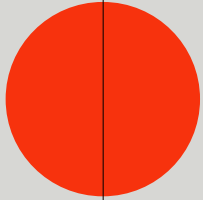


ARC
Uxbridge

BUILDING 01

UB8 1DH



ARC.

Advanced
Research
Clusters



ARC Uxbridge at a glance



ARC UXBRIDGE

- 70 acres of parkland in London’s green belt with outdoor pitches & facilities
- Shuttle bus to Uxbridge tube station
- London, M40 (J1), 1.5 miles
- Heathrow T5: 7 miles
- 10 minutes’ walk to Uxbridge town centre
- The ‘Clubhouse’ café and event/ conference facilities
- On-site Management team
- Adapt by ARC co-working space

BUILDING 01

- Refurbished Building 01 available immediately
- Grade A office space between 5,000 and 82,000 sq ft
- 294 car parking spaces and EV charging (1,278 sq ft)
- Shower facility on each floor
- 56 Bike storage spaces & 38 lockers per floor
- BREEAM very good
- EPC - A

CONTENTS

4 ARC UXBRIDGE

8 LOCATION

19 ADAPT BY ARC

32 ARC OVERVIEW

6 CONNECTIONS

14 LIFE AT UXBRIDGE

22 BUILDING 01

38 CONTACT

WELCOME TO ARC UXBRIDGE

A cluster of 5 buildings home to Grade A office and coworking space centred around the amenities of a social Clubhouse in 70 acres of unspoilt parkland within London's green belt. Building 01 is currently available, offering between 5,000 and 82,000 sq ft of CAT A refurbished workspace.



LONDON, THE UK AND THE WORLD

Uxbridge is perfectly placed on the edge of the so-called 'Golden Triangle' and between the South East's two major concentrations of science and learning: Oxford and London. Both are city-size ecosystems home to global giants in commercial innovation.



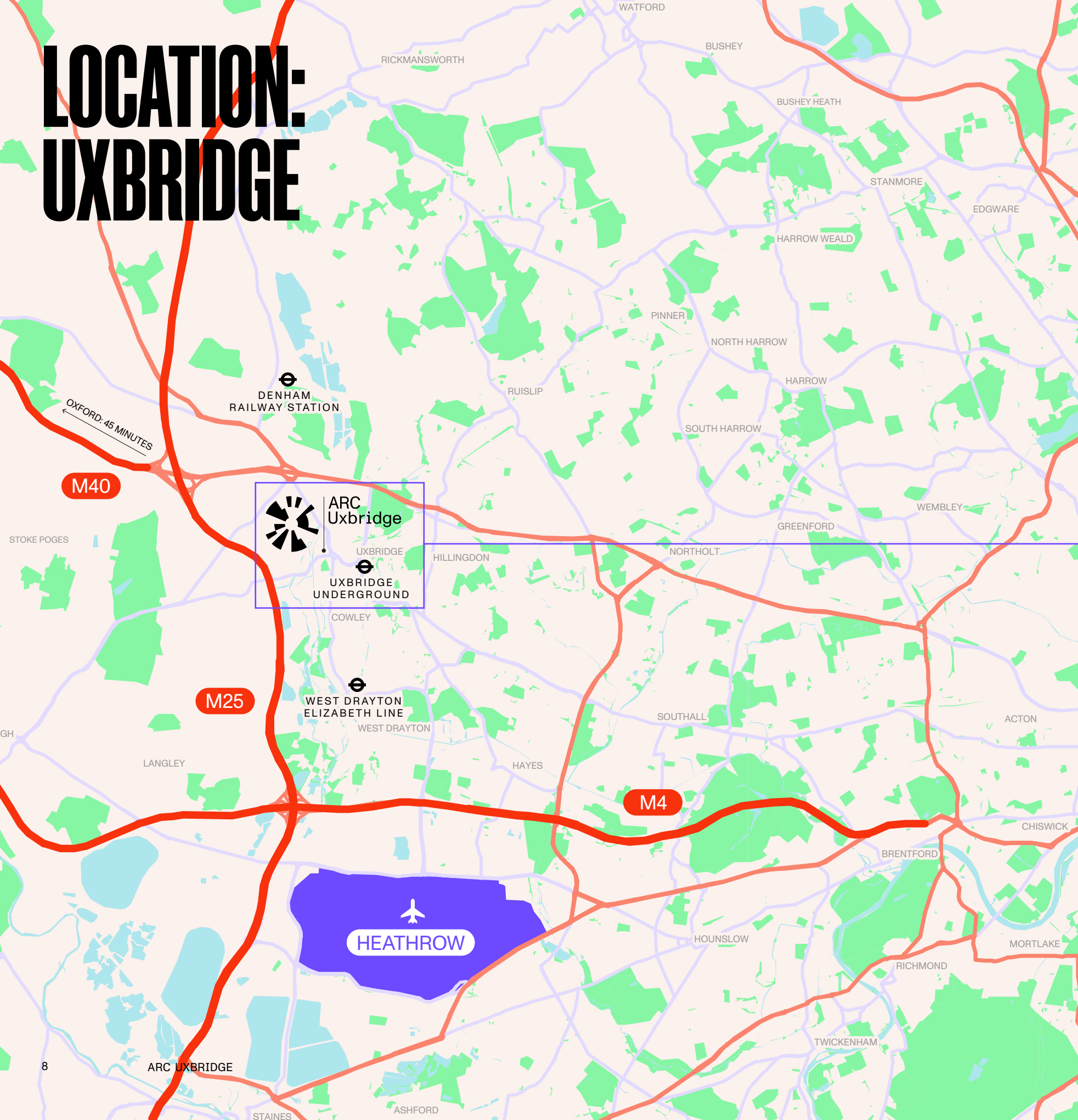
Two tube lines go direct to central London while the M40, which runs right past Uxbridge, is a vital transport artery connecting the major university cities of Oxford, Coventry and Birmingham.

Uxbridge is also only a short 7 mile journey from Heathrow Airport's arrival gate — one of Europe's busiest airports and the UK's gateway to world science and innovation.

Meet in minutes

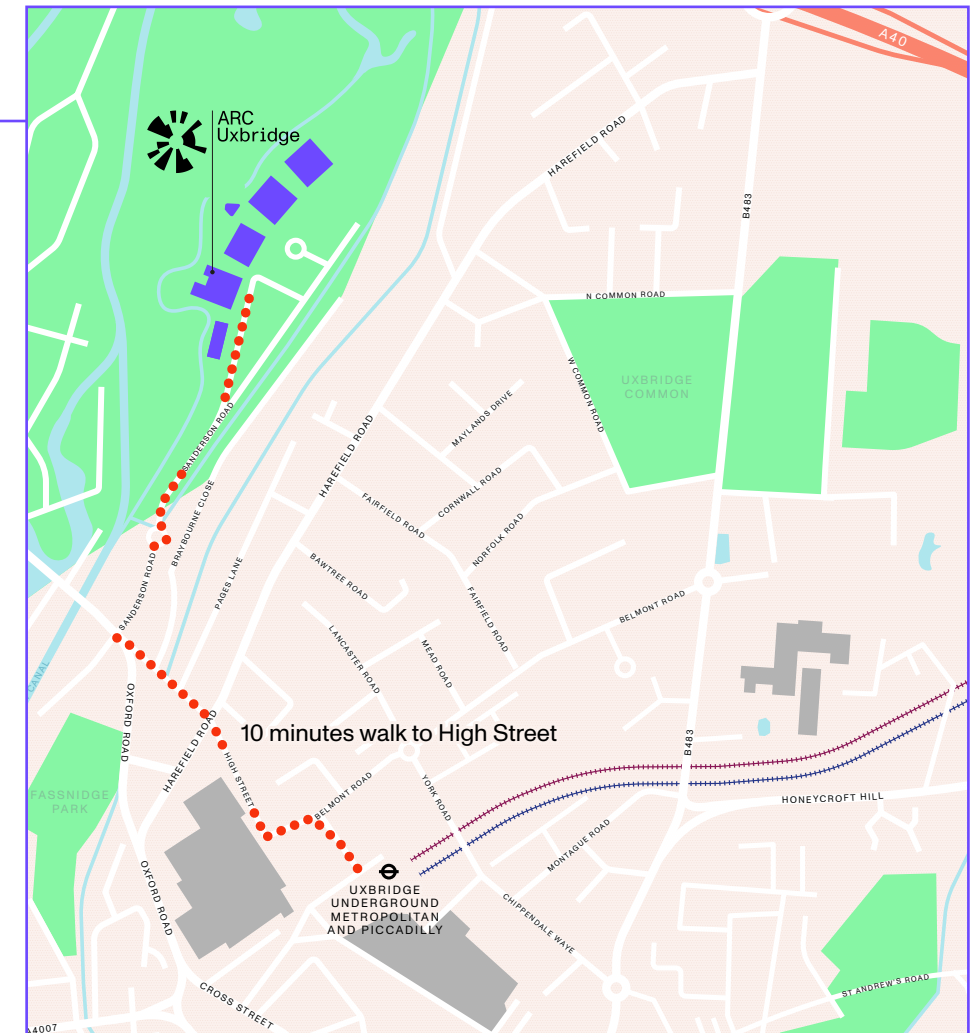
-  **20 MINUTES TO HEATHROW AIRPORT**
-  **5 MINUTES TO M40 (J1)**
-  **23 MINS TO MARYLEBONE**
-  **12 MINS WALK TO UXBRIDGE TUBE STATION**
-  **SHUTTLE BUS EVERY 10-15 MINUTES**
-  **10 MINS WALK TO UXBRIDGE HIGH STREET**

LOCATION: UXBRIDGE



Equally well-connected by road, rail and air, Uxbridge interlinks with many major urban knowledge economies.

From Uxbridge tube station, the Metropolitan line takes you to King's Cross in 45 minutes, while the Piccadilly line directly connects you to Hammersmith and the West End.



ARC Uxbridge is home to global names in Pharma and Biotech, and part of the wider ARC network: a growing, nationwide innovation community that gives members access to national open access facilities, international expertise and socially active communities across the country.

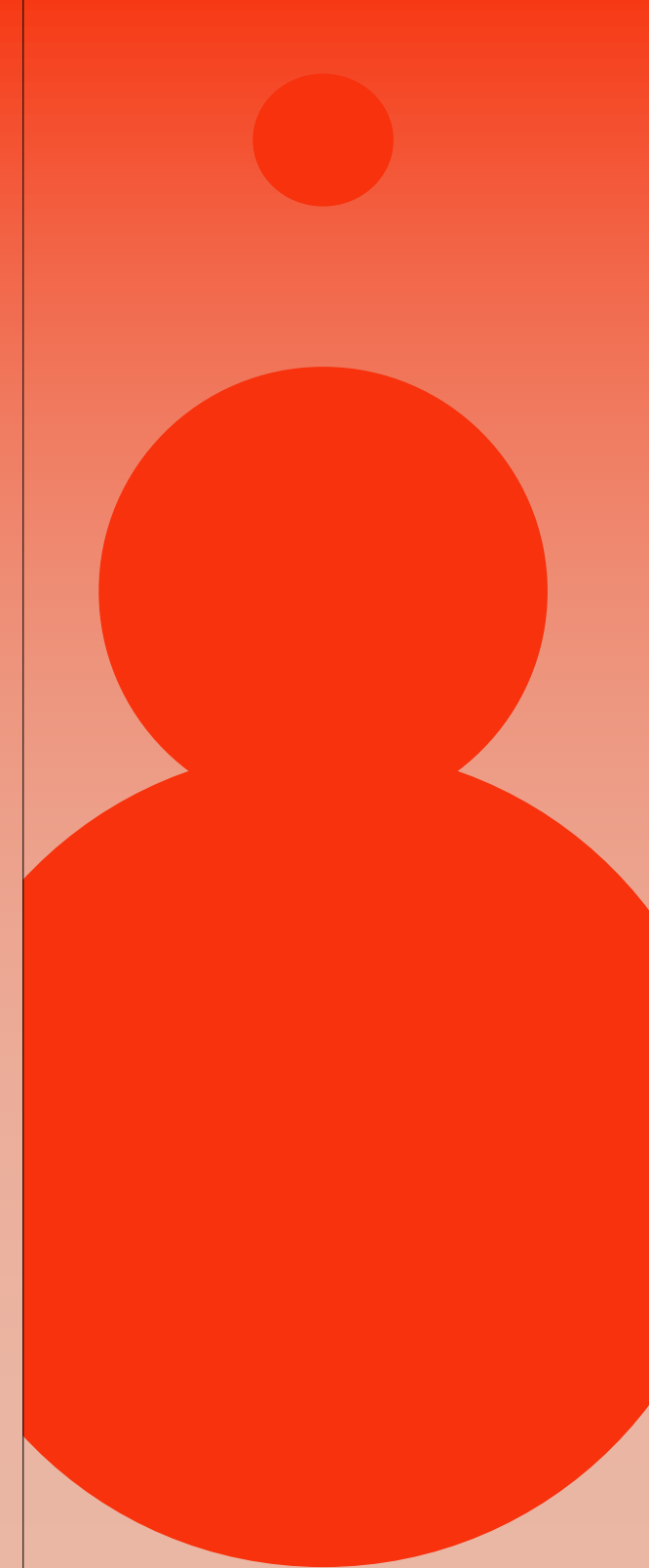


- N
- ARC Uxbridge
- Carpark
- 'The Clubhouse'
- EV
- Helipad
- Games pitch
- Riverside picnic area

BUILDING 01	82,000 sq ft Ground & 2nd floor terraces Available immediately
BUILDING 02	Members: Bristol Myers Squibb™
BUILDING 03	Members: Bristol Myers Squibb™ Mondelēz International
BUILDING 04	Members: parexel. xerox™ Adapt Flexible Workspace by ARC Daiichi-Sankyo AMGEN
BUILDING 05	Available

**AND INNOVATION
DO BUSINESS**

**WHERE SCIENCE
AND INNOVATION
DO BUSINESS**



LIFE AT ARC UXBRIDGE



LIFE AT ARC UXBRIDGE

Walk, run, cycle and paddle across 70 acres of open natural space in London's green belt.

CALM RIVERSIDE CAFE CULTURE CLUBHOUSE LIFESTYLE



72 cover restaurant

Casual soft seating

Bookable meeting room

Seminar space/auditorium

Fitness classes

Outdoor sports facilities

Community events

The Clubhouse offers food, drink and plenty of space and seating for any number of events, meetings and informal catch ups. Just beyond lies a picnic area and open meadows ringed with gravel paths sandwiched between two picturesque water courses: The Sands River and the Grand Union Canal.

A CLUSTER WITH COMMUNITY AT ITS HEART



**SOCIAL CELEBRATIONS
HEALTHY COMPETITION
ENGAGING ENTERTAINMENT**



A dedicated community manager helps shape a handpicked, curated events calendar for the best possible environment all year round.

Unwind with outdoor table tennis, sports courts, 3G football pitches, a yoga suite and other facilities in energising surroundings that let you breathe.



A CLUSTER WITH COMMUNITY AT ITS HEART



ARC Life app

Exclusive to members, The ARC Life app lets people take control of their experience at ARC Uxbridge. Book fitness classes, reserve meeting rooms, enter competitions for unique rewards and even take advantage of discounts. You will also soon be able to book car parking, register visitors, see shuttle timetables and manage access to space on our other clusters.

Town centre facilities

From dining and staying active and energised, Uxbridge is only a few minutes walk away and has a lot to offer.

Choose from a wide range of restaurants, bars, country pubs and cosy cafés, take a wander through the town centre's many shops and outlets, and try one of the many gyms or the sports centre.



Dine
Gym
Shop



ADAPT BY ARC

Flexible
Fully serviced
Coworking

Find your perfect coworking package with monthly rolling contracts, serviced spaces and a community manager giving you complete support.



PRIVATE OFFICES FOR 1-100 PEOPLE

16 COWORKING DESKS

MEMBER LOUNGE WITH BOOTHS

2 FORMAL MEETING ROOMS

FULLY STOCKED KITCHEN

BEST-IN-CLASS OFFICE SPACE

82,000 SQ FT OF BEST-IN-CLASS OFFICE SPACE

BUILDING 01



BUILDING 01

Over 82,000 sq ft of best-in-class office space with parkland views available immediately

A new triple height atrium reception is your arrival moment to Building 01 — an impressive entrance to welcome clients, partners and talent.

Minimum ceiling heights of 2.8m and full-height wraparound high performance glazing creates expansive, well-lit floorplates. Meanwhile, a high spec comfort cooling system, daylight dimming controls and plenty of shower facilities mean you can work in complete comfort from beginning to the end of the day and all year round.



SPECIFICATION

Inspiring spaces with a focus on wellbeing

EFFICIENCY

- BREEAM very good
- EPC – A
- High performance glazing and soft solar coating
- Roof mounted PV panels
- LED lighting, presence/absence detection
- Insulation to achieve standard of Zero Ozone Depletion Potential
- High efficiency air source heat pumps for LTHW and chilled water
- Building services heating/cooling systems not reliant fossil fuels being all electric

RECEPTION

- Triple height atrium reception
- Two 13-person passenger lifts

END OF JOURNEY

- 294 parking spaces (1:278 sq ft)
- Shower and WC facilities at a ratio of 1:86 sq m
- 38 Lockers on each floor
- 56 Bike Storage spaces
- 5 double EV chargers (10 bays)

OFFICE SPACE

- Flexible accommodation available from 5,000 sq ft
- Minimum floor to ceiling height of 2.8m
- Perforated suspended metal ceiling tiles
- Raised access floors with 150mm clear void
- Four pipe fan coil comfort cooling system with high efficiency chillers
- Perimeter daylight dimming controls

SCHEDULE OF AREAS

Large, uninterrupted floorplates to make your own

	Lettable Area sq m	Lettable Area sq ft
SECOND FLOOR	2,217.7	23,861
FIRST FLOOR	2,697.4	29,035
GROUND FLOOR	2,698.0	29,041
WHOLE BUILDING	7,613.1	81,947

Approximate net internal areas



SECOND FLOOR

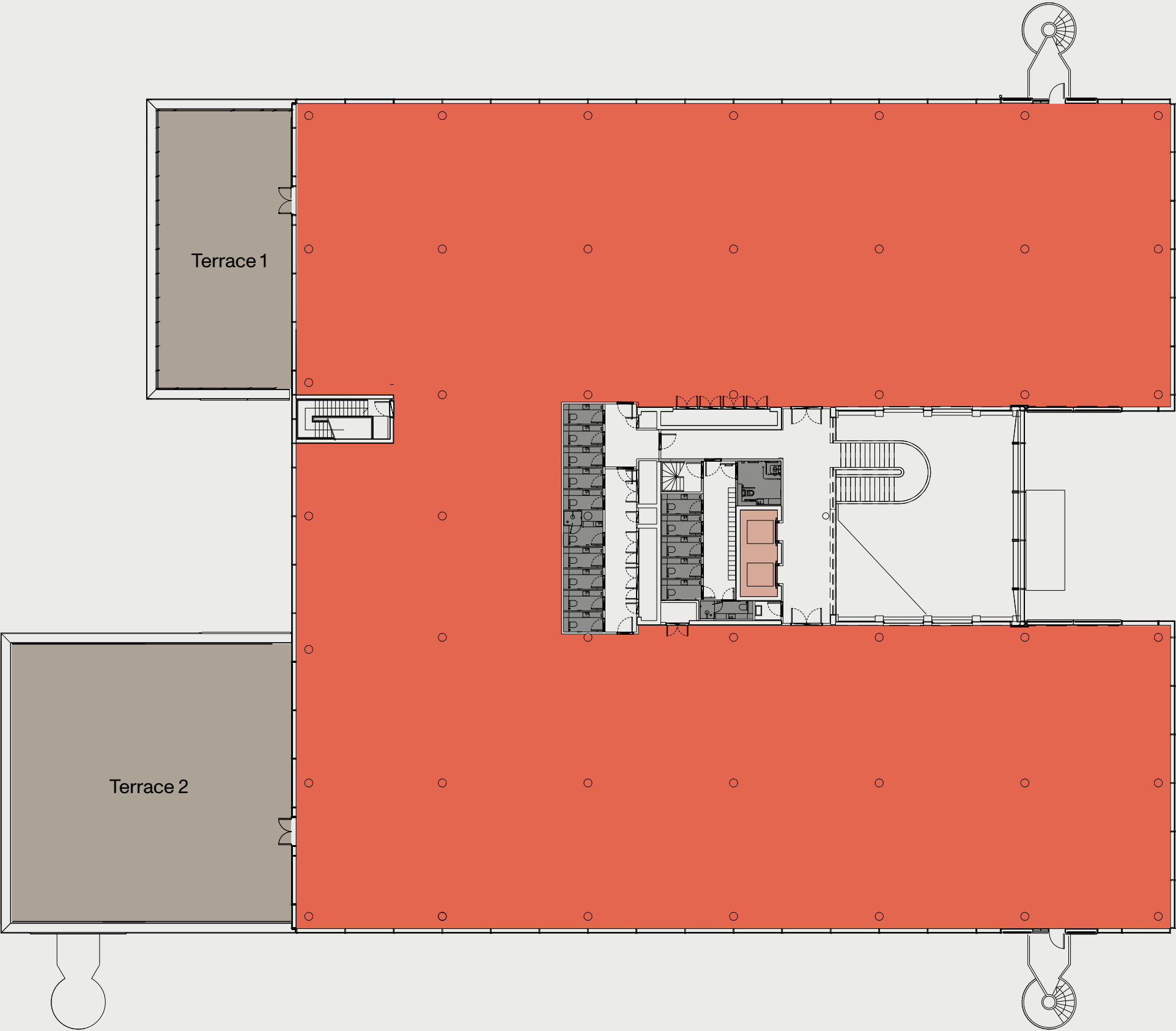
- Office
- WCs & showers
- Lifts
- Terrace

Lettable Area sq m
2,217

Lettable Area sq ft
23,861

Terrace 1 sq m Terrace 2 sq m
153.2 **312.7**

Terrace 1 sq ft Terrace 2 sq ft
1,649 **3,366**



GROUND & FIRST FLOOR

Available as whole floors with the option to sub-divide each floor into 4 smaller units from 5,000 sq ft (see indicative floor plan).

● Available

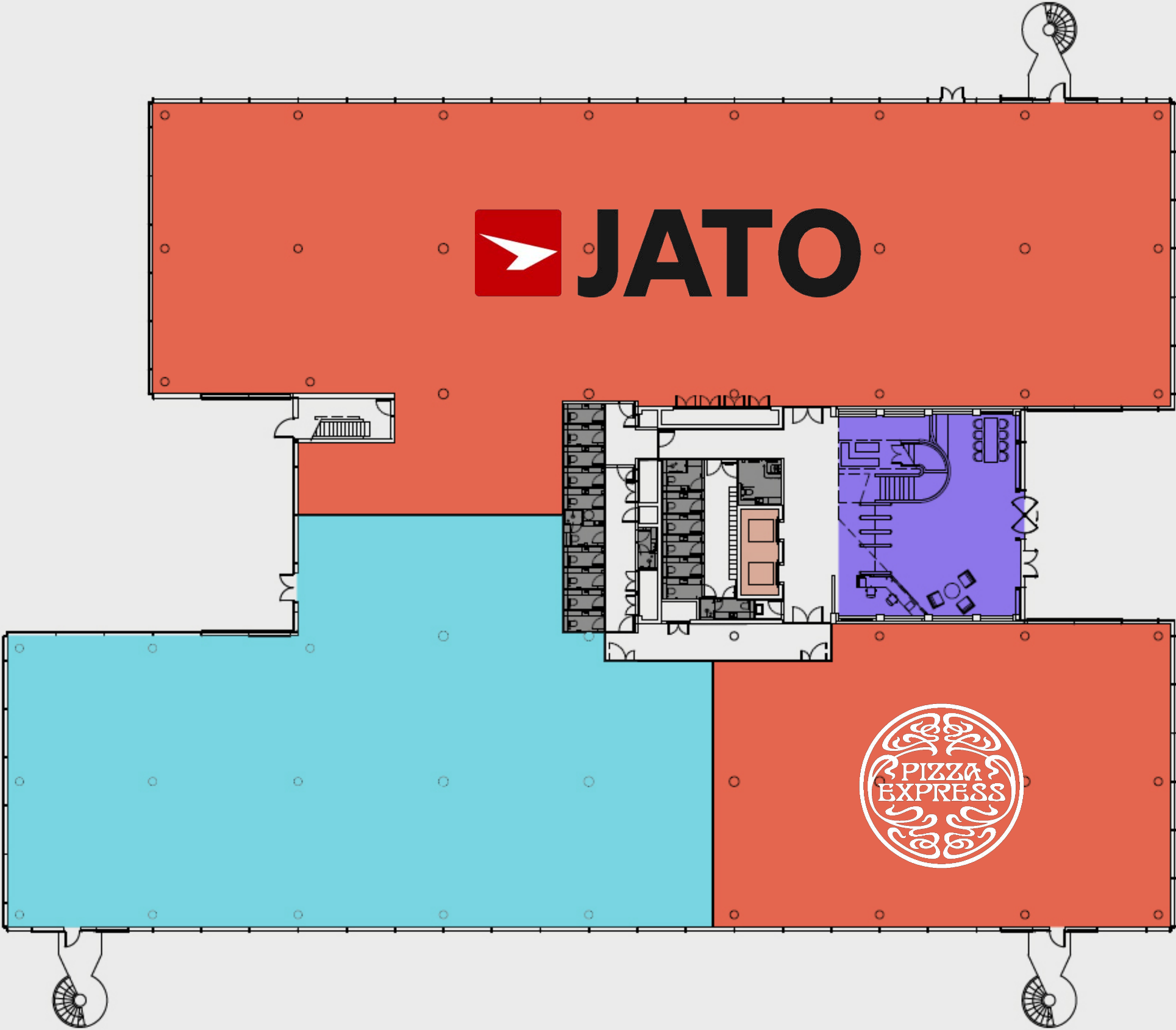
Lettable Area sq m

2,699

Lettable Area sq ft

29,048

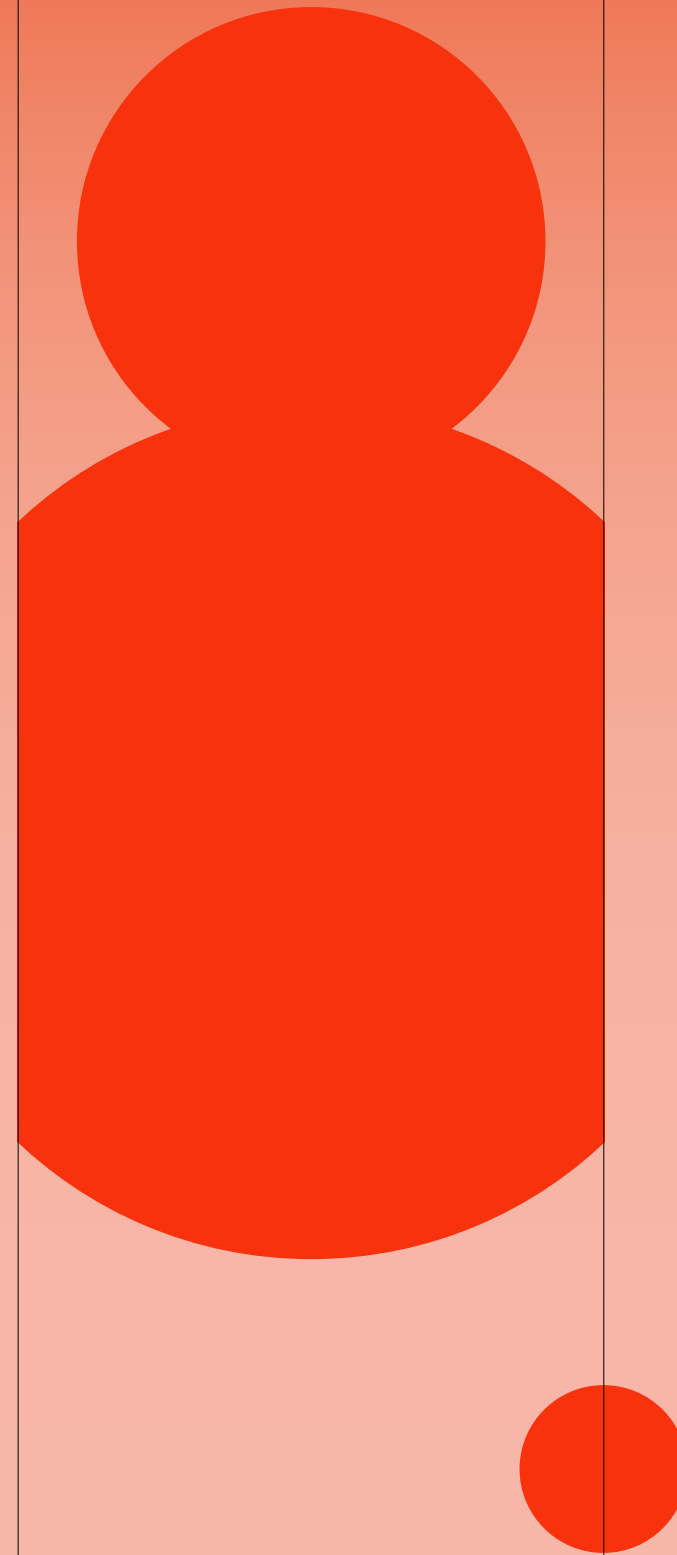
Terrace Area
(Ground Floor only)



*Jato and Pizza Express occupy Ground Floor only. First floor is fully available.

RESEARCH CLUSTERS

ADVANCED RESEARCH CLUSTERS



THE SMARTER PARTNER FOR BUSINESS



More than a landlord, we're a partner More than a tenant, you're a member

Backed by global investment leaders Brookfield, we concentrate companies in Advanced Research Clusters — place-based clusters at the leading edges of major knowledge economies like Oxford and London.

When you join ARC you become part of a nationwide network. This means exposure to the knowledge and business experience of over 250 member organisations. It also means the chance to take part in more events — from riverside sundowners here in Uxbridge to sports events at Harwell — and it means taking advantage of amenities like ARC Adapt's coworking spaces.

If innovation is about a better future, we believe we must first create a better future for innovation.

ARC: a platform for our members

Give your business confidence to scale supported by a partner who works with you every step of the way, from overcoming business hurdles to attracting talent, and even delivering your message to the world.



The benefits of ARC

Network and community

Being part of the ARC community means access to the national facilities of Harwell Campus and a curated events programme of talks, summits, exhibitions and other engaging experiences from dedicated community managers.

Mentorship and environments

Optimise your business with a partner that actively supports as well as provides space your talent can imagine themselves thriving in.

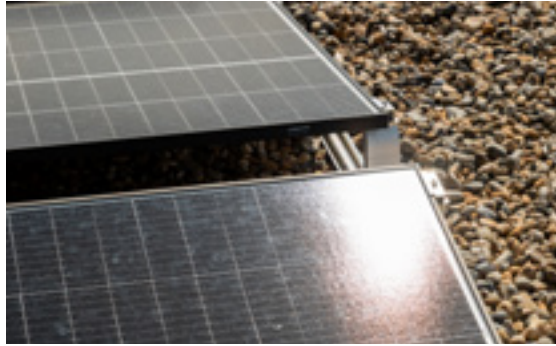
Platform for profile

Online on social media, on page in our newspaper, and over the airwaves in our series of podcasts, ARC is a platform for promoting your business.

Investing in the next generation

Partnering with the Institute of Imagination (IOI) puts us at the heart of the conversation around what innovation needs. ARC bursaries for women in science is another way we're investing in the knowledge communities we're proud to be part of.

ESG – ARC OBJECTIVES



CARBON & GHG EMISSIONS

Transition our built environment portfolio towards Net Zero Carbon, halving emissions from managed buildings by 2030.



NATURE & ENVIRONMENT

Protect the local environment and manage our estate sustainably, enhancing its ecological diversity whilst creating a network of nature corridors.



MATERIALS & SUPPLY CHAIN

Shift the development & operation of our portfolio towards a Circular Economy through Sustainable Procurement & Responsible Sourcing.



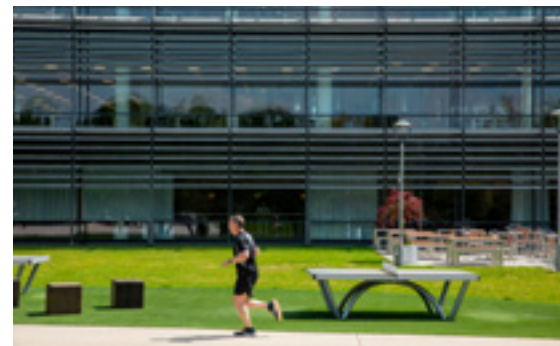
CLIMATE RESILIENCE & ADAPTATION

Make our buildings & infrastructure resilient to the predicted changes.



CONNECTIVITY & TRANSPORT

Encourage active travel choices and provide low emission transport options to commuters.



HEALTH & WELLBEING

Provide an environment that safeguards and enhances the safety, health & wellbeing staff and visitors.

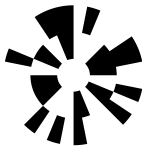


COMMUNITY & LOCAL ECONOMY

Make a lasting positive contribution to the community & local economy by delivering environmental, economic and social value.

250+ member companies
4 clusters for business and innovation

A growing network that will one day be worldwide

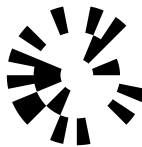


ARC
Uxbridge

London's green belt cluster for business and innovation



Location	Uxbridge, North West London
Size	+300,000 sq ft over 70 acres
Number of businesses	10
Key tenants	Bristol Myers Squibb, Amgen, Parexel, Daiichi Sankyo

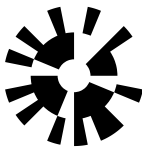


ARC
Oxford

An integral part of Oxford's world-famous innovation ecosystem



Location	Oxford City Centre
Size	610,000 sq ft over 88 acres
Number of businesses	37
Future	600,000 sq ft of future development
Key tenants	Oxford Biomedica, Miro Bio, Animal Dynamics, Perspectum

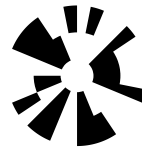


Harwell

The UK's leading science and innovation campus



Location	Oxfordshire
Size	600,000 sq ft over 700 acres
Number of businesses	>220
Future	3,000,000 sq ft of future development
Key tenants	Oxford Nanopore, Moderna, Rosalind Franklin Institute, Agilent Technologies



ARC
West London

A transforming riverside home for UK life science



Location	Hammersmith, London
Size	150,000 sq ft over 3.5 acres
Number of businesses	6
Future	'The Refinery' will soon bring a further 120,836 sq ft
Key tenants	EpsilonGen, Sania Therapeutics, GENinCode, Econic

Looking for a new partner?

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

ARC

Andrew Davies

M: +44 (0) 7545 009 618

E: andrew.davies@arcgroup.io

George Wilson

M: +44 (0) 7384 836 350

E: george.wilson@arcgroup.io

BNP Paribas Real Estate

Edward Smith

M: +44 (0) 7836 656 538

E: edward.smith@realestate.bnpparibas

Elliot McNish

M: +44 (0) 7831 122 846

E: elliot.mcnish@realestate.bnpparibas

Cushman & Wakefield

Jamie Renison

M: +44 (0) 7778 052 594

E: jamie.renison@cushwake.com

Alexandra Brooks

M: +44 (0) 7553 536 553

E: alexandra.brooks@cushwake.com

Savills

Stuart Chambers

M: +44 (0) 7870 999 339

E: stuart.chambers@savills.com

Florence Horner

M: +44 (0) 7870 999 255

E: florence.horner@savills.com

Misrepresentation Act

Advanced Research Clusters Ltd or Savills or Cushman Wakefield or BNP Paribas 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 Savills or Cushman Wakefield or BNP Paribas 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. Sept. 2023

ARC.

Advanced
Research
Clusters

