

BUILDING 9400

OX4 2HN

11,390 SQ FT

HIGH QUALITY OFFICES

AVAILABLE APRIL 2025

ARC.

HIGH QUALITY OFFICE SPACE AVAILABLE FROM APRIL 2025

Building 9400 is a modern multi-let office and lab building located at the heart of ARC Oxford.

Office availability	sq ft	sq m
Ground Floor	11,390	1,508

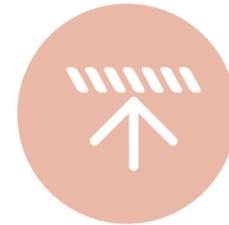
SPECIFICATION



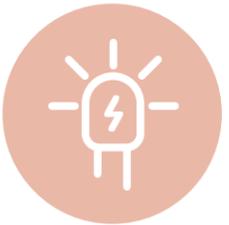
Kitchenette



Front of house
concierge



Raised access
floors



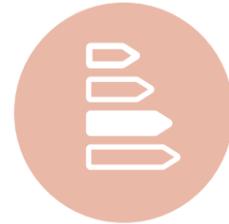
LED lighting



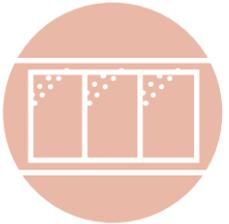
45 car parking
spaces



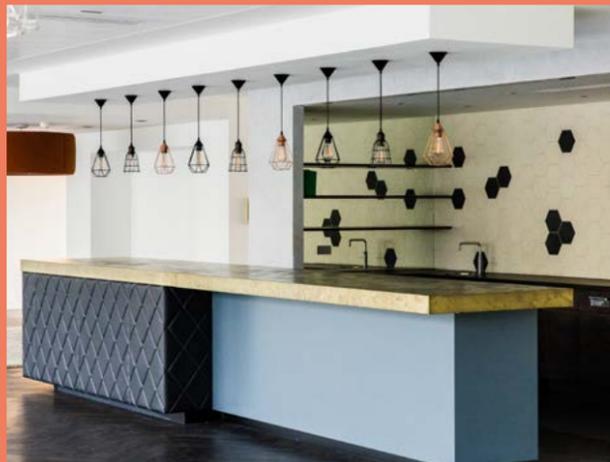
Secure
bicycle stores



EPC: D

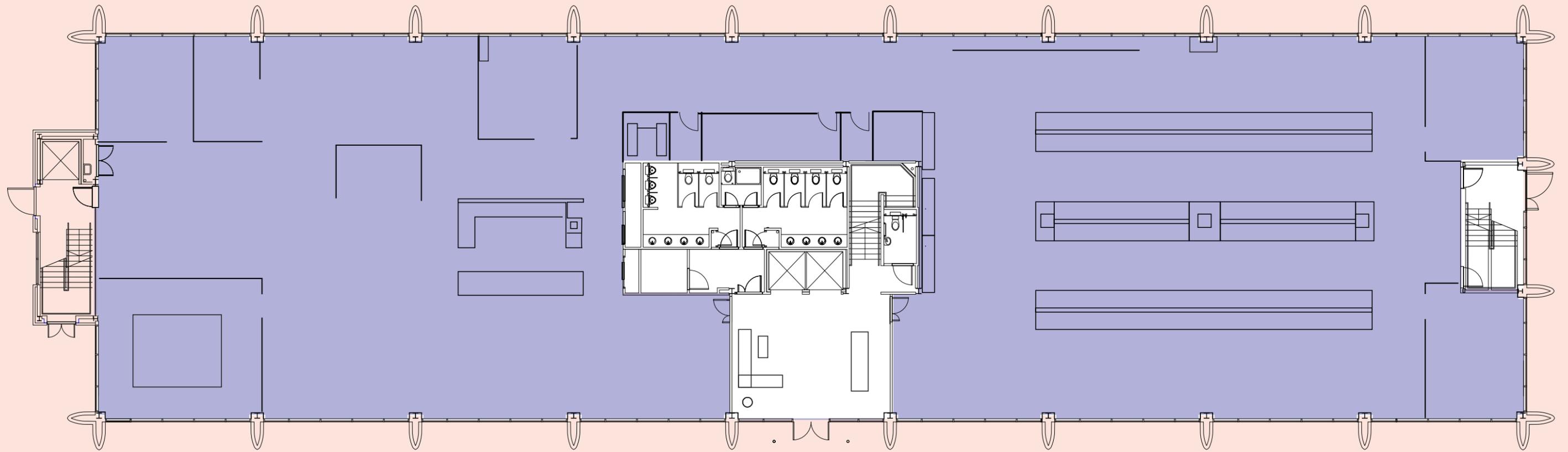


Full height
window glazing



CURRENT FITOUT

GROUND FLOOR



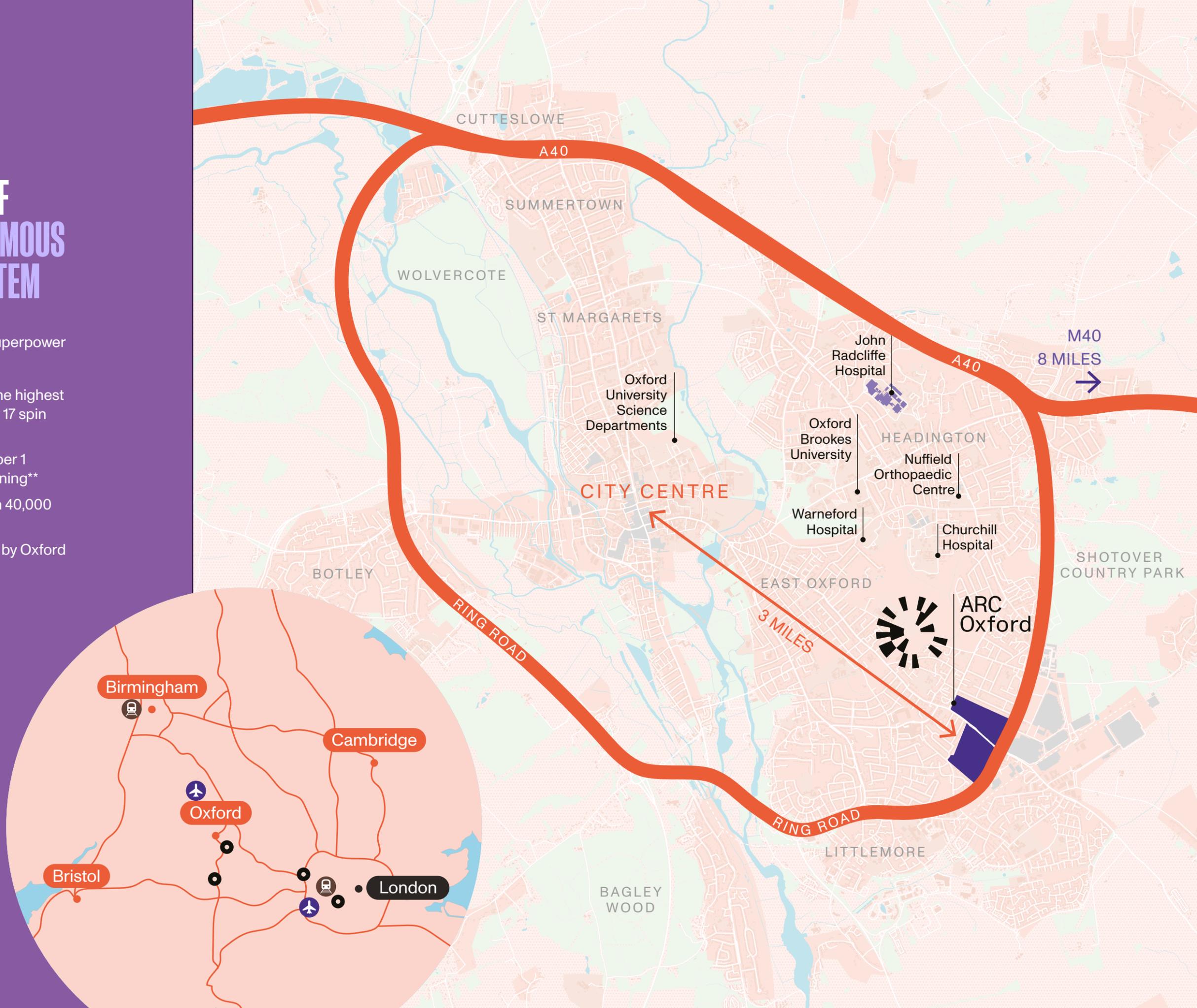
AN INTEGRAL PART OF OXFORD'S WORLD-FAMOUS INNOVATION ECOSYSTEM

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.

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



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.



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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ARC
Oxford