

COMPLETION
SUMMER 2025

AEROX

LONDON OXFORD AIRPORT

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

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

NEW FLEXIBLE HIGH TECH, OFFICE AND R&D UNITS



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.

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



CGI FOR INDICATIVE PURPOSES

BEST IN CLASS SPECIFICATION

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.

All Buildings boast best in class sustainability credentials and are targeting EPC A and BREEAM 'Very Good' rating.



CGI FOR INDICATIVE PURPOSES



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



Dedicated tenant plant areas



Targeting BREEAM 'Very Good' rating



Targeting EPC A Rating

PHASE 1 READY SUMMER 2025

7,463 - 22,769 SQ FT

AERO¹X

The units can be split and combined to suit occupiers.

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

Measurements are based on Gross Internal Areas

AERO¹X and the associated infrastructure, amenity and café are currently under construction.



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AEROX 2-5 future phases offer excellent pre-let opportunities from 30,000 to 50,000 sq ft.

FUTURE PHASE BUILDINGS	TOTAL (SQ FT)	TOTAL (SQ M)
AERO ² X	30,938	2,874.2
AERO ³ X	50,379	4,680.4
AERO ⁴ X	50,379	4,680.4
AERO ⁵ X	33,397	3,102.7
TOTAL (inc AEROX 1)	187,862	17,453.0



CENTRAL COURTYARD

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.



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.



LOCAL AMENITIES INCLUDE

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

Central landscaping, Café/Amenity hub and Cycle stores

CGI FOR INDICATIVE PURPOSES

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 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



OX5 1QX
fortified.items.degree

LONDON OXFORD AIRPORT (LOA)



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)	20 min
✈ Edinburgh Airport (NCE)	54 min
✈ Geneva Airport (GVA)	1hr 14 min



LOA 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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All enquiries



Jan Losch MRICS

Mobile: +44 (0)7870 555 851
Email: jan.losch@savills.com

Charles Rowton-Lee

Mobile: +44 (0)7885 185 230
Email: CRLee@savills.com

Henry Harrison

Mobile: +44 (0)7779 402 649
Email: henry.harrison@savills.com

George Brown

Mobile: +44 (0)7811 901 158
Email: george.brown@savills.com

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