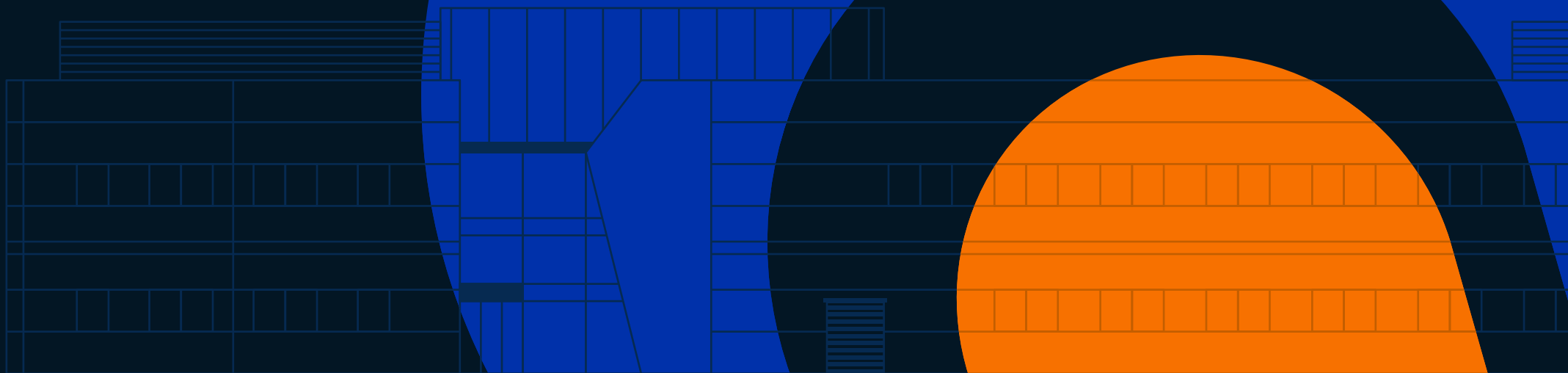


Barton House




ABINGDON
SCIENCE PARK

 **KADANS**
Science Partner



Brand new, best in class laboratory accommodation

Barton House is an outstanding new purpose built laboratory of 25,617 sq ft on the Abingdon Science Park. The building sits at the heart of this established science & technology cluster and has been designed with the specialist expertise of Kadans Science Partner . The building is delivered to a Cat A condition. Kadans can deliver to a fully fitted bespoke laboratory and office accommodation.



Location and Transport Links

Situate your company at the heart of one of Oxfordshire's most vibrant science & technology ecosystems.

Located less than a mile from Abingdon town centre and within walking distance of all town centre amenities including the adjoining White Horse Leisure Centre accessed via a footpath from Barton Lane. There are a number of footpaths and cycleways allowing for pedestrian access and a regular bus service running along Audlett Drive into the town centre.

We're well located to help you realise those opportunities that lie further afield. London can be reached in under 40 minutes from the nearby Didcot Parkway rail station, and Heathrow Airport is accessible in under an hour.

DEDICATED SHUTTLE BUS FROM DIDCOT PARKWAY TO ABINGDON SCIENCE PARK

Hours of the shuttle bus are:

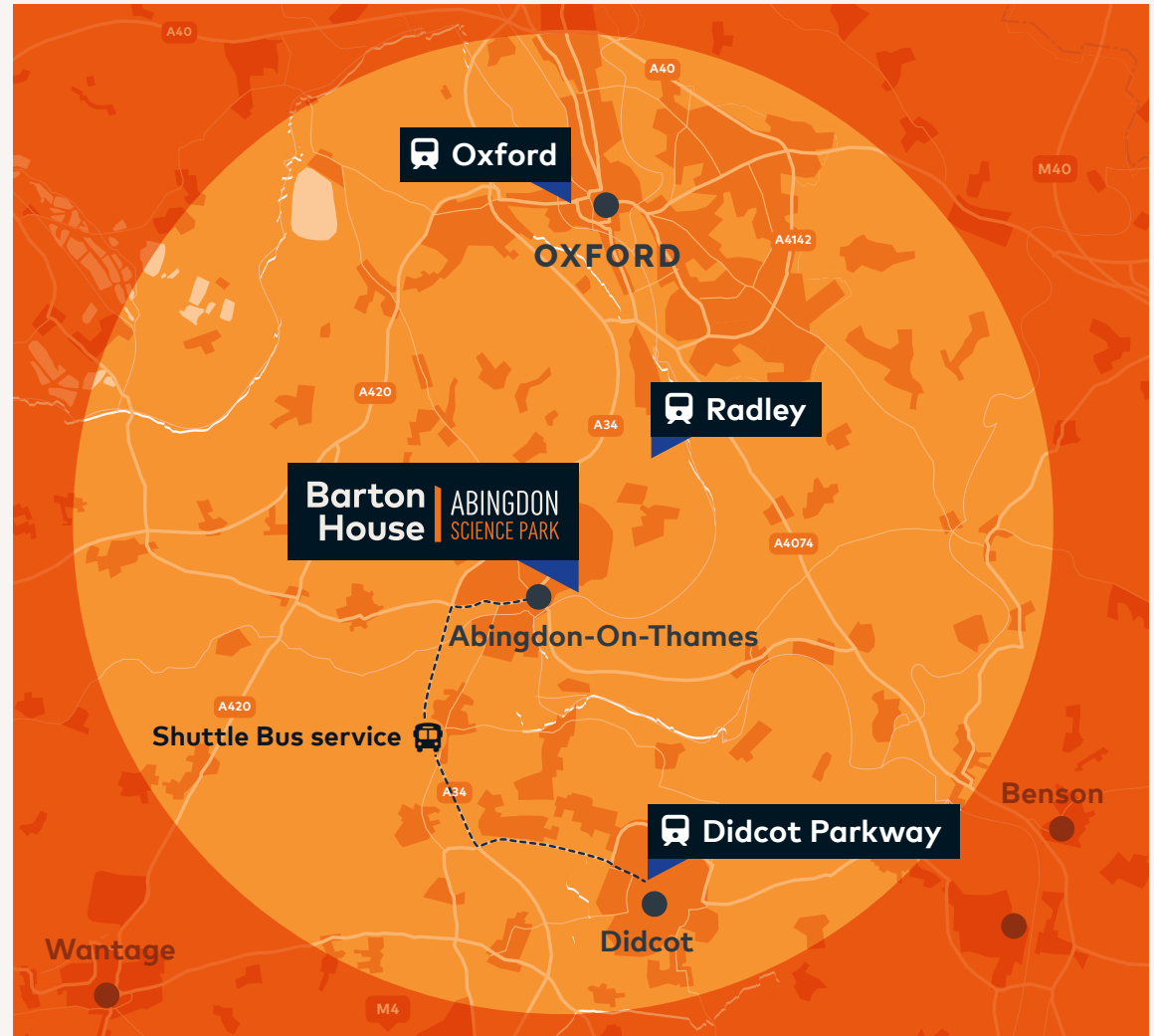
Morning – 07:30 to 10:30 **Evening** – 16:00 to 19:00

BY ROAD

10 MILES Oxford City Centre	48 MILES Heathrow	60 MILES London	79 MILES Bristol
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BY RAIL (from Didcot Parkway)

40 MINS London Paddington	21 MINS Reading	57 MINS Bristol	126 MINS Birmingham
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An established ecosystem of innovation

Abingdon Science Park offers leading science and technology companies the office and laboratory space they need to reach their full potential.

Join a community that unites and encourages collaboration between many of the UK's science and technology leaders. Abingdon Science Park is prominently located within one of Europe's most thriving research and development ecosystems, situating occupiers in a perfect environment to accelerate their company's development.

INSPIRATION ON YOUR DOORSTEP

Alongside the world leading companies at the park, the local area provides a wide range of other resources to stimulate your company's evolution.

We're just a few minutes walk from world-renowned experts in cyber security, cryogenic technologies, medical devices and more.



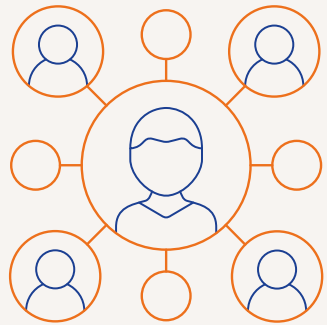
Here are some of the companies who call Abingdon Science Park home



Join a vibrant community

Abingdon offers plenty of opportunities to socialise, relax and recharge outside of work.

For day-to-day needs, occupiers of Abingdon Science Park can take advantage of the park's close proximity to local amenities.



RADLEY LAKES NATURE RESERVE



WELLS FARMSHOP & CAFE PEACH CROFT FARM



WHITE HORSE LEISURE AND TENNIS CENTRE



MISSING BEAN



LOOSE CANNON BREWERY



THE NAGS HEAD



BARTON HOUSE



RECEPTION



CL2 LABORATORY

Amenities and facilities



Café on the ground floor



50 bike parking spaces



63 car parking spaces
with 8 electric charging
point



Additional tenant plant
area available



13 person lift



CAFE BY KADANS

Design details

Occupancy

🏢 Office areas: 1:8 sqm

🏭 Lab areas: 1:15 sqm

Bespoke laboratory ventilation, with 6 air changes per hour, plus resilience, ensuring safety and comfort

Carefully considered, adaptable layout, including dedicated onsite gas stores, waste facility provision and laboratory risers throughout

Robust electrical loading modelled for future resilience

High floor-loading capacity and response factor

designed to accommodate full spectrum ground floor lab requirements. Floor slab loadings are provided as:

🏢 Office: 2.5 kN/m²

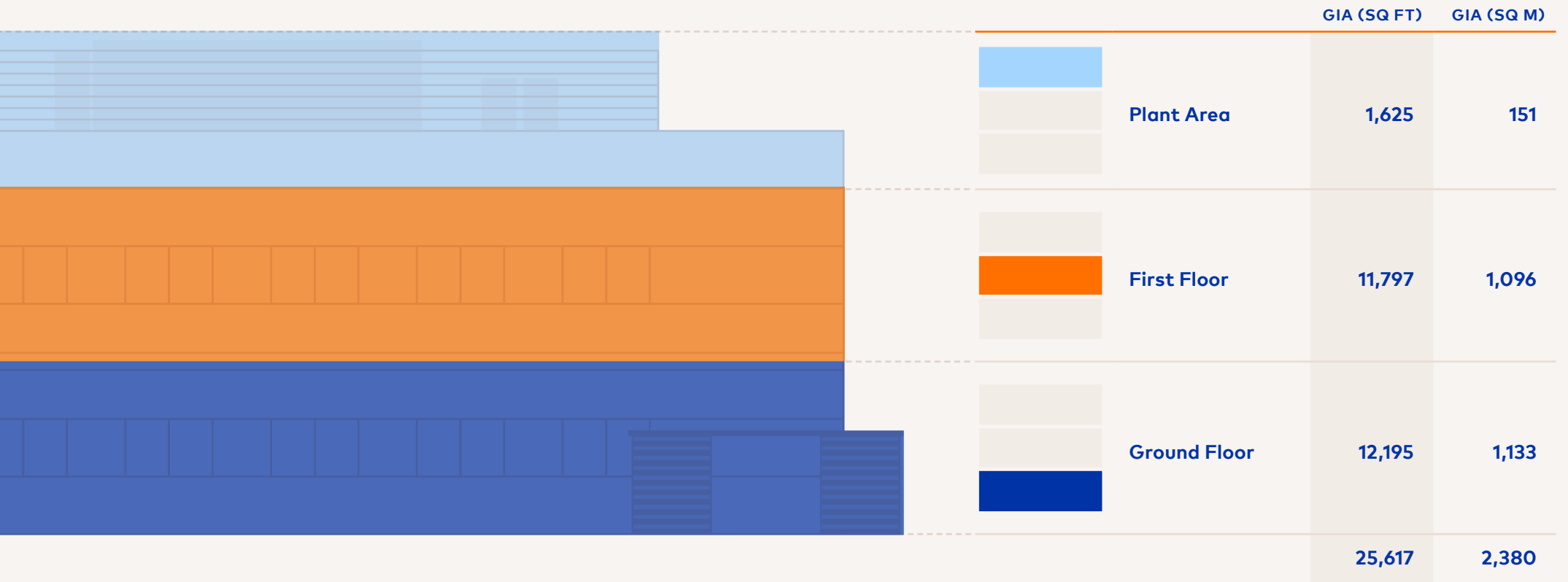
🏭 Lab: 4.0kN/m²

Generous slab to slab height of 4m with 2.9m floor to ceiling lab height and 2.6m floor to ceiling office height on finished floors

Future-proofed and sustainable design, optimised through targeted certifications and credentials, including BREAAAM Excellent



Schedule of areas



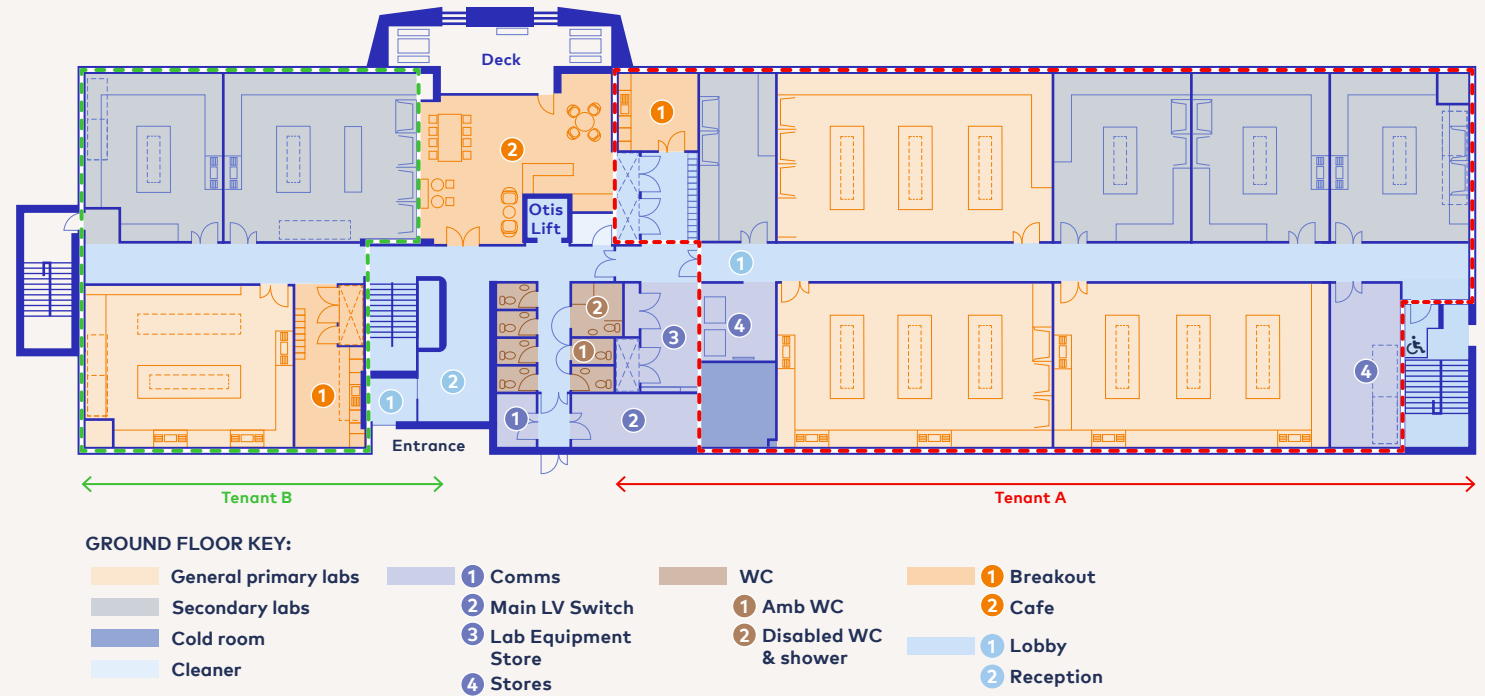
FLOORPLANS

G | 1ST | PLANT

Ground floor

12,195

GIA (SQ FT)



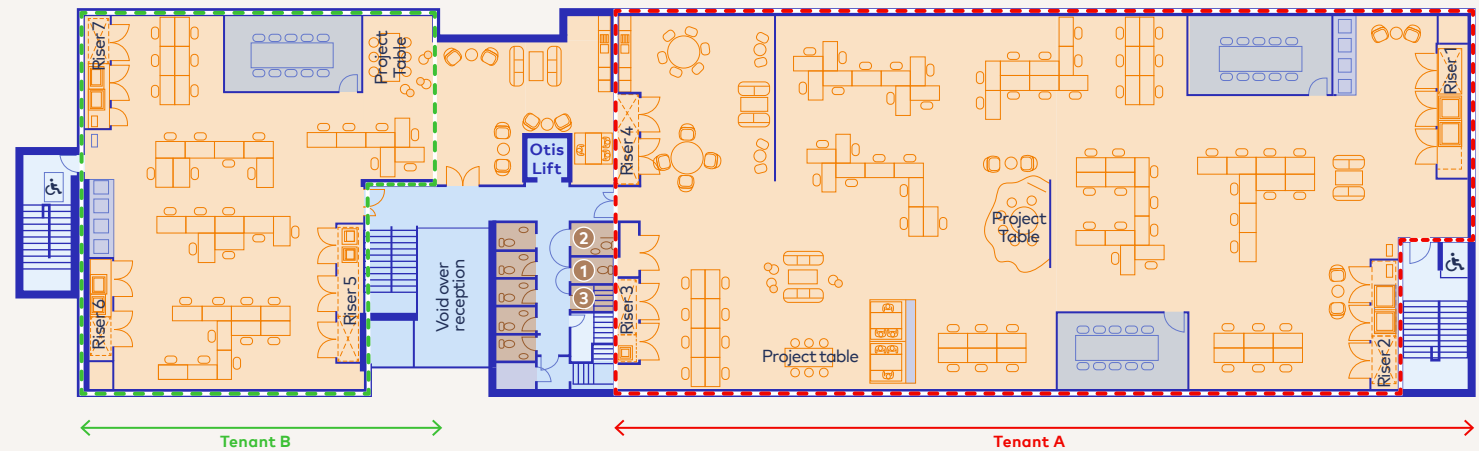
FLOORPLANS

G | 1ST | PLANT

First floor

11,797

GIA (SQ FT)



FIRST FLOOR KEY:

- Office Space
- 10 person meeting room
- Cleaner
- WC
- 1 Amb WC
- 2 Disabled WC
- 3 Shower room
- Printing / Storage

FLOORPLANS

G | 1ST | PLANT

Kadans Science Partner

Expert delivery

Select your preferred occupation route and the level of Kadans Science Partner's involvement at design and delivery stages, to suit your specific requirements. We can deliver a highly-specialised bespoke laboratory space or provide Cat A for your own adaptation. Whichever route you choose, our proven track record will provide you with the confidence that we will deliver an environment just right for you.

OPTION 1

FULLY OPERATIONAL LABORATORIES

We can design and deliver fully operational laboratories bespoke to your requirements for cost effective operational costs. Each delivery of space is bespoke to each of tenants typically contain the following:

- Vinyl Flooring
- Lab Benching and chairs
- Desired air changes per hour
- Desired filtration or cleanliness requirements
- Office Furniture & fittings
- Meeting Rooms (if required)
- Carpeting in Offices
- Kitchenette/Breakout space to suit design

The tenant will be responsible for providing their own equipment & AV solution. Each commercial transaction is offered on a case by case basis.

OPTION 2

CAT A LABORATORIES & OFFICES

Our interpretation of Cat A goes above and beyond the standard requirements, and includes:

- Vinyl flooring in labs, carpeting in offices and other appropriate finishes
- Suspended ceilings with integrated air grilles, light fixtures, etc
- Technical installations for Heating, Ventilation, and Air Conditioning (HVAC) systems including minimum of 6 air changes per hour in laboratory areas
- Technical supplies and utilities (power, water, drainage, technical gases), within convenient shafts and situated throughout the building

Beyond this, the tenant is responsible for making the space occupational.



TYPICAL CL2 LABORATORY

About Kadans Science Partner

Kadans Science Partner is the European leader investing in the development of ecosystems with a dedicated focus on the knowledge intensive sector. Kadans has invested across various specific areas, including food in Wageningen, Life Sciences in Leiden, and Cell & Gene Therapy in Stevenage. Kadans provides its tenants with an array of additional services, tailored to their specific needs.

Kadans values connection, proximity, sustainability and human scale. We want to promote innovation by bringing together businesses and employees; creating a connecting 'spine' across all aspects of the research cycle is the basis of our design philosophy.

In December 2020, Kadans was acquired by AXA IM Real Assets, allowing us to significantly accelerate our growth.

INTERNATIONAL ECOSYSTEM

Kadans is currently present on 26 campuses and science parks across 8 countries, where we operate over 8 million sq ft of space for over 400 tenants, ranging from start-ups, scale-ups to corporates, government bodies and educational institutes.



26
CAMPUSES
ACROSS EUROPE



400+
COMPANIES



50+
PROPERTIES



>95%
STABLE
OCCUPANCY

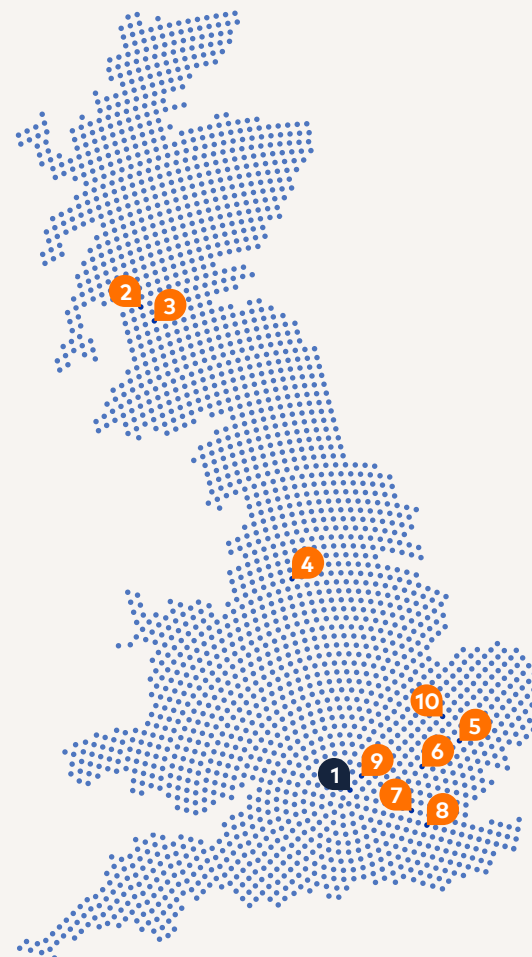


CAFE

Kadans Science Partner Ownership across the UK


















- | | |
|--|---|
| 1 Monarch House
ABINGDON SCIENCE PARK | 7 5-10 Brandon Road
KINGS CROSS, LONDON |
| 1 Barton House
ABINGDON SCIENCE PARK | 7 4 Brandon Road
KINGS CROSS, LONDON |
| 1 The Science Quadrant
ABINGDON SCIENCE PARK | 7 18-20 Tileyard Road
KINGS CROSS, LONDON |
| 1 Sovereign House
ABINGDON SCIENCE PARK | 8 One North Quay
CANARY WHARF, LONDON |
| 1 Penlon House
ABINGDON SCIENCE PARK | 8 London Innovation Centre
CANARY WHARF, LONDON |
| 2 Health Innovation Hub
GOVAN, GLASGOW | 9 Sherard Building
OXFORD SCIENCE PARK |
| 3 West of Scotland Science Park
GLASGOW | 9 Windrush Court
OXFORD |
| 4 Upper Brook Street
MANCHESTER | 9 Harrow House
OXFORD |
| 5 B900 Babraham Research Campus
CAMBRIDGE | 9 Windrush Innovation Centre
OXFORD |
| 6 Sycamore House
STEVENAGE | 10 Merlin Place
CAMBRIDGE |
| 7 22-23 Tileyard Road
KINGS CROSS, LONDON | |

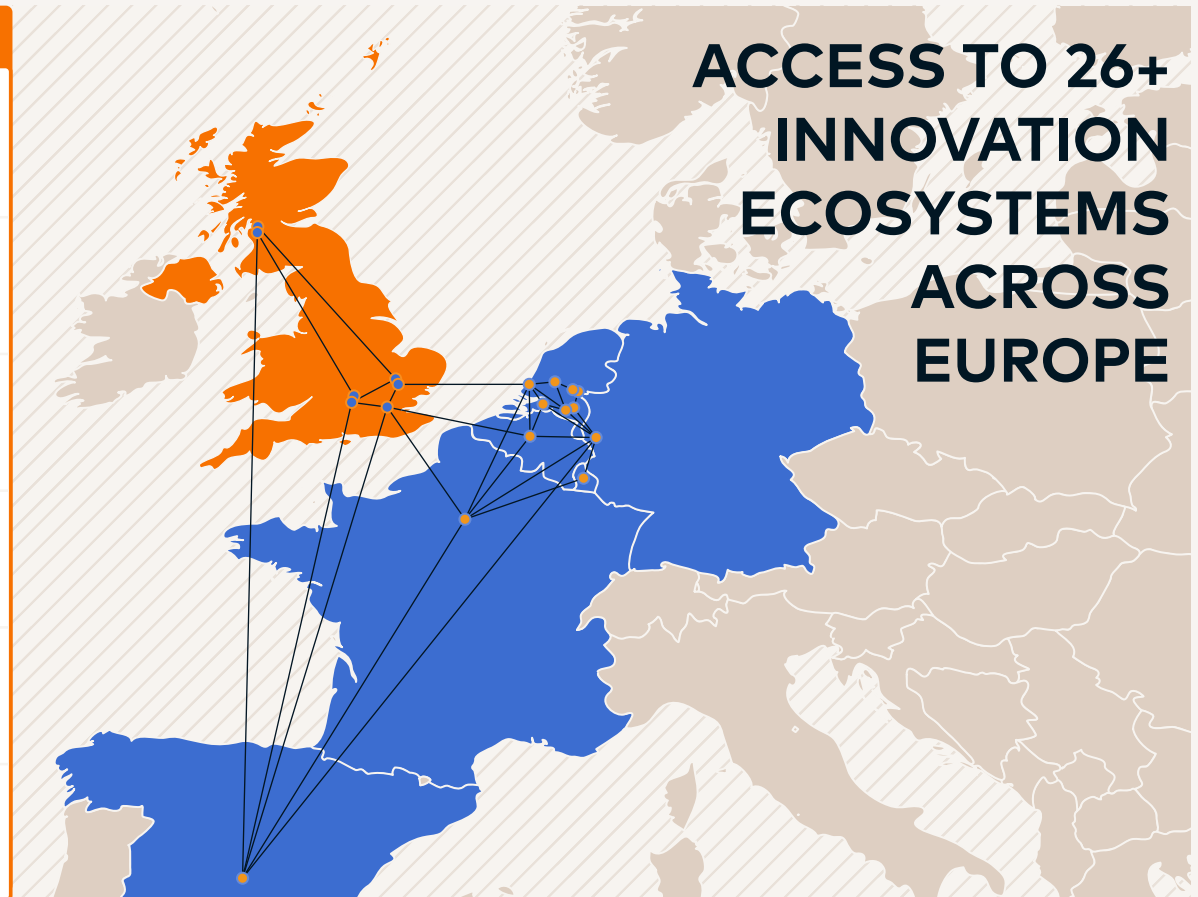
SELECTED TENANTS ACROSS KADANS' UK SITES



Kadans Science Partner

Ownership across Europe

Kadans' Science Park across Europe			
 LEIDEN BIO SCIENCE PARK	 THE OXFORD SCIENCE PARK	 Amsterdam UMC <small>University Medical Centers</small>	
 NOVIO TECH CAMPUS	 ROTTERDAM SCIENCE TOWER	 wageningen campus	
 ME. DI. CEN	 watson & crick hill	 BREDA STARTUP	
 WEST OF SCOTLAND SCIENCE PARK	CAMPUS GRONINGEN	 AUTOMOTIVE CAMPUS	
 TU/e <small>EINDHOVEN UNIVERSITY OF TECHNOLOGY</small>	UTRECHT SCIENCE PARK BILTHOVEN	 At the Park. <small>Aachen</small>	
 Babraham Research Campus	 STEVENAGE BIOSCIENCE CATALYST	 THE SCIENCE QUADRANT	



Barton House | ABINGDON SCIENCE PARK

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KADANS.COM

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