BASEcamp

FORGE THE FUTURE

Prominently located R&D, Technology & Lab-Enabled Office Building

AVAILABLE NOW

ARC Oxford

OXFORD | OX4 2DQ

32,352 SQ FT

VISUALISATION OF INTERNAL WORKSPACE AREA

INNOVATION

HAS A NEW BASE

A UNIQUE SPACE TO ESTABLISH AND EXPAND

BASEcamp is a self-contained, 32,352 sq ft building designed to evolve with your business from office and lab space to light industrial and R&D use.

- Lab enabled ground floor
- Full-height atrium and reception
- Dedicated service yard and 4m loading bay
- Full-height warehouse zone with 7.16m clear headroom
- High-spec infrastructure including 300 kVA substation
- Detached site with direct access and strong visibility
- Located within ARC Oxford – a leading hub for science and innovation

AVAILABLE NOW.

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.

EMBEDDED IN OXFORD'S WORLD-FAMOUS INNOVATION ECOSYSTEM

The city of Oxford is a life sciences 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: ranked the number 1 university in the world for 7 consecutive years.**
- Oxfordshire: home to over 40,000 active companies.
- Oxford spin-outs continue to raise significant investment, with over £1 billion secured in recent years.

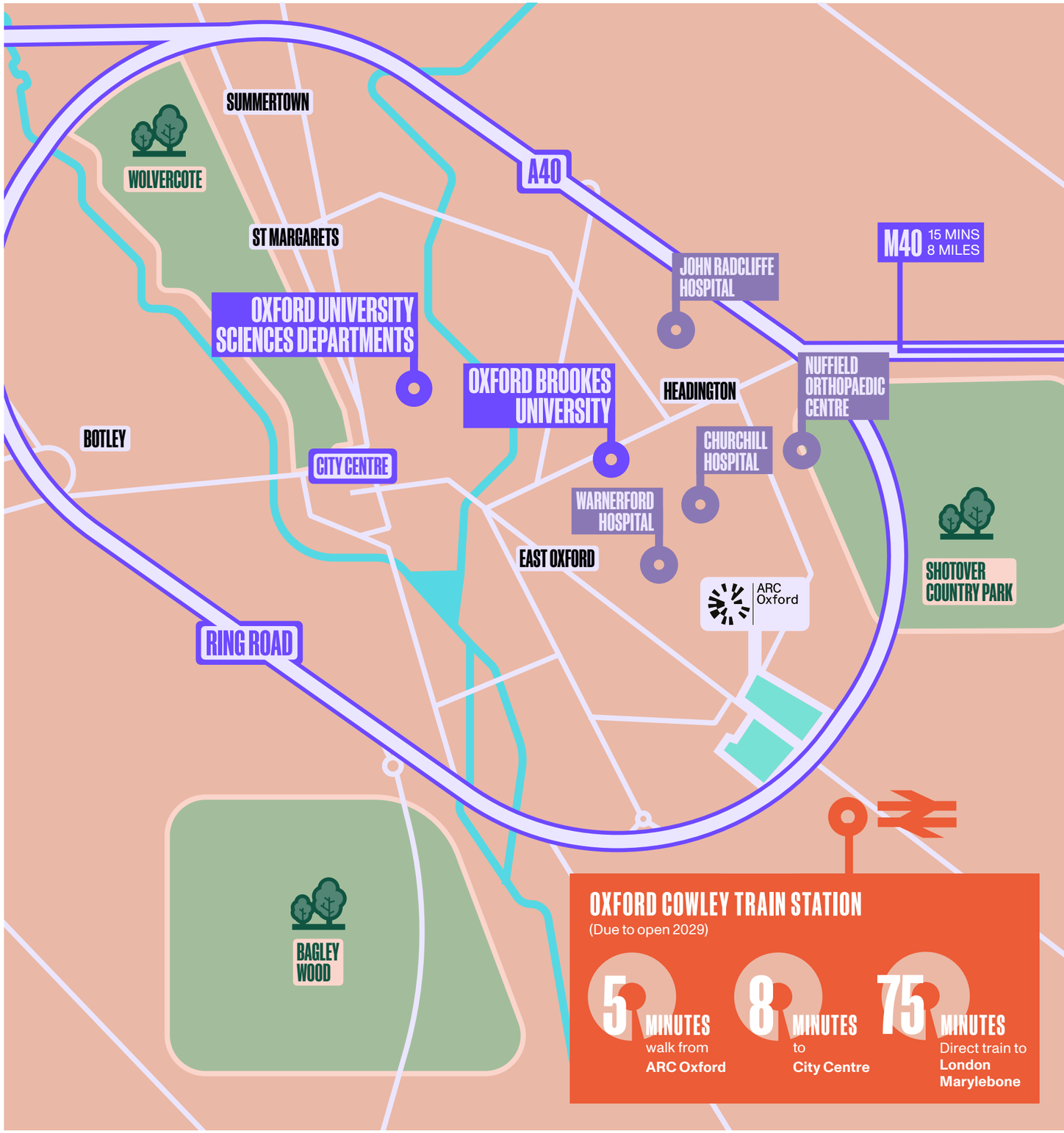
20 MINUTES
to Oxford Airport
by car

70 MINUTES
to Birmingham Snow Hill
by train

45 MINUTES
to Heathrow Airport
by car

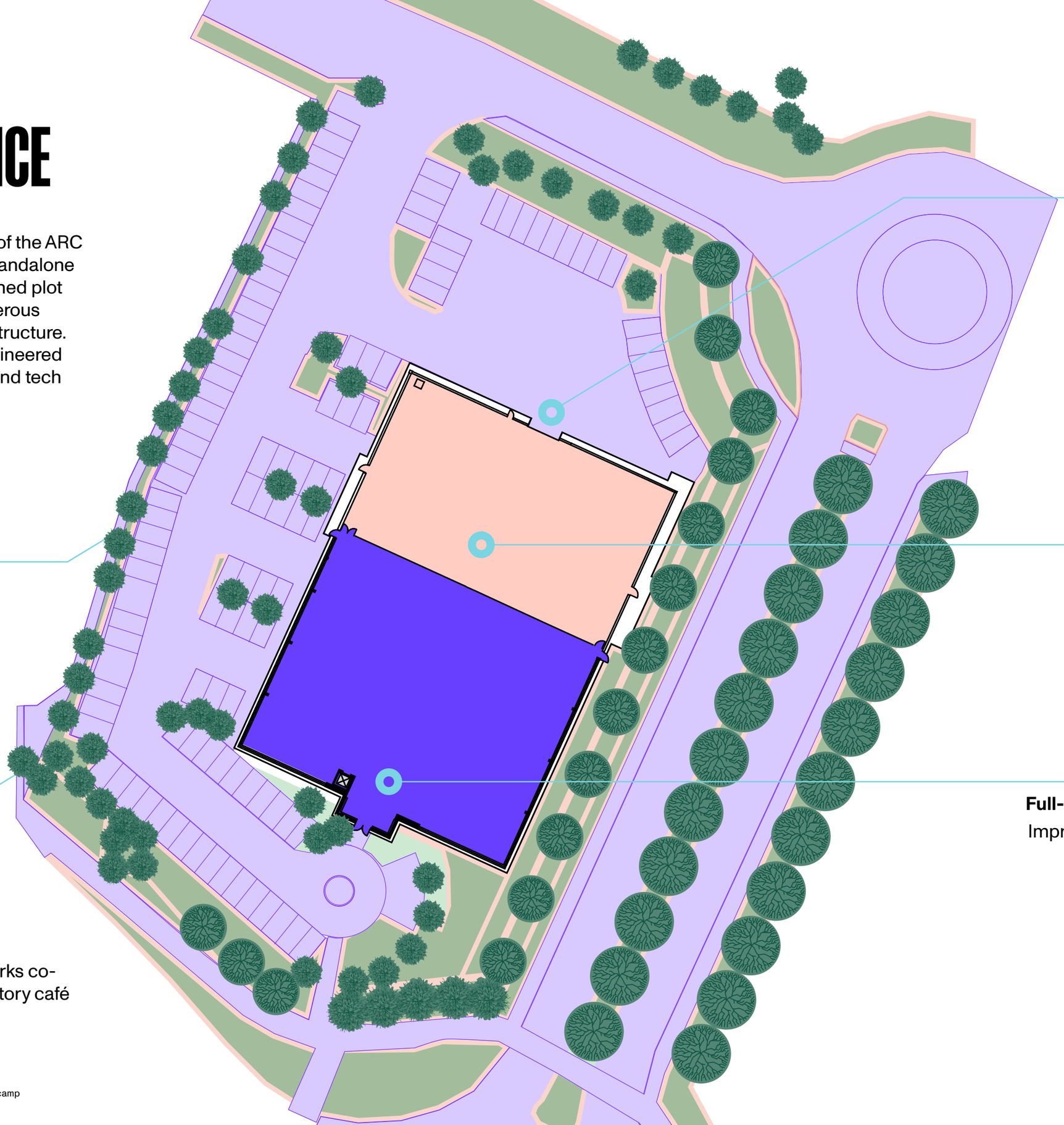
80 MINUTES
to London Paddington
by train

*Source: www.ox.ac.uk
**According to The Times Higher Education rankings



BUILT FOR PERFORMANCE

BASEcamp sits at the heart of the ARC Oxford campus, offering a standalone HQ building on a self-contained plot with direct yard access, generous parking and lab-ready infrastructure. Every element has been engineered to help pioneering science and tech teams scale at pace.



4m loading bay + service yard

Efficient, discreet goods handling with direct access

7.16m clear height space

300 kVA substation

Ready to power advanced tech and production uses

Full-height atrium reception

Impressive arrival space with natural light and volume

116 car parking spaces

Private provision for staff and visitors

2 minutes' walk to Oxford Works co-working hub and Oxford Factory café

BASEcamp – A HIGH-PERFORMANCE TECH BOX BUILT FOR FLEXIBILITY

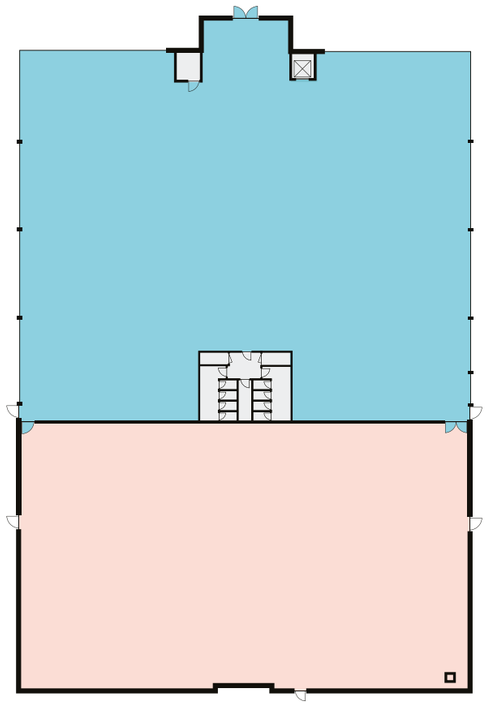
BASEcamp – a rarely available, highly flexible, tech box in our Oxford city science campus suitable for life science, health tech and deep tech uses.

The building can be taken as it is or delivered with an occupier's bespoke fit out, designed in collaboration with ARC's in-house team.

Scan here to view our **Fly through video.**

GROUND FLOORPLAN

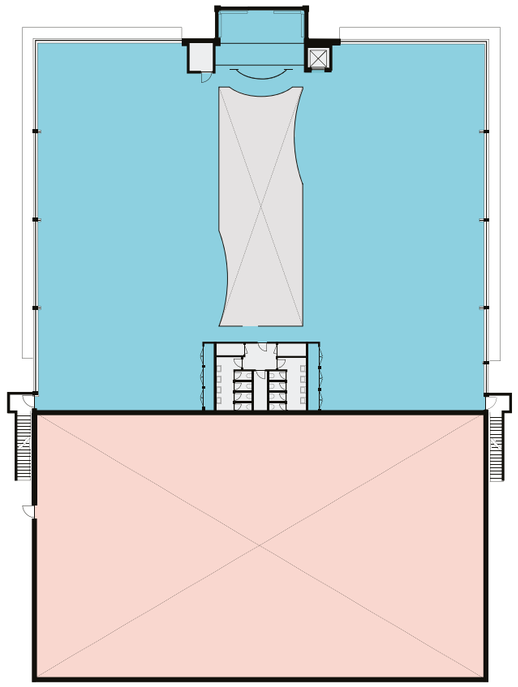
- Central reception and full-height atrium
- Flexible open-plan layout
- Capability for wet/dry labs
- Lift, toilet and shower facilities



FLOOR TYPE	SQ FT	SQ M
Lab enabled office GF (NIA)	12,375	1,150
Full-height space (GIA)	9,403	870

FIRST FLOORPLAN

- Perimeter glazing providing excellent natural light
- Flexible open-plan layouts across both floors
- Ground floor lab-ready, with collaborative workspace above
- Breakout areas, meeting pods, kitchenette and team zones
- Designed to adapt to changing occupier needs
- Ideal for focused work, teamwork, or R&D support



FLOOR TYPE	SQ FT	SQ M
Office FF (NIA)	10,574	982
Full-height space	–	–

TWO-STOREY OFFICE & LAB ENABLED SPACE

VISUALISATION OF OFFICE AND LAB FIT-OUT

FIRST FLOOR WORKSPACE

VISUALISATION OF OFFICE FIT-OUT

HIGH-SPEC PRODUCTION SPACE

- R&D / Production GIA: 9,403 sq ft (874 sq m)
- 7.16m clear height
- 4.5m-high roller shutter loading
- 10kN/m^2 floor loading
- Direct yard access for discreet servicing
- Efficient open-plan layout

VISUALISATION OF AUTONOMOUS CAR R&D SPACE

VISUALISATION OF MEDICAL CENTRE WITH MRI SCANNER AND LAB FIT-OUT

WHY ARC OXFORD?

ARC OXFORD ADVANTAGE

- Home to pioneering companies including OXA, Oxford Nanopore and Oxford Biomedica
- Proven ecosystem for AI, energy tech, life sciences and advanced manufacturing
- Close proximity to Oxford University and world-class research talent
- Scalable infrastructure to support R&D, labs, and logistics
- Strong connectivity – just 15 minutes from Oxford city centre

ARC OXFORD OFFERINGS

The Marketplace

A landscaped community square hosting outdoor events year-round

Oxford Works

A flexible workspace for collaboration, networking and focus

- Hire a desk from 1 hour
- Quiet zones for individual work
- Boardrooms and seminar theatre
- Informal breakout space with pool table

Oxford Factory

On-campus café and restaurant – ideal for coffee catchups or team lunches

Community events

Regular member meet-ups, talks and shared lunches

ARC OXFORD AMENITIES

David Lloyd Gym

- Spa with steam room and sauna
- Six indoor and outdoor tennis courts
- Fully equipped gym and indoor pool
- Wide range of exercise classes

Shopping

Oxford Retail Park nearby – including M&S, Tesco, and Boots

Hotels

Premier Inn located on-site

WHY BASEcamp?

*"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

*"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

*"**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

Scan here to view our **ARC Oxford video.**

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
NHS
Ignota Labs
Yellowstone BIOSCIENCES
Nielsen
tripadvisor
OXFORDSHIRE COUNTY COUNCIL
ELSEVIER
TI Automotive
WILEY

JOIN THE ARC COMMUNITY

ARC's mission is to create world-leading clusters for science, technology, and innovation.

Over 10,000 people, and 300+ business, research, and academic organisations, make up the ARC (Advanced Research Clusters) portfolio. Spanning life sciences, healthtech, deeptech, clean energy, and digital/AI, and backed by Brookfield.

The community enjoys exclusive benefits, including events, summits, training, profile-raising opportunities, and access to space for away days and science sprints.

The ARC portfolio includes Harwell Campus, ARC Oxford, ARC West London in Hammersmith, and ARC Uxbridge near Heathrow, and is adding millions of sq. ft over the next few years.

BE PART OF THE WIDER ARC COMMUNITY

HARWELL

600,000 sq. ft over 700 acres
3 million sq. ft of future development

ARC UXBRIDGE

350,000 sq. ft over 70 acres

ARC WEST LONDON

272,000 sq. ft over 3.5 acres inc.
150,000 sq. ft Refinery building

The Rosalind Franklin Institute
Oxford NANOPORE technologies
moderna
AMGEN
Bristol Myers Squibb
parexel
Epsilogen
GENinCode
SANIA THERAPEUTICS

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ARC Oxford