

# BASEcamp

FORGE THE FUTURE

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



ARC  
Oxford

OXFORD | OX4 2DQ  
34,351 SQ. FT







# INNOVATION

# HAS A NEW BASE



## A UNIQUE SPACE TO ESTABLISH AND EXPAND

BASEcamp is a self-contained, 34,351 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.**

# 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

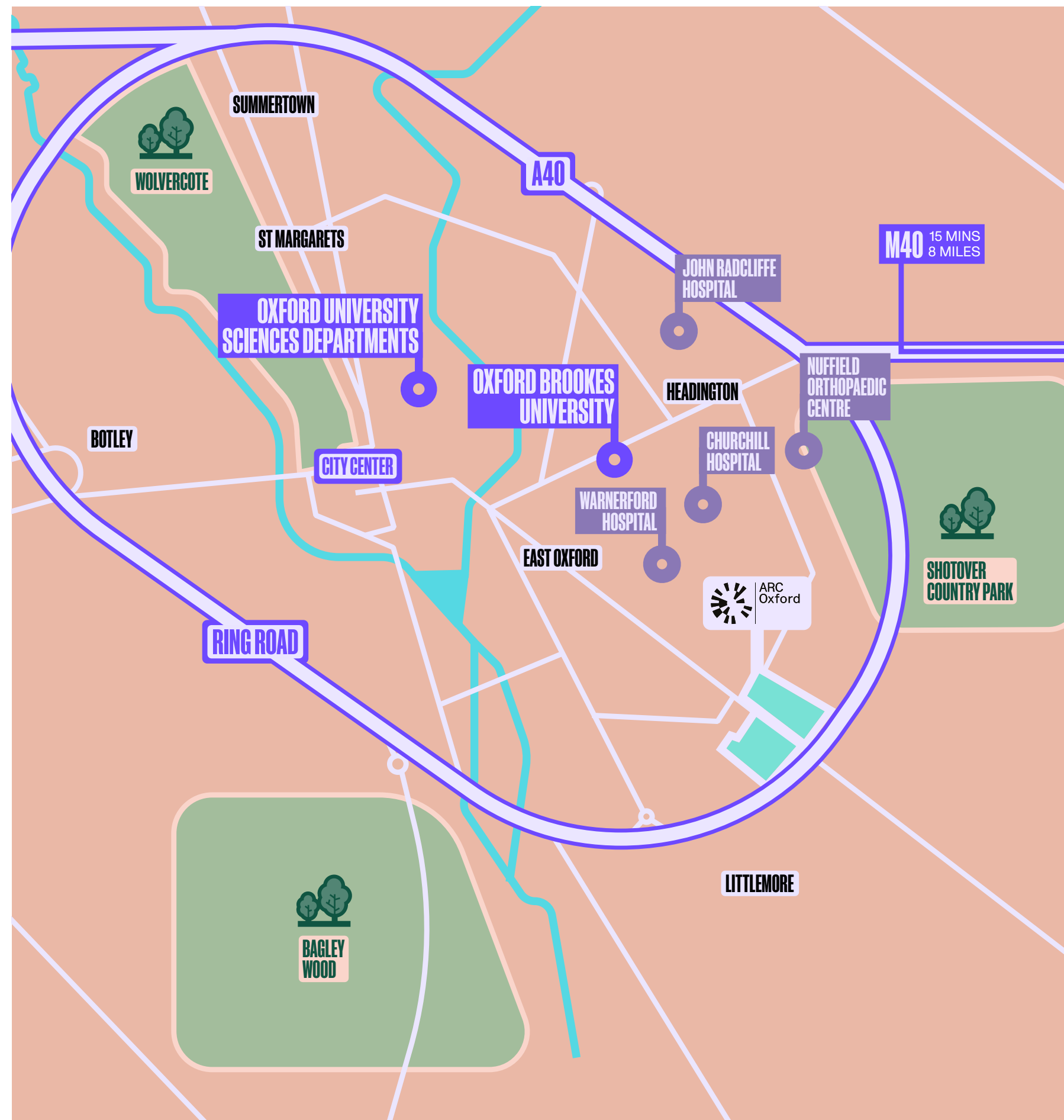
**70** MINUTES  
to Birmingham Snow Hill  
by train

**45** MINUTES  
to Heathrow Airport  
by car

**80** MINUTES  
to London Paddington  
by train

\*Source: [www.ox.ac.uk](http://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.

**High-capacity substation**  
Ready to power advanced tech and production uses

**116 car parking spaces**  
Private provision for staff and visitors

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



**4m loading bay + service yard**  
Efficient, discreet goods handling with direct access

**Expansive industrial zone**  
7.16m clear height space

**Full-height atrium reception**  
Impressive arrival space with natural light and volume



# 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.

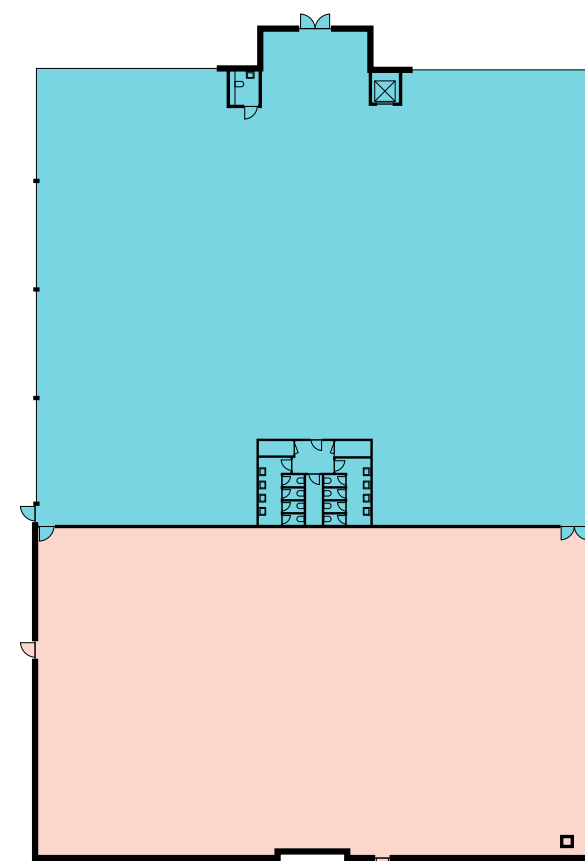
The building can be taken as it is or delivered with an occupier's bespoke fit out, designed in collaboration with ARC's in-house team.



Scan here to view our Fly through video.

## GROUND FLOORPLAN

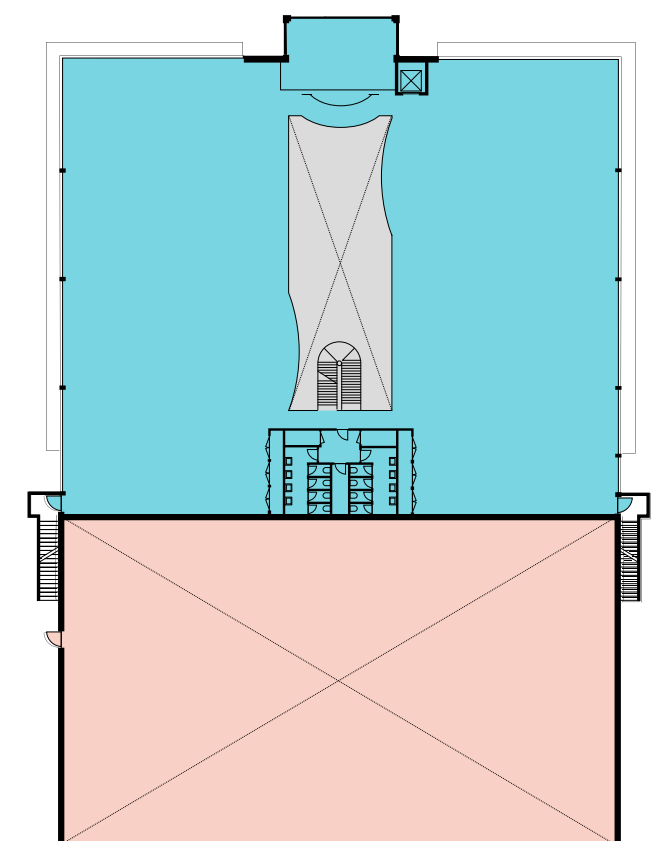
- Central reception and full-height atrium
- Flexible open-plan layout
- Capability for wet/dry labs
- Lift, toilet and shower facilities



FLOOR TYPE	SQ. FT (GIA)	SQ. M (GIA)
● Lab enabled office GF	13,248	1,231
● Full-height space	9,404	874

## 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 (GIA)	SQ. M (GIA)
● Office FF	11,699	1,087
● Full-height space	–	–



# TWO-STOREY OFFICE & LAB ENABLED SPACE





# FIRST FLOOR WORKSPACE





# HIGH-SPEC PRODUCTION SPACE

- R&D / Production GIA: 9,404 sq. ft (874 sq. m)
- 7.16m clear height
- 4.5m-high roller shutter loading
- 10kN/m<sup>2</sup> floor loading
- Direct yard access for discreet servicing
- Efficient open-plan layout









# 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."*



*"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."*



*"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."*



Scan here to view our ARC Oxford video.





# 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



The Rosalind Franklin Institute

Oxford NANOPORE Technologies

moderna

### ARC UXBRIDGE

350,000 sq. ft over 70 acres



AMGEN®

Bristol Myers Squibb®

parexel

### ARC WEST LONDON

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



EpsilonGen

GENinCode

SANIA THERAPEUTICS



# CONTACT US

## BIDWELLS

### DUNCAN MAY

M: +44 (0)7879 883886  
E: duncan.may@bidwells.co.uk

### HOLLY DAWSON

M: +44 (0)7917 243887  
E: holly.dawson@bidwells.co.uk

### EDWARD BERRIDGE

M: +44 (0)7776 418459  
E: edward.berridge@bidwells.co.uk

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



### JOSH DOBLE

M: +44 (0)7783 771576  
E: joshua.doble@jll.com

### CHRIS VALENTINE

M: +44 (0)7747 758289  
E: chris.valentine@jll.com

### SARAH BRISBANE

M: +44 (0)7769 201458  
E: sarah.brisbane@jll.com

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

## CBRE

### KEVIN WOOD

T: +44 (0)7900 584150  
E: kevin.wood@cbre.com

### RICHARD VENABLES

T: +44 (0)7816 491860  
E: richard.venables@cbre.com

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

## ARC.

### DAVID WILLIAMS

T: +44 (0)7443 887 500  
E: david.williams@arcgroup.io

### DAN WILLIAMS

T: +44 (0)7795 331925  
E: dan.williams@arcgroup.io

### WILL CRANE

T: +44 (0)7503 211147  
E: will.crane@arcgroup.io

Misrepresentation Act Advanced Research Clusters Ltd or JLL, CBRE and 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, CBRE and 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. June 2025



ARC  
Oxford