

Mission St/

Fabrica

Oxford's Centre of Innovation

180,000 sq ft of lab, office
and collaboration space
in Oxford's West End.



fabrica.oxford.ac.uk

10 minutes’ walk from Oxford station and close to the University and city centre, Fabrica’s central location provides critical advantages vs. out of town locations with respect to attracting and retaining future talent.

Delivered by leading Innovation developer Mission Street, the scheme has been designed to the highest technical, sustainable and aesthetic standards.

Fabrica is the second phase of the West End, an amenity rich environment and Oxford’s only central innovation district with up to 2 million sq ft of transformative development under way.

180,000 sq ft GIA across five floors



100% flexibility across floorplates with capacity for up to 60% wet lab use



BREEAM ‘Outstanding’ and EPC A



Completion in Spring 2027

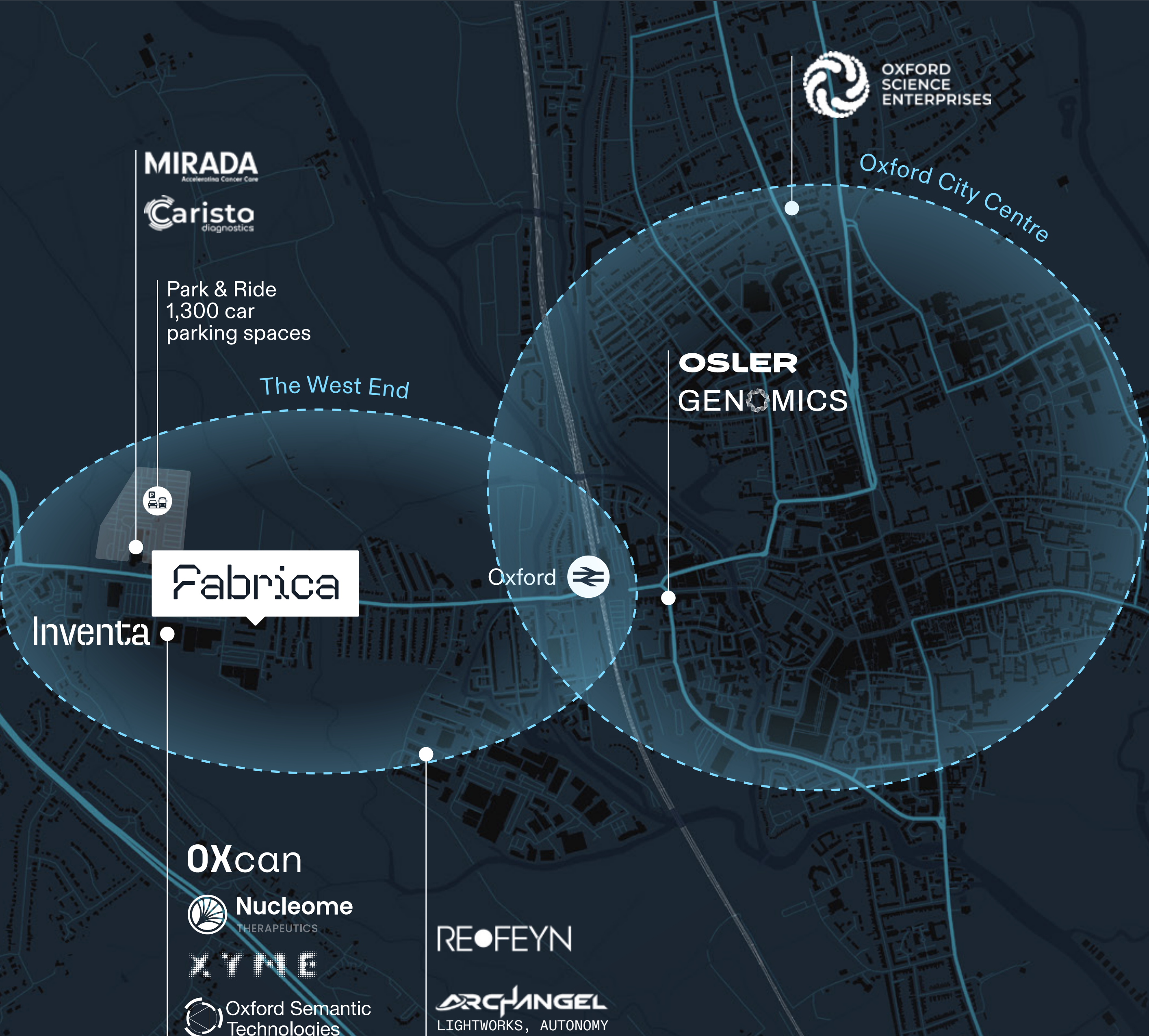


The West End Vision.

The 2 million sq ft of new commercial and academic space planned in the West End is creating Oxford's only urban innovation district. Fabrica sits in the centre of it.



Attracting
Oxford's most
exciting innovation
companies.



Watch West End Video

Close proximity to University of Oxford's current and future science hubs.



Watch West End Video



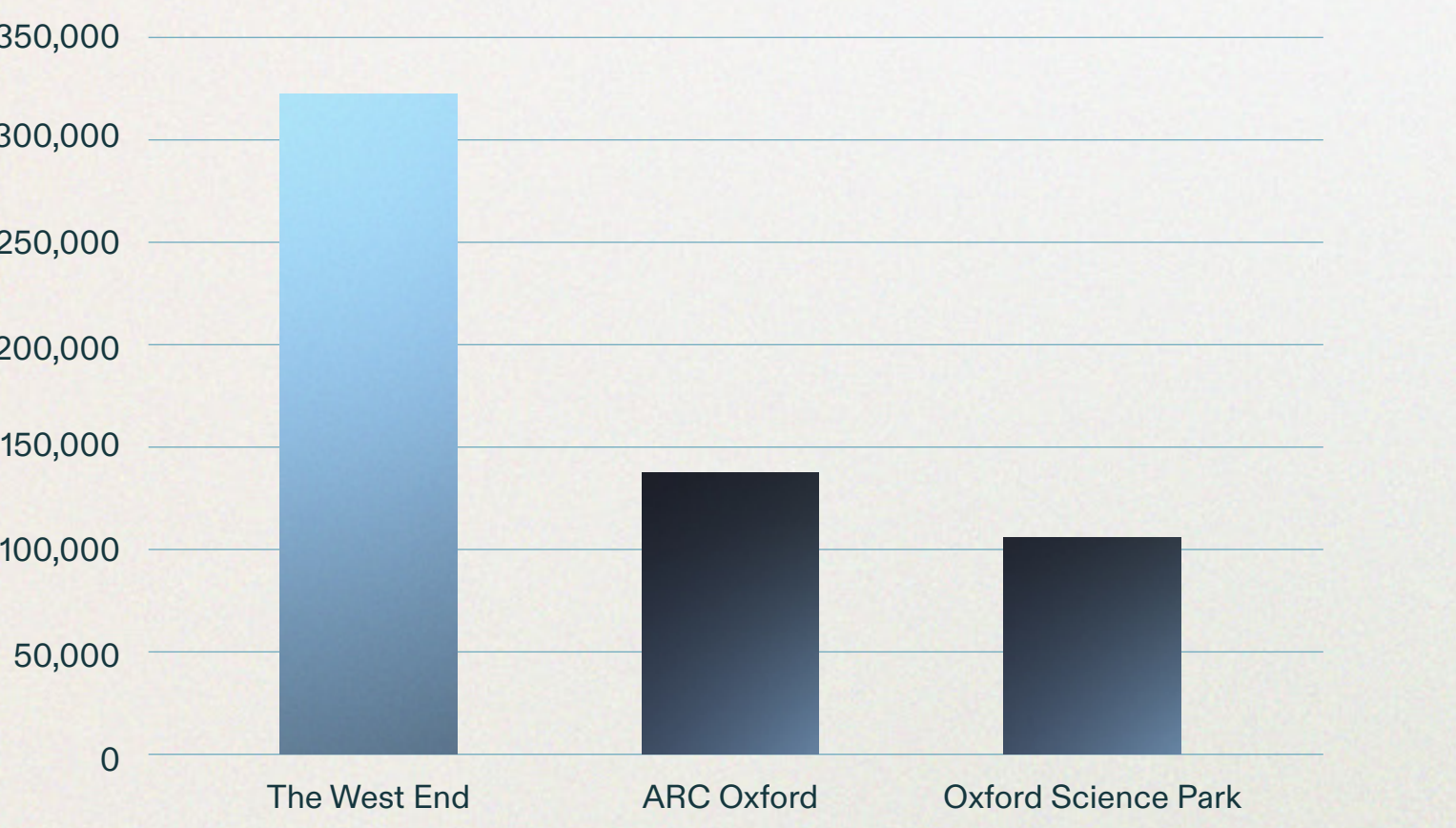
A unique opportunity that is set apart from peripheral competition.

Fabrica is the West End’s second phase following the successful completion of Inventa, also developed by Mission Street.

Inventa is an award-winning 56,000 sq ft innovation scheme which has attracted Oxford’s most exciting Biotech and AI companies including Nucleome Therapeutics, XYME, Oxford Semantic Technologies and Oxford Cancer Analytics.

A key driver in occupier decision making has been the advantage of the central location.

Research on travel times highlights The West End as having 2.6x the access to science/ tech talent vs ring road competition



LEFT: INVENTA, OXFORD

Source: CBRE (based on commuting times within 90 mins via public transport)



The city on foot.

10 minutes from the station. Walking distance from the University and city centre amenity. The only innovation scheme of scale in Oxford that can say so.



University of
Oxford ranked
No.1 in Europe
for number of spinouts
and spinout value for
6 consecutive years.

The University. Four world-leading research divisions. A network of teaching hospitals. The Bodleian and the Radcliffe Observatory Quarter. Hundreds of companies built around all of it, and the venture funds that back them with offices in the same postcode.

SOURCES
1 / ENTERPRISE OXFORDSHIRE
2 / OXFORD SCIENCE ENTERPRISES
3 / UNIVERSITY OF OXFORD
4 / 2026 TIMES HIGHER EDUCATION



225

Oxford University has produced 225 spinout companies as of January 2025 - more than any other UK institution - spanning robotics, AI, life sciences and deep tech.



£3.5bn+

Oxfordshire has seen £3.5bn in foreign direct investment since 2017, is home to 2,950 high-tech companies and generates £23.5bn in GVA annually, supporting 430,000 jobs across the county.



£8.3bn+

UK AI investment reached a record £8.3bn in 2025, with Oxford University spinouts alone raising £2.6bn of that total, a 38% year-on-year increase.



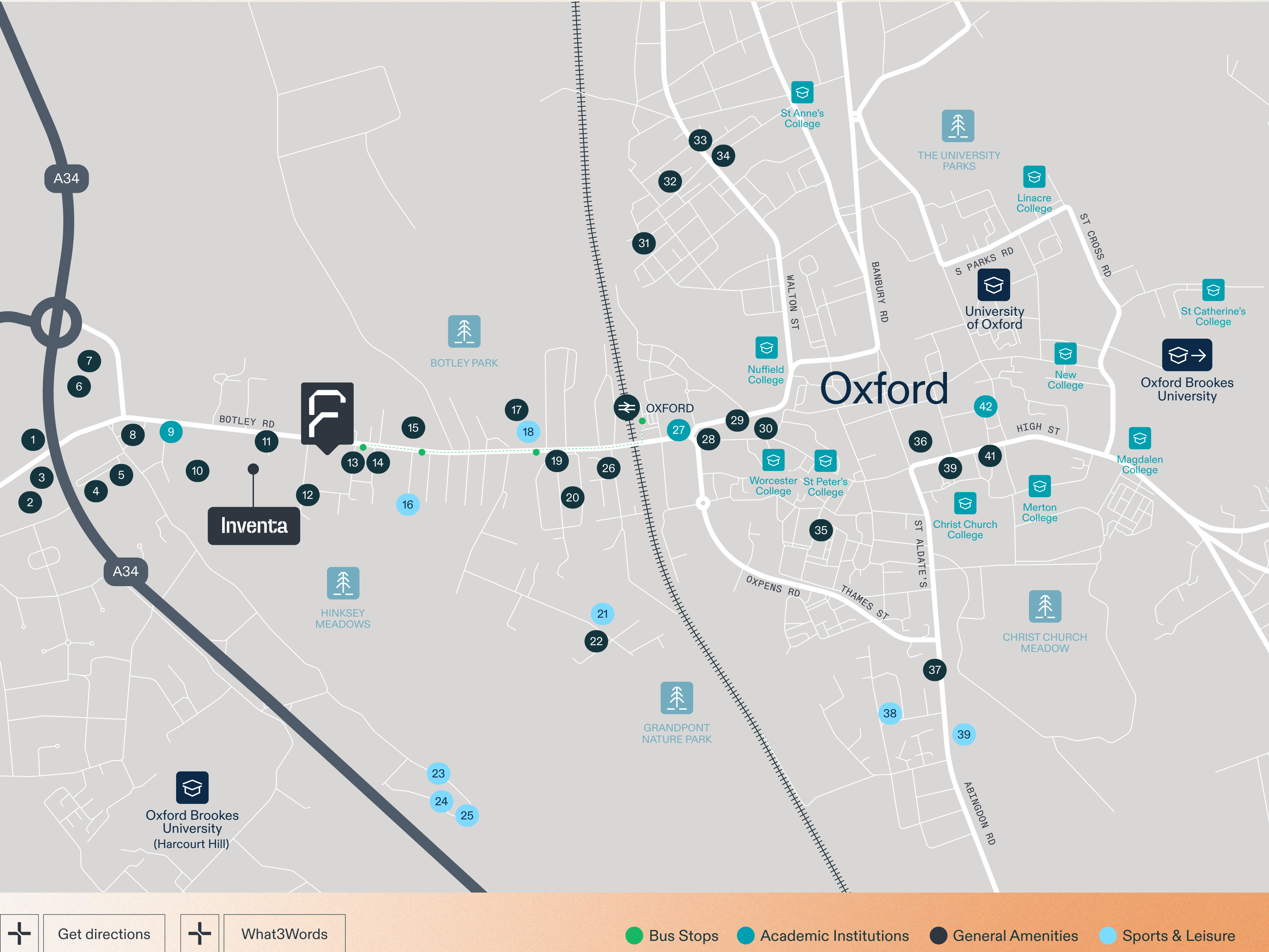
no.1

Exceptional talent pipeline: Europe's highest concentrations of scientists, engineers and R&D professionals.

Life around Fabrica.

The Covered Market, Westgate and the restaurants and hotels of the city centre. The colleges, the Bodleian and the Saïd Business School. Hinksey Meadows, Christ Church Meadow and the river. All of it a few minutes from the front door.

Restaurants and Cafés	
2	Missing Bean Botley
5	Kaffirost
7	Costa Coffee Drive-Thru
8	McDonald's
13	Diseno Coffee
17	Tumbling Bay Café
22	Thai River Café
26	The Porthouse Grill & Rooms
28	The Olive Branch
33	Brasserie Blanc
34	Jericho Café
37	The Folly Restaurant
40	The Ivy Oxford Brasserie
41	Jericho Coffee Traders
Pubs and Bars	
1	Seacourt Bridge
4	Tap Social Movement
19	Holly Bush
20	The Punter
29	The Oxford Retreat
30	The Lighthouse
31	The Old Bookbinders Ale House
32	The Rickety Press
Retail	
3	West Way Square
6	Seacourt Tower Retail Park
10	Aldi
11	Botley Road Retail Park
12	Dunelm / Hobbycraft
14	Rock Stars & Stripes
15	Waitrose & Partners
35	Westgate Shopping Centre
36	The Covered Market
Sports & Leisure	
16	Oatlands Road Playground
18	West Oxford Community Centre
21	The King's Centre
23	Smash Padel Oxford
24	Oxford Sports Tennis Club
25	Oxford Rugby Football Club
38	Ethos Hotel and Café
39	Spires Leisure Club and Spa
Academic Institutions	
9	Oxford University Innovation
27	Saïd Business School
42	Bodleian Library





Superior accessibility on foot from Oxford station, with direct trains to Reading, London, Birmingham and Heathrow. Bus routes run along Botley Road, cycle routes connect the West End to the city and the river, and the A34 and A40 are a few minutes away.

LEFT / OXFORD RAILWAY STATION DEVELOPMENT (2030)
BELOW / FABRICA OXFORD PROXIMITY



Travel times from Fabrica & Oxford Train Station.



A new kind of science building in Oxford.

180,000 square feet across two wings, stitched together by a central atrium and a sculptural staircase that runs through the heart of the building.





Indicative CGI

The building in numbers.

Fabrica has been designed with full flexibility for laboratory and office throughout, providing building longevity as research methods and working practices evolve.

Flexible floor spaces across all five floors



Slab-to-slab height of 4 metres



6.9 x 6.9m structural grid



A range of bookable meeting rooms



1,700 sq ft café for occupiers and public



Min 6 air changes per hour to 60% of occupied space



14 showers (2 accessible), 80 heated lockers



224 cycle parking spaces with exceptional end-of-trip facilities



Lab and office use, 60/40 split



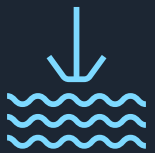
Shared agile working and informal meeting space



Power supply of 2.3 MVa of secured across the building



Gravity fed chemically resistant drainage



5,500 sq ft ground floor atrium space



74 car parking spaces



4,750 sq ft dedicated internal back of house, including 2 loading doors



Send and receive goods lift to all floors







Future thinking, sustainable design.

BREEAM Outstanding certification demonstrates Fabrica’s exemplary sustainability performance, bringing together low-carbon design, renewable energy, biodiversity, and sustainable travel.

Fabrica is also committed to becoming Oxford’s first Living Wage building, ensuring every contractor and supplier on site is paid at or above the real Living Wage.

LEFT / ATRIUM
RIGHT / ENTRANCE

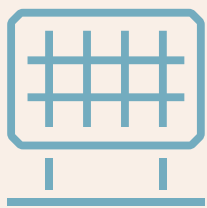
EPC A rated

EPC A, with around 40% lower operational carbon emissions than a typical new build designed to Building Regulations



On-site renewable energy

More than 300 photovoltaic panels will generate renewable energy on site



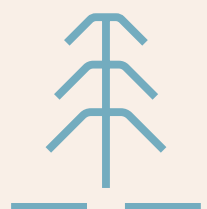
BREEAM Outstanding

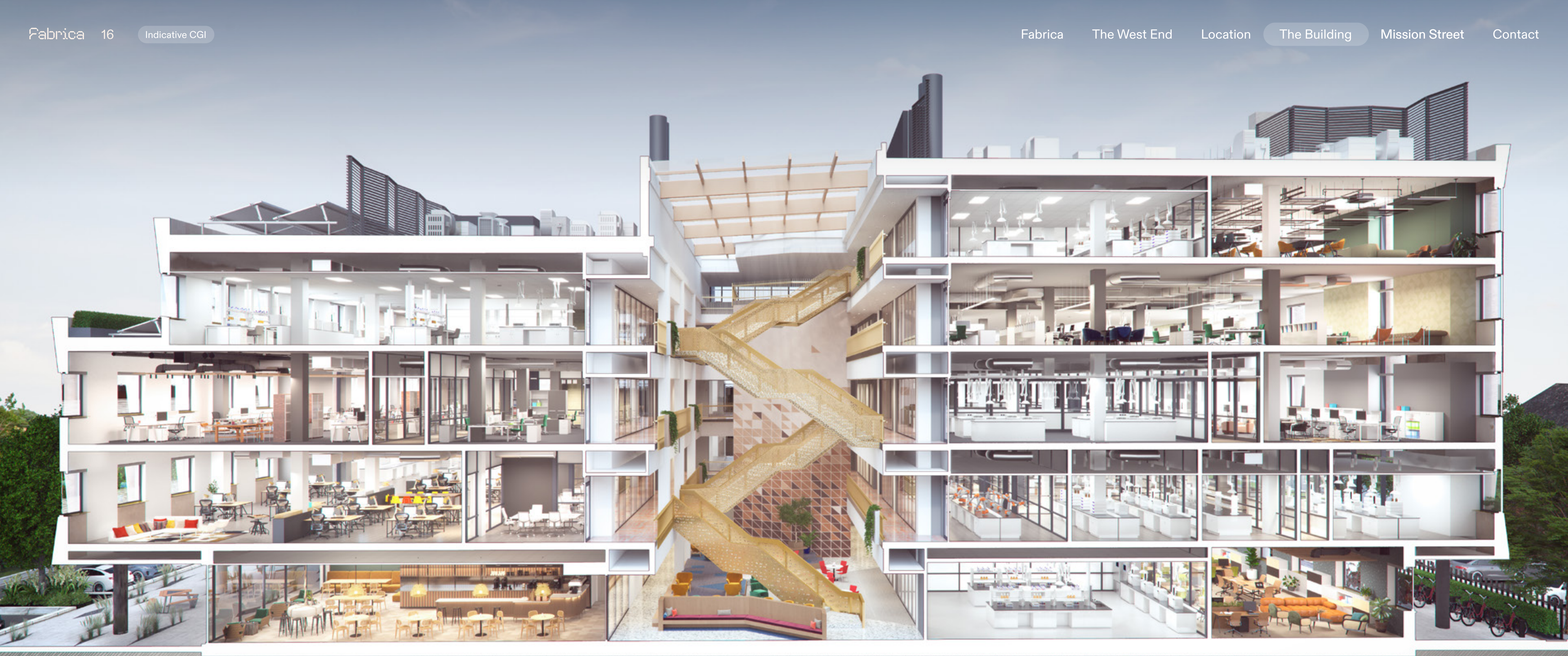
Certified BREEAM Outstanding at design stage, placing the building within the top 1% of new UK non-domestic buildings



Biodiversity

Extensive planting transforms a former car park into a greener setting, more than doubling the site’s ecological value





Five floors.
100% flexibility
between lab & office.

FLOORS	SQ FT GIA	SQ FT NIA
FOURTH	24,641	19,985
THIRD	39,770	32,411
SECOND	42,777	35,414
FIRST	41,478	34,140
GROUND	32,089	16,017
TOTAL	180,755	137,967

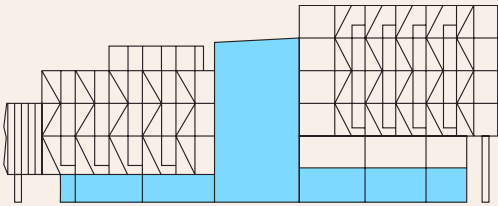


Indicative CGI

GROUND FLOOR CAFÉ

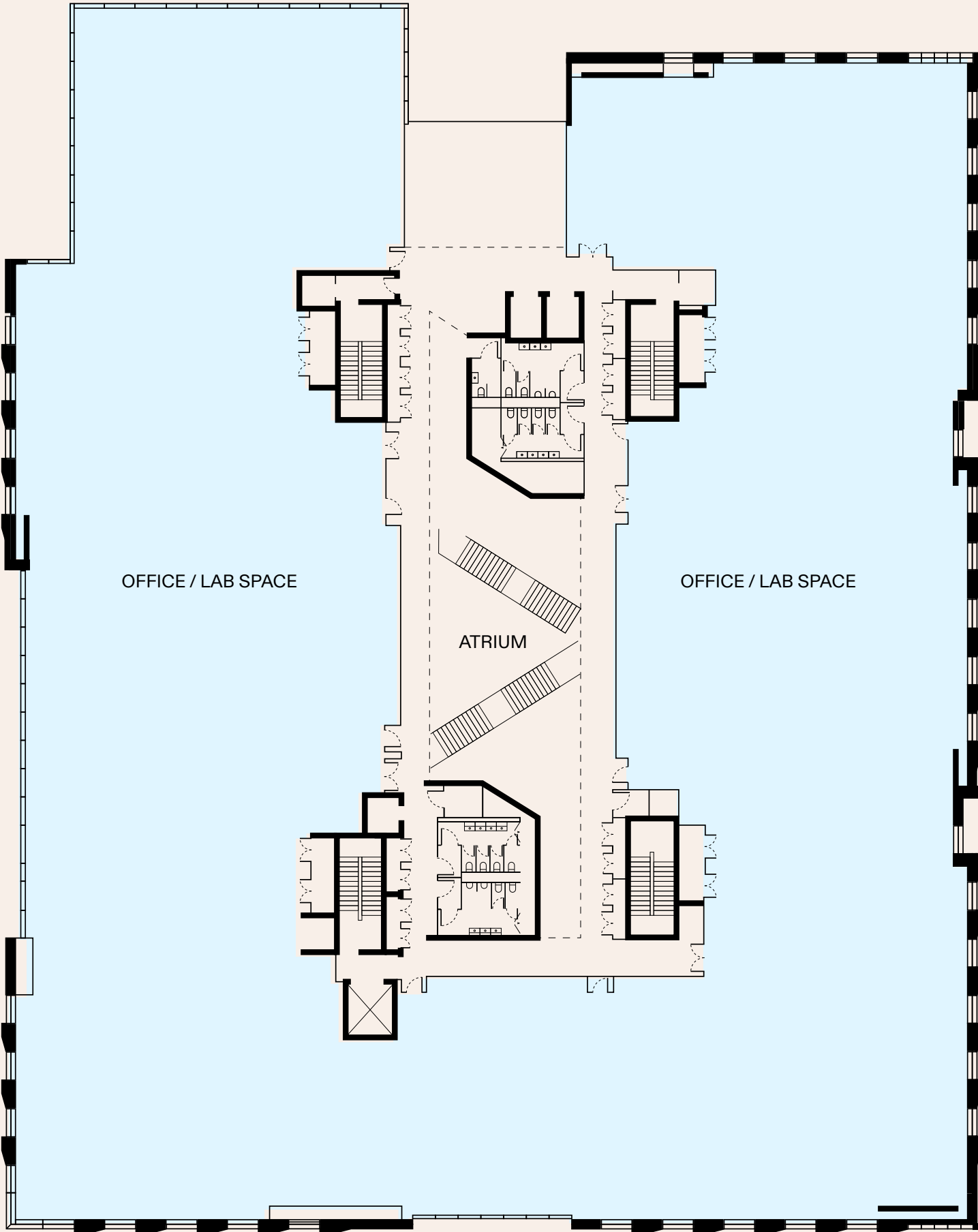
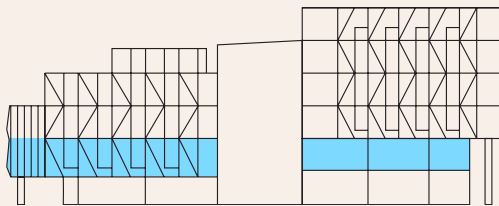
Ground floor

- 32,089 SQ FT GIA
- 16,017 SQ FT NIA



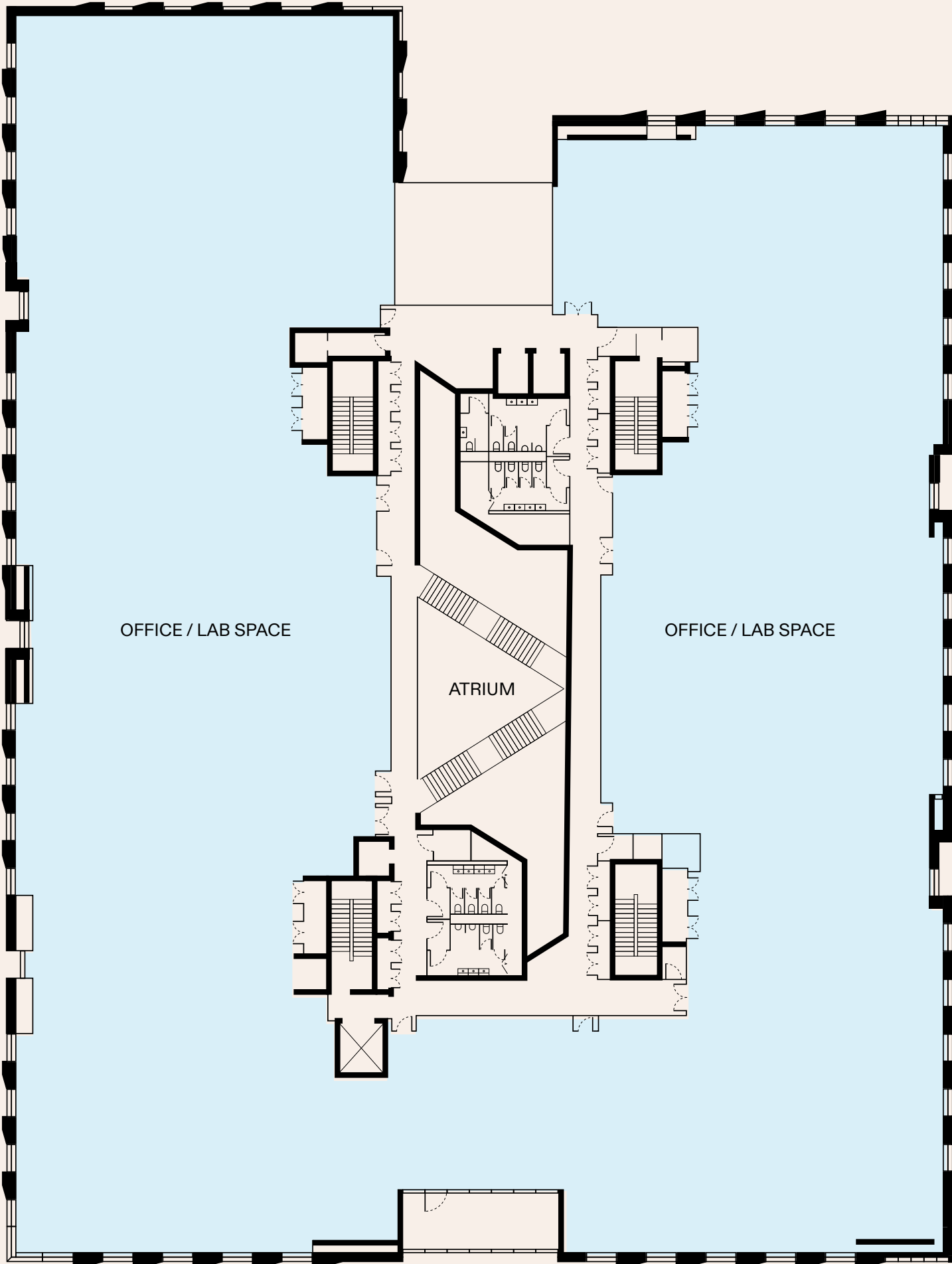
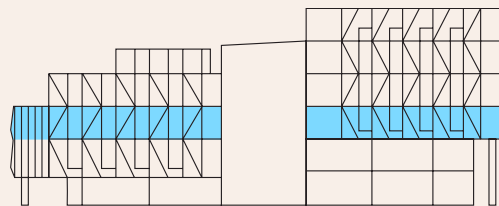
First floor

- 41,478 SQ FT GIA
- 34,140 SQ FT NIA



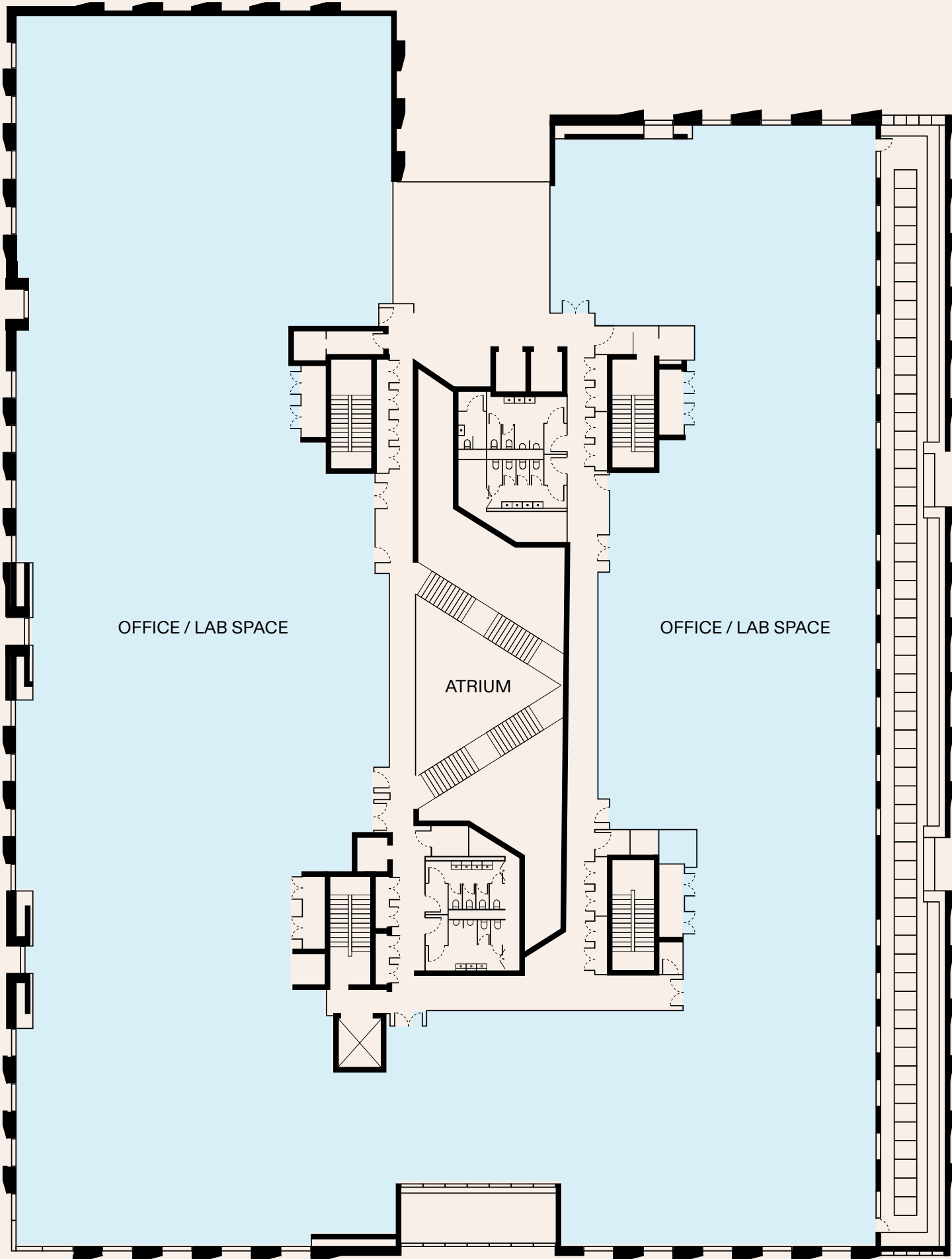
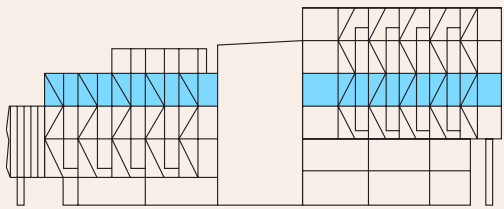
Second floor

- 42,777 SQ FT GIA
- 35,414 SQ FT NIA



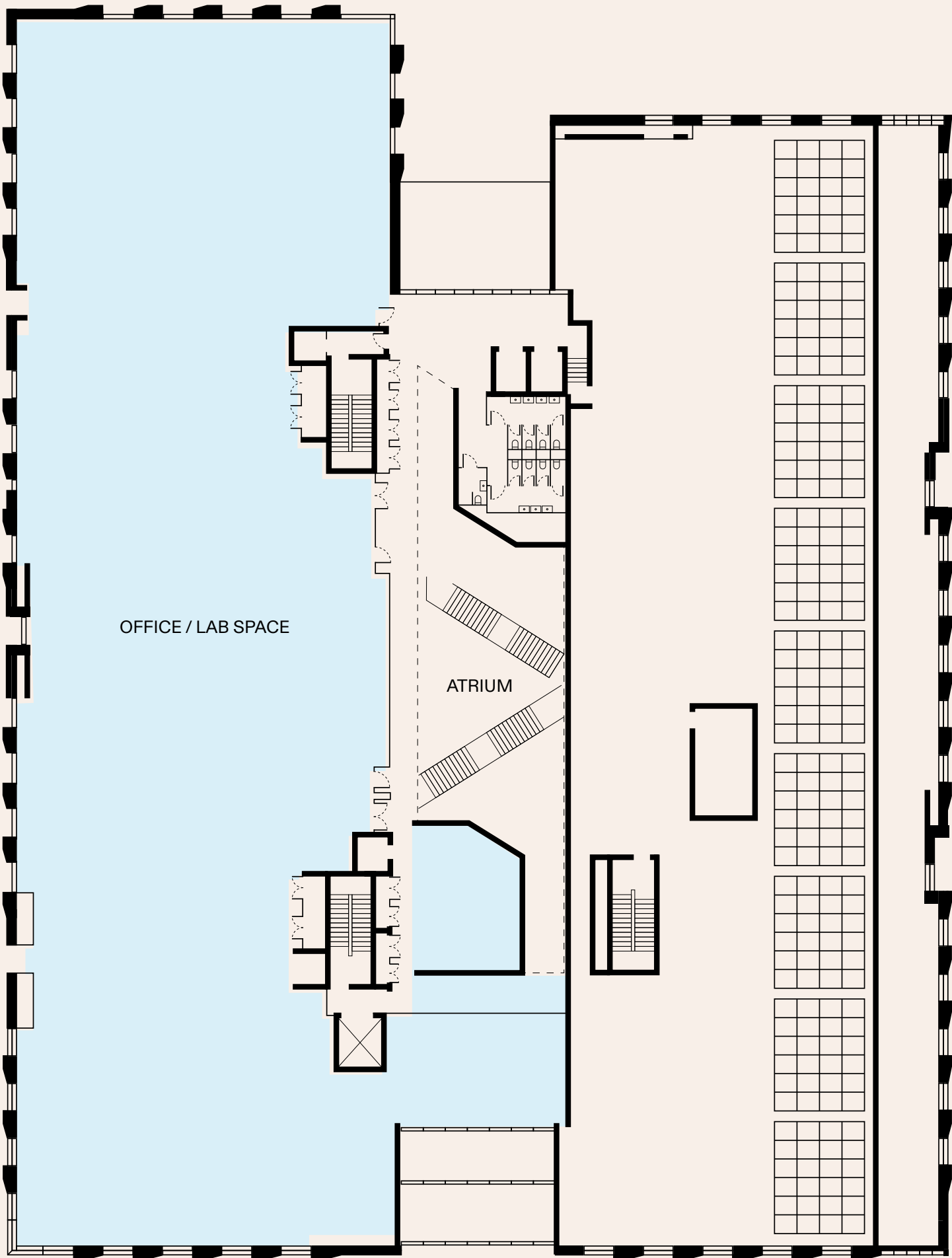
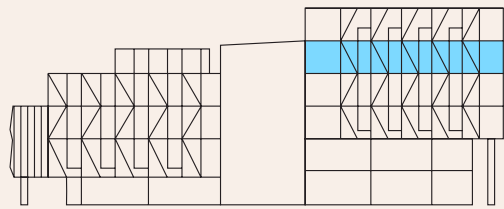
Third floor

- 39,770 SQ FT GIA
- 32,411 SQ FT NIA



Fourth floor

- 24,641 SQ FT GIA
- 19,985 SQ FT NIA



The UK's Leading Urban Innovation Platform.

Mission Street has pioneered new innovation campuses in Oxford, Cambridge and Bristol. The locations have been strategically selected based on their superior access to travel hubs and amenity, creating best-in-class working environments.





Indicative CGI

Mission S^t/

Mission Street have established a market-leading science and innovation platform with a 1.5m sq ft committed pipeline. Founded in 2017 the company has pioneered new, award-winning, science and innovation campuses in Oxford, Cambridge and Bristol predicated on superior transport links, future-proofed design and distinctive aesthetics.

 [View website](#)

LEFT / DISTRICT EAST, CAMBRIDGE
RIGHT / THE PRESS, CAMBRIDGE

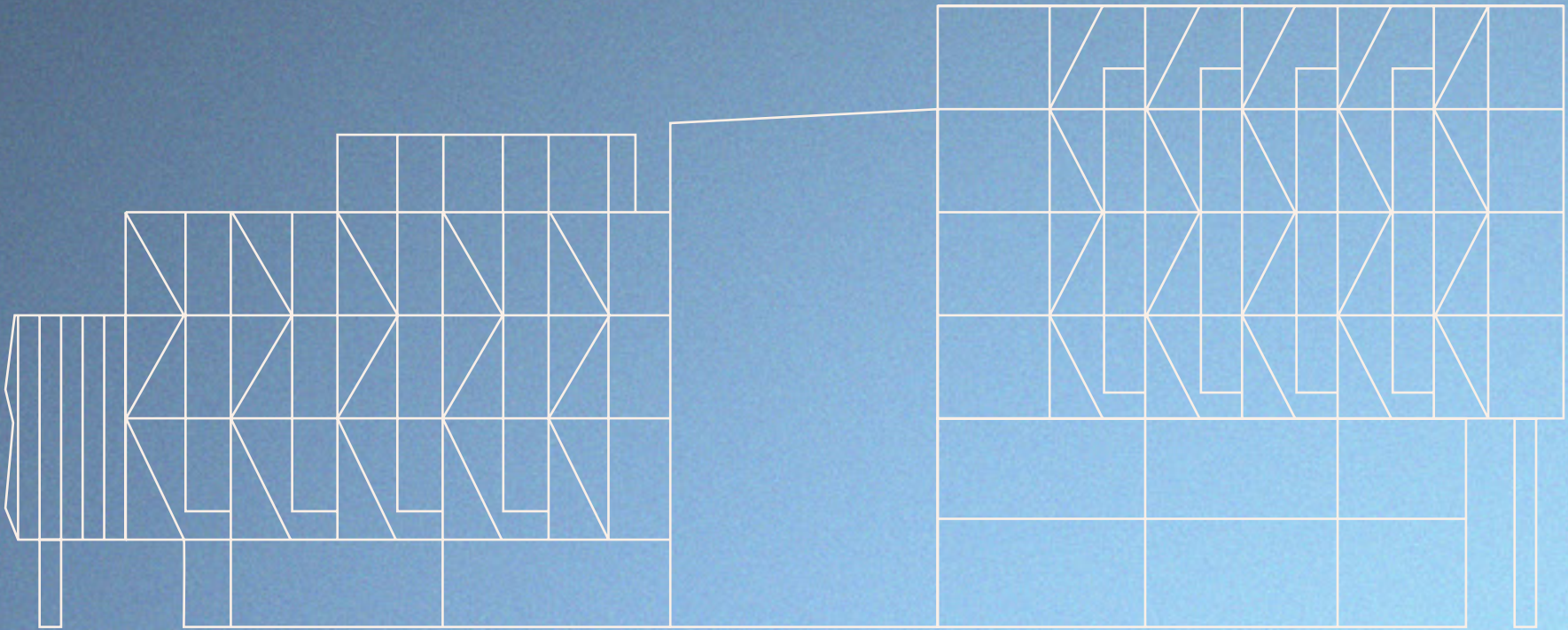


Mission Street is in joint venture with BGO, a global real estate investment manager with \$100bn AUM in assets under management and a partnership that goes back to Mission Street's founding.

 [View website](#)

RIGHT / PROJEKT, BRISTOL





Contact

For enquiries about space, timing or terms, get in touch with the team directly.



Duncan May

duncan.may@bidwells.co.uk
+44 (0) 7879 883 886

Jake Allen

jake.allen@bidwells.co.uk
+44 (0) 7976 948 445



Richard Venables

richard.venables@cbre.com
+44 (0) 7816 491 860

Kevin Wood

kevin.wood@cbre.com
+44 (0) 7900 584 150



George Brown

george.brown@savills.com
+44 (0) 7811 901 158

Rob Beatson

rob.beatson@savills.com
+44 (0) 7811 901 203



Colin Brown

colin@mission-property.com
+44 (0) 7717 896 838

Gabriel Rudert

gabriel@mission-property.com
+44 (0) 7894 420 429

This is a development by

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