

The Quad Summertown

311-321 BANBURY ROAD | OXFORD OX2 7JH



A RARE OPPORTUNITY TO ACQUIRE A PROMINENT FREEHOLD, SINGLE LET, OFFICE BUILDING



Collaboration space

Investment Summary

- **A rare opportunity** to acquire a prominent freehold, single let, detached office building with parking.
- Located in the affluent **North Oxford area of Summertown** with direct access onto Banbury Road, a main arterial route in and out of Oxford.
- The building comprises a **detached property arranged over 3 floors** providing a total floor area of **13,007 sq ft / 1,208.37 sq m NIA**.
- Site area of **c. 0.185 ha (0.46 acres)**.
- There are **22 car parking spaces** providing an excellent parking ratio of **1:592 sq ft**. Two spaces have electric charging points.
- EPC rating of **B - 48**
- **Fully let to AOH Workspace Limited** for a term of 10 years expiring 26 May 2032 providing an unexpired term of 7 years and 10 months. The lease is also **guaranteed by Newflex Limited**.
- The passing rent is **£396,570 pa £30.49 per sq ft NIA** exclusive. The Tenant pays 50% of the rent up to the first rent review date. The Landlord will top up the shortfall at completion.
- There is an **upward only rent review on 27th May 2027**.
- We are of the opinion the building has an **ERV of £35.00 psf**.
- We understand **the property is not in an Article 4 Directive** so there is potential for future alternative uses via Permitted Development (Class MA, AA and ZA) or subject to obtaining the necessary planning consents.
- Average residential sale prices for the 12 months to April 2024 for north Summertown were **c. £806 per sq ft** (Source: Dataloft by Pricehubble, Land Registry, DLUHC).

Offers for the freehold interest are sought in excess of **£4,510,000 (four million five hundred and ten thousand pounds)** subject to contract and exclusive of VAT.

A purchase at this level reflects a **NIY of 8.25%** based on a topped-up rent to review, a potential **reversionary yield of 9.47%** and capital value of £347 per sq ft (NIA) assuming purchasers' costs of 6.57%.

Oxford

Oxford is strategically located within the prestigious Golden Triangle alongside London and Cambridge. Oxford plays a vital role in the Oxford-Cambridge knowledge Arc.

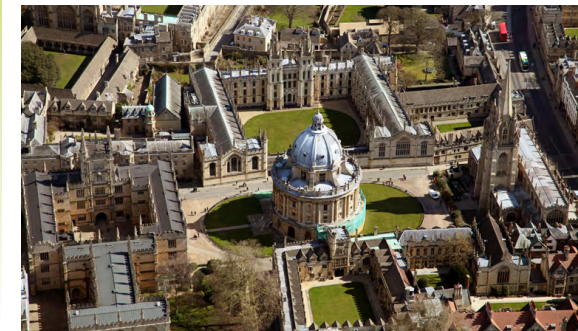
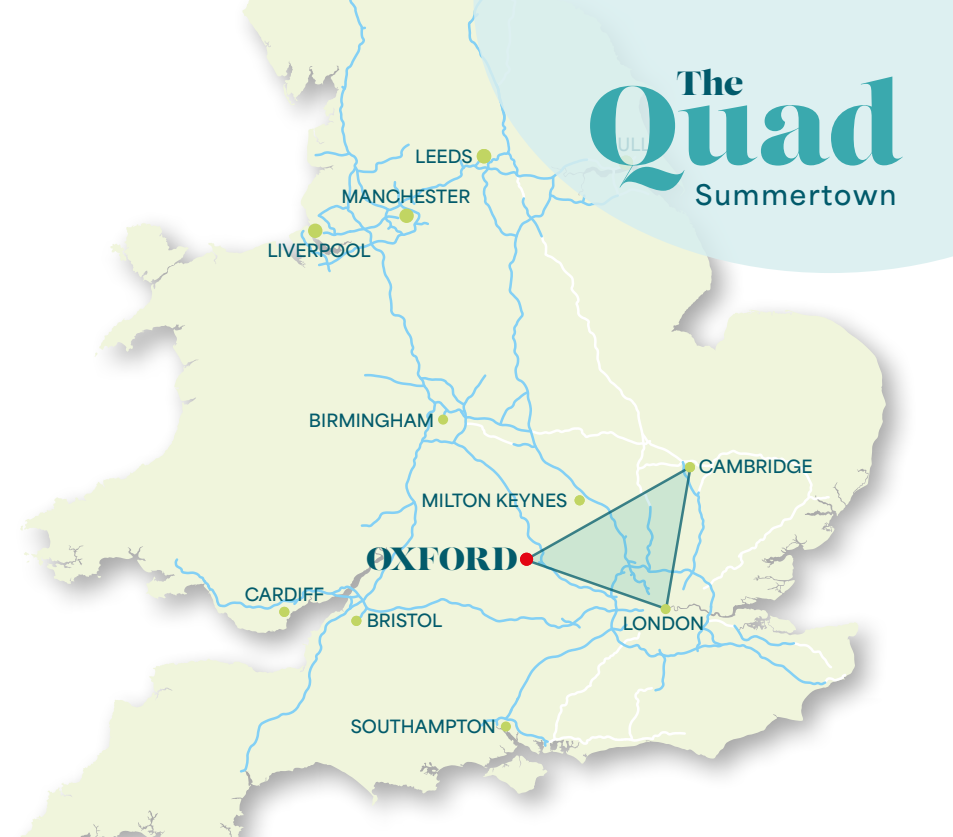
Oxford has a population of 162,100 (ONS 2021 Census) 22% of which are enrolled at one of the two major universities located there (Source: [Oxford.gov.uk](https://www.oxford.gov.uk)).

The global standing of the city's academic institutions and its notable contributions to addressing the global pandemic have turned it into a sought-after destination for companies of all sizes, especially those working in life sciences and technology.

Oxford has one of the strongest national economies in the UK, driven by its reputation for academic excellence and cutting-edge research and innovation. As of 2021, 70% of the jobs in Oxford are in knowledge intensive industries (Source: [Oxford.gov.uk](https://www.oxford.gov.uk)). The University of Oxford has been ranked in the Times Higher Education World Rankings as one of the world's best institutions for science research.

Oxford has also been ranked the third most intensive science and technology cluster in the world during 2023, behind Cambridge and Silicon Valley (Source: [Global Innovation Index 2023](https://www.giindex.com)). Oxford is home to Oxford Science Enterprises which was established in 2015 and its fund is the largest University affiliated investment company in the world with a focus on supporting startup businesses (Source: [Oxford Science Enterprises](https://www.oxfordscienceenterprises.com)). Oxford university remains at the top spot for the number of spin outs created numbering 210 between 2011 and 2024, an increase of 5 since 2023. (Source: [Beahurst](https://www.beahurst.com); [Spotlight on Spinouts](https://www.spotlightonspinouts.com)).

Spin-out companies are typically formed based on academic research generated within and owned by the University. Investment in University of Oxford spinouts increased from an average of £125m per year (2011-2015) to c. £600m, (2016-2021) and over £1bn (2021 onwards). (Source: [Oxford Science Enterprises](https://www.oxfordscienceenterprises.com)).





Carter Jonas,
Blue Communication,
Earthwatch Limited,
Savills and Scope

The Oxfordshire
Nuffield Health
& Racquets club

Summer Fields School

↑ Oxford City Centre
& Train Station

Summertown

Shaw Gibbs

St. Anne's College
Robert Saunders
House

easyHotel

Colombia Coffee Roasters,
Summertown Wine Bar,
BBC Oxford and
Bower & Bailey Solicitors

St Edward's School

Alexandra Park &
Tennis Courts

Situation

Hine Solicitors

Banbury Road

The Quad
Lambourne House

Lambourne House is situated on Banbury Road to the north of the main Summertown retail parade, North Oxford. Banbury Road is one of the main arterial roads in and out of Oxford, running north to Kidlington and Oxford Parkway Park & Ride and south to Oxford City centre.

The local amenities of Summertown's shopping parades are within walking distance providing a range of restaurants, cafes, supermarkets, hotels and independent shopping outlets including M&S, Tesco's, Sainsbury's, Costa coffee, Gails bakery, Boots pharmacy, Oliver Bonas, Majestic Wines, Pizza Express, Mamma Mia Pizza, Pret a Manger, Easy Hotel and the nearby Nuffield operated, Oxfordshire Health & Racquets Club amongst other local amenities.

The prestigious Dragon Prep school is within walking distance are St Edward's and Summer Fields Schools.

Oxford Parkway &
Train Station
A40/M40

For indicative purposes only.



Connectivity & Transport

Summertown is located in north Oxford situated less than two miles from the city centre and benefits from strong transport links via road, bus, rail and pedestrian routes.

ROAD

Oxford Parkway railway station	1.6 miles
Oxford City Centre (St Giles)	1.8 miles
A34	1.4 miles
M40 (J9)	7.4 miles
M4 (J13)	28.1 miles

RAIL

London Marylebone (From Oxford via Bicester)	1 hr 14 mins
London Paddington (From Oxford)	50 mins
Reading (From Oxford)	23 mins
Birmingham New Street (From Oxford)	1 hr 12 mins
Bristol Temple Meads (From Oxford)	1 hr 24 mins

AIR

Oxford Airport	4.6 miles
London Heathrow (T5)	45.6 miles
Birmingham Airport	62.4 miles

BUS

There are regular bus services connecting with Kidlington and the Oxford Parkway Park & Ride to the north, Oxford city centre to the south and numerous localities around Oxford.

Note: All distances are by car and provided by Google Maps. All train times are sourced from National Rail.

Description & Specification

Lambourne House comprises a detached office building of brick construction arranged over 3 floors with landscaped gardens to the front and a tarmac parking area to the rear.

The building otherwise has the following specification:



Secured access entry system



Landscaped gardens



2 showers



Suspended ceilings



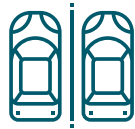
Surface mounted power



Kitchen facilities on each floor



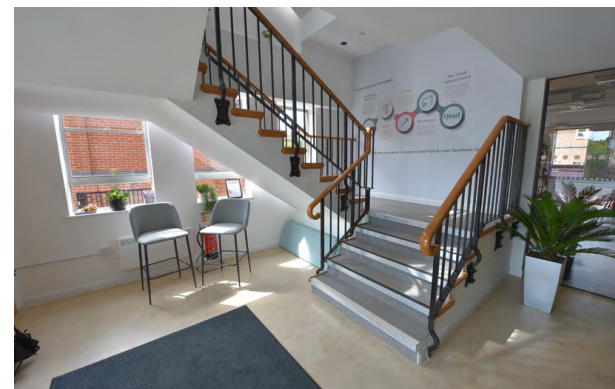
Open plan collaboration space



22 parking spaces



2 electric vehicle charging points





Existing Accommodation

The property has been measured in accordance with the RICS code of measuring practice 6th edition (September 2007) and in accordance with the RICS professional Statement: RICS Property measurement 2nd edition, effective May 2018 incorporating IPMS.

Office	SQ M	SQ FT
Ground floor - NIA	435.01	4,683
First Floor - NIA	424.55	4,570
Second Floor - NIA	348.81	3,755
TOTAL - NIA	1,208.37	13,007
TOTAL - IPMS Office - 3	1,209.71	13,022
TOTAL - GIA	1,432.20	15,417

There is an assignable measured survey available in the Data Room.

Car Parking

The site provides an excellent car parking provision of 22 spaces reflecting a ratio of 1:592 sq ft. Two of the parking spaces have EV charging capabilities.

Site

The total freehold site area provides a total of approximately 0.185 hectares (0.46 acres).

For indicative purposes only.

Tenure

The property is held freehold. There are restrictive covenants on the Title which interested parties will need to satisfy themselves with including, but not limited to;

- A restriction to maintain close boarded fencing five foot and six inches in height on the north and west side so the land and to erect a fence of four feet six inches on the eastern side.
- Restrictions on the title relating to the building line.

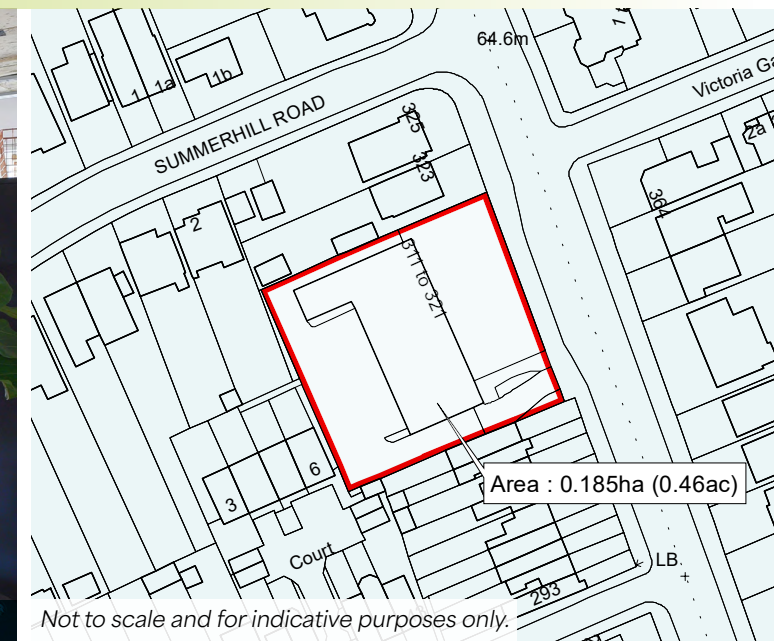
Tenancy

Tenant	Rent (£pa)	Rate £/psf	Lease Commencement Date	Rent Review	Lease Expiry Date	Comments
<p>AOH Workspace Limited (Previously Ask Officio Holdings Limited)</p> <p>Guarantor: Newflex Limited</p>	<p>£396,570</p> <p>The tenant pays £198,285 being 50% of the rent reflecting tenant's fit out from Cat A to Cat B.</p> <p>The tenant currently pays monthly in advance.</p>	£30.49	27th May 2022	<p>27th May 2027</p> <p>The rent is to be reviewed to a Cat A specification based on a 10 year hypothetical term with a rent review at year 5.</p>	26th May 2032	<p>A rent deposit is held of £237,942 inc. VAT.</p> <p>The lease is excluded from the L&T Act 1954 pt II SoT provisions.</p> <p>Three months prior to expiry of the lease, the Landlord can give notice to the Tenant specifying which of the Tenant's fixtures, alterations and other matters that the tenant must not remove.</p>

The vendor will top up the rent to the first rent review date.



Kitchen and break out area



Not to scale and for indicative purposes only.

Tenant Covenant



AOH Workspace Limited (previously Ask Officio Holdings Limited) has a D&B rating of 1A 1.

	2023 (£'S)	2022 (£'S)	2021 (£'S)
Profit / (Loss Before Taxes)	(165)	-	(35)
Tangible Net Worth	1,115,649	1,114,200	1,114,200
Net Current Assets (Liabilities)	(134,861)	(136,310)	(136,310)

AOH Workspace Limited is guaranteed by Newflex Limited which has net current assets of £5.163m (2023) and a D&B rating of 2A 2.

Newflex Limited and AOH Workspace Limited are both part of Newable Limited.

Newable’s objective is to ‘help businesses to thrive’. Newable was founded in 1982 as Greater London Enterprise before rebranding to Newable in 2016. Newable is 100% employee owned through Newable Partnership Limited following a 2023 transaction issuing £78m in preference shares in Newable Partnership limited to Newable for the ownership of the business. These preference shares will be redeemed in 2030.

Newflex Limited is the workspace partner of Newable. Newflex provide a network of workspaces across the UK seeking to remove the hassle of running an office allowing businesses to focus on growth. Newflex work with landlords and owners to create revenue generating workspace.

Newflex have 55+ locations throughout the UK providing flexible working solutions and hybrid working operating under numerous different brands. Some of those brands are ‘Bold’, ‘Citibase’, The Quad Summertown, White Label.



Planning & Future Development Potential

The existing building has an established lawful use as Class E (commercial, business and service).

Subject to obtaining the necessary planning consents, the property may be suitable for future development under the relevant permitted development rights. We understand the property is not subject to an Article 4 directive.

The permitted development options to residential include:

- 1 Class MA - C3 (dwellinghouses), the change of use of buildings from Class E to residential Use (Class C3) is possible.
- 2 Class AA of Part 20, Schedule 2 of the GPDO permits the construction of up to two additional storeys on the top storey on a detached building in use as an office, subject to certain conditions and limitations.
- 3 Class ZA of Part 20, Schedule 2 of the GPDO - this class allows for the demolition of a building and the construction of a new building in its place.

A planning report detailing the above-mentioned potential options and conditions can be provided.

Interested parties are encouraged to seek their own planning advice in relation to redevelopment opportunities.

Oxford Market Overview

2023 saw above trend activity levels in the Oxford laboratory market with a total of 210,700 sq ft of space leased. 90% of this space was let to new entrants to the market indicative of a growing and thriving life science cluster in the city. Situated to the north of Lambourne House Jordan Hill Business Park where Wellbeck Health took 31,820 sq ft of space in the second half of 2023.

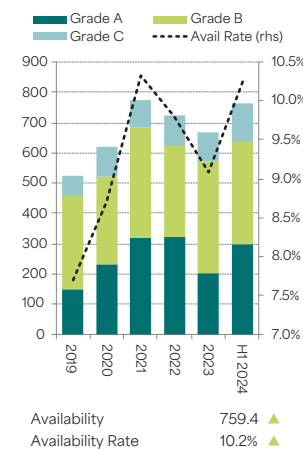
The first half of 2024 saw Oxford continue positively recording 157,400 sq ft of take up with Aurora Energy completing on 38,000 sq ft of space at St Aldates proving demand from business services companies. The office sector has benefited from growing science and tech businesses with some 40% of office take up attributed to their success. Local employment in knowledge intensive industries has increased take office take up by 25% since 2019. (Source: Bidwells Research).

Office availability in Oxford has increased slightly from 2023 but remains low at approximately 759,400 sq ft as at the half year point, 2024, which reflects 10.2% availability, whereas active requirements currently sit around 403,000 sq ft.

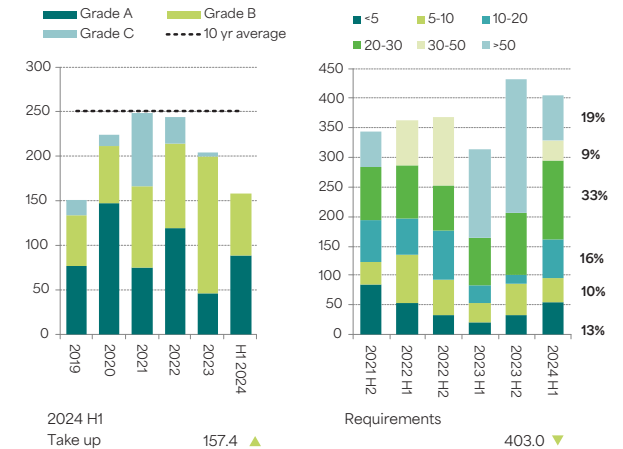
Office rents have continued to grow with prime rents now at £62.50 psf with two recent notable city centre transactions: 22,639 sq ft was pre-let at North Bailey House to Ryze Hydrogen on a 10-year term, achieving c.£63.50 psf on the office accommodation. Park Central, 40/41 Park End Street is undergoing refurbishment with floors of c. 8,000 sq ft reported to be under offer in the region of £60 psf. Prime rents in Oxford are predicted to grow achieving £70.00 psf by end 2029 (Source: Bidwells Research).

2024 has also seen a boost in VC funding in the science and tech sector for Oxford, an increase of some 30% based on the same period in 2023. This revived investment in Oxford and companies will help to support future growth and is already driving an increased demand for both offices and lab requirements under 10k sq ft. (Source: Bidwells Research).

Office supply 000 sq ft (June 2024)



Office demand 000 sq ft (June 2024)



Source: Bidwells Research

Oxford Occupational Comparables

Date	Address	Tenant	Achieved Rent £ psf	Sq Ft	Term certain years	Grade of Building	Status
May-24	Park Central	Confidential	60.00	8,604	5	A	Complete
Feb-24	St Aldates Chambers	Aurora Energy	40.00	37,749	10	B	Complete
Feb-24	The Old Music School	Oxford University	30.40	1,510	2	B	Complete
Jan-24	Building 3130, ARC Oxford, Cowley	Confidential	42.50	14,579	3	A	Complete
Dec-23	Hanborough House, Botley	Confidential	40.00	3,270	4.5	A	Complete
Oct-23	Seacourt Tower GF East, Botley	Vicon Motion Systems	35.00	8,278	4	B	Complete
Sep-23	13 Beaumont Street	Infinity Medical Clinics	40.10	2,444	2	B	Complete

Oxford Headline Rents

The passing rent at The Quad represents a discount to all other Grade A office locations within the Oxford ring road.



Example office space





EPC Rating

B-48.

Data Room

Data room access can be provided upon request.

VAT

The property is elected for VAT, it is assumed this transaction will be structured as a transfer of a going concern.

Proposal

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AML / KYC

Prospective purchasers will be asked to produce identification of the intended Purchaser and other documentation in order to support any offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation.

Contacts

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