



4000 Oxford Business Park: fitted CL2 lab space at the heart of Oxford's knowledge quarter



Easily Connected



3 miles
Oxford Train Station



1 hour
London Paddington



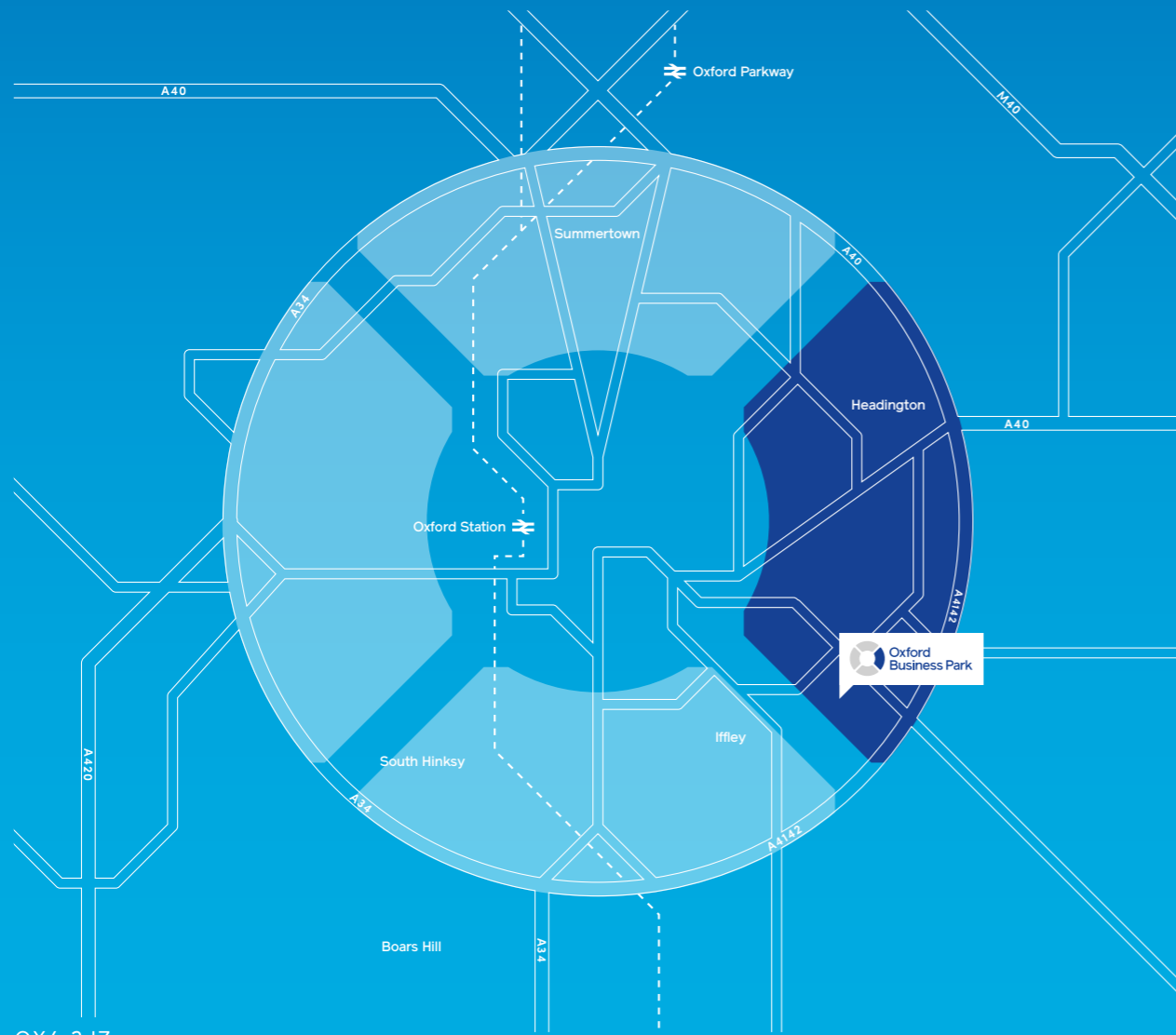
2.3 miles
High Street



8 miles
M40 Junction 8/9



50 minutes
London Heathrow



OX4 2JZ

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 4000

Building 4000 comprises a detached two storey building of 1,523 sq m (16,389 sq ft) which is undergoing a comprehensive refurbishment to provide fitted CL2 laboratory and office accommodation. The building is centrally located to many of the Parks Life Science occupiers and opposite the Market Place amenity provision.

Available January 2023.

1,523 sq m (16,389 sq ft)

Laboratories

-  Comfort cooling to accommodate 6 air changes per hour
-  Comfort cooling
-  Vulcathene drainage
-  LED lighting
-  Vinyl floors
-  Furniture
-  Wipeable ceiling tiles
-  Meeting and break out rooms fully fitted
-  Benching
-  Passenger lift
-  Wash-hand basins
-  Showers
-  Cat 5 water installation
-  78 car parking spaces and 8 x 7kW plug-in car charging points
-  Bike storage

Offices and Core

-  Full raised access floors
-  EPC available on completion of building works

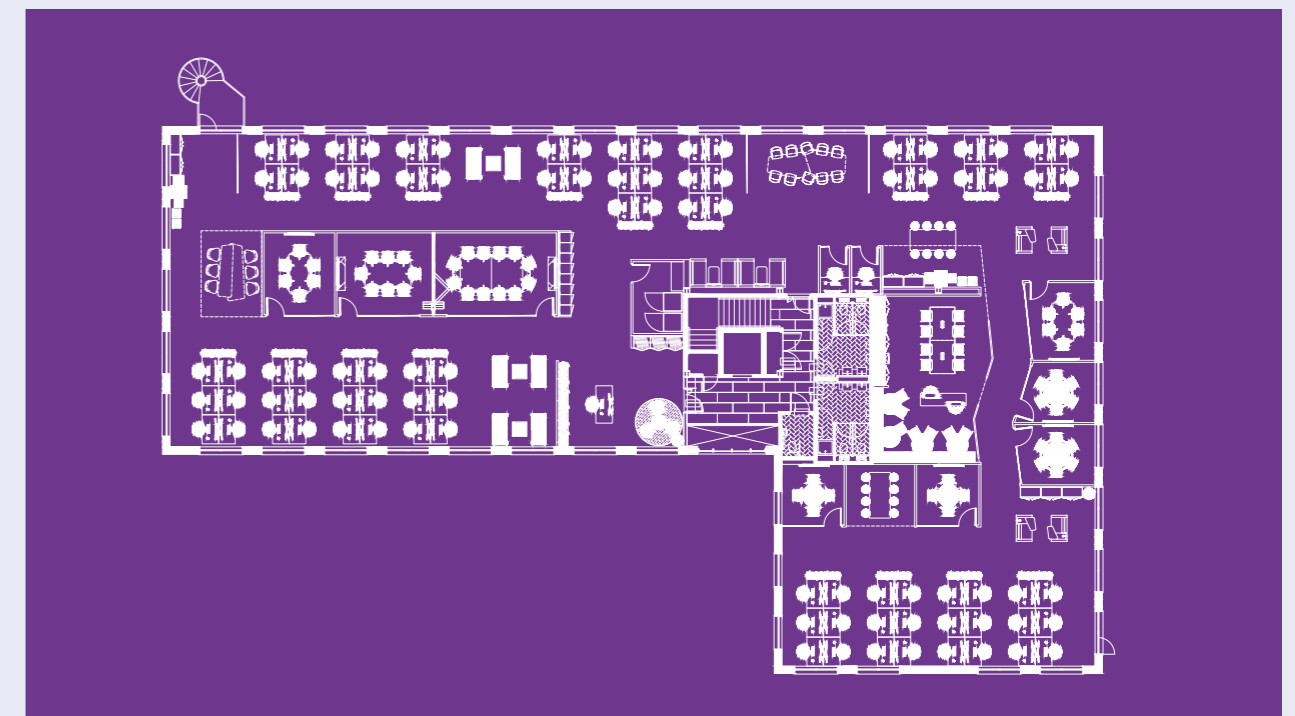


External CGI

Ground Floor



First Floor



“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



“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



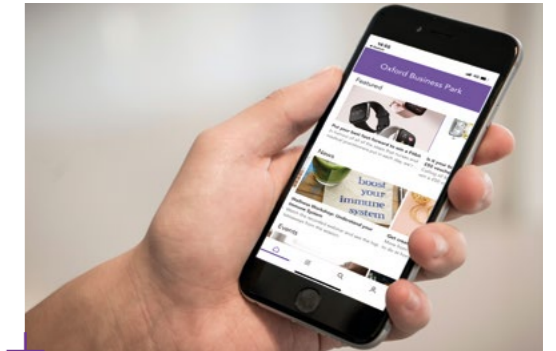
“Our rapidly expanding business needed to acquire fully fitted lab space within a very short timeframe. The Arlington team at Oxford Business Park stepped up to this challenge, finishing on time and to a very high standard – we are delighted with the result.”

Evov Therapeutics



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

OXFORD
FACTORY

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

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.

OXFORD
WORKSHOP

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
- Oxfam
- Oxford Biodynamics
- Oxford Biomedica
- Oxford County Council

- Oxford Fertility
- Oxford Management
- Pennington Manches
- Perspectum
- Pure Offices
- Royal Mail
- Spybiotech
- TI Automotive
- Ultromics
- Wiley



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Arlington

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