



FLEXIBLE
LAB
SPACE

THE
LAMBOURN
ABINGDON



CREATING A SCIENCE
ENABLED ENVIRONMENT THAT
FOSTERS COLLABORATION
AND INSPIRES INNOVATION
WITH SPACE TO SCALE UP

The Lambourn has been developed
and is managed by Mantle



THE VIEW

Introduction

Situated on a prominent position with good transport links lies The Lambourn, a detached 3 storey premium business HQ building providing various suites sizes arranged in two wings with a central full height reception.

The Lambourn is a completely refurbished business and research building providing high specification office accommodation, amenities with a staffed reception within an attractive full height atrium. The building provides the perfect environment for companies requiring flexible business and research space.

Providing you with bespoke scientific facility focussed on the efficiency of your business to deliver great results and growth. Attract and retain great staff with modern office and breakout space combined with an ethos that will support your business.

Potential uses

- Containment labs CL1-CL3
- Wet, dry & tissue culture laboratories, R&D Facilities
- Pharmaceutical environments
- GMP facilities, clean rooms
- Laser & quantum computing



LOCATION

Located in the economic & knowledge corridor



Spot On Location

- Prominent corner position on established business park.
- Abingdon is home to Abingdon Business Park and Abingdon Science Park.
- Town centre and associated amenities within 15 minutes' walk
- World renowned city of Oxford less than 6 miles (10km) away.



Linked in to Transport

- A34 junction access less than 1 km (0.6 miles).
- Mainline train stations at Oxford and Didcot are located within 5 miles (8 km).
- Local stations of Culham and Radley less than 3 miles (5 km) east.
- Local Bus stops on Colwell Drive (250m away)



Be part of the Abingdon Cluster

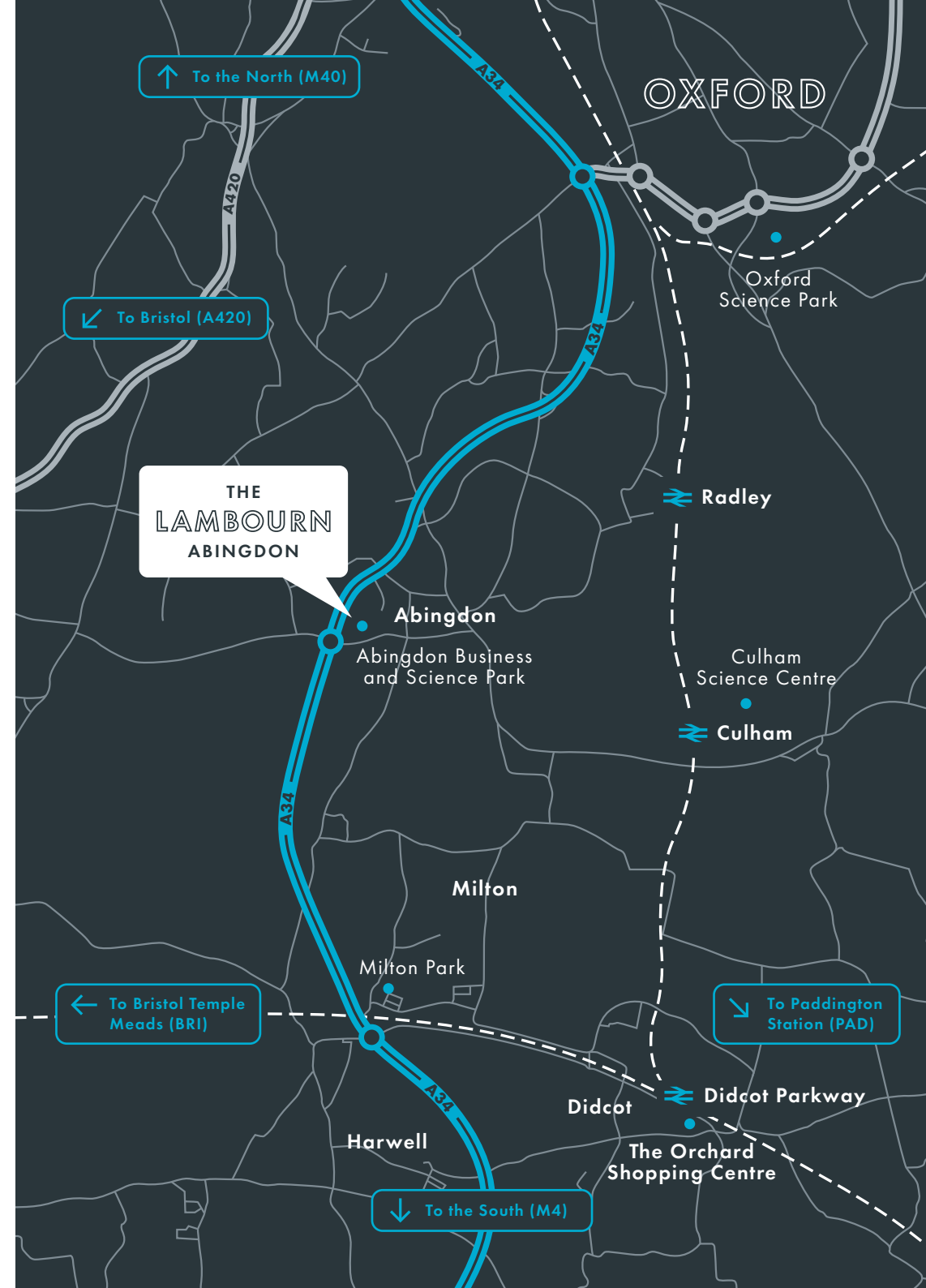
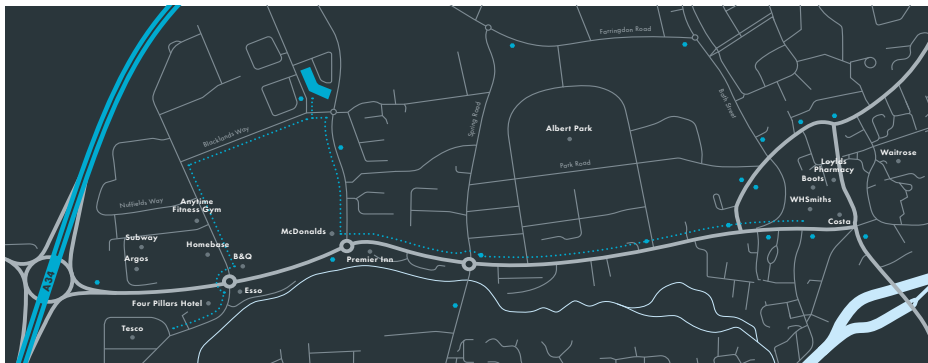
Nearby occupiers include

- Gigaclear
- Smeg
- Sophos
- PsiOxus Therapeutics
- Berkshire and Bucks FA
- Thames Valley Police



Unrivalled Amenities

- **Food & Beverage** Subway, McDonalds.
- **Leisure** Anytime Fitness, Albert Park.
- **Hotels** Four Pillars Hotel and Premier Inn.
- **Convenience Stores** Tesco and Waitrose.



DETAIL

Ready for science

- A slab to slab height of 4.5m to allow easy install and maintenance of ventilation systems ensuring compliance from CL1 to CL3.
- Available plant room and roof space to install additional equipment specific to your process.
- Appropriate risers to support fume extract ductwork, gas services, water. Perimeter network of local drainage points to ensure layout flexibility.
- Separate goods and personnel lifts to each floor to ensure safe transit of equipment, raw materials and waste.
- External spaces for waste storage and gas containment locations.
- Large car park giving good access for deliveries/collections
- Scale Up space ready to support you as you grow and adapt.
- Work with our Lab design and build company Bulb Laboratories to change your vision into highly efficient and compliant Lab space.

Additional services available

- Full business support including call answering and mail handling
- Integrated broadband and telephony service
- Meeting rooms



FLOOR PLANS

SPACE	SQM/SQFT
GROUND	1,449.99 / 15,608
WEST WING	836.74 / 9,007
EAST WING	LET
FIRST	1,523.08 / 16,394
WEST WING	LET
EAST WING	LET
BREAKOUT AREA	106.3 / 1,144
SECOND	1,501.0 / 16,157
WEST WING	Under refurbishment
EAST WING	Under refurbishment
TOTAL	4,474.07 / 48,159

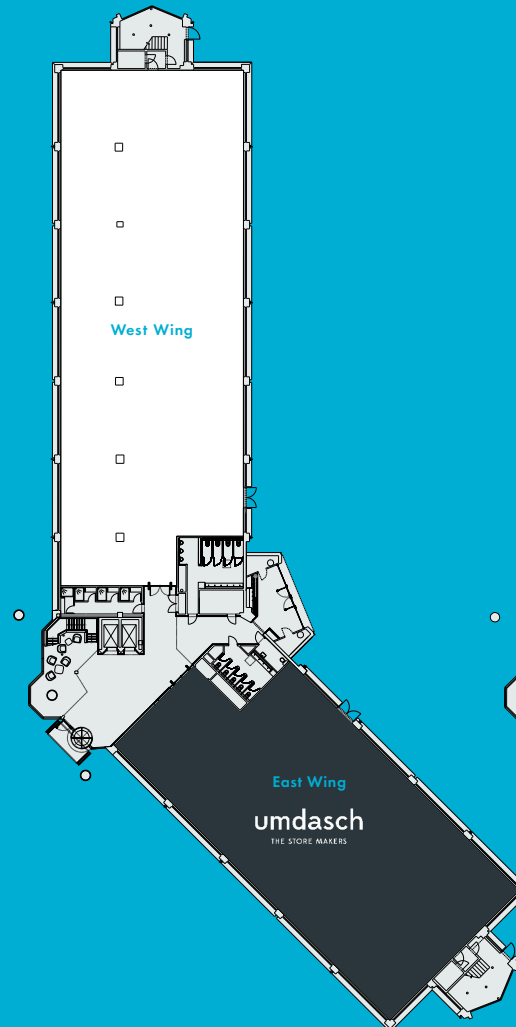
Flexibility

Smaller suites from 2,000 sq ft are also available as well as smaller co-working and serviced options

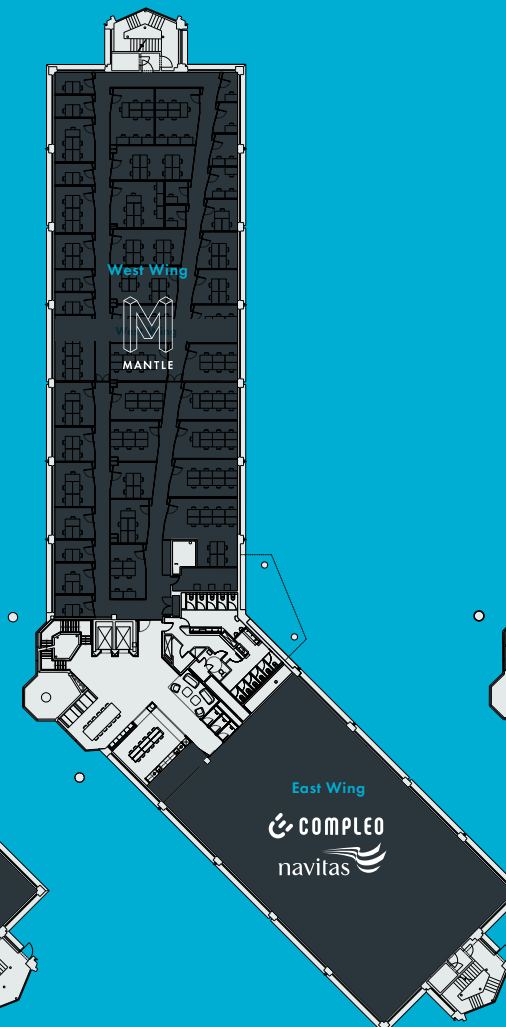
Building Features

- New feature entrance
- Triple height manned reception/lobby
- High efficiency boilers
- Modernised electrical system
- Fully air conditioned
- Motion sensor LED lighting
- Fully access raised floor (2800mm)
- Parking for up to 197 cars
- Covered bicycle racks
- 2 x passenger lifts
- High quality shower facilities
- Co-working breakout space available
- EPC B (50) Rating

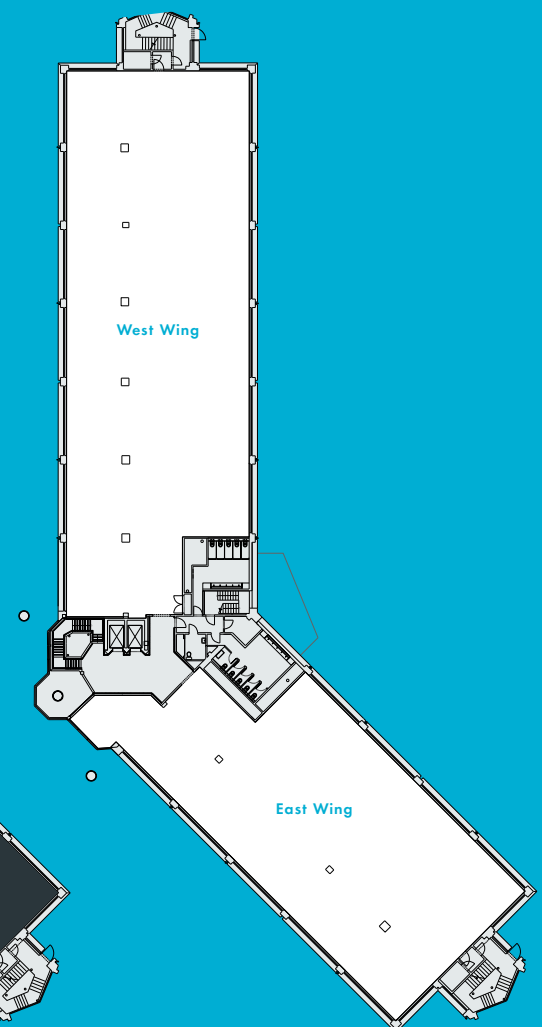
Ground



First



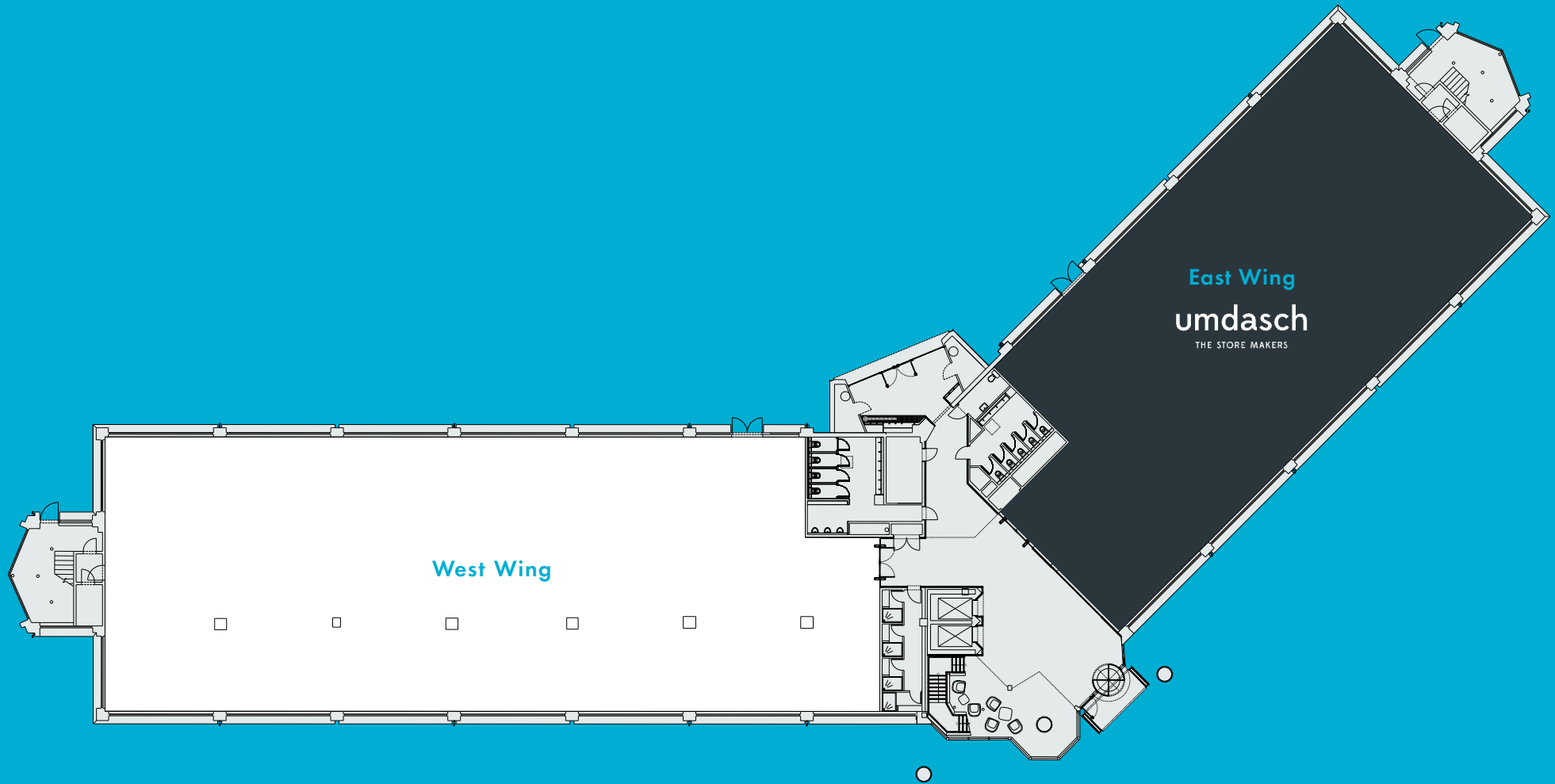
Second



GROUND FLOOR

Ground Floor West Wing
836.74/9,007 (sqm/sqft)

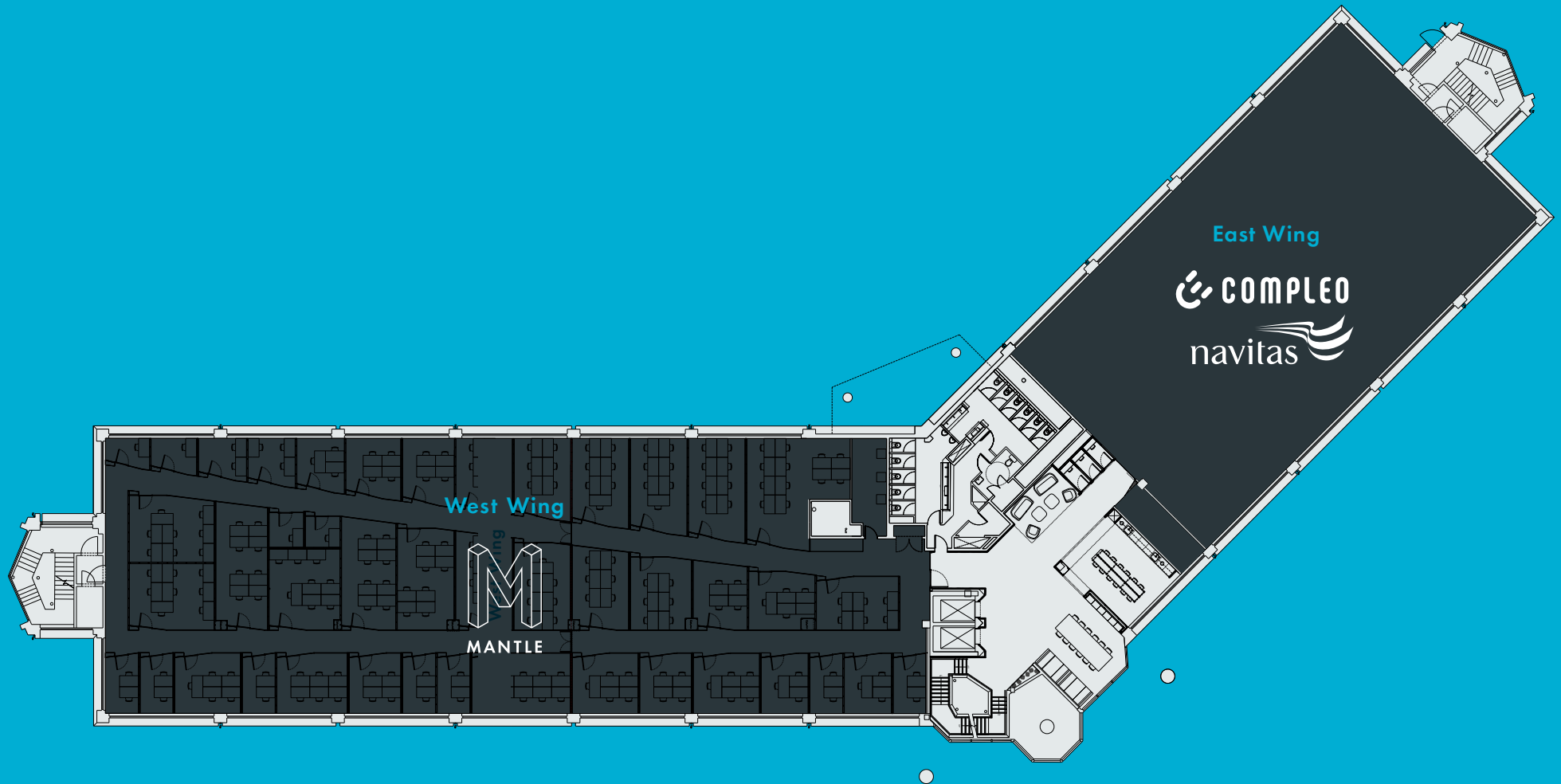
Ground Floor East Wing
Let – Umdasch



FIRST FLOOR

First Floor West Wing
Let – Mantle

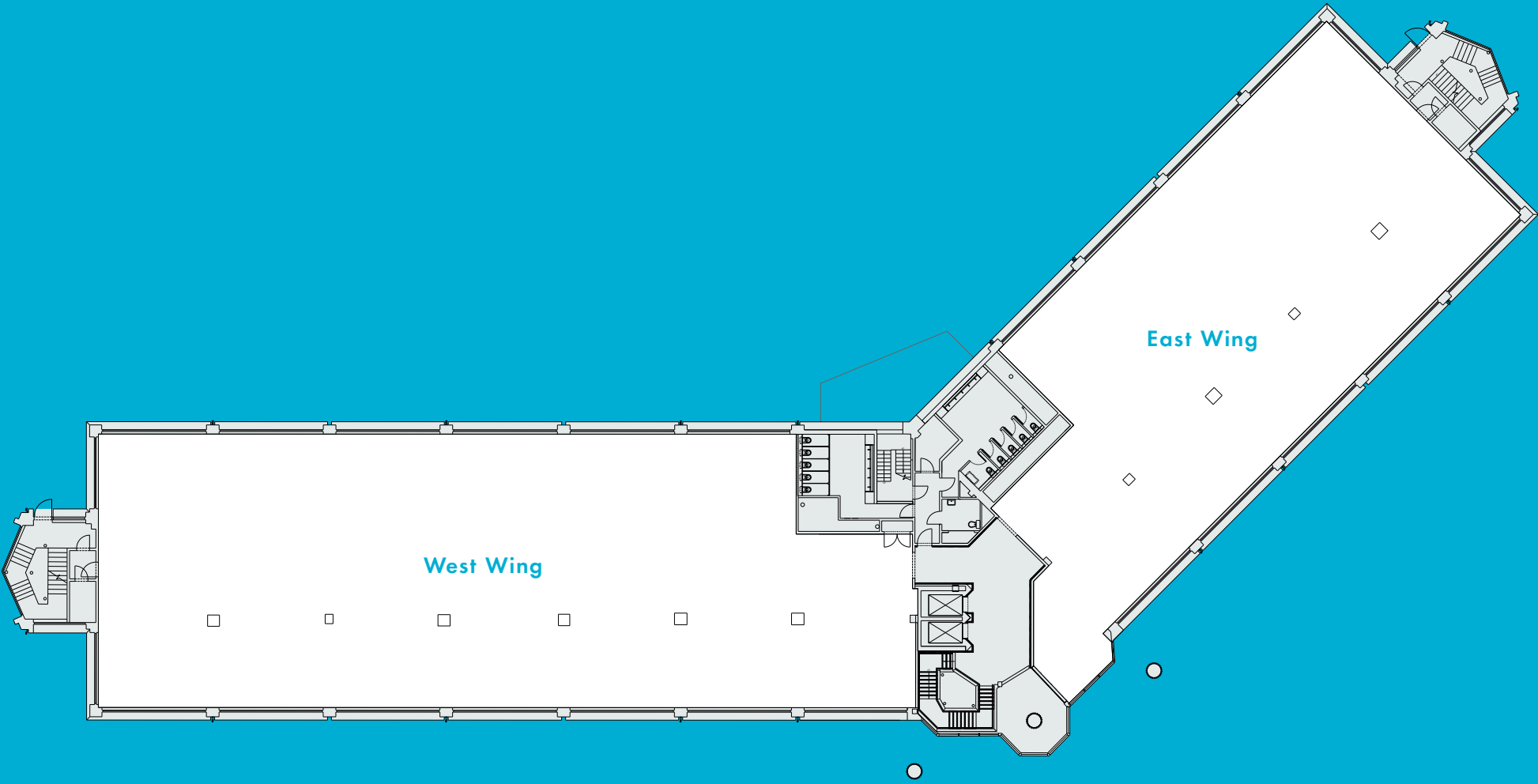
First Floor East Wing
Let – Compleo & Navitas



SECOND FLOOR

Second Floor West Wing
867.9/9,342 (sqm/sqft)

Second Floor East Wing
633.1/6,815 (sqm/sqft)



LAB OPTION 1 & 2

West Wing Second floor

836.74/9,007

(sqm/sqft)

LAB OPTION 1

LAB SQFT OFFICE SQFT

01 766 01 484

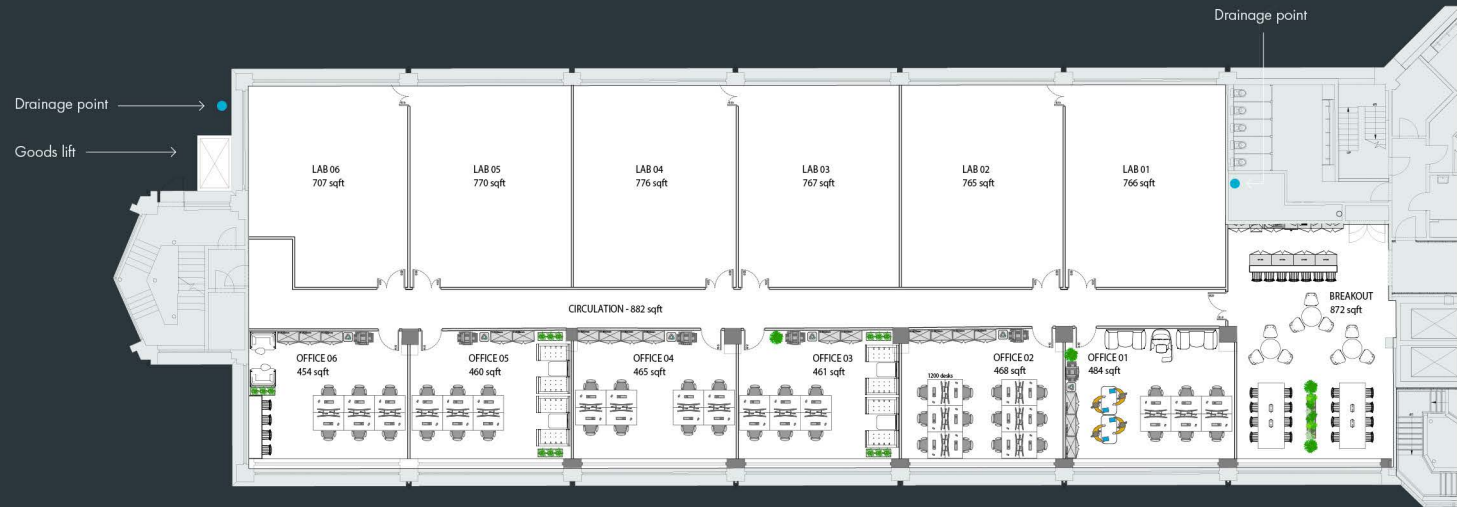
02 765 02 468

03 767 03 461

04 776 04 465

05 770 05 460

06 707 06 454



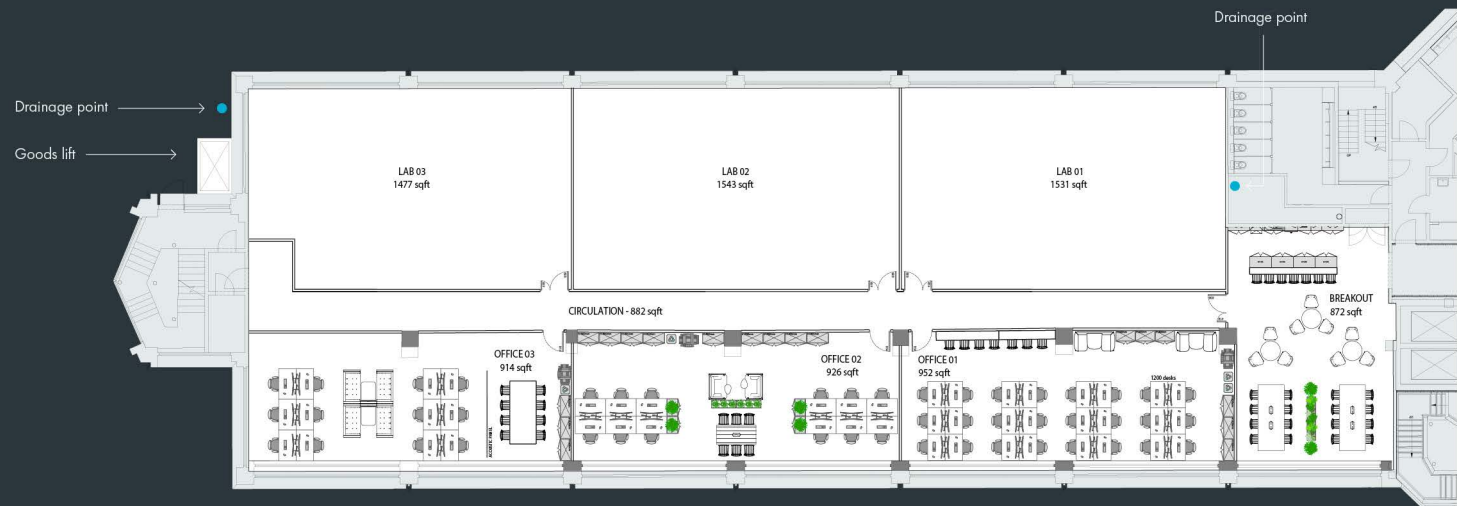
LAB OPTION 2

LAB SQFT OFFICE SQFT

01 1,531 01 952

02 1,543 02 926

03 1,477 03 914



LAB OPTION 3 & 4

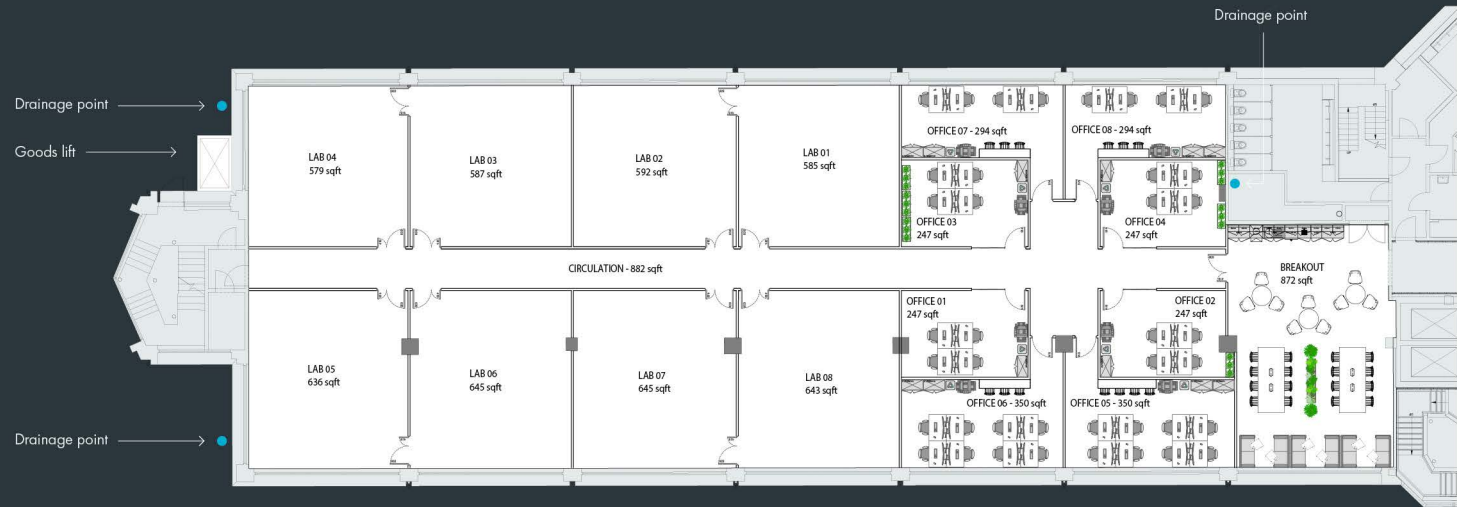
West Wing Second floor

836.74/9,007

(sqm/sqft)

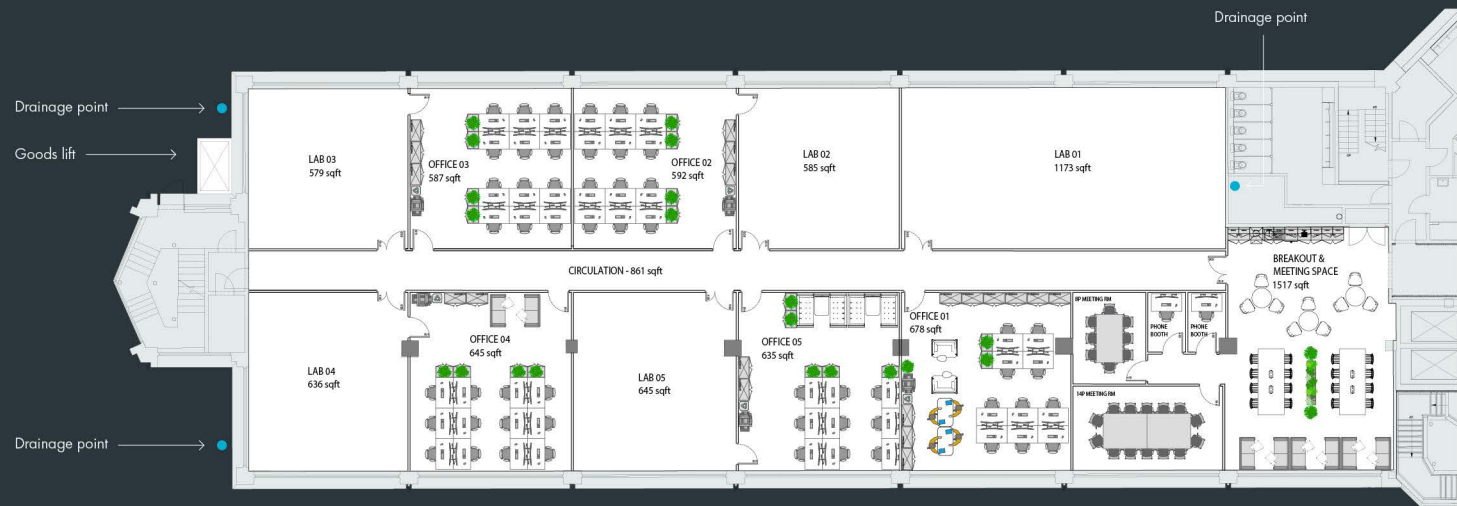
LAB OPTION 3

LAB SQFT	OFFICE SQFT
01 585	01 247
02 592	02 247
03 587	03 247
04 579	04 247
05 636	05 350
06 645	06 350
07 645	07 294
08 643	08 294



LAB OPTION 4

LAB SQFT	OFFICE SQFT
01 1173	01 678
02 585	02 592
03 579	03 587
04 636	04 645
05 645	05 635



OCCUPIER CASE STUDY

Ideal conditions for Umdasch's international business

In Abingdon, the Store Makers have 50 percent more office space available than at their previous location in Oxford. Both customers and employees benefit from this. A prototype area in the centre of the office is the heart of the new location. This is where shopfitting life pulsates – prototypes and furniture of current customer projects are presented on this constantly changing stage. State-of-the-art lighting and stage technology is used for this. Curtains provide flexible room separation and, depending on the setting, offer exciting views in and out.

The excellent infrastructure around the Abingdon Business Park is another reason for the move. Abingdon is highly accessible to and from London, Central and Northern England and is in immediate proximity to several airports. So these are ideal conditions for the international business of umdasch which is managed from the British office.

In cooperation with top architects and established store designers the umdasch experts in the UK accompany premium brands like Harrods, Nike, Stone Island, KaDeWe, NIO, Bucherer and many others.

The entire office is equipped with state-of-the-art meeting and conference technology and also creates space for a retreat with communication booths. The Store Makers not only work with global players in sports retail, but also stay fit themselves. For example, the team has two meeting rooms with treadmills and indoor bicycles to keep them moving during longer meetings. For all sports enthusiasts who come to work on their bikes & Co, showers have also been provided. Height-adjustable desks support healthy and ergonomic working.







THE
LAMBOURN
ATMOSPHERE

Chasing business growth with a world-class team. Call today for the full brochure. AVAILABLE NOW

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