

# BUILDING 7400 ARC OXFORD

OX4 2DQ

**1,803 SQ FT**

**PART FIRST FLOOR  
FITTED LABORATORY SPACE  
AVAILABLE NOW**

**ARC.**

# 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.



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.



## BUILDING 7400 PART FIRST FLOOR AT A GLANCE

- 1,803 sq ft
- Fitted laboratory
- 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 lighting
- Kitchenette
- WC & shower room
- Goods lift
- 8 parking spaces
- 2 x electric vehicle chargers
- EPC A

# CITY LOCATION

## AN INTEGRAL PART OF OXFORD'S WORLD-FAMOUS INNOVATION ECOSYSTEM

### OXFORD

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

\*<https://www.ox.ac.uk/>

\*\*According to TheTimes Higher Education (THE) World University Rankings 2023

### CONNECTIVITY



ARC OXFORD BUILDING 7400

Connected to England's major cities and international transport hubs:

-  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



# BUILDING SPECIFICATION

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) comprises a self-contained high quality fully fitted CL2 lab facility.

Immediately available.

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



Fitted lab accommodation



Fitted write-up / office area



Vulcathene drainage



Comfort cooling (6 air changes per hour)



Bench trunking



Laminate work benches (fixed and mobile)



Gas pipework installed



CAT 5 water installation



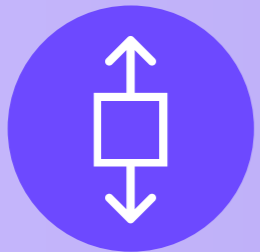
LED lighting



Kitchenette



WC & Shower room



Goods lift



8 car parking spaces

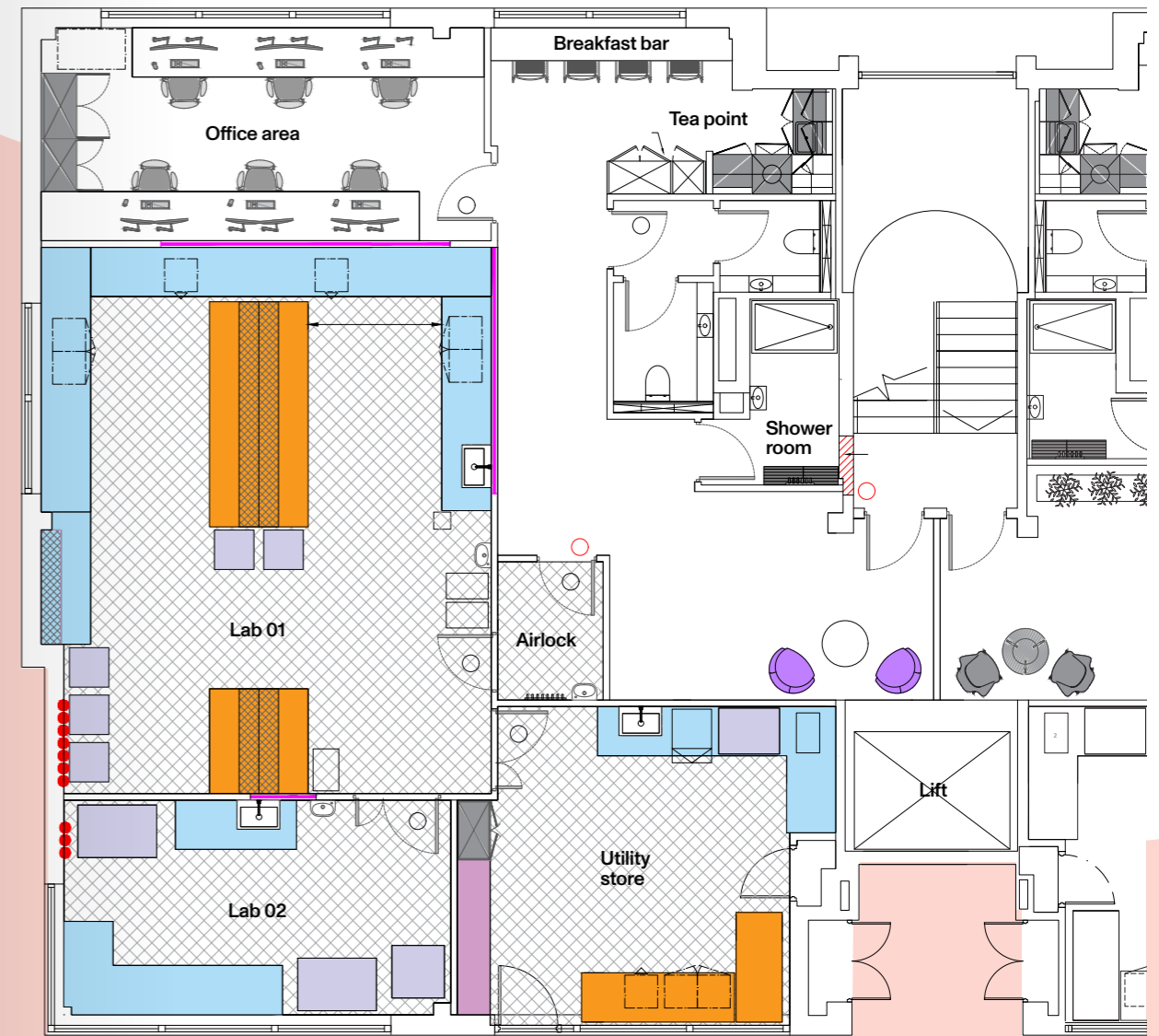


2 electric vehicle charging points



EPC A

# FLOORPLAN



## 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

# 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.



## SHOPPING

Shopping opportunities of Oxford retail park including M&S, Tesco and Boots



## NURSERY

Bright Horizons Day nursery



## 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

# 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."

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. 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



# 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.



# JOIN THE ARC COMMUNITY

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.

## CONNECT WITH THE WIDER ARC COMMUNITY, ITS INFRASTRUCTURE AND EVENTS

## HARWELL

Oxfordshire

The UK's leading science and innovation campus.



ARC West London

A transforming riverside home for UK life science in Hammersmith.



ARC Uxbridge

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





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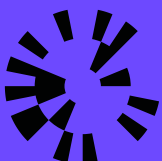
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