

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.



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

BUILDING	GROUND FLOOR GIA (SQ FT)	FIRST FLOOR GIA (SQ FT)	TOTAL (SQ FT)
AER1X	FULLY LET		
AER2X	15,469	15,469	30,938
AER3X	25,190	25,190	50,379
AER4X	25,190	25,190	50,379
AER5X	16,699	16,699	33,397
TOTAL AVAILABLE	82,548	82,548	165,093

Option to remove first floor coverage - subject to terms



PHASE ONE
COMPLETE AND LET

PHASE TWO
AEROX 2 - 5



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



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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