

# SEACOURT TOWER

OXFORD OX2 0FB

# SEACOURT

## Office space to let at the gateway to Oxford

[seacourtoxford.co.uk/tower](http://seacourtoxford.co.uk/tower)



# Life & work in perfect harmony

Seacourt is at the gateway  
of Oxford's West End  
Innovation District, within  
easy reach of the city centre,  
the Oxfordshire countryside  
and key transport links.

City Centre

Oxford Station  
1.1 miles/1.8 kms



20 mins



6 mins

Seacourt Park & Ride

Science  
Developments

SEACOURT

M40 Birmingham & London

A34

Swindon

A420

Seacourt  
Retail Park

M4 Newbury & The South

A34

West Way Square





# Modern Grade A workspaces at the city of innovation

Seacourt Tower is an established office building at the gateway of Oxford's West End Innovation District. Home of groundbreaking science, tech pioneers and professionals, Seacourt Tower provides flexible spaces to suit a variety of business needs.

Brainomix fitout



# All round flexibility with **quality built in**

Seacourt Tower offers high quality office space within a hyper-connected business park situated at Oxford's Western Gateway.

The specification includes:



Fourth floor

24-hour security



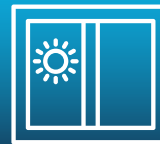
Staffed reception



Generous car parking



Double-glazed, tinted windows



2x passenger lifts



EPC : B<sup>1</sup>



LED lighting



VRF heating and cooling system



Shower facilities



Raised access floors



Male, female and DDA WCs



Secure cycle storage



<sup>1</sup>EPC: C 3rd floor part



Ground floor north wing



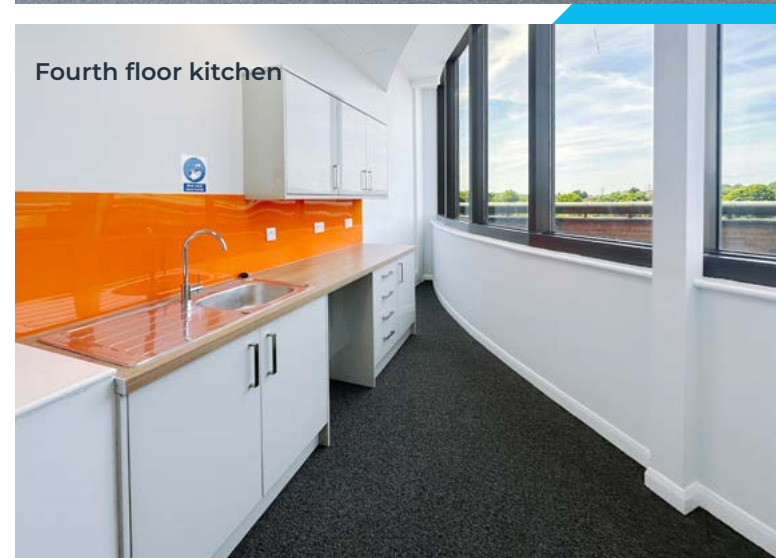
# flexible, high quality accommodation

Visitors are welcomed into the building in an impressive glazed atrium, accessing the office floors via two passenger lifts, with 24-hour on-site security at reception.

Ground floor north wing



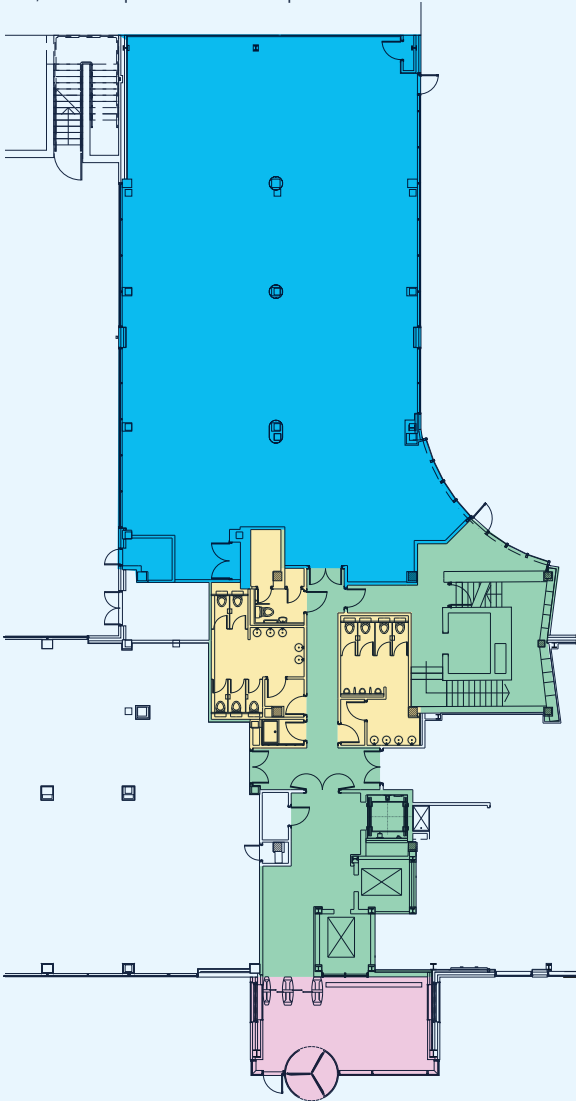
Fourth floor kitchen



# Available space

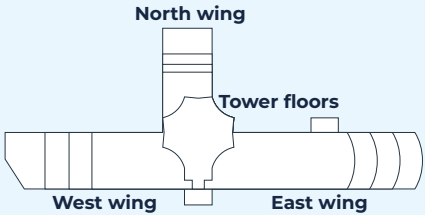
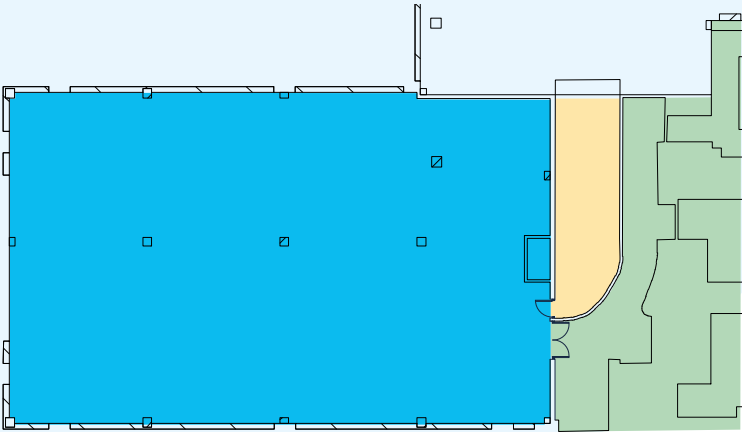
## Ground floor north wing

3,419 sq ft / 317.6 sq m



## Third floor west wing

3,894 sq ft / 361.8 sq m



## Available offices

	sq ft	sq m	parking
Ground floor north wing	3,419	317.6	7 spaces
Third floor west wing	3,894	361.8	8 spaces
Fourth floor	1,904	176.9	communal
Sixth floor	1,907	177.2	communal

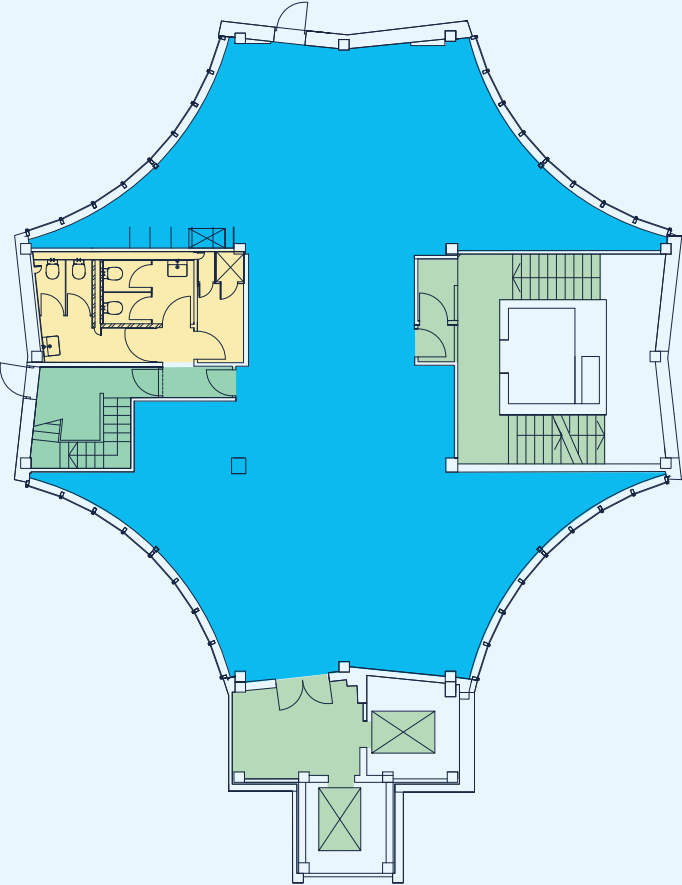
All areas are based on IPMS3 measurements. Plans not to scale.

Available space   Toilets and showers   Communal   Main reception

# Available space

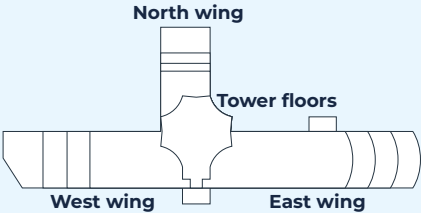
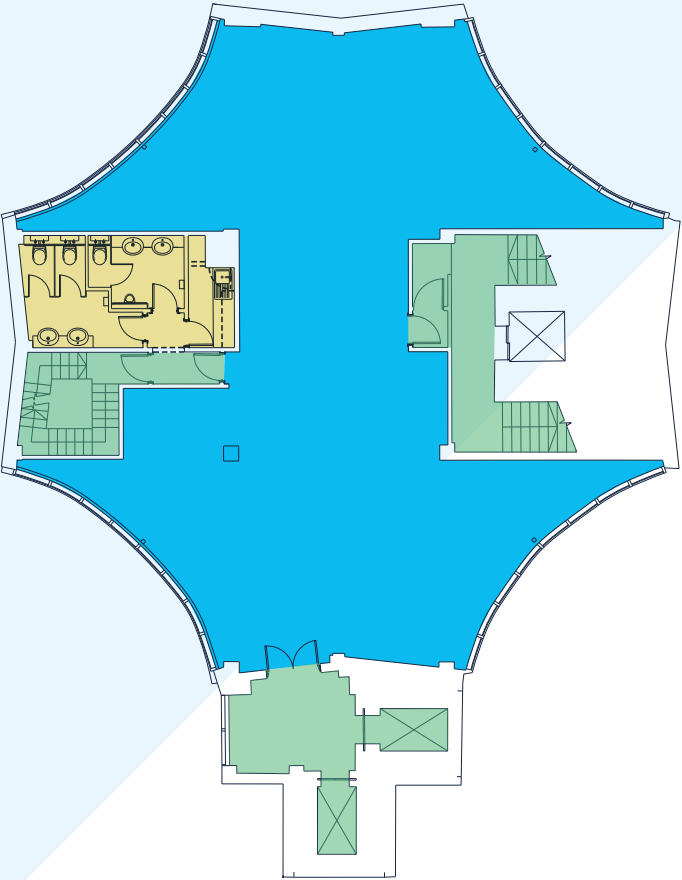
## Fourth floor

1,904 sq ft / 176.9 sq m



## Sixth floor

1,907 sq ft / 177.2 sq m



Available space Toilets and showers Communal

# Join a community of like-minded neighbours

Seacourt sits in the heart of a major innovation zone. The Oxford region is one of the most innovative in the UK, with new enterprises continuing to join a growing band of spinouts, startups and entrepreneurs. Occupiers at Seacourt include:

© Vicon

## VICON

### TECHNOLOGY

State-of-the-art motion capture for life sciences, entertainment, engineering and virtual reality.

## BRAINOMIX

### LIFE SCIENCE

Spin-out from the University of Oxford, revolutionising medical imaging with an AI-powered platform.

## Handelsbanken

### PRIVATE AND CORPORATE BANKING

Leading Nordic bank with a unique, decentralised branch network.

## BLAKE MORGAN

### LAW

UK law firm providing highly tailored legal solutions to individuals, businesses, not-for-profit and government clients.

## Grant Thornton

### GLOBAL PROFESSIONAL SERVICES

Extensive service offering including; financial services; risk; restructuring and much more to a global suite of clients

## VenCap<sup>®</sup>

### INVESTMENT MANAGEMENT

Independent investment advisory firm focused on investing in top-tier venture capital funds.



# Get into Oxford(shire)

Oxfordshire has the key ingredients that make up a world-class innovation ecosystem: a flourishing environment for innovation and business creation; world-leading experts in knowledge and technology development; and a dynamic, agile, and skilled workforce.

**#1**

Oxford University  
global ranking  
for 9th  
consecutive year<sup>1</sup>

**£850m**

Largest fund for  
university spinouts in  
Europe from Oxford  
Sciences Innovation<sup>2</sup>

**#1**

Highest  
concentration of  
science research  
facilities in  
Western Europe<sup>3</sup>



## Health and life sciences

Oxfordshire is one of Europe's largest and most successful life science clusters, spanning drug discovery and development, diagnostics, medical devices, digital health, precision medicine and regenerative medicine.



## Space

Since 2000, the UK's space sector has achieved 6% annual growth and exported a third of its outputs. The space sector contributes £5.7 billion to UK GDP and companies based in Oxfordshire are at the heart of this industry, helping the UK in its aim to be 10% of the global space-related economy by 2030.<sup>4</sup>



## Future mobility

Oxfordshire is within Testbed UK, a uniquely-resourced central UK region for taking Connected and Automated Vehicle technologies from concept to manufacture. Oxfordshire can offer much of the UK's expertise in motorsport R&D, test and development facilities, modelling and simulation, as well as academic talent and resources.



## AI

The University of Oxford is at the forefront of AI research in the UK. Oxfordshire is one of the world's largest centres for quantum science and home to the National Quantum Computing Centre.



Punting on the River Cherwell



Immerse yourself in  
**a cultural and  
historical hotspot**

All Souls College



Entrance to Old Bodleian Library,  
University of Oxford



Ashmolean Museum



New Theatre Oxford



Oxford is the third most visited city  
in the UK by international visitors  
and is the tourism gateway to the  
rest of Oxfordshire.

\*Centre For Cities 2024



# On your doorstep shops, fitness and eateries

Located in the established business district of Botley, at the junction of the A34 and A420, Seacourt is ideally situated to take advantage of the shopping opportunities at the adjoining retail park and the range of amenities the local area has to offer, including pubs, cafés, hotels & gyms.





It's just a short distance to  
**all that OX2 has to offer**





# Excellent connectivity

Seacourt's location, just off the A34 and only 1.1 miles from Oxford Station, provides easy access to the city centre, the surrounding area and the rest of the UK.

A regular bus service runs between Seacourt and Oxford station and city centre, or you may choose to walk or cycle.

Trains run frequently from Oxford's mainline stations, linking it to London in less than an hour as well as to Birmingham, the north and the south coast.



Driving	miles	mins
A34	0.2	2
Seacourt Park & Ride	0.3	3
M40 J9	10	12
M4 J13	24	25
Reading	27	45
Birmingham	60	70
Central London	60	80



Trains	mins
Reading	21
London Paddington	50
Bath	67
Birmingham	71



Cycling	miles	mins
Oxford Station	1	6
Oxford city centre	1.7	10

Walking	miles	mins
Seacourt Park & Ride		5
Waitrose	0.7	15
Oxford Station	1.1	20
Oxford city centre	1.5	25



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# SEACOURT

## LEASE TERMS

The office suites are available to let on the basis of a new full repairing and insuring lease.

## EPC

EPCs available on request.

## OUTGOINGS

Tenants will be responsible for the payment of business rates and service charge.

## LEGAL COSTS

Each party to bear their own legal costs. The incoming tenant will be responsible for the stamp duty land tax.

## VAT

All figures quoted in relation to this property are exclusive of VAT, where chargeable.

# Contact us

For further information or to arrange a tour please contact:

**CBRE**

**01865 848488**

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