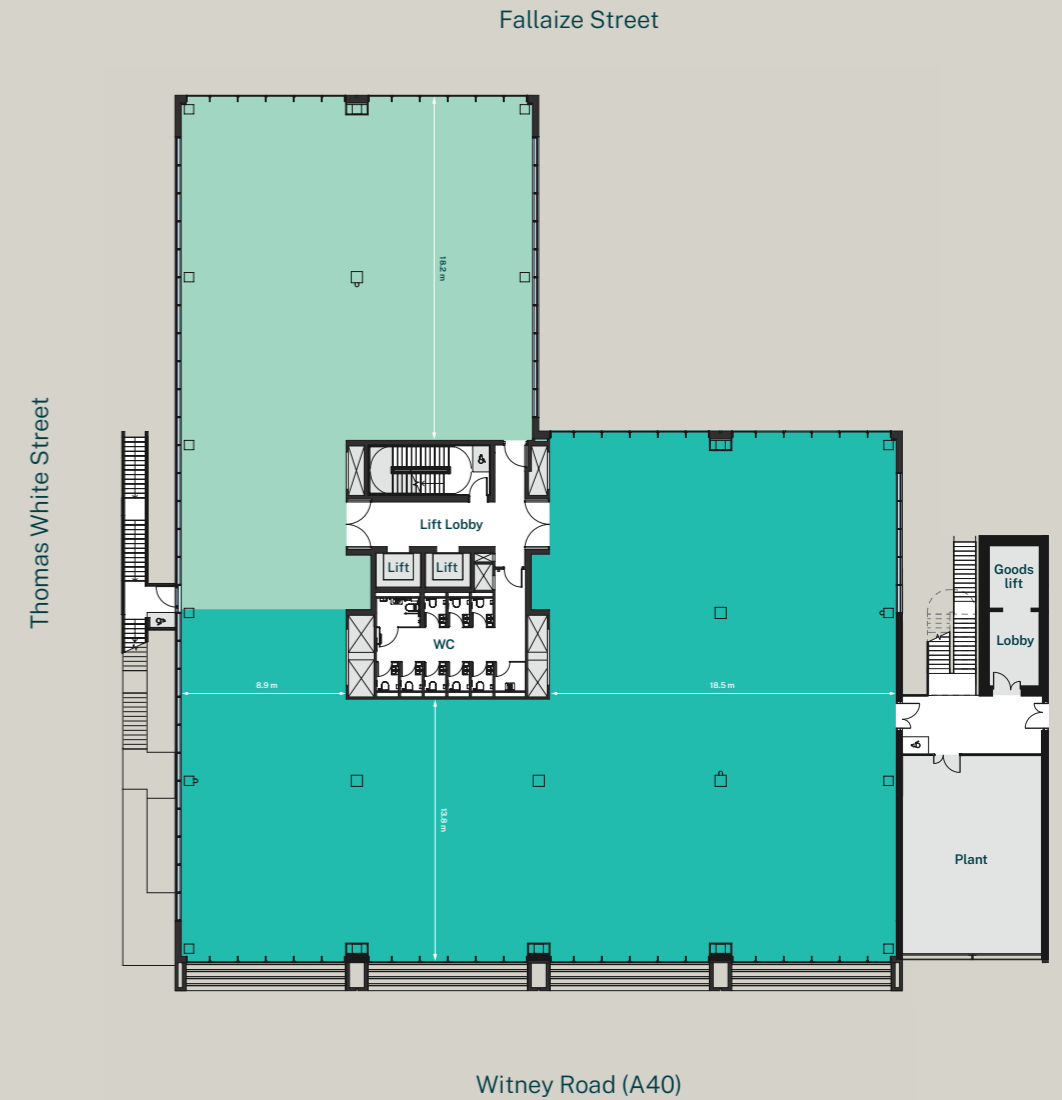


1 Fallaize Street
Front elevation

1st/2nd floor

Total (NIA)
13,435 sq ft/1,248 sq m

Fallaize Street



Thomas White Street

Witney Road (A40)



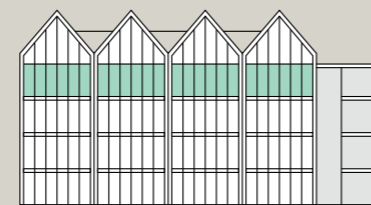
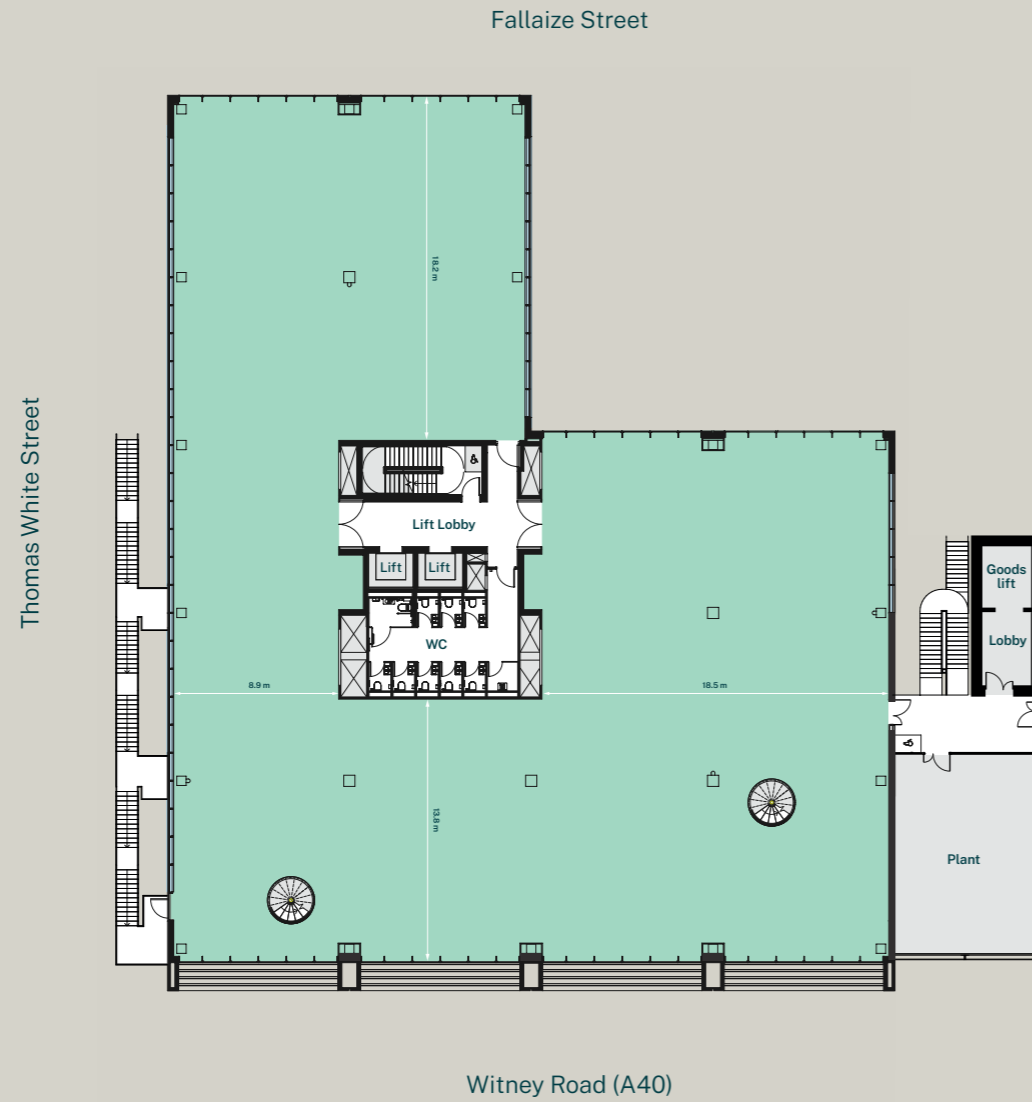
1 Fallaize Street
Front elevation

*Plans shown are for 1 Fallaize Street.
Layout for 2 Fallaize Street is similar.

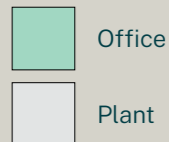


3rd floor

Total (NIA)
13,400 sq ft/1,245 sq m



1 Fallaize Street
Front elevation

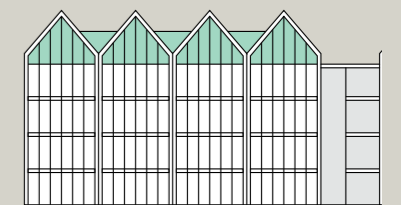
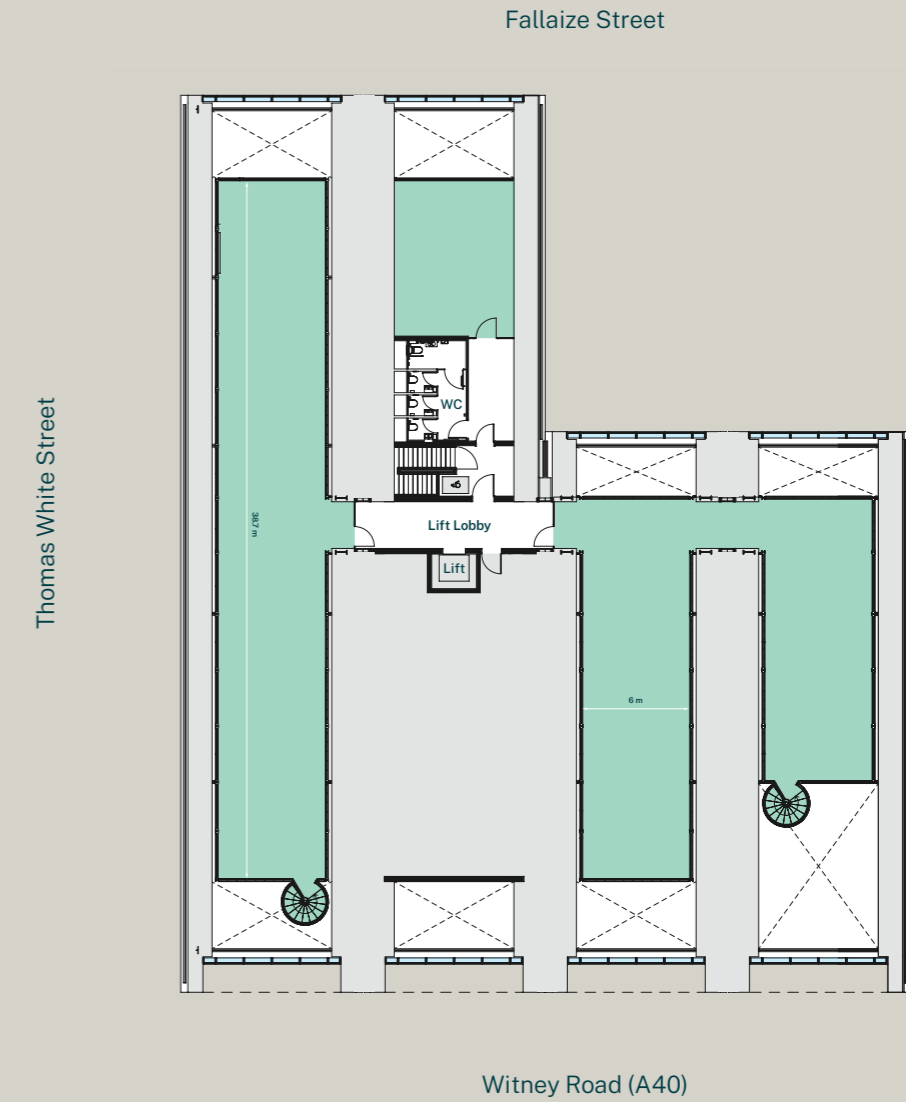


_1 & 2 FALLAIZE STREET

_ OXFORD NORTH

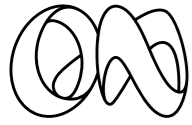
Mezzanine

Total (NIA)
5,135 sq ft/477 sq m



1 Fallaize Street
Front elevation

*Plans shown are for 1 Fallaize Street.
Layout for 2 Fallaize Street is similar.



Specifications

Lab/office split

60:40 lab enabled on the ground, first and second floors.

Cores configured to minimise crossovers between write up and lab areas.

Lab air supply

Ability to supply up to 6 air changes per hour.

Office air supply

14 l/s per person.

Structural grid

9m by 9m to 9.75m structural grid.

Air conditioning

Fan coil system.

Floor heights

4.2m typical floor to floor height with a minimum floor to ceiling height of 2.7m.

Small power

Up to 75W per sq m in lab areas and 15W per sq m in write up and office floors.

Lab spec

Cores configured to minimise crossovers between write up and lab areas.

Floor loading of 3.5 kN/m² (including partitions) with a response factor of <2.0 over whole floor plates with selected areas <1.0.

Chemical grade drainage stacks.

Lab gases

Secure gas store with space for manifolds.

Tenant generation

Space for tenant standby generator and provision for plug in temporary generator for landlord areas.

Occupancy

One person per 15 sq m.
Labs: one person per 15 sq m.

ESG

Targeting BREEAM Excellent.

End of trip

60 bike spaces and lockers, with 16 showers in The Red Hall.

Lab waste

Chemical grade drainage stacks and segregated store.

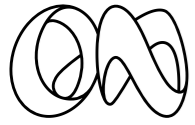
Lifts

2 passenger lifts,
2,500 kg goods lift.

Fume cupboard provision

Space for 1 duct per 250 sq m.





Move in ready: amenities from day one

We understand you need space to think,
space to take a break and space to relax.

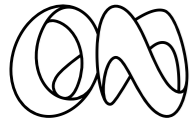
The Red Hall, fully connected to the park and event square, will provide a range of different uses to cater for our first occupiers.

This will include:


- café/restaurant
- flexible auditorium for up to 100 people
- multifunctional meeting rooms
- business lounge
- two retail units.


With event and conference facilities, this will become a centre for research where occupiers will regularly meet to collaborate.







Where great minds unwind


 Red Hall ground floor cafe, with retail, co-working, community and presentation space

 Fallaize Park for enlivenment, health & wellbeing events

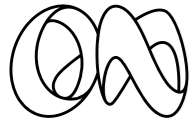
 Public art

 Car parking for staff and guests

 Fallaize Square with pop-ups and events

 Cycle parking and facilities for staff and guests





Landscape designed to inspire, stimulate and increase biodiversity



The central public realm provides:

- 10,000 sq ft/929 sq m Fallaize Park
- 2,000 sq m market square.

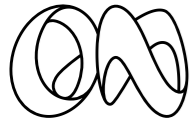
In these spaces, Oxford North will be running:

- sporting events
- seasonal markets
- food markets
- outdoor health and wellness classes.

_ 1 & 2 FALLAIZE STREET

_ OXFORD NORTH





Local amenities



Shopping

- 1 Co-op Food
- 2 M&S Simply Food
- 3 Sainsbury's



Leisure & Fitness

- 1 Zumba Gold
- 2 PARfit Health & Fitness
- 3 Juvenate Health Club Oxford
- 4 Ferry Leisure Centre
- 5 Nuffield Health, Fitness & Wellbeing Club
- 6 North Oxford Lawn Tennis Club
- 7 Kidlington & Gosford Leisure Centre



Nurseries

- 1 Kids Planet Mansion House Nursery
- 2 The Oxford Montessori Nursery



Post Offices

- 1 Kendall Crescent Post Office
- 2 The Broadway Post Office
- 3 Yarnton Post Office



Hotels

- 1 Holiday Inn
- 2 Travelodge
- 3 Leonardo Royal
- 4 easyHotel
- 5 The Old Parsonage
- 6 The Randolph
- 7 The Store
- 8 Malmaison
- 9 Old Bank Hotel

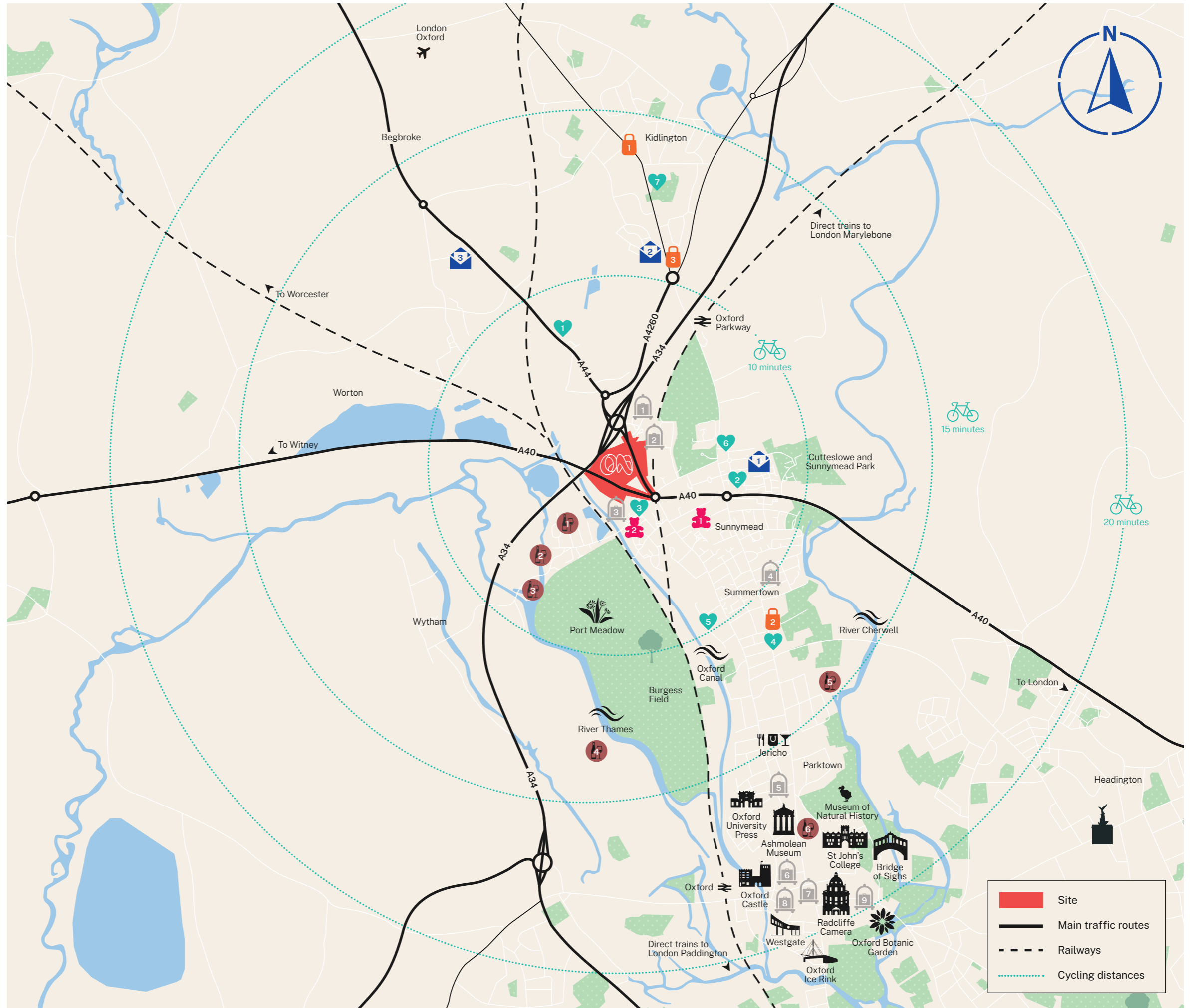


Bars and Pubs

- 1 The White Hart
- 2 Wolvercote Inn
- 3 The Trout Inn
- 4 The Perch
- 5 The Cherwell Boathouse
- 6 Lamb & Flag

_ 1 & 2 FALLAIZE STREET

_ OXFORD NORTH



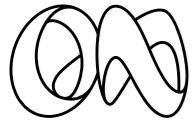


An inspiring, uplifting place with spaces to think, work, rest and explore, for everyone, to enable the next century of life-changing discoveries, rooted in Oxford.

— 1 & 2 FALLAIZE STREET —

— OXFORD NORTH — 2024






Creating a better world


We're on a mission to minimise the environmental impact of business and our communities, to support responsible growth and maximise well-being and social impact of the development on those who visit, occupy and live at Oxford North.




ESG: Our six pillars

 Towards net zero


We are creating a low carbon innovation district, following a Net Zero Carbon Pathway.

 Ecosystem resilience


We are creating a climate-resilient and biodiverse district.

 Healthy places


We are creating a safe and healthy place, in construction and operation, that fosters mental health, wellbeing, productivity and innovation.

 Connected communities

We are improving north Oxford's connectivity through more than £12 million investment in transport and bus services, making access safer and more convenient to pedestrian, cyclist and bus users.

 Circular resources

We are employing circular design principles in construction and operation.

 Shared prosperity

We are providing employment opportunities for Oxfordshire's residents, with a commitment to 15% local labour.



Scan here to view our Building a Better Future: Our ESG Strategy and Your Business

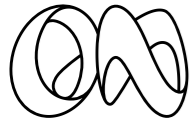


Oxford's new home for discovery

_ 1 & 2 FALLAIZE STREET

_ OXFORD NORTH





Professor Elizabeth Fallaize

3 June 1950 – 6 December 2009



Professor Elizabeth Fallaize was a British academic who was Pro-Vice Chancellor of the University of Oxford and a French studies scholar.

She was educated at Dame Allan's School, Newcastle upon Tyne. After graduation with First Class honours in French from the University of Exeter in 1972, she was appointed in 1975 as a lecturer at the School of Languages at Wolverhampton Polytechnic, before moving to Birmingham University's French department in 1977.

In 1989 she was appointed an Official Fellow of St John's College, Oxford, the first woman ever to hold this post.

Generations of undergraduate and graduate students benefited from her teaching and scholarship. Today we're proud that her spirit lives on at Oxford North.



OXFORD NORTH

LABS, LIVING & WORKSPACE

Enquire now for 2025



info@oxfordnorth.com

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[///festivity.mostly.lush](http://festivity.mostly.lush)



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