



FLEXIBLE  
LAB  
SPACE

THE  
LAMBOURN  
ABINGDON



CREATING A SCIENCE  
ENABLED ENVIRONMENT THAT  
FOSTERS COLLABORATION  
AND INSPIRES INNOVATION  
WITH SPACE TO SCALE UP

The Lambourn has been developed  
and is managed by Mantle



# THE VIEW

## Introduction

Situated on a prominent position with good transport links lies The Lambourn, a detached 3 storey premium business HQ building providing various suites sizes arranged in two wings with a central full height reception.

The Lambourn is a completely refurbished business and research building providing high specification office accommodation, amenities with a staffed reception within an attractive full height atrium. The building provides the perfect environment for companies requiring flexible business and research space.

Providing you with bespoke scientific facility focussed on the efficiency of your business to deliver great results and growth. Attract and retain great staff with modern office and breakout space combined with an ethos that will support your business.

## Potential uses

- Containment labs CL1-CL3
- Wet, dry & tissue culture laboratories, R&D Facilities
- Pharmaceutical environments
- GMP facilities, clean rooms
- Laser & quantum computing



# LOCATION

## Located in the economic & knowledge corridor



### Spot On Location

- Prominent corner position on established business park.
- Abingdon is home to Abingdon Business Park and Abingdon Science Park.
- Town centre and associated amenities within 15 minutes' walk
- World renowned city of Oxford less than 6 miles (10km) away.



### Be part of the Abingdon Cluster

Nearby occupiers include

- Gigaclear
- Smeg
- Sophos
- PsiOxus Therapeutics
- Berkshire and Bucks FA
- Thames Valley Police



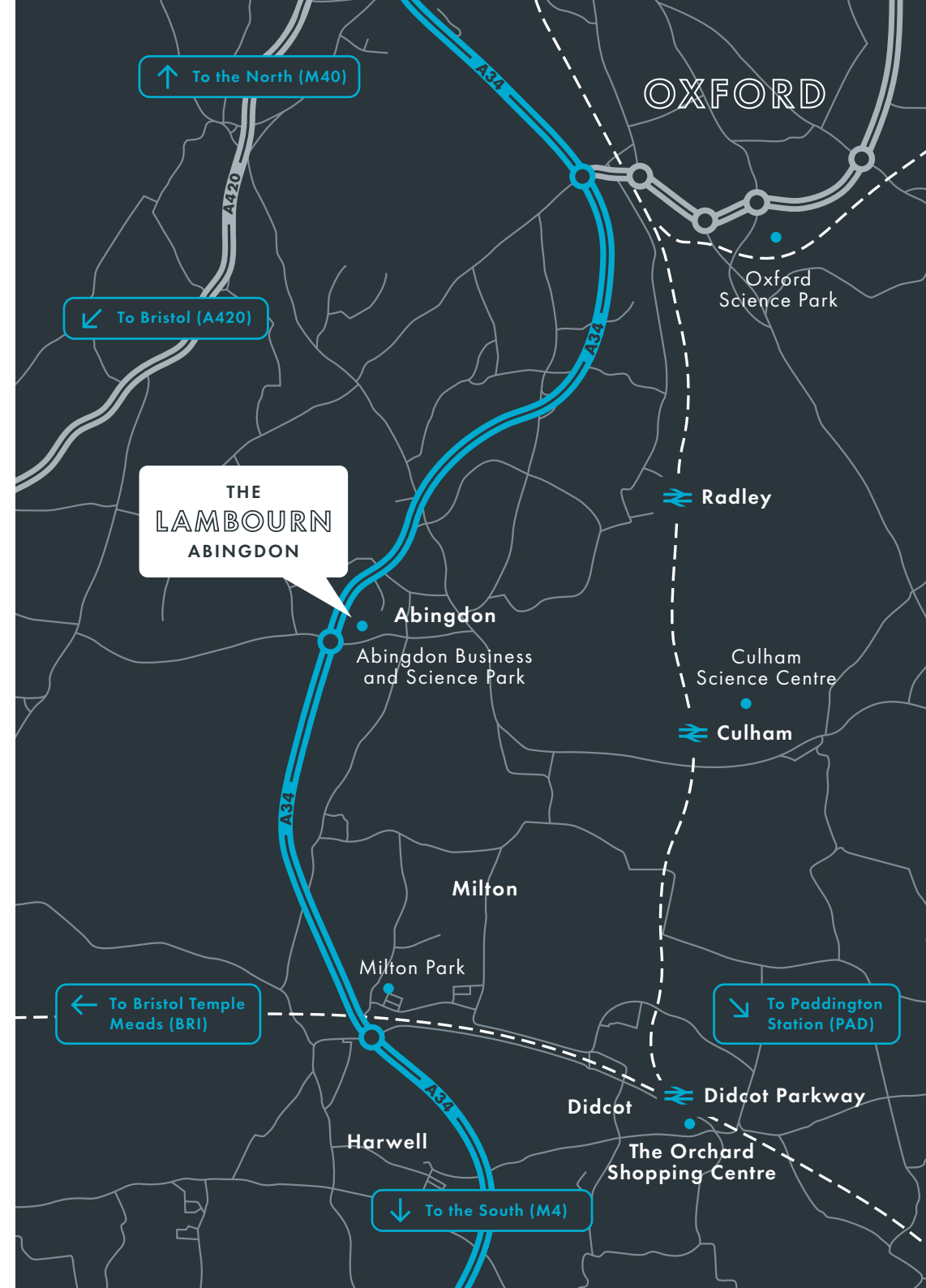
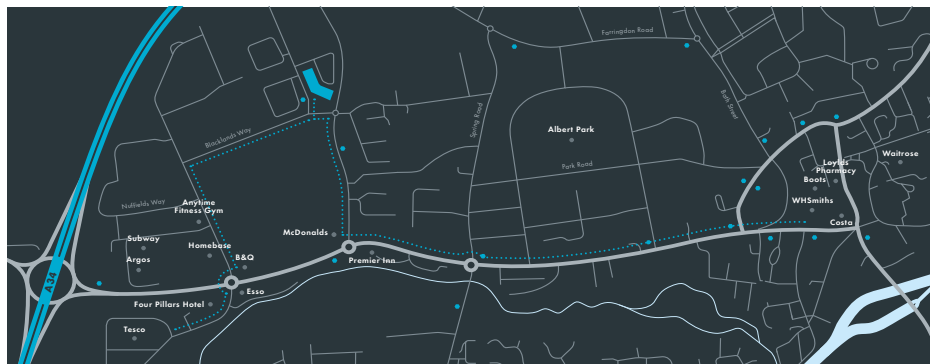
### Linked in to Transport

- A34 junction access less than 1 km (0.6 miles).
- Mainline train stations at Oxford and Didcot are located within 5 miles (8 km).
- Local stations of Culham and Radley less than 3 miles (5 km) east.
- Local Bus stops on Colwell Drive (250m away)



### Unrivalled Amenities

- **Food & Beverage** Subway, McDonalds.
- **Leisure** Anytime Fitness, Albert Park.
- **Hotels** Four Pillars Hotel and Premier Inn.
- **Convenience Stores** Tesco and Waitrose.



# DETAIL

## Ready for science

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- A slab to slab height of 4.5m to allow easy install and maintenance of ventilation systems ensuring compliance from CL1 to CL3.
- Available plant room and roof space to install additional equipment specific to your process.
- Appropriate risers to support fume extract ductwork, gas services, water. Perimeter network of local drainage points to ensure layout flexibility.
- Separate goods and personnel lifts to each floor to ensure safe transit of equipment, raw materials and waste.
- External spaces for waste storage and gas containment locations.
- Large car park giving good access for deliveries/collections
- Scale Up space ready to support you as you grow and adapt.
- Work with our Lab design and build company Bulb Laboratories to change your vision into highly efficient and compliant Lab space.

## Additional services available

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- Full business support including call answering and mail handling
- Integrated broadband and telephony service
- Meeting rooms



# FLOOR PLANS

| SPACE               | SQM/SQFT    |
|---------------------|-------------|
| <b>GROUND</b>       |             |
| WEST WING           | 830.8/8,943 |
| EAST WING           | LET         |
| <b>FIRST</b>        |             |
| WEST WING           | LET         |
| EAST WING - SUITE A | 177.2/1,907 |
| EAST WING - SUITE B | LET         |
| <b>SECOND</b>       |             |
| WEST WING           | 867.9/9,342 |
| EAST WING - SUITE A | LET         |
| EAST WING - SUITE B | 152/1,636   |

## Flexibility

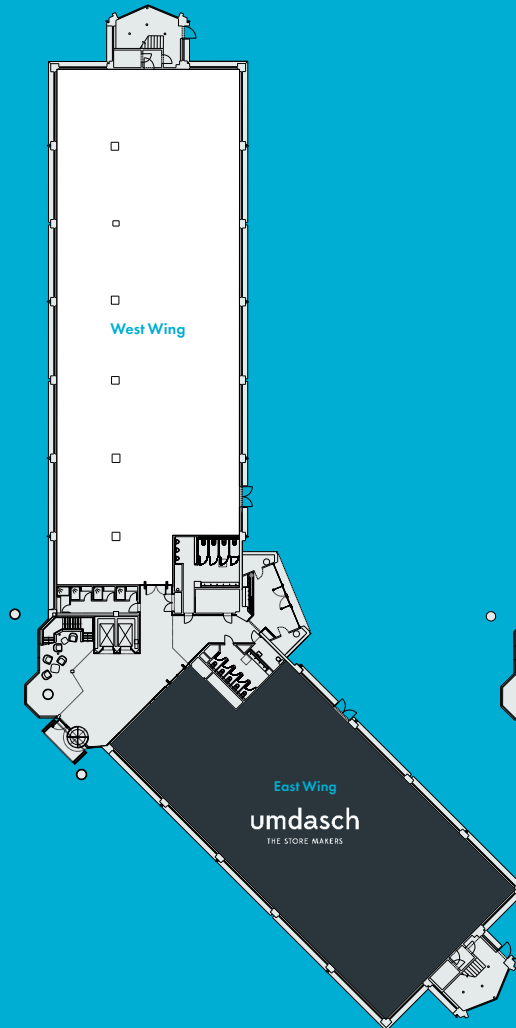
Smaller suites from approximately 2,000 sq. ft. are also available as well as co-working and flexible serviced options.

Bespoke fitted solutions also available to suit exact requirements, with a range of flexible payment structures.

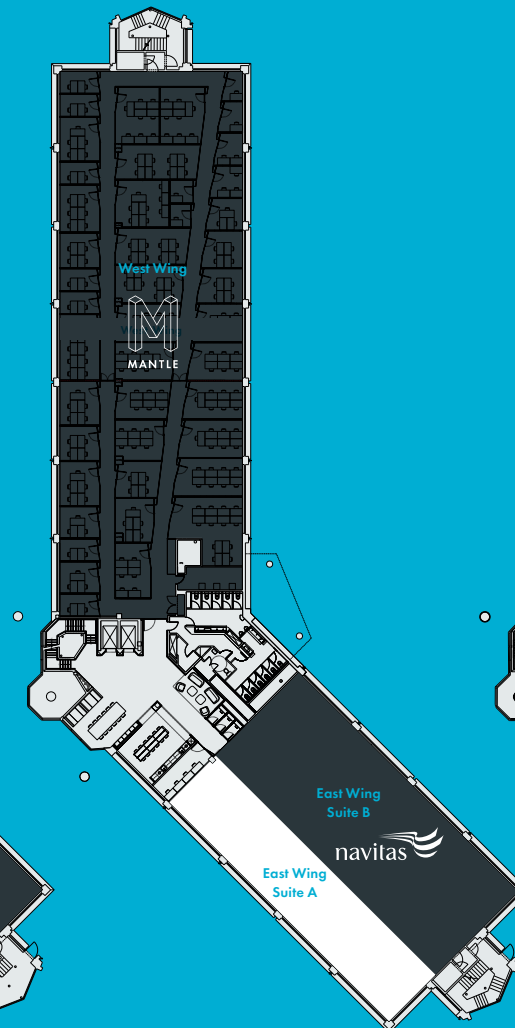
## Building Features

- New feature entrance
- Triple height manned reception/lobby
- High efficiency boilers
- Modernised electrical system
- Fully air conditioned
- Motion sensor LED lighting
- Fully access raised floor (2800mm)
- Parking for up to 215 cars
- Covered bicycle racks
- 2 x passenger lifts
- High quality shower facilities
- Co-working breakout space available
- EPC B (50) Rating

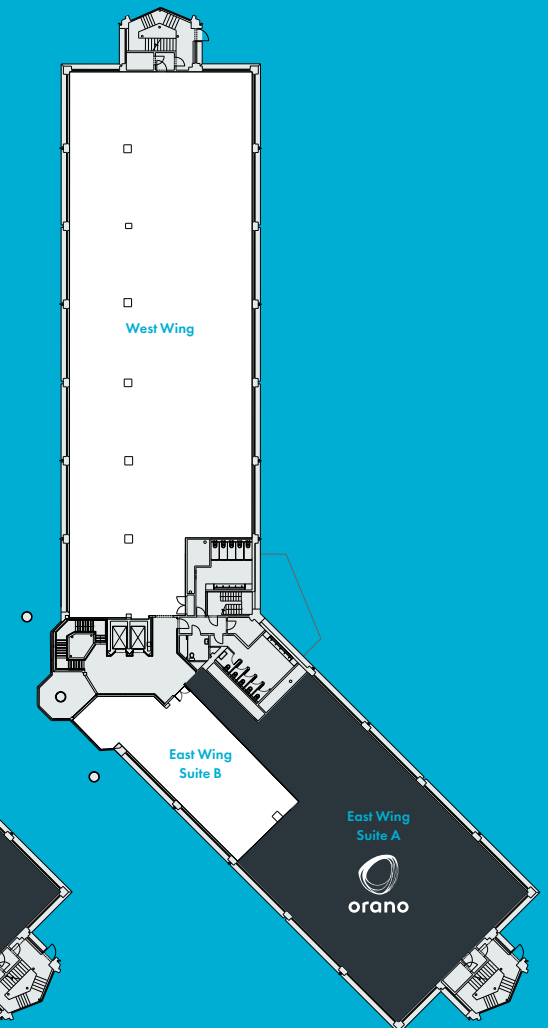
Ground



First



Second

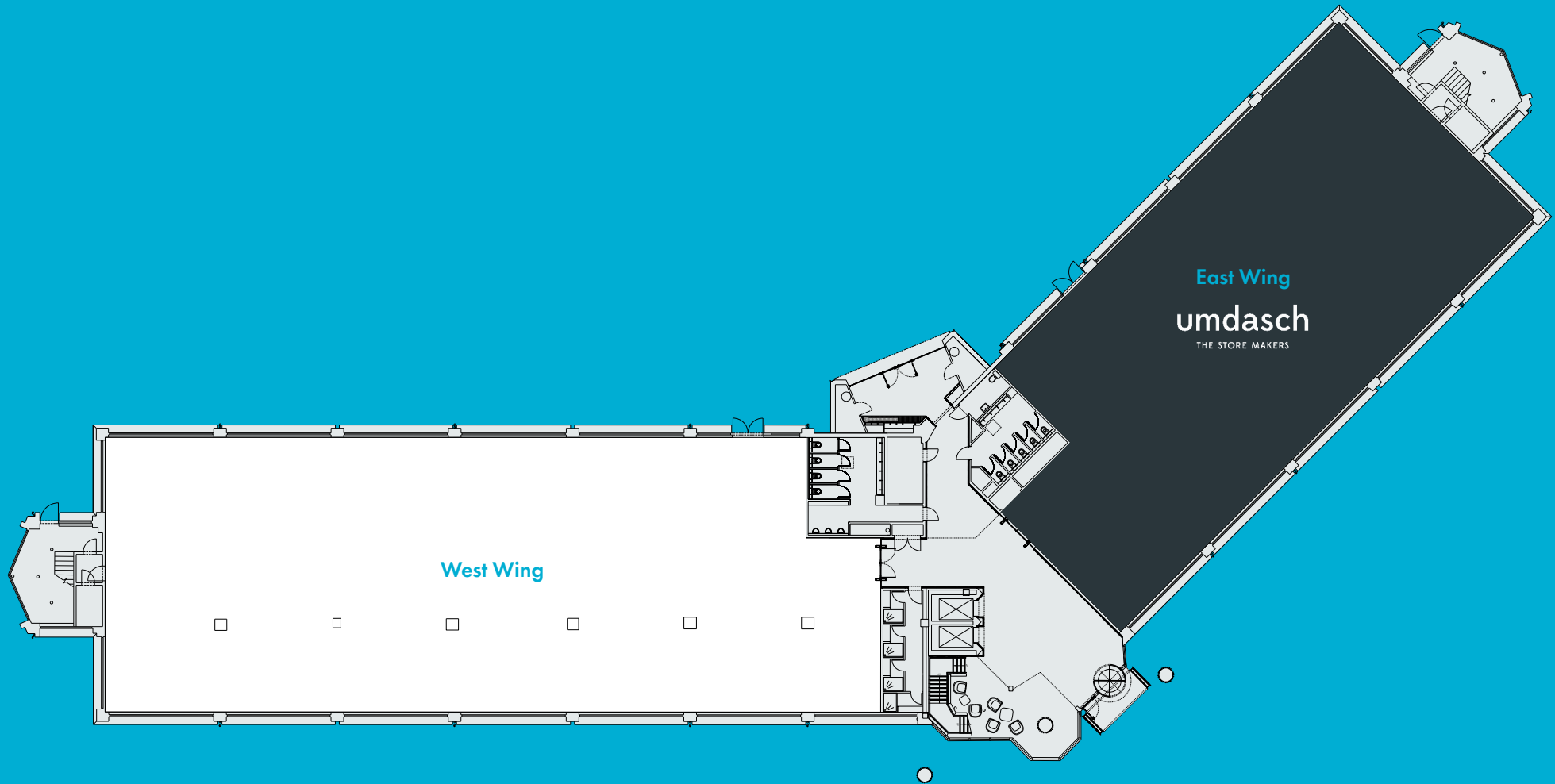


# GROUND FLOOR

West Wing  
830.8/8,943 (sqm/sqft)

East Wing  
Let – Umdasch

Bespoke fitted solutions available to suit exact requirements, with a range of flexible payment structures.



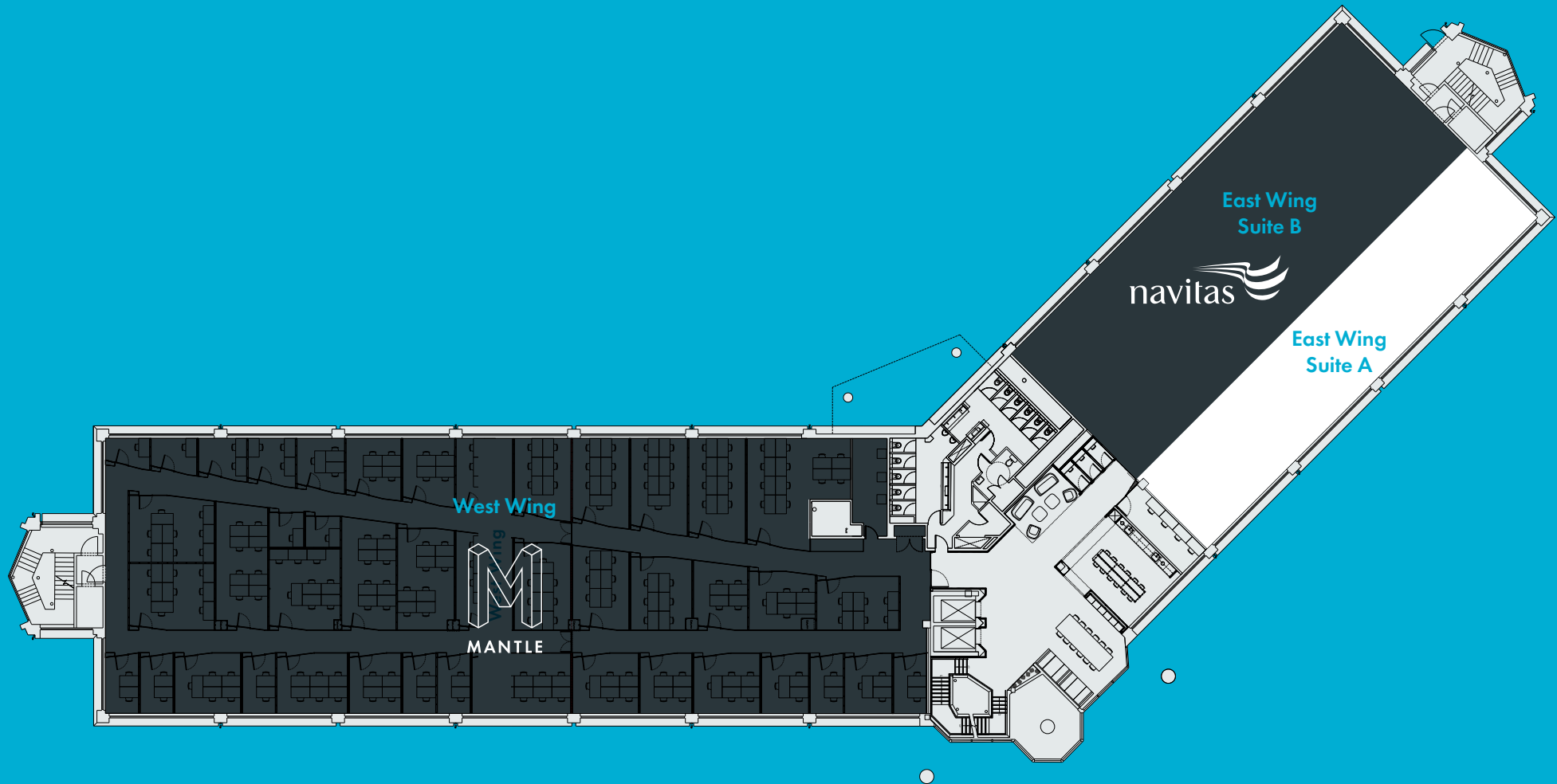
# FIRST FLOOR

West Wing  
Let – Mantle

East Wing – Suite A  
177.2/1,907 (sqm/sqft)

East Wing – Suite B  
Let – Navitas

Bespoke fitted solutions available to suit exact requirements, with a range of flexible payment structures.



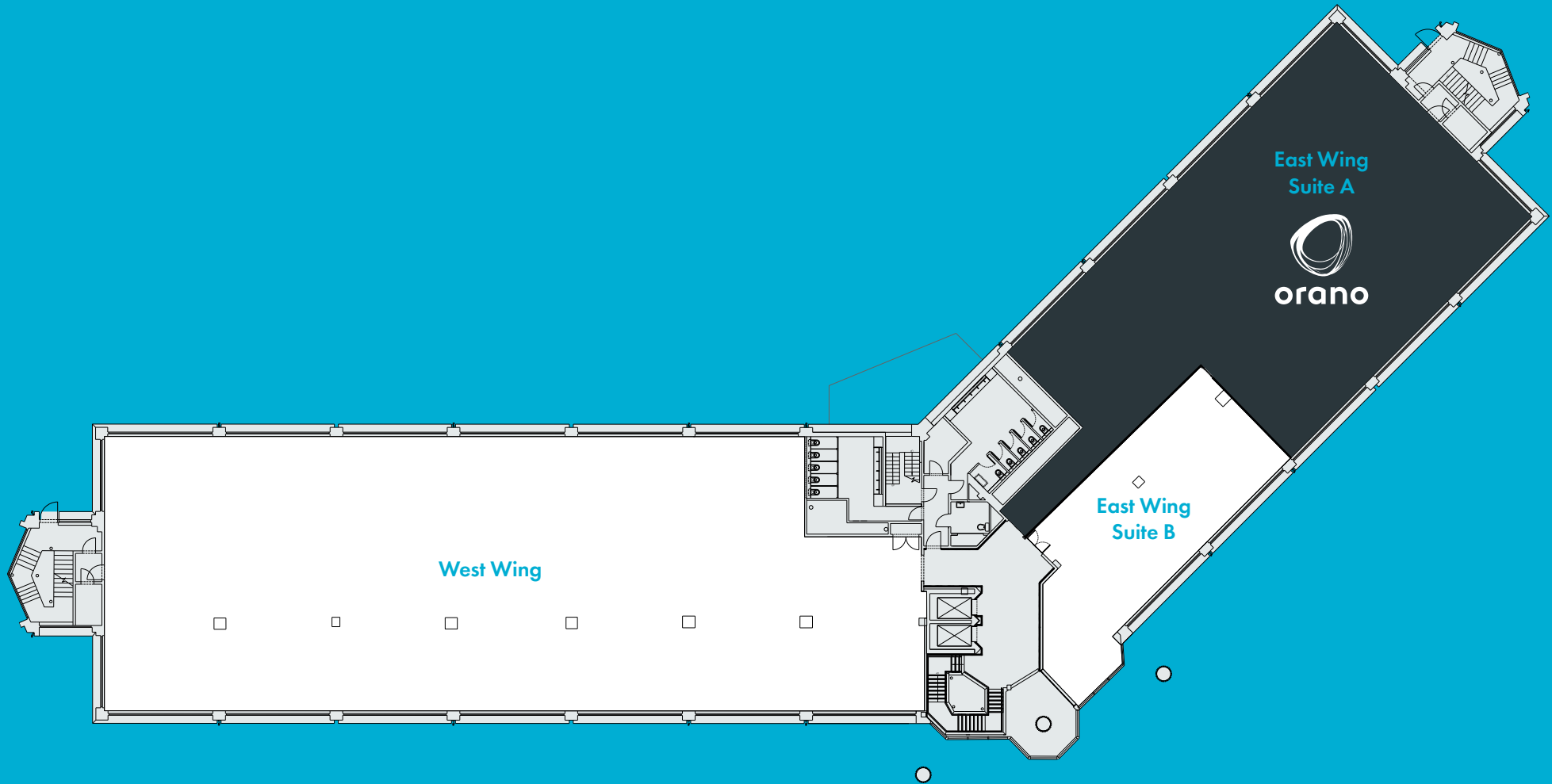
# SECOND FLOOR

West Wing  
867.9/9,342 (sqm/sqft)

East Wing – Suite A  
Let – Orano

East Wing – Suite B  
152/1,636 (sqm/sqft)

Bespoke fitted solutions available to suit exact requirements, with a range of flexible payment structures.



# LAB OPTION 1 & 2

West Wing Second floor

836.74/9,007

(sqm/sqft)

## LAB OPTION 1

LAB SQFT OFFICE SQFT

01 766 01 484

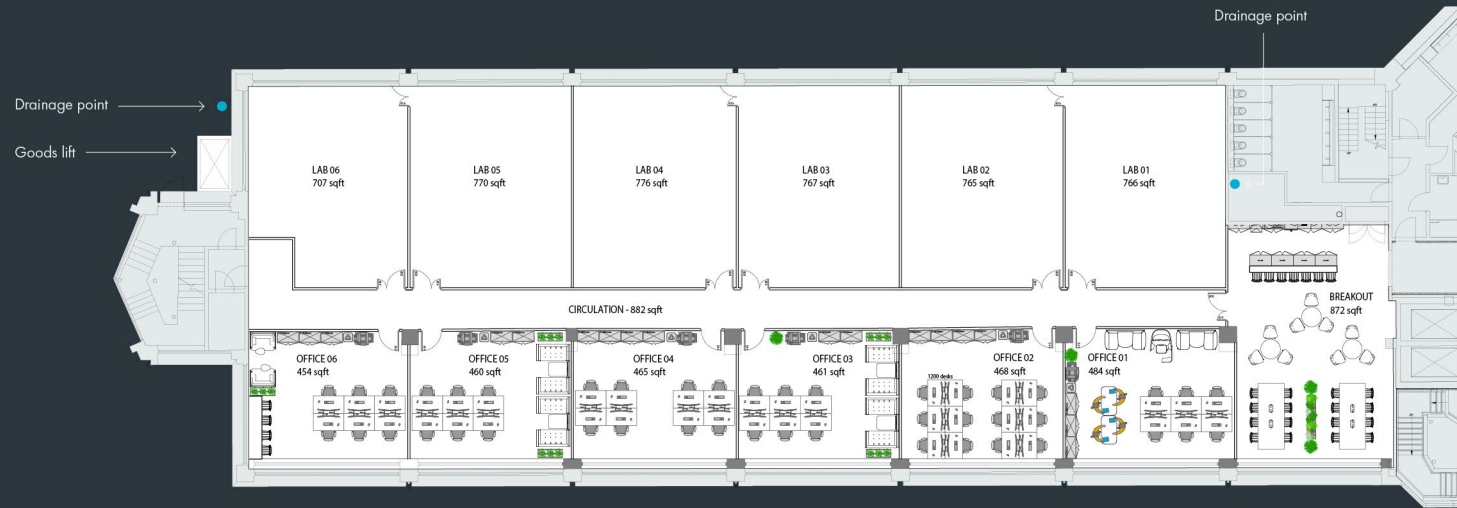
02 765 02 468

03 767 03 461

04 776 04 465

05 770 05 460

06 707 06 454



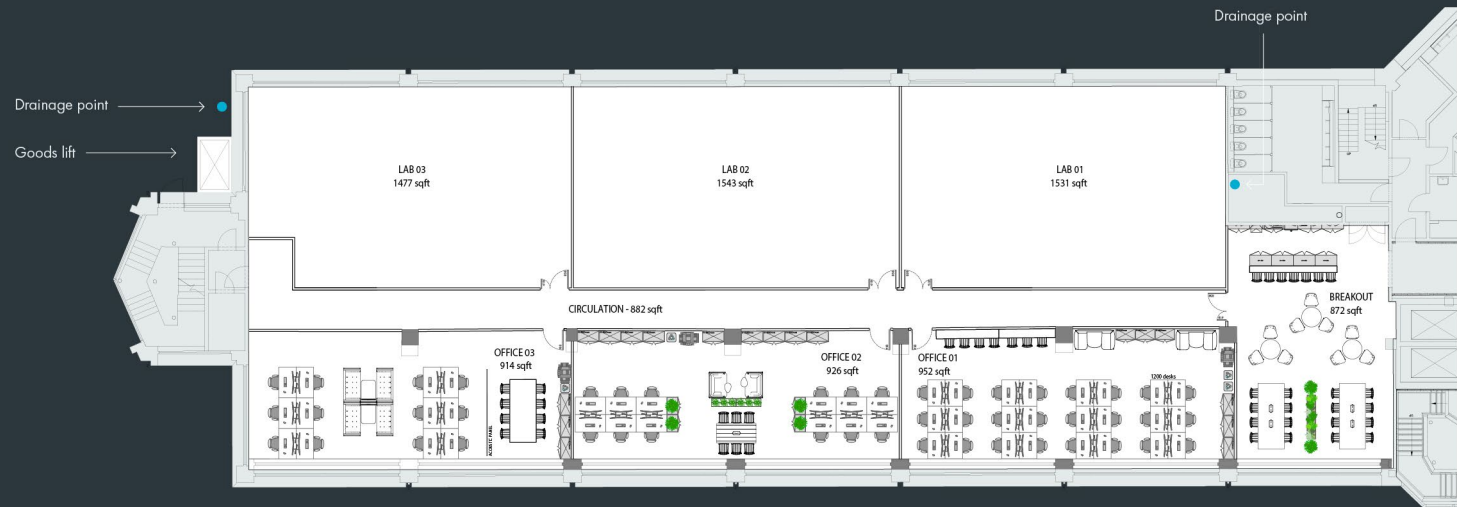
## LAB OPTION 2

LAB SQFT OFFICE SQFT

01 1,531 01 952

02 1,543 02 926

03 1,477 03 914



# LAB OPTION 3 & 4

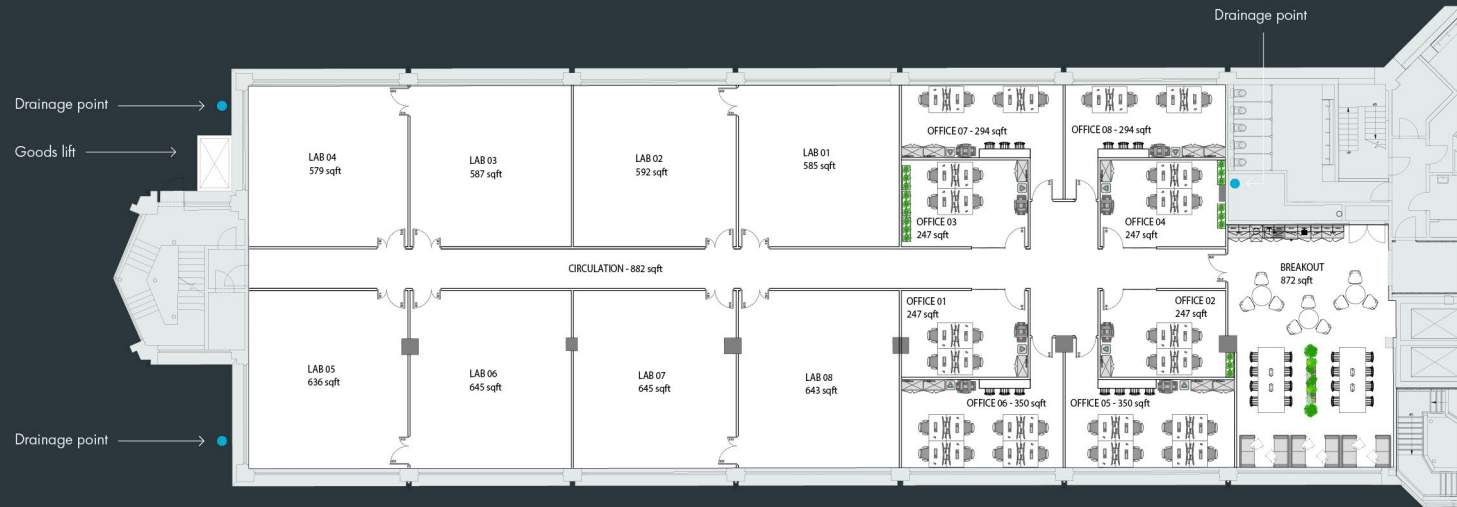
West Wing Second floor

836.74/9,007

(sqm/sqft)

## LAB OPTION 3

| LAB SQFT | OFFICE SQFT |
|----------|-------------|
| 01 585   | 01 247      |
| 02 592   | 02 247      |
| 03 587   | 03 247      |
| 04 579   | 04 247      |
| 05 636   | 05 350      |
| 06 645   | 06 350      |
| 07 645   | 07 294      |
| 08 643   | 08 294      |



## LAB OPTION 4

| LAB SQFT | OFFICE SQFT |
|----------|-------------|
| 01 1173  | 01 678      |
| 02 585   | 02 592      |
| 03 579   | 03 587      |
| 04 636   | 04 645      |
| 05 645   | 05 635      |



# OCCUPIER CASE STUDY

## Ideal conditions for Umdasch's international business

In Abingdon, the Store Makers have 50 percent more office space available than at their previous location in Oxford. Both customers and employees benefit from this. A prototype area in the centre of the office is the heart of the new location. This is where shopfitting life pulsates – prototypes and furniture of current customer projects are presented on this constantly changing stage. State-of-the-art lighting and stage technology is used for this. Curtains provide flexible room separation and, depending on the setting, offer exciting views in and out.

The excellent infrastructure around the Abingdon Business Park is another reason for the move. Abingdon is highly accessible to and from London, Central and Northern England and is in immediate proximity to several airports. So these are ideal conditions for the international business of umdasch which is managed from the British office.

In cooperation with top architects and established store designers the umdasch experts in the UK accompany premium brands like Harrods, Nike, Stone Island, KaDeWe, NIO, Bucherer and many others.

The entire office is equipped with state-of-the-art meeting and conference technology and also creates space for a retreat with communication booths. The Store Makers not only work with global players in sports retail, but also stay fit themselves. For example, the team has two meeting rooms with treadmills and indoor bicycles to keep them moving during longer meetings. For all sports enthusiasts who come to work on their bikes & Co, showers have also been provided. Height-adjustable desks support healthy and ergonomic working.







THE  
**LAMBOURN**  
A150000

Offering flexible, premium office  
space from 2000 - 45,000 sq ft  
for all your business  
needs. **AVAILABLE NOW**

# GET IN TOUCH

**BENEDICTS**  
CONSULTANT SURVEYORS

For all letting enquiries and viewings

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edward@benedicts.co.uk

**Carter Jonas**

**Adrian Chan**  
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**What 3 Words** /// [Deploying.electrode.cities](#)  
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[thelambournabingdon.co.uk](http://thelambournabingdon.co.uk)