


# ARC OXFORD BUILDING 7400

PART FIRST FLOOR

ARC.



7400 ARC Oxford: 1,803 sq ft  
(NIA) fitted CL2 lab space at  
the heart of Oxford's  
knowledge quarter

# INTRODUCTION

ARC Oxford is home to some of the world's most impactful science and innovation organisations. At the heart of the city's world-leading innovation ecosystem — an integral part of a powerful knowledge economy. Discover offices, co-working, fitted labs in Oxford city centre on the doorstep of Oxford University and 3 miles from John Radcliffe Hospital.

# 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



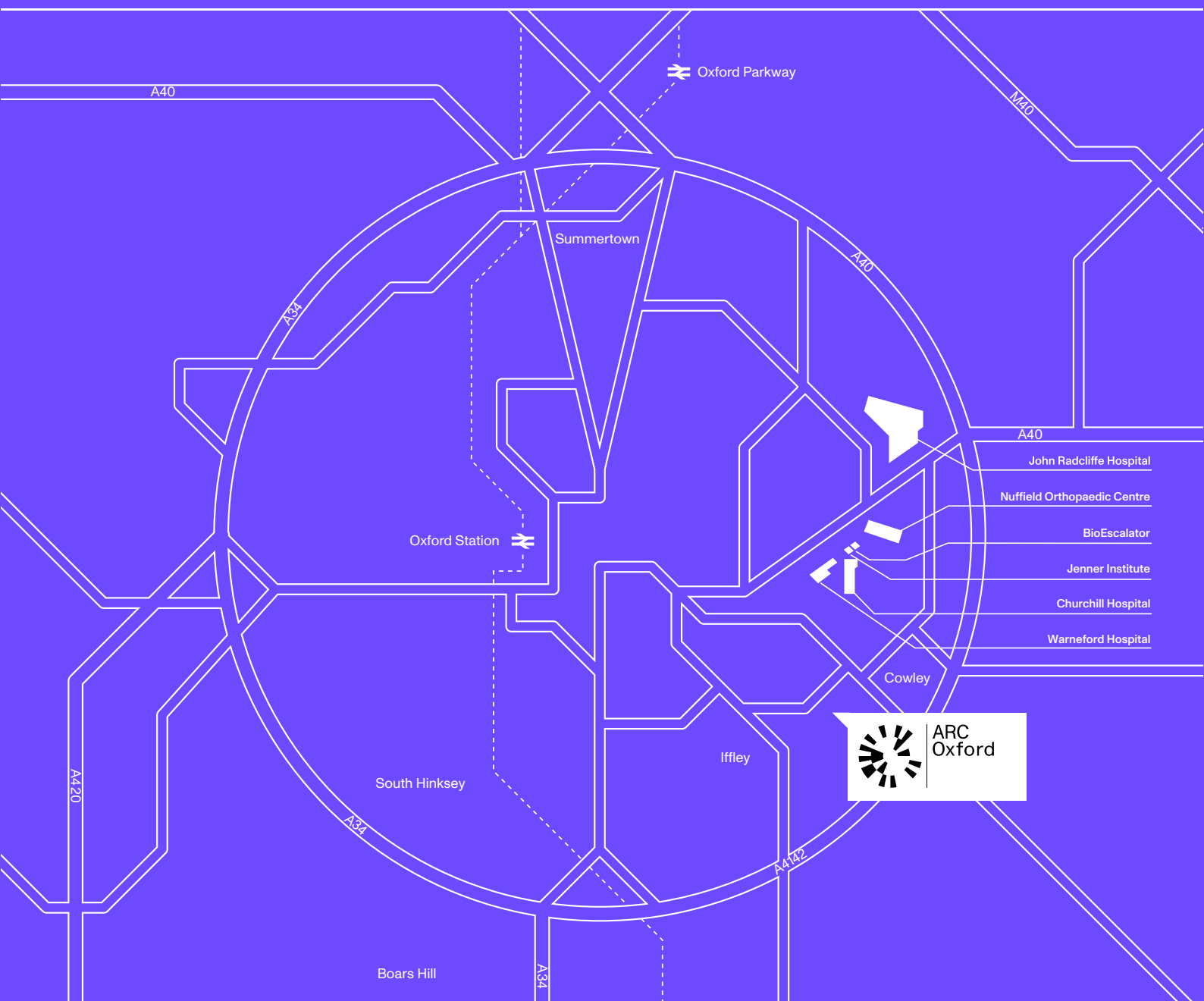
8 miles  
M40 Junction 8/9



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

## Description

Building 7400 is a detached two storey lab/office building located on the Northern side of the Campus. The available suite (part first floor) measuring 1,803 sq ft (NIA) has been speculatively developed and comprising of a self-contained high quality fully fitted CL2 lab facility..

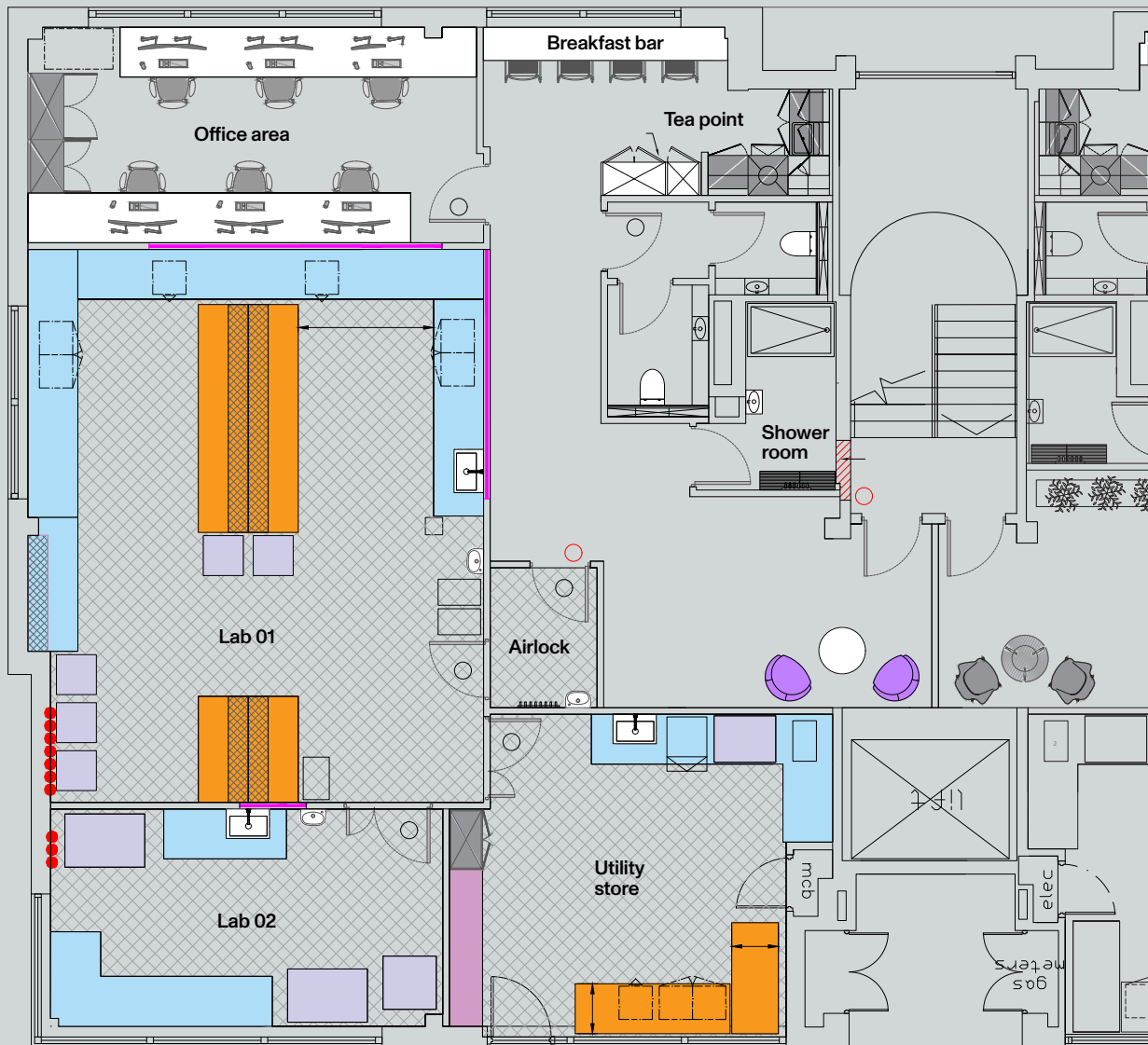
The building is close to many of the parks life science occupiers and benefits from a wide array of park amenity including the Oxford Factory café/restaurant, Oxford Works co-working space, Market Place an open area where a events are held throughout the year.

Immediately available.

## Specification







- Comfort cooling (6 air changes per hour)
- Vulcathene drainage
- Bench trunking
- Laminate work benches (fixed and mobile)
- Write up/office area
- Gas pipework installed
- Cat 5 Water installation
- LED lights
- Kitchenette
- WC & shower room
- Goods lift
- 8 parking spaces
- 2 x Electric Vehicle Chargers
- EPC A







### Equipment legend

-  Equipment - freestanding
-  Mobile bench
-  Lab bench (750mm)
-  Lab shelving (500mm)
-  Lab shelving (2 tier)
-  Freezer - freestanding
-  Fridge - freestanding

-  Lab sink
-  Hand wash basin
-  5 × 1000mm x 500mm double cupboards
-  5 × 500mm x 500mm drawers/cupboard
-  Access control
-  Vision panel

### GA legend

-  Half-glazed wall
-  Lab flooring

# MEMBER OF THE FUTURE



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 on the [Member of the Future app](#).





# OXFORD WORKS



Come and meet our Campus 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 dedicated for our members.



# 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.







# SCIENCE & TECH MEMBERS

Accession Therapeutics

ARGC UK

Blackberry Clinic

Cancer Research UK

Evox Therapeutics

Harley Davidson Europe

Ivy Farm

Jazz Pharmaceuticals UK

MiroBio/Gilead Sciences

Nielsen

OMass Therapeutics

Oxbotica

Oxford Biodynamics

Oxford Biomedica

Oxford Fertility Unit

Perspectum

Spybiotech

Ultromics

Veeva Systems UK





# 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."

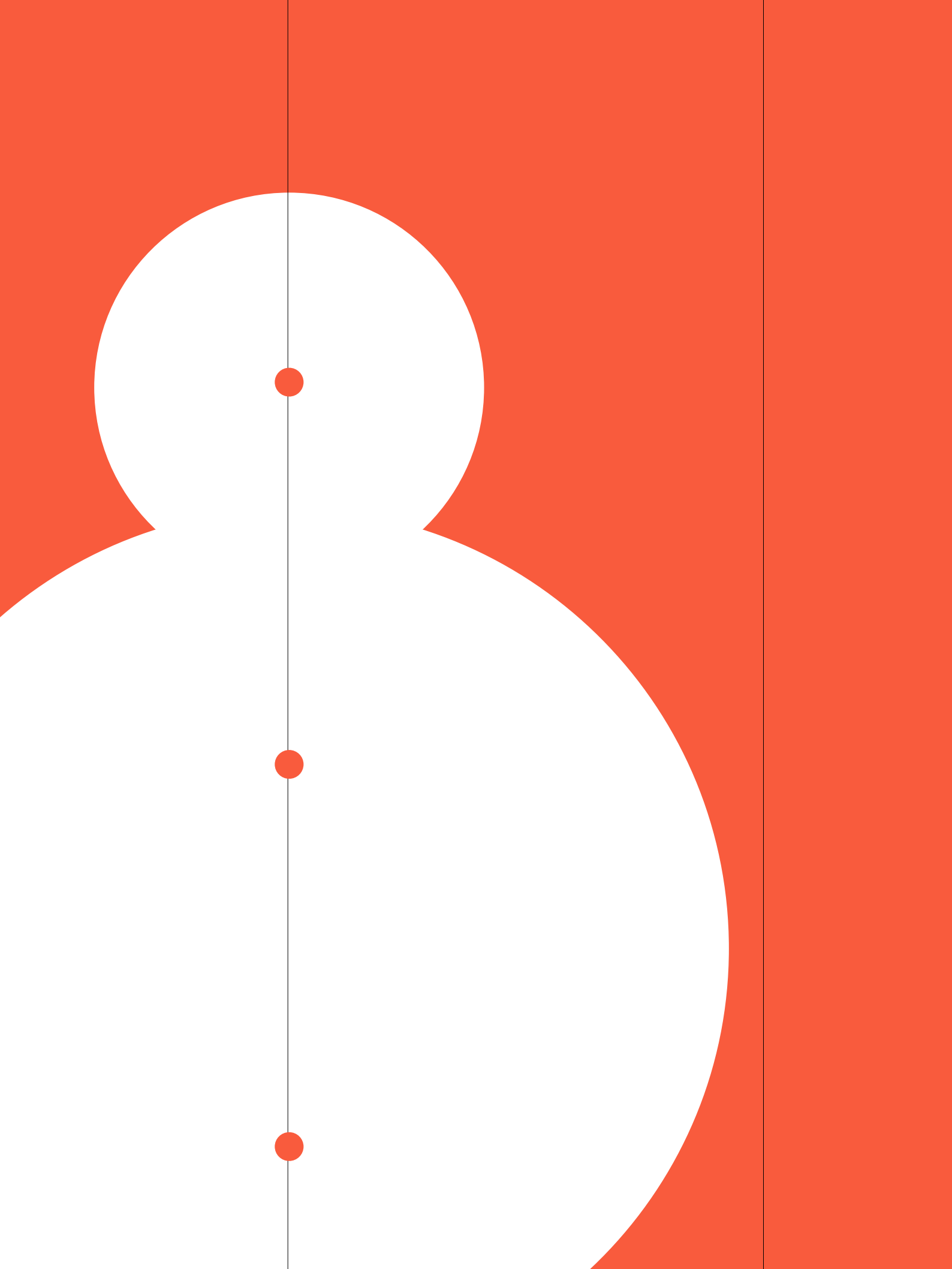
Perspectum Diagnostics

"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."

Evox 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

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