

SPIRES HOUSE

OX4 2RW

7,064 SQ FT – 25,887 SQ FT
(656 SQ M – 2,405 SQ M)

AVAILABLE FROM
MAY 2025

GRADE A
OFFICE BUILDING
AT THE HEART OF ARC OXFORD

ARC.

GRADE A OFFICES

AVAILABLE FROM MAY 2025

Spires House is a modern Grade A three-storey multi-let office building totalling 49,421 sq ft with two wings and a central core, located at the heart of ARC Oxford.

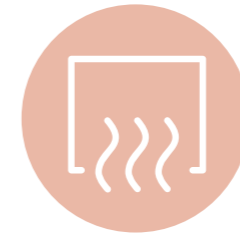
Availability		sq ft	sq m
Ground Floor	Wing B	7,073	657
First Floor	Wing A	11,750	1,092
First Floor	Wing B	7,064	656
Total		25,887	2,405



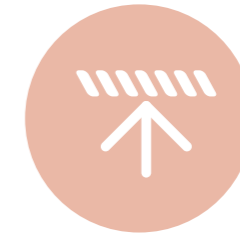
SPECIFICATION



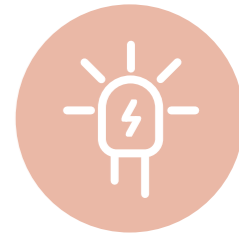
Efficient floorplates



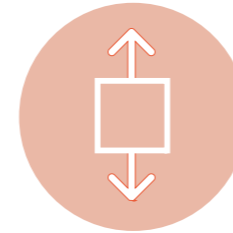
Natural displacement ventilation system



Full access raised floors



LED lighting



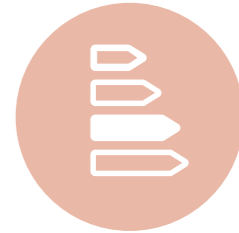
2 x 10 passenger lifts



Outstanding on-site parking ratio 1:214 sq ft



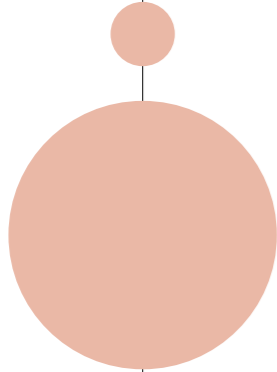
Secure bicycle stores



EPC: C (73)

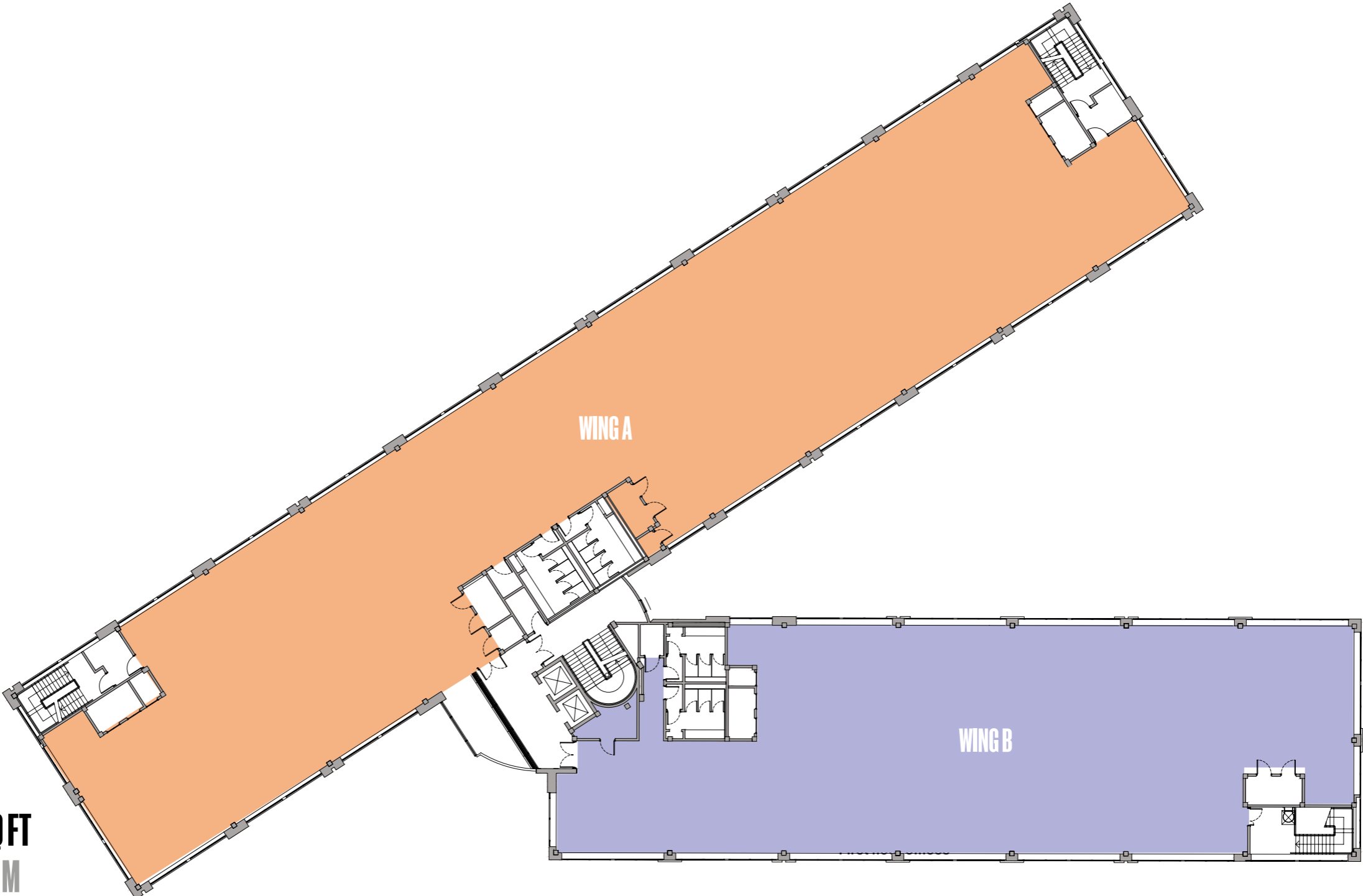


FLOORPLANS



FIRST FLOOR

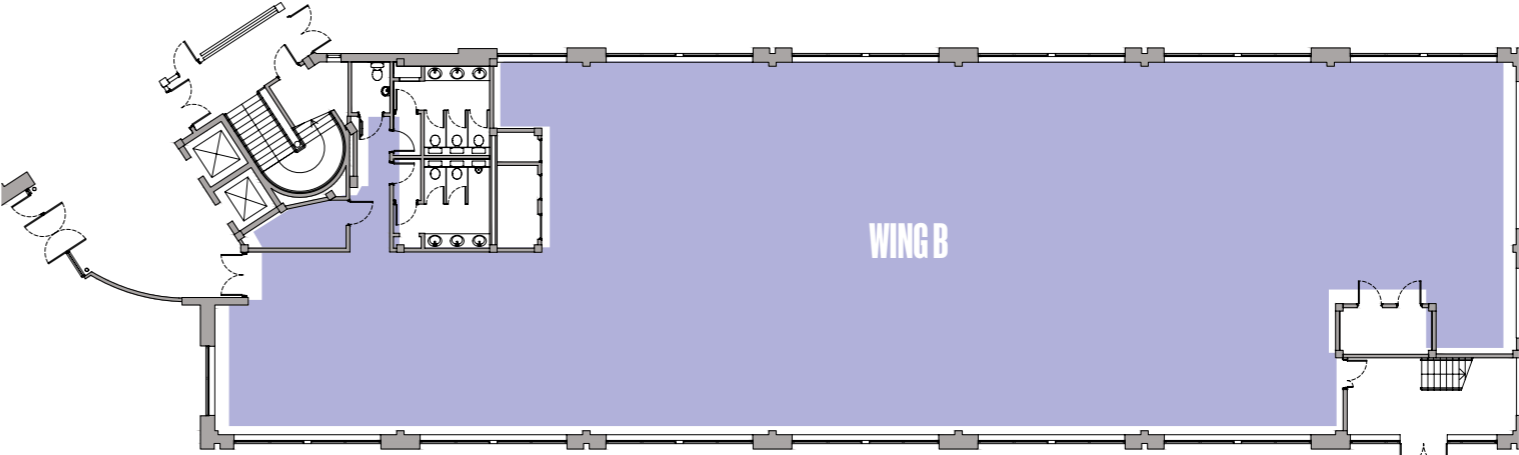
WING A
11,750 SQ FT
1,092 SQ M



WING B
7,064 SQ FT
656 SQ M

GROUND FLOOR






WING B
7,073 SQ FT
657 SQ M



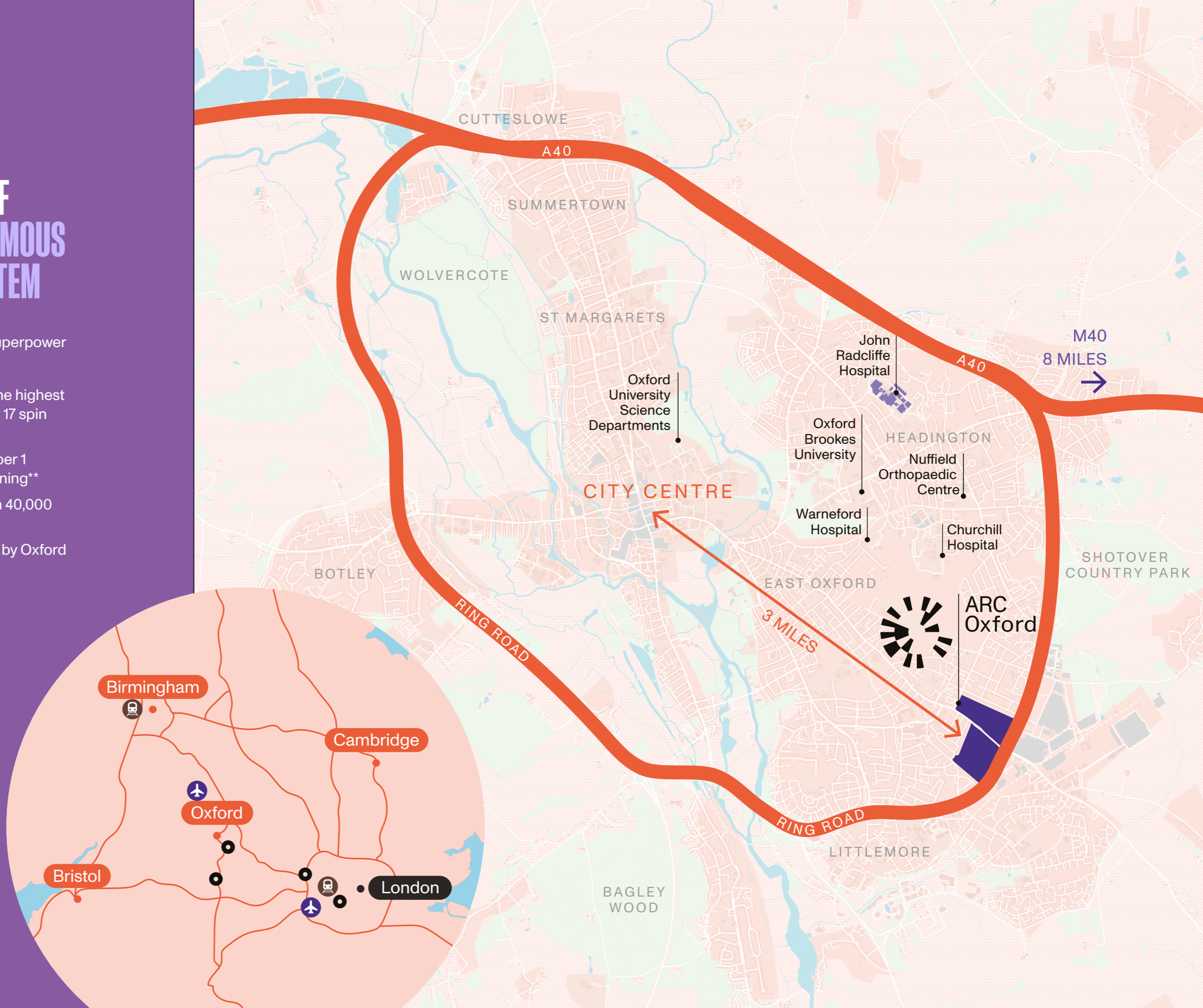
AN INTEGRAL PART OF OXFORD'S WORLD-FAMOUS INNOVATION ECOSYSTEM

The city of Oxford is a life science superpower connecting talent to global impact.

- 193 Oxford University 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

-  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



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.



EVENTS

Member Meet Up –
Community Lunch



SHOPPING

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



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

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.

“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

Veeva

accession
therapeutics

Jazz Pharmaceuticals

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
Back, Muscle and Joint Pain Specialist

NHS

Yellowstone
BIOSCIENCES

OXFAM

Nielsen

FluoRok
REINVENTING FLUORINATION

CONNECT WITH THE WIDER ARC COMMUNITY, ITS INFRASTRUCTURE AND EVENTS

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

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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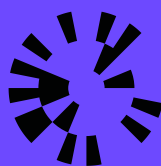
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ARC
Oxford



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ARC Oxford video.

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