

ASCENT

6,500-92,000 SQ FT
(604-8,547 SQ M)

AVAILABLE
FROM
Q1 2026

BEST IN CLASS LAB-READY WORKSPACE
IN THE HEART OF OXFORD



ARC
Oxford

SUSTAINABLE SCIENCE-READY SPACE

Ascent is a brand new purpose-built lab-ready office building totalling 92,000 sq ft located at the heart of ARC Oxford, home to a thriving community of world-changing companies. It has been designed to provide flexible and innovative lab-ready office space to suit a wide variety of occupational specification and benefits from outstanding in-building and on-campus amenity provision.

ARC MASTERPLAN SUMMARY

- Delivering a 750,000 sq ft masterplan, backed by Brookfield, of exceptional new science-ready space
- Reprogramming the campus to encourage a car free townspace dominated by sustainable travel
- Creating 3 amenity zones for an even stronger sense of place and space for more community events
- Building new shared spaces including flexible lounges, townhall spaces, pocket parks, plazas and roof terraces
- New biodiverse landscaping and green space where nature thrives alongside people

A NEW LANDMARK FOR OXFORD'S INNOVATION COMMUNITY

- 92,000 sq ft (8,547 sq m) (NIA)
- Suites available from c.6,500 sq ft
- Single building, ground plus 2 storeys with an additional rooftop amenity space
- Back of house gas storage and clinical waste services
- Multiple goods lifts
- 164 parking spaces
- 3 miles from Oxford City Centre with buses every 7 minutes at peak times
- Highly sustainable: meeting and exceeding Oxford City's sustainable policies
- Target BREEAM "Excellent" and 40% reduction in carbon emissions above current Building Regulations
- Within 10 minutes of John Radcliffe, Churchill and Nuffield Orthopaedic Hospitals
- Completion Q1 2026



SPECIFICATION

DESIGNED TO PROVIDE THE HIGHEST QUALITY
AND FULL OCCUPATIONAL FLEXIBILITY



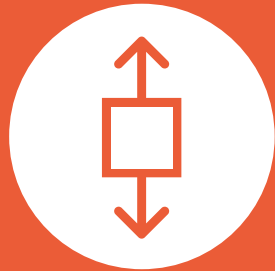
Best in class facilities including a café, communal spaces and roof terrace overlooking the campus



CL2 wet lab-ready



'Back of house' gas storage and clinical waste services



Goods and passenger lifts



Storage for up to 136 bikes and end of journey facilities including showers and changing rooms



164 car parking spaces



Dedicated delivery and loading bay



Back up power system



Approx 4.2m ceiling heights



SUSTAINABILITY



Highly Sustainable:
targeting BREEAM
'Excellent' and EPC-A
– meeting and exceeding
Oxford City's
sustainable policies



Certified Net Zero
carbon development



40% reductions in carbon
emissions above current
Building Regulations



Balance between daylight,
solar gains and solar
protection, embodied
carbon and views-out



Creating microclimates
for outdoor comfort



Natural ventilation in
amenity spaces



Biodiversity uplift to
achieve a minimum
5% net gain target



Integrating PV
panels

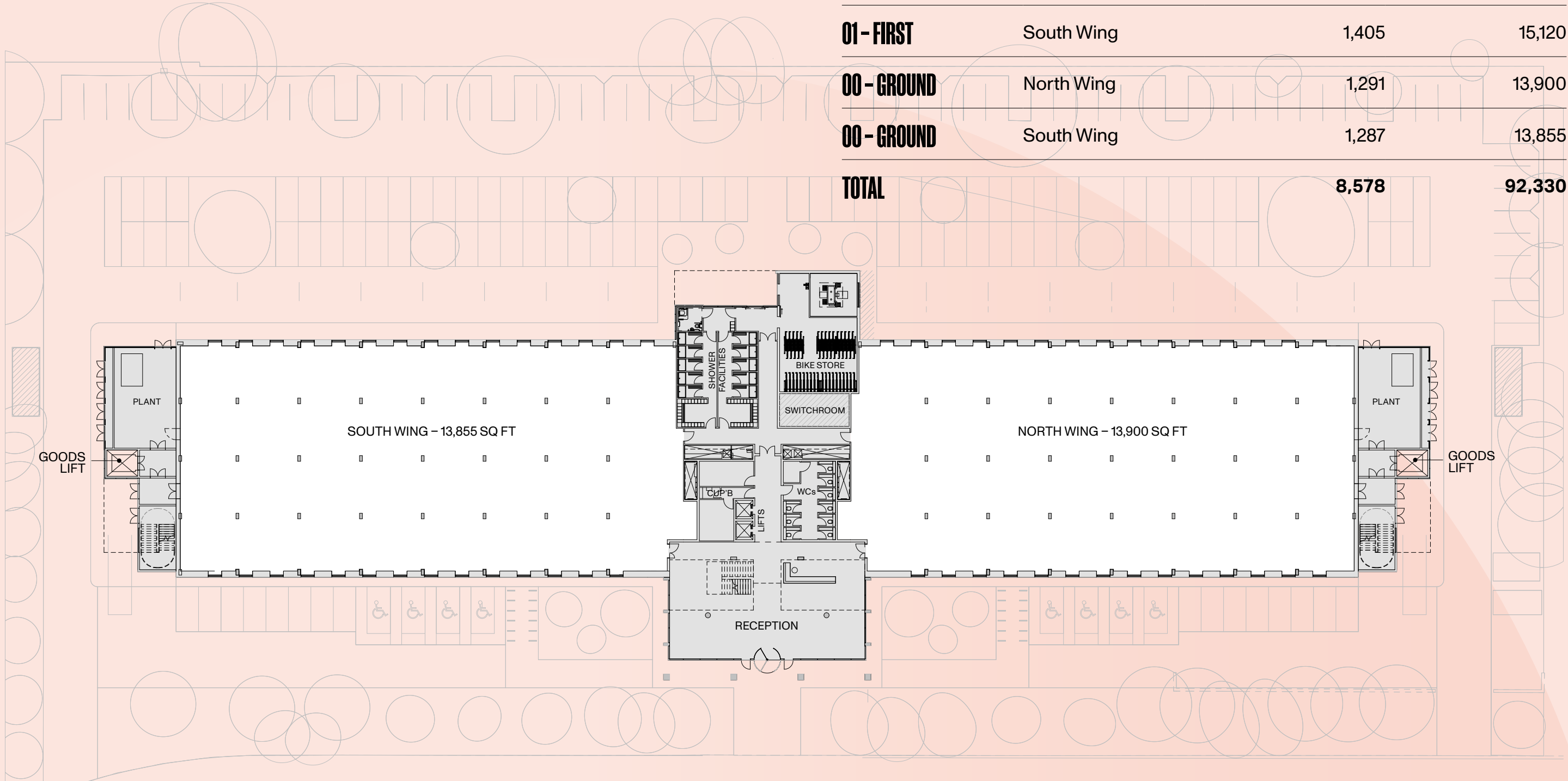


Water efficiency:
rainwater harvesting and
greywater recycling

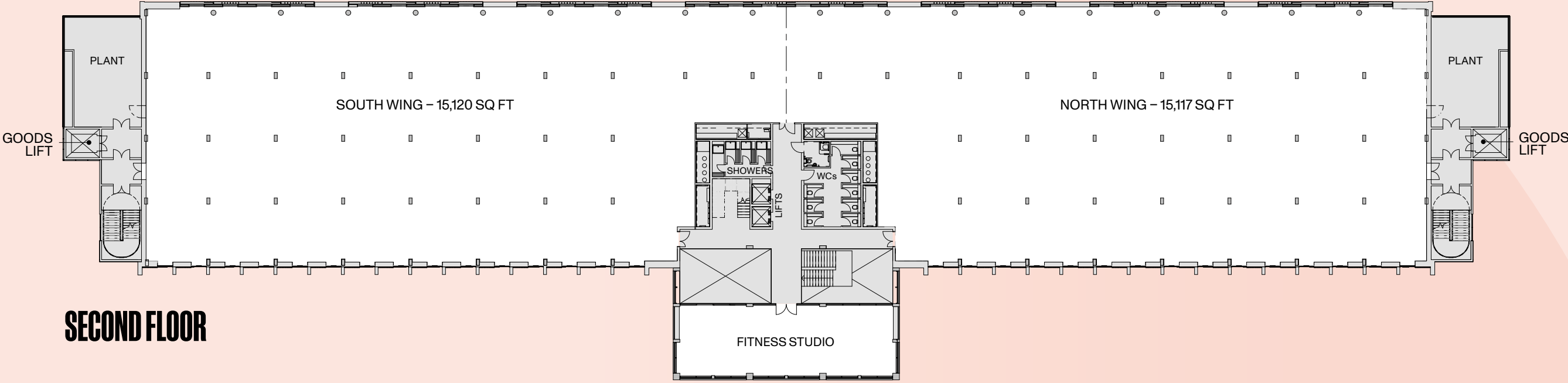
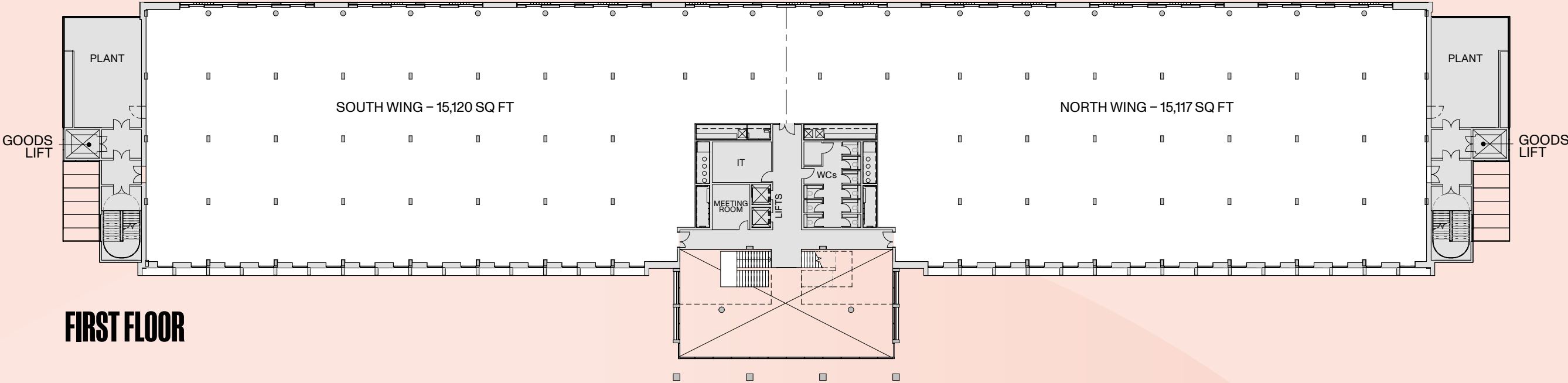


GROUND FLOOR AND SITE PLAN

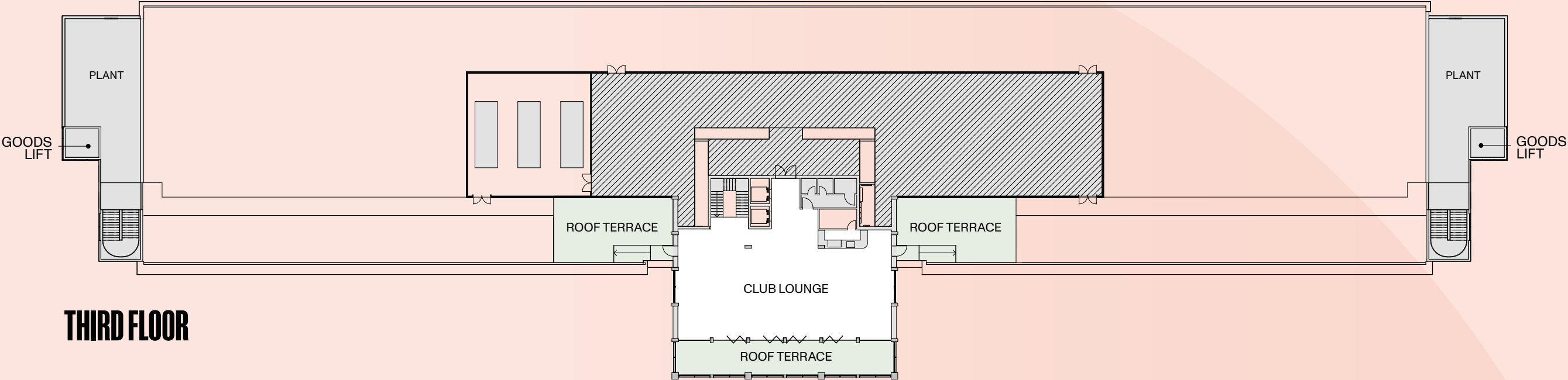
Level	Space Name	NIA SQ M	NIA SQ FT
03 - THIRD	Café Amenity	241	2,594
02 - SECOND	Amenity Space	140	1,506
02 - SECOND	North Wing	1,404	15,117
02 - SECOND	South Wing	1,405	15,120
01 - FIRST	North Wing	1,404	15,117
01 - FIRST	South Wing	1,405	15,120
00 - GROUND	North Wing	1,291	13,900
00 - GROUND	South Wing	1,287	13,855
TOTAL		8,578	92,330



FLOORPLANS



FLOORPLANS



THIRD FLOOR

CITY LOCATION

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

OXFORD

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

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

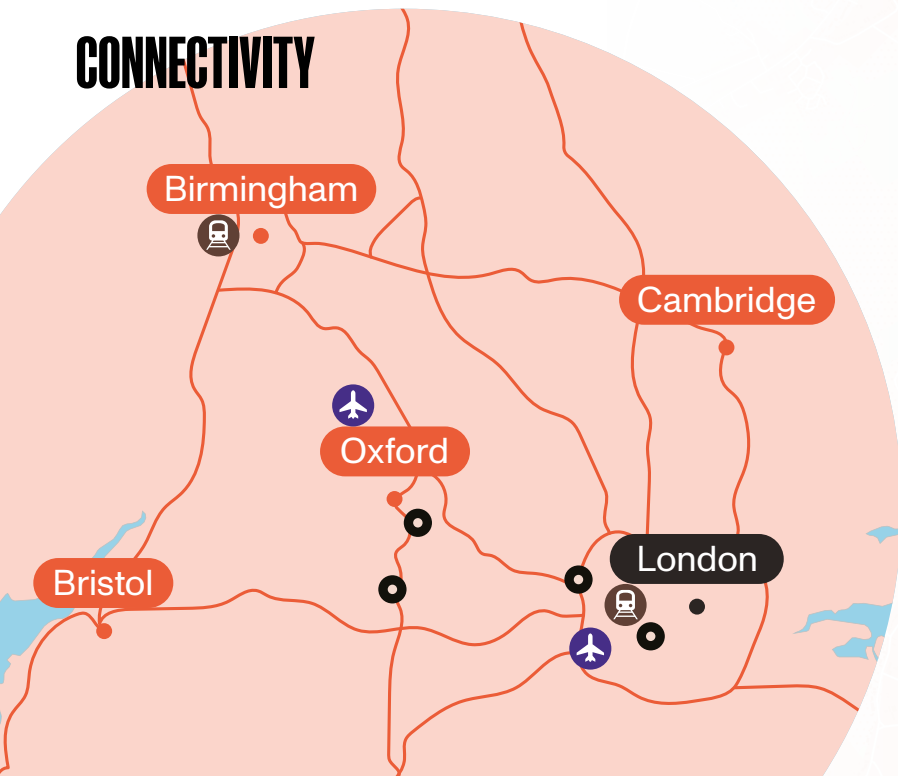
**According to TheTimes Higher Education (THE) World University Rankings 2023

ARC OXFORD






ARC Oxford is where some of Oxford University's most promising spin outs have found the perfect environment to thrive alongside pedigrees of the city's innovation ecosystem

- Currently home to 600,000 sq ft of workspace over 88 acres
- 33 member organisations – predominantly university spinouts – including Oxford Biomedica, Perspectum, OMass and Oxford Biodynamics
- 3 miles from Oxford City Centre
- Close to John Radcliffe hospital, Jenner Institute, Nuffield Orthopaedic Hospital and the University Bioescalator

CONNECTIVITY



Connected to England's major cities and international transport hubs:

-  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



LIFE AT ARC OXFORD



CAMPUS CULTURE

At the centre of our campus is its social hub, the Oxford Factory and the Oxford Works. A beautifully designed business lounge, boasting a spacious studio for fitness classes, 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 handpicked, curated events calendar for the best possible environment all year round. A community square – The Marketplace – with outside seating provides tranquil green space, and a perfect spot for enjoying a morning coffee, community BBQ or street food festival.



MEMBER OF THE FUTURE APP

Our Member of the Future app is a portal connecting over 2,500 members with the events, classes and bookable spaces of ARC's active community as well as exclusive discounts and other perks.



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.



AMENITIES

OXFORD FACTORY

A cafe and restaurant with a great selection of food and drink for whatever the occasion. If its just a quick coffee or a bigger lunch with a number of colleagues.



SHOPPING

Shopping opportunities of Oxford retail park including M&S, Tesco and Boots



NURSERY

Bright Horizons Day nursery



HOTEL

Premier Inn on-site



DAVID LLOYD GYM

Spa with steam room and sauna

- 6 Tennis courts (indoor and outdoor)
- Fully equipped gym
- Indoor pool
- Exercise classes



THE MARKET PLACE

A community square with a landscaped open lawn area hosting outdoor events all year round

OXFORD WORKS

A collaborative workspace to develop ideas, network and come together

- Hire a desk from 1 hour
- Quiet spaces for focused work
- Board rooms
- Seminar theatre
- Pool table

ESG AREAS OF FOCUS

To put its Vision into Action, ARC has identified 7 Key Focus Areas, aligned with the UN Sustainable Development Goals (SDGs), as the guiding principles for a successful, prosperous sustainable Clusters:

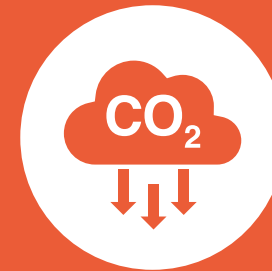
AT ARC, WE HAVE A VISION TO DEVELOP SUSTAINABLE CLUSTERS FOR WORLD-CLASS SCIENCE & INNOVATION, AND TO BE RECOGNISED AS A CATALYST FOR SUSTAINABLE GROWTH

2030 HEADLINE TARGETS:

- Transition our built environment portfolio towards Net Zero Carbon, halving emissions from managed buildings by 2030.
- Protect the local environment and manage our estate sustainably, enhancing biodiversity whilst creating a network of green spaces for people & nature.
- Shift the development & operation of our portfolio towards a circular economy through sustainable procurement & responsible sourcing.
- Make our buildings & infrastructure resilient to the predicted changes in the climate.
- Encourage active travel choices and provide low emission transport options to commuters.
- Provide an environment that safeguards and enhances the safety, health & wellbeing of staff and visitors.
- Make a lasting positive contribution to the community & local economy by delivering environmental, economic, and social value.

OUR OBJECTIVES ARE:

- **Carbon Intensity Reduction**
Reducing operational carbon emissions from managed buildings by at least 50% per square metre (GIA)
- **Biodiversity Gain**
Delivering additional biodiversity enhancements, above and beyond statutory Net Gain
- **Net Zero Carbon Buildings**
Designing new developments for net zero operational carbon & reducing upfront embodied carbon by at least 50%
- **Zero Landfill**
Exporting zero waste to landfill & diverting over 90% of construction waste towards recycling or recovery for purposes other than energy generation
- **Sustainable Travel**
Reducing Average Commuter Emissions Level (ACEL©) by at least 50%



Carbon & GHG Emissions



Nature & Environment



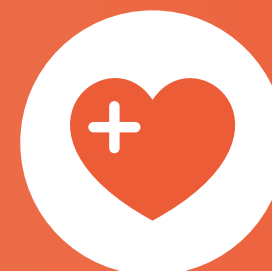
Materials & Supply Chain



Connectivity & Transport



Climate Resilient Buildings



Health & Wellbeing



Community & Local Economy

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.

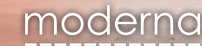
CONNECT WITH THE WIDER ARC COMMUNITY, ITS INFRASTRUCTURE AND EVENTS

HARWELL

Oxfordshire

The UK's leading science and innovation campus.

550,000 sq ft over 700 acres.



ARC West London

A transforming riverside home for UK life science.

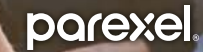
250,000 sq ft over 3.5 acres.



ARC Uxbridge

A centre for innovation within London's green belt.

334,577 sq ft over 72 acres.



CONTACT US

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Become a member
of the future.

arcgroup.io/oxford

Speak to us today to find out how
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member of ARC at ARC Oxford.

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