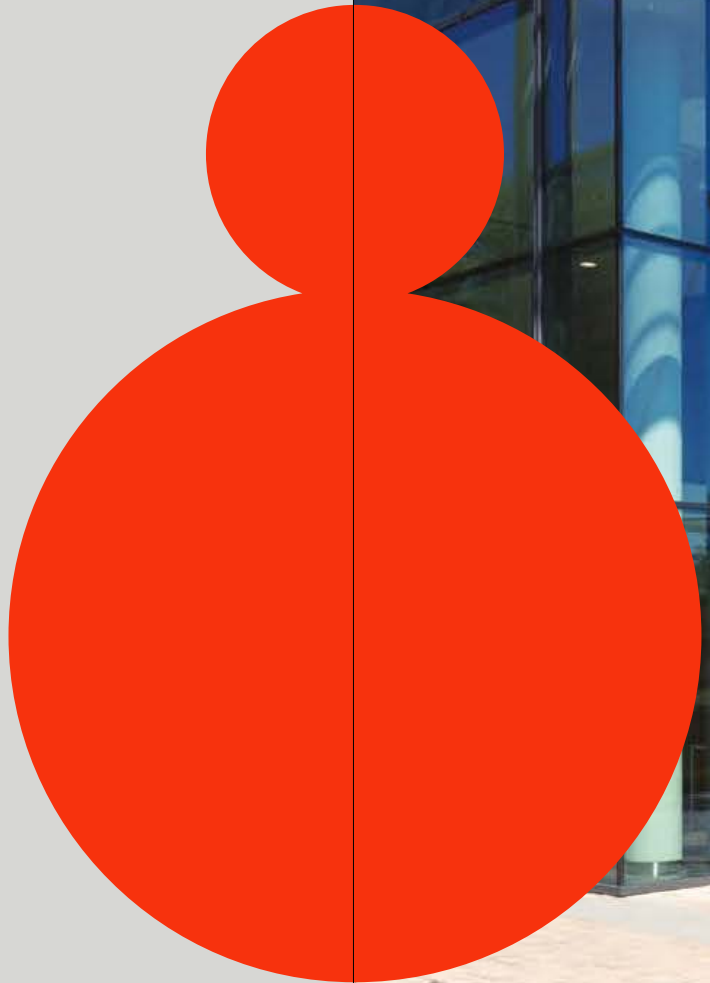
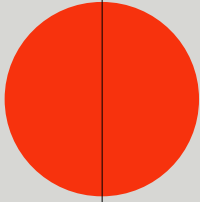


ARC
Uxbridge



BUILD UB8 1DH

ARC.

Advanced
Research
Clusters



ING 05



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 05

- New Grade A office building designed for single occupier or let individual floors
- Double height reception with 13 person passenger lift
- Variable Refrigerant Flow comfort cooling system
- LED lighting
- Presence/absence detection and perimeter daylight dimming controls
- 600 × 600mm metal ceiling tiles
- Raised access floors with 120mm clear void
- High performance glazing with soft solar coating
- BREEAM 2011 rating of 'Very Good'
- EPC rating A
- 6 showers and lockers
- 124 car parking spaces (1:220 net)

CONTENTS

6 ARC UXBRIDGE

8 LOCATION

12 CONNECTIONS

16 LIFE AT UXBRIDGE

21 ADAPT BY ARC

22 BUILDING 05

30 ARC OVERVIEW

36 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 05 is currently available offering between 8,665 and 27,329 sq ft of CAT A 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.



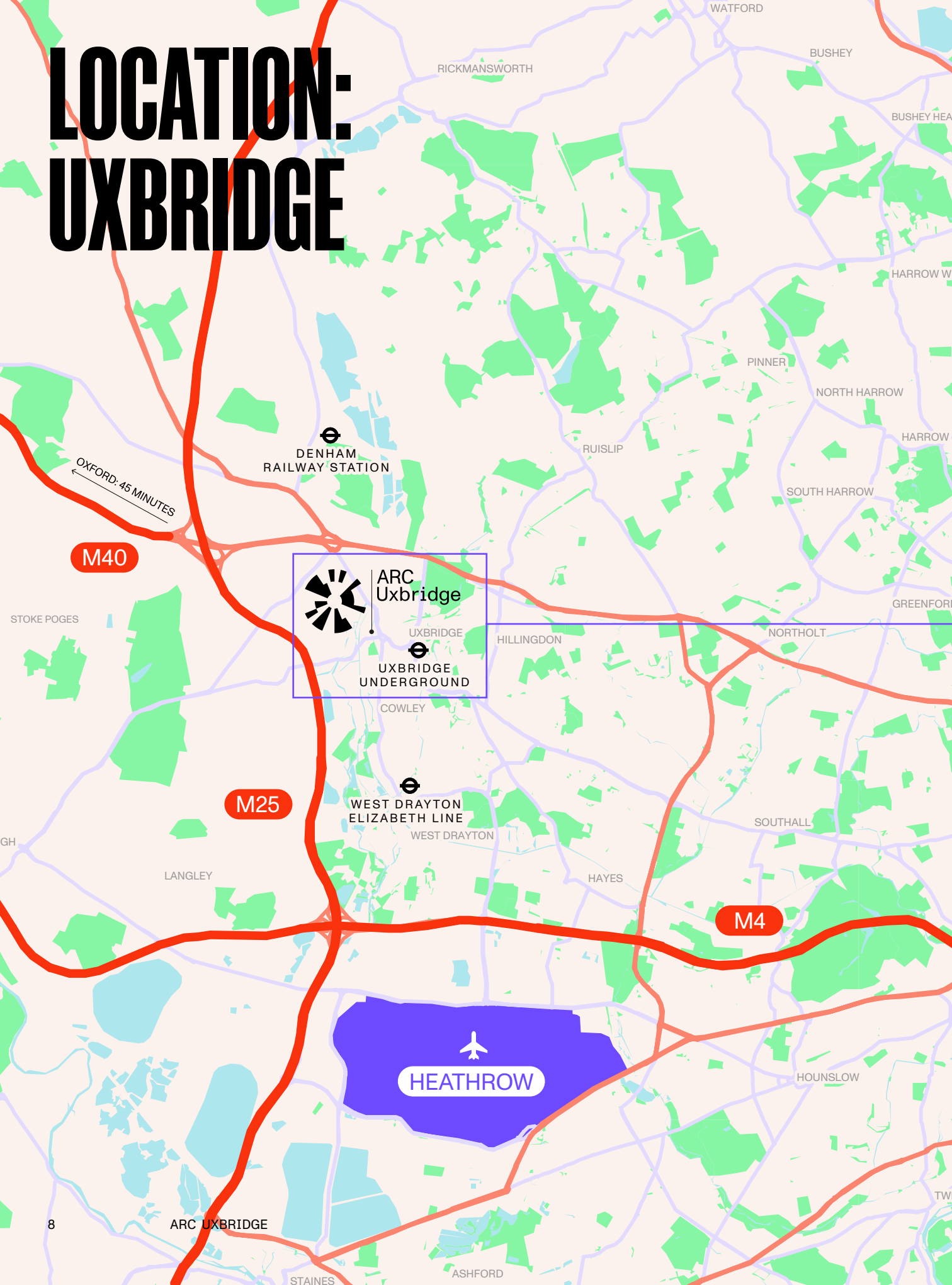
Two tube lines go direct to central London while the M40, which runs right past Uxbridge, is a vital transport artery connecting the major university cities of Oxford, Coventry and Birmingham.

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



WATFORD

RICKMANSWORTH

BUSHEY

BUSHEY HEA

HARROW W

PINNER

NORTH HARROW

HARROW

RUISLIP

SOUTH HARROW

DENHAM
RAILWAY STATION

OXFORD: 45 MINUTES

M40

ARC
Uxbridge

UXBRIDGE

UXBRIDGE
UNDERGROUND

HILLINGDON

NORTHOLT

GREENFOR

STOKE POGES

COWLEY

M25

WEST DRAYTON
ELIZABETH LINE

WEST DRAYTON

M4

SOUTHALL

LANGLEY

HAYES



HOUNSLOW

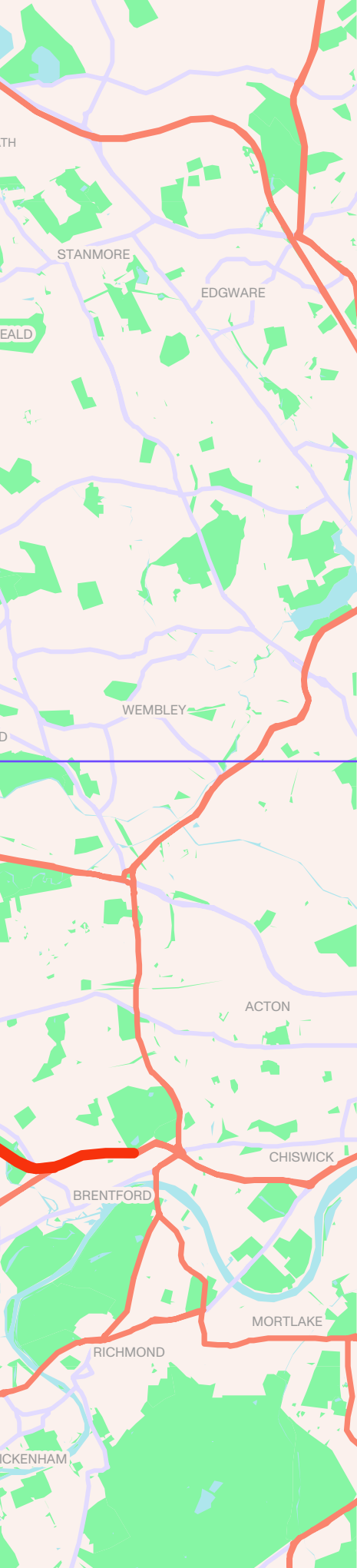
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ARC UXBRIDGE

STAINES

ASHFORD

TW

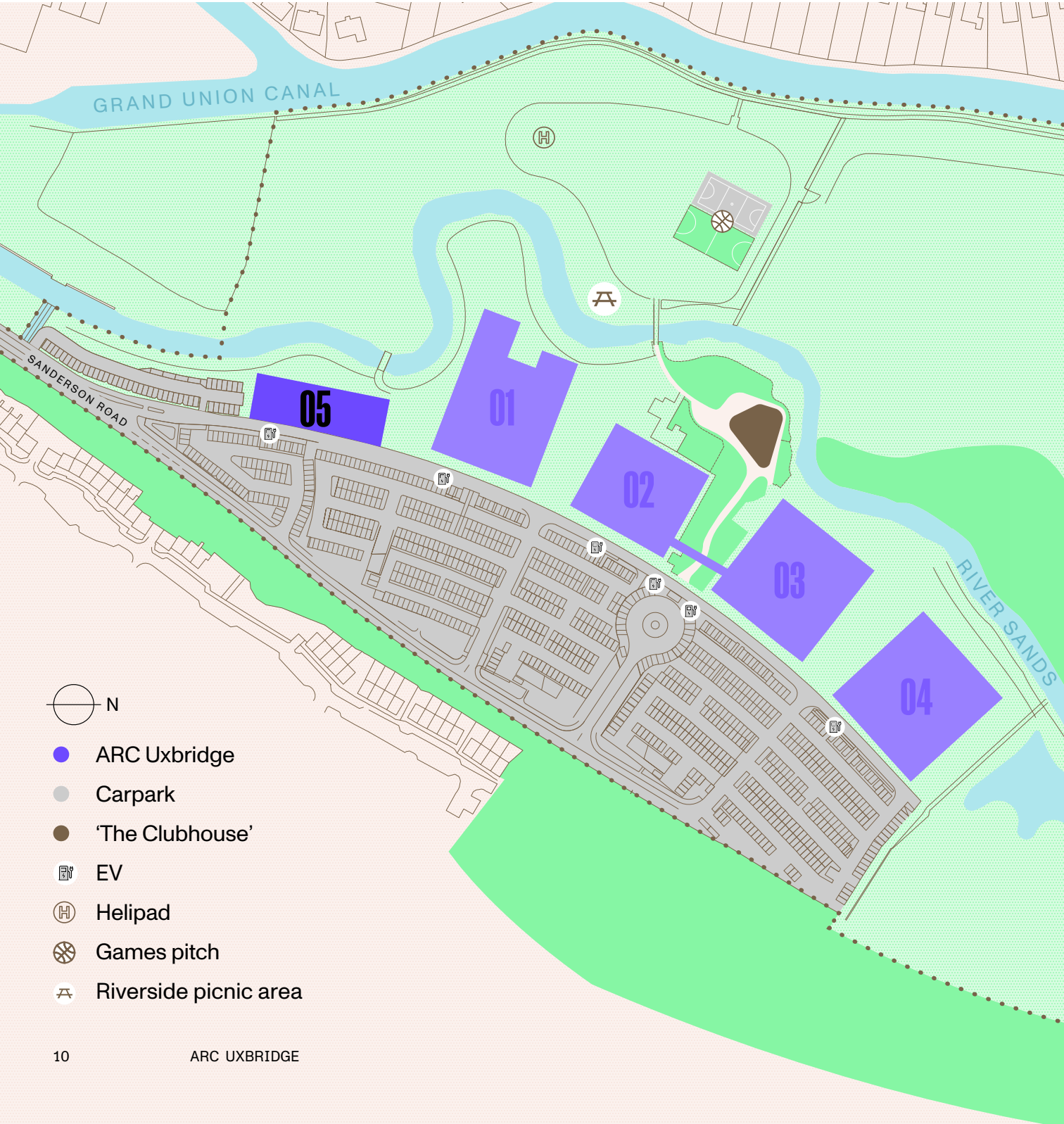


Equally well-connected by road, rail and air, Uxbridge interlinks with many major urban knowledge economies.

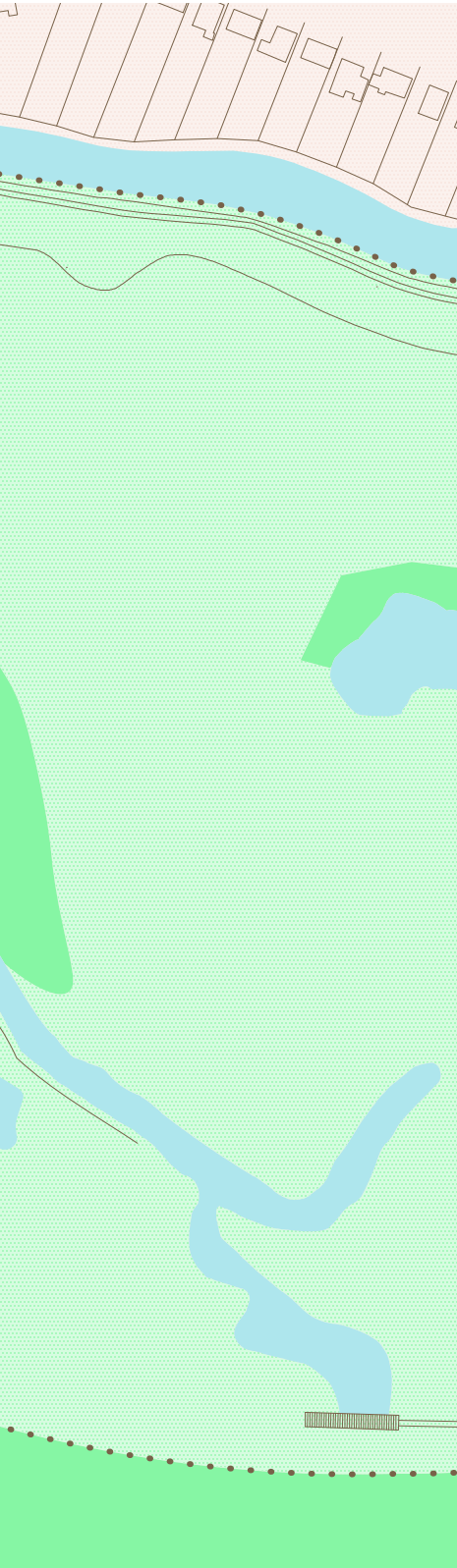
From Uxbridge tube station, the Metropolitan line takes you to King's Cross in 45 minutes, while the Piccadilly line directly connects you to Hammersmith and the West End.



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.



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



BUILDING 01

82,000 sq ft
Ground & 2nd floor terraces
Available Now

BUILDING 02

Members:

 Bristol Myers Squibb™

BUILDING 03

Members:

 Bristol Myers Squibb™




BUILDING 04

Members:

 parexel.

 xerox™

 Adapt Flexible
Workspace
by ARC

 Daiichi-Sankyo

 AMGEN

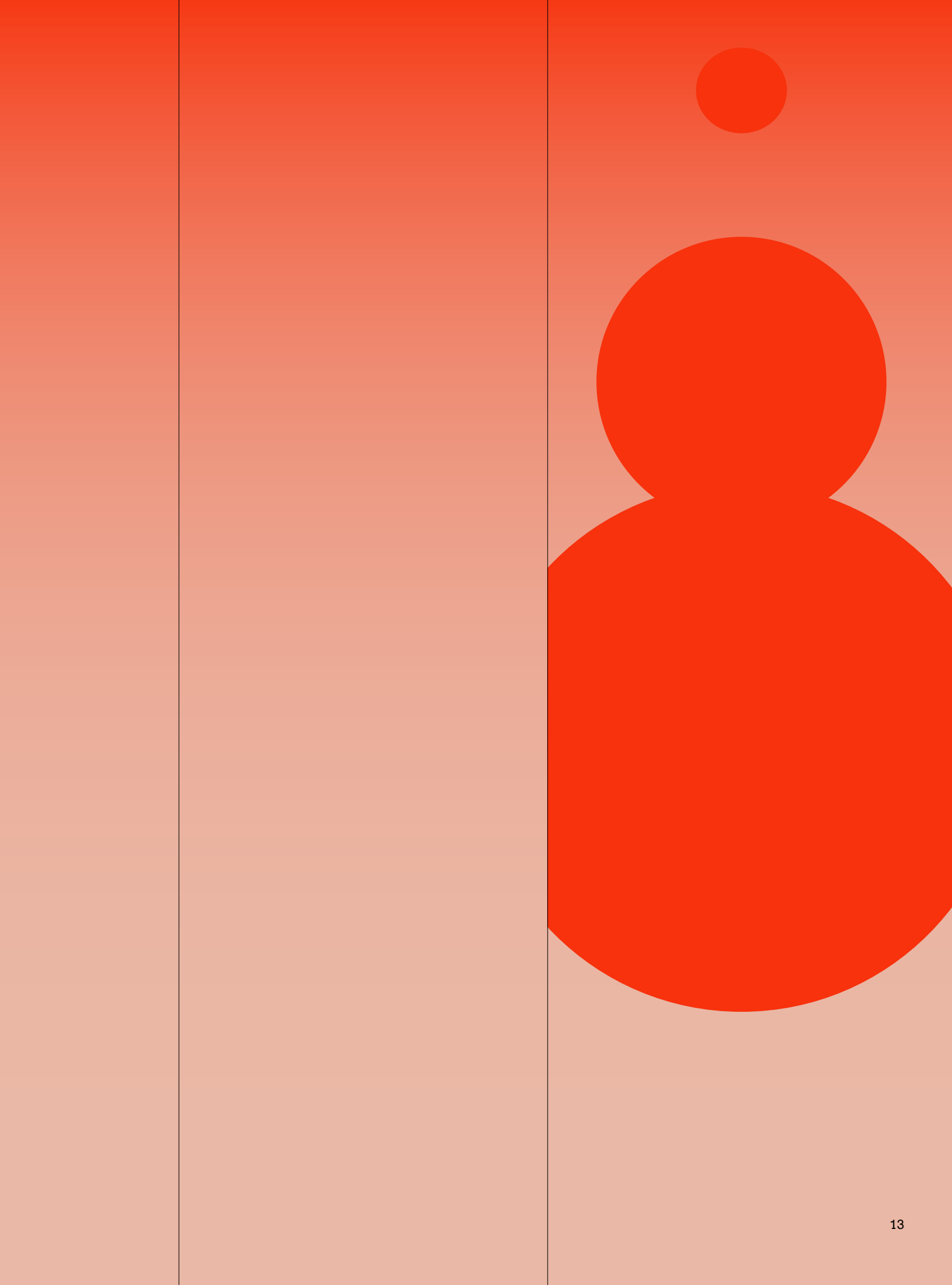
BUILDING 05

Members:

27,329 sq ft 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



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.



ARC Life app

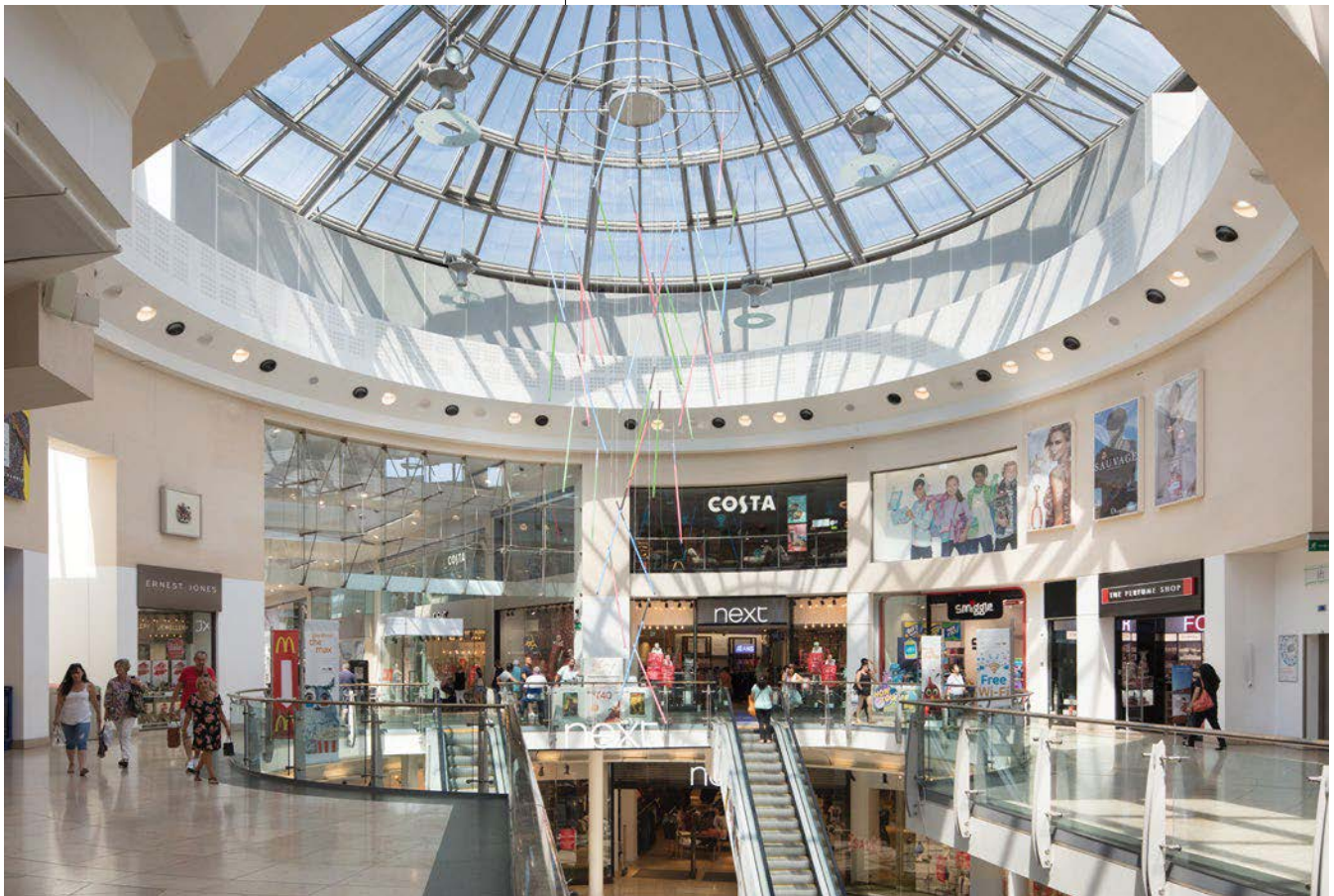
Exclusive to members, The ARC Life app lets people take control of their experience at ARC Uxbridge. Book fitness classes, reserve meeting rooms, enter competitions for unique rewards and even take advantage of discounts. You will also soon be able to book car parking, register visitors, see shuttle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

Town centre facilities

From dining and 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.

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-GLASS OFFICE SPACE



27,329 SQ FT OF
BEST-IN-GLASS
OFFICE SPACE



Indicative image of fit out

BUILDING 05

BUILDING 05



Indicative image of fit out

SPECIFICATION

Inspiring spaces with a focus on wellbeing

EFFICIENCY

- BREEAM very good
- EPC Rating A
- High performance glazing and soft solar coating
- Variable Refrigerant Flow comfort cooling system
- LED lighting
- Presence/absence detection and perimeter daylight dimming controls

RECEPTION

- Double height atrium reception
- 13-person passenger lift

END OF JOURNEY

- 124 parking spaces (1:220 net)
- 5 double EV chargers (10 bays)
- Shower and WC facilities
- Lockers on each floor

OFFICE SPACE

- Flexible accommodation available from 8,665 sq ft
- Minimum floor to ceiling height of 2.8m
- 600 × 600mm metal ceiling tiles
- Raised access floors with 120mm clear void
- Variable Refrigerant Flow comfort cooling system
- Presence/absence detection and perimeter daylight dimming controls

BUILDING 05

Large, uninterrupted floorplates
to make your own

	Lettable Area sq m	Lettable Area sq ft
SECOND FLOOR	868	9,344
FIRST FLOOR	808	8,705
GROUND FLOOR	805	8,665
RECEPTION	57	615
TOTAL	2,538	27,329

Approximate net internal areas

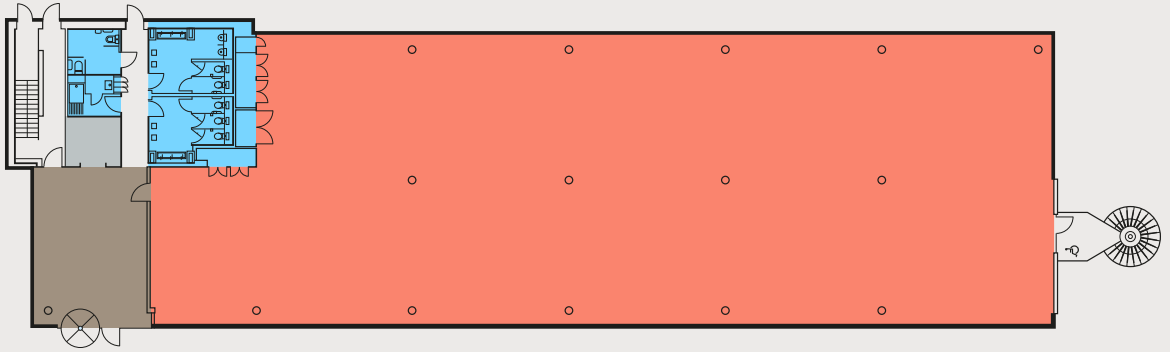




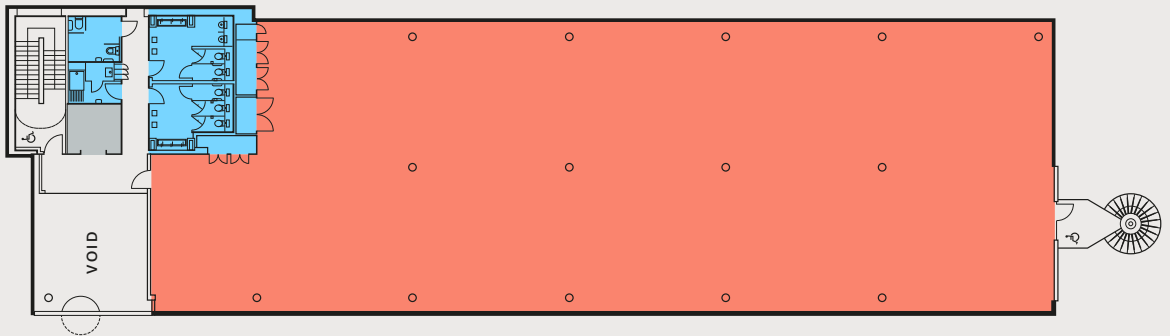
**DOUBLE HEIGHT RECEPTION
WITH 13 PASSENGER LIFT**

GROUND FLOOR

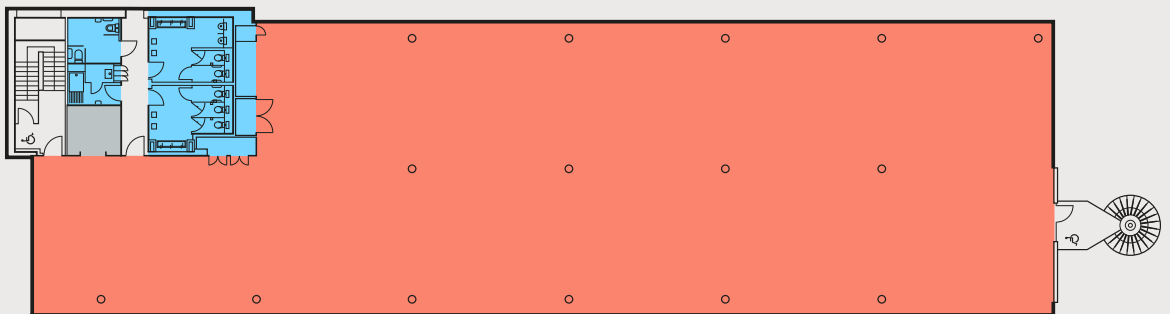
- Office
- WCs & showers
- Lifts
- Reception



FIRST FLOOR

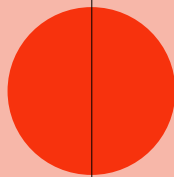
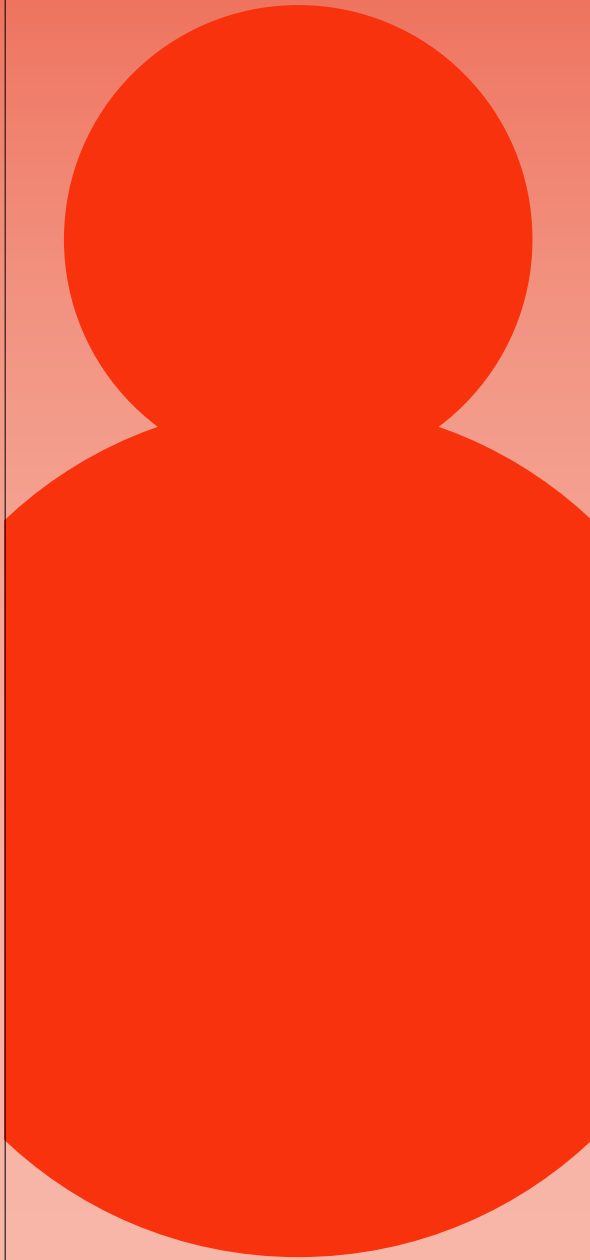


SECOND FLOOR



RESEARCH CLUSTERS

ADVANCE 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

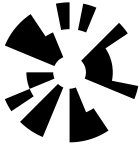
Online on social media, on page in our newspaper, and over the airwaves in our series of podcasts, ARC is a platform for promoting your business.

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.

250+ member companies 4 clusters for business and innovation

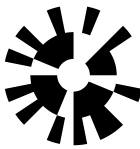
A growing network that will one day be worldwide



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



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

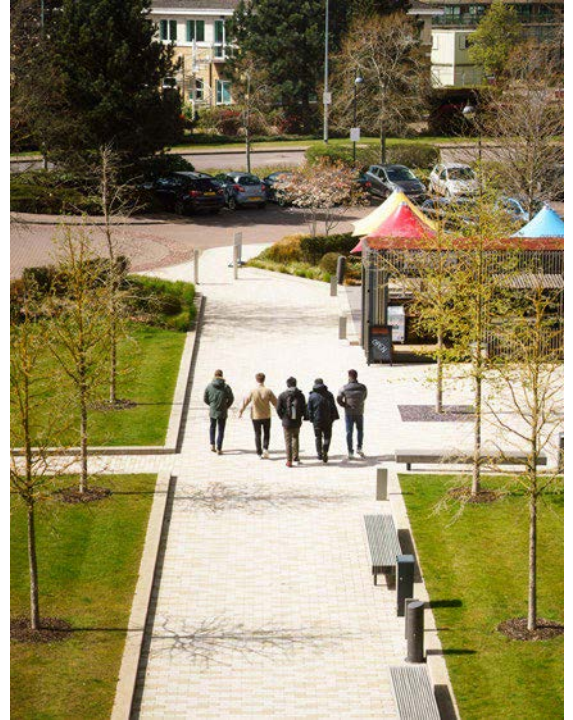




ARC Oxford

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

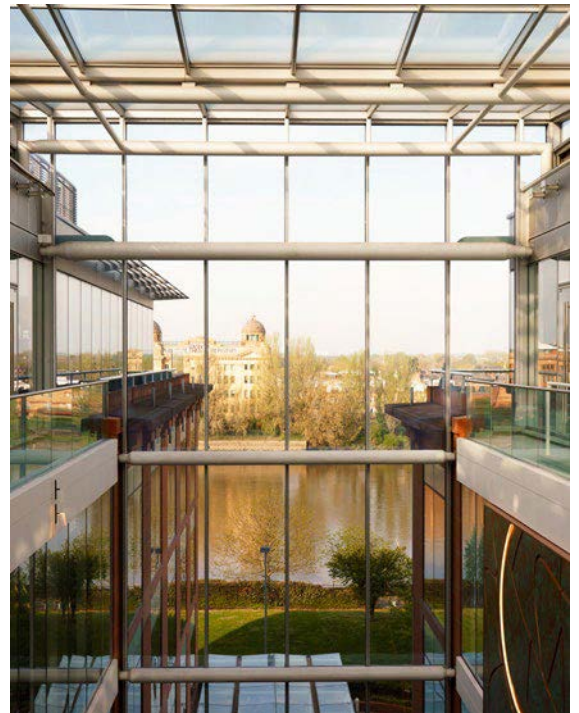
Location	Oxford City Centre
Size	610,000 sq ft over 88 acres
Number of businesses	37
Future	600,000 sq ft of future development



ARC West London

A transforming riverside
home for UK life science

Location	Hammersmith, London
Size	270,000 sq ft sq ft over 3.5 acres
Number of businesses	37
Future	'The Refinery' will soon bring a further 150,000 sq ft



Looking for a new partner?

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

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