COMPLETION
SUMMER 2025



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

AEROX-OXFORD.COM

NEW FLEXIBLE HIGH TECH, OFFICE AND R&D UNITS



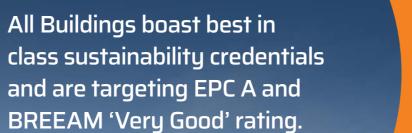
The buildings provide flexible high-tech ground floor R&D space with Grade A first floor offices.

AEROX is a new development consisting of 5 new buildings which provide flexible mid-tech, office and R&D accommodation with units from c.7,500 sq ft up to 50,000 sq ft available.





AEROX has been designed to meet the highest sustainability standards with sustainable features including 25% EV charging spaces, PV panels and open amenity space at its core.





Grade A open plan first floor offices with raised access floors



Energy efficient LED lighting



Roof lights to provide natural light



3 Phase power with 450 KVA (Phase 1)



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

CGI FOR INDICATIVE PURPOS



Dedicated tenant plant areas



Targeting BREEAM 'Very Good' rating



Targeting EPC A Rating

PHASE 1 READY SUMMER 2025

7,463 - 22,769 SQ FT

NER(1)X

The units can be split and combined to suit occupiers.

UNIT	GROUND (SQ FT)	FIRST (SQ FT)	TOTAL (SQ FT)	TOTAL (SQ M)
Α	3,827	3,828	7,654	711.1
В	3,731	3,732	7,463	693.3
С	3,825	3,827	7,652	710.9
		TOTAL	22,769	2,115.3

Measurements are based on Gross Internal Areas





Central landscaping, Café/Amenity hub and Cycle stores

AEROX has been thoughtfully designed to create a comfortable and inspiring environment that enhances occupier wellbeing.

A dedicated café building provides a welcoming space to relax, socialize, or hold informal meetings over coffee. At the heart of the development, a central courtyard offers a peaceful setting where people can unwind, and connect.



LOCAL AMENITIES INCLUDE

Café Amenity Hub	Phase I	Q2 2025
Amazon Hub Lockers	0.1 miles	ጵ 5 min
Premier Inn Oxford	0.1 miles	🏂 5 min
👬 Cygnet Nursery	0.1 miles	🏂 5 min
The Highway Man	0.5 miles	於 12 min
Co-operative food	0.6 miles	於 15 min

AEROX'S position benefits from being in close proximity to a number of convenient amenities on it's doorstep, while Kidlington High Street is easily accessible in under a 15-minute walk.





UNRIVALLED CONNECTIVITY

AEROX has unrivalled connectivity to the local transport network and is based on Oxford Airport itself, the Thames Valley's primary regional and business aviation airport.

DRIVE TIMES

Oxford City Centre

7 miles 18 min

Oxford Parkwau

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

2 30 min



LONDON OXFORD AIRPORT (LOA)

LOA is the busiest genera

aviation airport in the UK



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Located in Oxford's Northern Cluster for high performance engineering, motorsport and technology. LOA is already home to a diverse range of aviation and aerospace companies of all scales;

From the UK HQ of Airbus Helicopters, Leading Edge Aviation a leading pilot training service, OXCCU a university spin out focused on sustainable aviation fuel and Q-Dot technology another university spin-out developing long range unmanned aerial vehicles.



FLIGHT TIMES (from London Oxford Airport)

London Heliport (EGLW)

Edinburgh Airport (NCE)

Geneva Airport (GVA)

54 min 1hr 14 min

20 min



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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