



No.1

BICESTER ARC

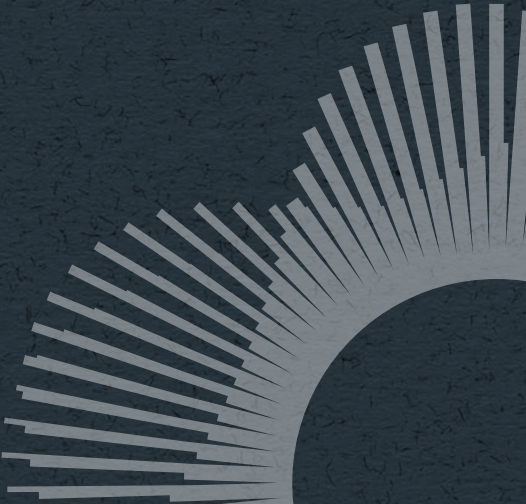
POWERING
OPPORTUNITY

LAKEVIEW DRIVE . BICESTER . OXFORDSHIRE . OX26 1DE . J9 M40

A new headquarters lab enabled office
building providing up to 60,000 sq. ft.

Planning permission granted.

bicesterarc.co.uk



No.1 Bicester Arc is a new 60,000 sq. ft. Grade A, lab enabled office building providing a new benchmark for office and laboratory accommodation in Bicester.

- No.1 Bicester Arc sits at the front of the wider Bicester Arc development, a new development offering 600,000 sq. ft. of buildings
- Floor-to-floor height of 4.35m meaning that a wide range of laboratory uses can be accommodated in the building
- A dedicated 13.7 MVA electricity supply available on Bicester Arc allowing high power users to be accommodated
- Excellent prominence and visibility to the A41
- Set within a heavily landscaped and biodiverse environment with a dedicated Eco Park for use by the occupiers of Bicester Arc
- No.1 will be built to BREEAM 'Excellent' accreditation with an EPC 'A' rating and in line with a wider ESG strategy
- The building will be completed to an institutional shell and core specification allowing individual tenant fit outs to reflect specific occupier needs





Full height glazing



4.35m floor to floor



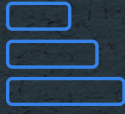
BREEAM 'Excellent'



High speed broadband



Cycle storage



Flexible floorplates



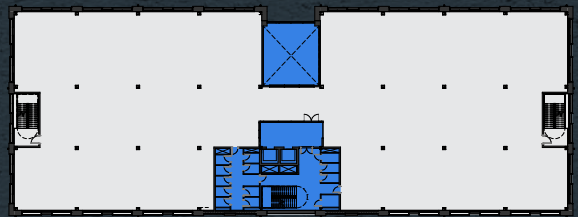
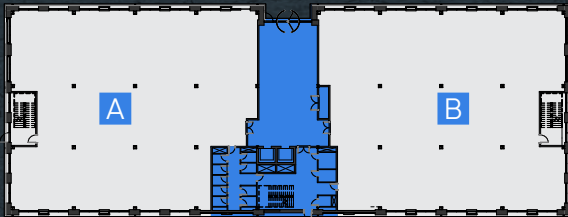
EV parking



Air conditioning

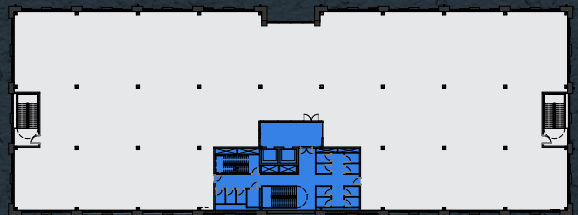
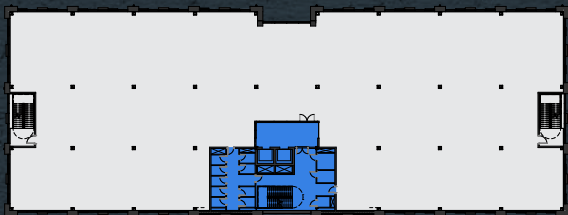
Ground Floor: A - 7,211 sq. ft. (670 sq. m)
B - 7,437 sq. ft. (691 sq. m)

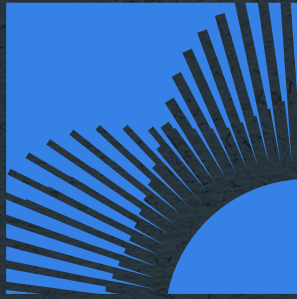
Floor 1: 15,080 sq. ft. (1,401 sq. m)



Floors 2: 15,769 sq. ft. (1,465 sq. m)

Floor 3: 15,564 sq. ft. (1,446 sq. m)





**BICESTER
ARC**

bicesterarc.co.uk



No.1

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