BUILDING 4620

OX4 2SU

FITTED LABORATORY AND OFFICE BUILDING

9,910 SQ FT (920.6 SQ M)

Available now

ARC Oxford

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

- 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

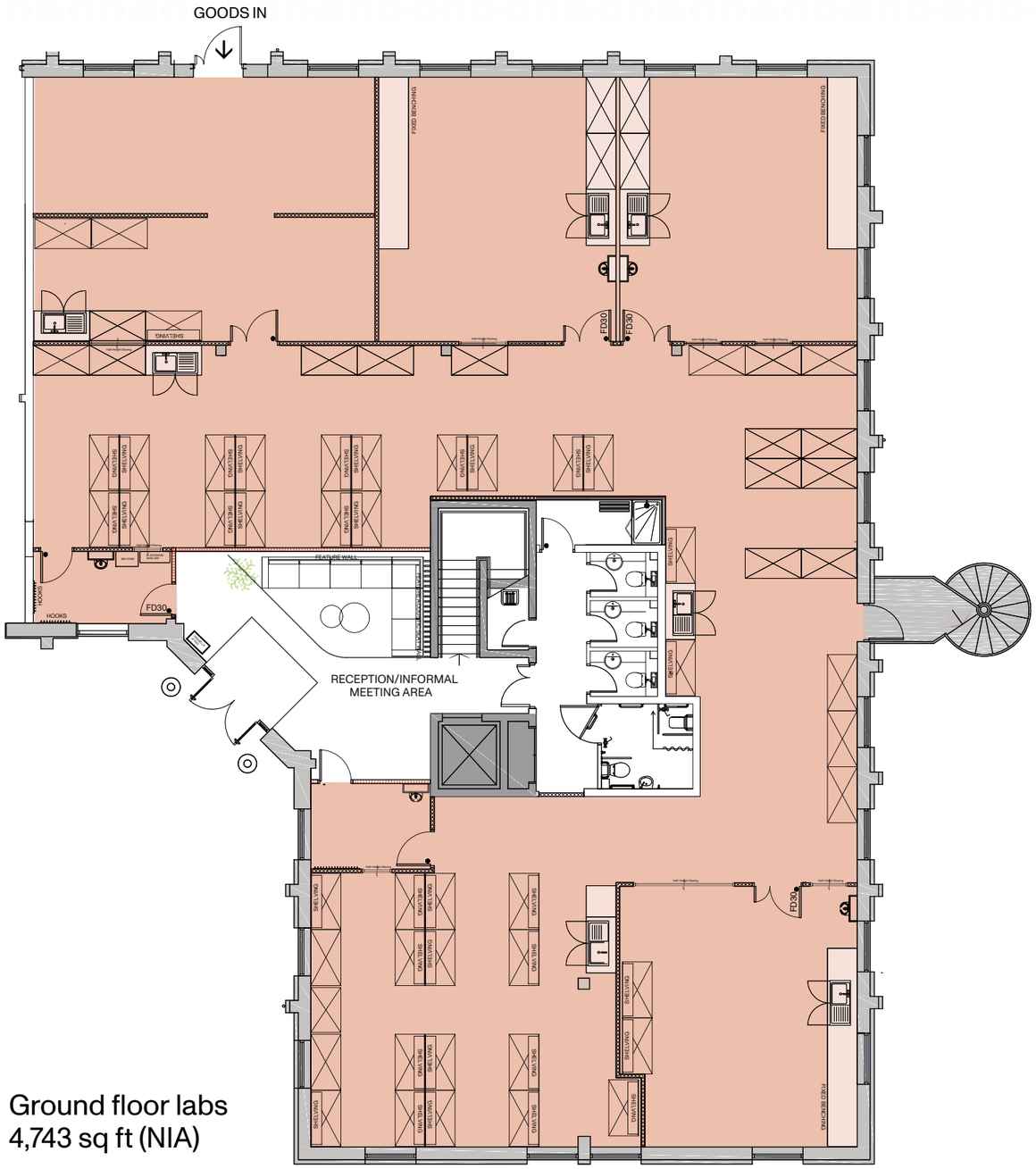
- Write up / office area
- Fitted CL2 laboratory space
- 50:50 lab:office split
- Kitchenette
- Server room
- Comfort cooling (6 air changes p/h to lab)
- Vulcathene drainage
- Vinyl floors
- Benching
- CAT 5 water installation
- Wipeable ceiling tiles
- LED lighting
- Raised access floors
- Passenger lift
- Dedicated external gas store
- Ducted fume hub capacity

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

EV charging points

36 dedicated parking spaces

EPC A



Ground floor labs
4,743 sq ft (NIA)

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 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)

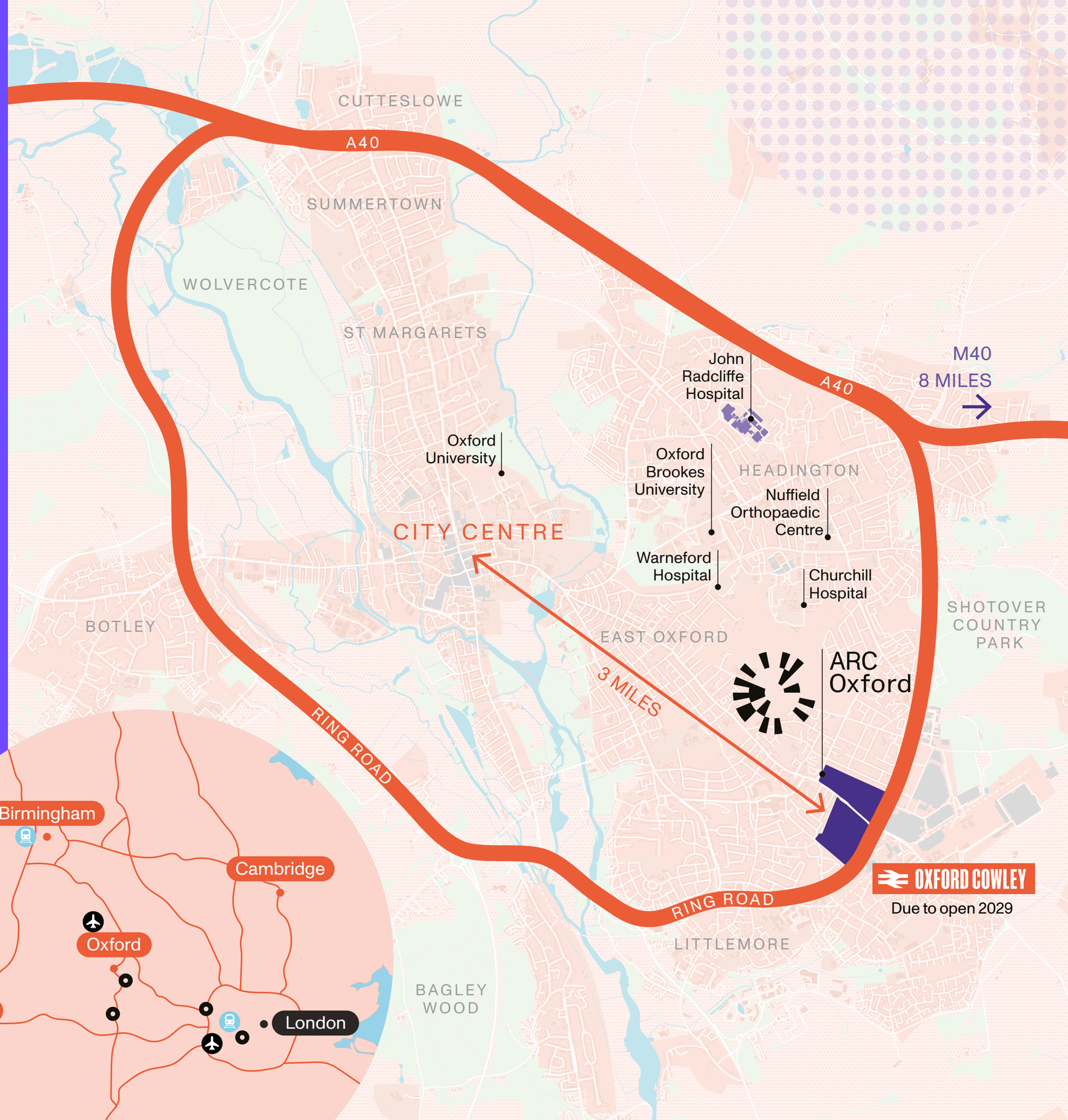
5 MINUTES walk from **ARC Oxford**

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



ARC OXFORD – THE CITY'S LARGEST INNOVATION 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.

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

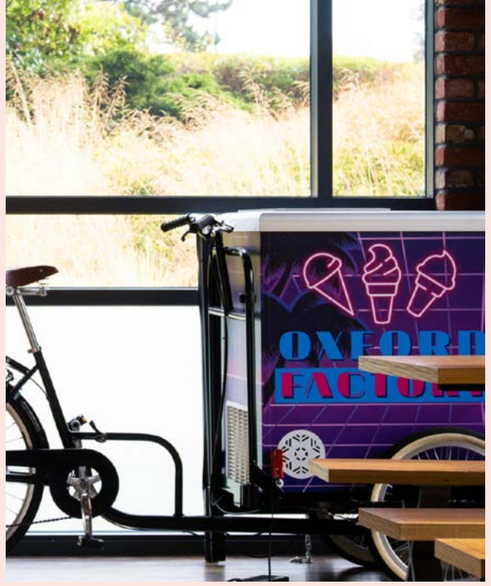
A dedicated community manager helps shape a hand-picked, curated events calendar for the best possible environment all year round.

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.

ARC OXFORD AMENITIES

ARC Oxford has a wide range of campus facilities for your team including on-site cafes, a nursery, gym, sports courts and a hotel.

- Bus stops
- Cafés
- Oxford Works
- Gym
- Tennis courts
- Padel court
- Nursery
- 200 bed hotel



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

OrganOx living organs for life
Perspectum Diagnostics
OXB
FluoRok REINVENTING FLUORINATION
accession therapeutics
OXFAM
oxa Universal Autonomy
spybiotech
ivyfarm technologies
Oxford BioDynamics
GILEAD Creating Possible
OMass THERAPEUTICS
CANCER RESEARCH UK
ULTROMICS
SELOXIUM
PENNINGTONS MANCHES
TFP Oxford Fertility
FREETHS
BLACKBERRY CLINIC
NHS
Ignota Labs
Yellowstone BIOSCIENCES
Nielsen
Tripadvisor
OXFORDSHIRE COUNTY COUNCIL
ELSEVIER
TI Automotive
WILEY
THEOLYTICS
INFINITOPES

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

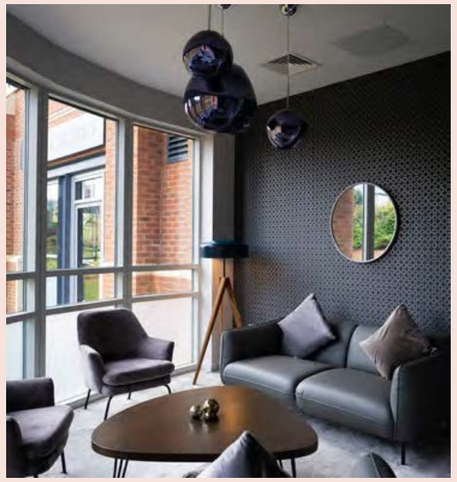
Our burrito and juice bar sits proudly on The Market Place, and is open daily offering made-to-order burritos, nachos, salad boxes, and more. With a partially covered decked area, this is the perfect spot for an informal meeting or lunchtime catch up with friends.

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.

H^RWELL

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

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ARC Oxford

Scan here to view our ARC Oxford video.