



Oxford  
Business Park

# 8100

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# Building 8100: Laboratory enabled workspace at the heart of Oxford's knowledge quarter







# Easily Connected




3 miles  
Oxford Train Station




1 hour  
London Paddington



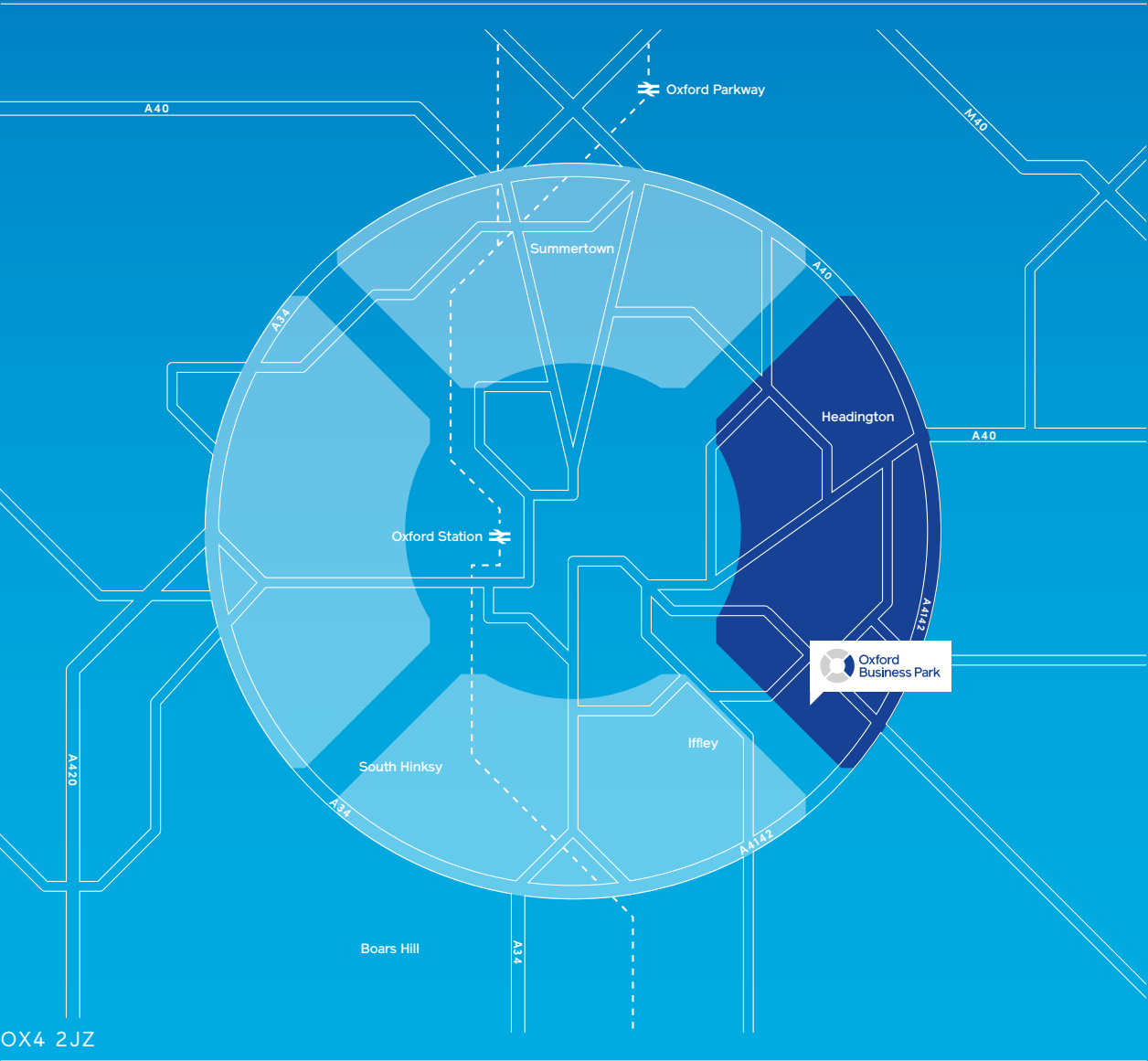
2.3 miles  
High Street



8 miles  
M40 Junction 8/9



50 minutes  
London Heathrow



# Life in the Quarter

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 8100

Building 8100 will provide the highest quality lab-enabled contemporary workspace, measuring 1593.65 sq m (17,154 sq ft) (subject to measurement on completion) and set over two floors with 78 car parking spaces. The building will be extensively refurbished and can delivered to either a shell or Cat A specification or alternatively fully fitted laboratory space.

Available Summer 2023 or earlier by agreement.

Consideration is also being given to splitting the building to provide 4 self-contained suites of circa 4,000 sq ft each.

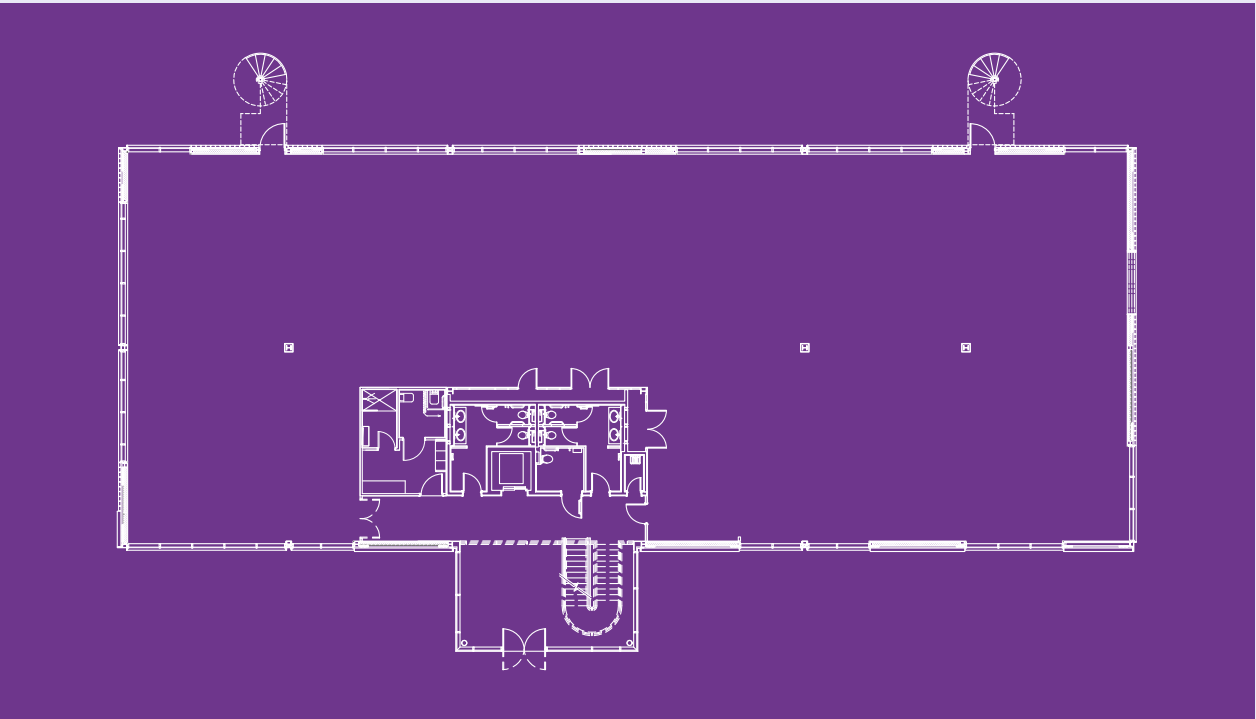
EPC available on completion of refurbishment.

-  New ceiling and LED lighting with sensor controls
-  New WC's and shower facilities
-  New atrium finishes
-  New comfort cooling
-  Additional drainage and Cat 5 water
-  Electric Vehicle Chargers

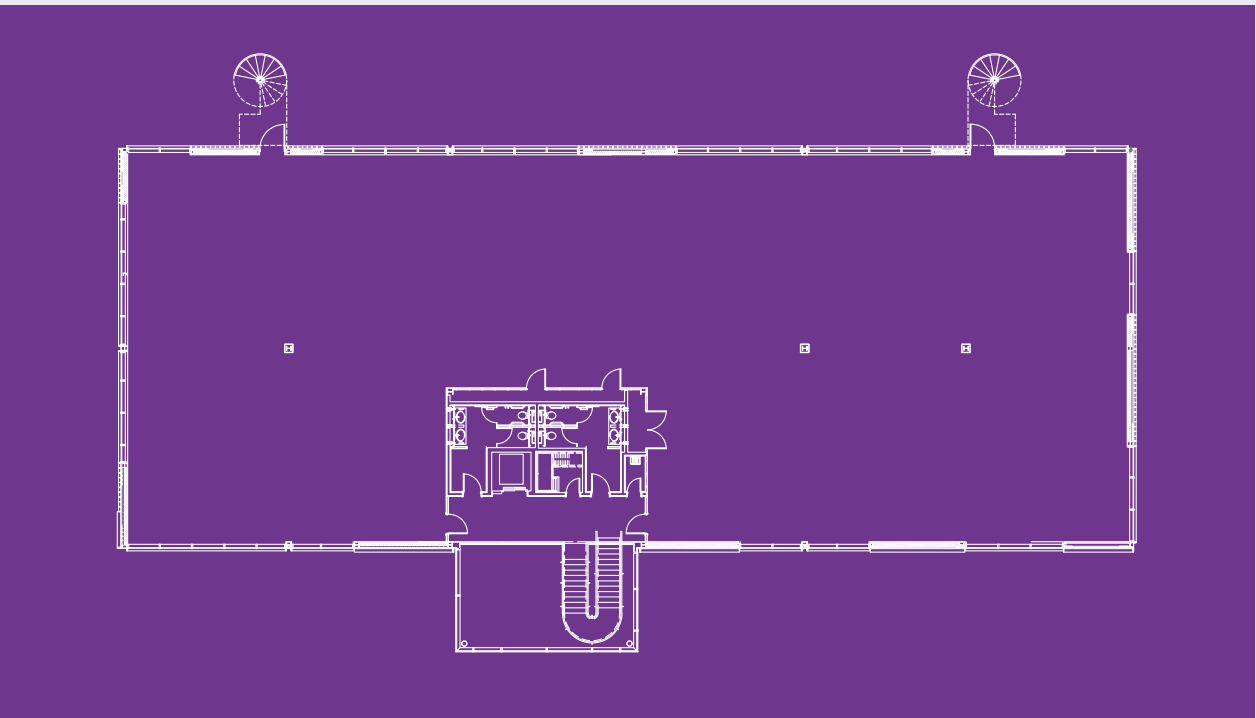


Building 8100

## Ground Floor



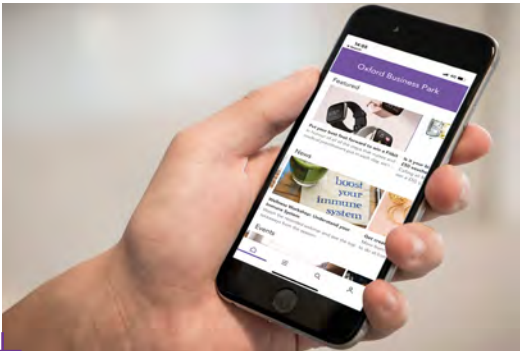
## First Floor





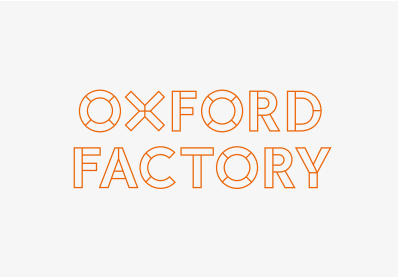
# Oxford Park Life

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 Park Life.



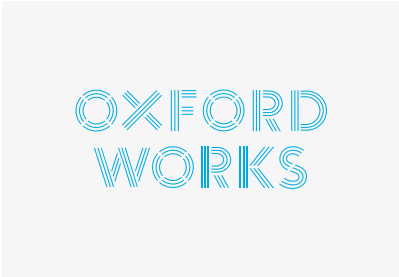


Community



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.



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 customers on Campus.



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.

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





“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 Oxford Business Park stepped up to this challenge, finishing on time and to a very high standard – we are delighted with the result.”

Evox Therapeutics



“Oxford Business Park 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



Get in touch

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**Misrepresentation Act 1967:** Whilst all the information in these particulars is believed to be correct, neither the agent nor their client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. Date: May 2022



Oxford Business Park is now  
part of the Advanced Research  
Clusters (ARC) group.

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