

Motherlabs Oxford

LAB ACCELERATOR – OX4 2RW

Motherlabs

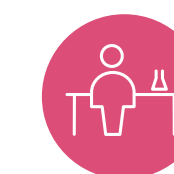
AVAILABLE SUMMER 2026



Motherlabs is Oxford's accelerator for fast-growing science businesses.

With flexible lease terms available, Motherlabs offers fully fitted, ready-to-move-in laboratories (800–1,200 SQF) with dedicated write-up space and the critical infrastructure growing companies need.

Shared facilities and lab support services take workload off your team from sterilising equipment to managing clinical waste, so you can focus on the science.



5 private labs with dedicated write up space, meeting room and kitchen



Access to shared lab facility and dedicated lab manager support



Use of Campus board rooms, seminar and co-working space



Access to over 180 Community events annually



On-site parking and cycle storage



Motherlabs

SPECIFICATION



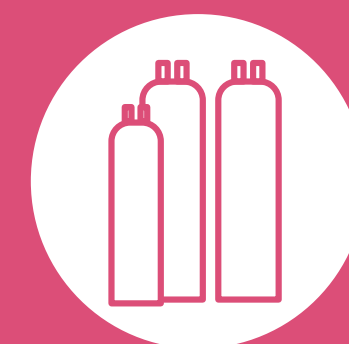
Specialist piped
gas and gas detection



Managed clinical and
hazardous waste
collections



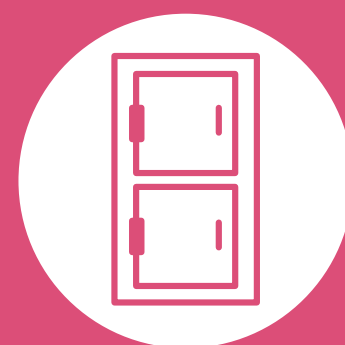
Generator back up for
critical equipment



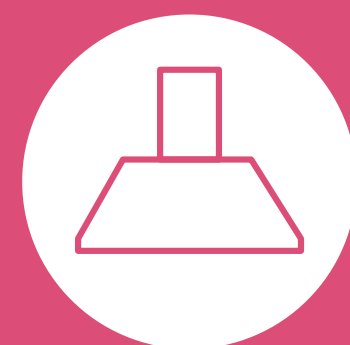
Access to DI water



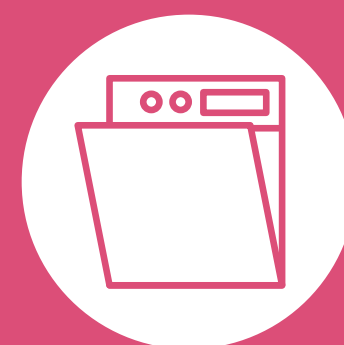
Access to dry ice



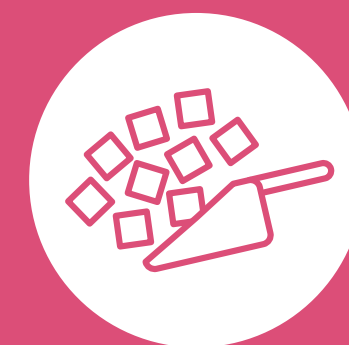
Autoclave



Fume hood



Glass wash



Ice machine



Easy access
LN2 store

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THE SCIENCE ACCELERATOR



Indicative imagery taken from Motherlabs at ARC West London

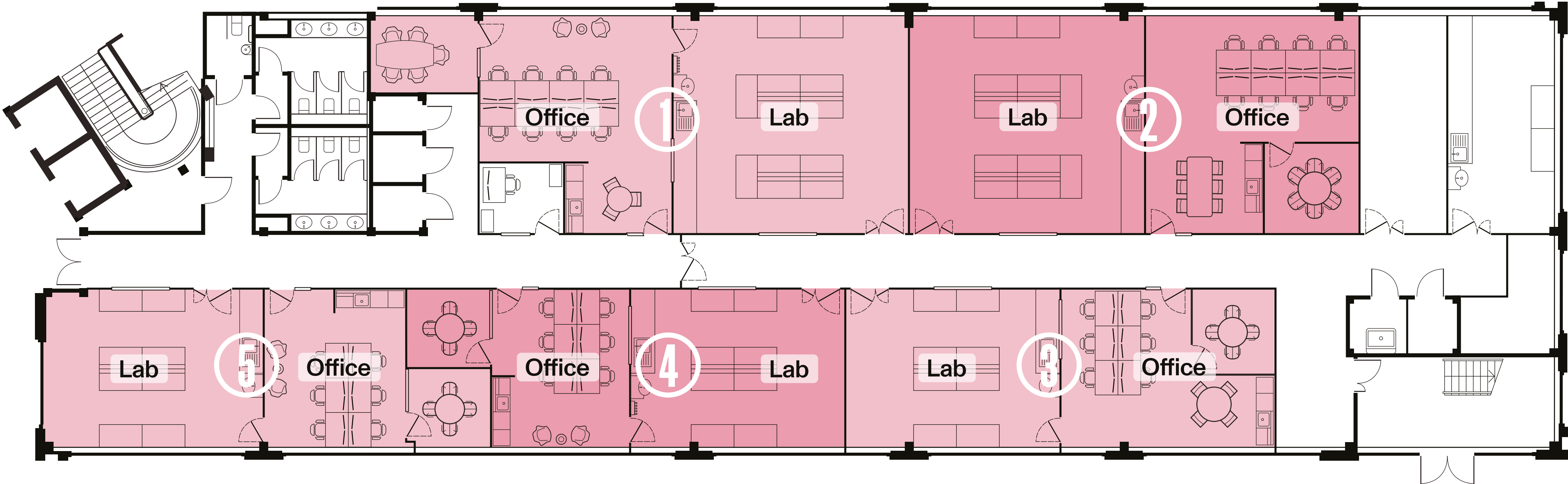
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FLOORPLAN



UNIT	LAB (SQF)	OFFICE (SQF)	TOTAL SQF
1	657	549	1,206
2	657	592	1,249
3	431	431	862
4	431	388	819
5	431	366	797

Available June 2026



YOU'LL BE SUPPORTED BY THE ARC OXFORD TEAM, SO YOU CAN FOCUS ON THE SCIENCE



LOUISE BRIDGE
Campus Manager



ANDY CLAYTON
Group Operations
Manager



WILL CRANE
Leasing Manager



BETH DACK
Assistant Campus
Manager



TIM GARDNER
Project Manager



SEBASTIAN JOHNSON
Director of
Ecosystems



JODIE MCNAMARA
Membership and
Community Manager



DAN WILLIAMS
Director
Asset Management



DAVID WILLIAMS
Senior Director



TBA
Lab Manager

A GROWING INNOVATION CAMPUS

Motherlabs sits at the heart of ARC Oxford, which is made up accelerator labs, fitted labs, fitted offices and bespoke spaces.

It's home to over 30 organisations and 3,000 employees and is a nurturing environment for an community making history at the cutting edges of their industries.

"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 Campus 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



SCAN HERE TO VIEW
OUR ARC OXFORD VIDEO

OrganOx
living organs for life

Perspectum

WILEY

FluoRok

accession
therapeutics

OXFAM

OXO

spybiotech

ivyfarm
technologies

Oxford BioDynamics

GILEAD

OMass
THERAPEUTICS

CANCER
RESEARCH
UK

ULTROMICS

SELOXIUM

PENNINGTONS
MANCHES

TFP

FREETHS

BLACKBERRY
CLINIC

NHS

Ignota
Labs

Yellowstone
BIOSCIENCES

Nielsen

Tripadvisor

OXFORDSHIRE
COUNTY COUNCIL

ELSEVIER

TI Automotive

LIFE AT ARC OXFORD

Campus community

Our dedicated community managers help 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.

Campus culture

At the centre of our campus is its social hub, the Oxford Factory and the Oxford Works. A beautifully designed meeting hub, and a restaurant offering great food and coffee with plenty of space and seating for any number of events, meetings and informal catch ups.



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, enter competitions and find exclusive discounts.



SPACE TO CONNECT

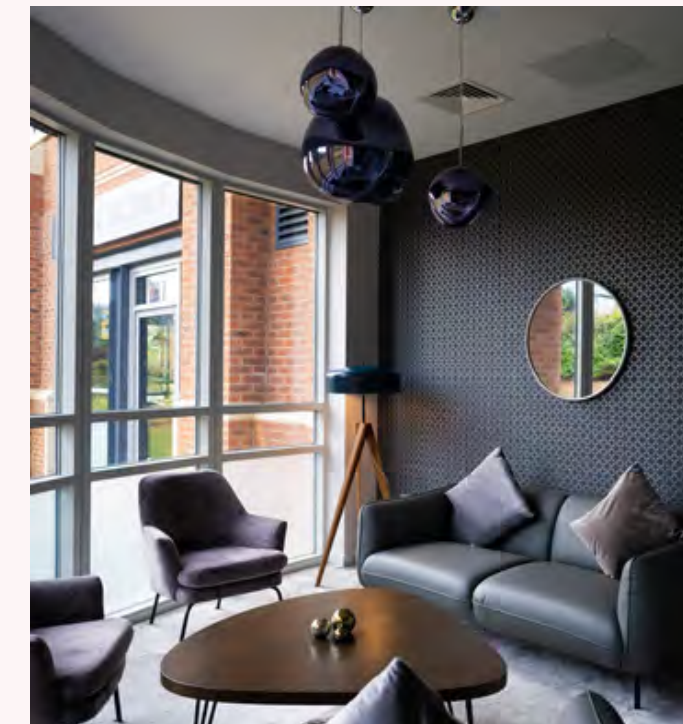
Food and beverage

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.

CONNECTED TO OXFORD'S INNOVATIVE ECOSYSTEM

Oxford is a globally leading innovation hub, home to hundreds of spin-outs, tens of thousands of active companies and the world's top-ranked university for a decade.

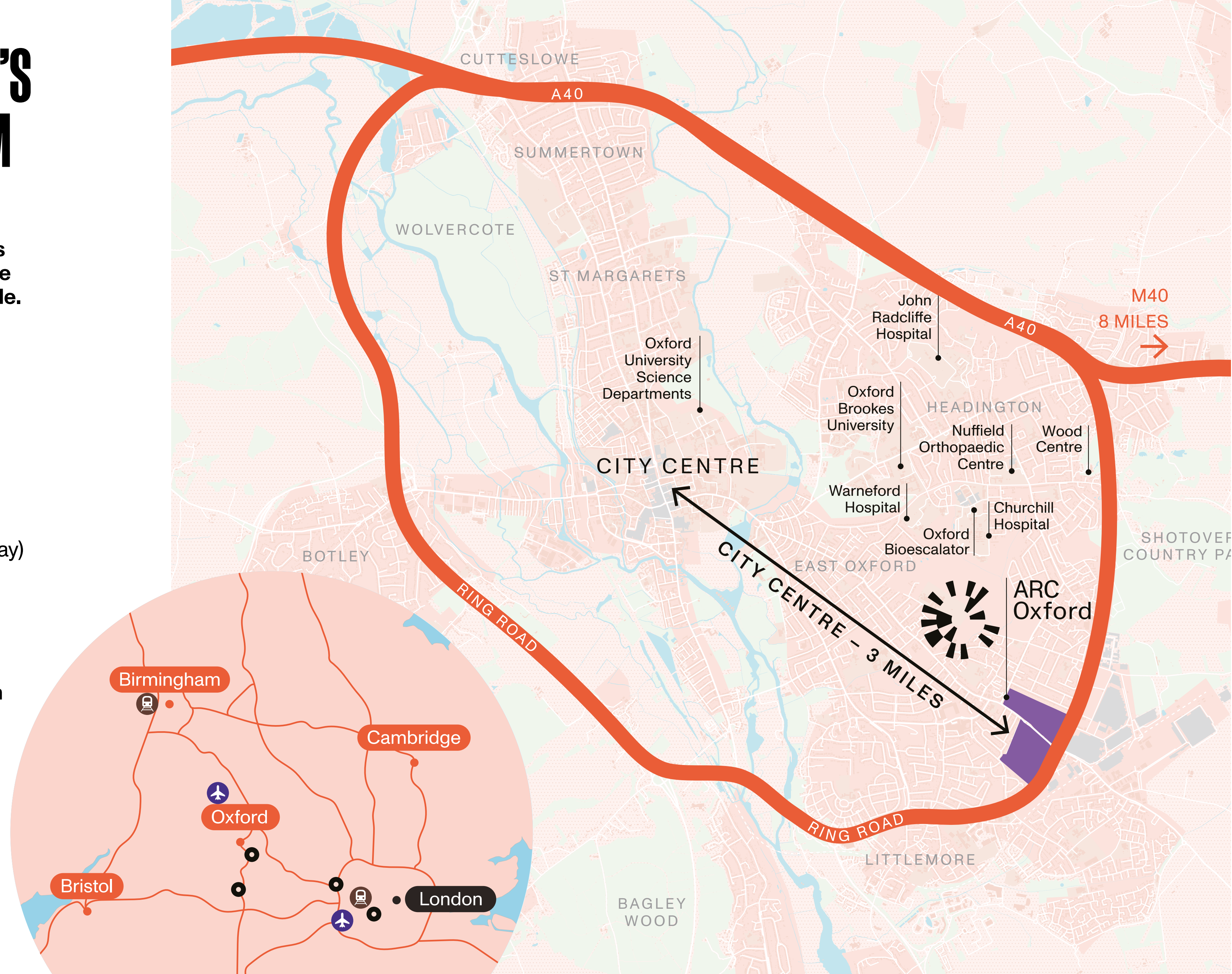
Getting to Oxford City Centre

- 12 mins by bike (cycle storage and Brompton Bikes available)
- 15 mins by car (parking available)
- 15 mins by bus (buses every 10 mins)
- 8 mins by train (from Oxford Cowley station, opening 2029, 5 mins walk away)

- ✈ 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 Campus

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

** According to The Times Higher Education (THE) World University Rankings 2025



SPACE THAT GROWS WITH YOU

Scale seamlessly on the campus, where your ideas grow, you do too.

ARC Oxford offers flexible, grow-on and fitted lab space to support your next breakthrough. Then when it's time to expand further, larger bespoke labs can be delivered, keeping your growth effortless.



START

SCALE

THRIVE



JOIN THE COMMUNITY

Being part of the Motherlabs community means you'll be connected with a 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 and Harwell 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.

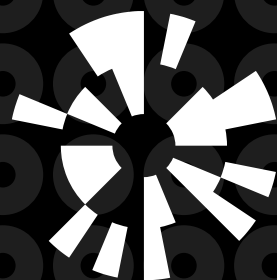
Our portfolio includes the Harwell campus, ARC Oxford, ARC West London in Hammersmith and ARC Uxbridge close to Heathrow, and we will be investing in adding millions of SQF over the next few years.

HARWELL



The UK's leading science and innovation campus.
900,000 SQF over 700 acres.

- Oxford Nanopore
- Amber Therapeutics
- Moderna
- Aglient Technologies
- The Rosalind Franklin Institute
- Catalent
- UK Health Security Agency

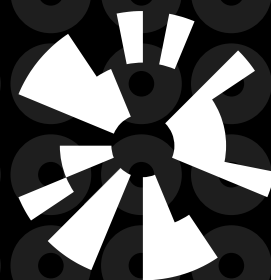


ARC
West London



A transforming riverside home for UK life science.
250,000 SQF over 3.5 acres.

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



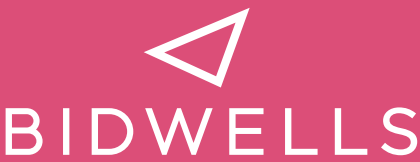
ARC
Uxbridge



A centre for innovation within London's green belt.
334,577 SQF over 72 acres.

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

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January 2026

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