

1 & 2 Fallaize Street

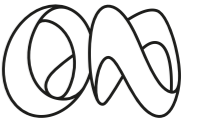
Prime laboratory buildings
at the gateway to Oxford North

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

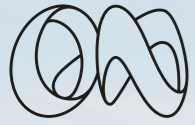


OXFORD
NORTH



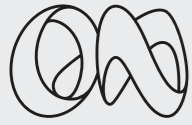


Oxford North is a new innovation district, purposefully designed to enable the next century of life-changing discoveries in science and technology.



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 

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Place


26,900
sq ft amenities 


300+
new trees 

3
new public parks 

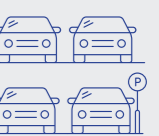
1,825+
construction jobs created so far, with 50 new apprentices 

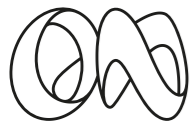
Transport

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

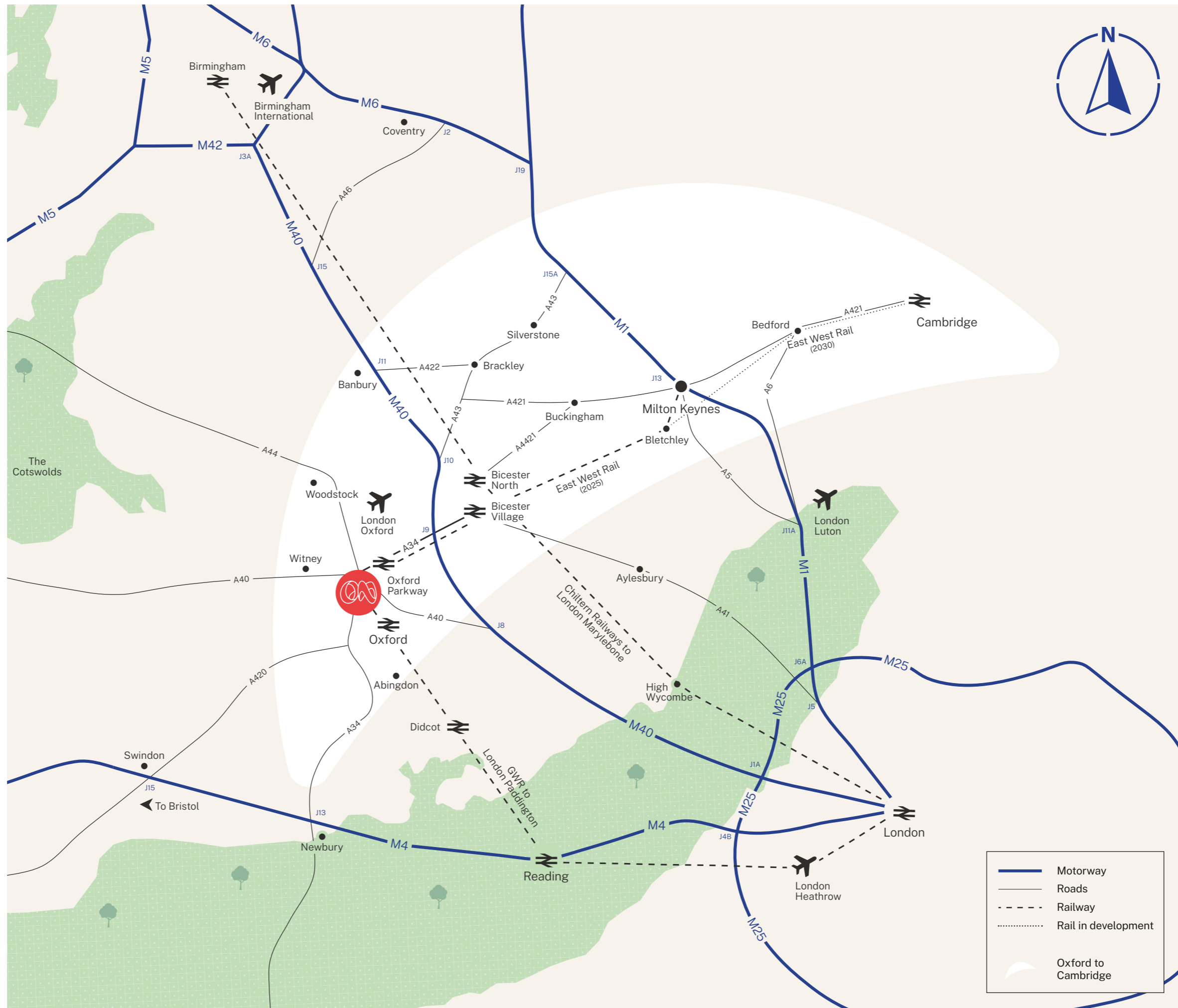
Oxford City Centre
— 16 min
- - - - - 20 min

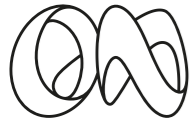
Oxford (Airport)
— 10 min

Heathrow
— 47 min

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

Cambridge
— 1h 56 min





Prime location

1 & 2 FALLAIZE STREET

OXFORD NORTH

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
- 2 The Oxford Montessori

Post Offices

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

Hotels

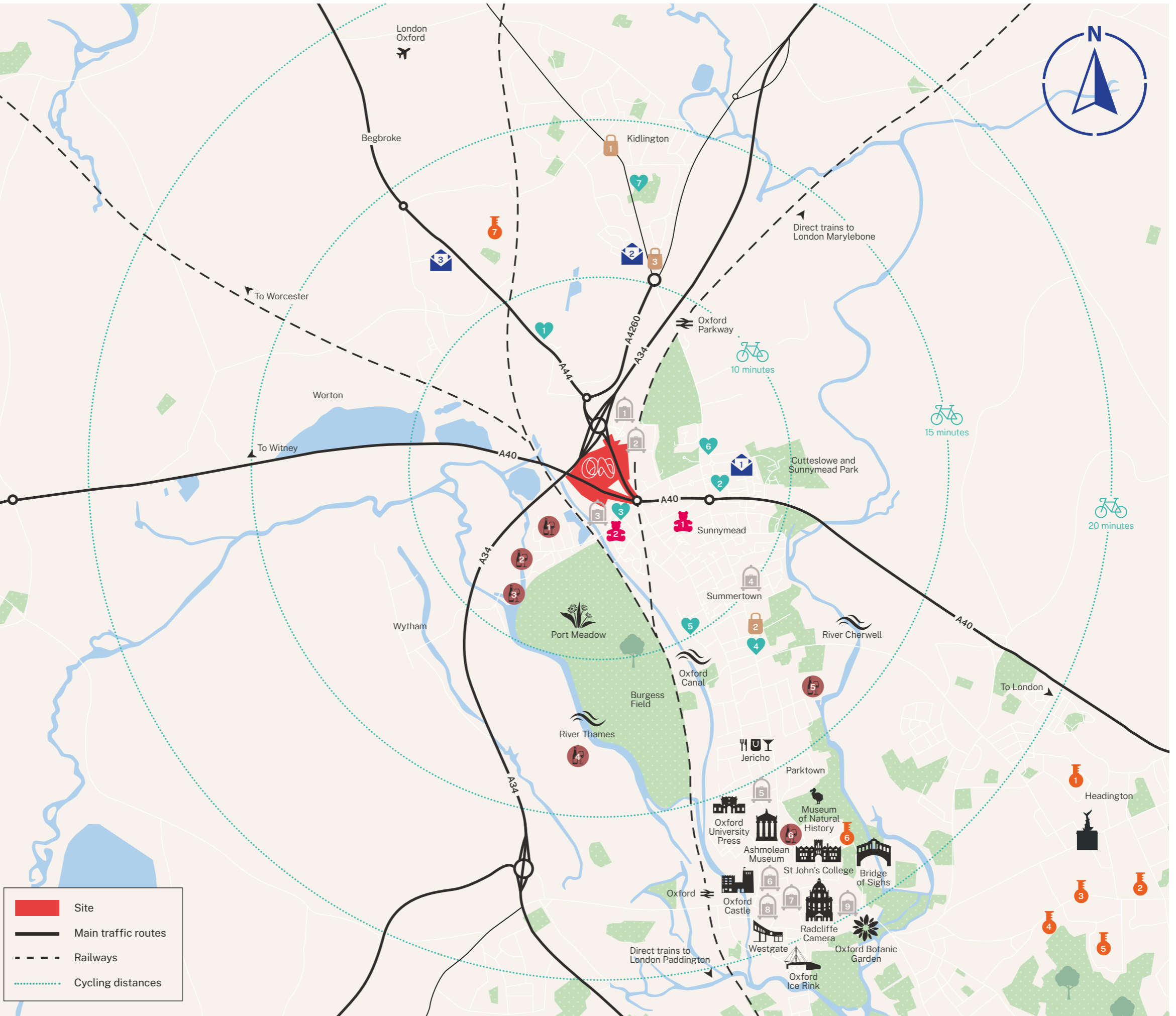
- 1 Holiday Inn
- 2 Travelodge
- 3 Leonardo Royal
- 4 easyHotel
- 5 The Old Parsonage
- 6 The Randolph
- 7 The Store
- 8 Malmaison
- 9 Old Bank Hotel

Bars and Pubs

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

Science

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



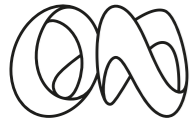
Dedicated to cycling

- 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 FAIRWAY STREET

OXFORD NORTH



Commute with ease



- Train lines
- - - - -
- Cycle routes
●●●●● Road
●●●●● Trail

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Cycle

Cycle route stops

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

Summertown 8 mins	Oxford Parkway 9 mins	South Parks Road 15 mins
Oxford City Centre 15 mins	Oxford station 16 mins	Kidlington 17 mins
John Radcliffe 18 mins	Old Road Campus 23 mins	Botley 24 mins

Bus

A40 & Wolvercote stops		A44 stops	
S1	Carterton to Oxford	S3	Chipping Norton/Charlbury to City to Oxford Station
S2	Witney to Oxford		
H2	Witney to John Radcliffe Hospital	Park & Ride 300	Peartree Park & Ride to City to Redbridge Park & Ride
Oxford Tube	Witney to Central London		
City 6	Wolvercote to City Centre		

Summertown 5 mins / every 15 mins	Eynsham 10 mins / 2 buses an hour	Yarnton 11 mins / every 15 mins
Oxford City Centre Over 5 buses an hour	Witney 25 mins / peak hours	Headington 25 mins / twice hourly

Train

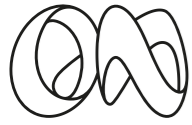
From Oxford Parkway

Oxford City 6 mins	Bicester 8 mins	Haddenham & Thame Parkway 21 mins
High Wycombe 30 mins	Beaconsfield 38 mins	Milton Keynes* 45 mins
		London Marylebone c. 1 hr 10 mins

*EWR to open in late 2025

Car

Kidlington 8 mins	Bicester 16 mins	Witney 19 mins
Abingdon 22 mins	Banbury 32 mins	Heathrow 47 mins

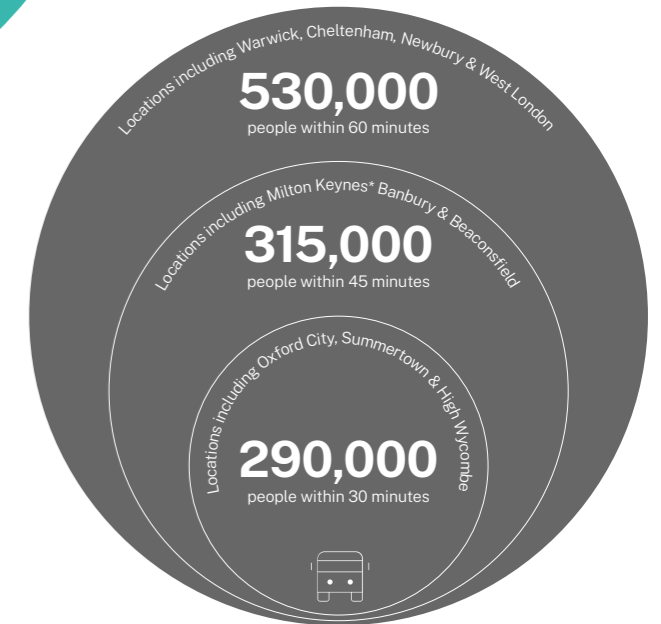
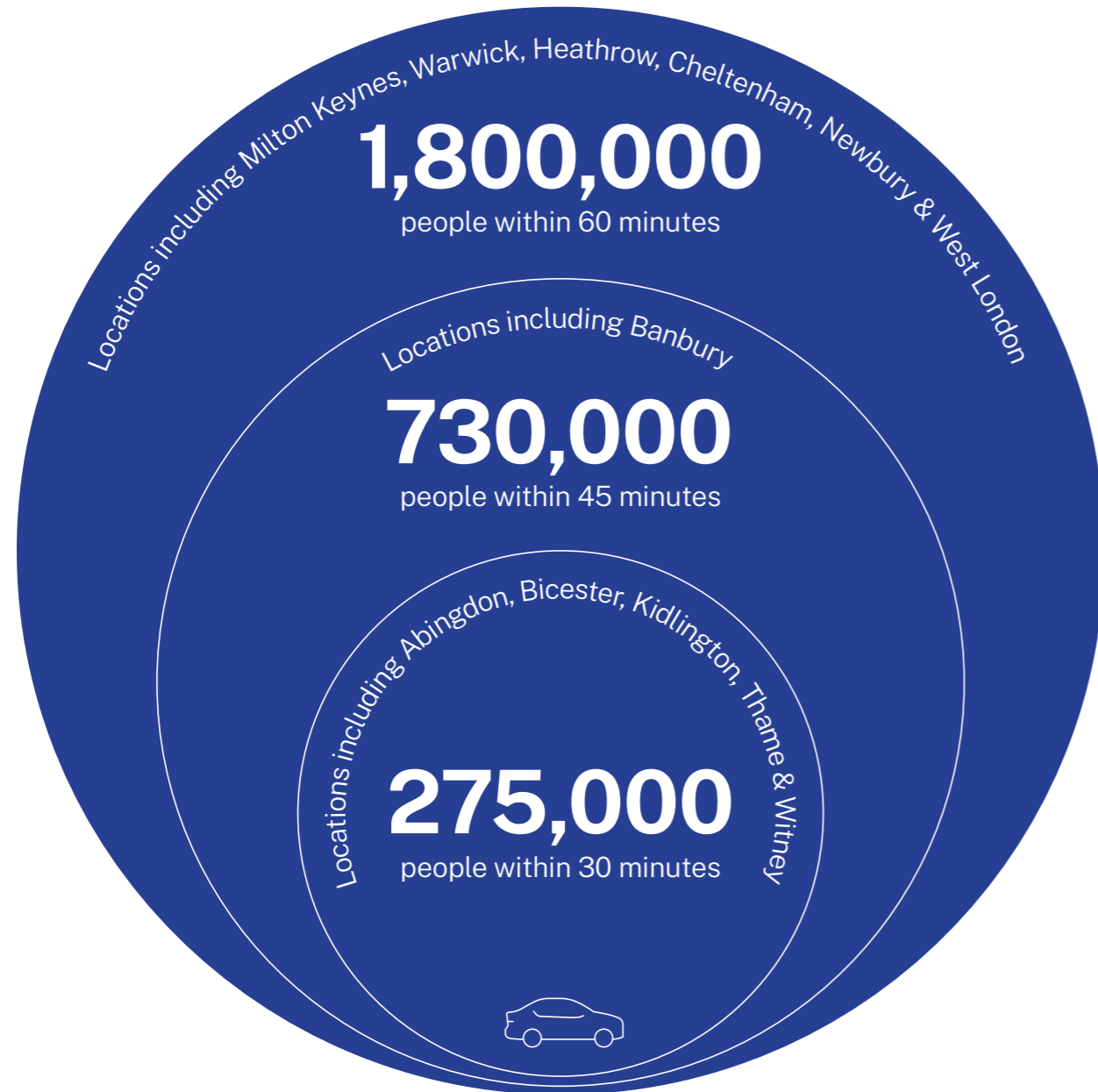


The best connected Oxford innovation district

People of working age within commuting distance of Oxford North

_ 1 & 2 FALLAIZE STREET

_ OXFORD NORTH



Oxford North, compared with Oxfordshire's leading innovation centres

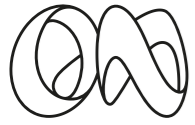
The strongest multimodal connectivity.

The best connected rail location supported by Oxford Parkway and a dedicated shuttle connection.

The lowest public transport time.

The shortest average commute time.

- Driving
- Cycle
- Public transport



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.

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_ OXFORD NORTH



KEY

- 1. 1 Fallaize Street
 - 2. 2 Fallaize Street
 - 3. 3 Fallaize Street
 - 4. Red Hall
 - 5. Fallaize Square
 - 6. Fallaize Park
 - 7. 1 Thomas White Street
 - 8. 2 Thomas White Street
 - 9. Decked car park
- Phase 1:
160,000 sq ft available now
- Phase 2:
380,000 sq ft labs
coming soon

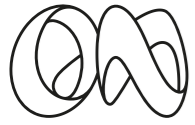


Alive with ideas and ambitions, this space is the essence and heart of Oxford North

1 & 2 FALLAIZE STREET

OXFORD NORTH



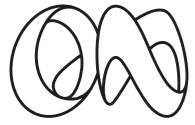


Explore the future
of laboratory space at
1 & 2 Fallaize Street

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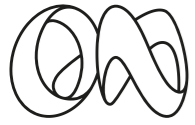


Welcoming & impressive reception

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New lab space to boost R&D

View illustrative fit out



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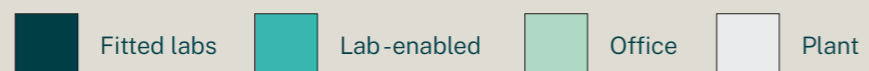
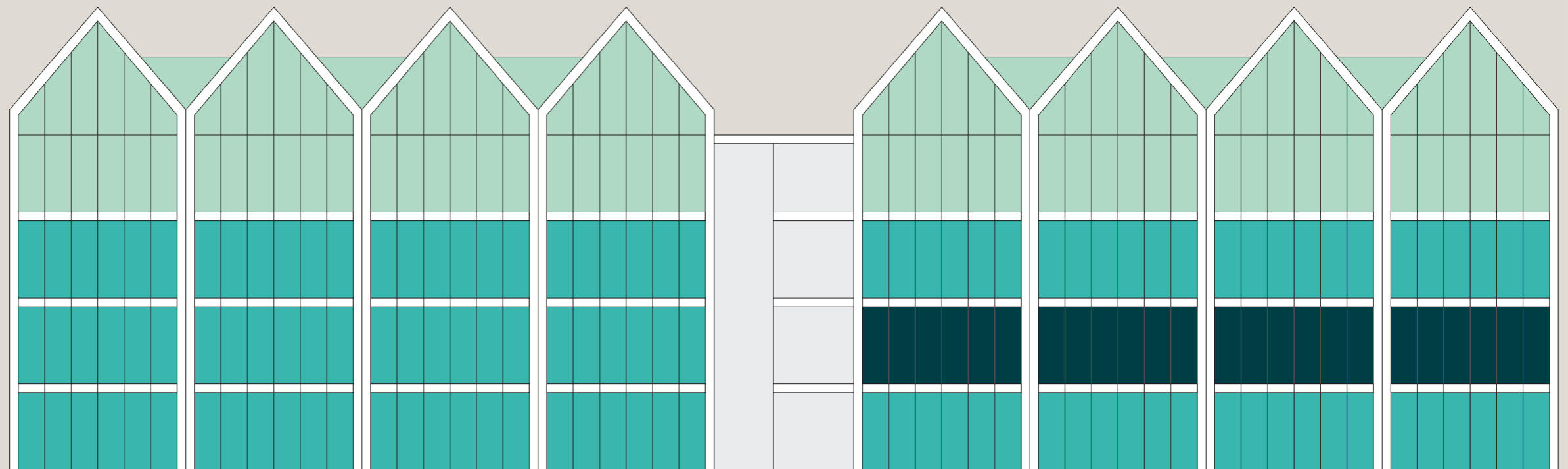
1 & 2 Fallaize Street

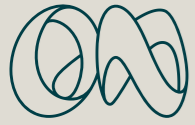
Floor areas (NIA)

1 Fallaize Street			2 Fallaize Street		
	sq ft	sq m		sq ft	sq m
Mezzanine	5,565	517	Mezzanine	5,590	519
3rd floor	13,585	1,262	3rd floor	13,440	1,249
2nd floor	13,630	1,266	2nd floor	13,475	1,252
1st floor	13,645	1,268	1st floor	13,460	1,250
Ground floor	12,325	1,145	Ground floor	12,290	1,142
Total	58,750	5,458	Total	58,255	5,411

_ 1 & 2 FALLAIZE STREET

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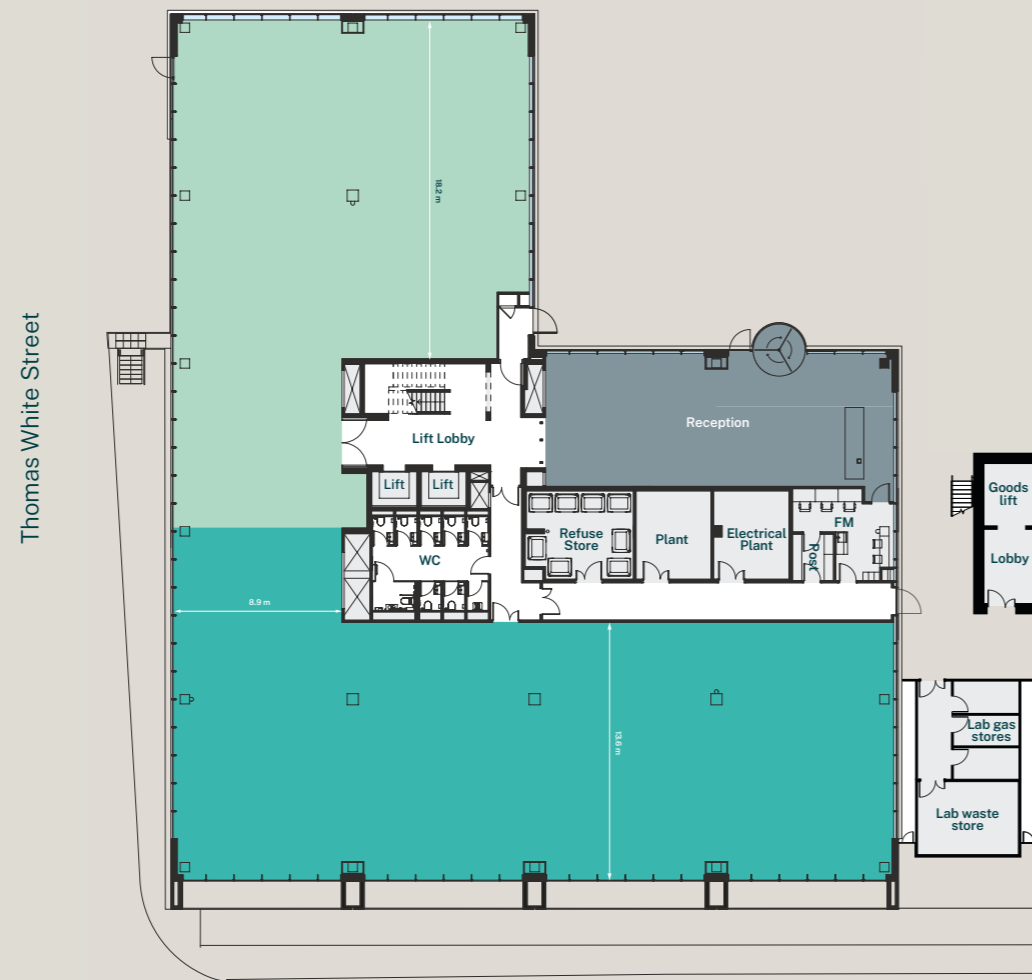




Ground floor

Total (NIA)
12,325 sq ft/1,145 sq m

Fallaize Street



_ 1 & 2 FALLAIZE STREET

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- Reception
- Lab-enabled
- Office
- Plant

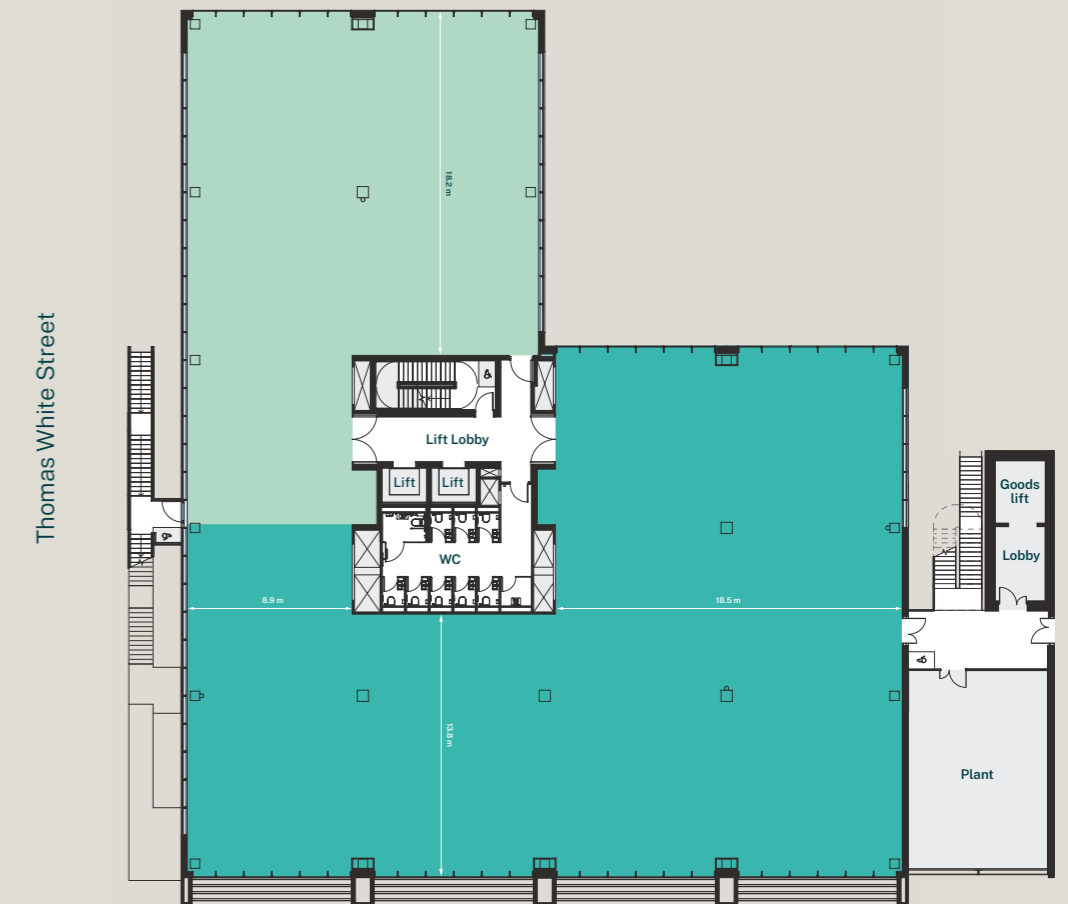


1 Fallaize Street
Front elevation

1st/2nd floor

Total (NIA)
1st floor: 13,645 sq ft/1,268 sq m
2nd floor: 13,630 sq ft/1,266 sq m

Fallaize Street



Thomas White Street

Witney Road (A40)



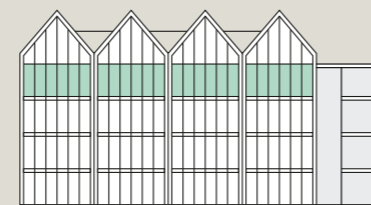
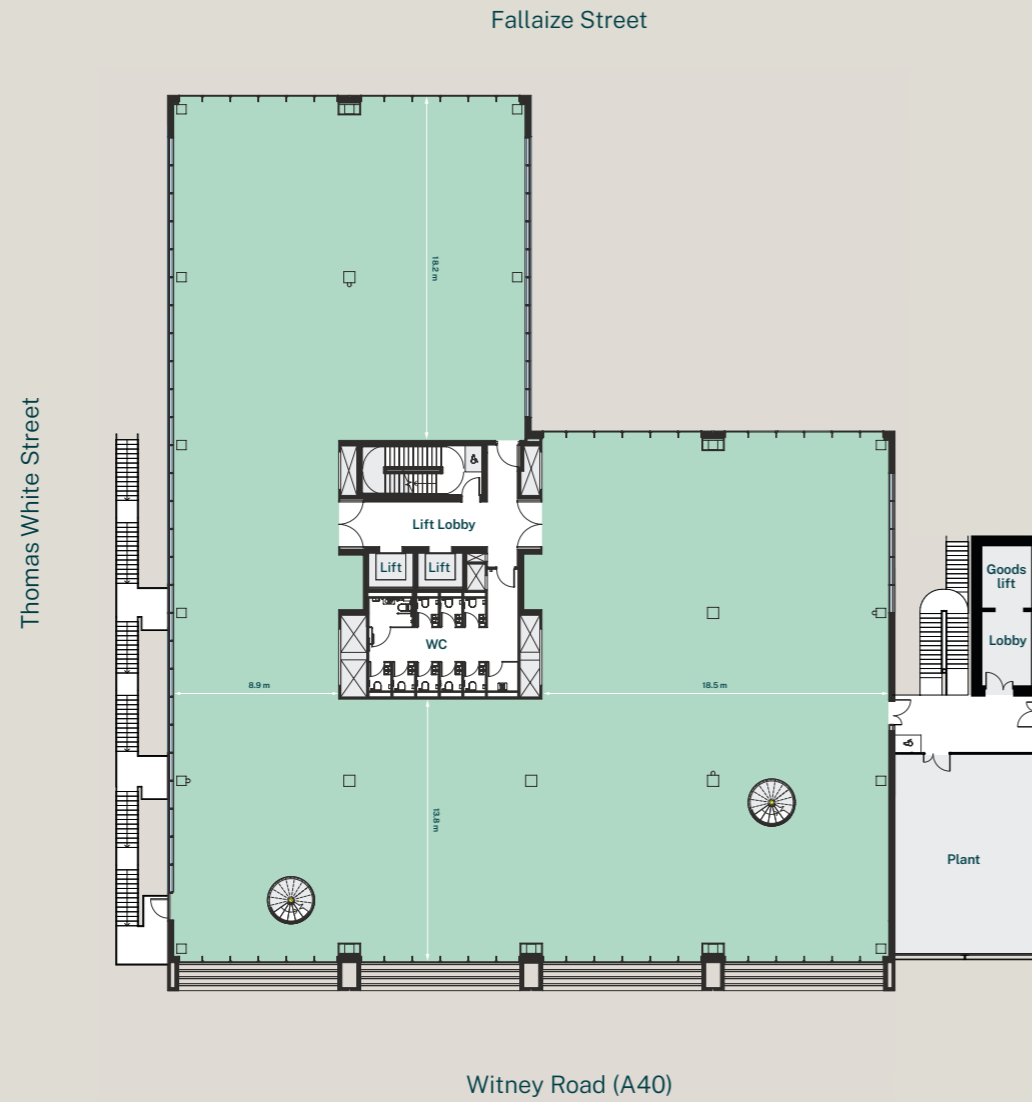
1 Fallaize Street
Front elevation

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

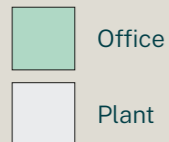


3rd floor

Total (NIA)
13,585 sq ft/1,262 sq m

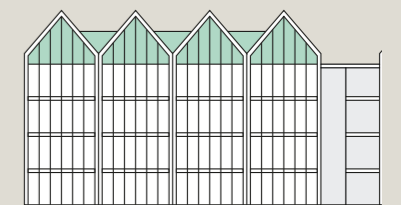
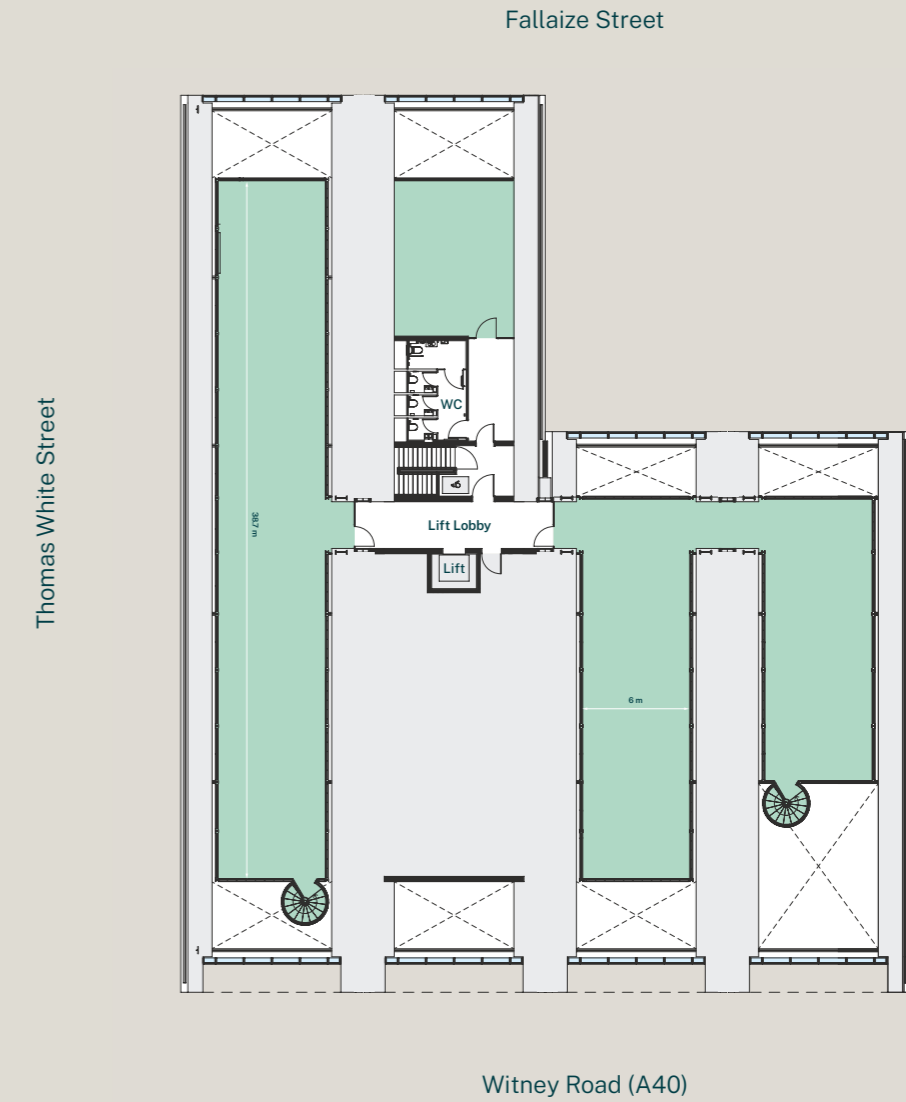


1 Fallaize Street
Front elevation



Mezzanine

Total (NIA)
5,565 sq ft/517 sq m



1 Fallaize Street
Front elevation

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Layout for 2 Fallaize Street is similar.

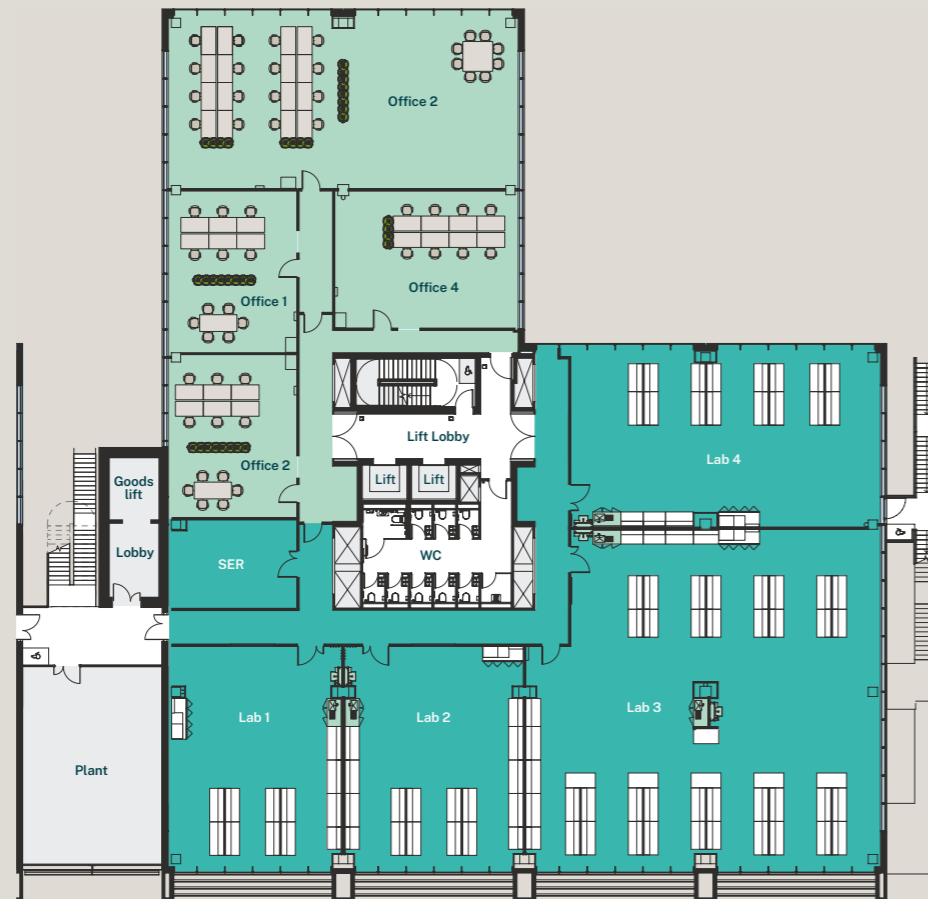


Fitted Labs

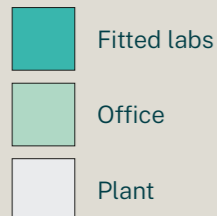
1st floor, 2 Fallaize Street

Total (NIA)
13,460 sq ft/1,250 sq m

Fallaize Street



Witney Road (A40)



2 Fallaize Street
Front elevation

Available space & specification

	Lab	Office	Total
Unit 1	1,160	645	1,805
Unit 2	1,225	650	1,875
Unit 3	3,550	1,870	5,420
Unit 4	1,700	790	2,490
Shared space	330	0	330
Total	7,965	3,955	11,920

Fitted floor lab specification

- Containment level 2 ready labs
- 6 air changes per hour
- Independent heating and cooling system
- Vulcathene drainage
- Dedicated hazardous water, LN2 and gas storage
- Extraction system fitted to supply ducted fume hood
- Bookable goods lift with integrated gas alarms
- Enhanced small power -50W/m²
- Flexible plug and play benching
- Fully fitted office suite including desks, chairs and storage units

Shared laboratory services

- Pure and ultrapure lab-grade water
- 1.7m ducted fume hood
- Glasswasher
- Drying cabinet
- Analytical balance
- 150L front-loading autoclave
- -80°C freezer
- Flammable cabinet
- Ice flaker
- Hotplate stirrer



Workplace specification

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.

Structural grid

9m by 9m to 9.75m structural grid.

Floor heights

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

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.

Occupancy

One person per 15 sq m (for lab and office space).

End of trip

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

Lifts

2 passenger lifts, 2,500 kg goods lift.

Lab air supply

Ability to supply up to 6 air changes per hour.

Office air supply

14 l/s per person.

Air conditioning

Fan coil system.

Small power

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

Lab gases

Secure gas store with space for manifolds.

Tenant generator

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

ESG

Targeting BREEAM Excellent.

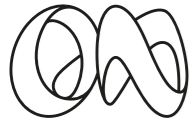
Lab waste

Chemical grade drainage stacks and segregated store.

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.

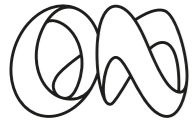
The Red Hall, fully connected to the park and event square, will provide a range of different uses to cater for our first occupiers.

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

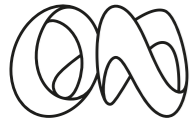
 Public art

 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





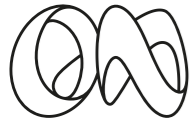
An inspiring, uplifting place with spaces to think, work, rest and explore, for everyone, to enable the next century of life-changing discoveries, rooted in Oxford.

1 & 2 FALLAIZE STREET

2024

OXFORD NORTH






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

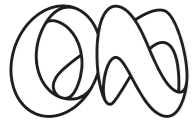


Oxford's new home for discovery

_ 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



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