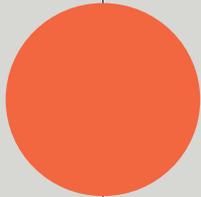


ARC
Uxbridge



BUILDING 01

UB8 1DH



ARC.

Advanced
Research
Clusters



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 12,482 sq ft
- 38 parking space with available space
- 4 x Double EV Charging Spaces
- Shower facility on each floor
- 56 bike storage spaces & 38 lockers per floor
- BREEAM Very Good
- EPC – A

3

ARC UXBRIDGE

5

LOCATION

7

LIFE AT ARC
UXBRIDGE

14

ARC OVERVIEW

4

CONNECTIONS

6

GLOBAL NAMES

10

BUILDING 01

17

CONTACT

WHOLE CAMPUS UNDER SINGLE OWNERSHIP

BUILDING 02

 Bristol Myers Squibb™

BUILDING 01

   **SUNTORY**
BEVERAGE & FOOD GB&I

BUILDING 05



BUILDING 03

 **Mondelēz**
International

BUILDING 04

SPORTS PITCHES

THE CLUBHOUSE

AN EDGE OF TOWN CAMPUS

[CLICK HERE
TO WATCH THE
BUILDING 01 VIDEO](#)

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.



 **7 MILES FROM HEATHROW AIRPORT**

 **5 MINUTES DRIVE TO M40 J1
(OXFORD & CENTRAL LONDON)**

 **23 MINS TO MARYLEBONE
(FROM DENHAM STATION)**

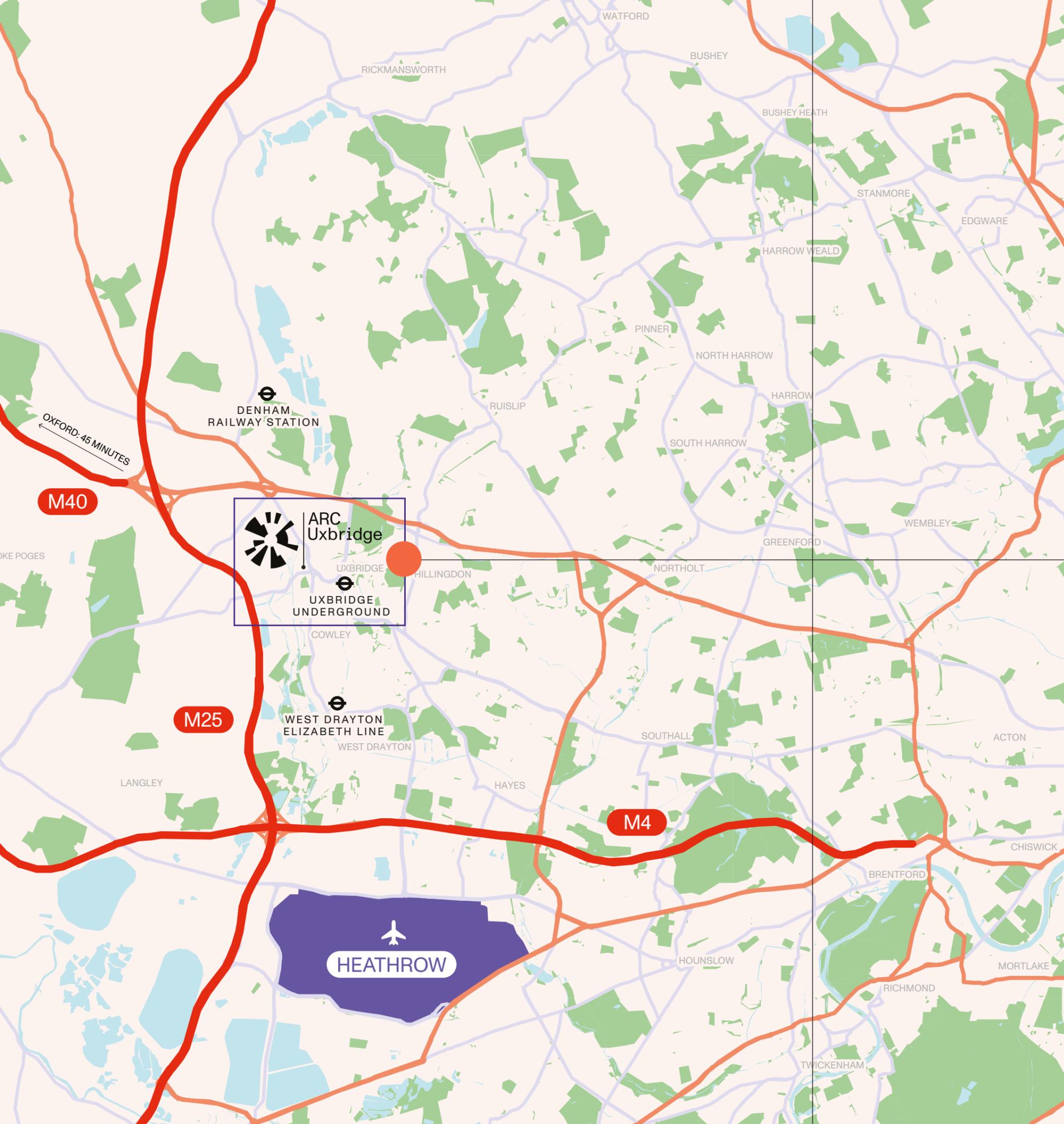
 **GENEROUS CAR PARKING**

 **12 MINS WALK TO UXBRIDGE TUBE STATION
(METROPOLITAN & PICCADILLY LINES)**

 **SHUTTLE BUS FROM ARC UXBRIDGE TO
TOWN CENTRE EVERY 10-15 MINS**

 **ACTIVE TRAVEL ENCOURAGED WITH
BIKE RACKS, SHOWERS & LOCKERS**





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.

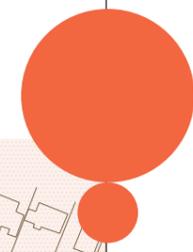


AN ESTABLISHED COMMUNITY

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

Members

BUILDING 02

Members

BUILDING 03

Members

BUILDING 04

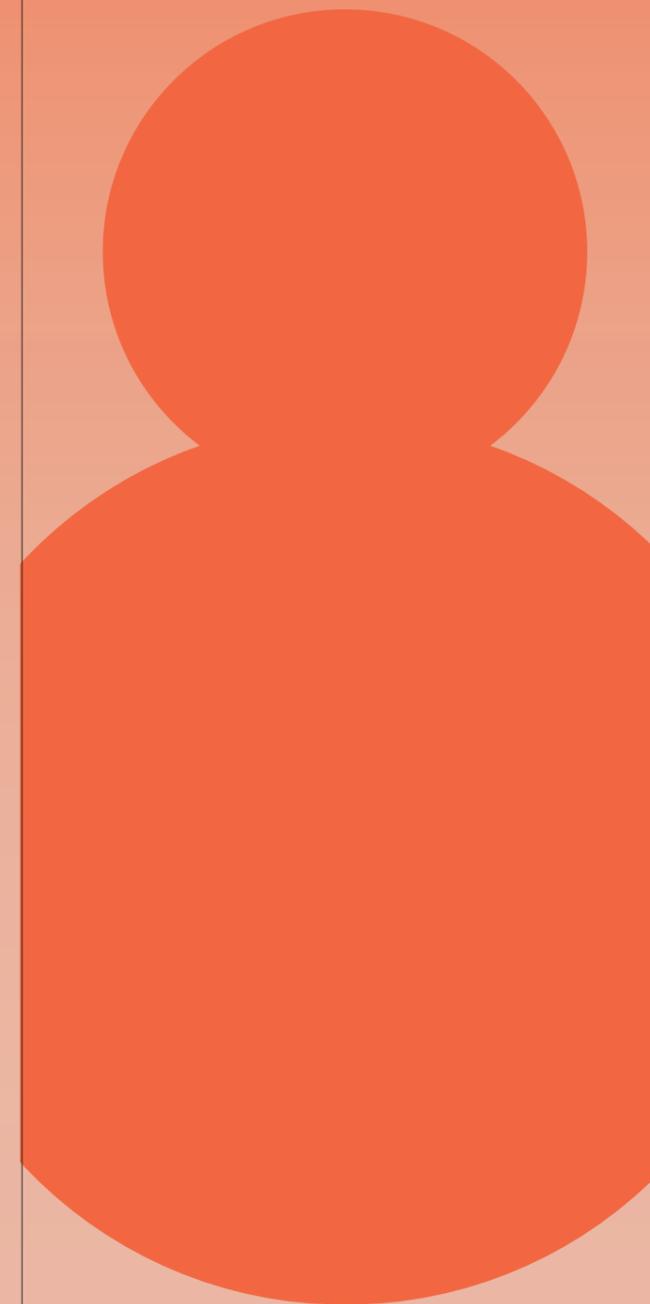
Members

BUILDING 05

Members

**LIFE AT ARC
UXBRIDGE**

**WHERE SCIENCE
AND INNOVATION
DO BUSINESS**



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.



CAMPUS AMENITY

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



- 72 cover restaurant
- Casual soft seating
- Bookable meeting room
- Seminar space/auditorium
- Fitness classes
- Outdoor sports facilities
- Community events



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 one of the growing list of clubs
- Book onto one of our fitness classes
- Sign up to an event
- 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

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

BUILDING 01 SPECIFICATION

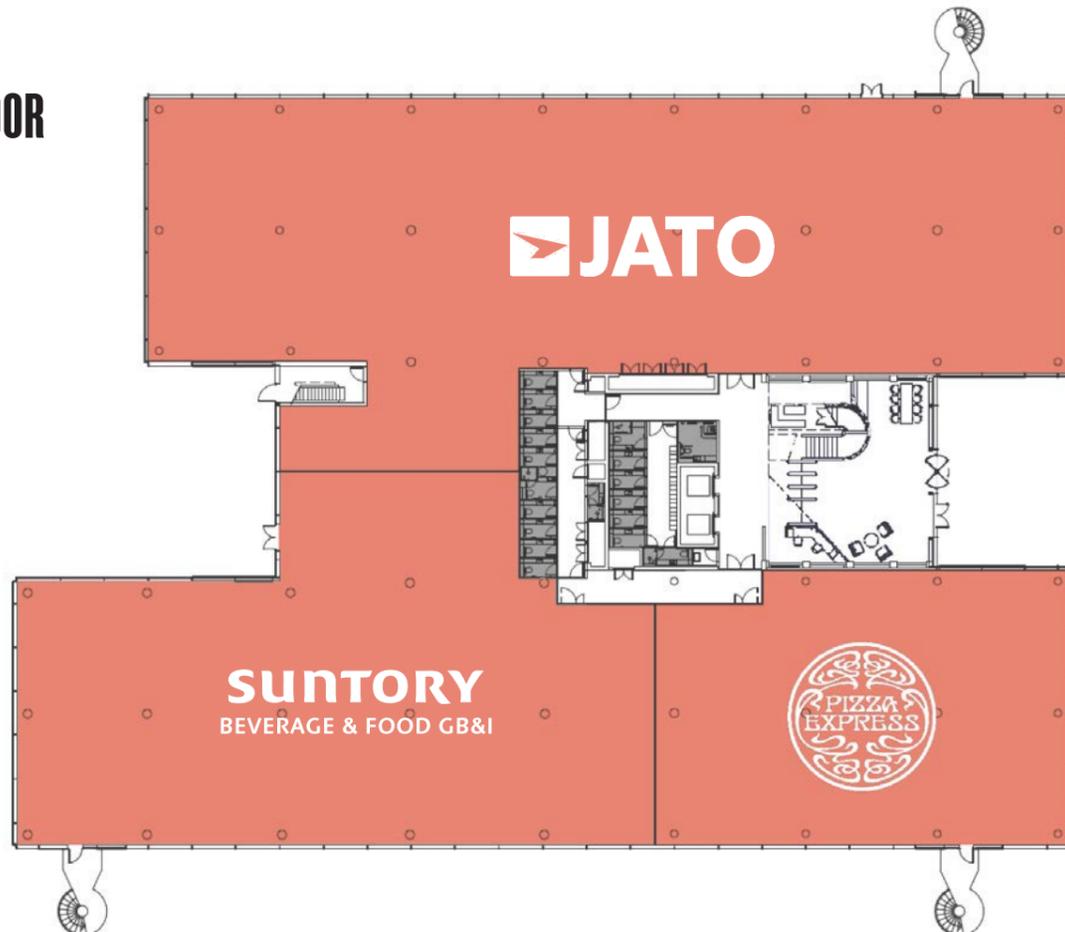
- Refurbished and available immediately
- Grade A office space between 5,000 and 12,482 sq ft
- 38 car parking spaces
- 4 x double EV charging spaces
- BREEAM Very Good
- EPC - A
- LED lighting with presence/absence detection and perimeter daylight dimming controls
- BMS energy monitoring and metering
- 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



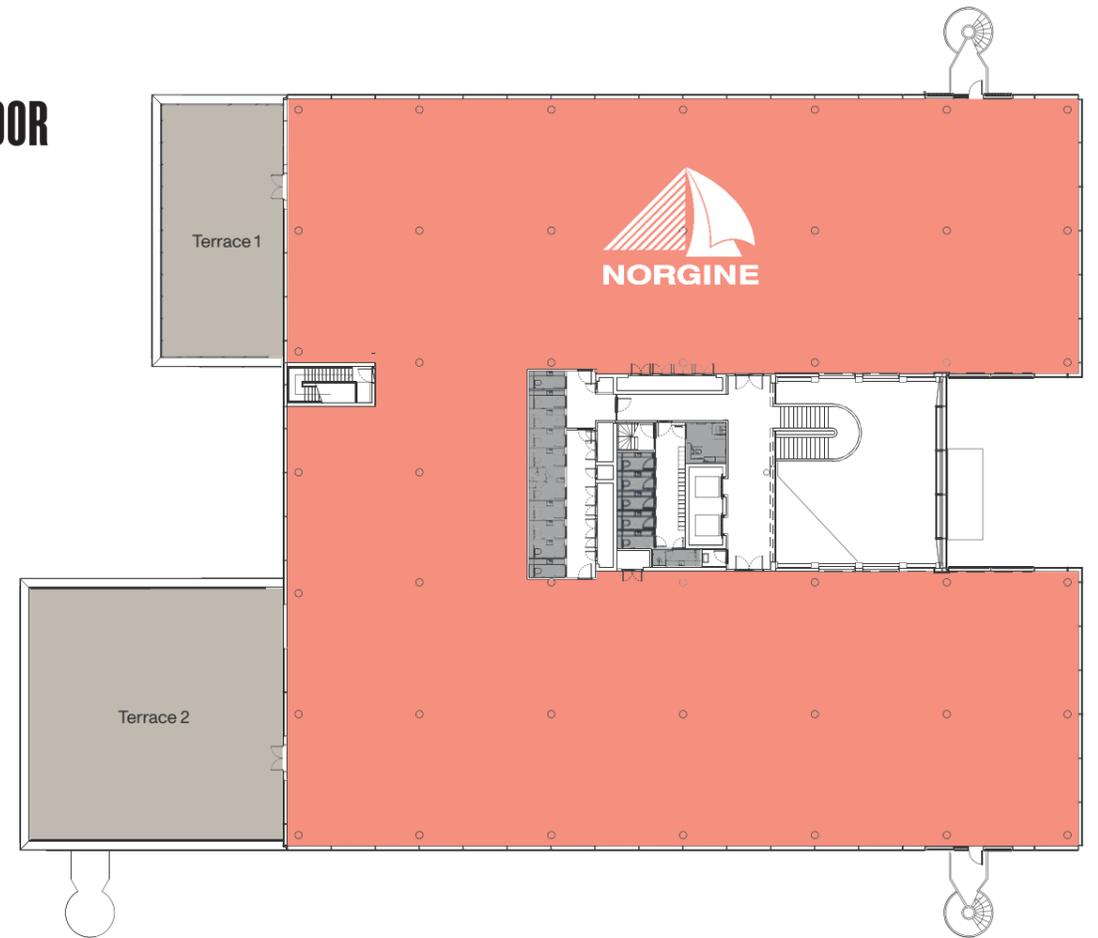
AVAILABILITY

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

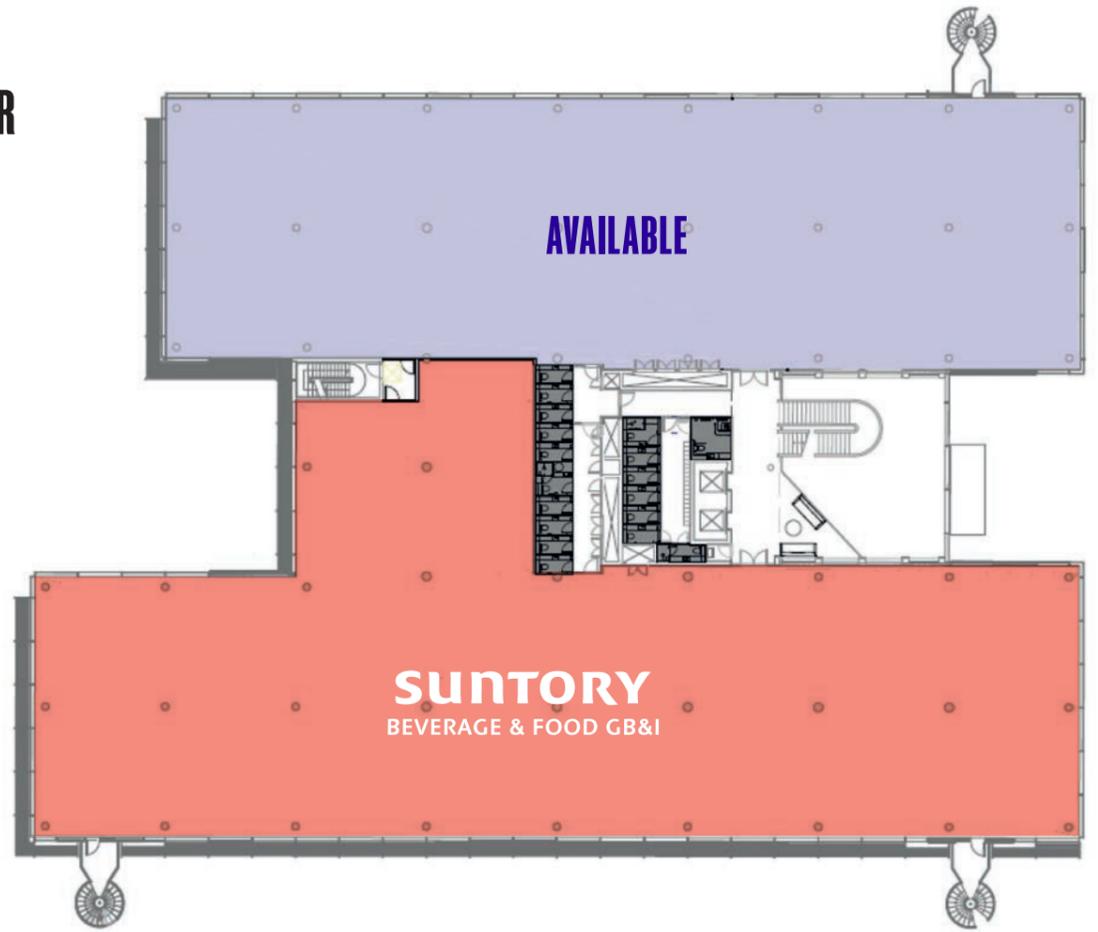
GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



SUSTAINABILITY CREDENTIALS

BUILDING 01



BREEAM
Very Good
(2011 rating)



EPC rating A



EV
car chargers



56 bike racks



Shower and
locker facilities



LED lighting with
presence/absence
detection
and perimeter
daylight dimming
controls



Insulation to achieve
standard of zero
depletion potential



BMS energy
monitoring and
metering



High efficiency air
source heat pumps
for LTHW & chilled
water



Heat recovery
AHUs



PV array at roof level
of approx. 450 sq m

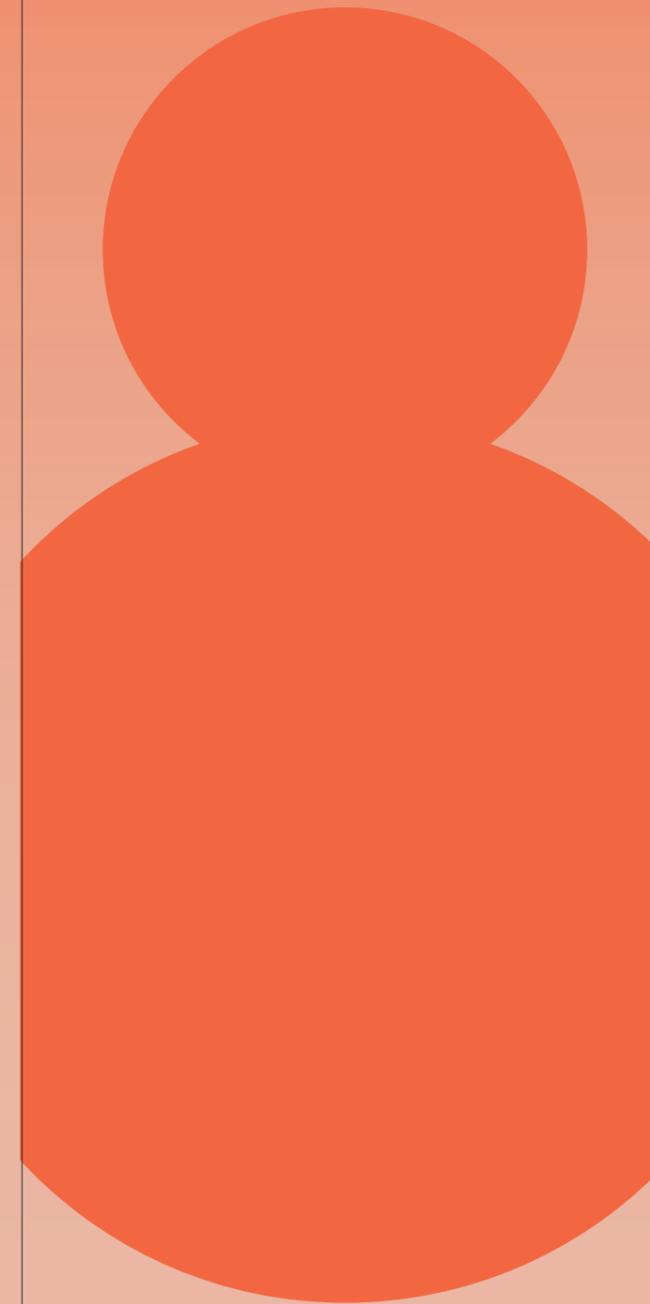


Building services
heating/cooling
systems not reliant
on fossil fuels

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Clusters

**ADVANCED
RESEARCH
CLUSTERS**



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 INSTITUTE

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

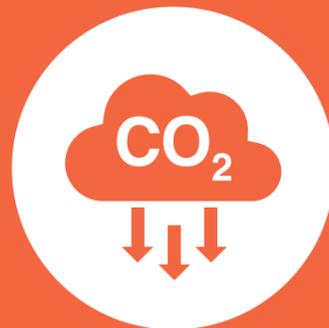
SANIA THERAPEUTICS

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

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January 2025

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