



BUILDING 9400
ARC OXFORD

OX4 2HN

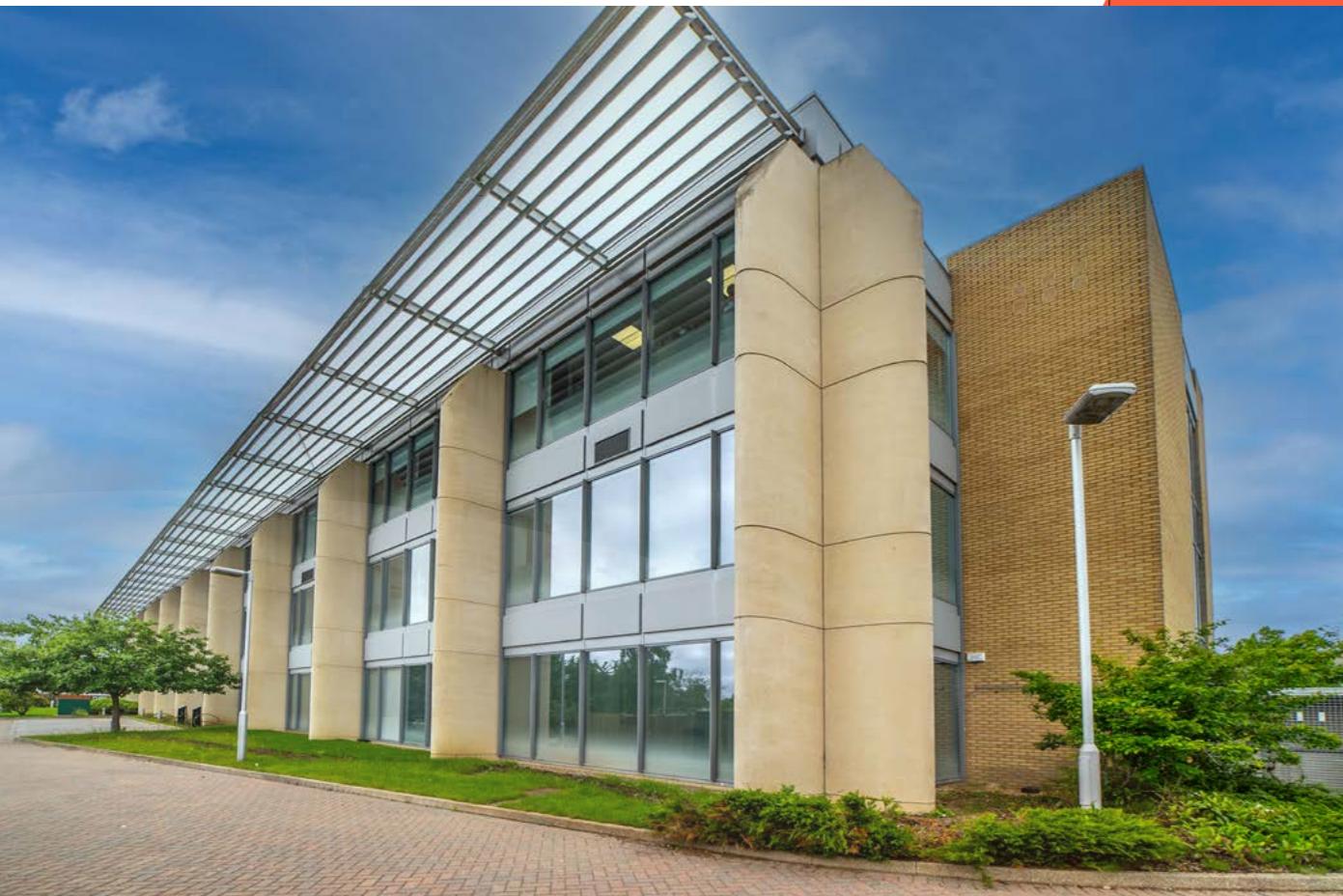
3,469 SQ FT

FITTED CL2 LABORATORY SPACE
AVAILABLE NOW

ARC.

INTRODUCTION

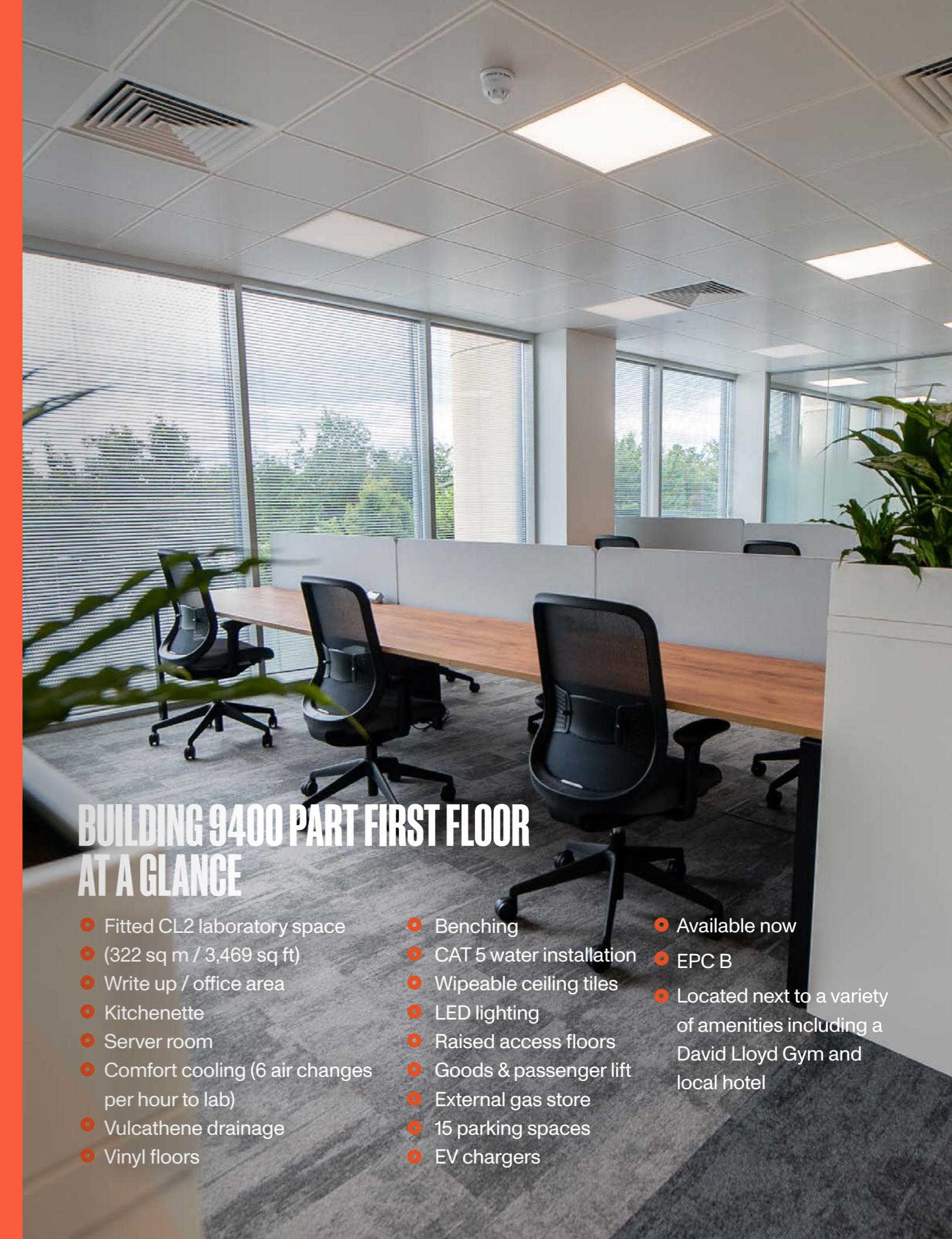
ARC Oxford is home to a thriving community of world-changing companies. Find outstanding lab, co-working, advanced manufacturing and office space, fabulous food and drink, and a green, energising campus environment. All a few minutes bike, boat or stroll from Oxford's world-class research institutes, 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.

Oxford Cowley Branch Line

From 2029 the Government-funded Oxford Cowley Rail Station will bring direct train services to Oxford City Centre and London Marylebone from ARC Oxford's doorstep.



BUILDING 9400 PART FIRST FLOOR AT A GLANCE

- Fitted CL2 laboratory space
- (322 sq m / 3,469 sq ft)
- Write up / office area
- Kitchenette
- Server room
- Comfort cooling (6 air changes per hour to lab)
- Vulcathene drainage
- Vinyl floors
- Benching
- CAT 5 water installation
- Wipeable ceiling tiles
- LED lighting
- Raised access floors
- Goods & passenger lift
- External gas store
- 15 parking spaces
- EV chargers
- Available now
- EPC B
- Located next to a variety of amenities including a David Lloyd Gym and local hotel

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

The city of Oxford is a life science superpower connecting talent to global impact.

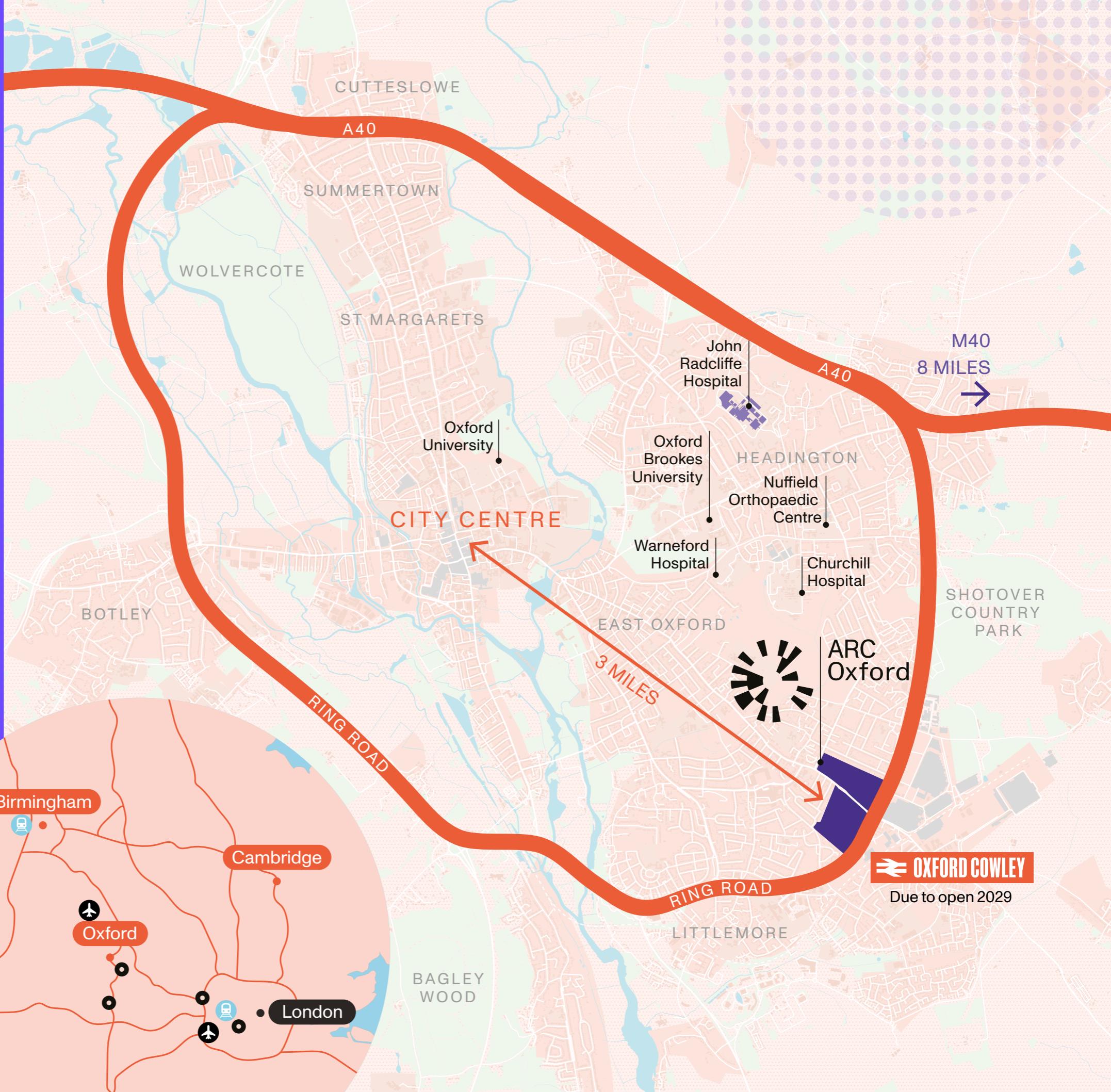
- 193 Oxford University spinouts, the highest intensity in the UK averaging over 17 spinouts per year since 2011*
- University of Oxford named number 1 university in the world 7 years running**
- Oxfordshire is home to more than 40,000 active companies
- Over £1.4 billion of funding raised by Oxford 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



BUILDING SPECIFICATION



Fitted office accommodation



Fitted CL2 lab accommodation



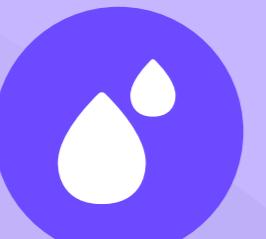
Vulcathene drainage



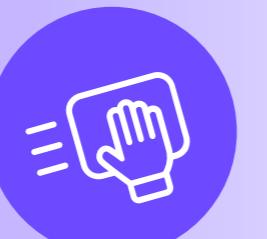
Vinyl floors



Benching



CAT 5 water installation



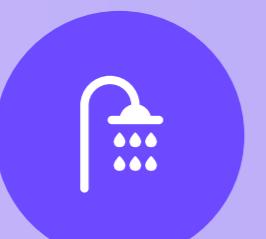
Wipeable ceiling tiles



LED lighting



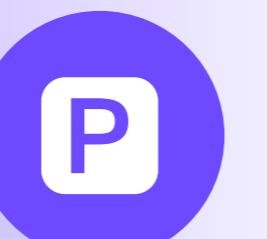
Raised access floors



Showers



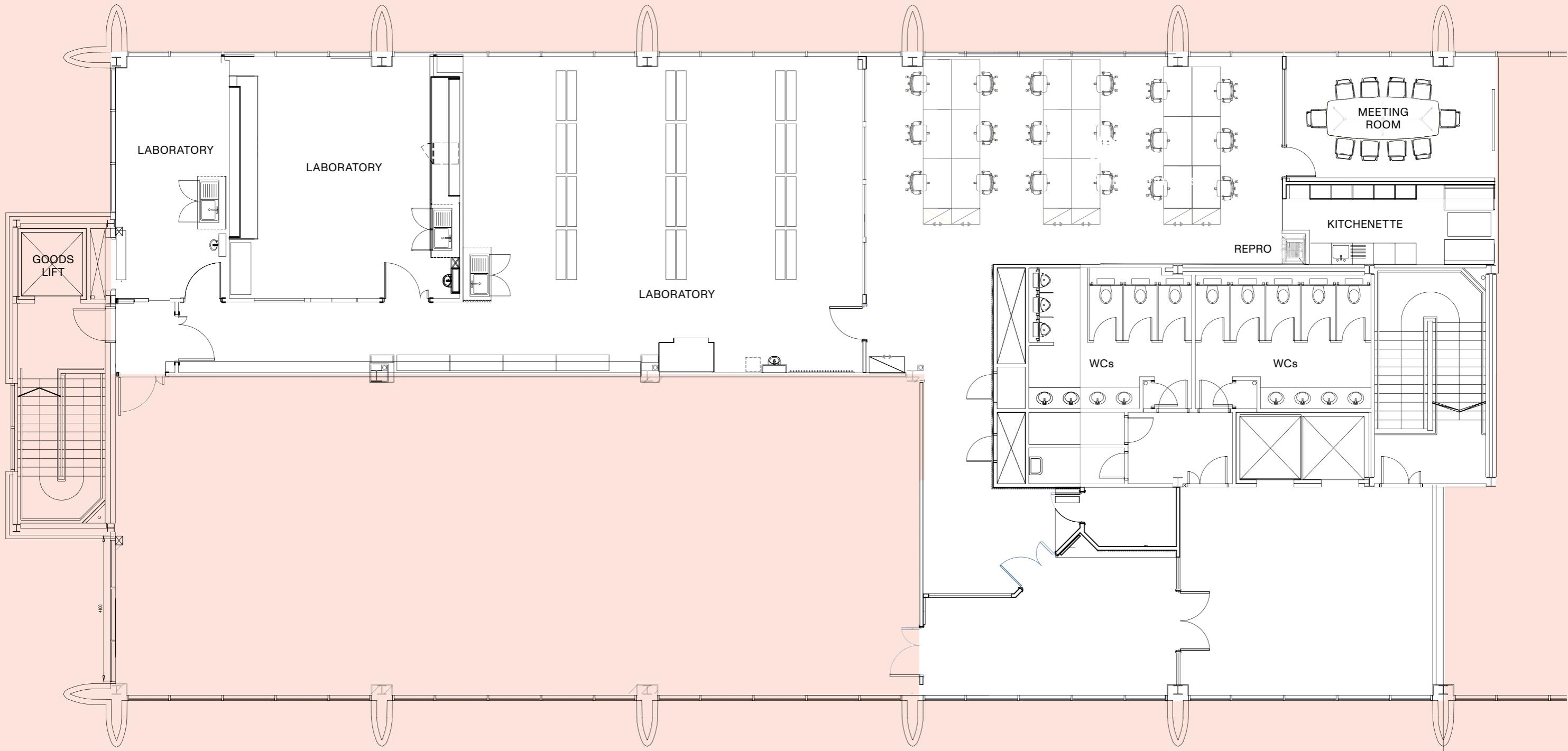
Goods & passenger lift



15 car parking spaces



FLOORPLAN



PART FIRST FLOOR

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

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



"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."

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.

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



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.



National Quantum Computing Centre



Oxford Nanopore Technologies



Agilent Technologies



The Rosalind Franklin Institute



THE FARADAY INSTITUTION



Barinthus Biotherapeutics



diamond



moderna



Catalent



esa



UK Health Security Agency



Science and Technology Facilities Council

Central Laser Facility



ARC West London

A transforming riverside home for UK life science in Hammersmith.

Epsilogen

econic

SANIA THERAPEUTICS

GENinCode



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

Uxbridge

DEVELOPER

ARC

David Williams

M: +44 (0)7443 887 500

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

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

Briget Partridge

T: +44 (0)7921 309816

E: briget.partridge@jll.com

www.jll.co.uk

Bidwells

Duncan May

M: +44 (0)7879 883886

E: duncan.may@bidwells.co.uk

Ed Berridge

M: +44 (0)7776 418459

E: edward.berridge@bidwells.co.uk

Holly Dawson

M: +44 (0)7917 243887

E: holly.dawson@bidwells.co.uk

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

www.cbre.com

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 2026

