

UNDER  
CONSTRUCTION  
COMING  
2025

# AEROX

LONDON OXFORD AIRPORT

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

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

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

LONDON OXFORD AIRPORT



# NEW FLEXIBLE HIGH TECH, OFFICE AND R&D UNITS

The sites prominent position at the gateway of Oxford Airport makes AEROX the ideal location for occupiers looking to benefit from the areas connectivity, highly skilled talent pool forming part of the wider Northern Cluster of established R&D, Technology and Advanced Engineering businesses.



# BEST IN CLASS SPECIFICATION

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

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

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



Dedicated tenant plant areas



Super-fast fibre broadband infrastructure



GF clear working height of 4.875m



Roller shutter loading doors



Covered secure bike storage on-site



Targeting EPC A Rating



Targeting BREEAM 'Very Good' rating

# PHASE 1

7,462 - 22,769 SQ FT  
READY Q2 2025

AER<sup>1</sup>X and the associated infrastructure and amenity space make up Phase 1 of the development shown opposite:

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

## AER<sup>1</sup>X

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
<b>TOTAL</b>			<b>22,769</b>	<b>2,115.3</b>

Measurements are based on Gross Internal Areas





### 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

AEROX benefits from being in close proximity to a number of existing useful amenities as well as new amenities involved in the development including a dedicated café building/central courtyard and landscaping.

Central landscaping, Café/Amenity hub and Cycle stores



CGI FOR INDICATIVE PURPOSES




# UNRIVALLED CONNECTIVITY

The scheme 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

<b>A44</b>	Oxford - Moreton in Marsh	0.5 miles	5 min
<b>A34</b>	Oxford to Bicester	0.5 miles	5 min
<b>M40</b>	Uxbridge to Birmingham	0.5 miles	5 min

## PUBLIC TRANSPORT

	Oxford Parkway to Paddington	1hr 15 min
	Oxford Airport to Witney	51 min
	Oxford Airport to Oxford city centre	30 min

## FLIGHT TIMES (from London Oxford Airport)

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



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 **fortified.items.degree**

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