

**BUILDING 4150**  
**ARC OXFORD**  
**OX4 2GZ**

**FITTED LABORATORY  
AND OFFICE BUILDING**

Available now

**5,695 SQ FT  
(529 SQ M)**



**ARC  
Oxford**

# INTRODUCTION

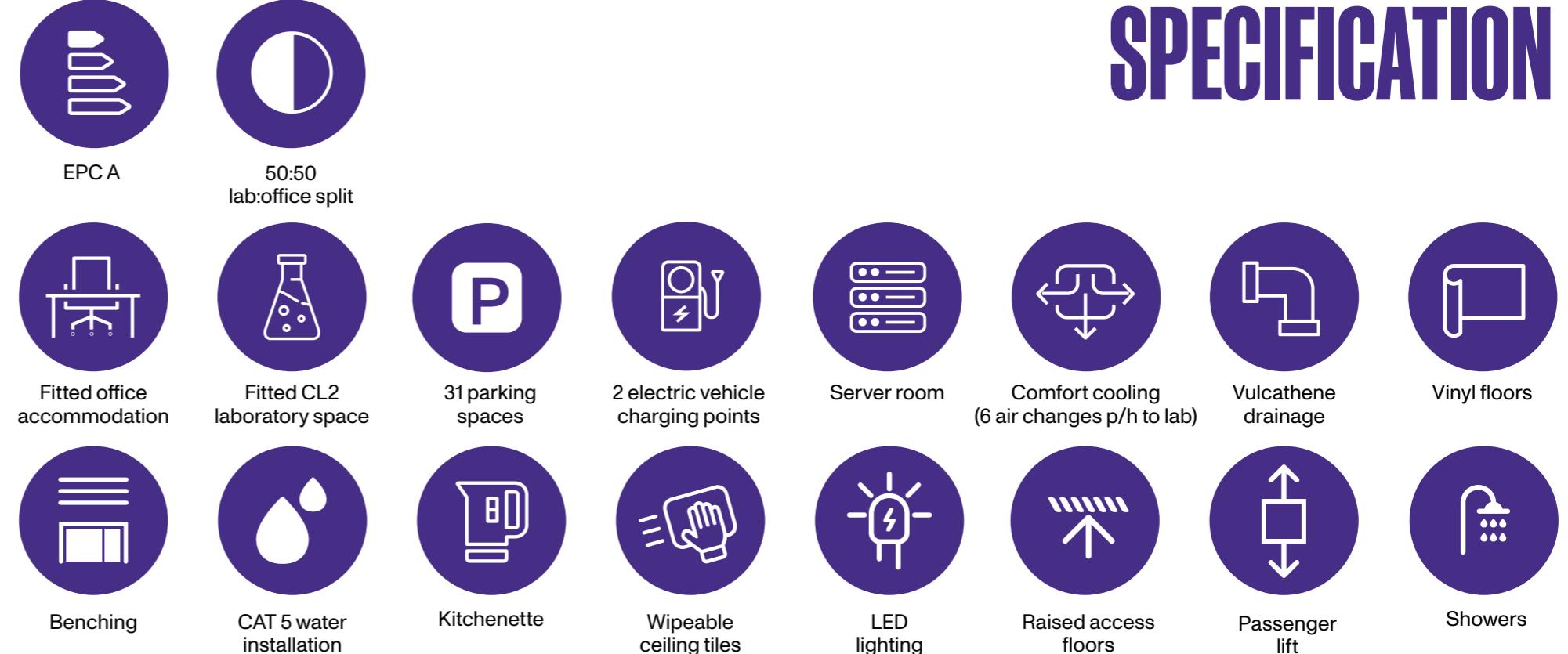
ARC Oxford is home to a thriving community of world-changing companies. Find outstanding lab, co-working, advanced manufacturing and office space, fabulous food and drink, and a green, energising campus environment. All within close proximity of Oxford's world class research institutes, teaching hospitals and universities.

Building 4150 is a detached building, positioned at the heart of ARC Oxford.

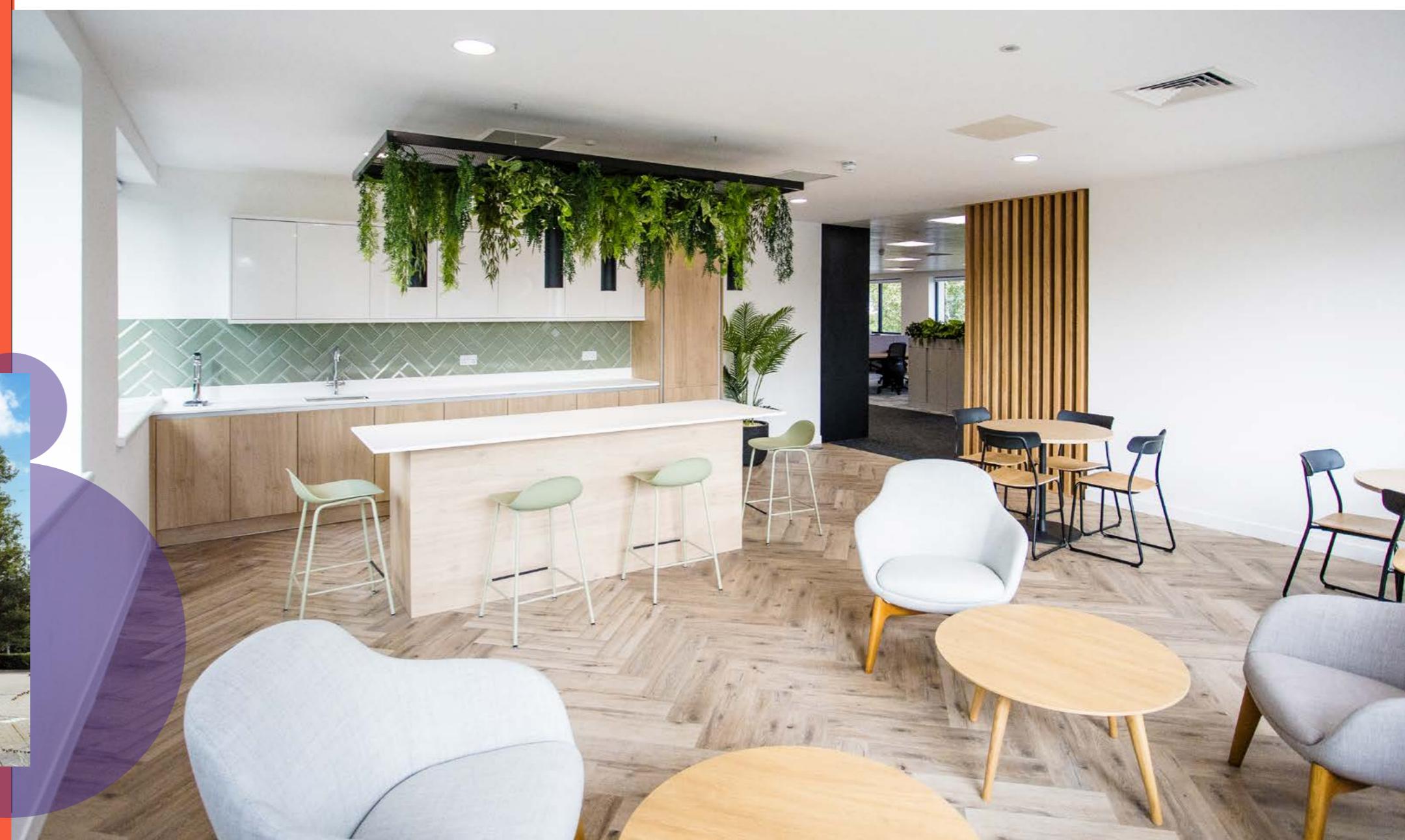
It has been comprehensively refurbished to provide fitted CL2 laboratory on the ground floor and office accommodation on the first floor.

5,695 sq ft (529 sq m)

Available now.

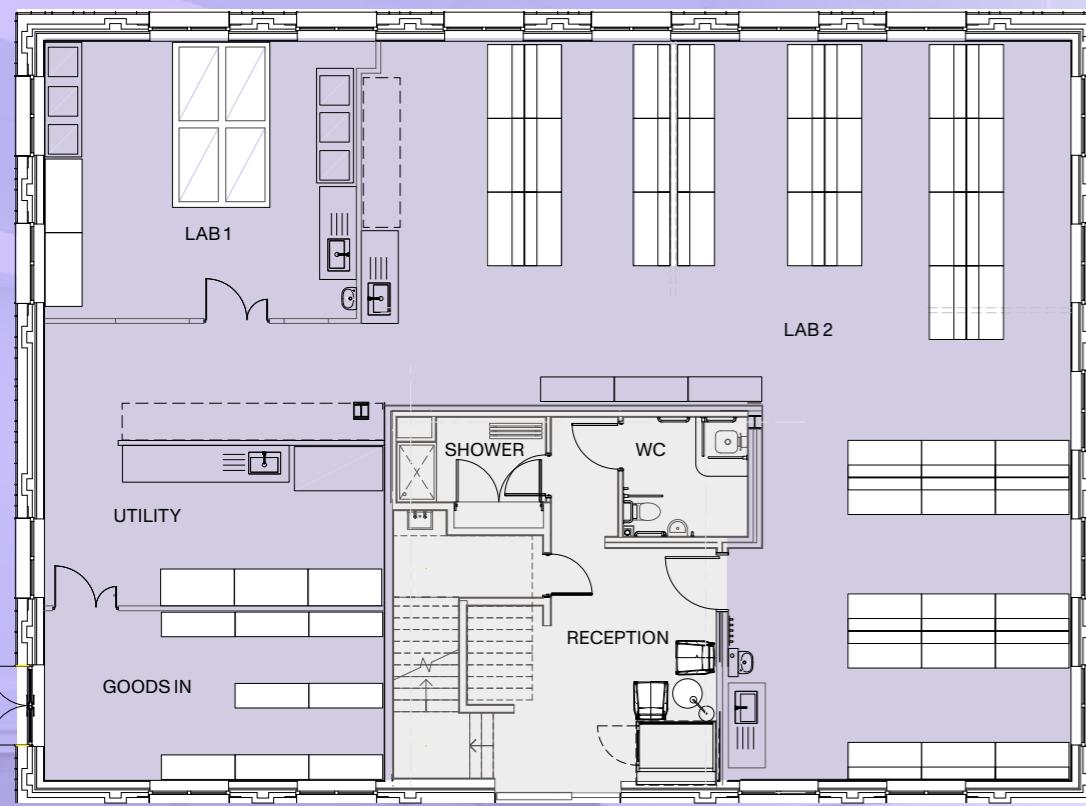


# SPECIFICATION

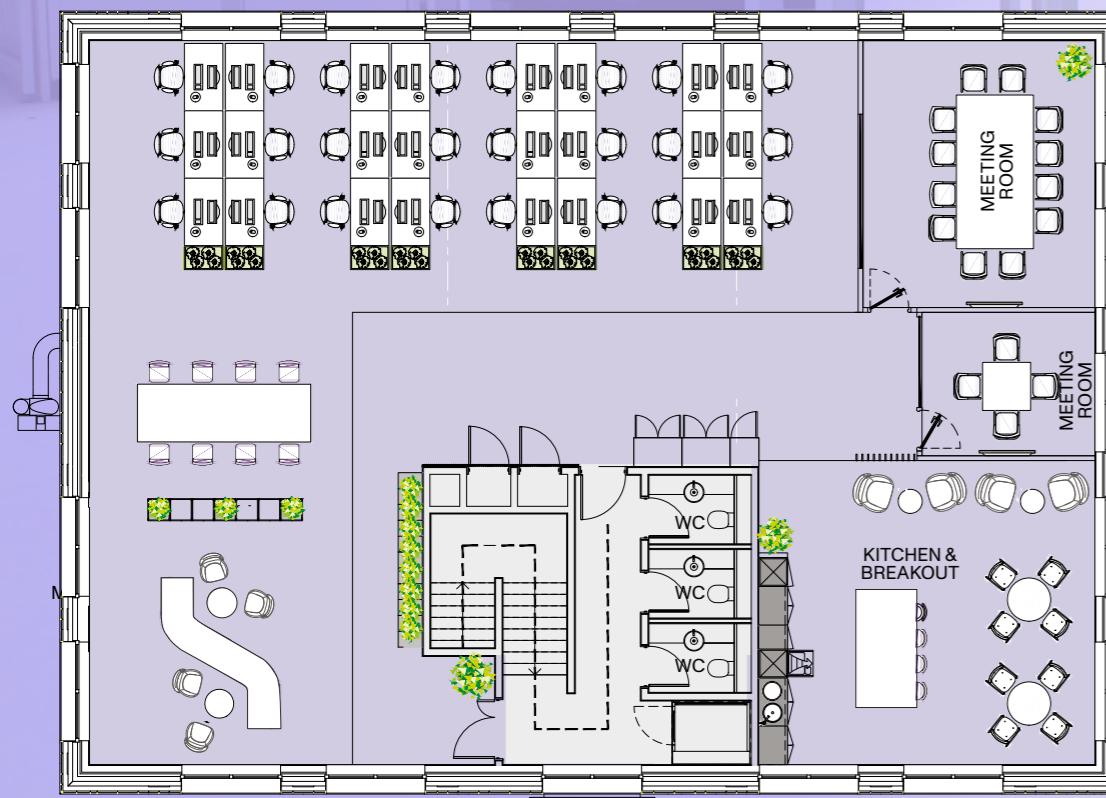


# LABS/OFFICES 50/50 SPLIT

GROUND FLOOR (LABS) 2,754 sq ft (NIA)



FIRST FLOOR (OFFICES) 2,941 sq ft (NIA)

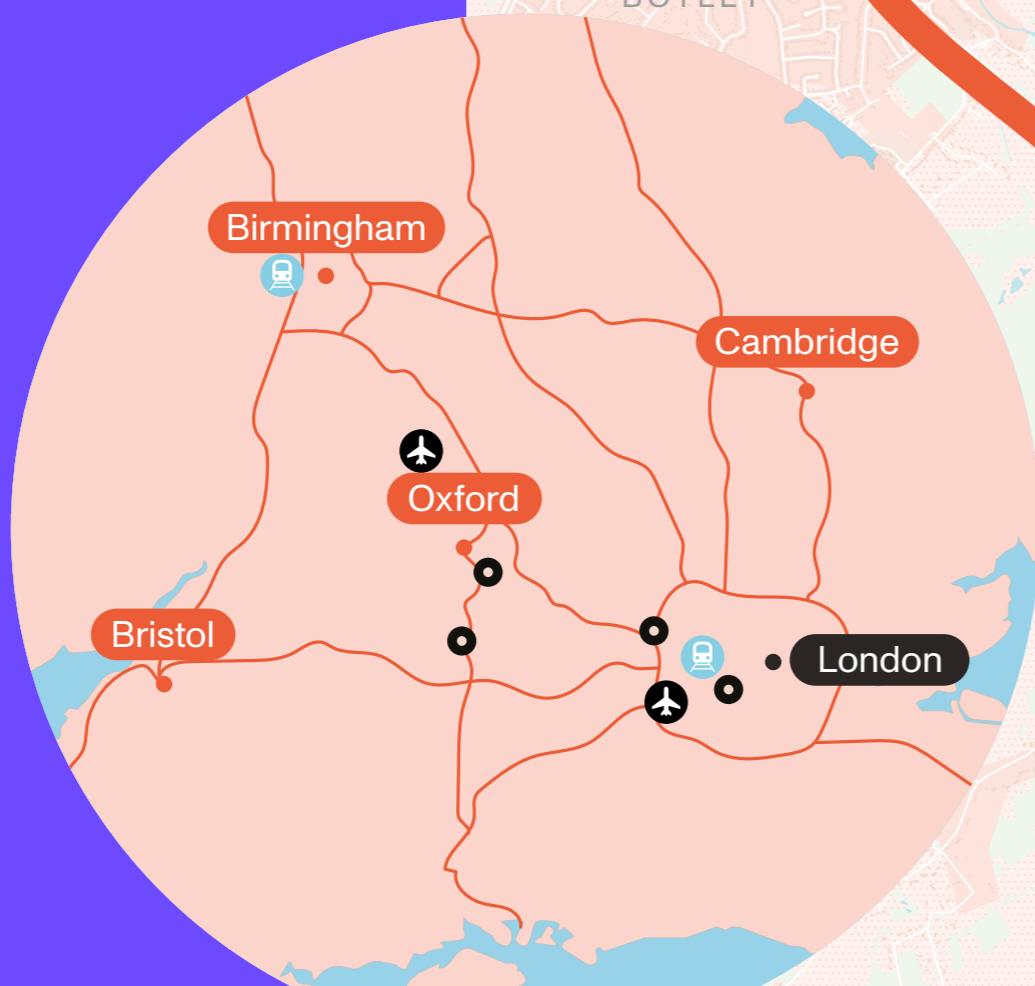


# AN INTEGRAL PART OF OXFORD'S WORLD-FAMOUS INNOVATION ECOSYSTEM

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

# LIFE AT OXFORD

## Member of the Future app

The Member of the Future app is available exclusively for ARC members and provides everything you need to make the most of your ARC campus. You can book fitness classes or meeting rooms, borrow bikes, enter competitions and find exclusive discounts.

Scan the QR code for further information.



## Campus culture

At the centre of our campus is our social hub, the Oxford Factory and the Oxford Works. A beautifully designed business lounge, boasting a 100 person seminar space and board rooms, and a restaurant offering great food and coffee with plenty of space and seating for any number of events, meetings and informal catch ups.



## Campus community

A dedicated community manager helps shape a hand-picked, curated events calendar for the best possible environment all year round.

A community square – The Market Place – with outside seating provides tranquil green space, and a perfect spot for enjoying a morning coffee, community BBQ or street food festival.

# OXFORD CITY CAMPUS

The 88-acre ARC Oxford is the only innovation campus of scale within Oxford's ring road, as such benefiting from close access to the Headington Quarter, city centre and Universities. ARC Oxford is home to over 50 businesses employing 3,000 people.



Oxford  
train station



City  
Centre

2 miles

2.3 miles to Churchill Hospital  
2.5 miles to Warneford Hospital  
3.3 miles to John Radcliffe Hospital

Marketplace  
amenity

**BUILDING 4150**

Bus stop

Oxford Works &  
Oxford Factory  
amenity

Children's  
Day Nursery  
(new operator  
coming soon)

David Lloyd Racquet &  
Fitness Centre

200 bed  
hotel

Oxford Retail Park  
(M&S, Tesco, Boots,  
Next)

A34

M40

# 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.

Scan here to view our ARC Oxford video.



"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

FluoRok  
REINVENTING FLUORINATION

accession  
therapeutics

OXFAM

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 Specialists

NHS

Ignota  
Labs

Yellowstone  
BIOSCIENCES

Nielsen

tripadvisor

OXFORDSHIRE  
COUNTY COUNCIL



ELSEVIER

TI Automotive

# SPACE TO CONNECT

## Food and beverage

We have a range of food outlets on campus:

### Oxford Factory Café

The Oxford Factory Café is the beating heart of campus, open 8 am–4 pm serving breakfast, lunch, coffee, and snacks. Expect awesome coffee, friendly service, local produce and a delicious ever-changing menu based on the seasons. The café is available for private functions and offers a range of hospitality packages.



### Oxford Workshop

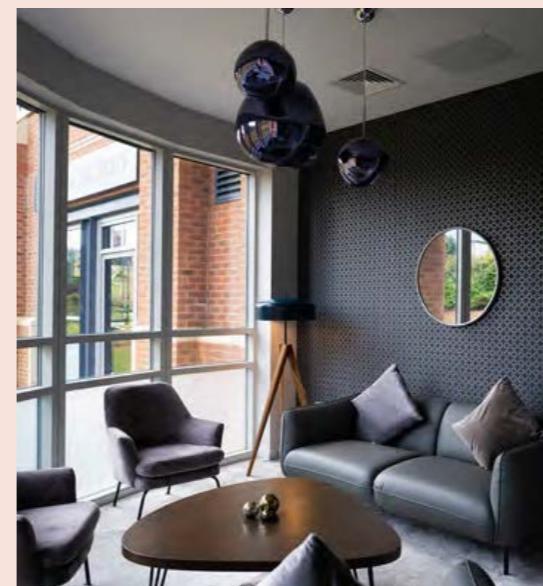
Our burrito and juice bar sits proudly on The Market Place, and is open daily offering made-to-order burritos, nachos, salad boxes, and more. With a partially covered decked area, this is the perfect spot for an informal meeting or lunchtime catch up with friends.



## Meeting spaces

### The Market Place

Our green communal space is used for community events, BBQs, playing badminton or for just chilling in a deck chair. The Market Place can be booked for company parties and events.



### Oxford Works

The Oxford Works is our collaborative workspace designed to develop ideas, and network. Our members can book a desk, hunker down in one of our quiet spaces or make confidential calls in video call booths, or conference in our Engine Room event space.



### Innovation space

We combine the Oxford Works, Engine Room, and Board Room to create an event and conference space, available to ARC members and stakeholders.

# 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.

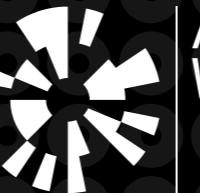
## HARWELL



The UK's leading science and innovation campus.

900,000 sq ft over 700 acres.

Oxford Nanopore  
Barinthus Biotherapeutics  
Moderna  
Agilent Technologies  
The Rosalind Franklin Institute  
Catalent  
UK Health Security Agency



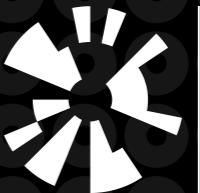
ARC  
West London



A transforming riverside home for UK life science.

250,000 sq ft over 3.5 acres.

Epsilogen  
GENinCode  
Sania Therapeutics  
Cathay Pacific  
Flutter  
Econic



ARC  
Uxbridge



A centre for innovation within London's green belt.

334,577 sq ft over 72 acres.

Bristol Myers Squibb  
Amgen  
Daiichi-Sankyo  
Parexel  
Adapt  
Jato  
Sterling Lexicon

# DEVELOPER

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