

# **SPIRES HOUSE**

**OX4 2RW**

**7,064 SQ FT – 37,654 SQ FT**  
**(656 SQ M – 3,498 SQ M)**

**AVAILABLE  
NOW**

**ECONOMICAL OFFICE SPACE  
AT THE HEART OF ARC OXFORD**

**ARC.**



# SUITES AVAILABLE NOW

Spires House is a multi-let office building with two wings and a central core, located at the heart of ARC Oxford.

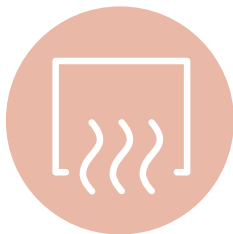
Suite		sq ft	sq m
Ground Floor	Wing B	7,073	657
First Floor	Wing B	7,064	656
First Floor	Wing A	11,750	1,092
Second Floor	Wing A	11,767	1,093
Total		37,654	3,498



## SPECIFICATION



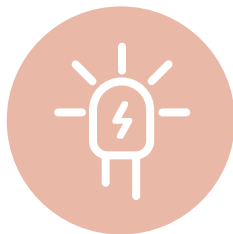
Efficient floorplates



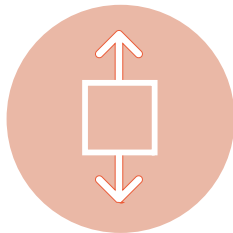
Natural displacement ventilation system



Full access raised floors



LED lighting



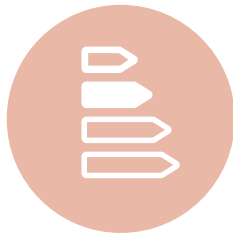
2 x 10 passenger lifts



Outstanding on-site parking ratio



Secure bicycle stores



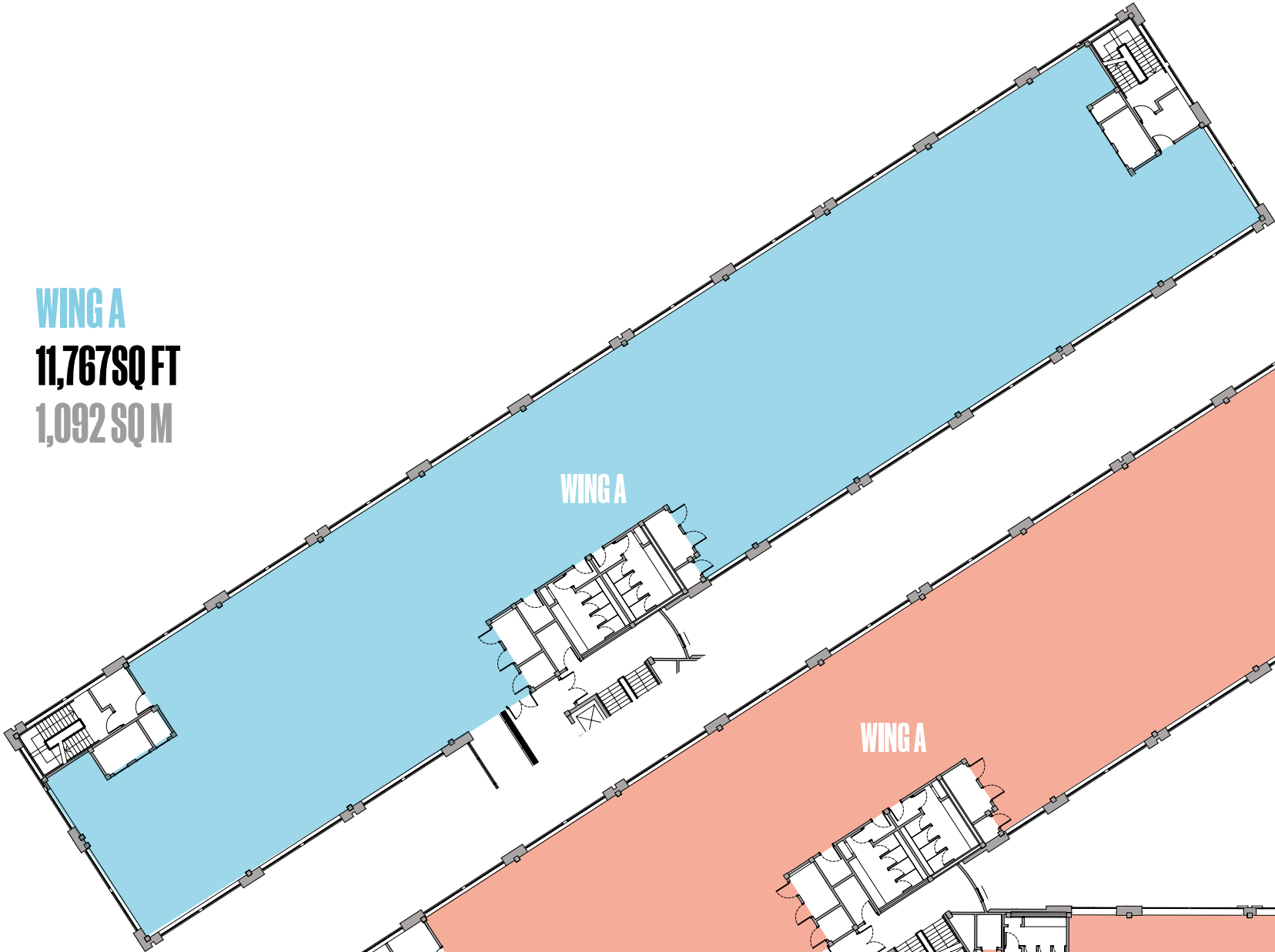
EPC C



FLOORPLANS

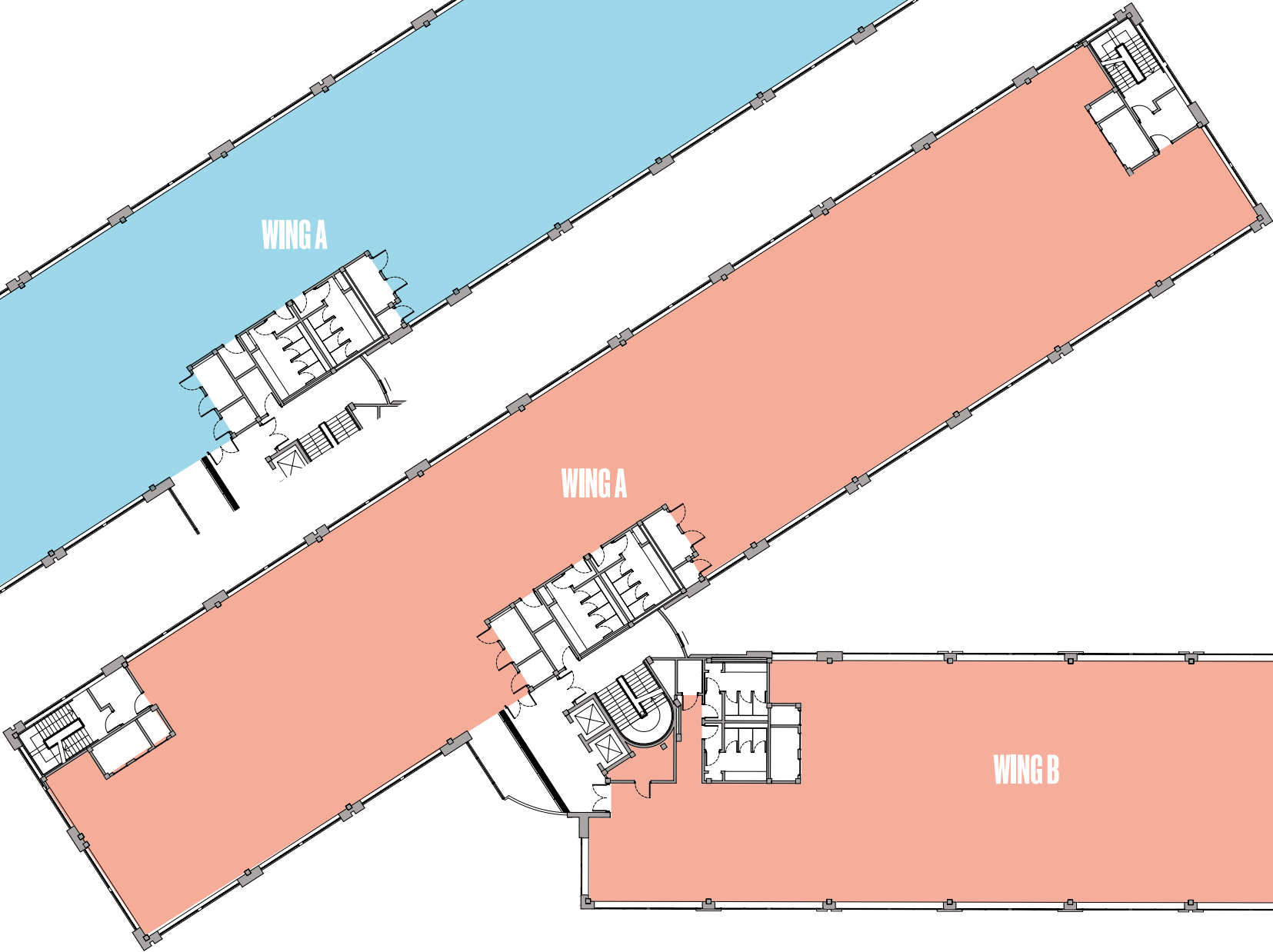
SECOND FLOOR

WING A  
11,767SQ FT  
1,092 SQ M



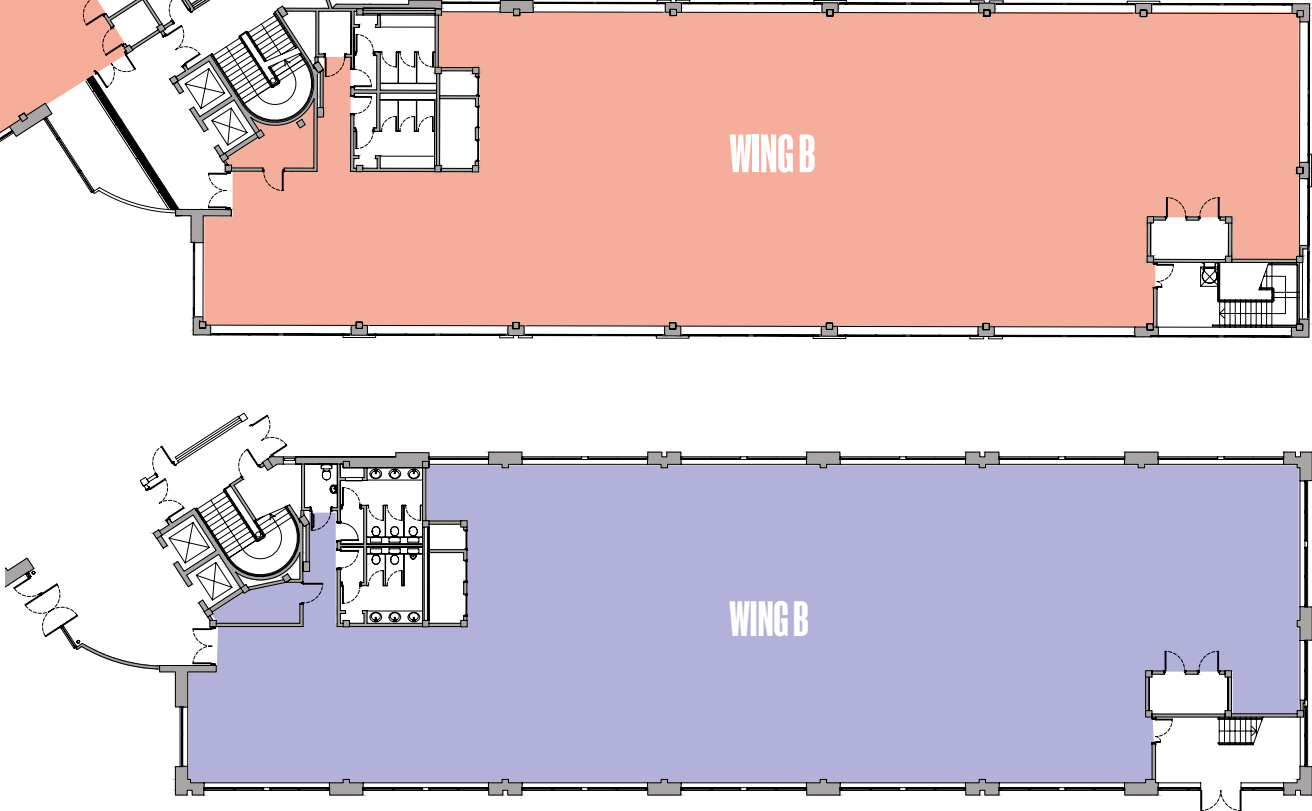
FIRST FLOOR

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

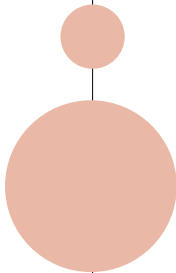


GROUND FLOOR

WING B  
7,064 SQ FT  
656 SQ M



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

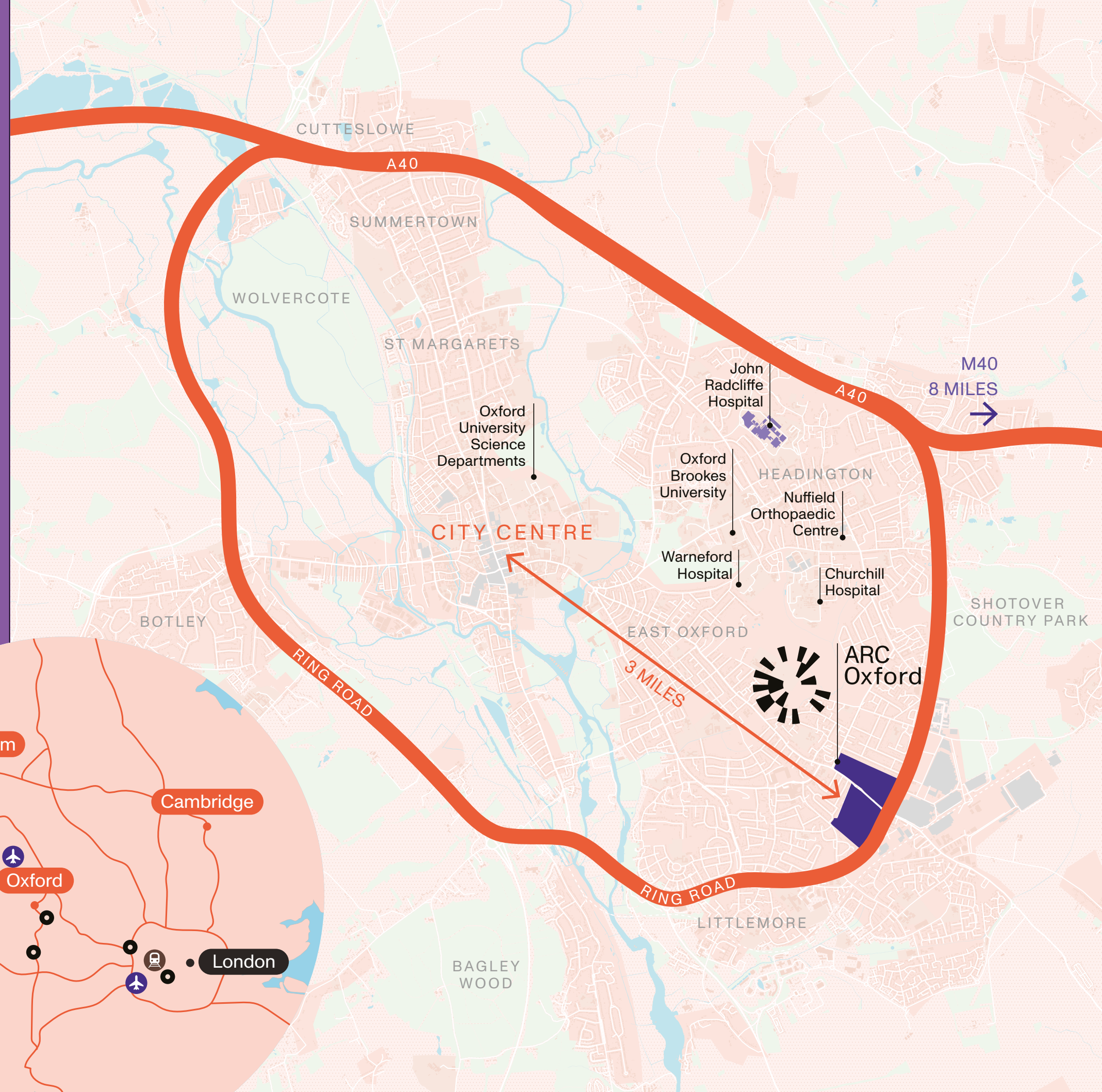
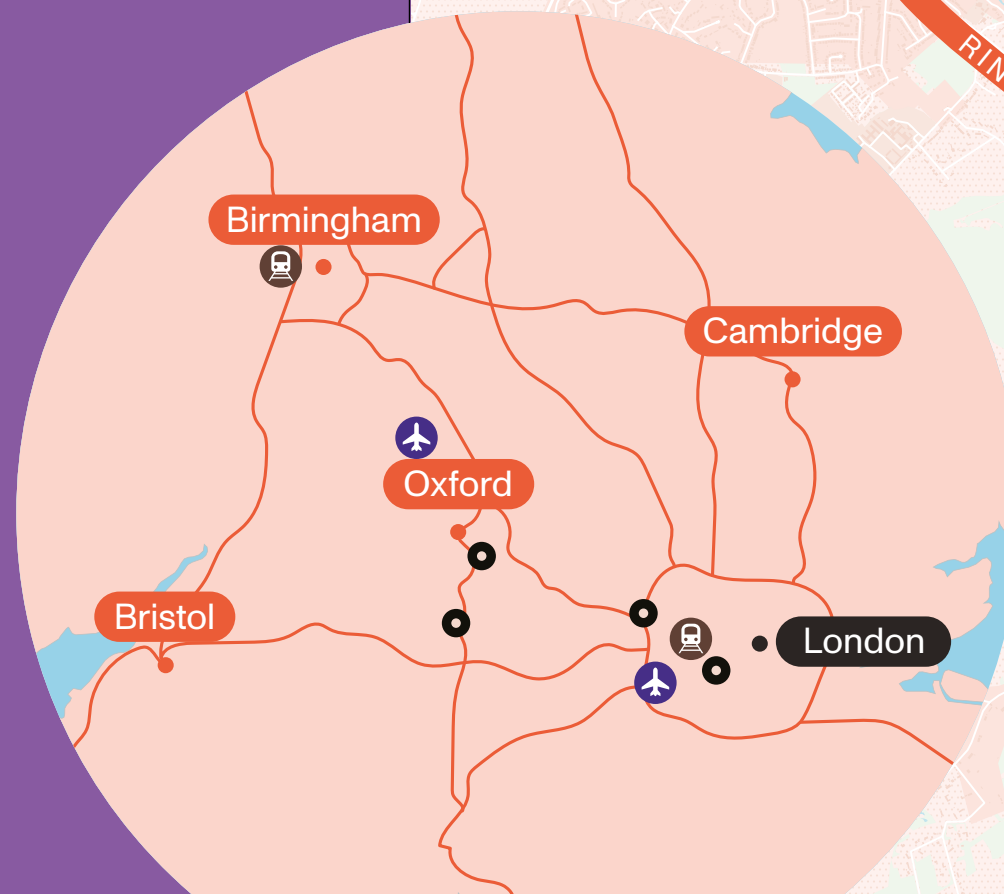
 London Paddington  
– 80 mins by train

 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.



National Quantum Computing Centre

THE FARADAY INSTITUTE

diamond

esa

UK Health Security Agency

Oxford NANOPORE Technologies

BARINTHUS BIOTHERAPEUTICS

moderna

Agilent Technologies

The Rosalind Franklin Institute

Catalent

Science and Technology Facilities Council

Central Laser Facility



ARC West London

A transforming riverside home for UK life science in Hammersmith.

Epsilon

econic

SANIA THERAPEUTICS

GENinCode

Kesmalea THERAPEUTICS



ARC Uxbridge

A centre for innovation within London's green belt and close to Heathrow.

xerox

Danfoss

sterling lexicon

Bristol Myers Squibb

AMGEN

parexel

Daiichi-Sankyo

# DEVELOPER

## ARC

David Williams  
M: +44 (0)7443 887500  
E: david.williams@arcgroup.io

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

Will Crane  
M: +44 (0)7503 211147  
E: will.crane@arcgroup.io

[www.arcgroup.io](http://www.arcgroup.io)

# LETTING AGENTS

## JLL

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

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

Josh Doble  
T: +44 (0)7783 771576  
E: joshua.doble@jll.com

[www.jll.co.uk](http://www.jll.co.uk)

## Bidwells

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](http://www.bidwells.co.uk)

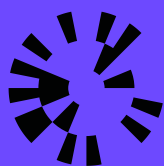
## CBRE

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

Kevin Wood  
T: +44 (0)7900 584150  
E: kevin.wood@cbre.com

Charlotte Reaney  
T: +44 (0)7841 684842  
E: charlotte.reaney@cbre.com

[www.cbre.com](http://www.cbre.com)



ARC  
Oxford



Scan here to view our  
ARC Oxford video.

### 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. January 2025