

# BUILDING 9400 ARC OXFORD

OX4 2HN

3,469 SQ FT

FITTED CL2 LABORATORY SPACE  
AVAILABLE NOW

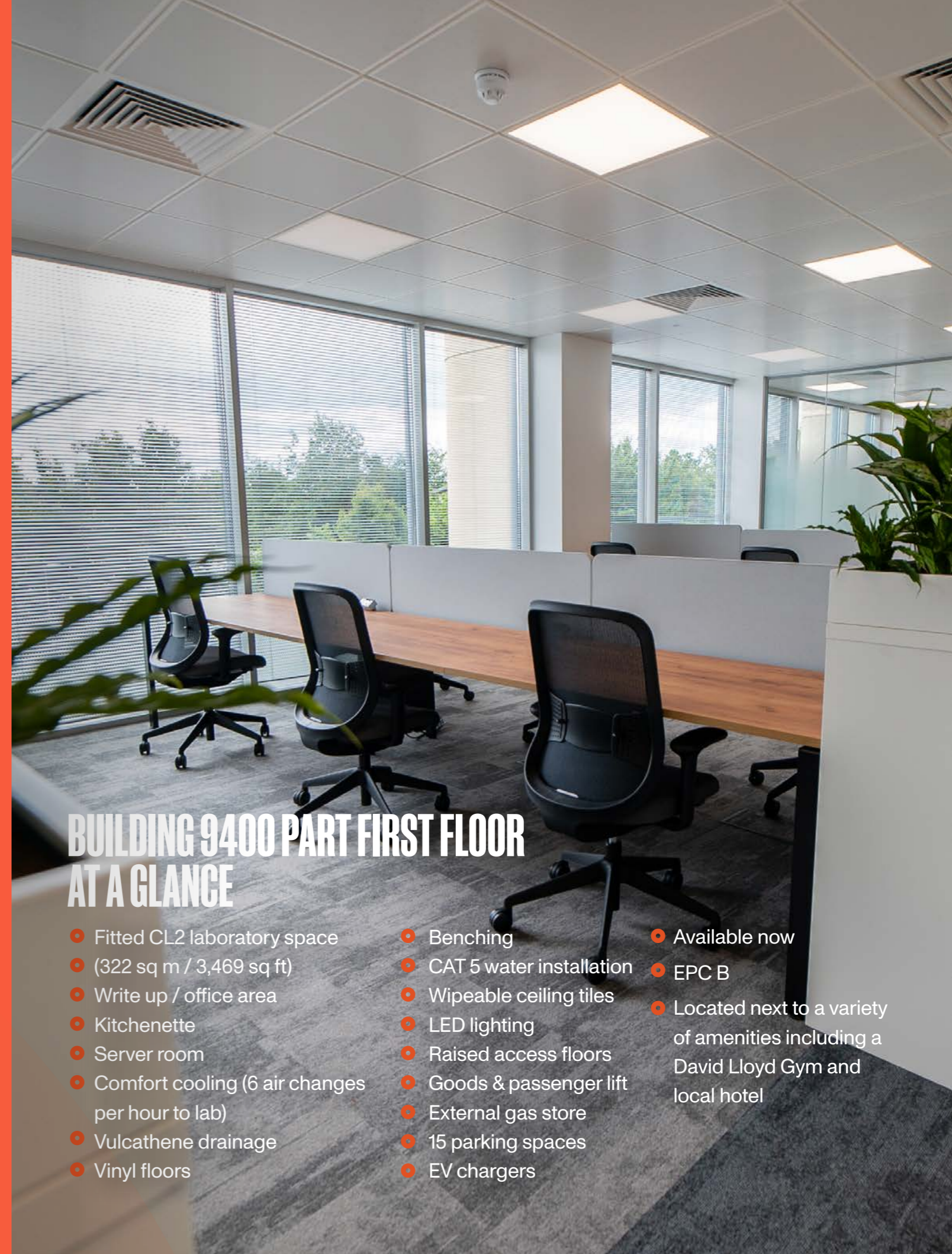
ARC.

# 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 a few minutes bike, boat or stroll from Oxford's world-class research institutes, teaching hospitals and universities.



ARC Oxford is set to grow 750,000 sq ft of brand new science-ready space — offices, labs, cleanrooms and cutting-edge R&D facilities — will soon evolve the cluster into a world-class environment for science and innovation. It's an investment in ARC's future, Oxford's continued position as a global centre of invention, and the UK's ambition to become a science superpower.



## BUILDING 9400 PART FIRST FLOOR AT A GLANCE

- Fitted CL2 laboratory space
- (322 sq m / 3,469 sq ft)
- Write up / office area
- Kitchenette
- Server room
- Comfort cooling (6 air changes per hour to lab)
- Vulcathene drainage
- Vinyl floors
- Benching
- CAT 5 water installation
- Wipeable ceiling tiles
- LED lighting
- Raised access floors
- Goods & passenger lift
- External gas store
- 15 parking spaces
- EV chargers
- Available now
- EPC B
- Located next to a variety of amenities including a David Lloyd Gym and local hotel

# 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

### CONNECTIVITY



ARC OXFORD BUILDING 9400

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



# BUILDING SPECIFICATION



Fitted office accommodation



Fitted CL2 lab accommodation



Vulcathene drainage



Vinyl floors



Benching



CAT 5 water installation



Wipeable ceiling tiles



LED lighting



Raised access floors



Showers



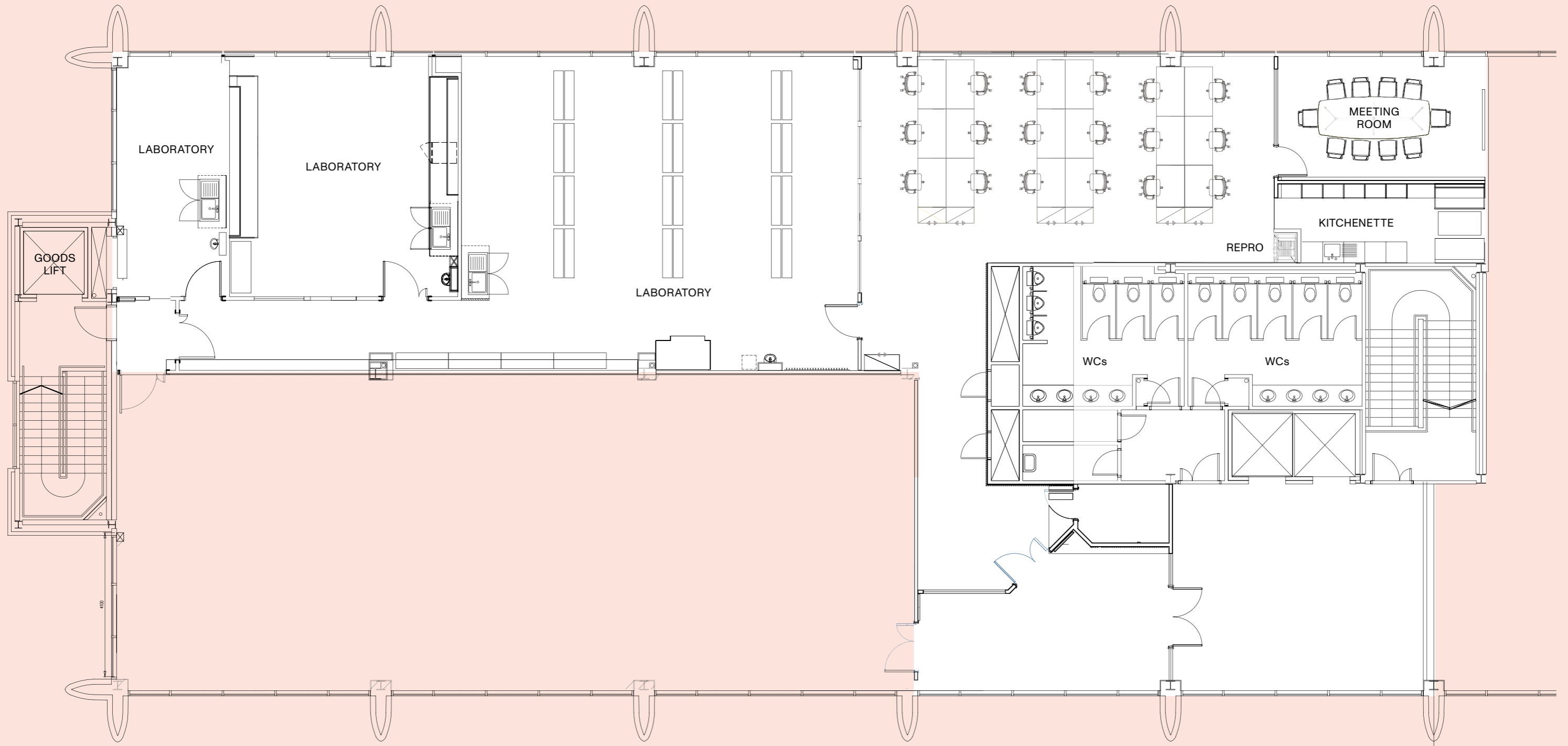
Goods & passenger lift



15 car parking spaces



# FLOORPLAN



## PART FIRST FLOOR

# CAMPUS-WIDE 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

# TESTIMONIALS

"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."

Oxford BioMedica



# 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.





# 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.



## ARC West London

A transforming riverside home for UK life science in Hammersmith.



## ARC Uxbridge

A centre for innovation within London's green belt and close to Heathrow.



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