



4630 Oxford Business Park: flexible space at the heart of Oxford's business quarter



Easily Connected



3 miles
Oxford Train Station



1 hour
London Paddington



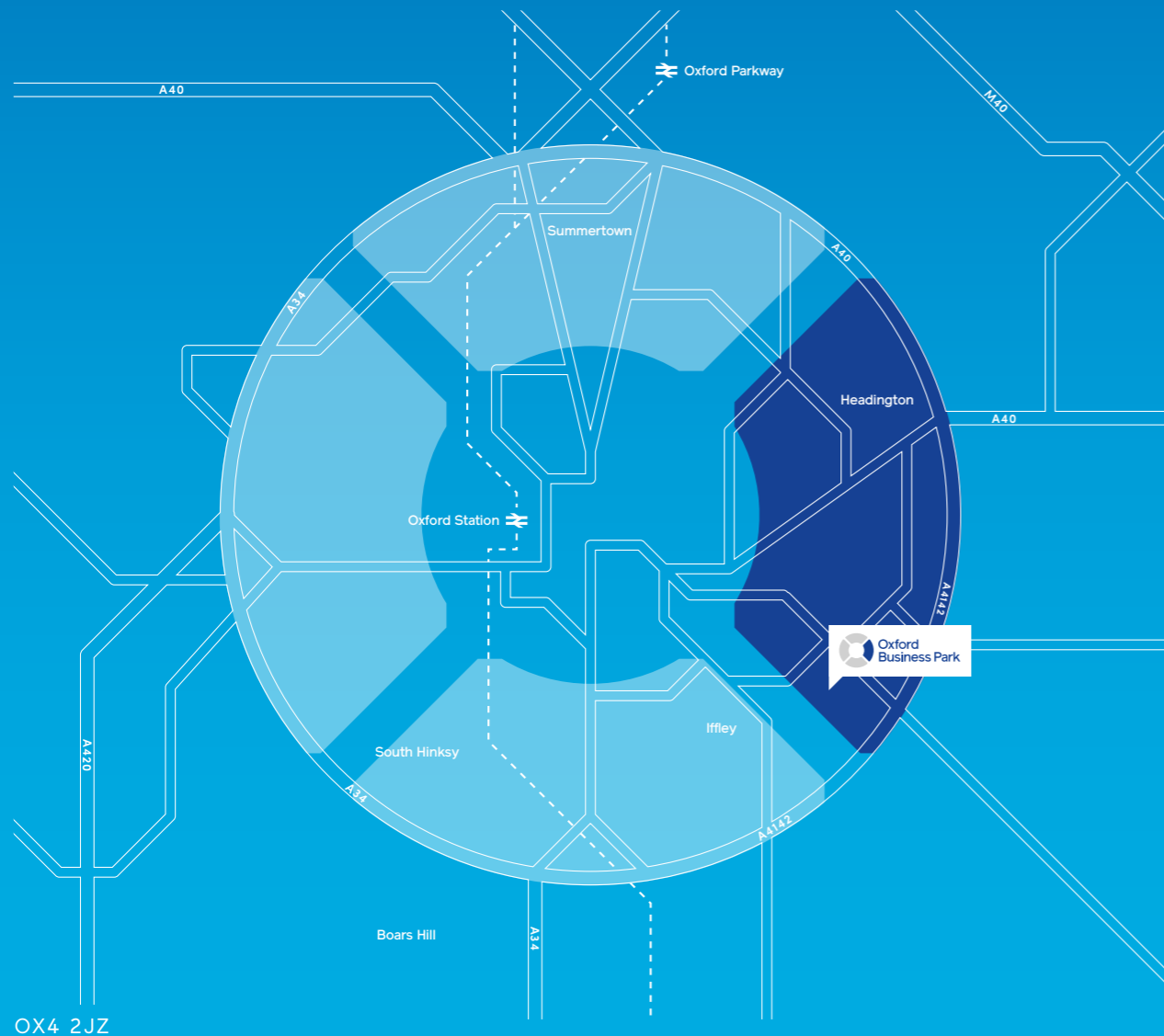
2.3 miles
High Street



8 miles
M40 Junction 8/9



50 minutes
London Heathrow



OX4 2JZ

Life in the Quarter

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



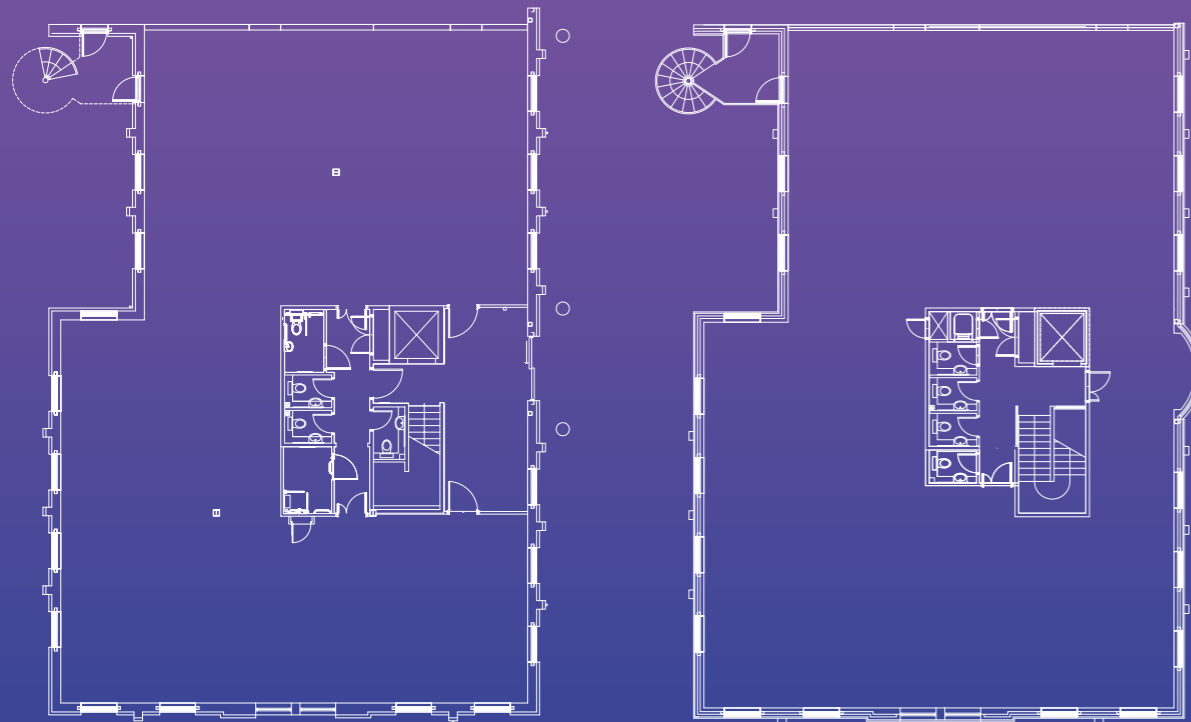
Building 4630

Building 4630 is a two storey building with a net floor area of 7,762 sq ft, which can be occupied as a whole or as individual floors measuring 3,720 sq ft or 4,042 sq ft. The building has been recently refurbished to include new LED lighting, reception, comfort cooling, WCs and shower facilities. Forming part of the Kingsgate Development, it sits next to the Oxford Factory and Oxford Works with all the amenity benefits that brings.

- LED lighting with sensor controls
- Comfort cooling
- WCs
- 36 car parking spaces
- EPC B rating
- Raised floors
- Suspended ceilings
- Electric vehicle charging

G: 3,720 sq ft
345 sq m

F1: 4,042 sq ft
375 sq m



APPROXIMATE NET INTERNAL AREAS



Community

OXFORD
FACTORY

OXFORD
WORKS

The Oxford Factory

In the summer of 2019 we will complete the construction of our new customer hub – the Oxford Factory. Here you will be able to grab a morning coffee, hold an informal meeting or treat yourself to a freshly baked pizza for lunch.

The contemporary restaurant will be run by our partners from the Jam Factory in Oxford, serving the very best fresh, locally produced food and drink.

Oxford Works

Sitting alongside our new restaurant will be the Oxford Works – where you will be able to meet our Park Team, hire a desk for an hour, a day or longer. We will have quiet spaces, yoga classes, board rooms and even a seminar theatre – all dedicated for our customers.

The Market Place

A vibrant social meeting place to grab a coffee, or take time out to play some table tennis and enjoy the outdoor environment, relaxing in a deckchair on our lawns.

AC Nielsen	Harley Davidson	Pamoja Education
ARGC	Ingenta	Pennington Manches
Agility Works	Jazz Pharmaceutical	Pure Offices
Audi Oxford	NHS	RS Components
Blackberry Clinic	Netconsult Online	Regus
Bright Horizons	OEE Consulting	Royal Mail
British Gas	Optum	Sanofi
Cancer Research	Oxfam	Spybiotech
Cluttons	Oxford Biodynamics	TI Automotive
Clyde & Co	Oxford Biomedica	Valuation Office
Freeths	Oxford County Council	Veeva
Frost & Sullivan	Oxford Fertility	Wiley
Grant Thornton	Oxford Management	Woodford



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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