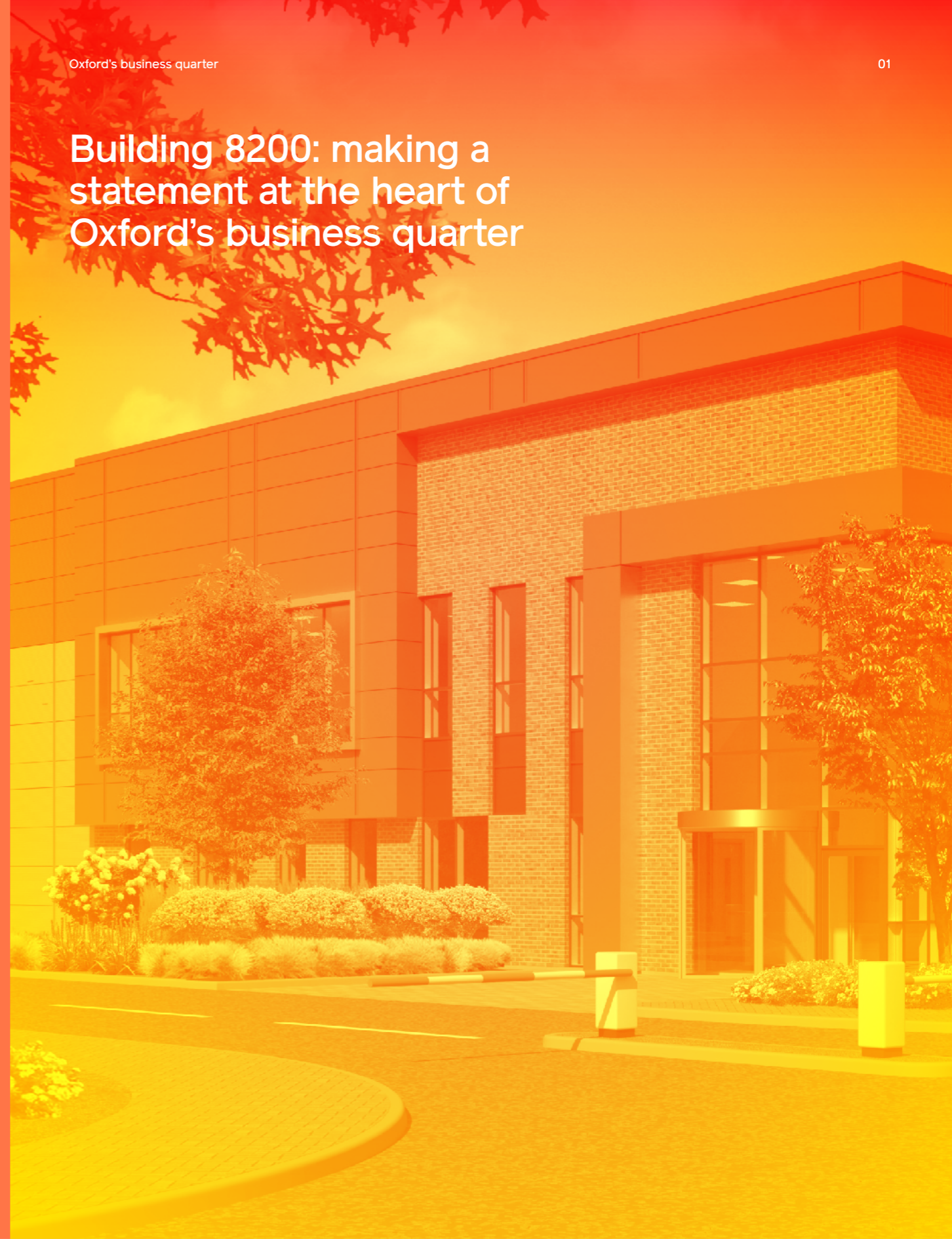




Building 8200: making a statement at the heart of Oxford's business quarter



Easily Connected



3 miles
Oxford Train Station



1 hour
London Paddington



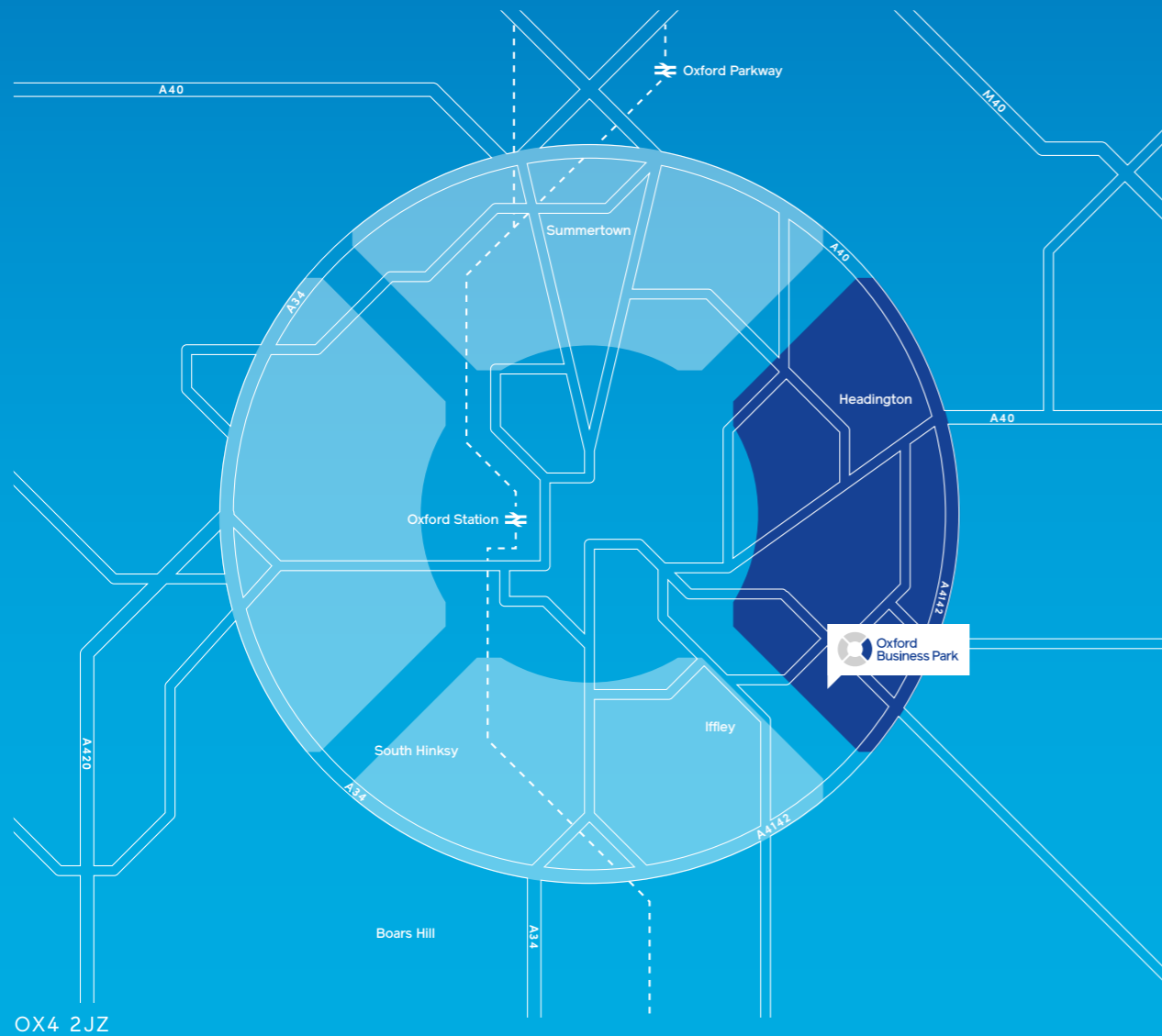
2.3 miles
High Street



8 miles
M40 Junction 8/9



50 minutes
London Heathrow



OX4 2JZ

Life in the Quarter

- | | | | | | |
|------------------------------------|----|-------------------|----|---------------------------------|----|
| Oxford Factory & Oxford Works | 01 | Next | 05 | Children's Day Nursery | 09 |
| The Market Place & Oxford Workshop | 02 | Boots | 06 | Longwall Restaurant | 10 |
| Tesco | 03 | Petrol Station | 07 | David Lloyd Club | 11 |
| M&S | 04 | Premier Inn Hotel | 08 | Templars Square Shopping Centre | 12 |



Community

OXFORD
FACTORY

The Oxford Factory

At the Oxford Factory you can grab a coffee, hold an informal meeting or treat yourself to freshly baked pizza and other freshly cooked meals. Our contemporary restaurant serves the very best locally produced food and drink and can provide corporate catering to our seminar spaces or your office.

Nielsen

ARGC

Agility Works

Animal Dynamics

Audi Oxford

Blackberry Clinic

Bright Horizons

British Gas

Cancer Research

Cluttons

Clyde & Co

Freeths

Frost & Sullivan

Grant Thornton

OXFORD
WORKS

Oxford Works

Come and meet our Park Team at the Oxford Works, where you can hire a desk for an hour, a day or longer. With inspiring lounge space, phone booths and meeting rooms, it is the perfect work space that provides a refreshing alternative. There is also a fully equipped seminar theatre, all dedicated for our customers on the Park.

Legal Shield

Perspectum Diagnostics

Harley Davidson

Ingenta

Jazz Pharmaceutical

NHS

Netconsult Online

Gobeyond Partners

GreenSquare

Optum

Oxbotica

Oxfam

Oxford Biodynamics

Oxford Biomedica

OXFORD
WORKSHOP

The Market Place

A vibrant social meeting place to grab a coffee at the Oxford Workshop, take time out to play some table tennis and enjoy the outdoor environment, relaxing in a deckchair on the lawns. For a hot chocolate in the winter sun or a bbq party in the summer, you can enjoy the Market Place all year round.

Oxford County Council

Oxford Fertility

Oxford Park Management

Pamoja Education

Pennington Manches

Pure Offices

Regus

Royal Mail

Spybiotech

TI Fluid Systems

Valuation Office

Veeva

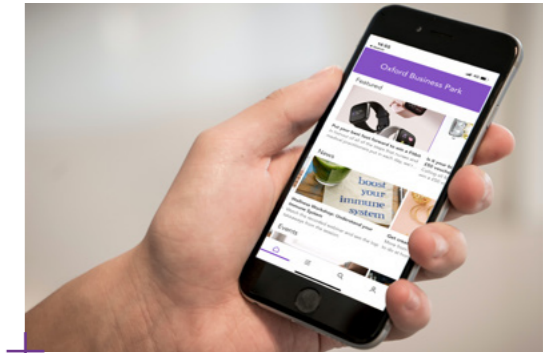
Wiley

Ultromics



Oxford Park Life

Our community portal is available on your desktop or mobile app, bringing daily events, services, competitions to you and your colleagues. Whether you want to join us at a summer party, book a yoga class or book space in our business lounge – it is all here for you at Oxford Park Life.



Building 8200

The building measures 30,516 sq ft GIA in total, providing 24,413 sq ft of high bay flexible workspace (8 metres to haunch) that sits alongside the highest quality office space, atrium and core, measuring 6,103 sq ft. A truly flexible development tailored for Hi Tech and Life Science businesses that can be easily adapted to suit specific operational requirements.

-  LED lighting
-  WCs and showers
-  50 car parking spaces
-  32 cycle spaces
-  Electric vehicle chargers
-  Target EPC rating A
-  Target BREEAM rating Excellent
-  Comfort cooled office space with exposed services
-  32 metre service yard with two level access doors
-  Lab enabled specification
-  8m clear to haunch



Front elevation



Site Plan

Get in touch

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Developer

Arlington is a developer and investor of regional offices and logistics within the UK. Our aim is to create a large scale sustainable portfolio of exceptional business locations, which represent a place to attract, nurture and retain the very best talent for your company.

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