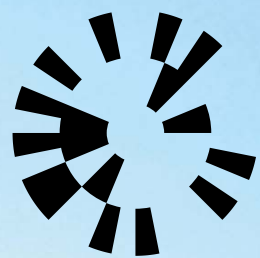


ASO OPEN



ARC
Oxford

**NEXT GENERATION
SPACE FOR INNOVATION**

**6,500-92,000 SQ FT
LAUNCHING 2026**



A NEW LANDMARK FOR OXFORD'S INNOVATION COMMUNITY

- 92,000 sq ft (8,547 sq m) (NIA)
- Suites available from c.6,500 sq ft
- Single building, ground plus 2 storeys with an additional rooftop amenity space
- Back of house gas storage and clinical waste services
- Multiple goods lifts
- 164 parking spaces
- 3 miles from Oxford City Centre with buses every 7 minutes at peak times
- Highly sustainable: meeting and exceeding Oxford City's sustainable policies

- Target BREEAM "Excellent" and 40% reduction in carbon emissions above current Building Regulations
- Within 10 minutes of John Radcliffe, Churchill and Nuffield Orthopaedic Hospitals
- Completion Q2 2026

Scan the QR code to view the Ascent video



SUSTAINABLE SCIENCE-READY SPACE

Ascent is a brand new purpose-built lab-ready office building totalling 92,000 sq ft located at the heart of ARC Oxford, home to a thriving community of world-changing companies. It has been designed to provide flexible and innovative lab-ready office space to suit a wide variety of occupational specification and benefits from outstanding in-building and on-campus amenity provision.





SPECIFICATION

Designed to provide the highest quality and full occupational flexibility



Best in class facilities including a café, communal spaces and roof terrace overlooking the campus



CL2 wet lab-ready



'Back of house' gas storage and clinical waste services



Goods and passenger lifts



Storage for up to 163 bikes and end of journey facilities including showers and changing rooms



164 car parking spaces



Dedicated delivery and loading bay



Back up power system



Approx 4.2m ceiling heights



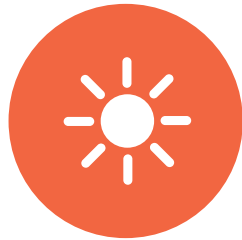
SUSTAINABILITY



Highly Sustainable: targeting BREEAM 'Excellent' and EPC-A – meeting and exceeding Oxford City's sustainable policies



Natural ventilation in amenity spaces



Balance between daylight, solar gains and solar protection, embodied carbon and views-out



Creating microclimates for outdoor comfort



Biodiversity uplift to achieve a minimum 5% net gain target



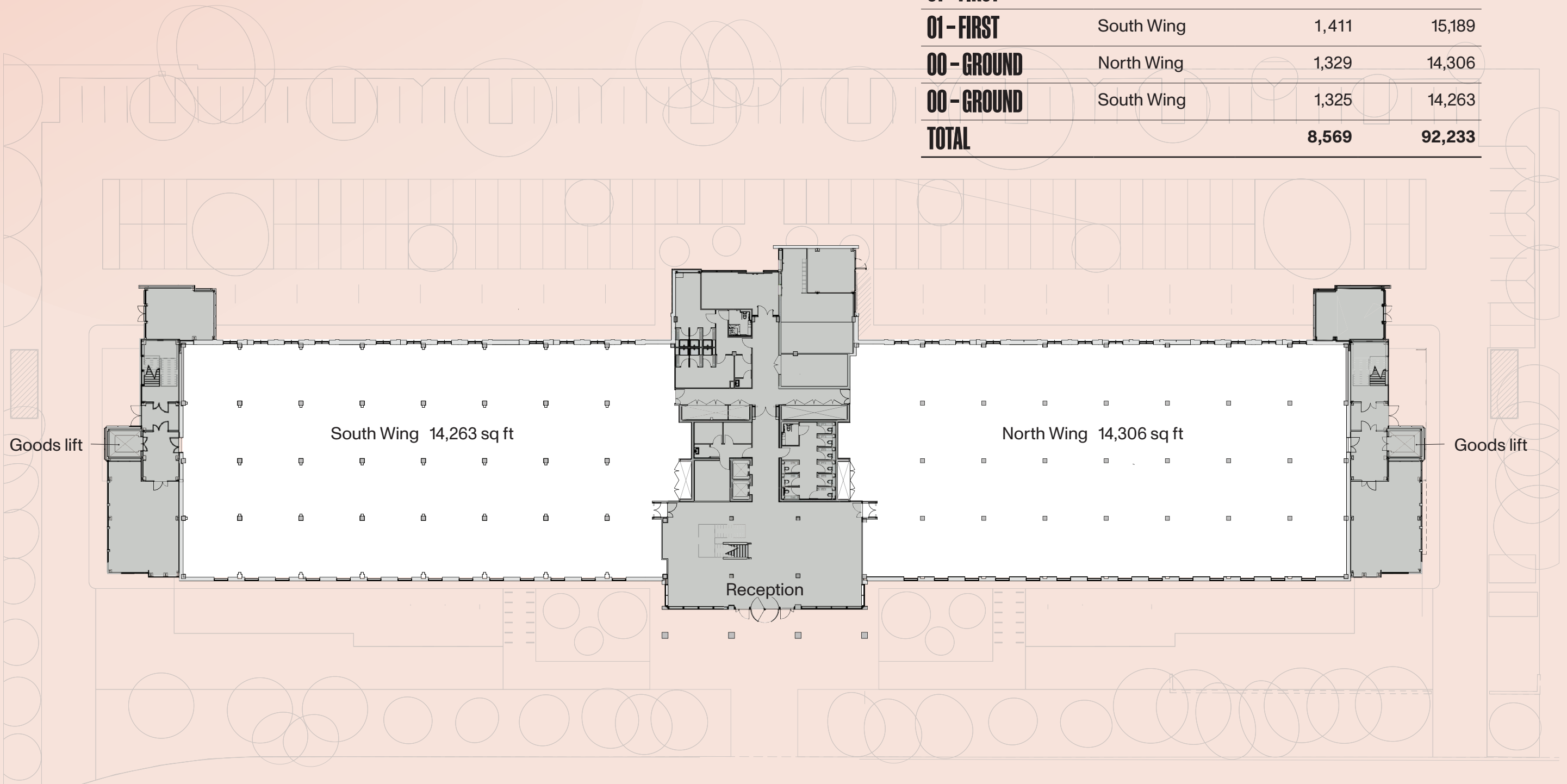
Integrating PV panels



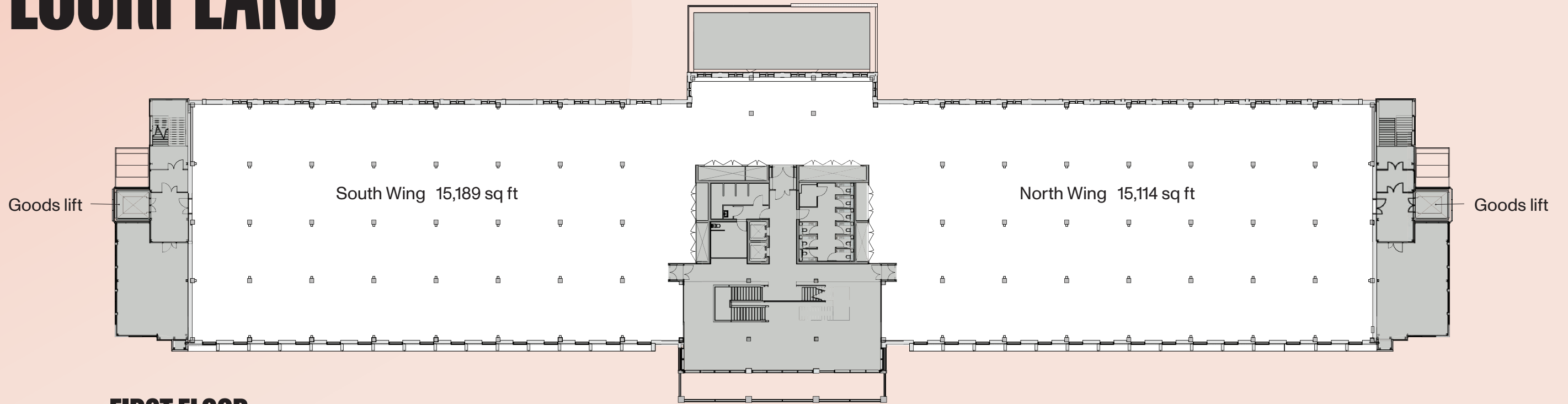


GROUND FLOOR AND SITE PLAN

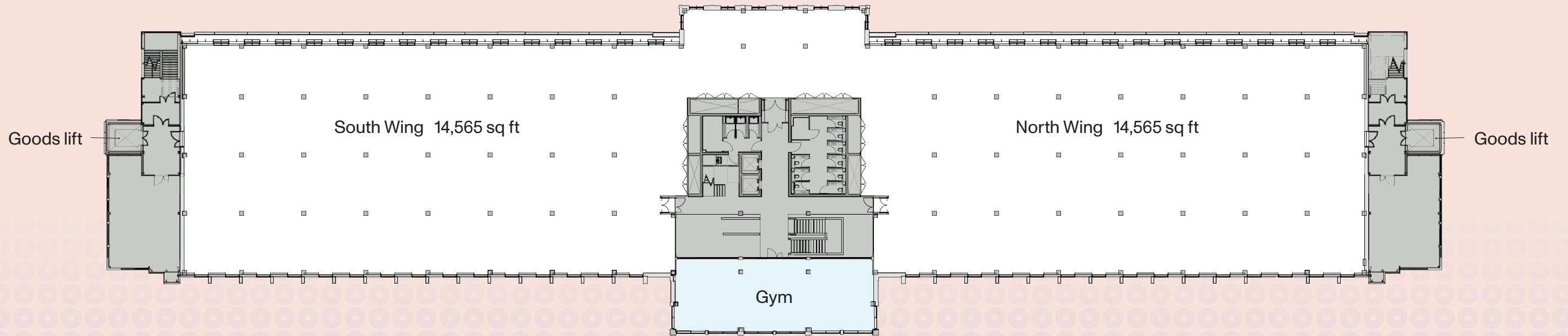
Level	Space name	NIA sq m	NIA sq ft
03 - THIRD	Club Lounge	232	2,594
02 - SECOND	Amenity (Gym)	161	1,734
02 - SECOND	North Wing	1,353	14,565
02 - SECOND	South Wing	1,353	14,568
01 - FIRST	North Wing	1,404	15,114
01 - FIRST	South Wing	1,411	15,189
00 - GROUND	North Wing	1,329	14,306
00 - GROUND	South Wing	1,325	14,263
TOTAL		8,569	92,233



FLOORPLANS

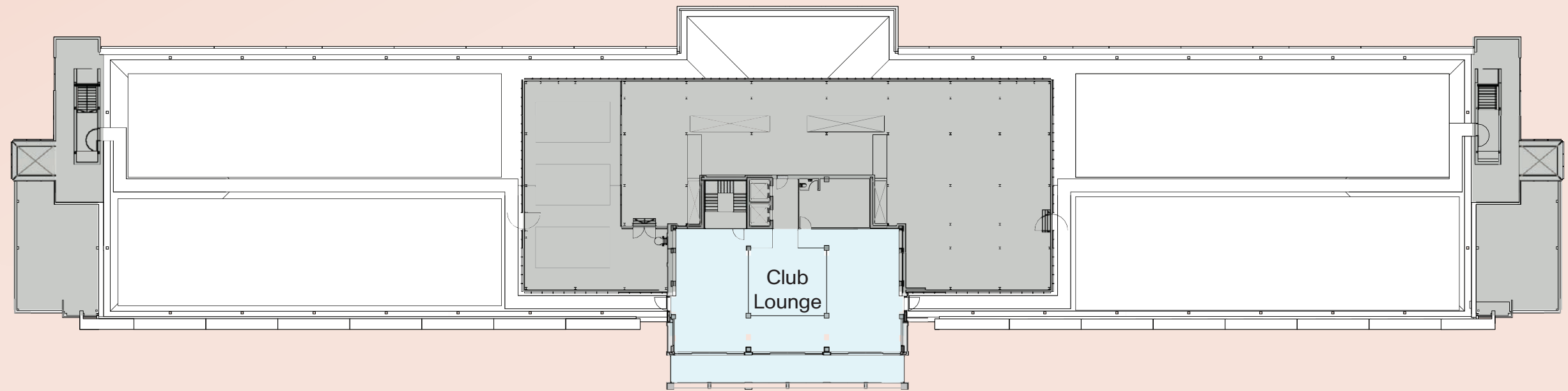


FIRST FLOOR



SECOND FLOOR

FLOORPLANS



THIRD FLOOR










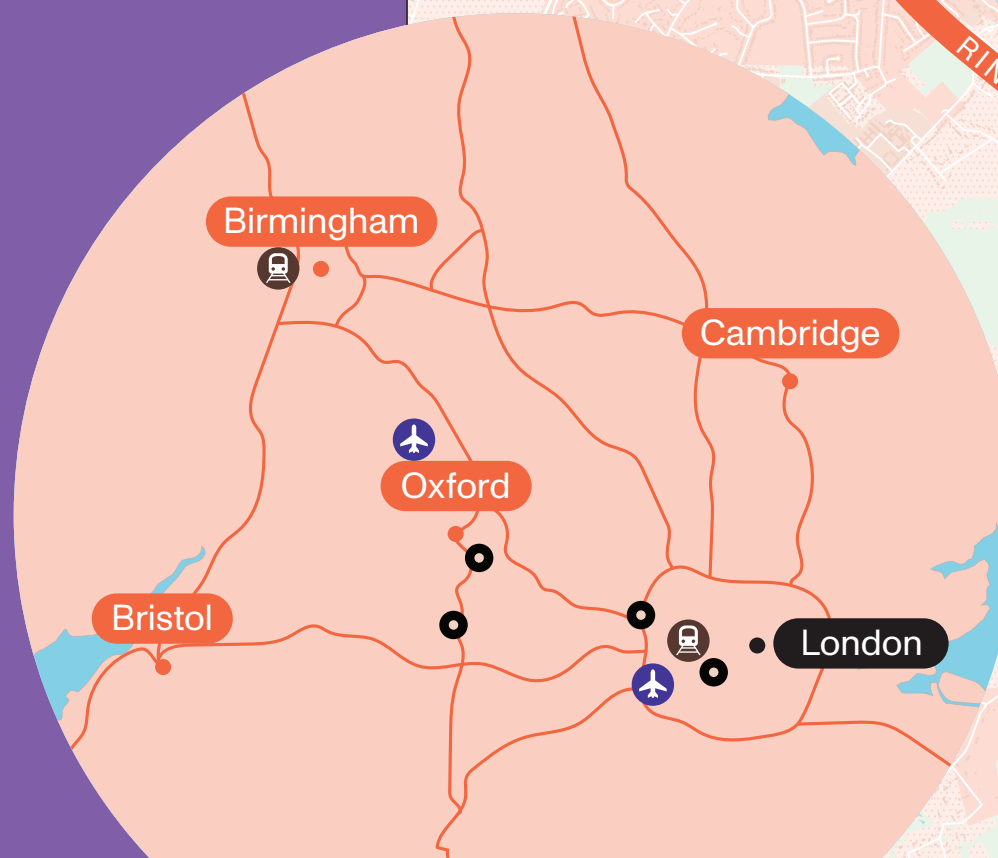
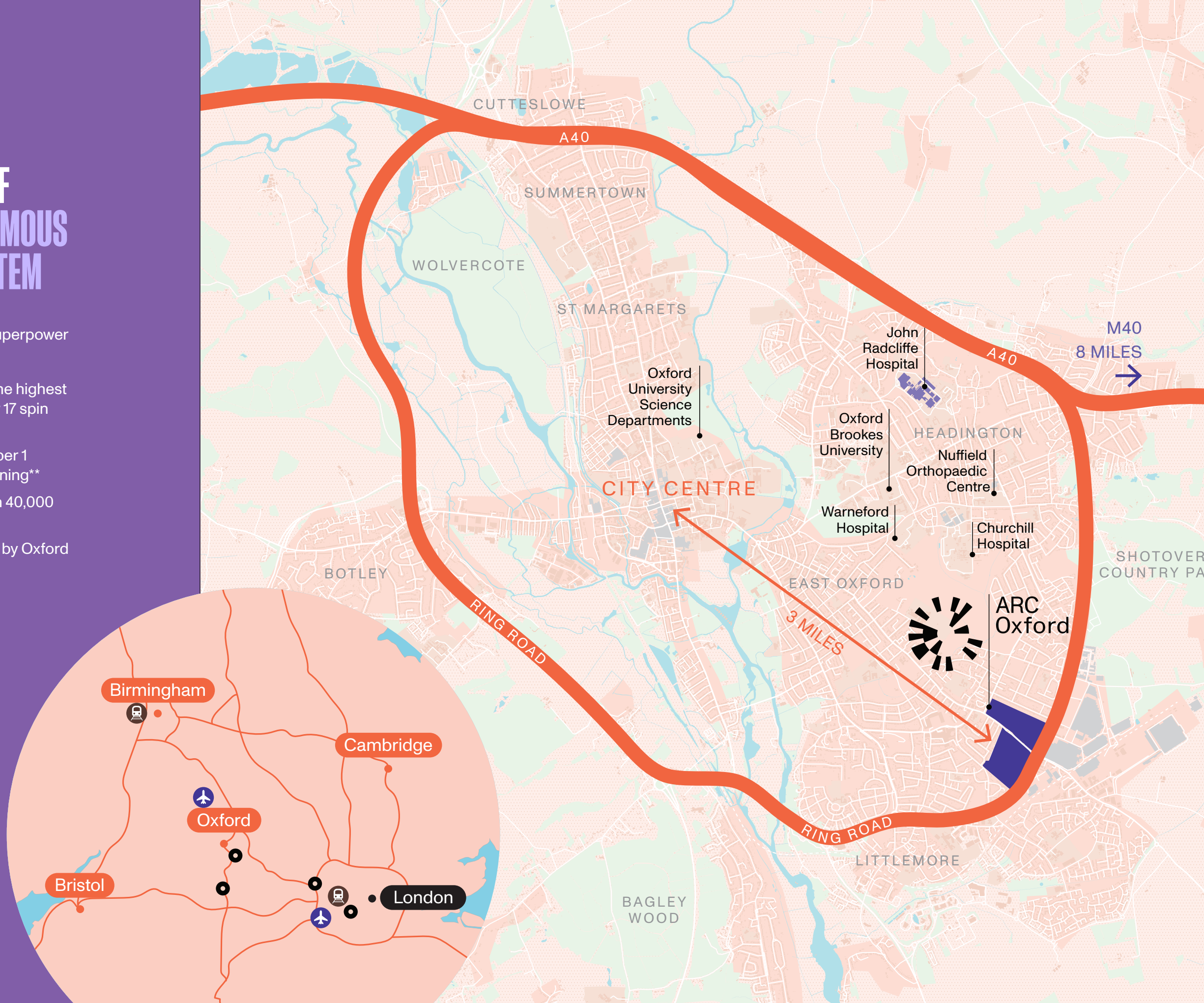
AN INTEGRAL PART OF OXFORD'S WORLD-FAMOUS INNOVATION ECOSYSTEM

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



LIFE AT OXFORD

Member of the Future app

The Member of the Future app is available exclusively for ARC members and provides everything you need to make the most of your ARC campus. You can book classes or meeting rooms, enter competitions and find exclusive discounts.

We're improving the functionality all the time. Download the app [here](#).



Campus culture

At the centre of our campus is its social hub, the Oxford Factory and the Oxford Works. A beautifully designed business lounge, boasting a spacious studio for fitness classes, and a restaurant offering great food and coffee with plenty of space and seating for any number of events, meetings and informal catch ups.



Campus community

A dedicated community manager helps shape a hand-picked, curated events calendar for the best possible environment all year round. A community square – The Marketplace – with outside seating provides tranquil green space, and a perfect spot for enjoying a morning coffee, community BBQ or street food festival.



ARC
Oxford

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.

Home to over 30 of Oxford's leading companies including:



SPACE TO CONNECT

Food and beverage

We have a range of food outlets on campus.

Oxford Factory Café

The Oxford Factory Café is the beating heart of campus, open 8 am–4 pm serving breakfast, lunch, coffee, and snacks. Expect awesome coffee, friendly service, local produce and a delicious ever-changing menu based on the seasons. The café is available for private functions and offers a range of hospitality packages.

Oxford Workshop

Our burrito and juice bar sits proudly on The Market Place, and is open daily offering made-to-order burritos, nachos, salad boxes, and more. With a partially covered decked area, this is the perfect spot for an informal meeting or lunchtime catch up with friends.



Meeting spaces

On campus we currently have the following conference and meeting room facilities available:

The Market Place

Our green communal space is used for community events, BBQs, playing badminton or for just chilling in a deck chair. The Market Place can be booked for company parties and events.

Oxford Works

The Oxford Works is our collaborative workspace designed to develop ideas, and network. Our members can book a desk, hunker down in one of our quiet spaces or make confidential calls in video call booths, or conference in our Engine Room event space.

Innovation Space

We combine the Oxford Works, Engine Room, and Board Room to create an event and conference space, available to ARC members and stakeholders.

ESG AREAS OF FOCUS

At ARC, we have a vision to develop sustainable clusters for world-class science & innovation, and to be recognised as a catalyst for sustainable growth.

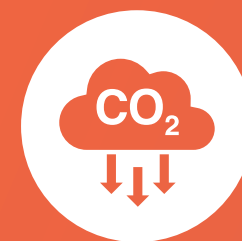
2030 headline targets:

- Transition our built environment portfolio towards Net Zero Carbon, halving emissions from managed buildings by 2030.
- Protect the local environment and manage our estate sustainably, enhancing biodiversity whilst creating a network of green spaces for people & nature.
- Shift the development & operation of our portfolio towards a circular economy through sustainable procurement & responsible sourcing.
- Make our buildings & infrastructure resilient to the predicted changes in the climate.
- Encourage active travel choices and provide low emission transport options to commuters.
- Provide an environment that safeguards and enhances the safety, health & wellbeing of staff and visitors.
- Make a lasting positive contribution to the community & local economy by delivering environmental, economic, and social value.

Our objectives are:

- **Carbon Intensity Reduction**
Reducing operational carbon emissions from managed buildings by at least 50% per square metre (GIA)
- **Biodiversity Gain**
Delivering additional biodiversity enhancements, above and beyond statutory Net Gain
- **Net Zero Carbon Buildings**
Designing new developments for net zero operational carbon & reducing upfront embodied carbon by at least 50%
- **Zero Landfill**
Exporting zero waste to landfill & diverting over 90% of construction waste towards recycling or recovery for purposes other than energy generation
- **Sustainable Travel**
Reducing Average Commuter Emissions Level (ACEL©) by at least 50%

To put its Vision into Action, ARC has identified 7 Key Focus Areas, aligned with the UN Sustainable Development Goals (SDGs), as the guiding principles for a successful, prosperous sustainable clusters:



Carbon & GHG Emissions



Nature & Environment



Materials & Supply Chain



Connectivity & Transport



Climate Resilient Buildings



Health & Wellbeing



Community & Local Economy

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.

HARWELL



The UK's leading science and innovation campus.

900,000 sq ft over 700 acres.

Oxford Nanopore

Barinthus Biotherapeutics

Moderna

Aglient Technologies

The Rosalind Franklin Institute

Catalent

UK Health Security Agency



ARC
West London



A transforming riverside home for UK life science.

250,000 sq ft over 3.5 acres.

EpsilonGen

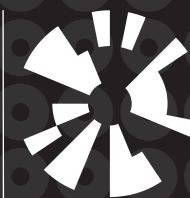
GENinCode

Sania Therapeutics

Cathay Pacific

Flutter

Econic



ARC
Uxbridge



A centre for innovation within London's green belt.

334,577 sq ft over 72 acres.

Bristol Myers Squibb

Amgen

Daiichi-Sankyo

Parexel

Adapt

Jato

Sterling Lexicon

CONTACT US

For more information please contact the letting agents:



Duncan May
+44 (0)7879 883886
duncan.maybidwells.co.uk

Jake Allen
+44 (0)7976 948445
jake.allen@bidwells.co.uk

bidwells.co.uk



Josh Doble
+44 (0)7783 771576
joshua.doble@eu.jll.com

Chris Valentine
+44 (0)7747 758289
chris.valentine@jll.com

Sarah Brisbane
+44 (0)7769 201458
sarah.brisbane@jll.com

jll.co.uk



Charlotte Reaney
+44 (0)7841 684842
charlotte.reaney@cbre.com

Kevin Wood
+44 (0)7900 584150
kevin.wood@cbre.com

Richard Venables
+44 (0)7816 491860
richard.venables@cbre.com

cbre.com

BECOME A MEMBER OF THE FUTURE

Speak to us today to find out how your business could benefit as a member of ARC at ARC Oxford.

Will Crane
Leasing Manager
+44 (0)7503 211147
will.crane@arcgroup.io

Dan Williams
Director - Asset Manager
+44 (0)7795 331925
daniel.williams@arcgroup.io

David Williams
Senior Director
+44 (0)7443 887500
david.williams@arcgroup.io

arcgroup.io/oxford



Misrepresentation Act

Advanced Research Clusters Ltd or JLL or CBRE or 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 or CBRE or 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.

March 2025