

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.

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

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 townscape 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



SPECIFICATION

DESIGNED TO PROVIDE THE HIGHEST QUALITY
AND FULL OCCUPATIONAL FLEXIBILITY



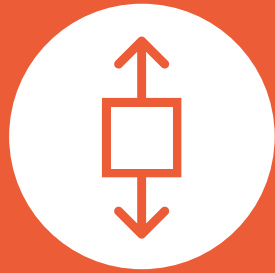
Best in class facilities including a café, communal spaces and roof terrace overlooking the campus



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



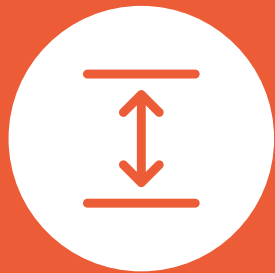
164 car parking spaces



Dedicated delivery and loading bay



Back up power system



Approx 4.2m ceiling heights



SUSTAINABILITY



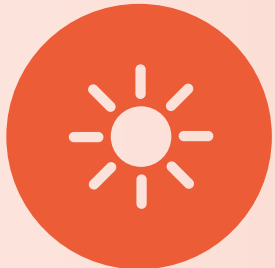
Highly Sustainable: targeting BREEAM 'Excellent' and EPC-A – meeting and exceeding Oxford City's sustainable policies



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

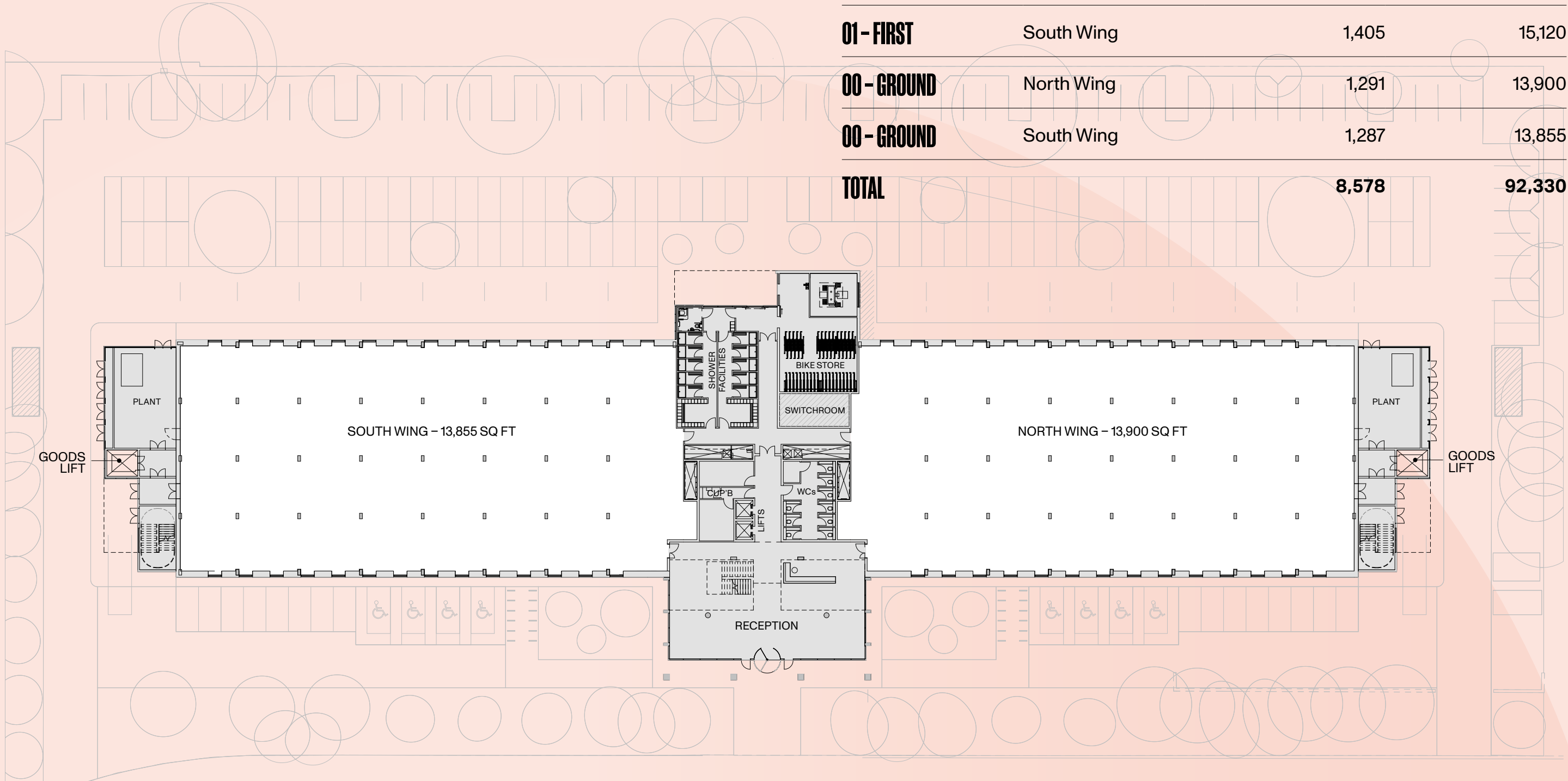


Water efficiency: rainwater harvesting and greywater recycling

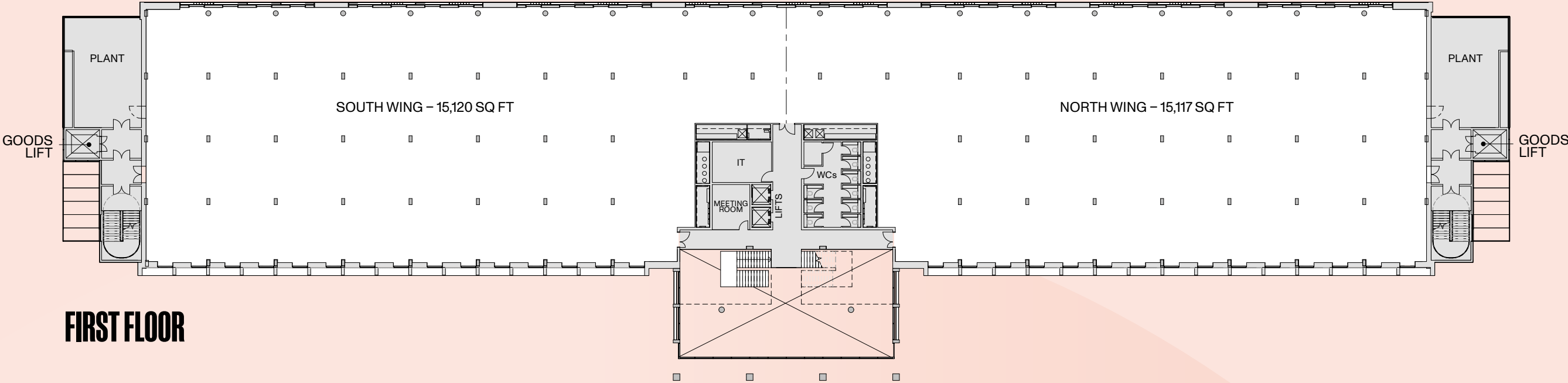


GROUND FLOOR AND SITE PLAN

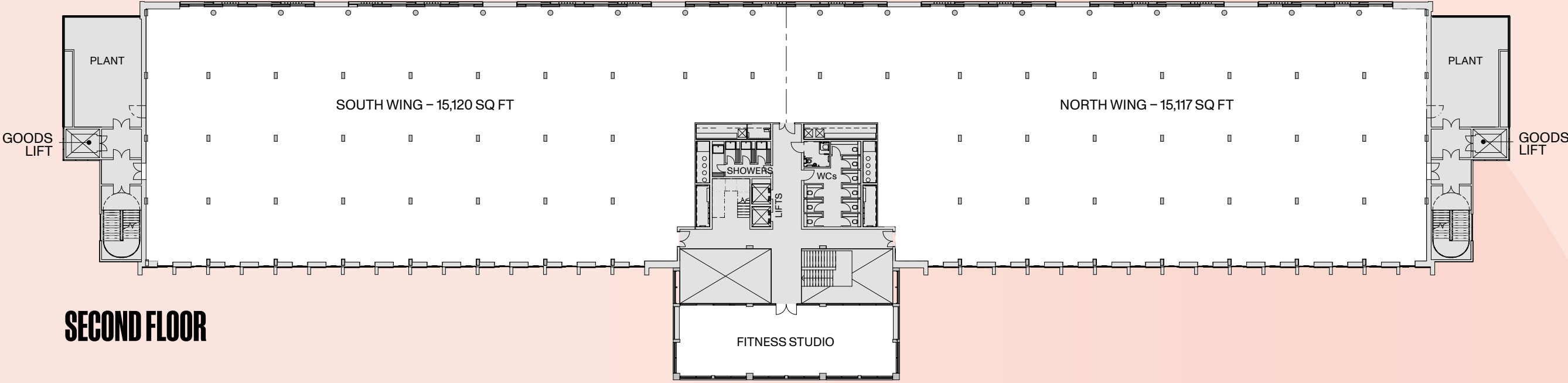
Level	Space Name	NIA SQ M	NIA SQ FT
03 - THIRD	Café Amenity	241	2,594
02 - SECOND	Amenity Space	140	1,506
02 - SECOND	North Wing	1,404	15,117
02 - SECOND	South Wing	1,405	15,120
01 - FIRST	North Wing	1,404	15,117
01 - FIRST	South Wing	1,405	15,120
00 - GROUND	North Wing	1,291	13,900
00 - GROUND	South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



FLOORPLANS

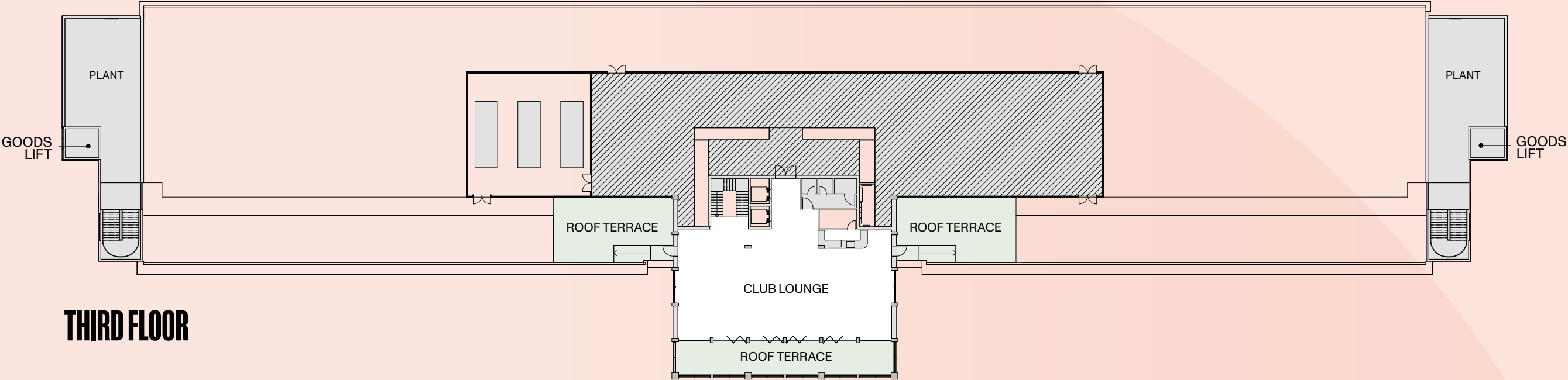


FIRST FLOOR



SECOND FLOOR

FLOORPLANS








THIRD FLOOR

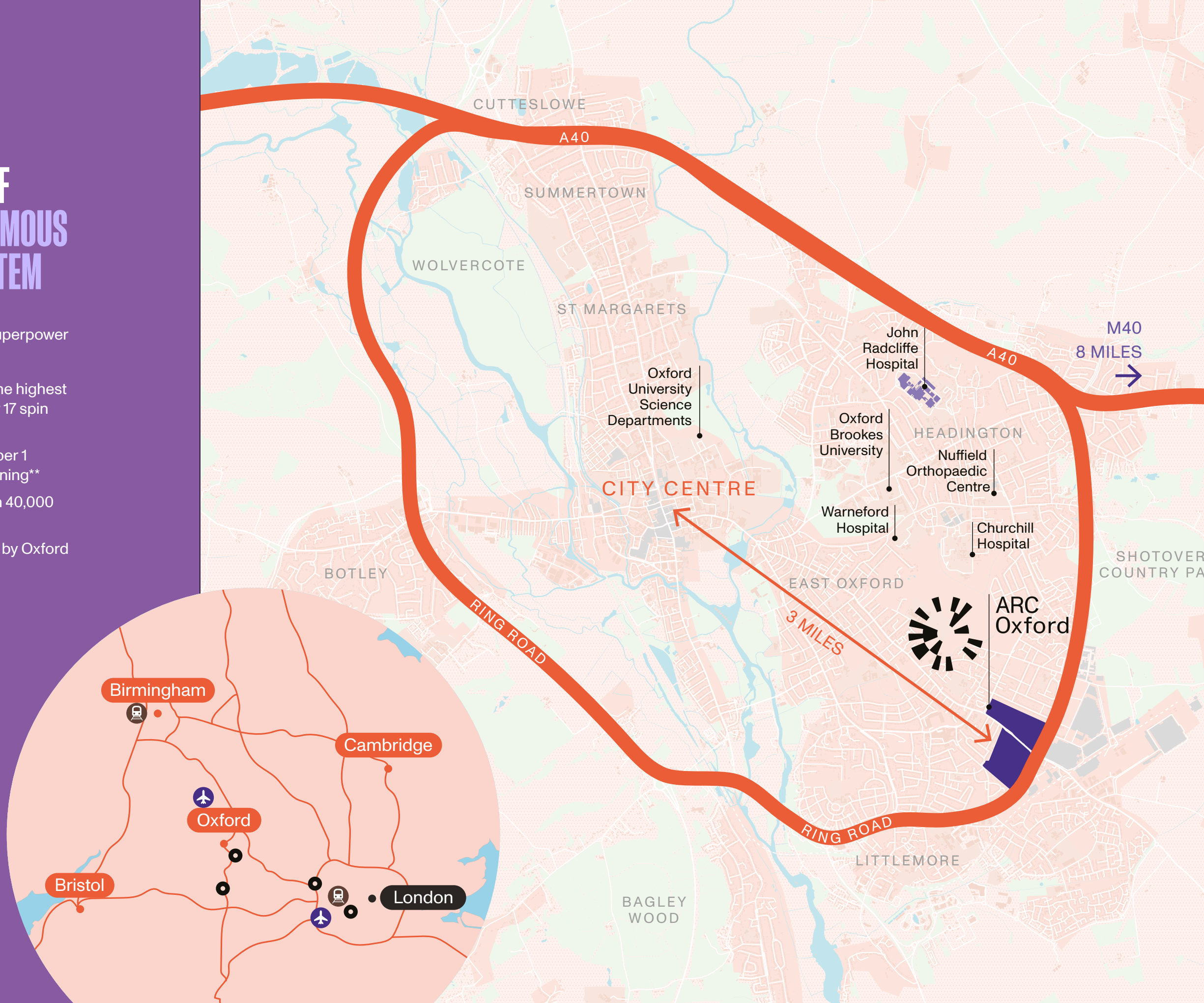
AN INTEGRAL PART OF OXFORD'S WORLD-FAMOUS INNOVATION ECOSYSTEM

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



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.



“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



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



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

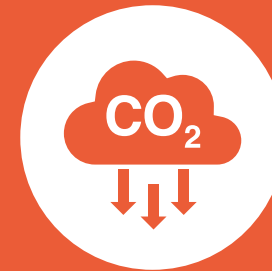
OXFORD WORKS

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

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:



Carbon & GHG Emissions



Nature & Environment

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%



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.

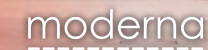
Backed by Brookfield, ARC exists to create world leading clusters for science, technology and innovation. Our community has exclusive benefits including events, summits, training, profile and access to space for away days and science sprints. Our portfolio includes the Harwell campus, ARC Oxford, ARC 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

For more information please contact the letting agents:



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

Jake Allen
M: +44 (0)7976 948445
E: jake.allen@bidwells.co.uk

www.bidwells.co.uk



Chris Valentine
T: +44 (0)7747 758289
E: chris.valentine@jll.com

Sarah Brisbane
T: +44 (0)7769 201458
E: sarah.brisbane@jll.com

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

jll.co.uk



Richard Venables
T: +44 (0)1865 848488
E: richard.venables@cbre.com

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

Charlotte Reaney
T: +44 (0)7841 68442
E: charlotte.reaney@cbre.com

cbre.com

Become a member
of the future.

arcgroup.io/oxford

Speak to us today to find out how
your business could benefit as a
member of ARC at ARC Oxford.

David Williams
Senior Director
david.williams@arcgroup.io
+44 (0) 7443 887 500

Dan Williams
Director - Asset Manager
daniel.williams@arcgroup.io
+44 (0) 7795 331 925

Will Crane
Leasing Manager
will.crane@arcgroup.io
+44 (0) 7503 211 147

arcgroup.io
[@Advanced_Research_Cluster](https://twitter.com/Advanced_Research_Cluster)
[@arcxford.io](https://www.facebook.com/arcxford.io)



Misrepresentation Act

Advanced Research Clusters Ltd or JLL or CBRE or 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 or CBRE or 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.
January 2025