

Space Let To  
JA Kemp, Sopra & Roxar Ltd



18 months rent free\*  
Free bicycle for every employee\*

\* Subject to covenant details and subject to contract. See website for details.

# Northbrook House

The Oxford Science Park

[www.northbrook-house.co.uk](http://www.northbrook-house.co.uk)

High Quality Offices  
3,480 sq ft – 11,437 sq ft

# Specification

## Extensively refurbished to include:

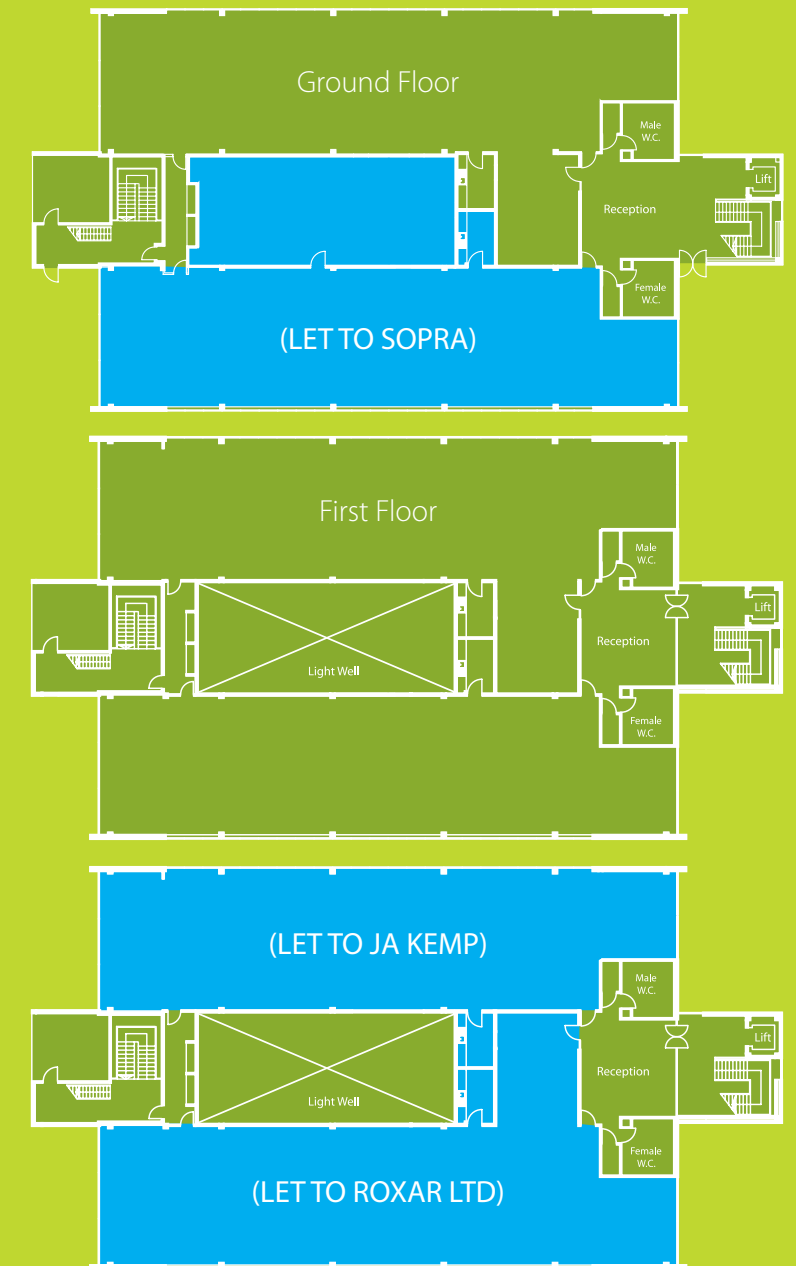
- Newly refurbished reception areas on each floor
- New carpets
- New suspended ceiling
- New LG7 lighting
- New kitchens
- New fitted WCs and shower facilities
- Upgraded entrance area

## The building also benefits from:

- Newly installed VRV comfort cooling (R22 compliant)
- 112 car parking spaces (1:220 sq ft)
- Full access raised floors
- Passenger lift
- Bicycle parking
- Central light well providing excellent natural lighting



# Floor Plans



Indicative floor layout

## Description

Northbrook House is a Grade A detached office building comprising a total of 24,600 sq ft. The accommodation is arranged over 3 floors and has undergone an extensive refurbishment programme, creating high specification open plan offices. Benefiting from a central lightwell, the building has excellent natural lighting, creating a pleasant bright working environment.

## Accommodation

Following the successful lettings in 2010 to JA Kemp Patent Attorneys and Sopra the following accommodation is now available. Areas are calculated on a net internal area basis.

Ground Floor	Sq Ft	Sq M
Suite 1 (RHS)	3,974	369.18
Suite 2 (LHS)	<b>(LET TO SOPRA)</b>	

First Floor	Sq Ft	Sq M
Suite 3 (RHS)	3,983	370.00
Suite 4 (LHS)	3,480	323.30
Reception	468	43.50

Second Floor	Sq Ft	Sq M
Suite 5 (RHS)	<b>(LET TO JA KEMP)</b>	
Suite 6 (LHS)	<b>(LET TO ROXAR LTD)</b>	
<b>Total</b>	<b>11,437</b>	<b>1,062.53</b>

## Location

The Oxford Science Park is located to the south of Oxford, a short distance from the ring road and is accessed from the A4074.

Northbrook House is located prominently within the Oxford Science Park, next to the popular Magdalen Centre offering a café, restaurant and conference facilities.

The Park offers high quality architecture within landscaped surroundings. On site facilities include a crèche, estate security and a further restaurant within the lakeside Sadler Building. Gym facilities are available at the nearby Ozone facility.

## Terms

We are instructed to offer Northbrook House on a new full repairing and insuring basis for a term to be agreed. The building is available either as a whole or as individual suites.

## 18 months rent free\*

On the basis of an occupier taking a lease for a minimum term of 5 years the landlord will offer up to 18 months rent free. Alternatively this can be provided as a reduced rental or capital payment.

## Free bicycle for every employee\*

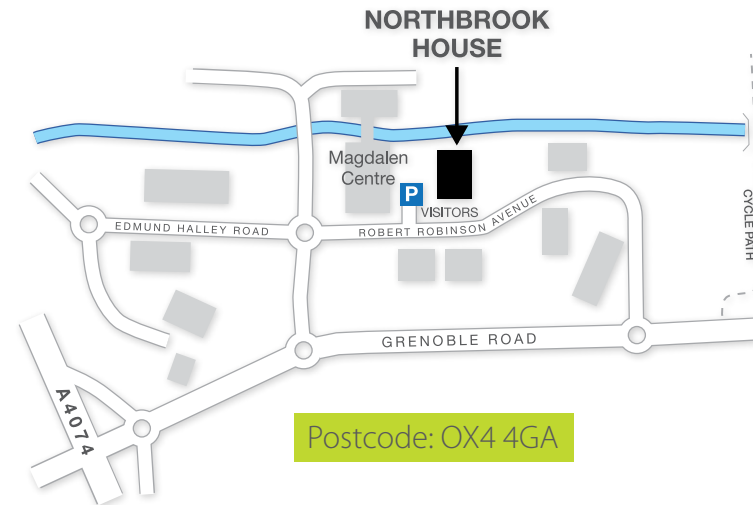
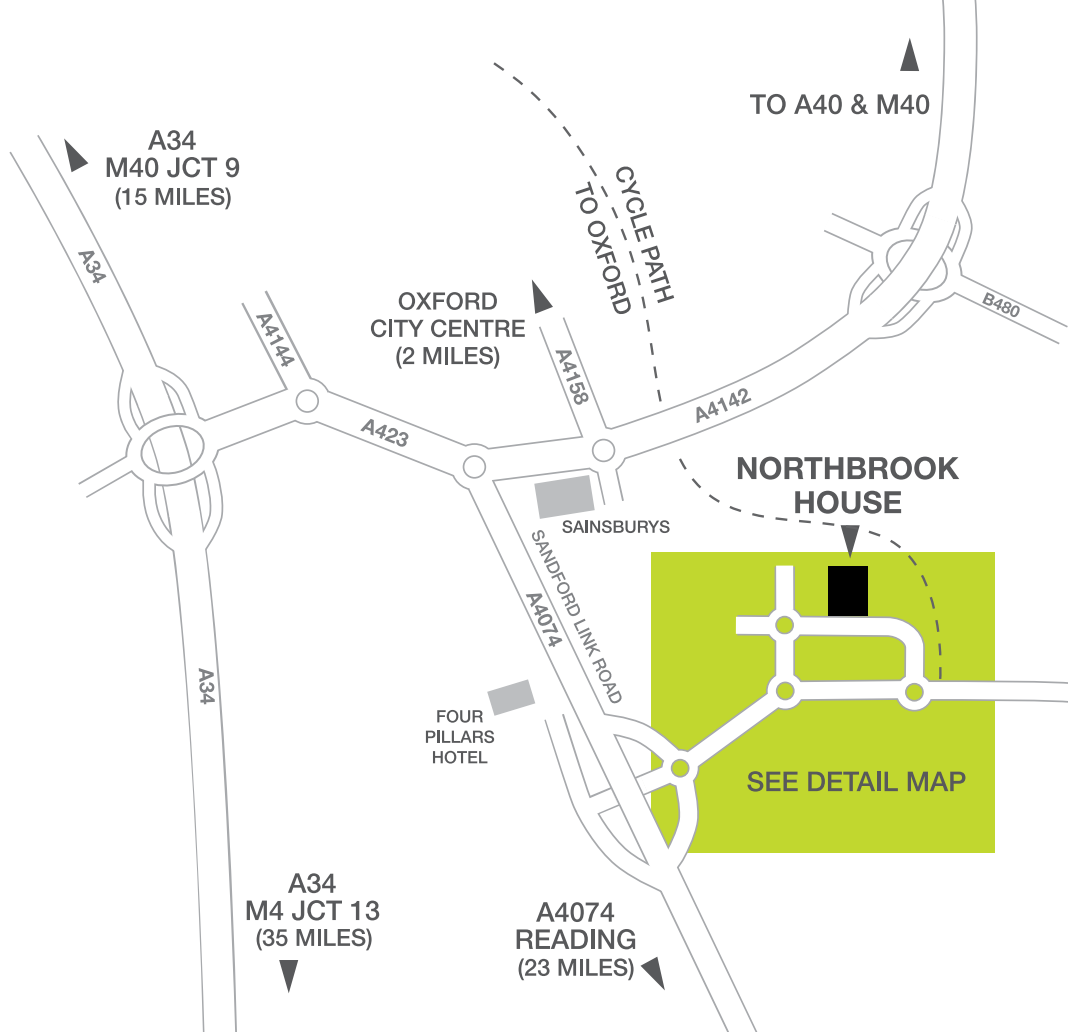
Any occupier taking a new lease at Northbrook House for a minimum of 5 years will be given a free bicycle to the value of £250 for each employee based at Northbrook House.

The offer is based on the maximum allocation of one bicycle per 150 sq ft of net internal office space taken.

\* Subject to covenant details and subject to contract. See website for details.

JA Kemp collecting their new bikes and donating half to Helen and Douglas House





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18 months rent free and a free bicycle for every employee\*

\*Subject to terms and covenant strength. See website for details. Designed & Produced by [www.imageworks.co.uk](http://www.imageworks.co.uk)