

BUILDING 4100 ARC OXFORD

OX4 2GX

ARC.

Computer generated image

BUILDING 4100 AT A GLANCE

- 8,117 sq ft
- Fitted laboratory with offices
- Vulcathene drainage
- Vinyl floors
- Benching
- CAT 5 water installation
- Wipeable ceiling tiles
- LED lighting
- Showers
- Passenger lift
- 42 parking spaces
- Available Q1 2024



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.

INTRODUCTION



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.

INTRODUCTION

EASILY CONNECTED



3 miles
Oxford Train Station



1 hour
London Paddington



2.3 miles
High Street



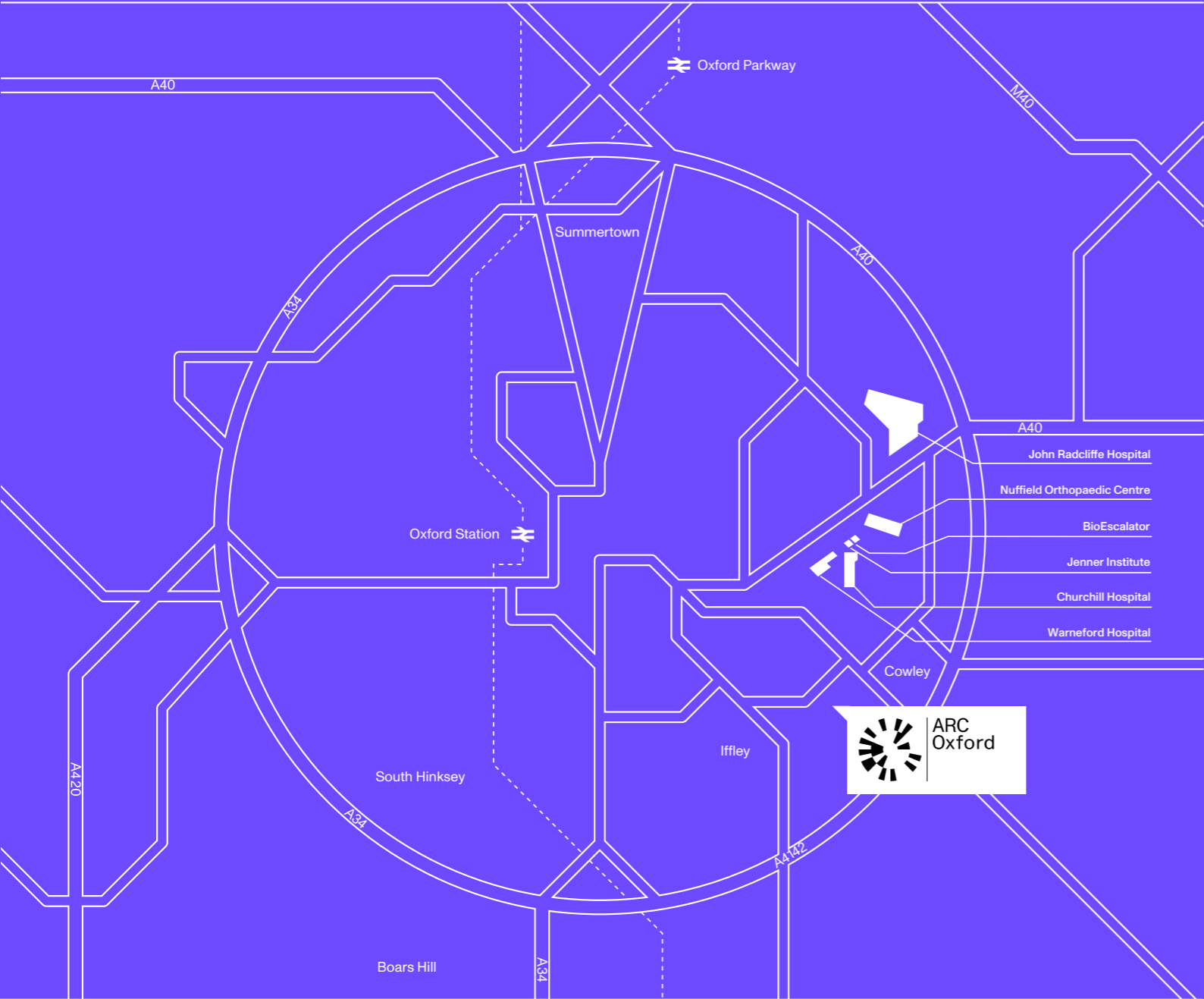
8 miles
M40 Junction 8/9



50 minutes
London Heathrow



2.4 miles
Headington Hospitals



LIFE ON CAMPUS

The Oxford Factory & Works	01	Next	05	Children's Day Nursery	09
The Market Place	02	Boots	06	Longwall Restaurant	10
Tesco	03	Petrol Station	07	David Lloyd Racket & Health Club	11
M&S	04	Premier Inn Hotel	08	Templars Square Shopping Centre	12



BUILDING SPECIFICATION AND FLOORPLANS

Laboratory

Building 4100 comprises a prominently located, detached building totalling 8,117 sq ft, located at the heart of ARC Oxford. The property will be comprehensively refurbished to provide fitted CL2 laboratory and office accommodation. Centrally located on ARC Oxford, the building is close to many of the parks life science occupiers. The property is located opposite Market Place, one of the parks amenity provisions and where a host of events are held throughout the year.

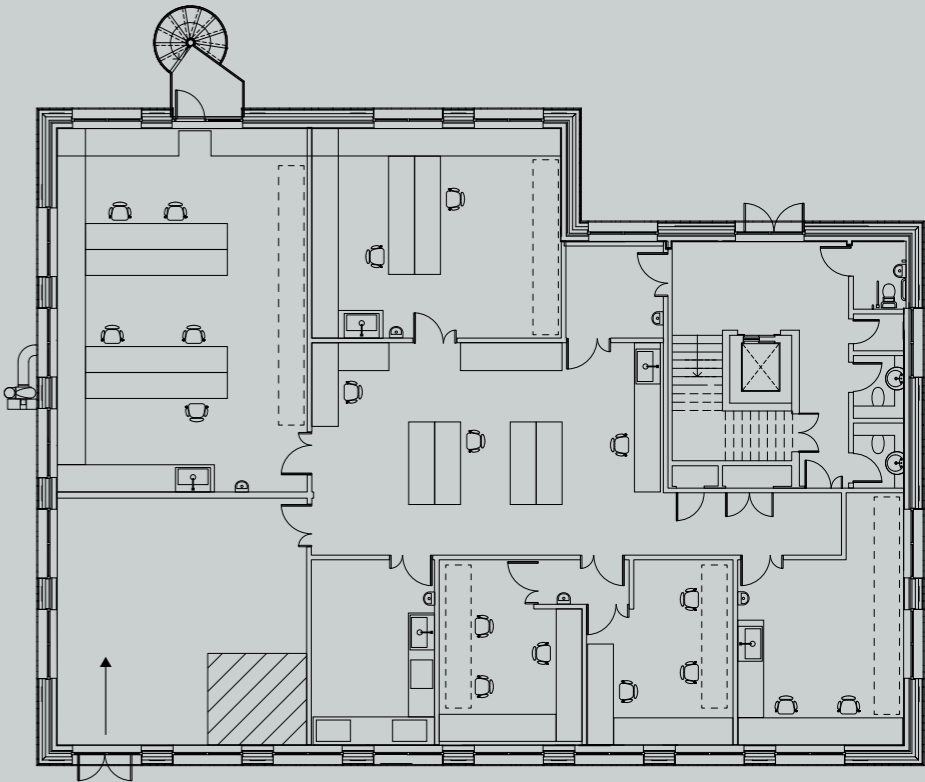
Available Q1 2024.

Specification

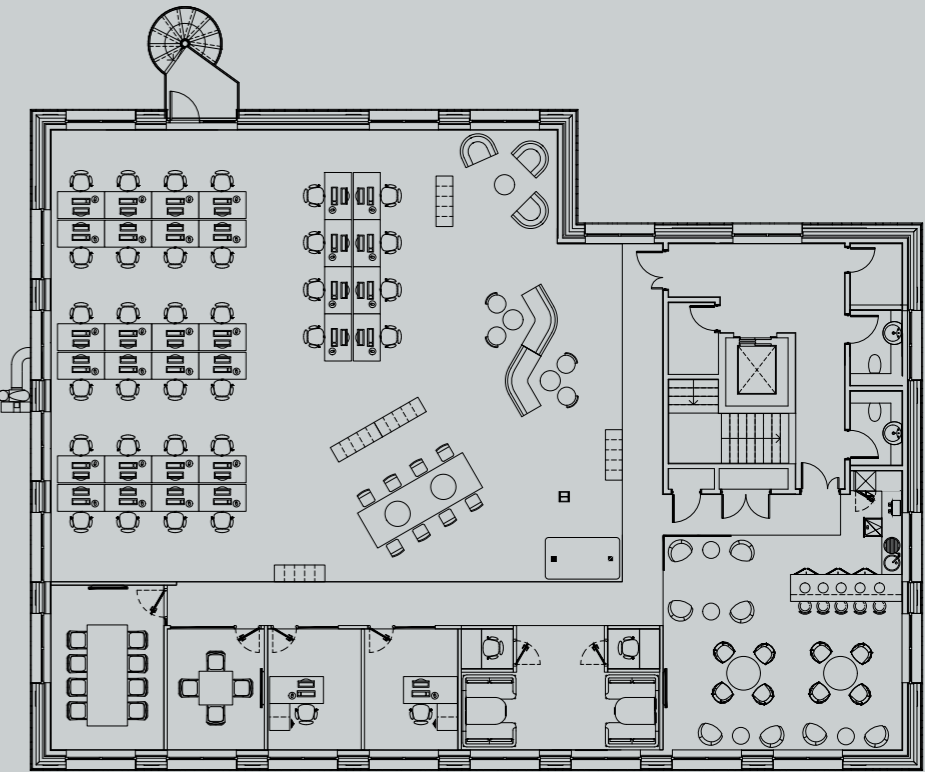
- Fitted office / lab accommodation
- Vulcathene drainage
- Vinyl floors
- Benching
- CAT 5 water installation
- Wipeable ceiling tiles
- LED lighting
- Raised access floors
- Showers
- Passenger lift
- 42 parking spaces



GROUND FLOOR (LABS)



FIRST FLOOR (OFFICE)



Indicative office layout plan

OXFORD ARC LIFE



Our community portal is available on your desktop or mobile app, bringing daily events, services, competitions to you and your colleagues. Whether you want to join us at a summer party, book a yoga class or book space in our business lounge – it is all here for you at Oxford ARC Life.



OXFORD WORKS



Oxford Works
Come and meet our Park Team at the Oxford Works, where you can hire a desk for an hour, a day or longer. With inspiring lounge space, phone booths and meeting rooms, it is the perfect work space that provides a refreshing alternative. There is also a fully equipped seminar theatre, all dedicated for our members on Campus.



CAMPUS COMMUNITY



The Oxford Factory
At the Oxford Factory you can grab a coffee, hold an informal meeting or treat yourself to freshly baked pizza and other freshly cooked meals. Our contemporary restaurant serves the very best locally produced food and drink and can provide corporate catering to our seminar spaces or your workspace.

The Market Place
A vibrant social meeting place to grab a coffee at the Oxford Workshop, take time out to play some table tennis and enjoy the outdoor environment, relaxing in a deckchair on the lawns. For a hot chocolate in the winter sun or a bbq party in the summer, you can enjoy the Market Place all year round.



OCCUPIERS

AC Nielsen	NHS
Accession Therapeutics	Oxbotica
ARGC	Oxfam
Animal Dynamics	Oxford Biodynamics
Audi Oxford	Oxford Biomedica
Blackberry Clinic	Oxford County Council
Bright Horizons	Oxford Fertility
British Gas	Oxford Management
Cancer Research	Pennington Manches
Cluttons	Perspectum
Evox Therapeutics	Pure Offices
Exact Sciences	Royal Mail
Freeths	Spybiotech
GRE	TI Automotive
Harley Davidson	Ultromics
Ivy Farm	Wiley
Jazz Pharmaceutical	



TESTIMONIALS

“It’s been a great experience working with Arlington 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

“Our rapidly expanding business needed to acquire fully fitted lab space within a very short timeframe. The Arlington team at ARC Oxford stepped up to this challenge, finishing on time and to a very high standard – we are delighted with the result.”

Evovx 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. Arlington 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

DEVELOPER

ARC

David Williams
M: +44 (0)7443 887 500
E: david.williams@arcgroup.io

Dan Williams
M: +44 (0)7795 331925
E: dan.williams@arcgroup.io

www.arcgroup.io

CONTACT

LETTING AGENTS

JLL

Paddy Shipp
T: +44 (0)74691 55531
E: Paddy.Shipp@eu.jll.com

Bridget Partridge
T: +44 (0)7921 309816
E: Bridget.Partridge@eu.jll.com

Matthew Symons
T: +44 (0)7928 501324
E: Matthew.Symons@jll.com

www.jll.co.uk

Bidwells

Duncan May
M: +44 (0)7879 883886
E: duncan.may@bidwells.co.uk

Rob Beatson
M: +44 (0)7976 590996
E: robert.beatson@bidwells.co.uk

www.bidwells.co.uk

CBRE

Richard Venables
T: +44 (0)7816 491860
E: richard.venables@cbre.com

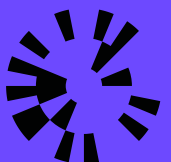
Kevin Wood
T: +44 (0)790 058 4150
E: kevin.wood@cbre.com

Charlotte Reaney
T: +44 (0)784 168 4842
E: charlotte.reaney@cbre.com

www.cbre.com

Misrepresentation Act

Advanced Research Clusters Ltd or JLL, CBRE and Bidwells give notice that these property particulars are provided as a general outline for guidance only. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. As such, it does not constitute or form part of a contract. No person in the employ of Advanced Research Clusters Ltd or JLL, CBRE and Bidwells as representing agents of the property displayed has the authority to make or give any representation or warranty in relation to the property. Unless otherwise stated, all rents and prices quoted in these property particulars are exclusive of VAT which may be payable in addition to the amount quoted. Subject to contract. December 2022



ARC
Oxford