

NORTH BAILEY HOUSE
OXFORD OX1



NEW GRADE A CITY CENTRE
OFFICE TO LET

A NEW AND REFINED APPROACH

North Bailey House is an exceptional new office development in central Oxford.

Sustainability is at the forefront of the development and the building features stunning design details, with considered materials at its core and targeting a BREEAM rating of 'Excellent'. The newly remodelled buff clay brick facade will be complemented by bronze window features and will provide a new approach to an impressive reception.

Surrounded with natural light on three sides the building will provide up to 20,000 sq ft of flexible space across first to fourth floors. All of the internal spaces have been designed with the occupier in mind and the fourth floor benefits from a stunning roof terrace. The building will provide occupiers with excellent amenity services including exceptional cycle storage and shower facilities.



IMPRESSIVE ARRIVAL EXPERIENCE

The bronze features and material details continue from the exterior into an impressive double height reception.

The reception will feature concierge services and a comfortable breakout space creating a warm welcome.

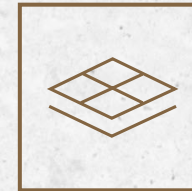




AN EXCEPTIONAL SPECIFICATION



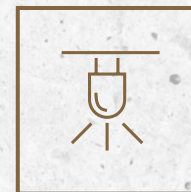
Double height staffed reception



Raised access flooring throughout



VRF Heating & Cooling Air Handling System



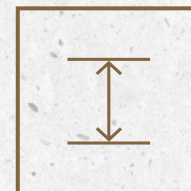
LED lighting



Roof terrace (4th floor)



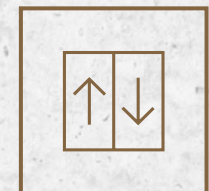
Window aspect maximises natural light



Full height glazing



Exposed services in office areas



Lift access

The fourth floor roof terrace will provide an exceptional open space with city views – the perfect place to work, meet or entertain.



A BUILDING WITH WELLBEING AT ITS CORE

The importance of occupier wellbeing is recognised at North Bailey House.

Excellent end of journey facilities, coffee and concierge service in reception, breakout space, terrace and nearby green spaces mean it's the perfect environment for improved productivity.



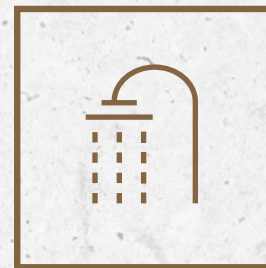
Targeting BREEAM 'Excellent' rating



EPC 'B' rating being targeted



Smart Building Management System



Generous showering and changing facilities



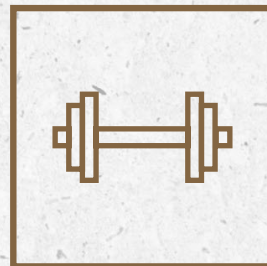
Secure cycle parking for 50+ bikes



ActiveScore Platinum award at 85/100



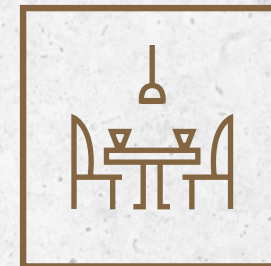
Nearby green spaces



Close to city centre fitness facilities



Welcoming building concierge and coffee at reception



Ground floor breakout space



The office workspaces will be provided in Cat A condition, ready for an occupier to make their own. The floors will feature exposed services, with LED lighting and excellent window aspect for maximum amounts of natural light.

DESIGNED FOR FLEXIBILITY

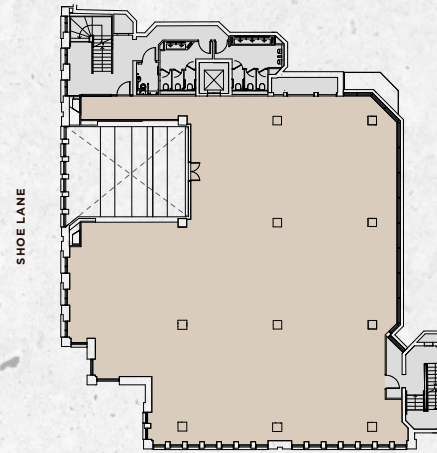


- Office
- Reception
- Changing facilities
- Bike store
- Terrace
- Core
- Retail

FLOOR	USE	SQ FT	SQ M
Fourth	Office	3,670	341
Third	Office	5,620	522
Second	Office	5,691	529
First	Office	4,982	463
TOTAL		19,963	1,855

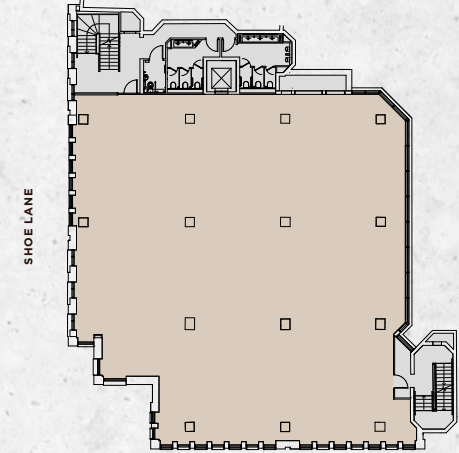
Floor areas taken from Architect's plans and calculated based on net internal area.

FIRST FLOOR
4,982 sq ft / 463 sq m



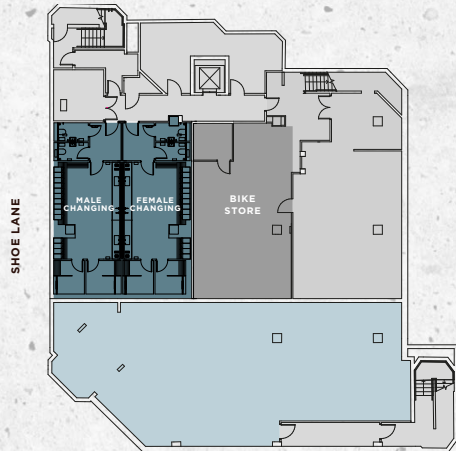
NEW INN HALL STREET

SECOND FLOOR
5,691 sq ft / 529 sq m



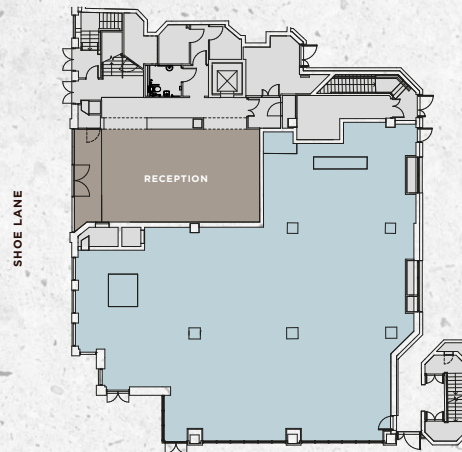
NEW INN HALL STREET

LOWER GROUND



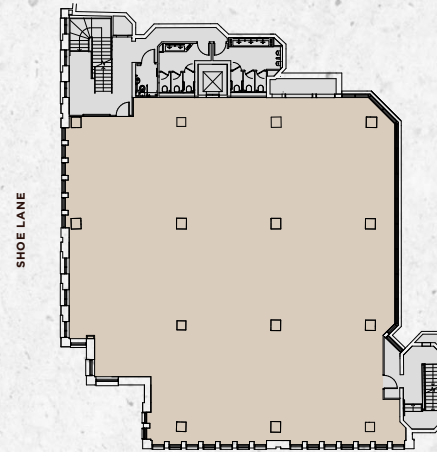
NEW INN HALL STREET

GROUND FLOOR



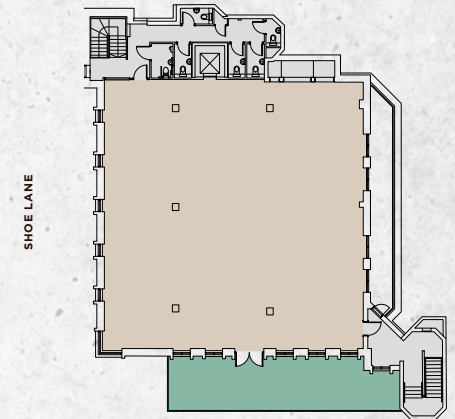
NEW INN HALL STREET

THIRD FLOOR
5,620 sq ft / 522 sq m



NEW INN HALL STREET

FOURTH FLOOR
3,670 sq ft / 341 sq m



NEW INN HALL STREET

INSPIRATION ALL AROUND

The local area offers an impressive array of vibrant bars and restaurants on the doorstep, along with green spaces to relax and unwind.

The building forms part of a major urban regeneration project, positioned adjacent to the Clarendon Centre redevelopment which will become a major new Science and Technology hub within Oxford as well as providing new public realm and retail space. The Westgate shopping centre is also nearby, with a host of retail and leisure amenities.

LEISURE

- 1 New Theatre Oxford
- 2 Junkyard Golf Club
- 3 Pure Gym
- 4 Ashmolean Museum
- 5 Curzon Cinema

RETAIL

- 6 Sweaty Betty
- 7 Marks & Spencer
- 8 Urban Outfitters
- 9 John Lewis

FOOD AND DRINK

- 10 George Street Social
- 11 The Ivy Oxford
- 12 Chez Mal Brasserie
- 13 The Bear Inn
- 14 The Missing Bean
- 15 Franco Manca

READING
27
MILES

HEATHROW
50
MILES

LONDON
63
MILES

DISTANCES IN MILES FROM THE BUILDING ENTRANCE
SOURCE: AA

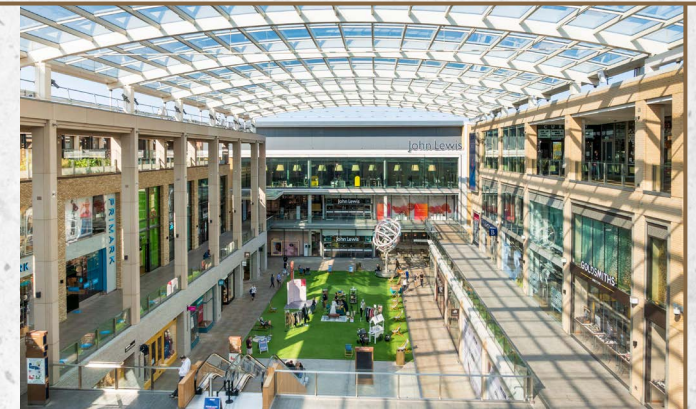
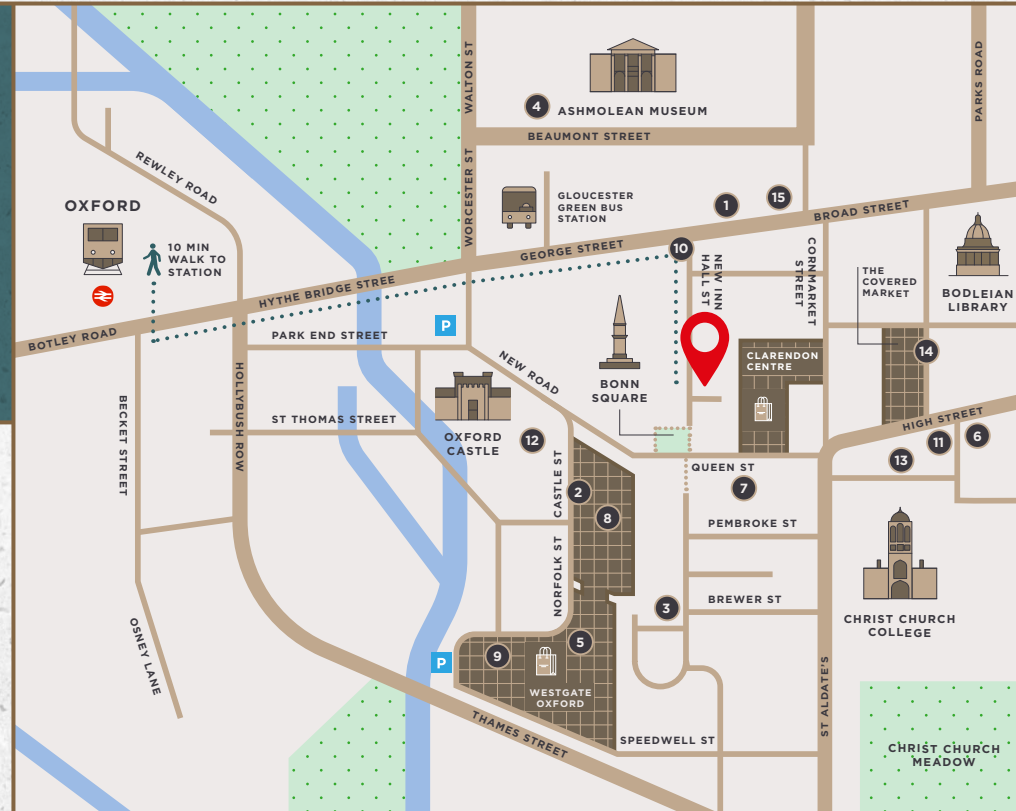


READING STATION
22
MINS

LONDON PADDINGTON
52
MINS

BIRMINGHAM NEW STREET
68
MINS

TRAVEL TIMES BY TRAIN FROM OXFORD STATION
SOURCE: TFL



EXTERNAL FINISHES

- Facing brick façade with glazed apertures.
- Antique bronze coloured window frames.
- Mansard roof at fourth floor with zinc shingle cladding.
- Cantilevered elevation on New Inn Hall Street.
- Glazed balustrade on fourth floor roof terrace.
- New double height glazed entrance
- Refurbished paving bounding the building.

INTERNAL FINISHES (RECEPTION):

- Bespoke reception desk.
- Furnished seating area.
- Smartphone controlled coffee machine.
- Polished plaster finish and distressed concrete walls.
- Quartz shelving and worktop.
- Oak veneered cabinetry.
- Porcelain floor tiling.
- Feature suspended ceiling with integrated lighting.

INTERNAL FINISHES (OFFICES):

WALLS:

- Dry-lined plasterboard painted white in offices.
- Laminate finish plasterboard in WCs.
- Full height tiling in shower rooms

FLOORS:

- Raised access floors in offices.
- Porcelain tile finish in WCs.
- Non-slip porcelain tiles in shower rooms.

CEILING:

- Exposed soffit to floor above.
- Fixtures and fittings of services installed on a suspended grid.

DOORS:

- Hardwood veneered solid core flush doors.
- Stainless steel antique bronze ironmongery.

WC AREAS:

- Solid surface vanity units with trough basins.
- Dyson Airblade taps with integrated hand dryers.

INTERNAL FINISHES (CORES):

WALLS

- Dry-lined plasterboard painted white.

FLOORS

- Porcelain floor finish to ground floor.
- Carpet tile to remainder.

CEILING

- Dry-lined plasterboard painted white.
- Recessed downlighting.

DOORS

- Hardwood veneered solid core flush doors to offices.
- Painted timber doors to other areas.
- Stainless steel antique bronze ironmongery.

STAIRS

- Tiled floor finish to lower flights.
- Carpeted finish to upper floor flights.
- White painted plasterboard ceilings and landings.

BASEMENT CHANGING / SHOWER ROOMS / WCS

- Full height tiled walls.
- Non-slip porcelain tiles.
- Laminate finish plasterboard ceiling with integrated lighting.
- Two shower rooms in each male and female changing area.
- Timber bench seating in changing rooms.
- Approximately 28 lockers finished in solid grade laminate.
- Wheelchair-accessible unisex shower room/WC.

CYCLE STORE

- Painted concrete blockwork walls.
- Anti-slip coating to floor.
- Exposed slab ceiling.
- Floor and wall mounted cycle stands.
- Two heated drying cabinets.
- 50+ bike spaces.

PLANT AND UTILITY AREAS

- Painted concrete blockwork walls.
- Epoxy paint floor.
- Exposed slab ceiling.

MECHANICAL AND ELECTRICAL SPECIFICATION

INTERNAL DESIGN CONDITIONS

LOBBY/RECEPTION

Winter heating* (C): 20 3 2
Summer cooling* (C): 24 3 2

OFFICE SPACE

Winter heating* (C): 20 3 2
Summer cooling* (C): 24 3 2

BASEMENT SHOWERS/CHANGING

Winter heating* (C): 21 3 2
Summer cooling* (C): No cooling

IT/COMMS ROOM

Winter heating* (C): 21 3 2
Summer cooling* (C): 21 3 2

IT/COMMS ROOM

Winter heating* (C): 21 3 2
Summer cooling* (C): 21 3 2

ON FLOOR TOILETS

Winter heating (C)*: 18 minimum
Summer cooling (C)*: No cooling

COMFORT COOLING, HEATING AND VENTILATION

- AHU in basement provides filtered supply to offices.
- Fan coil units mix fresh air.
- Heating and cooling by VRF system.
- Outdoor condenser and internal ceiling mounted FCU's.
- VRF system controllable on floor-by-floor basis.
- FCU's provide perimeter conditioned zones of c.6m x 4.5m and internal zones of 50-70 sq m.
- WCs on each floor served by mechanical ventilation supply and extract fans.
- Supplementary heating in WCs.
- Offices: 12 litres/sec/person (min).
- WCs: 10 air changes/hour supply and extract.
- Showers: 10 air changes/hour supply and extract.

OCCUPATION DENSITY

- 1 person/8 sq m for offices.
- 6 people in Lobby/Reception (for service provision only).

ELECTRICAL SUPPLY

- Offsite substation provides 350 Amp (237kVA) for Landlord and Office.
- Distribution boards have 25W/sq m load provision for small power.

LIGHTING

- 300-500 lux coverage on typical office floors.
- Recessed suspended LED downlights in offices.
- CIPSE LG7 compliant where appropriate.
- Emergency lighting with battery integrated luminaires.
- PIR perimeter sensors.

COMMS

- Main comms room in basement.
- Risers from Main comms room up length of the building.

SECURITY

- Access control and security system with interface within riser.
- Security system to all external doors.
- Video entry system at main entrance.
- Wireways included for ease of tenant installation.

ENERGY AND SUSTAINABILITY

- Achieving BREEAM "Excellent" rating.
- Targeting EPC rating of B.
- Building Management System.
- Mechanical equipment with controls requirement connected.
- Includes; air handling units, fans, FCU systems, trace heating circuits, leak detection systems.

LIFT

- 13 person lift (1.4m wide x 1.6m deep serving all floors).
- Classed as a "Type 4" as defined by BS EN 81-70.

FURTHER INFORMATION

VIEWINGS

Please contact the joint letting agents.

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TERMS

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