

BUILDING 4620 OX4 2SU

**FITTED LABORATORY
AND OFFICE BUILDING**

**9,910 SQ FT
(920.6 SQ M)**

Available now

INTRODUCTION

ARC Oxford is home to a thriving community of world-changing companies. Find outstanding lab, co-working, advanced manufacturing and office space, fabulous food and drink, and a green, energising campus environment. All within close proximity of Oxford's world class research institutes, teaching hospitals and universities.

Building 4620 has been comprehensively refurbished to provide fitted CL2 laboratory on the ground floor and office accommodation on the first floor.

9,910 sq ft (920.6 sq m)

Available now.



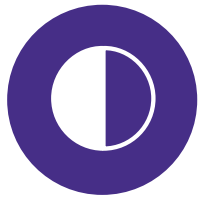
SPECIFICATION



Write up /
office area



Fitted CL2
laboratory space



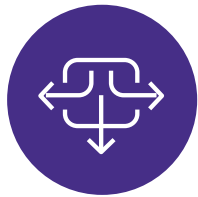
50:50
lab:office split



Kitchenette



Server room



Comfort cooling
(6 air changes p/h to lab)



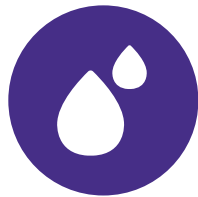
Vulcathene
drainage



Vinyl floors



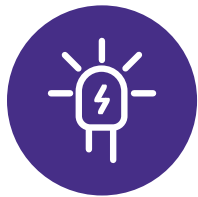
Benching



CAT 5 water
installation



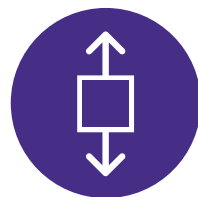
Wipeable
ceiling tiles



LED
lighting



Raised access
floors



Passenger
lift



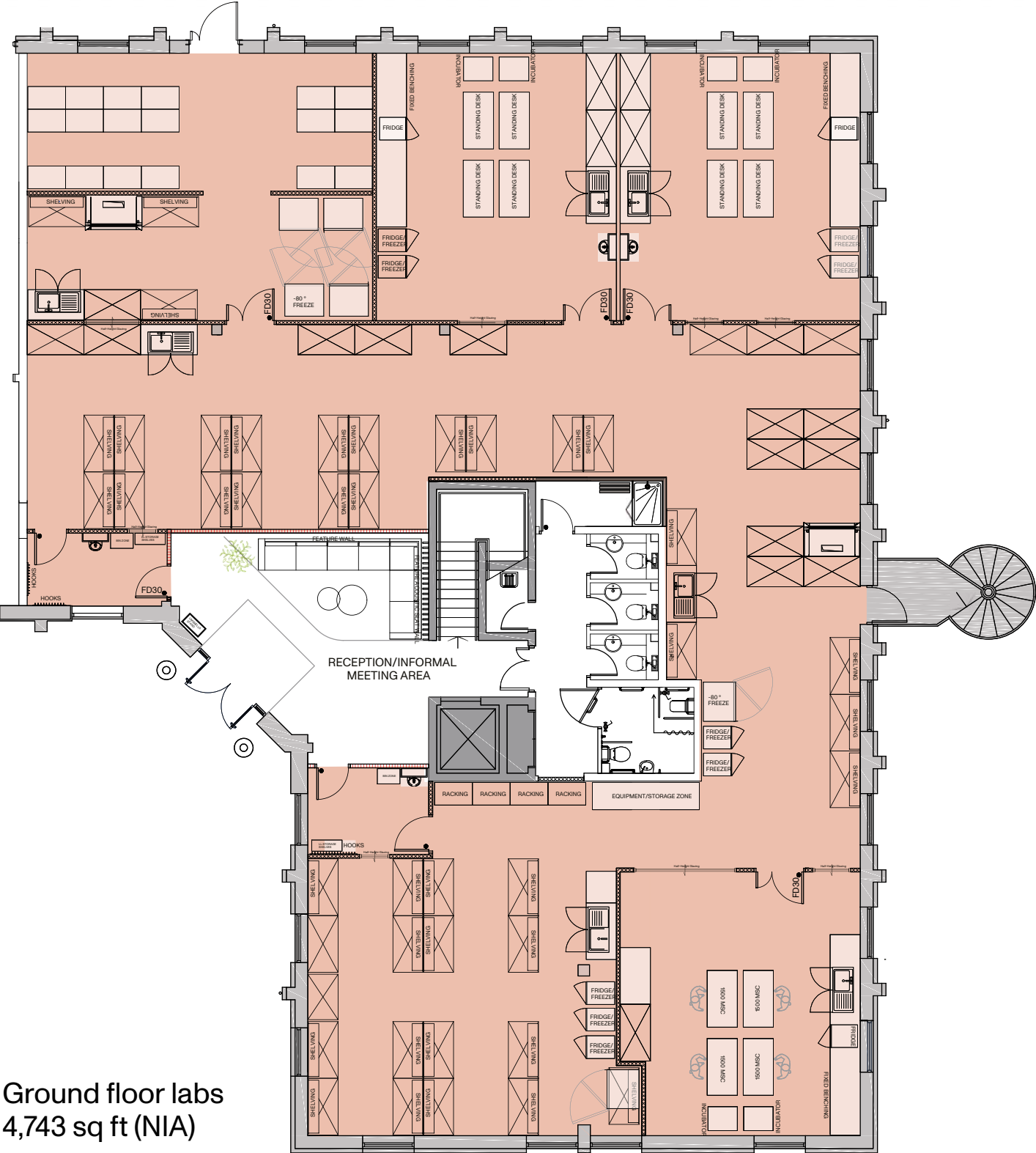
External
gas store



EV charging and
dedicated parking



BUILDING 4620:
9,910 SQ FT (NIA)
(920.6 SQ M)



Ground floor labs
4,743 sq ft (NIA)



36 dedicated
parking spaces



EPC A



First floor offices
5,167 sq ft (NIA)

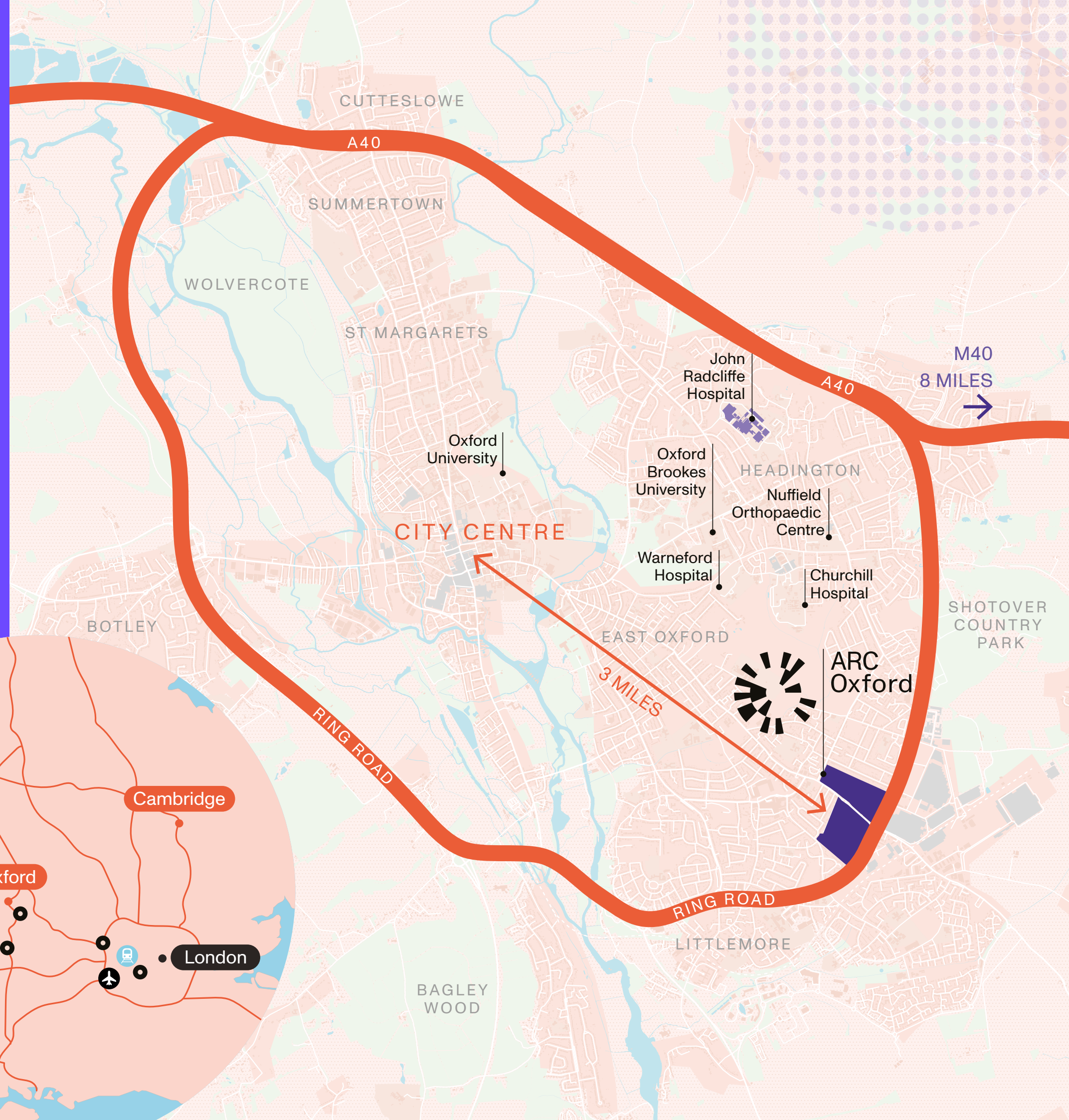


AN INTEGRAL PART OF OXFORD'S WORLD- FAMOUS INNOVATION ECOSYSTEM

The city of Oxford is a life science superpower connecting talent to global impact.

- 193 Oxford University spin outs, the highest intensity in the UK averaging over 17 spin outs per year since 2011*
- University of Oxford named number 1 university in the world 7 years running**
- Oxfordshire is home to more than 40,000 active companies
- Over £1.4 billion of funding raised by Oxford spinouts in 2021

-  Oxford Airport
— 20 mins by car
-  Heathrow Airport
— 45 mins by car
-  London Paddington
— 80 mins by train
-  Birmingham Snow Hill
— 70 mins by train
-  ARC Clusters & Harwell



* <https://www.ox.ac.uk/>

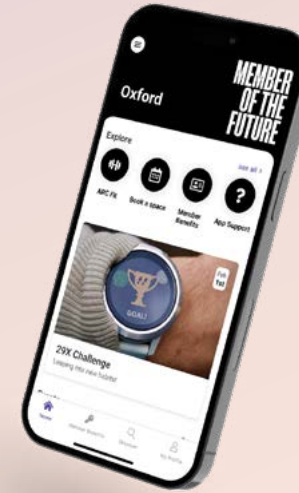
**According to The Times Higher Education (THE) World University Rankings 2023

LIFE AT OXFORD

Member of the Future app

The Member of the Future app is available exclusively for ARC members and provides everything you need to make the most of your ARC campus. You can book fitness classes or meeting rooms, borrow bikes, enter competitions and find exclusive discounts.

Scan the QR code for further information.



Campus culture

At the centre of our campus is our social hub, the Oxford Factory and the Oxford Works. A beautifully designed business lounge, boasting a 100 person seminar space and board rooms, and a restaurant offering great food and coffee with plenty of space and seating for any number of events, meetings and informal catch ups.



Campus community

A dedicated community manager helps shape a hand-picked, curated events calendar for the best possible environment all year round.

A community square – The Market Place – with outside seating provides tranquil green space, and a perfect spot for enjoying a morning coffee, community BBQ or street food festival.

OXFORD CITY CAMPUS

The 88-acre ARC Oxford is the only innovation campus of scale within Oxford's ring road, as such benefiting from close access to the Headington Quarter, city centre and Universities. ARC Oxford is home to over 50 businesses employing 3,000 people.



Oxford
train station



City
Centre

2 miles

Oxford Works &
Oxford Factory
amenity

BUILDING 4620

Children's
Day Nursery
(new operator
coming soon)

2.3 miles to Churchill Hospital
2.5 miles to Warneford Hospital
3.3 miles to John Radcliffe Hospital

Marketplace
amenity

Bus stop ●

Bus stop ●

David Lloyd Racquet &
Fitness Centre

200 bed
hotel

Oxford Retail Park
(M&S, Tesco, Boots,
Next)

A34

M40

A GROWING INNOVATION CAMPUS

ARC Oxford is a nurturing environment for a community of extraordinary organisations making history at the cutting edges of their industries.

Scan here to view our ARC Oxford video.



“It’s been a great experience working with ARC to accommodate Perspectum’s Oxford based staff into this newly renovated and modern space. We are looking forward to moving in so that our staff can benefit from all the Park has to offer.”

Perspectum Diagnostics

“It is an exciting period of growth for OMass Therapeutics as we move to our new premises, bringing all our staff under one roof so we can continue to execute on our plans to discover drugs for previously undruggable targets and, ultimately, bring life changing medicines to patients.”

OMass Therapeutics

“ARC Oxford is already home to our manufacturing facility known as Oxbox, which is in operation for our viral vector manufacturing activities and also supporting the manufacturing of a COVID-19 vaccine candidate. In March 2020, as our activities and workforce expanded, we took the decision to relocate our corporate headquarters team from our existing HQ to a new office location on the Park. ARC have helpfully accommodated all of our commercial requirements with the new office and we are delighted with the quality of the building and the wider environment.”

OXB



SPACE TO CONNECT

Food and beverage

We have a range of food outlets on campus:

Oxford Factory Café

The Oxford Factory Café is the beating heart of campus, open 8 am–4 pm serving breakfast, lunch, coffee, and snacks. Expect awesome coffee, friendly service, local produce and a delicious ever-changing menu based on the seasons. The café is available for private functions and offers a range of hospitality packages.

Oxford Workshop

Our burrito and juice bar sits proudly on The Market Place, and is open daily offering made-to-order burritos, nachos, salad boxes, and more. With a partially covered decked area, this is the perfect spot for an informal meeting or lunchtime catch up with friends.



Meeting spaces

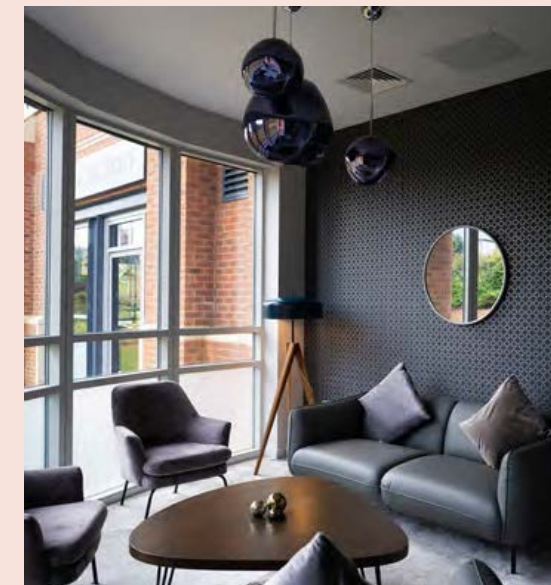
On campus we currently have the following conference and meeting room facilities available:

The Market Place

Our green communal space is used for community events, BBQs, playing badminton or for just chilling in a deck chair. The Market Place can be booked for company parties and events.

Oxford Works

The Oxford Works is our collaborative workspace designed to develop ideas, and network. Our members can book a desk, hunker down in one of our quiet spaces or make confidential calls in video call booths, or conference in our Engine Room event space.



Innovation space

We combine the Oxford Works, Engine Room, and Board Room to create an event and conference space, available to ARC members and stakeholders.



JOIN THE ARC COMMUNITY

Being at ARC Oxford connects you with a community within the Advanced Research Clusters (ARC) portfolio of over 10,000 people and 300+ business, research and academic organisations, spanning life science, healthtech, deeptech, clean energy and digital/AI.

Backed by Brookfield, ARC exists to create world leading clusters for science, technology and innovation. Our community has exclusive benefits including events, summits, training, profile and access to space for away days and science sprints.

Our portfolio includes the Harwell campus, ARC Oxford, ARC West London in Hammersmith and ARC Uxbridge close to Heathrow, and we will be investing in adding millions of sq ft over the next few years.

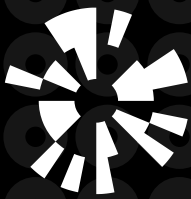
HARWELL



The UK’s leading science and innovation campus.

900,000 sq ft over 700 acres.

- Oxford Nanopore
- Barinthus Biotherapeutics
- Moderna
- Agilent Technologies
- The Rosalind Franklin Institute
- Catalent
- UK Health Security Agency



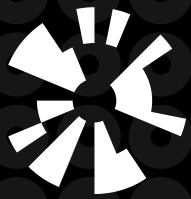
ARC
West London



A transforming riverside home for UK life science.

250,000 sq ft over 3.5 acres.

- Epsilogen
- GENinCode
- Sania Therapeutics
- Cathay Pacific
- Flutter
- Econic



ARC
Uxbridge



A centre for innovation within London’s green belt.

334,577 sq ft over 72 acres.

- Bristol Myers Squibb
- Amgen
- Daiichi-Sankyo
- Parexel
- Adapt
- Jato
- Sterling Lexicon

DEVELOPER

ARC

David Williams
M: +44 (0)7443 887 500
E: david.williams@arcgroup.io

Dan Williams
M: +44 (0)7795 331925
E: dan.williams@arcgroup.io

Will Crane
M: +44 (0)7503 211147
E: will.crane@arcgroup.io

www.arcgroup.io

LETTING AGENTS

JLL

Chris Valentine
T: +44 (0)7747 758289
E: chris.valentine@jll.com

Sarah Brisbane
T: +44 (0)7769 201458
E: sarah.brisbane@jll.com

Bridget Partridge
T: +44 (0)7921 309816
E: bridget.partridge@jll.com

www.jll.co.uk

Bidwells

Duncan May
M: +44 (0)7879 883886
E: duncan.may@bidwells.co.uk

Ed Berridge
M: +44 (0)7776 418459
E: edward.berridge@bidwells.co.uk

Holly Dawson
M: +44 (0)7917 243887
E: holly.dawson@bidwells.co.uk

www.bidwells.co.uk

CBRE

Richard Venables
T: +44 (0)7816 491860
E: richard.venables@cbre.com

Kevin Wood
T: +44 (0)7900 584150
E: kevin.wood@cbre.com

www.cbre.com

Misrepresentation Act
Advanced Research Clusters Ltd or JLL, CBRE and Bidwells give notice that these property particulars are provided as a general outline for guidance only. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. As such, it does not constitute or form part of a contract. No person in the employ of Advanced Research Clusters Ltd or JLL, CBRE and Bidwells as representing agents of the property displayed has the authority to make or give any representation or warranty in relation to the property. Unless otherwise stated, all rents and prices quoted in these property particulars are exclusive of VAT which may be payable in addition to the amount quoted. Subject to contract. November 2025



Scan here to view our ARC Oxford video.