

ARC
Uxbridge

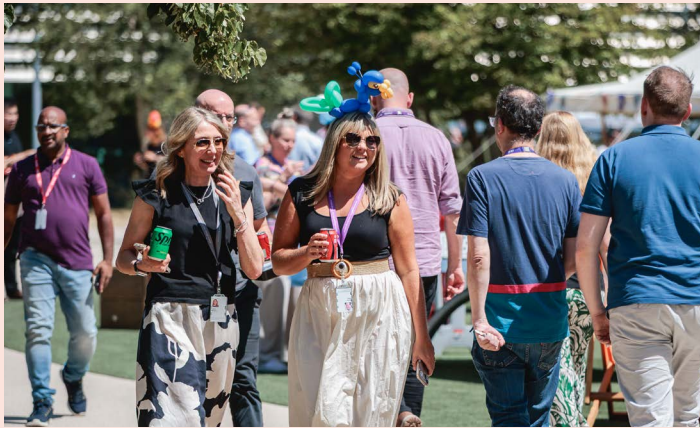
A HYPER CONNECTED, MODERN INNOVATION CAMPUS SET WITHIN 70 ACRES OF LONDON'S GREEN BELT



ARC.

Advanced
Research
Clusters

AT A GLANCE



A total potential floor area across the campus of 40,412 sq ft (5,047 sq ft under offer) of Grade A office space, with demises from 5,000 sq ft

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
- On-site management team
- The ‘Clubhouse’ café and event/ conference facilities
- Adapt by ARC co-working space
- Sports pitches
- Trim trails
- Helipad
- Fishing ponds



BUILDING 01

- Grade A office space between 5,000 and 12,482 sq ft
- 38 car parking spaces (1:328 sq ft)
- 8 EV charging spaces
- BREEAM Very Good
- EPC – A



BUILDING 04

- Grade A office space: 5,047 to 27,930 sq ft available (5,047 under offer)
- 92 car parking spaces (1:305 sq ft)
- 6 EV charging spaces
- BREEAM Very Good
- EPC – B

CONTENTS

3	ARC UXBRIDGE	4	CONNECTIONS
5	LOCATION	6	LIFE AT UXBRIDGE
9	MEMBER OF THE FUTURE ADAPT BY ARC		
10	BUILDING 01	12	BUILDING 04
16	ADVANCED RESEARCH CLUSTERS	18	CONTACT

AN EXCEPTIONAL WORKPLACE

BUILDING 02

 Bristol Myers Squibb™

BUILDING 01

   **SUNTORY**
BEVERAGE & FOOD GB&I

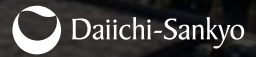
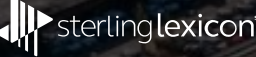
BUILDING 05



BUILDING 03



BUILDING 04

SPORTS PITCHES

THE CLUBHOUSE

A BUZZING EDGE OF TOWN CAMPUS, HOME TO A COMMUNITY OF INNOVATIVE COMPANIES

LOCATION

Uxbridge is perfectly placed on the edge of the '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.

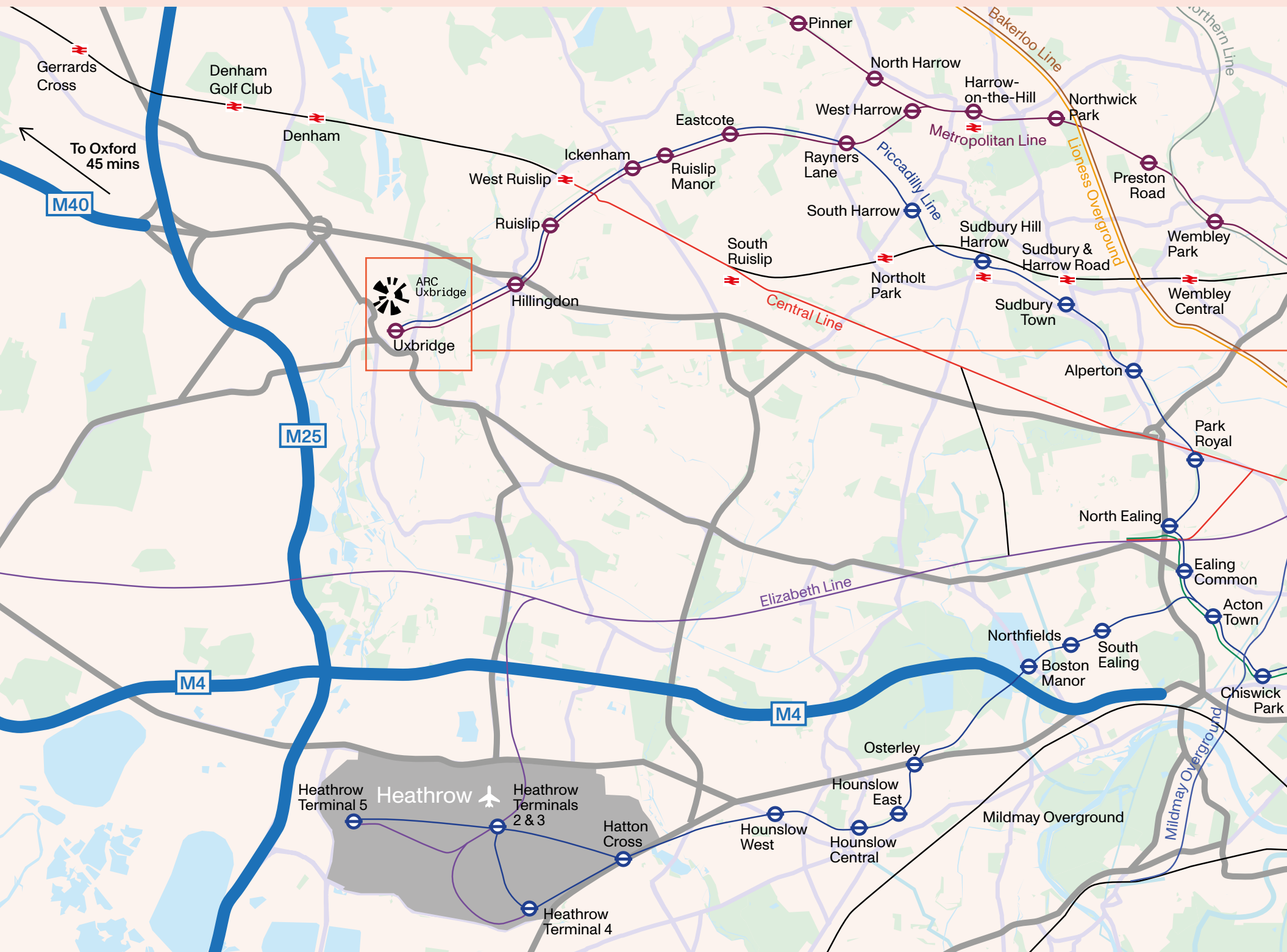
Equally well-connected by road, rail and air, Uxbridge interlinks with many major urban knowledge economies.

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.

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.

-  12-minute walk to Uxbridge Station (Metropolitan & Piccadilly Lines)
-  5 minutes drive to M40 J1 (Oxford & Central London)
-  7 miles from Heathrow Airport
-  23 minutes to Marylebone (from Denham Station)
-  Generous car parking (1:290)
-  Shuttle bus from ARC Uxbridge to town centre every 10–15 mins
-  Active travel encouraged with bike racks, showers and lockers



CAMPUS AMENITY

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

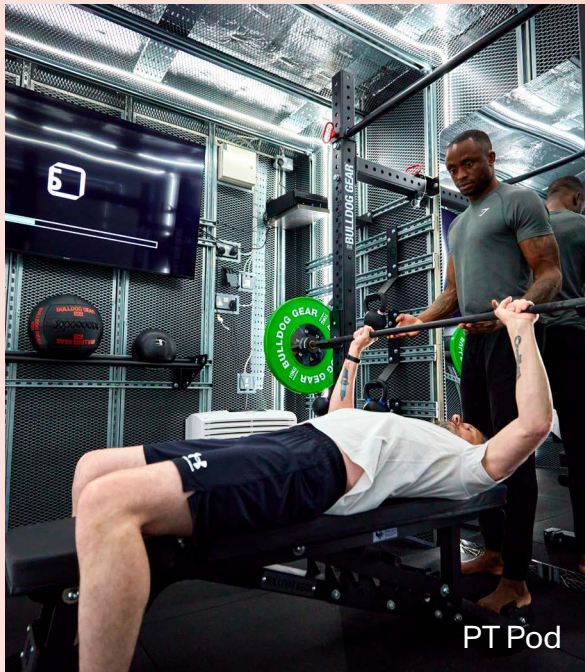


The Clubhouse

- 72-cover restaurant
- Casual soft seating
- Bookable meeting room
- Seminar space/auditorium
- Fitness classes and personal training pods
- Outdoor sports facilities
- Community events
- Fishing lakes
- Helipad



Onsite outdoor dining



PT Pod

TOWN CENTRE FACILITIES

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

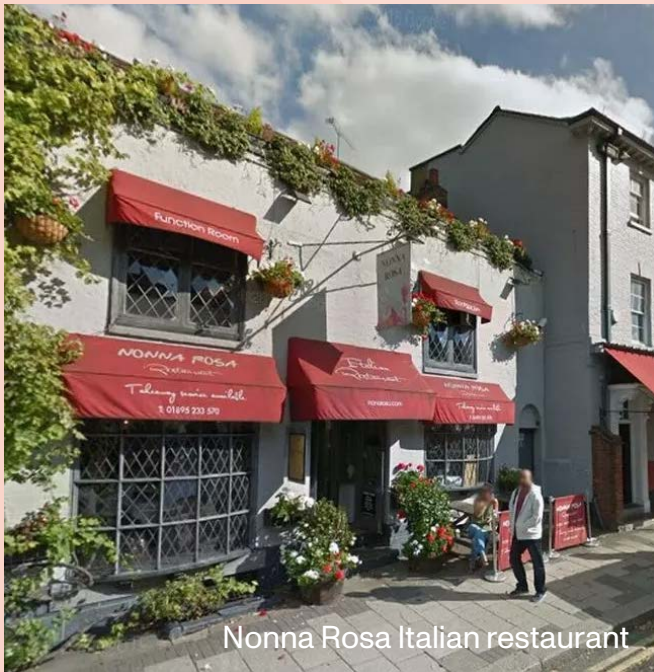
Choose from a wide range of restaurants, bars, country pubs and cosy cafés, take a wander through the town centre's many shops and outlets, and try one of the many gyms or the sports centre.



Town centre gym



The Swan & Bottle pub



Nonna Rosa Italian restaurant



The Chimes Shopping Centre

AN ESTABLISHED COMMUNITY

ARC Uxbridge is home to global names across Pharma, Biotech, Technology, Food Innovation, Automotive, Battery and Energy sectors, and forms part of the wider ARC Group network: a growing nationwide innovation community providing members with access to national open-access facilities, international expertise and socially active communities across the country.



BUILDING 01
Members

**SUNTORY**

BUILDING 02
Members



BUILDING 03
Members



BUILDING 04
Members



BUILDING 05
Members



MEMBER OF THE FUTURE APP

The Member of the Future app is available exclusively to all members of the ARC network and provides everything you need to make the most of the ARC Campuses.

Find out what is going on:

- Access real time information on the shuttle bus
- Join the campus clubs and groups
- Book onto fitness classes
- Sign up to events
- Book meeting and event spaces
- Book a sports pitch
- Order food



Adapt

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

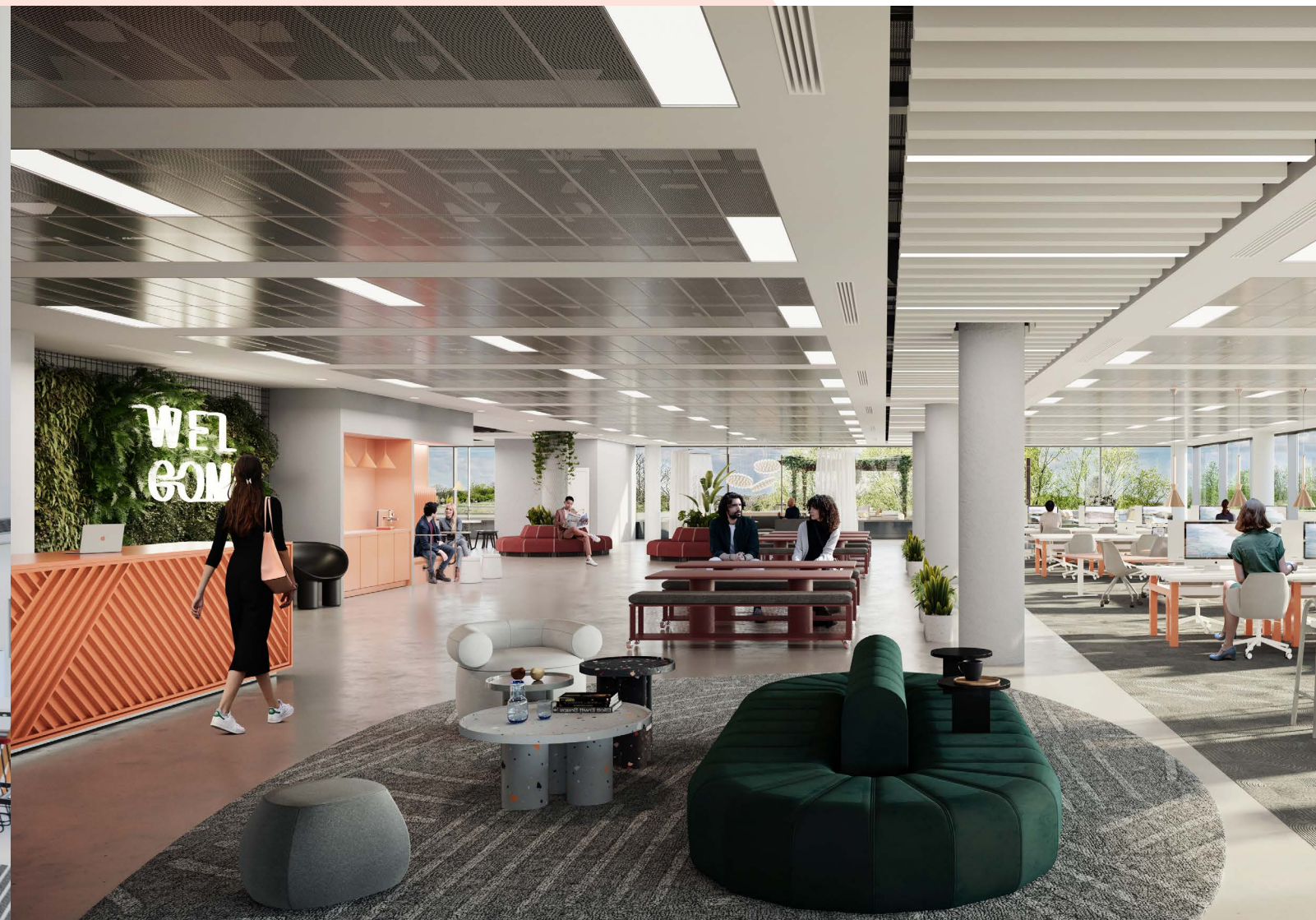
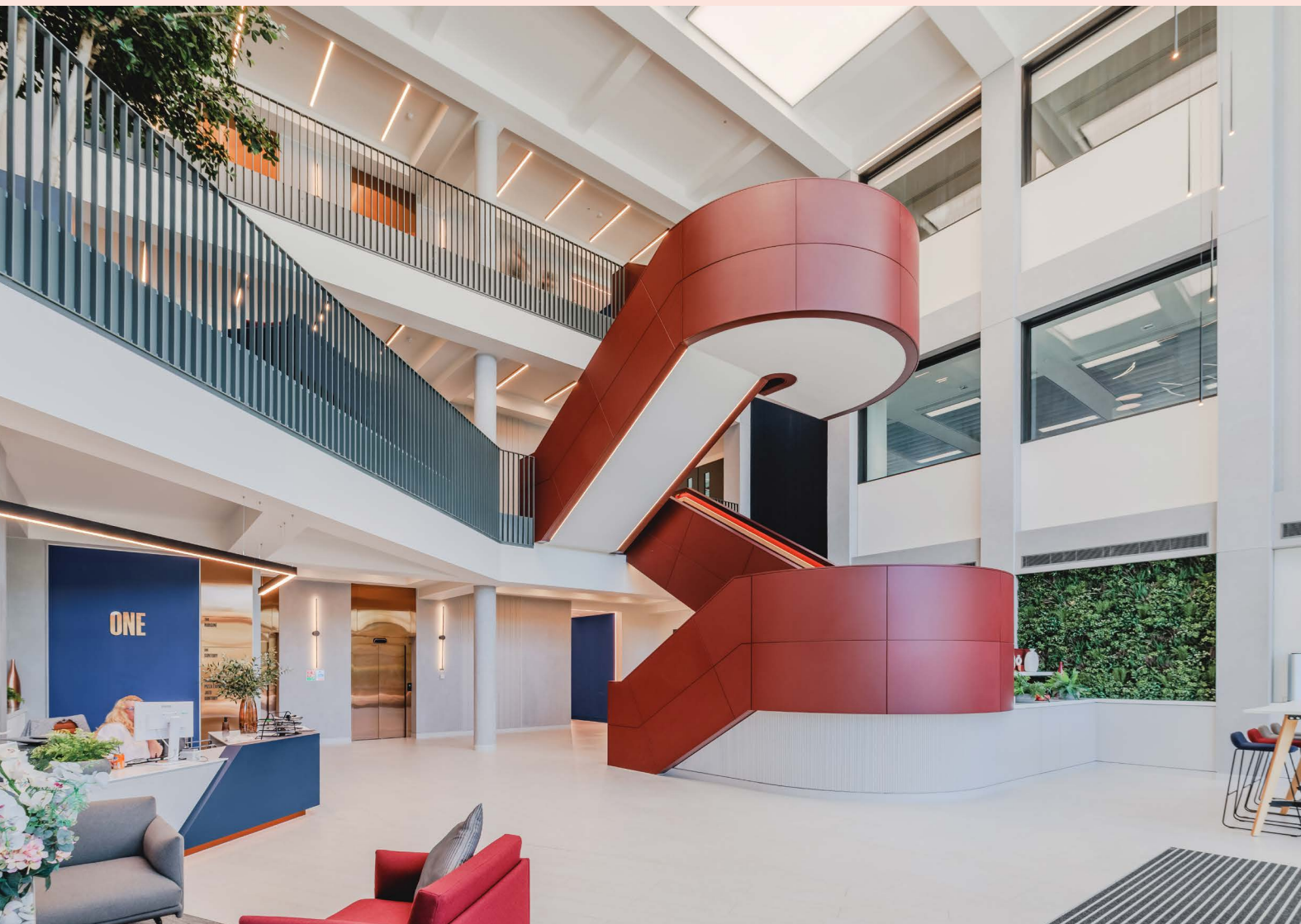
MEMBER LOUNGE WITH BOOTHS

2 FORMAL MEETING ROOMS

FULLY STOCKED KITCHEN

BUILDING 01 SPECIFICATION

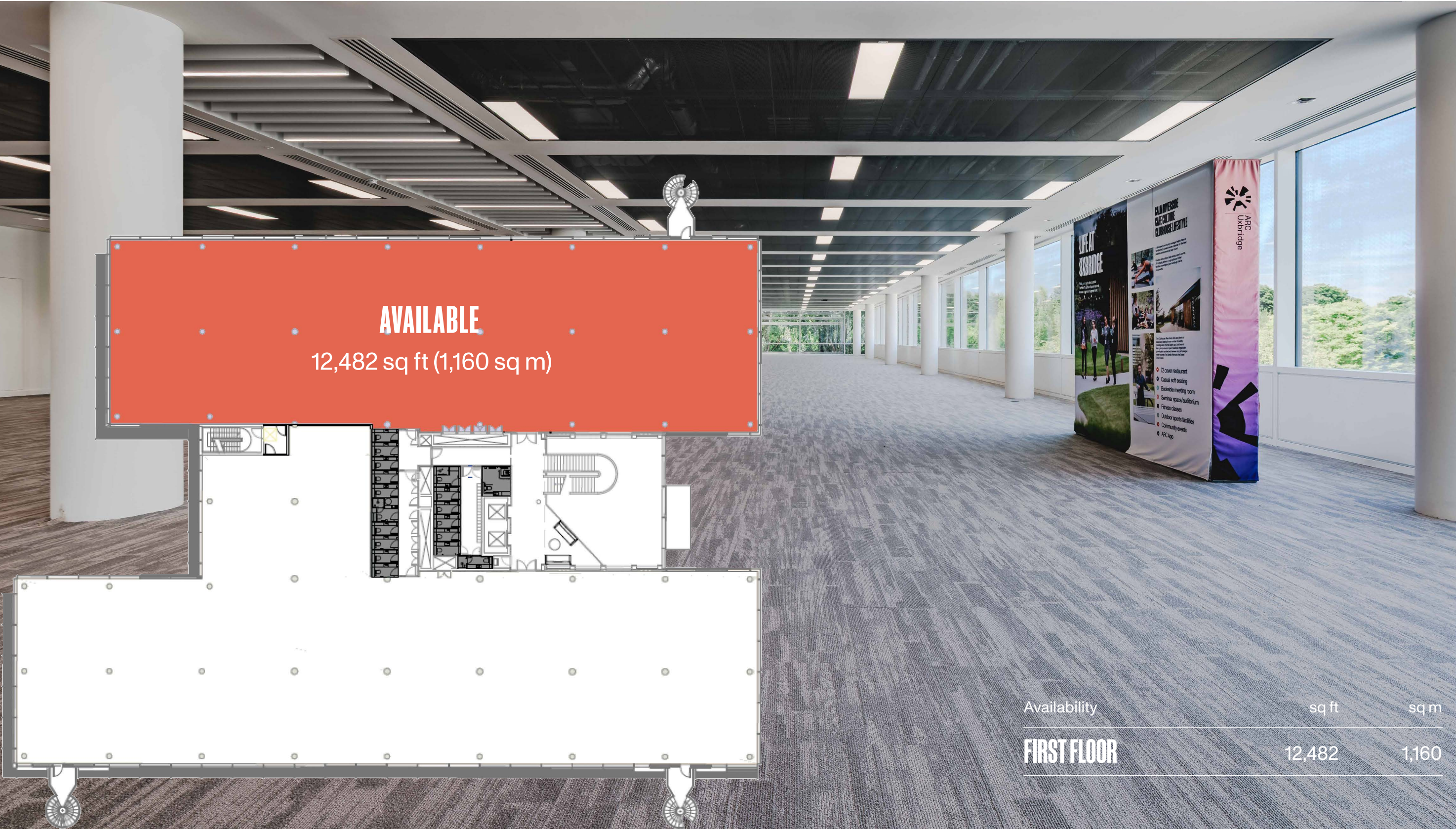
- Comprehensively refurbished and available immediately
- Flexible Grade A office space between 5,000 and 12,482 sq ft
- 38 car parking spaces (1:328 sq ft)
- 8 EV charging spaces
- BREEAM Very Good
- EPC – A
- LED lighting with presence/absence detection and perimeter daylight dimming controls
- BMS energy monitoring and metering with smart management technology
- Shower facilities on each floor
- Locker facilities on each floor
- 4-pipe fan coil air conditioning system
- Perforated hybrid suspended ceiling
- Raised access floors with 120mm void
- Air source heat pump
- Photovoltaic (PV) panels



BUILDING 01 AVAILABILITY

Grade A office space between
5,000 and 12,482 sq ft

Current occupiers of Building 01

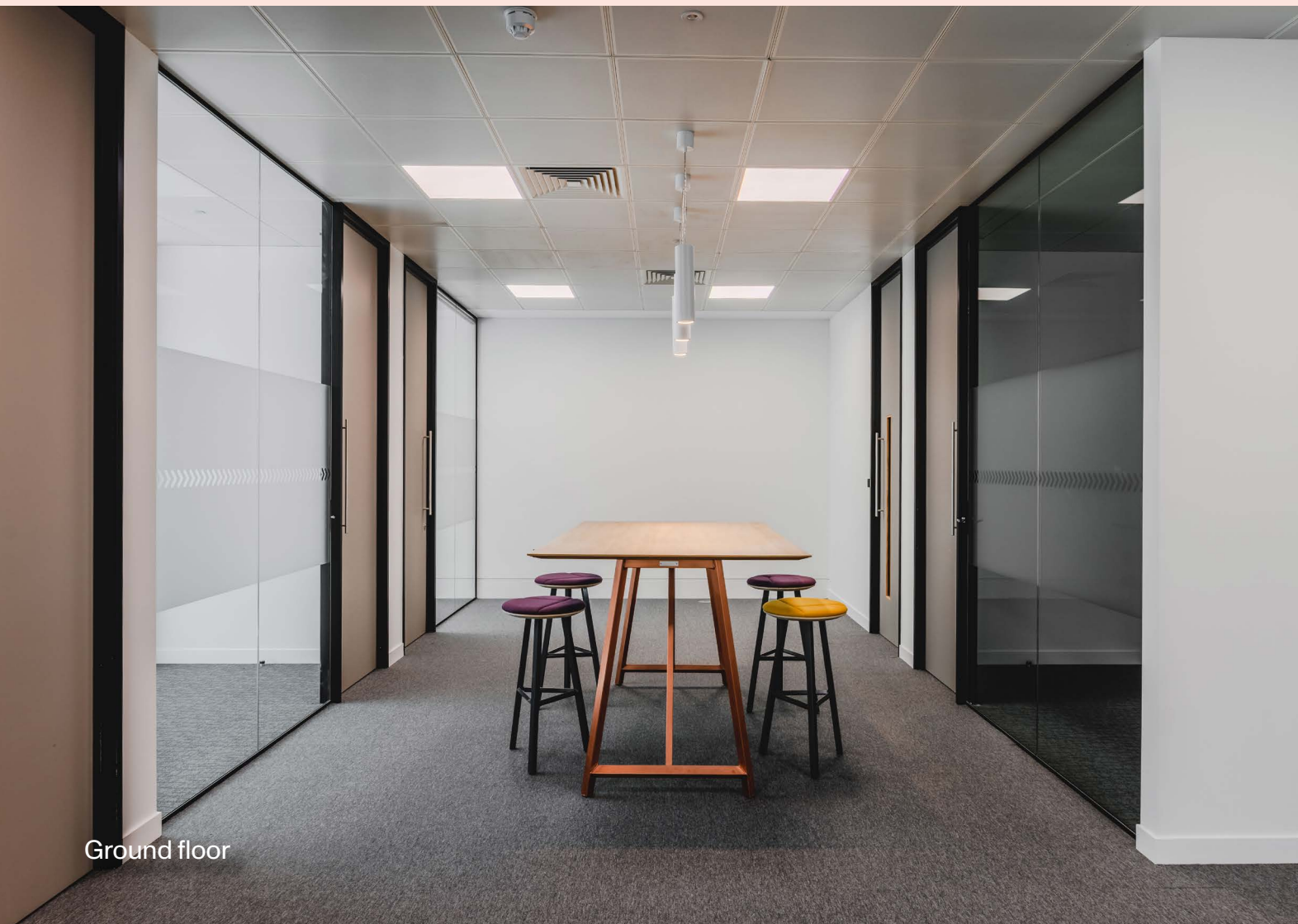
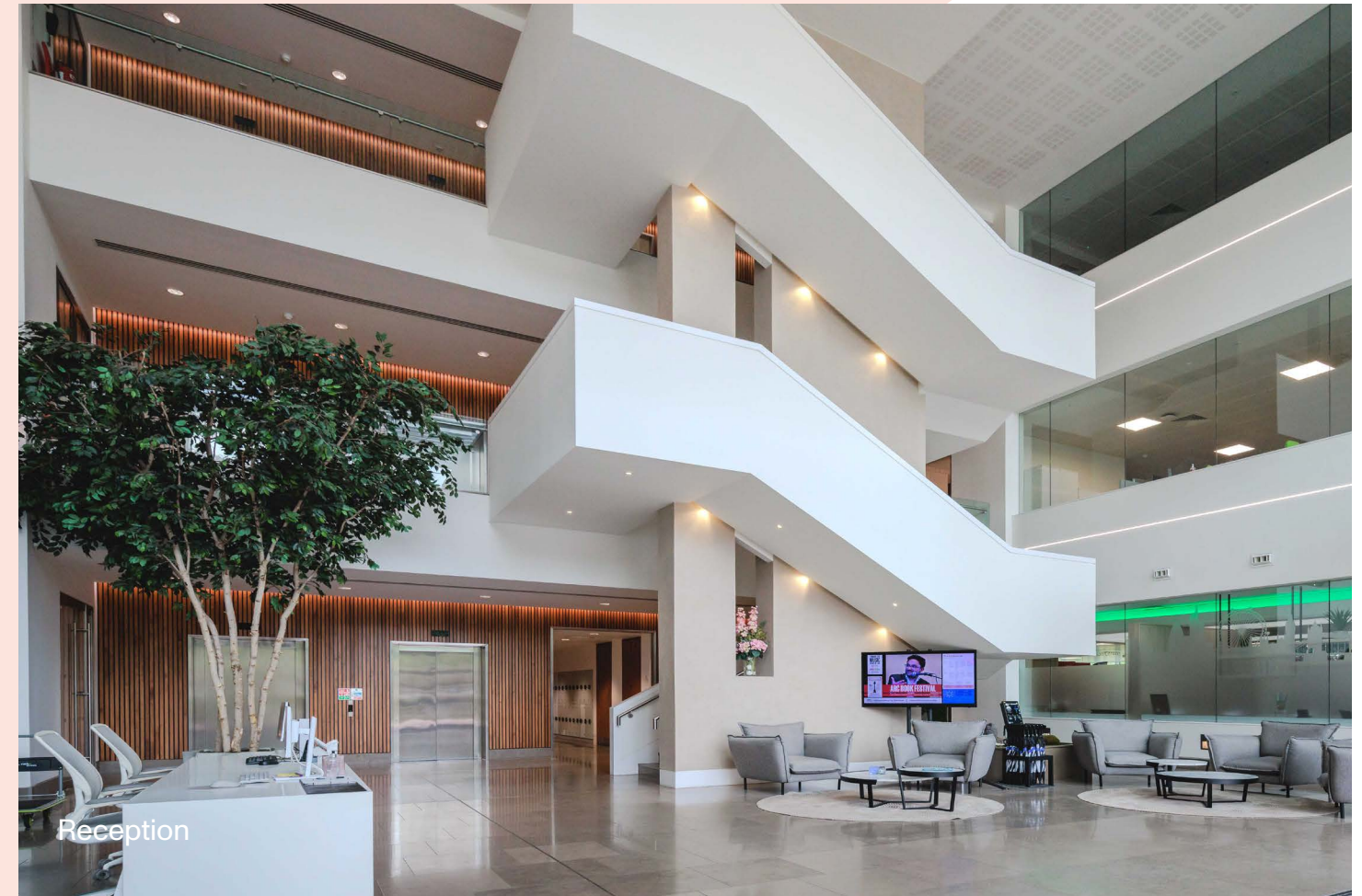


BUILDING 04



BUILDING 04 SPECIFICATION

- Fully fitted or CAT A accommodation available
- Flexible Grade A office space between 5,047 and 27,930 sq ft (5,047 sq ft under offer)
- 92 car parking spaces (1:305 sq ft)
- 6 EV charging spaces
- BREEAM Very Good
- EPC – B
- LED lighting with presence/absence detection and perimeter daylight dimming controls
- BMS energy monitoring and metering with smart management technology
- Shower facilities on each floor
- Locker facilities on each floor
- 4-pipe fan coil air conditioning system
- Hybrid suspended ceiling
- Raised access floors with 120mm void
- Floor to ceiling height of 3m

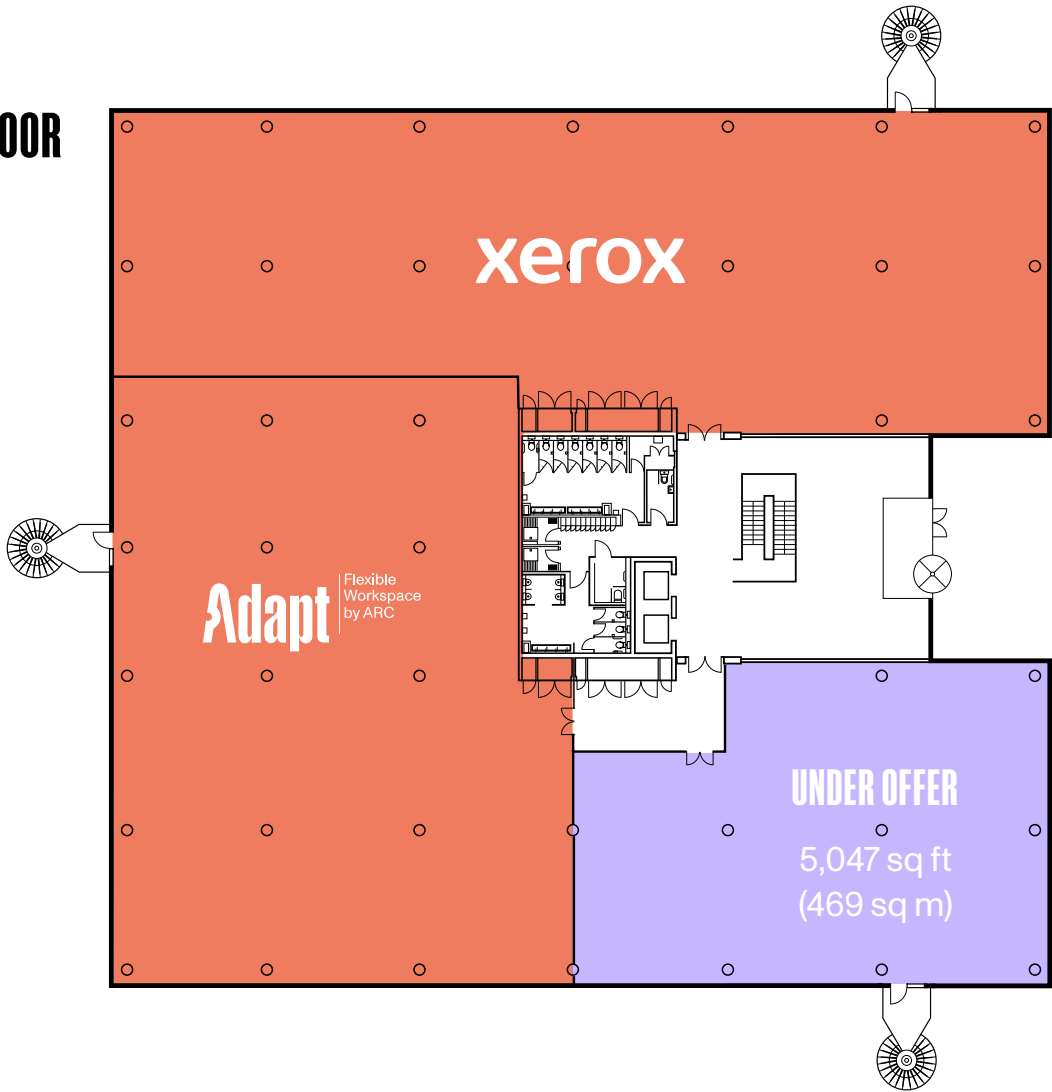


BUILDING 04 AVAILABILITY

Grade A office space between
5,047 and 27,930 sq ft

	sq ft	sq m
SECOND FLOOR	14,171	1,317
FIRST FLOOR	8,712	809
GROUND FLOOR	UNDER OFFER 5,047	469
TOTAL	27,930	2.595

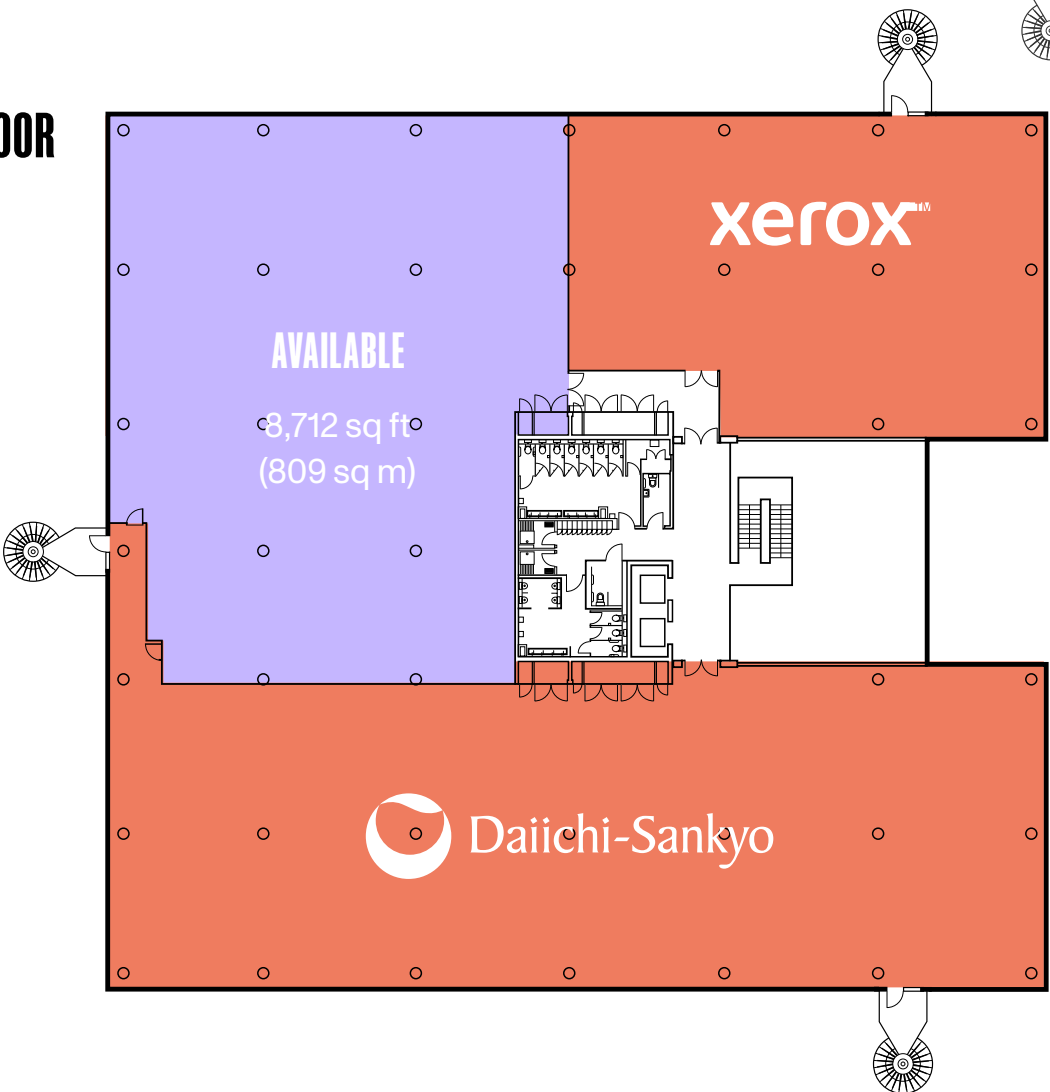
GROUND FLOOR



SECOND FLOOR



FIRST FLOOR





First floor



Ground floor

First floor

BE PART OF THE ARC COMMUNITY, ITS INFRASTRUCTURE AND EVENTS

Advanced Research Clusters (ARC) is Europe's leading network of science and innovation clusters. Our passion is supporting science and innovation businesses to thrive and we create the best possible environments for innovation to make a difference in the world.

Our approach is based on building collaboration and fostering creativity. ARC is home to over 300 leading science and innovation organisations and over 10,000 employees. They are all members of a growing community, with a range of exclusive benefits including events, summits, training, profile and access to space for away days and science sprints.

ARC.



HARWELL
Oxfordshire

The UK's leading science and innovation campus.

THE FARADAY
INSTITUTION

Catalent
moderna

UKRI National Quantum
Computing Centre

Oxford **NANOPORE**
Technologies

The Rosalind
Franklin Institute

diamond



 **ARC**
Oxford

Home to a community of 3,500 people, over 33 science and innovation businesses, spanning life science, healthtech, deeptech and digital/AI.

OMass
THERAPEUTICS

GILEAD
Creating Possible

ivyfarm
technologies

Perspectum
Diagnostics

Yellowstone
BIOSCIENCES

OrganOx
living organs for life



 **ARC**
West London

ARC West London campus provides the London knowledge economy with world-class lab and office space, riverside views and a friendly community – providing multiple ways to connect and collaborate.

 *London GreenCity*

Epsilogen
econic

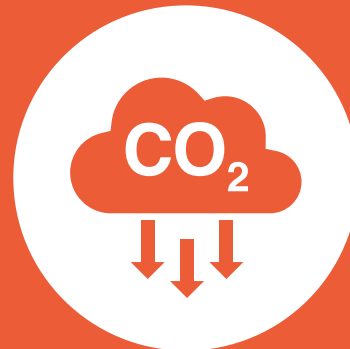
SANIA
THERAPEUTICS

GENinCode

Kesmalea
THERAPEUTICS

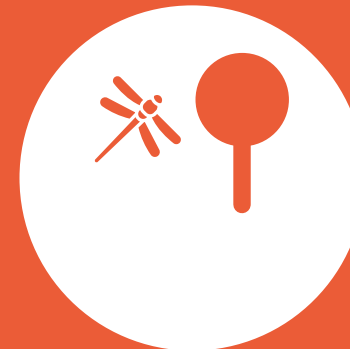
ESG ARC OBJECTIVES

To put its Vision into Action, ARC has identified 7 Key Focus Areas, aligned with the UN Sustainable Development Goals (SDGs), as the guiding principles for successful, prosperous and sustainable Clusters:



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 and operation of our portfolio towards a circular economy through sustainable procurement and responsible sourcing.



CLIMATE RESILIENCE & ADAPTATION

Make our buildings and 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 and wellbeing of staff and visitors.



COMMUNITY & LOCAL ECONOMY

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



Advanced
Research
Clusters

Become a Member of the Future

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

ARC

Dan Pagella
daniel.pagella@arcgroup.io
+44 (0) 7831 894 332

Andrew Davies
andrew.davies@arcgroup.io
+44 (0) 7545 009 618

Alex Lowdell
alex.lowdell@arcgroup.io
+44 (0) 7745 110 201

Agents

Bray Fox Smith

Ed Smith
edsmith@brayfoxsmith.com
+44 (0) 7836 656 538

Toby Lumsden
tobylumsden@brayfoxsmith.com
(0)7796 444 379

Savills

Stuart Chambers
stuart.chambers@savills.com
+44 (0) 7870 999 339

Pip Edwards
philippa.r.edwards@savills.com
+44 (0) 7816 184 021

Misrepresentation Act

Advanced Research Clusters Ltd or Savills or Bray Fox Smith 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 Bray Fox Smith 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.

September 2026

arcgroup.io
@arcgroup_io