



# AEROX

LONDON OXFORD AIRPORT

## PHASE TWO

OXFORD'S NEW DESTINATION  
FOR MID-TECH, R&D AND OFFICE SPACE

[AEROX-OXFORD.COM](https://aerox-oxford.com)

# NEW FLEXIBLE MID-TECH, OFFICE AND R&D UNITS



AEROX is an exciting new development comprising five high-quality buildings designed to provide flexible mid-tech, office, and R&D accommodation. Units range from approximately 7,500 sq ft to 50,000 sq ft.

Phase One, a 22,769 sq ft building, has been successfully completed and is now fully let.

With planning consent secured for the remaining four buildings, we are now launching pre-let opportunities for AEROX 2, 3, 4, and 5, offering businesses the chance to secure bespoke space within this highly sought-after development.

Each building provides highly flexible mid-tech space, with dedicated ground floor R&D facilities complemented by Grade A offices at first floor level.



CGI FOR INDICATIVE PURPOSES

# BEST IN CLASS SPECIFICATION

AEROX has been designed to meet the highest sustainability standards, incorporating features such as 25% EV charging provision, photovoltaic (PV) panels, and centrally located open amenity space.

Each building is designed to achieve best-in-class sustainability credentials, targeting EPC A ratings and a BREEAM 'Very Good' certification.



Grade A open plan first floor offices with raised access floors



Energy efficient LED lighting



Roof lights to provide natural light



1 MVA of site power with further pipeline for 2.5 MVA



PV roof panels on all units



Super-fast fibre broadband infrastructure



Covered secure bike storage on-site



Roller shutter loading doors



GF clear working height of 4.875m



Dedicated tenant plant areas



Targeting BREEAM 'Very Good' rating



Targeting EPC A Rating

# AEROX 2 - 5

AVAILABLE ON PRE  
LEASE AGREEMENTS  
30,000 - 50,000 SQ FT

## PHASE ONE COMPLETE AND LET



## PHASE TWO AEROX 2 - 5



BUILDING	GROUND FLOOR GIA (SQ FT)	FIRST FLOOR GIA (SQ FT)	TOTAL (SQ FT)
AEROX 1X	FULLY LET		
AEROX 2X	15,469	15,469	30,938
AEROX 3X	25,190	25,190	50,379
AEROX 4X	25,190	25,190	50,379
AEROX 5X	16,699	16,699	33,397
<b>TOTAL AVAILABLE</b>	<b>82,548</b>	<b>82,548</b>	<b>165,093</b>

Option to remove first floor coverage - subject to terms

ADDITIONAL  
TESTING AND  
OPEN AREAS  
AVAILABLE

# CENTRAL COURTYARD

AEROX has been carefully conceived to foster a comfortable and inspiring working environment, promoting occupier wellbeing.

An on-site Greggs café offers a convenient and welcoming space to relax, socialise or hold informal meetings. At the centre of the scheme, a landscaped courtyard provides a tranquil setting for occupiers to unwind and connect.









Central landscaping, Greggs and Cycle stores



AEROX enjoys a prime location, with a diverse range of convenient amenities situated within easy reach.

## AMENITIES WITHIN WALKING DISTANCE

 Greggs		On site
 Early Years Nursery		On site
 Amazon Hub Lockers	0.1 miles	5 min
 Premier Inn Oxford	0.1 miles	5 min
 The Highway Man	0.5 miles	12 min
 Co-operative food	0.6 miles	15 min



# UNRIVALLED ROAD, RAIL & AIR CONNECTIONS

AEROX offers unrivalled connectivity to the local transport network and is strategically positioned at London Oxford Airport, the Thames Valley's principal centre for regional and business aviation.

## DRIVE TIMES

- Oxford City Centre  
**7 miles 18 min**
- Oxford Parkway  
**3 miles 9 min**
- M40 Junction 9  
**7 miles 14 min**
- A34 Peartree Junction  
**4 miles 7 min**

## PUBLIC TRANSPORT

- Oxford Parkway to London Marylebone  
**1hr 15 min**
- Oxford Airport to Oxford Parkway  
**17 min**
- Oxford Airport to Oxford city centre  
**30 min**



**AEROX HAS DEDICATED PARKING. IT IS LOCATED OUTSIDE OF CENTRAL OXFORDS CONGESTION CHARGING ZONE.**

**OX5 1QX**  
**fortified.items.degree**

# LONDON OXFORD AIRPORT (OXF)



London Oxford Airport is a vibrant business community.



**FLIGHT TIMES (from London Oxford Airport)**

London Heliport (EGLW)	<b>20 min</b>
Edinburgh Airport (NCE)	<b>54 min</b>
Geneva Airport (GVA)	<b>1hr 14 min</b>

- OXF is the busiest general aviation airport in the UK
- Equidistant between London Heathrow (LHR) and Birmingham (BHX)
- Thames Valley's primary business airport
- 250 destinations worldwide - utilised by a number of F1 teams
- 11 Aviation Operators - from private jets to helicopter taxis

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LONDON OXFORD AIRPORT

## All enquiries



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## AEROX-OXFORD.COM

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