

BUILDING 5510

ARC OXFORD

OX4 2LH

**NEW LAB-ENABLED OFFICE
ACCOMMODATION**

Available now

4,893–12,295 SQ FT
(454–1,142 SQ M)



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.

Oxford Cowley Branch Line

From 2029 the Government-funded Oxford Cowley Rail Station will bring direct train services to Oxford City Centre and London Marylebone from ARC Oxford's doorstep.

BUILDING HIGHLIGHTS

- 12,295 sq ft (1,142 sq m) of space available in suites from 4,893 sq ft
- New lab enabled accommodation
- Goods lift
- 40 allocated parking spaces
- Electric vehicle charging points
- EPC B
- Available now



SUMMARY

Building 5510 provides brand new lab-enabled office space set over three floors.

The building has been extensively refurbished and will be delivered to a lab-enabled finish ready for an occupier's fitout.

Alternatively, a fully fitted option is also available by separate negotiation.

Available now.

SPECIFICATION



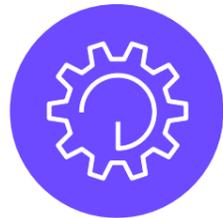
Raised floor to slab height 3.5m



398 kVA LV supply



Raised access floor



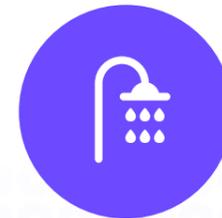
M&E plant installed for 70% lab content



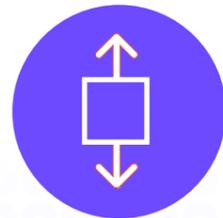
Up to 6 air changes per hour



Refurbished core



New WC and shower facilities



Goods lift 2.5 tonne load capacity



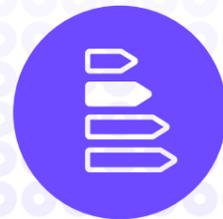
External plant area



40 allocated parking spaces



5 electric vehicle charging points



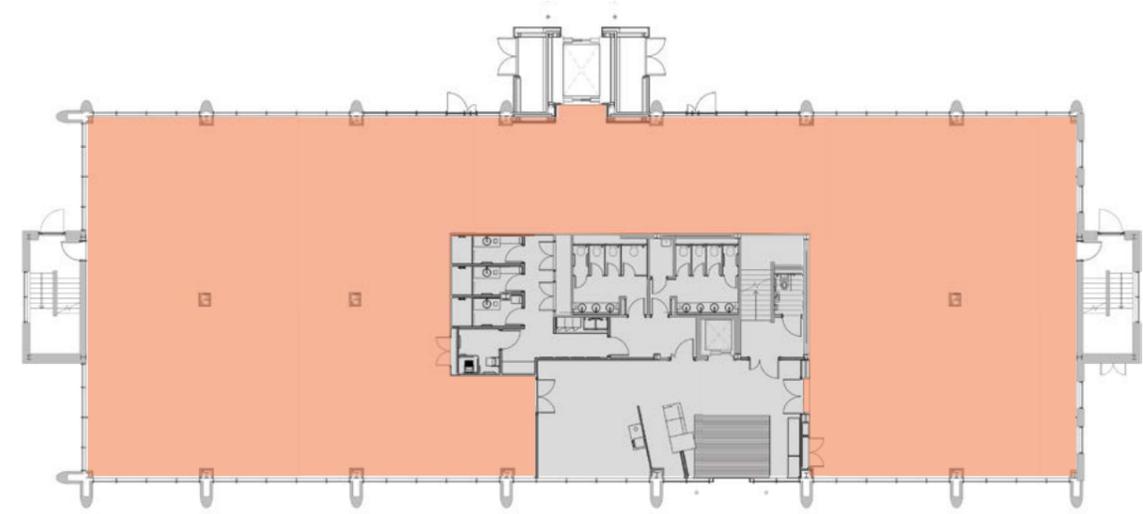
EPC B



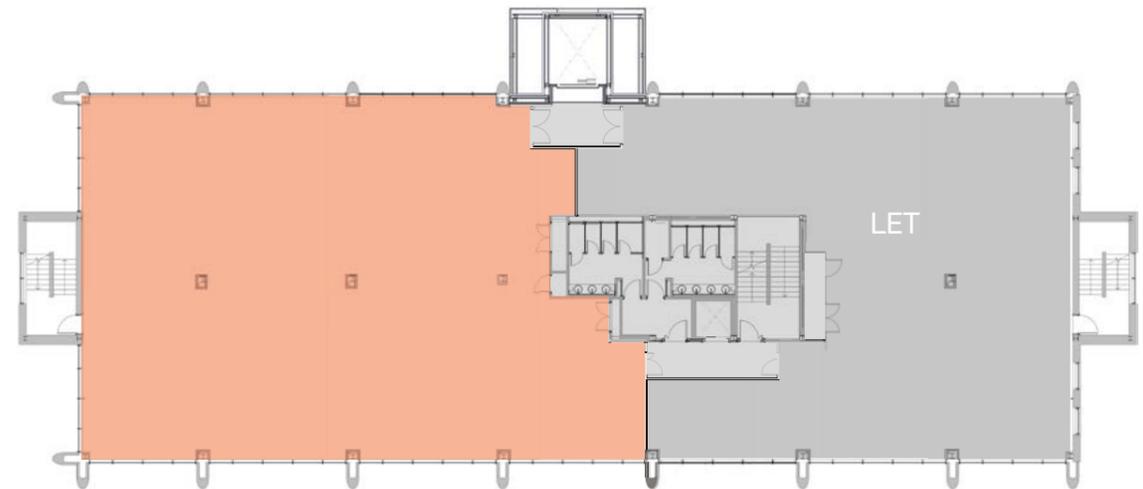
FLOORPLANS



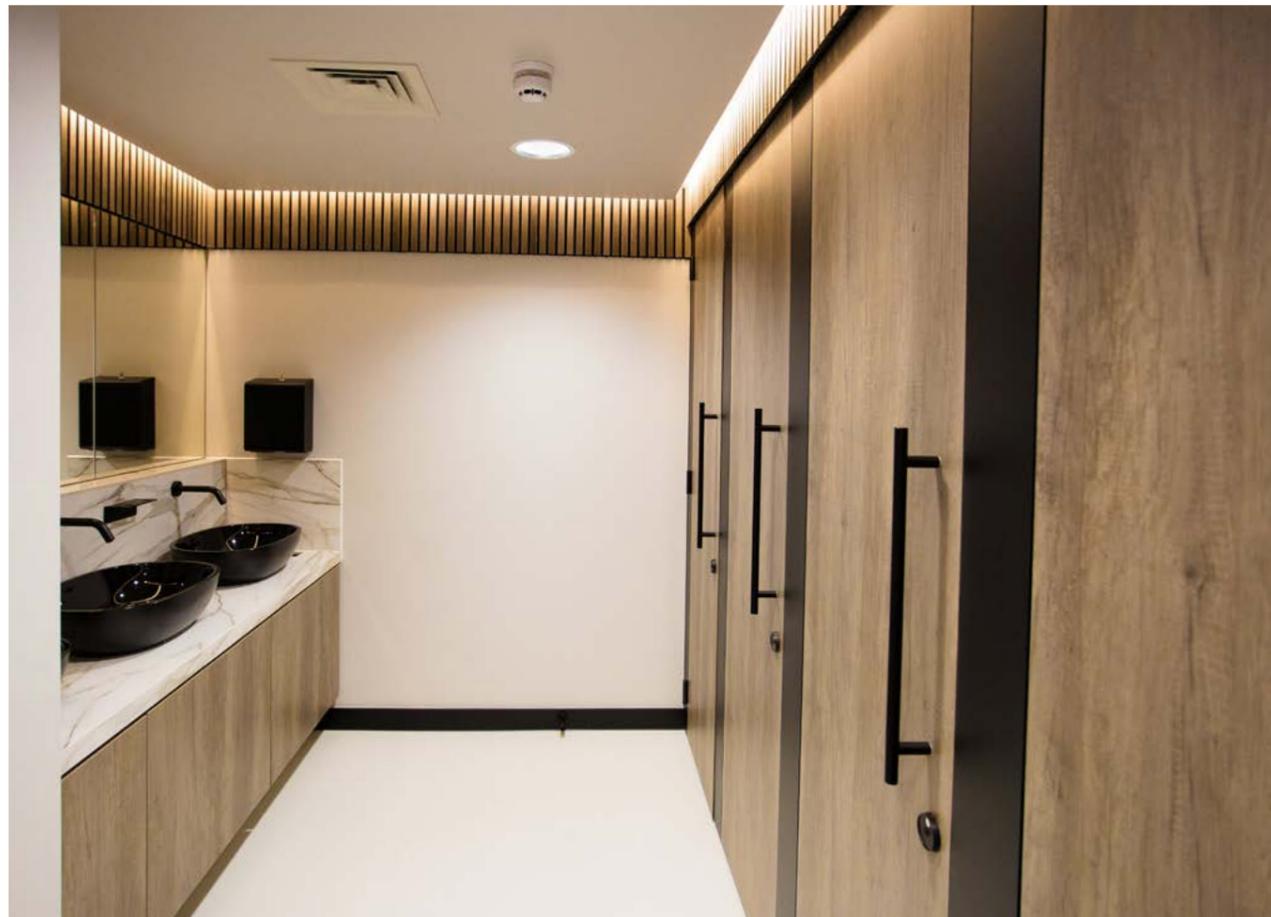
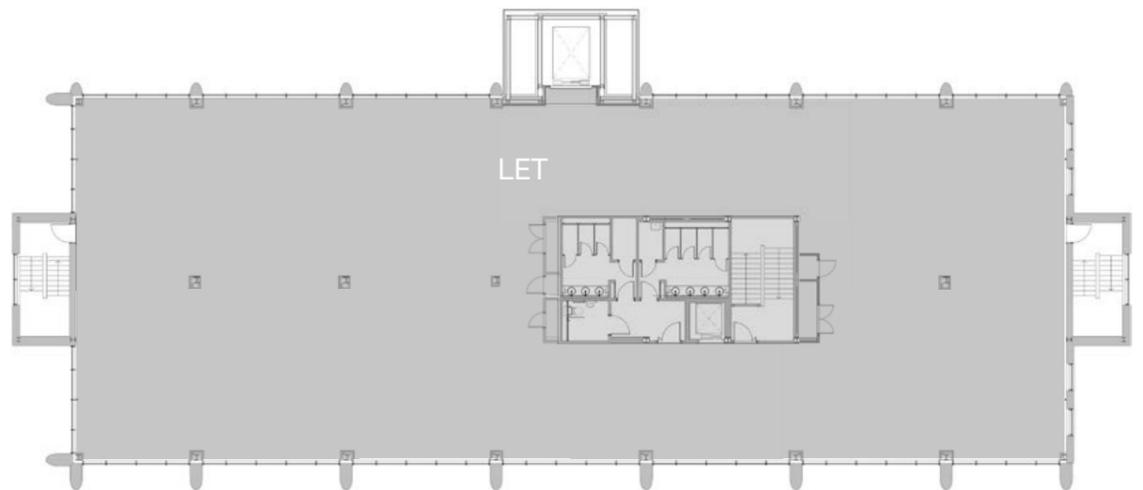
GROUND FLOOR
7,402 SQ FT
(688 SQ M)



FIRST FLOOR
4,893 SQ FT
(455 SQ M)



SECOND FLOOR
LET



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 spinouts, the highest intensity in the UK averaging over 17 spinouts 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 COWLEY TRAIN STATION

(Due to open 2029)



5 MINUTES
walk from
ARC Oxford

8 MINUTES
to
City Centre

75 MINUTES
Direct train to
London
Marylebone

Oxford Airport
– 20 mins by car

Heathrow Airport
– 45 mins by car

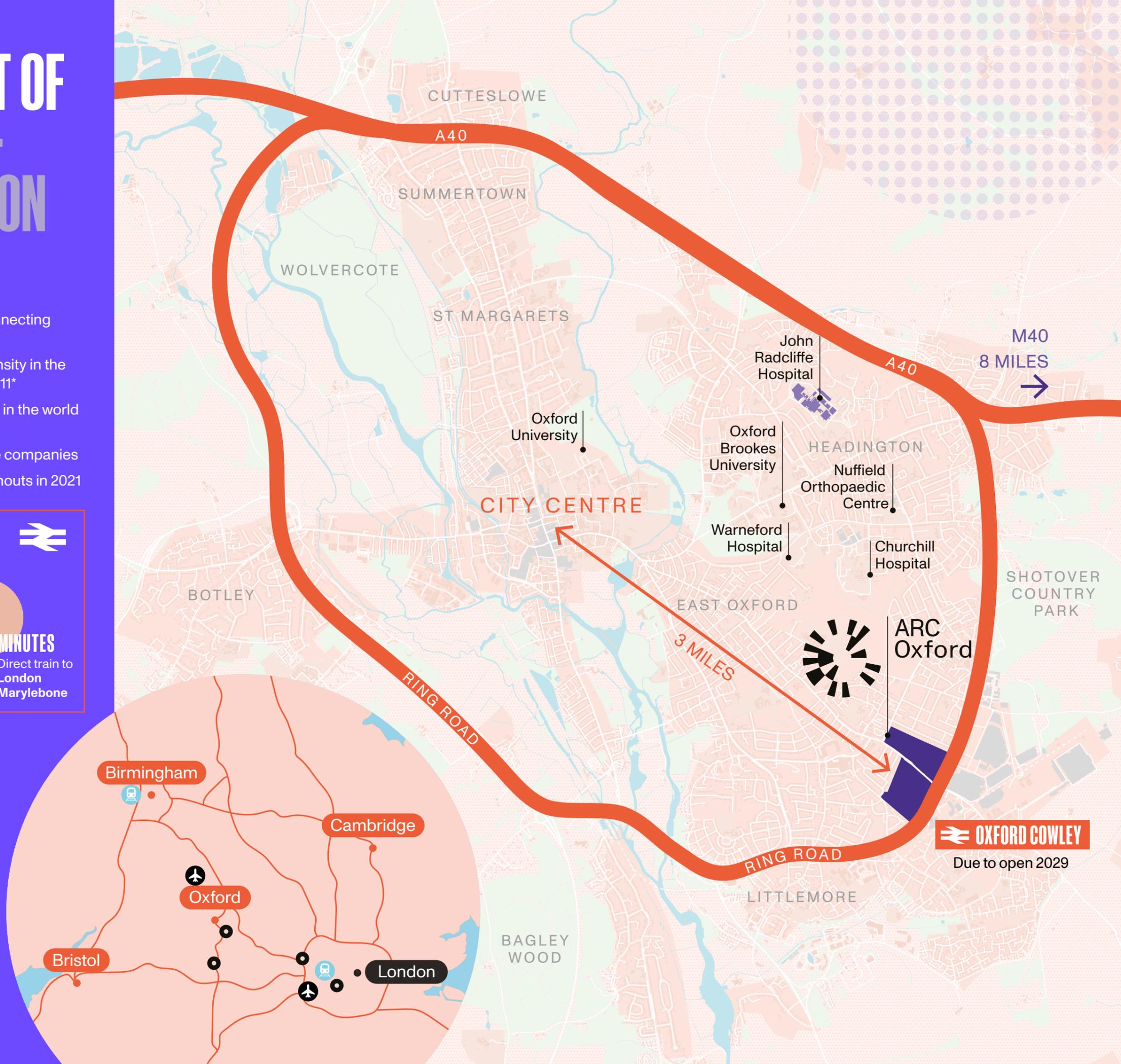
London Paddington
– 80 mins by train

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



OXFORD COWLEY
Due to open 2029

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

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

Marketplace amenity

Bus stop

BUILDING 5510

Oxford Works & Oxford Factory amenity

Children's Day Nursery (new operator coming soon)

Bus stop

200 bed hotel

David Lloyd Racquet & Fitness Centre

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

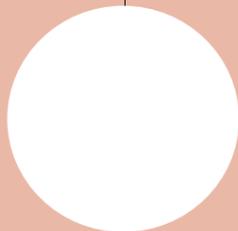
A34

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

The Market Place

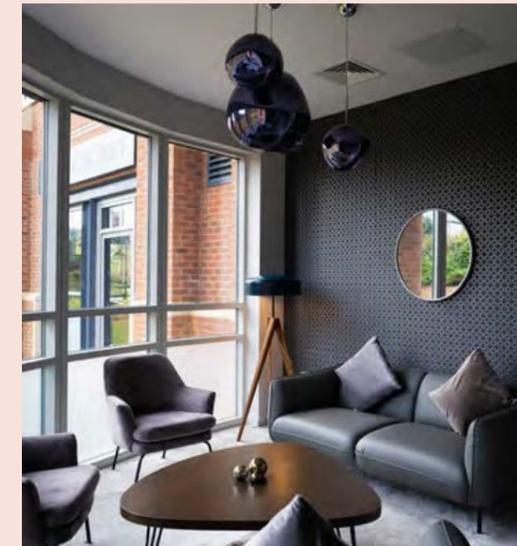
Our green communal space is used for community events, BBQs, playing badminton or for just chilling in a deck chair. The Market Place can be booked for company parties and events.

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.

EpsilonGen
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

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Scan here to view our
ARC Oxford video.