

A photograph of a modern multi-story office building with large glass windows and concrete pillars. The building is partially obscured by large, abstract purple geometric shapes. In the foreground, there are some dry grasses and a paved area.

ARC OXFORD BUILDING 9400

OX4 2HN

ARC.

BUILDING 9400 AT A GLANCE

- Fitted laboratory space (514 sq m / 5,535 sq ft)
- 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
- 16 parking spaces
- Electric Vehicle Chargers
- EPC available on completion of building works

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 CONECTED



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 9400 is a modern detached office building with the available suite (part second floor) comprising a self-contained high quality CL2 lab facility.

Available from September 2022.

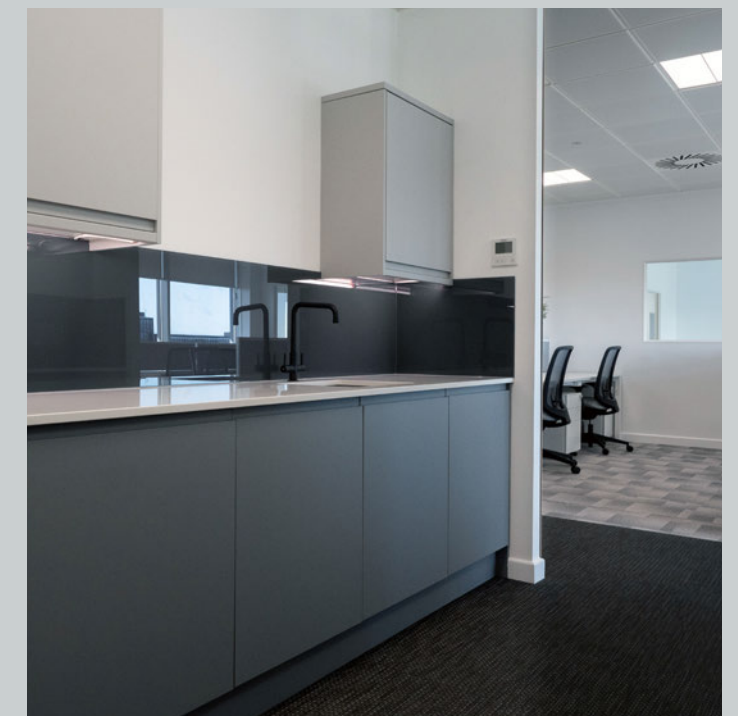
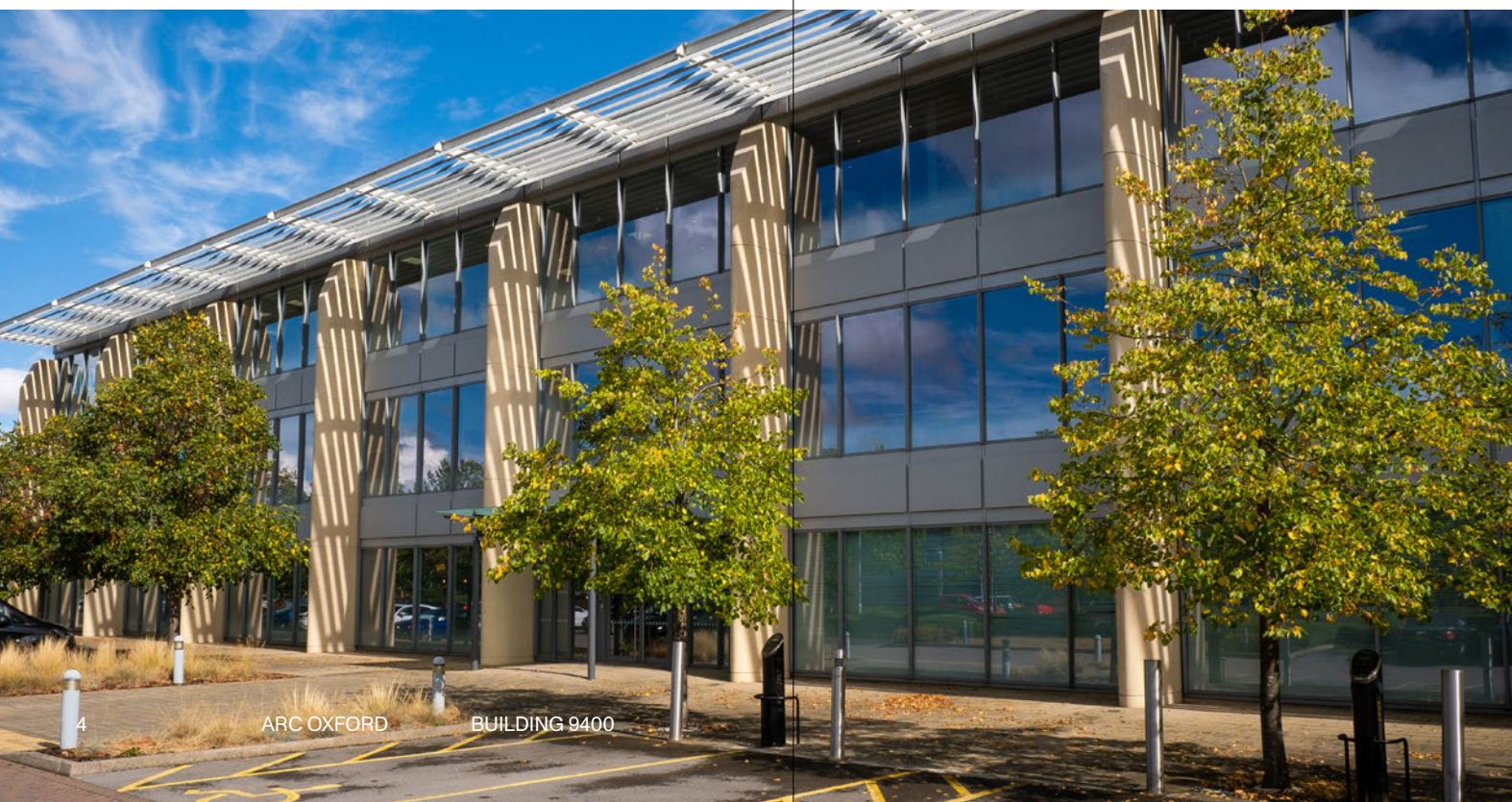
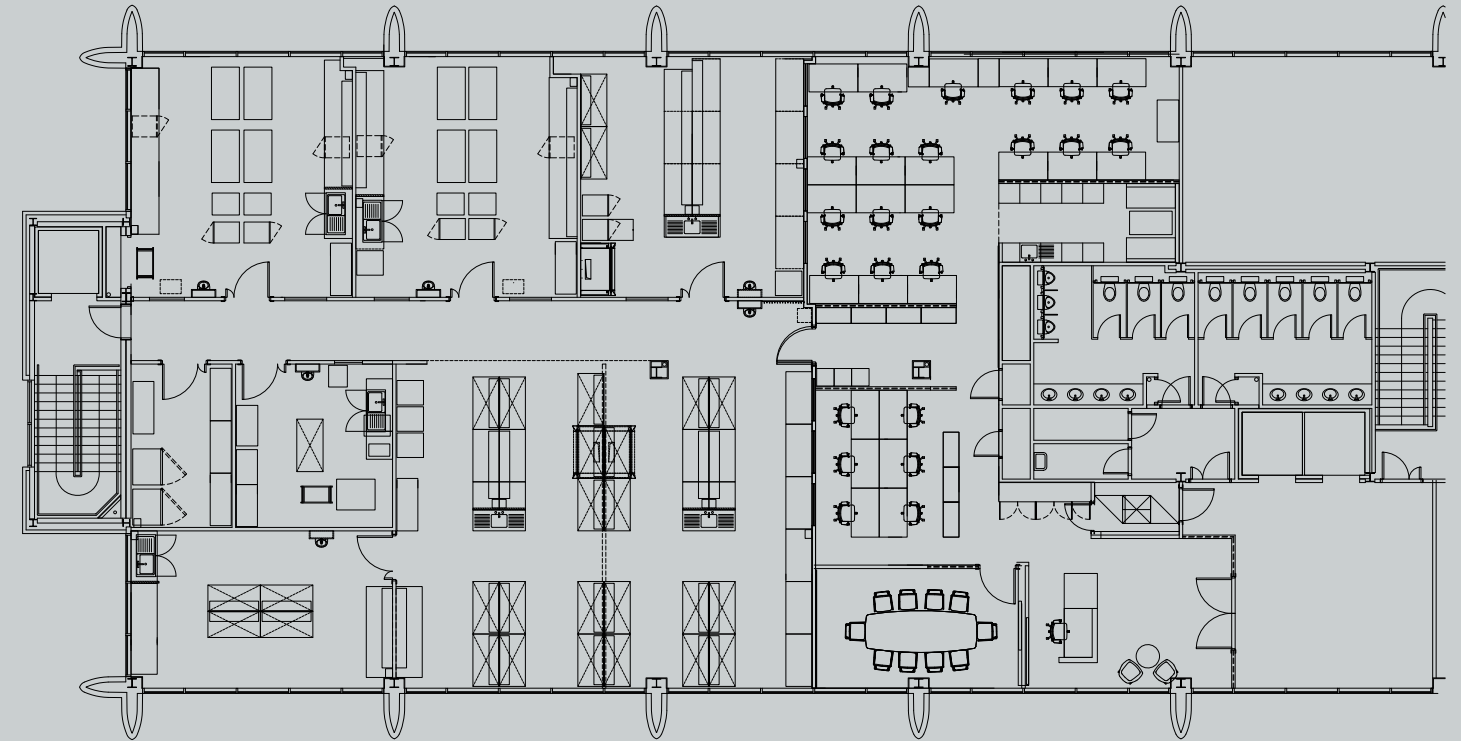
Specification

- Comfort cooling
- Vulcathene drainage
- Bench trunking
- Laminate work benches (fixed and mobile)
- Write up/office area
- Gas pipework installed
- Cat 5 Water installation
- LED lights
- Kitchen/break out
- WC & shower
- Goods lift
- 16 parking spaces
- EPC available on completion



PART SECOND FLOOR

514 sq m / 5,535 sq ft



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

Accession Therapeutics

ARGC

Animal Dynamics

Audi Oxford

Blackberry Clinic

Bright Horizons

British Gas

Cancer Research

Cluttons

Evox Therapeutics

Exact Sciences

Freeths

GRE

Harley Davidson

Ivy Farm

Jazz Pharmaceutical

NHS

Oxbotica

Oxfam

Oxford Biodynamics

Oxford Biomedica

Oxford County Council

Oxford Fertility

Oxford Management

Pennington Manches

Perspectum

Pure Offices

Royal Mail

Spybiotech

TI Automotive

Ultromics

Wiley



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

"Our rapidly expanding business needed to acquire fully fitted lab space within a very short timeframe. The ARC 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. 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

DEVELOPER

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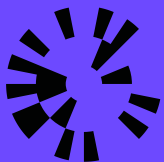
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