

# BUILDING 5510

OX4 2LH

7,402-25,450 SQ FT  
(687-2,364 SQ M)  
AVAILABLE NOW

ARC.

## BUILDING 5510 AT A GLANCE

- 25,540 sq ft (2,364 sq m) in total, individual floors from 7,402 sq ft
- New lab enabled accommodation
- Goods lift
- 101 allocated parking spaces
- Electric vehicle charging points
- EPC A post fit-out
- Available now



## INTRODUCTION

ARC Oxford is home to some of the world's most impactful science and innovation organisations. At the heart of the city's world-leading innovation ecosystem – an integral part of a powerful knowledge economy. Discover offices, co-working, fitted labs in Oxford city centre on the doorstep of Oxford University and 3 miles from John Radcliffe Hospital.



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.

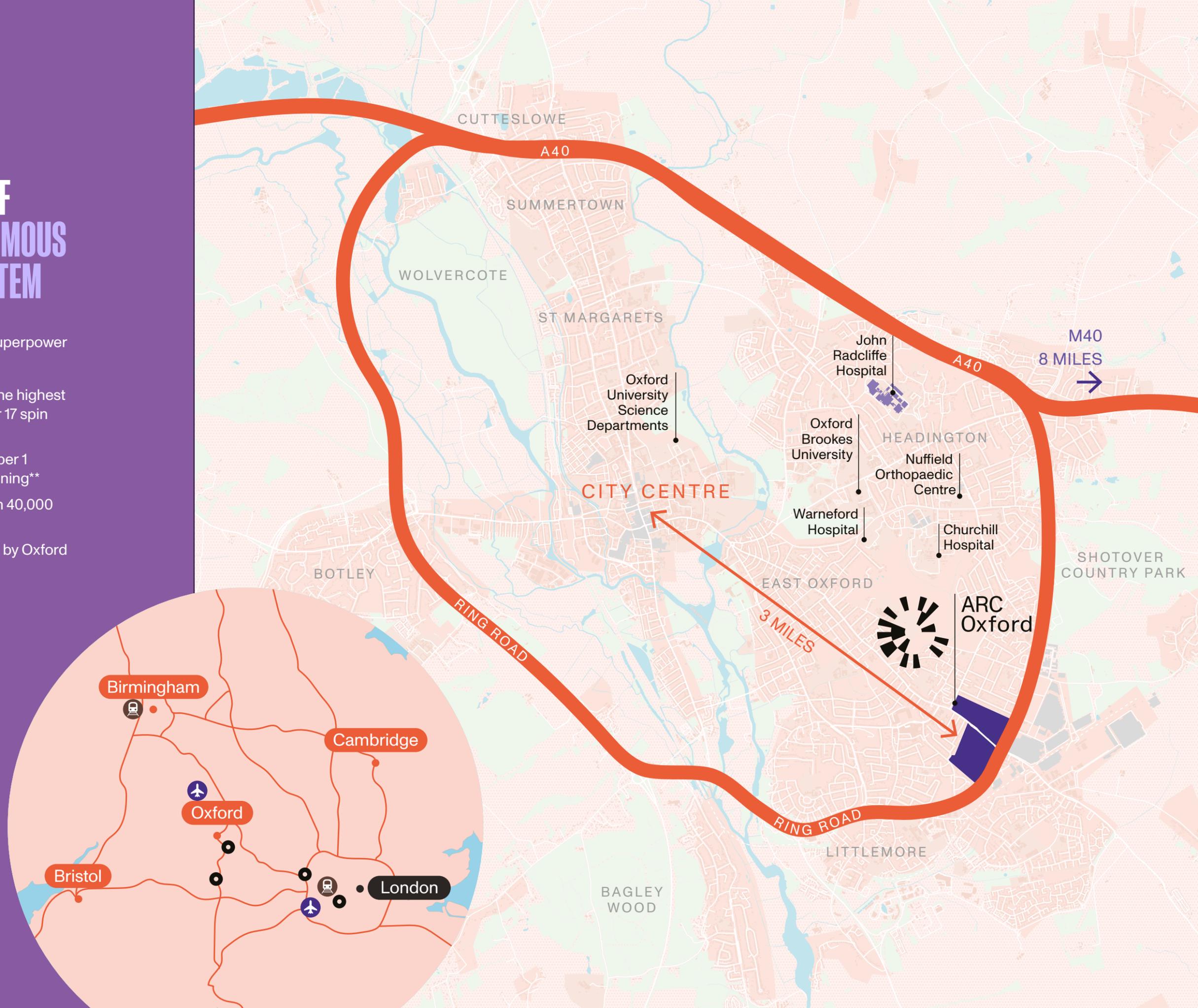
# AN INTEGRAL PART OF OXFORD'S WORLD-FAMOUS INNOVATION ECOSYSTEM

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



# SUMMARY

Building 5510 provides lab-enabled contemporary workspace, totalling 25,450 sq ft (2,364.4 sq m) set over three floors with 101 car parking spaces.

The building has been extensively refurbished and will be delivered to a lab enabled finish ready for an occupier's fitout.

Alternatively, a fully fitted option is also available by separate negotiation.

Available now.

# SPECIFICATION



Raised floor to slab height 3.5m



398 kVA LV supply



Raised access floor



M&E plant installed for 70% lab content



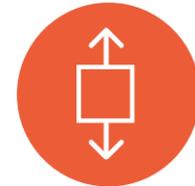
Up to 6 air changes per hour



Refurbished core



New WC and shower facilities



Goods lift 2.5 tonne load capacity



External plant area



101 allocated parking spaces



12 electric vehicle charging points



EPC A post fit-out

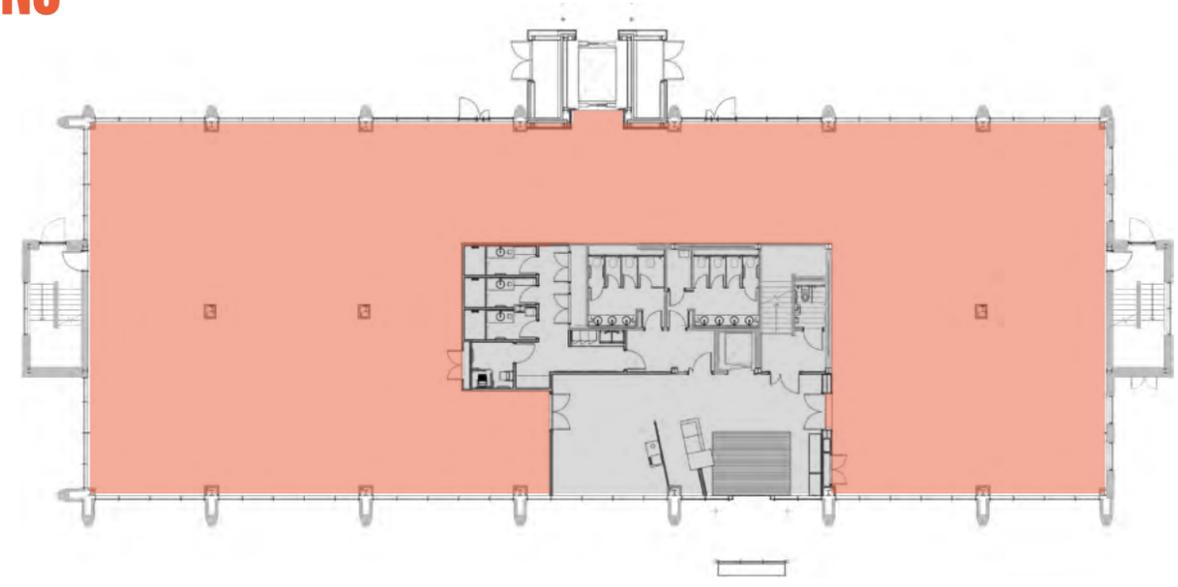




## FLOORPLANS

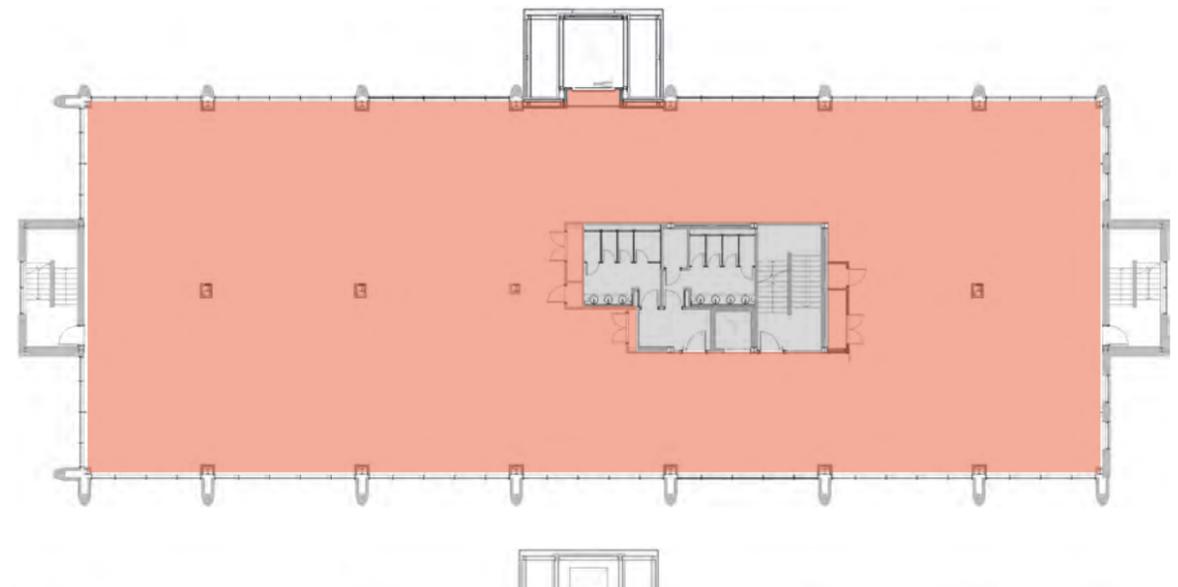
### GROUND FLOOR

7,402 sq ft  
(687.6 sq m)



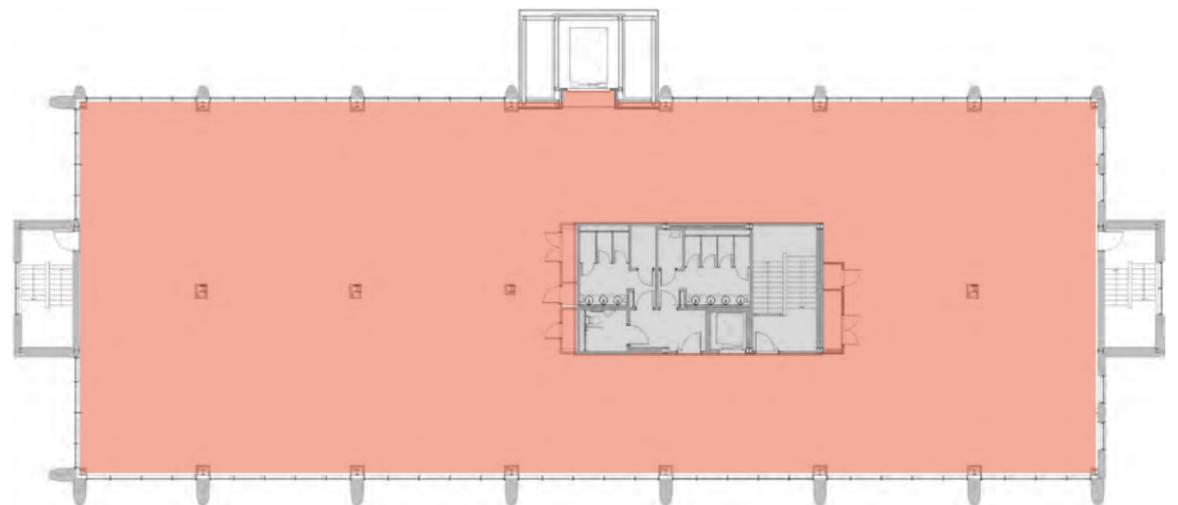
### FIRST FLOOR

8,649 sq ft  
(803.5 sq m)



### SECOND FLOOR

8,586 sq ft  
(796.9 sq m)



### TOTAL

Including reception  
25,450 sq ft  
(2,364.4 sq m)

# 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.



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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.



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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