

# BUILDING 4150 ARC OXFORD

OX4 2GX

5,712 SQ FT

FITTED LABORATORY  
WITH OFFICES

Available Q3 2025

ARC.



FULLY FITTED CL2 LABS  
BUILDING 4150  
5,712 SQ FT  
AVAILABLE Q3 2025

Building 4150 is a detached building, positioned at the heart of ARC Oxford. It will be comprehensively refurbished to provide fitted CL2 laboratory on the ground floor and fitted office on the first floor.

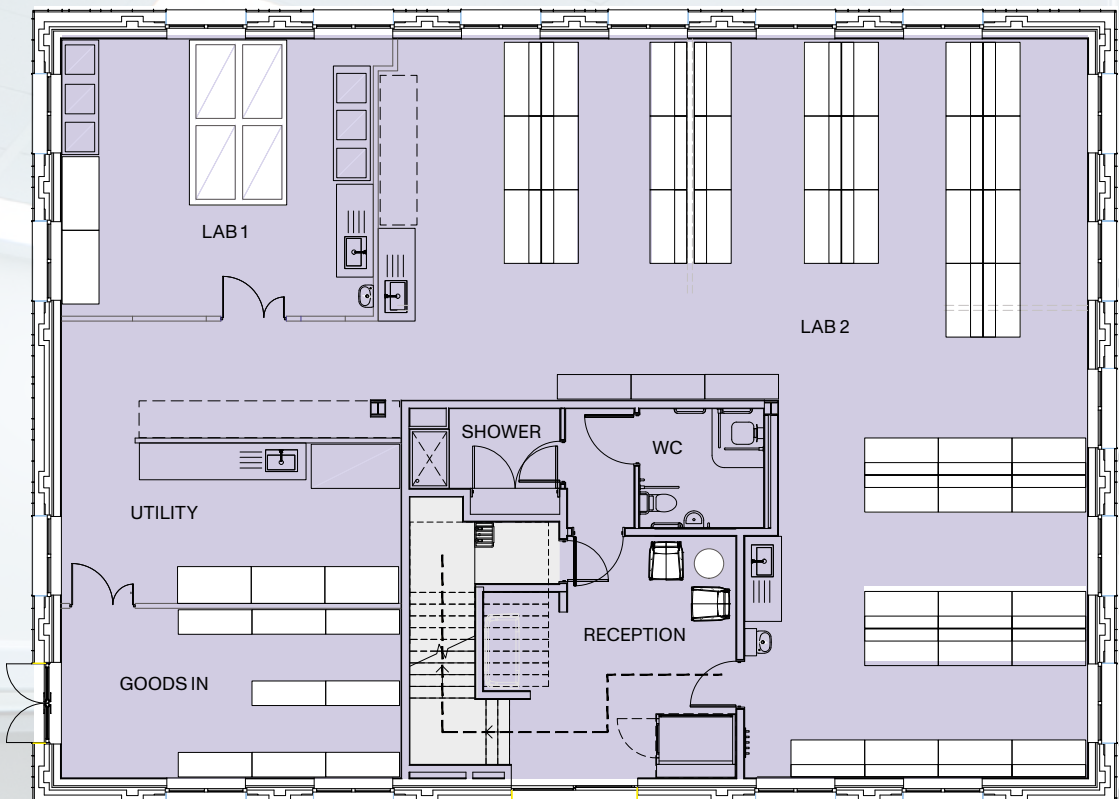
- Fitted office accommodation
- Fitted CL2 laboratory space
- 50:50 lab:office split
- Kitchenette
- Server room
- Comfort cooling (6 air changes p/h to lab)
- Vulcathene drainage
- Vinyl floors
- Benching
- CAT 5 water installation
- Wipeable ceiling tiles
- LED lighting
- Raised access floors
- Passenger lift
- Showers
- 31 parking spaces



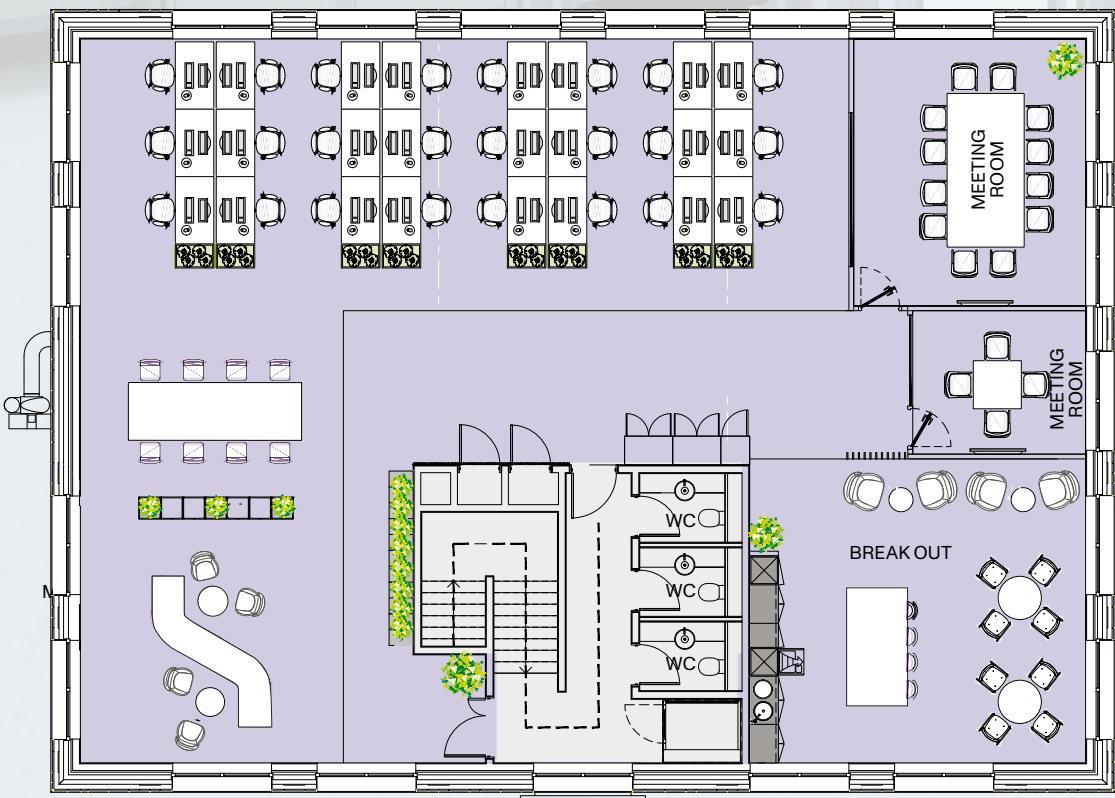


# LABS/OFFICES 50/50 SPLIT

## GROUND FLOOR (LABS)



## FIRST FLOOR (OFFICES)








Images for indicative purposes only



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

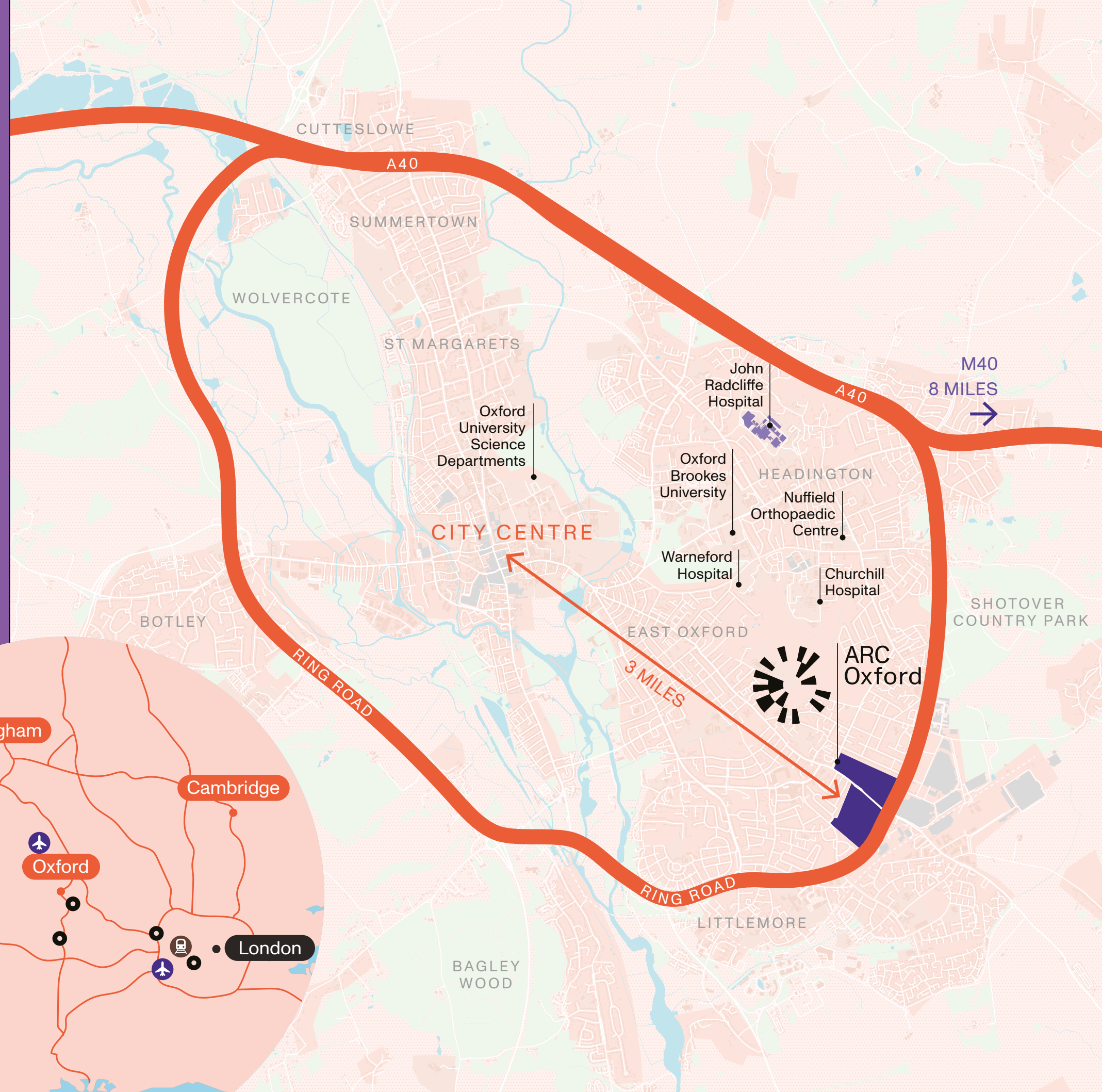
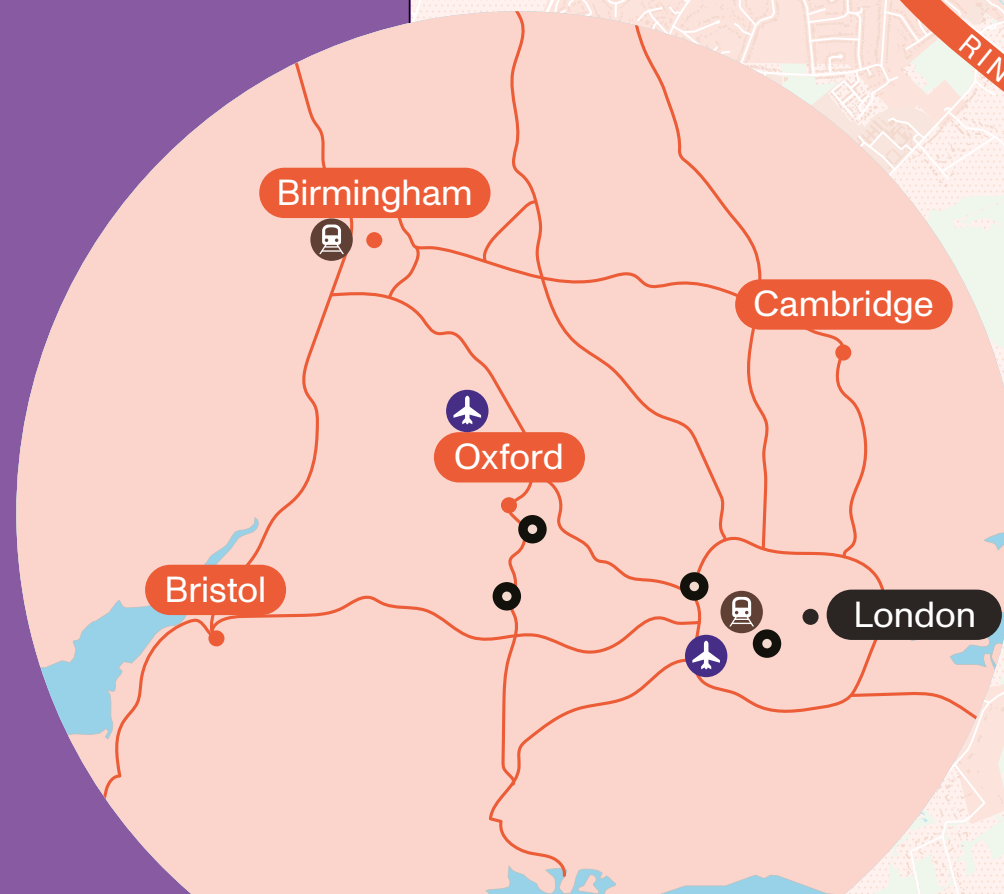
The city of Oxford is a life science superpower connecting talent to global impact.

- 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





# 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



# 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.

“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





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

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

Oxfordshire

The UK's leading science and innovation campus.



National Quantum Computing Centre

THE FARADAY INSTITUTE

diamond

esa

UK Health Security Agency



NANOPORE Technologies

BARINTHUS BIO-THERAPEUTICS

moderna



Agilent Technologies

The Rosalind Franklin Institute

Catalent

UKRI Science and Technology Facilities Council

Central Laser Facility



ARC West London

A transforming riverside home for UK life science in Hammersmith.

Epsilon

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

# 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](http://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

Joshua Doble

T: +44 (0)7783 771576

E: joshua.doble@jll.com

[www.jll.co.uk](http://www.jll.co.uk)

## Bidwells

Duncan May

M: +44 (0)7879 883886

E: duncan.may@bidwells.co.uk

Jake Allen

M: +44 (0)7976 948445

E: jake.allen@bidwells.co.uk

[www.bidwells.co.uk](http://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

Charlotte Reaney

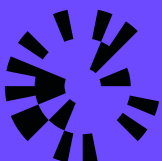
T: +44 (0)7841 684842

E: charlotte.reaney@cbre.com

[www.cbre.com](http://www.cbre.com)

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ARC  
Oxford