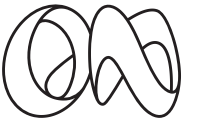

The Red Hall

Alive with ideas and ambition, landmark office space at the heart of Oxford North.

4,800 - 33,500 SQ FT/ 445 - 3,112 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





Key statistics

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 15 minute cycle from everything and everyone the city has to offer.

Scan below to watch our vision film:



_THE RED HALL

Development

1m
sq ft labs and workspace



4,500
people working here



480
new homes



64
acres



First phase (delivered Q1 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



Transport

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



254
initial phase 1a car parking spaces



3
new public parks



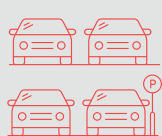
1,400+
construction jobs created so far, with 29 new apprentices



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

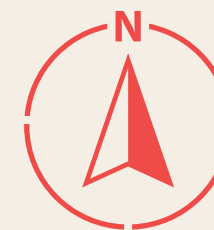
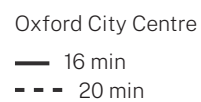


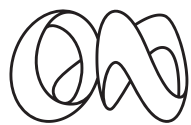
1,400
decked car parking spaces with c. 375 EV occupier charging points





OXFORD NORTH

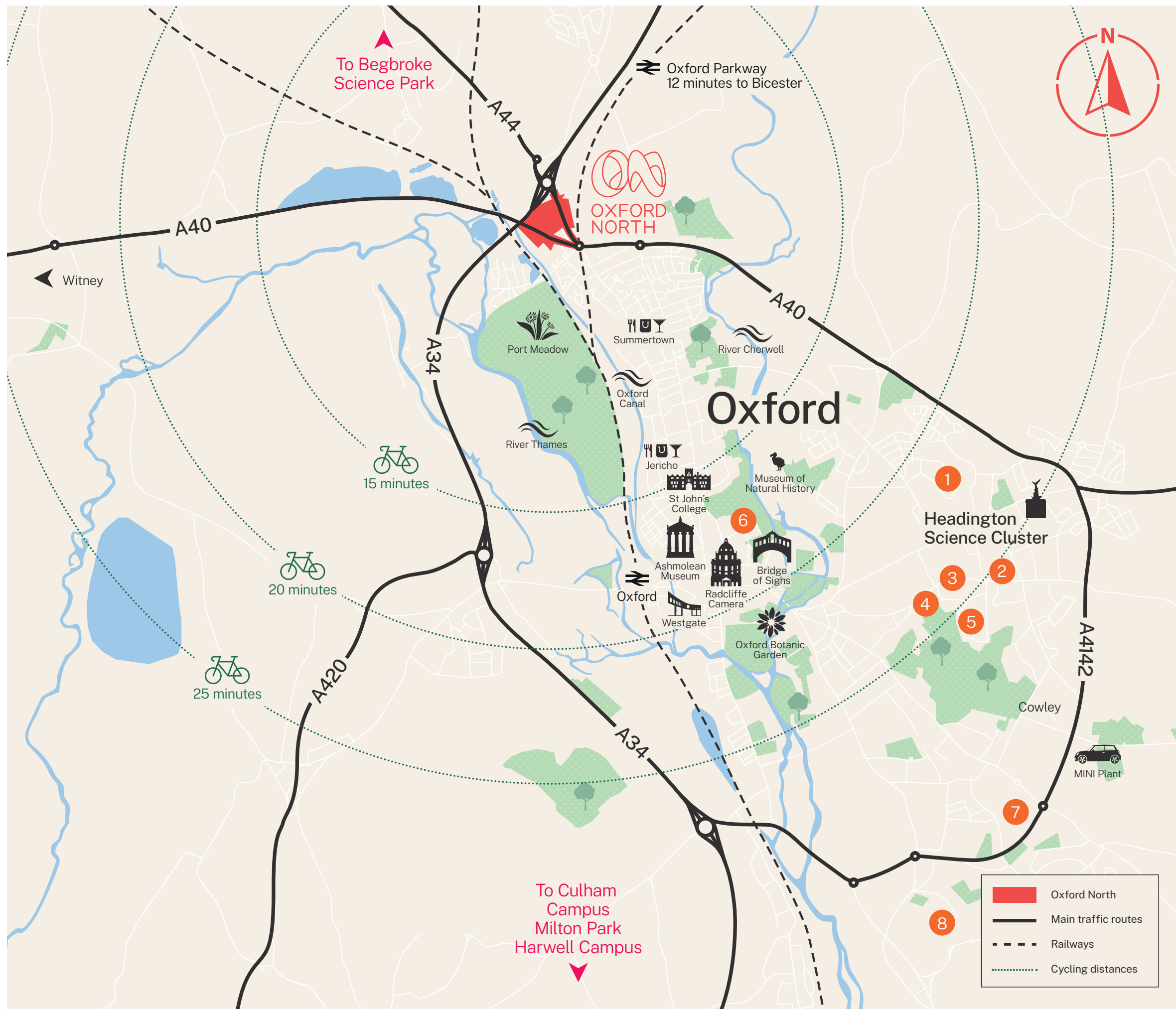


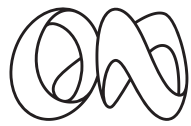


Prime location

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

- 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





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

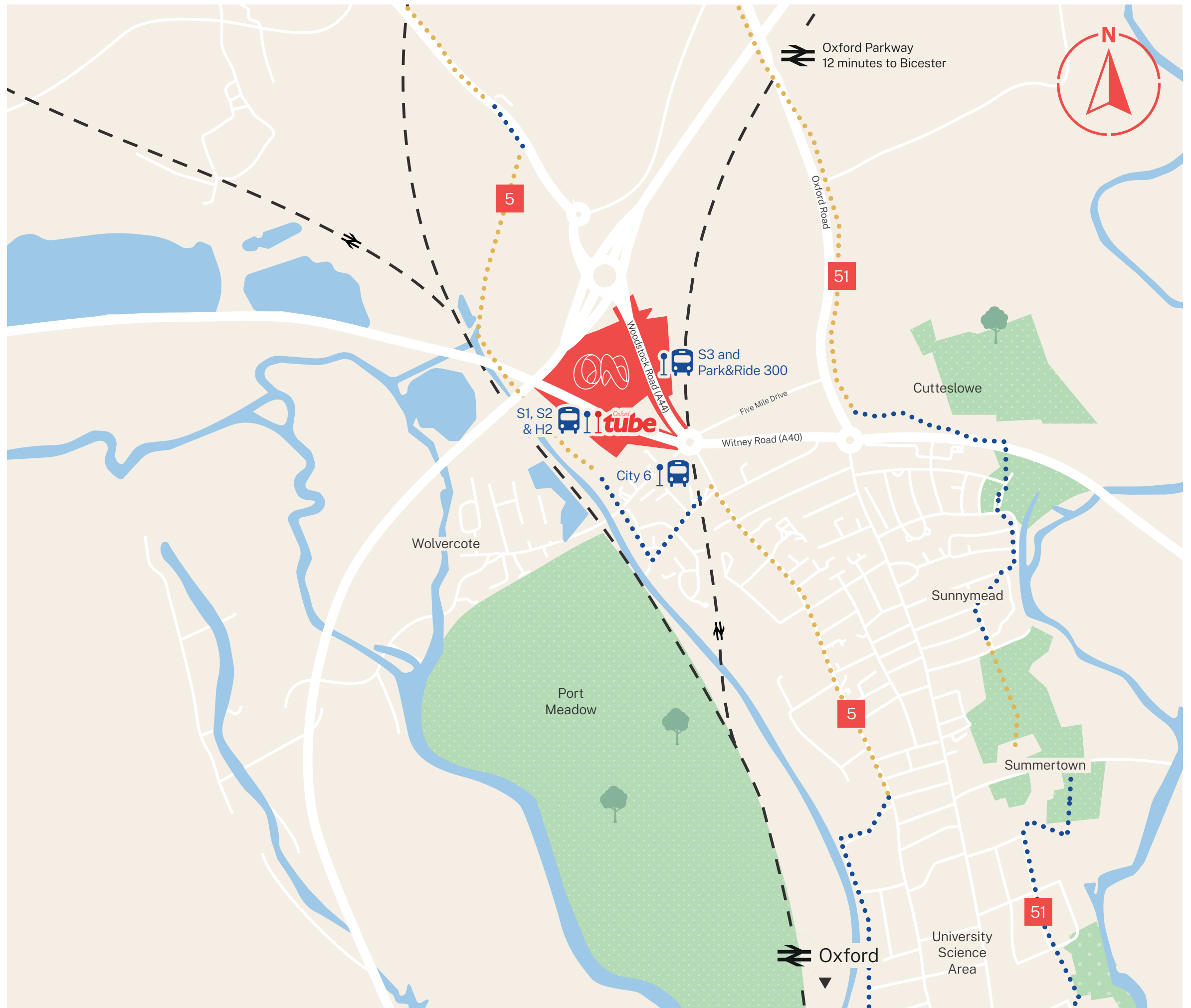
Sustrans 5	Banbury to Didcot via Oxford
Sustrans 51	Bicester to Oxford City Centre

Train lines



Cycle routes

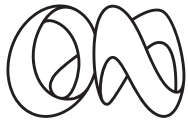
- ● ● ● ● Road
- ● ● ● ● Trail



Dedicated to cycling

- Dedicated landmark cycle pavilion for first phase and guests
- 192 secure long-stay cycle spaces alongside short-stay spaces for public use
- 62 additional spaces in the public realm
- Bike repair station on ground floor.





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
1h 10 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

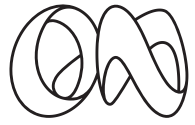
Kidlington
8 mins

Bicester
16 mins

Witney
19 mins

Abingdon
22 mins

Didcot
26 mins



Creating the place today for tomorrow's discoveries

THE RED HALL

OXFORD NORTH





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

THE RED HALL

OXFORD NORTH

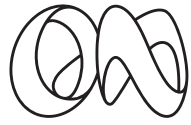


An inspiring, uplifting place with spaces to think, work, rest and explore, for everyone, to enable the next century of life-changing discoveries, rooted in Oxford.

THE RED HALL

OXFORD NORTH





The ground floor is a versatile space that serves as a meeting place for colleagues and clients, an area to work, and an events venue.



View the Red Hall's ground floor 360





Breath-taking views, with expansive windows that showcase the beauty of nature and bring in natural light to create a positive atmosphere.

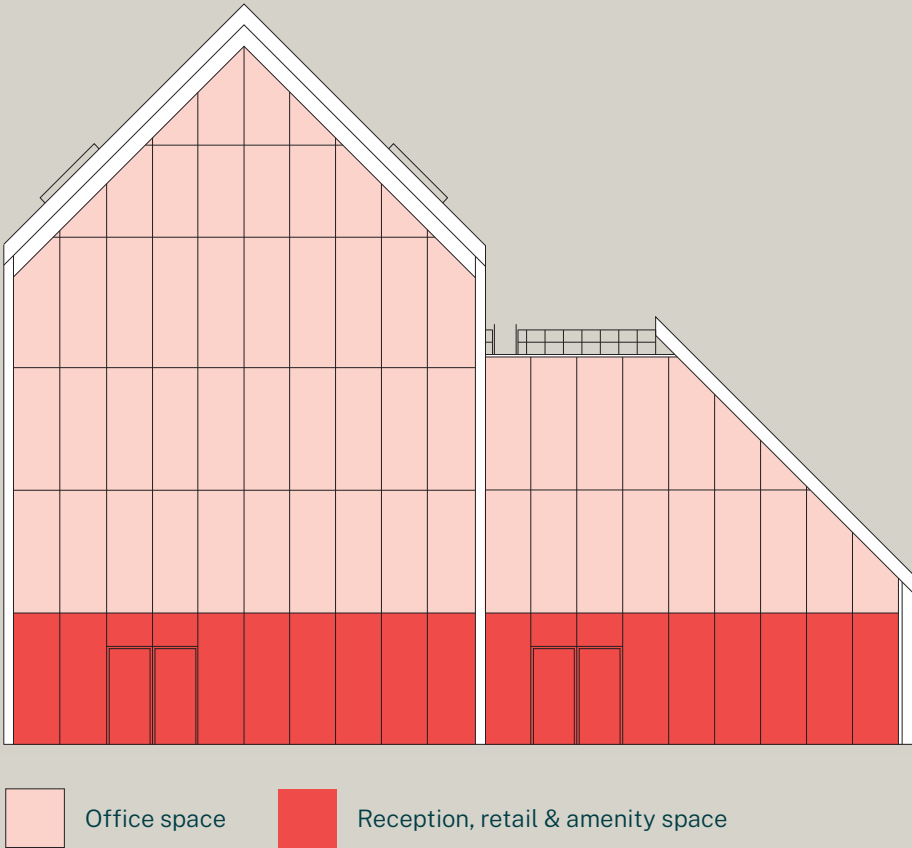
THE RED HALL

OXFORD NORTH



The Red Hall

_THE RED HALL



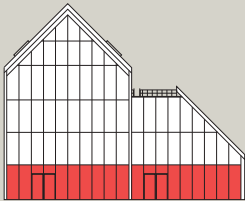
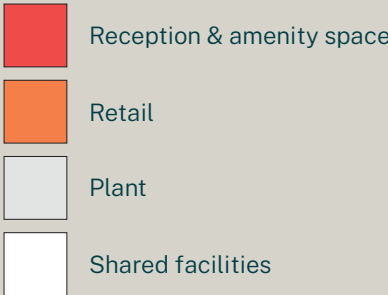
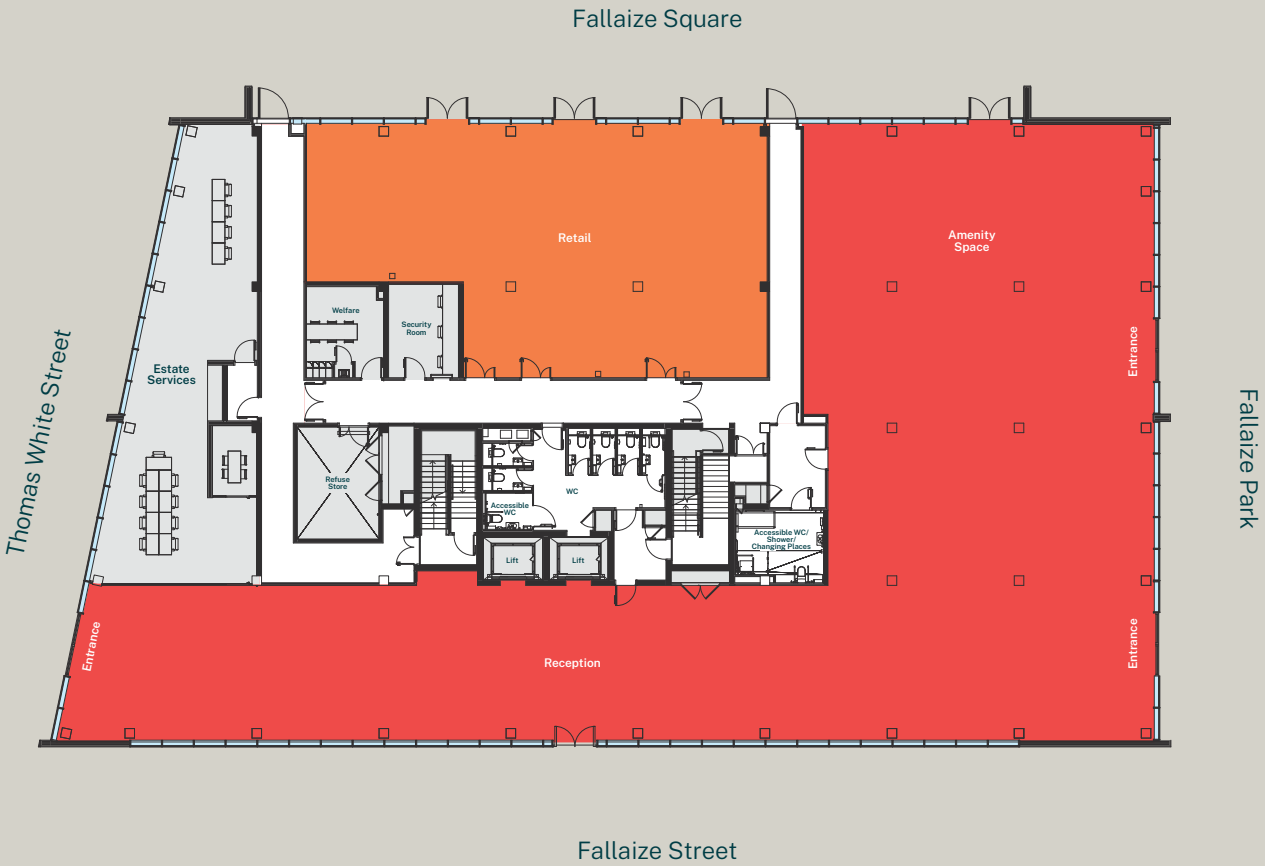
Floor areas (NIA)

The Red Hall	sq ft	sq m
4th floor	4,835	449
3rd floor	6,620	615
2nd floor	7,720	717
1st floor	13,615	1,265
Ground floor	10,170	945
Total office	32,790	3,048

_ OXFORD NORTH

Ground floor

Reception, cafe and town hall (NIA)
7,750 sq ft/720 sq m
Retail (NIA)
2,980 sq ft/227 sq m

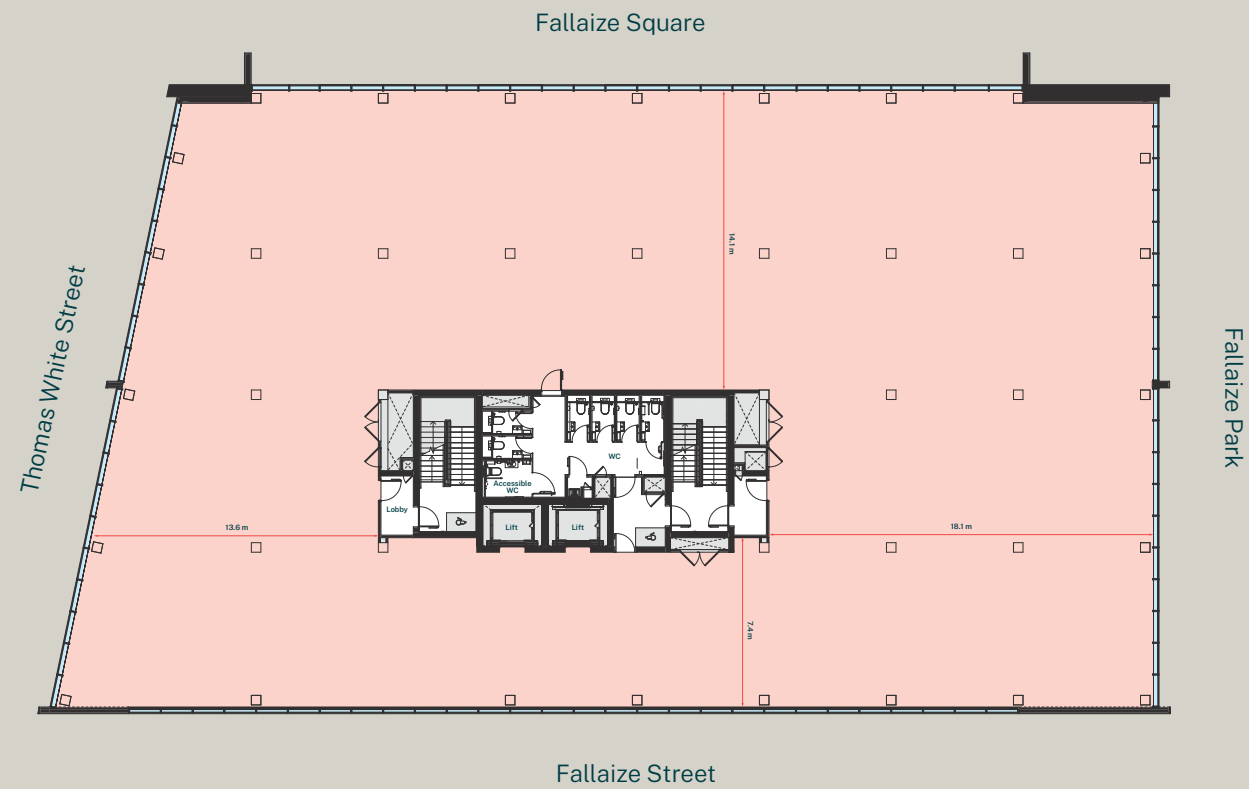




1st floor

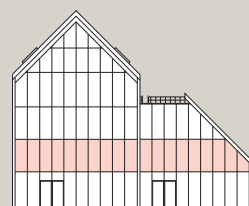
Total (NIA)
13,615 sq ft/1,265 sq m

_THE RED HALL



_OXFORD NORTH

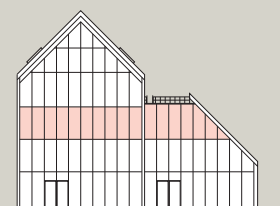
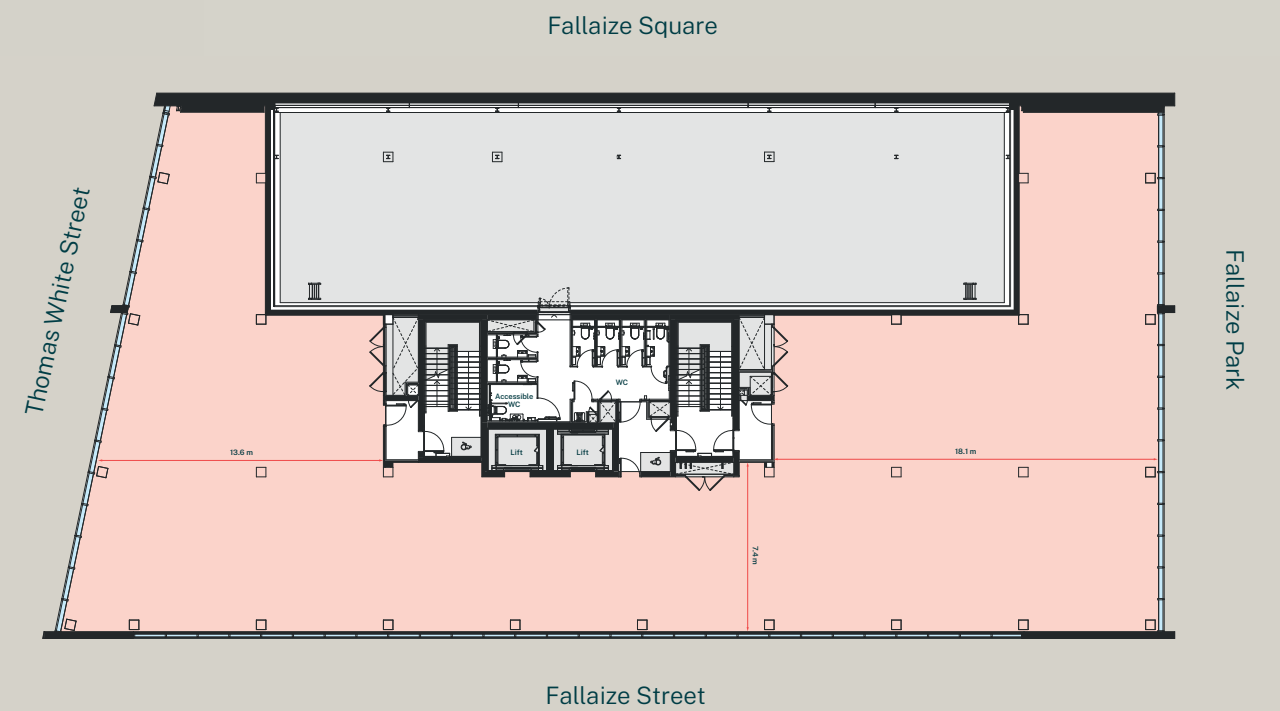
- Office
- Plant
- Shared facilities



The Red Hall

2nd floor

Total (NIA)
7,720 sq ft/717 sq m



The Red Hall

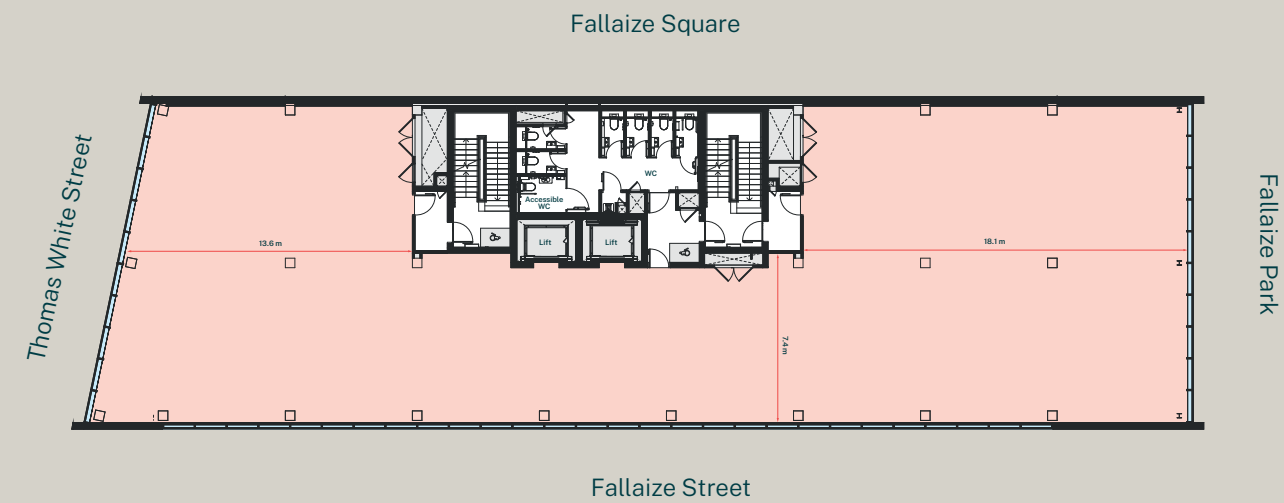


3rd floor

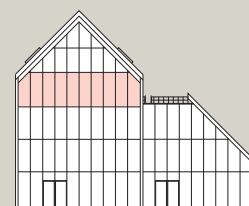
Total (NIA)
6,620 sq ft/615 sq m

_THE RED HALL

_OXFORD NORTH



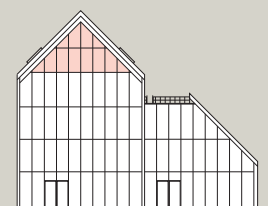
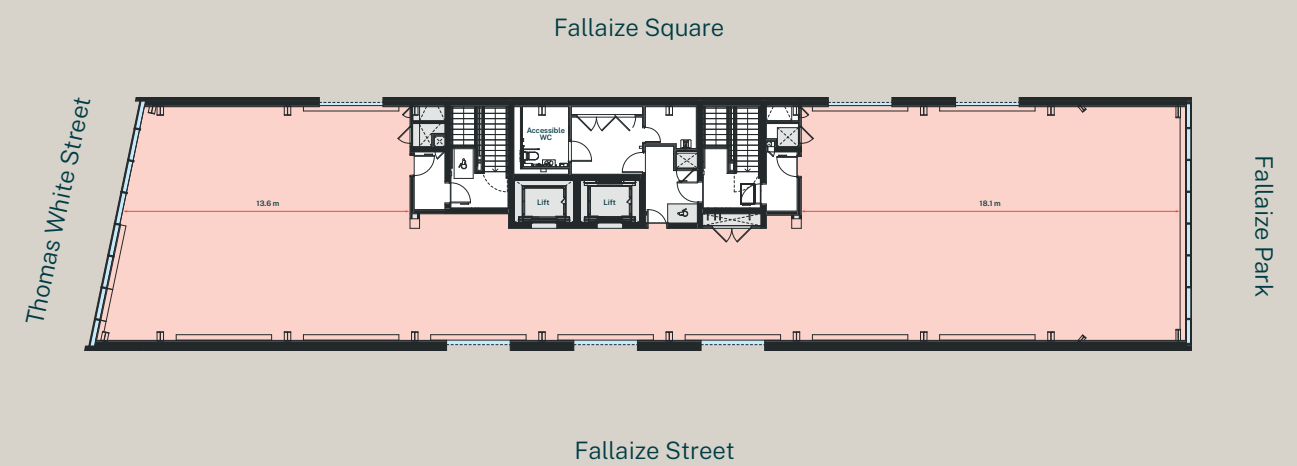
- Office
- Plant
- Shared facilities



The Red Hall

4th floor

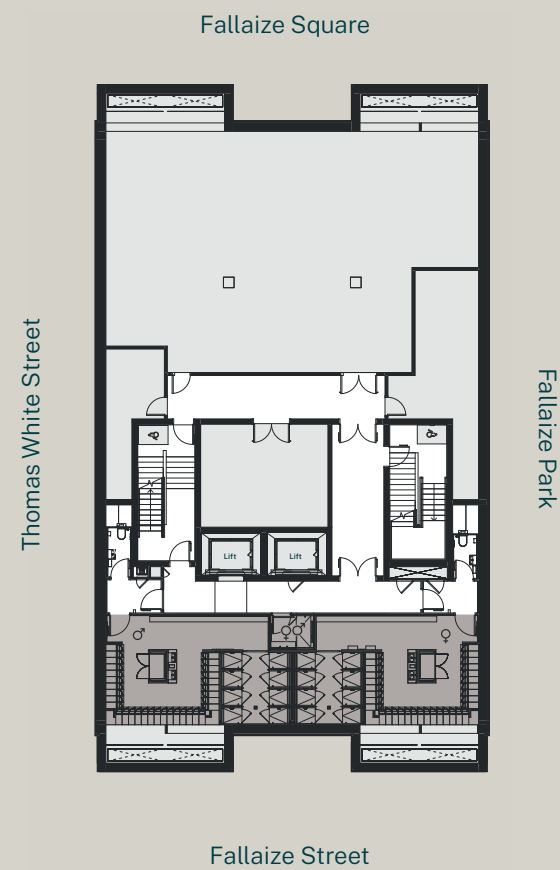
Total (NIA)
4,835 sq ft/449 sq m



The Red Hall



Lower ground



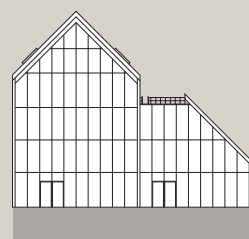
Fallaize Square

Thomas White Street

Fallaize Park

Fallaize Street

- End-of-trip
- Plant
- Shared facilities



The Red Hall

Cyclist and shower provisions

192 cycle spaces

198 lockers

Male changing room
with 8 showers

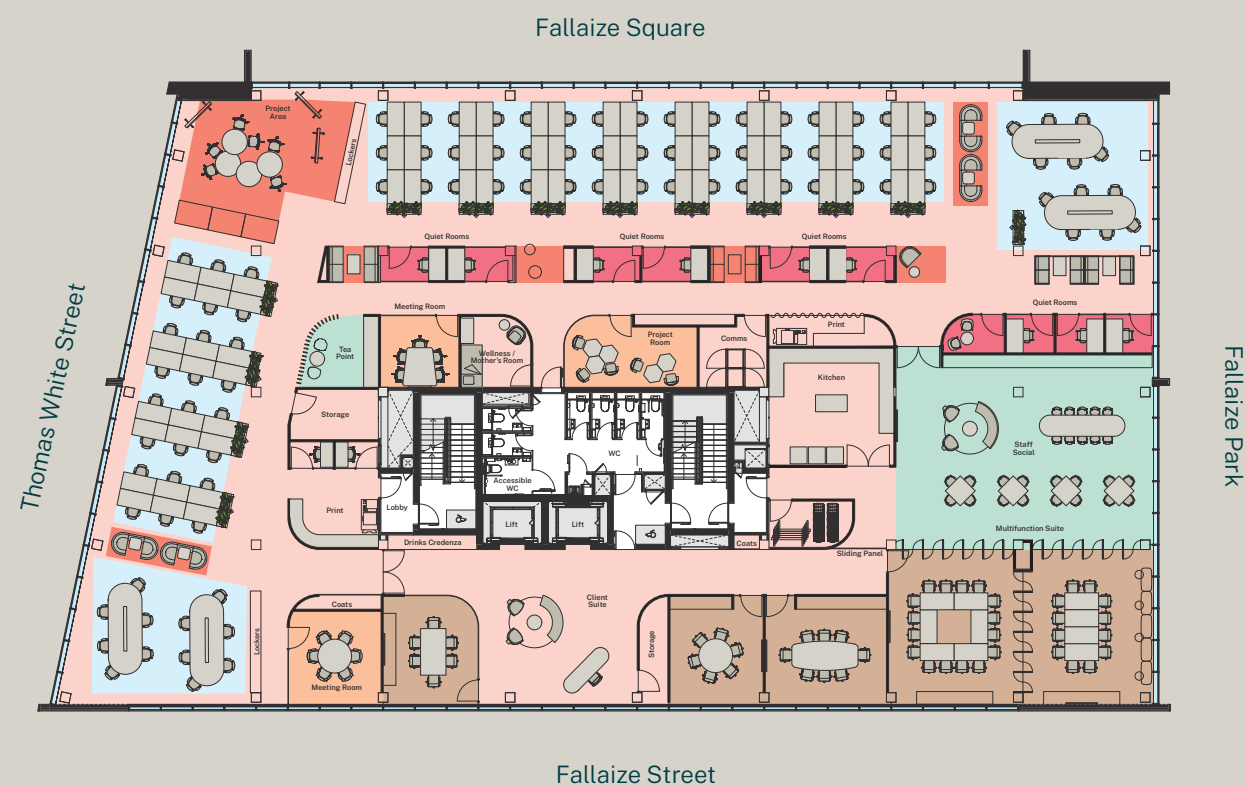
Female changing room
with 8 showers

Gender neutral changing
room and shower

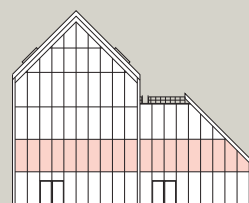
Accessible shower
and changing room



173



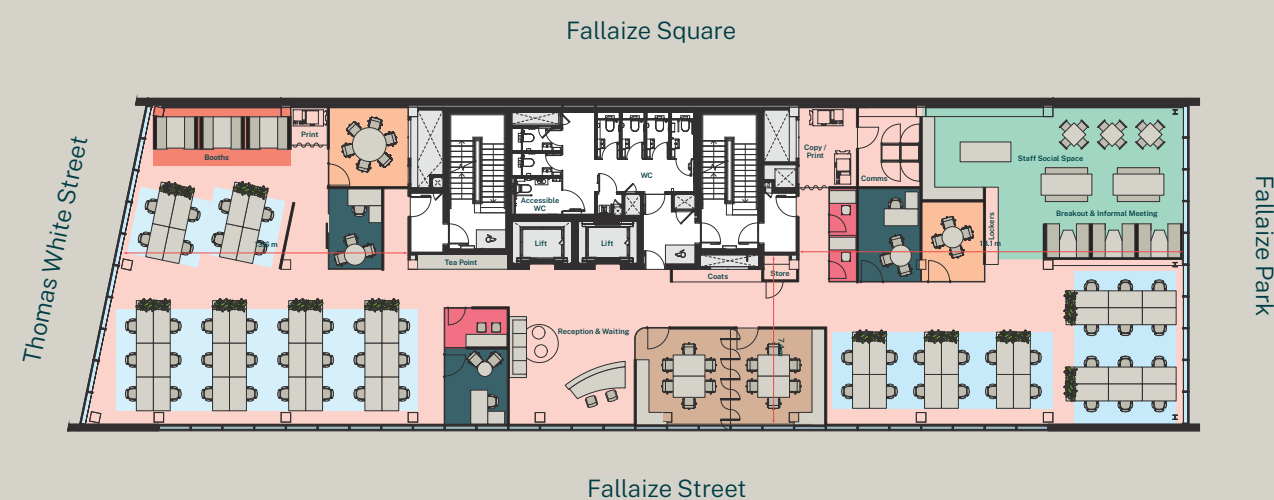
	Workspace Settings	Quantity	Seats
Office	Open plan workstations	n/a	96
Plant	Quiet rooms / call rooms		13
Shared facilities	Internal meeting rooms	3	18
	Open collaboration & drop in areas	2	46
	Social areas	1	30
	Meeting rooms	5	48



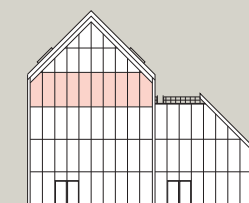
The Red Hall

3rd floor

91



		Workspace Settings	Quantity	Seats
Office Plant Shared facilities		Open plan workstations	n/a	56
		Office-single / one workstation	3	3
		Quiet rooms / call rooms	3	4
		Internal meeting rooms	2	10
		Open collaboration & drop in areas	3	18
		Social areas	1	50
		6 seat meeting room	2	12



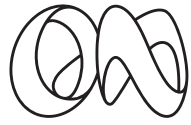
The Red Hall



Inspiring workspace
to foster creativity
and productivity

THE RED HALL

OXFORD NORTH



Specifications

Floor to ceiling height

Ground floor: enhanced to 3.35 m
Upper floors: 2.85 m

Occupancy

One person per 10 sq m

End of trip

36 bike spaces and lockers,
plus 16 showers

Parking

53 car parking spaces available
at The Red Hall

Lifts

1 passenger lift
1 dual-function passenger/goods lift

Office air supply

14 l/s per person

Air conditioning

Fan coil system

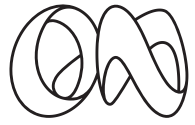
Small power

15W per sq m

ESG

Targeting BREEAM Excellent





Move in ready: amenities from day one

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

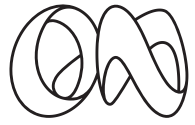
The Red Hall, fully connected to the park and event square, will provide a range of different uses to cater for our first occupiers.

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

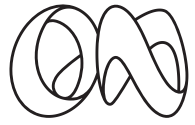


Fallaize Square with pop-ups and events



Cycle parking and facilities for staff and guests





Landscape designed to inspire, stimulate and increase biodiversity



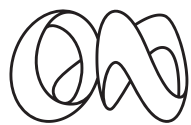
The central public realm provides:

- 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.





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 Juvenile 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



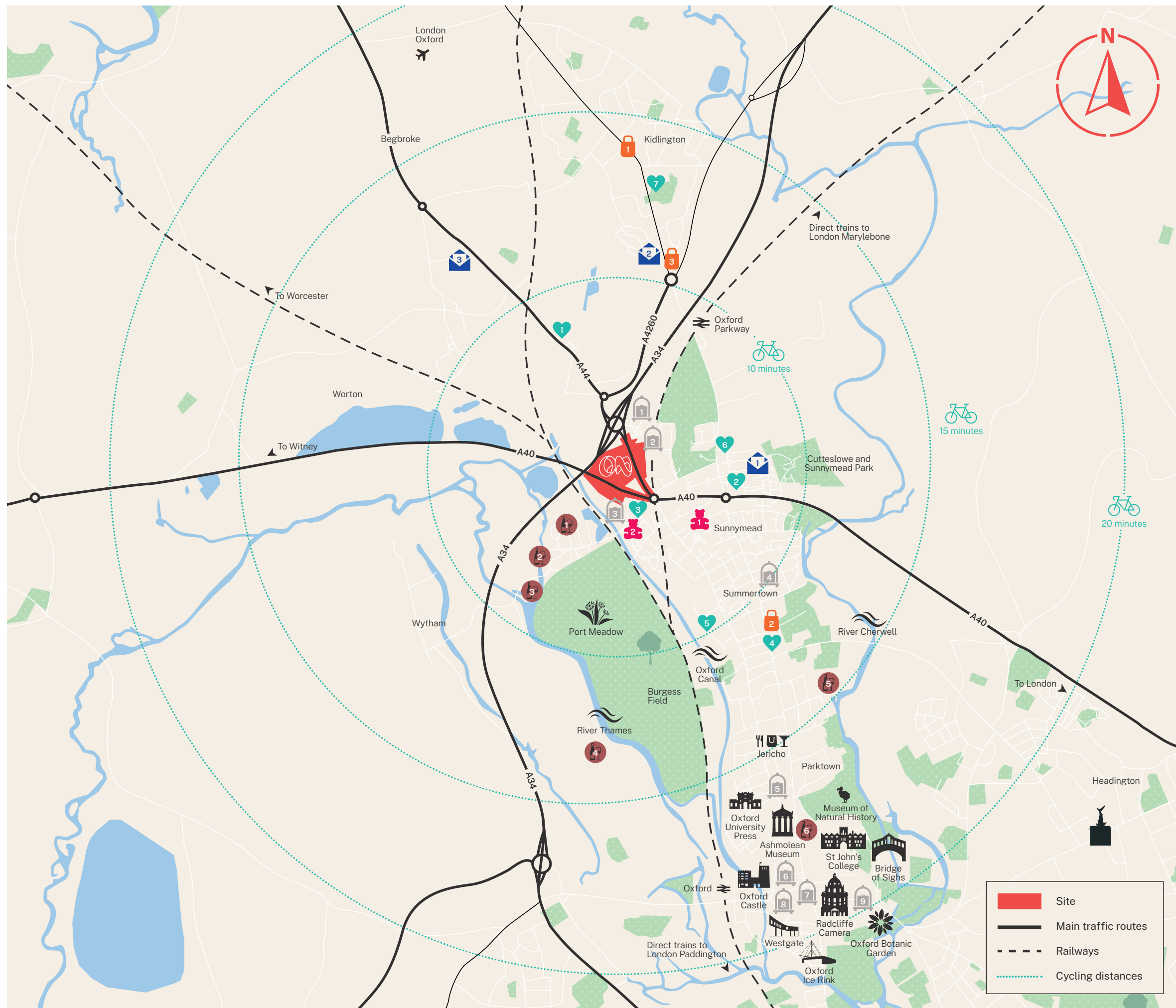
Hotels

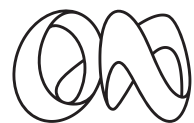
- 1 Holiday Inn
- 2 Travelodge
- 3 Leonardo Royal
- 4 easyHotel
- 5 The Old Parsonage
- 6 The Randolph
- 7 The Store
- 8 Malmaison
- 9 Old Bank Hotel



Bars and Pubs

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





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

THE RED HALL

OXFORD NORTH





OXFORD
NORTH

LABS, LIVING & WORKSPACE

Enquire now for 2025



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