

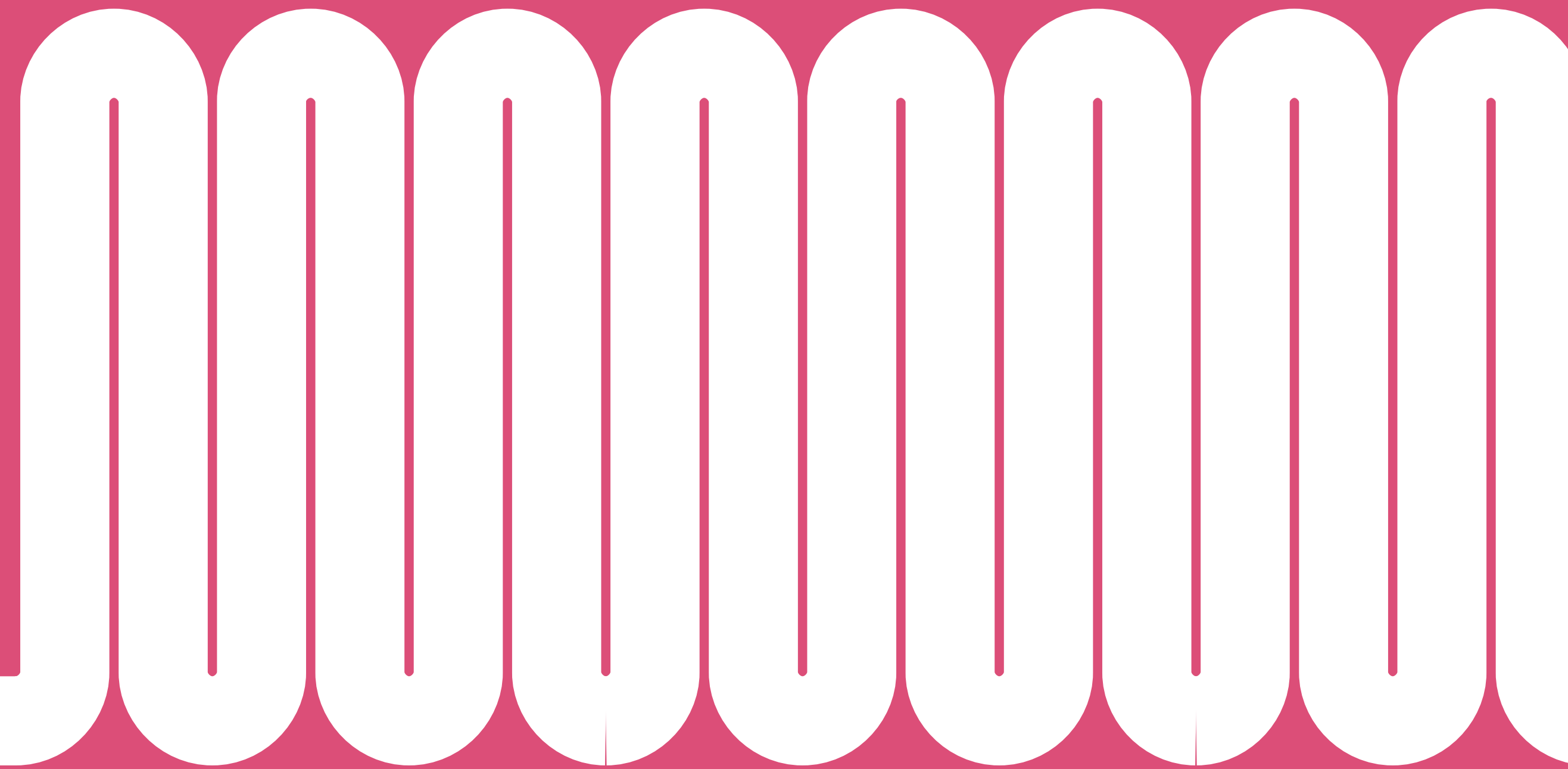
Motherlabs

leap
POWERED BY
IMPERIAL INCUBATOR

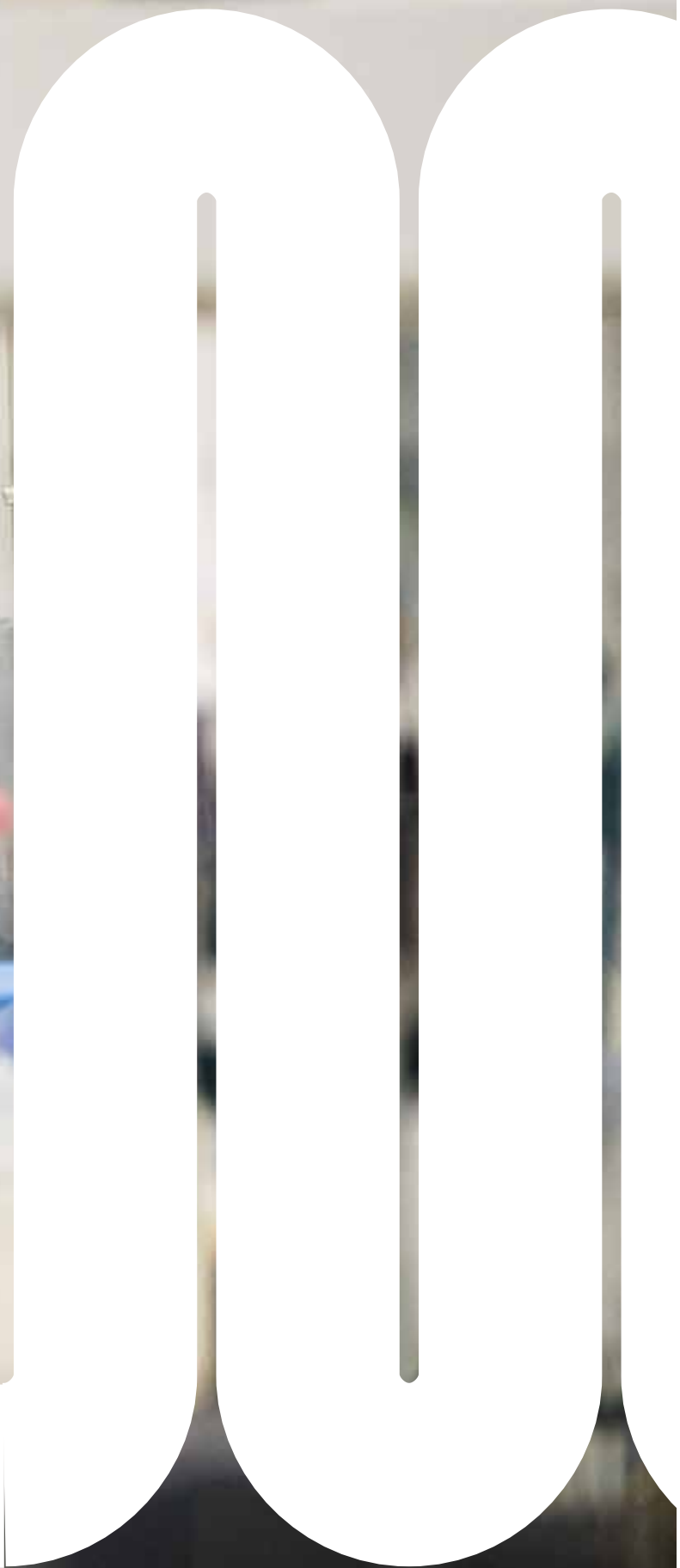


**INCUBATOR & ACCELERATOR
LABORATORY SPACE**

FUTURE READY RIVERSIDE CAMPUS | HAMMERSMITH, W6 9RH



FROM DISCOVERY TO IMPACT,
SCALE SEAMLESSLY FROM
IDEA TO COMMERCIALISATION
UNDER ONE ROOF **AT ARC**
WEST LONDON.



YOUR GROWTH JOURNEY, SUPPORTED BY THE ARC WEST LONDON TEAM



DAN PAGELLA
Senior Director
Asset Management



ANDREW DAVIES
Leasing Director



DEBORAH SPENCER
Health & Tech
Cluster lead



FELICITY TOWNS
Building Manager



CRISI VOLPINI
Membership &
Community Manager



SAM FROST
Events Assistant



ANDY CLAYTON
Group Operations
Manager



SAFWAN MOHAMMED
Lab Manager



JOHNATHAN PLAMER
Lab Manager

SCALE AT ARC WEST LONDON, SINGLE BENCH TO BESPOKE LAB

At ARC West London, you can scale effortlessly without ever leaving campus, supported by a world-class ecosystem that includes Imperial College London and nearby White City, Charing Cross, and Hammersmith Hospitals.

START

LEAP WITH IMPERIAL
INCUBATOR

- 25 benches in coworking incubator lab
- Operated by imperial incubator
- Flexible lease length from 3 months
- Support from onsite lab manager

SCALE

MOTHERLABS THE SCIENCE
ACCELERATOR

- 15 private CL2 labs with shared facilities
- Flexible lease length from 1 year
- Support from onsite lab manager

THRIVE

SPACE THAT GROWS
WITH YOU

- Flexible grow-on space from 5,000 sq ft to 150,000 sq ft
- Bespoke lab fit outs tailored to your science and business

WEST LONDON'S INNOVATION NEIGHBOURHOOD



HEATHROW AIRPORT
30 mins from Hammersmith

ARC WEST LONDON'S MEMBERS



Positioned at the heart of a world-class healthcare and research ecosystem, ARC West London is surrounded by Imperial College, Charing Cross Hospital, the Francis Crick Institute, UCL at King's Cross, and Guy's & St Thomas' Hospital. As a key part of WestTech London's innovation cluster, ARC West London benefits from exceptional public transport links, making it easy for teams, collaborators, and talent to access the campus.

START



Imperial Incubator has joined forces with ARC West London to launch ‘Leap: Powered by Imperial Incubator’ a coworking incubator space. Scientists with early-stage concepts can access, shared equipment, dedicated support and scaleup programmes to help refine their ideas surrounded by a collaborative and curated ecosystem at ARC West London.



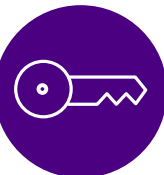
25 benches



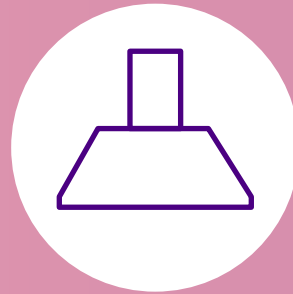
Flexible licenses from 3 months



Access to shared lab facility and dedicated lab manager support



Access to all ARC amenities and events programme



x2 1200mm ducted fume hoods



Biosafety cabinet



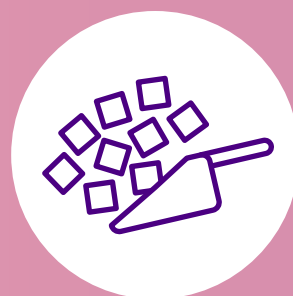
Dual stacked autoclave



Dish washer



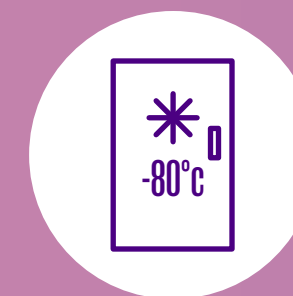
DI water supply



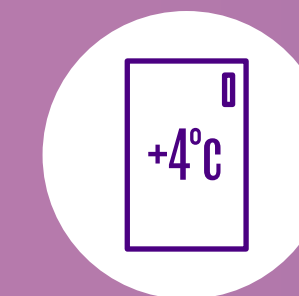
Ice machine



Dry ice store



-80°C freezer



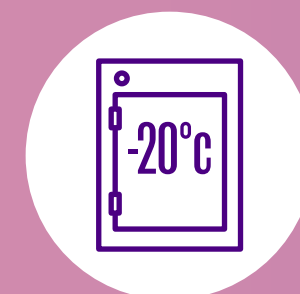
+4°C fridge



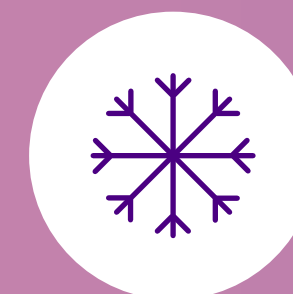
Refrigerated centrifuge



Piped gas supply CO₂, Nitrogen, Oxygen & Compressed Air



-20°C cold store



Central LN₂ provision with basement cold store area



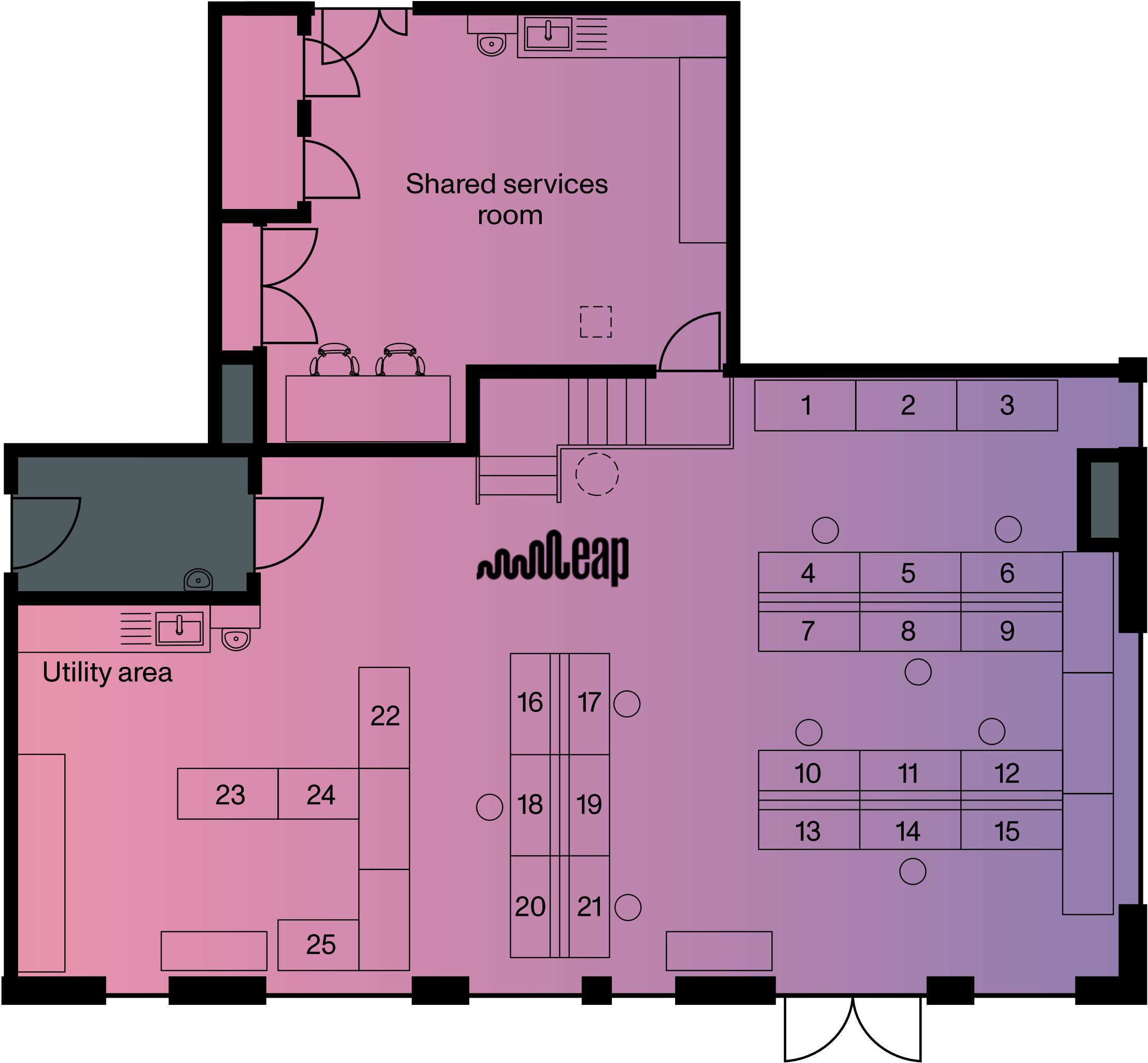
Disposal of clinical waste and lab coat laundry support



10gb backbone communicate fibre

Leap
COWORKING INCUBATOR





SCALE

THE SCIENCE ACCELERATOR



Motherlabs

Move with ease from Imperial’s Leap incubator into Motherlabs, ARC’s accelerator as your business grows.

Motherlabs offers fully fitted, ready-to-move-in CL2 laboratories (670–1,600 sq. ft) with dedicated write-up space and the critical infrastructure growing companies need.

Shared facilities and lab support services take workload off your team from sterilising equipment to managing clinical waste, so you can focus on the science.



15 private CL2 lab and write up space

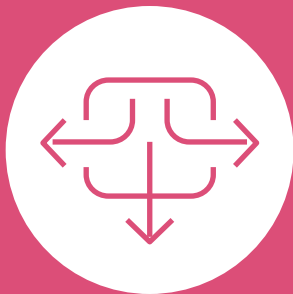


Access to shared lab facility and dedicated lab manager support



Motherlabs

SPECIFICATION



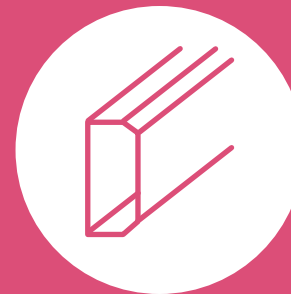
6 ach/hr



Vulcathene drainage



Vinyl lab flooring



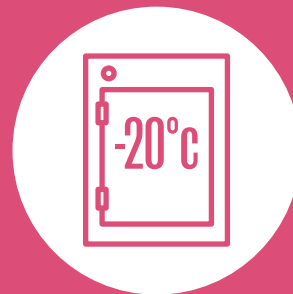
Perimeter dado trunking



Specialist piped gases



24/7 security manned site



-20°C storage



Shared facility includes
DI water and dry ice



Gas detection to
Members labs



Managed clinical and
hazardous waste collections

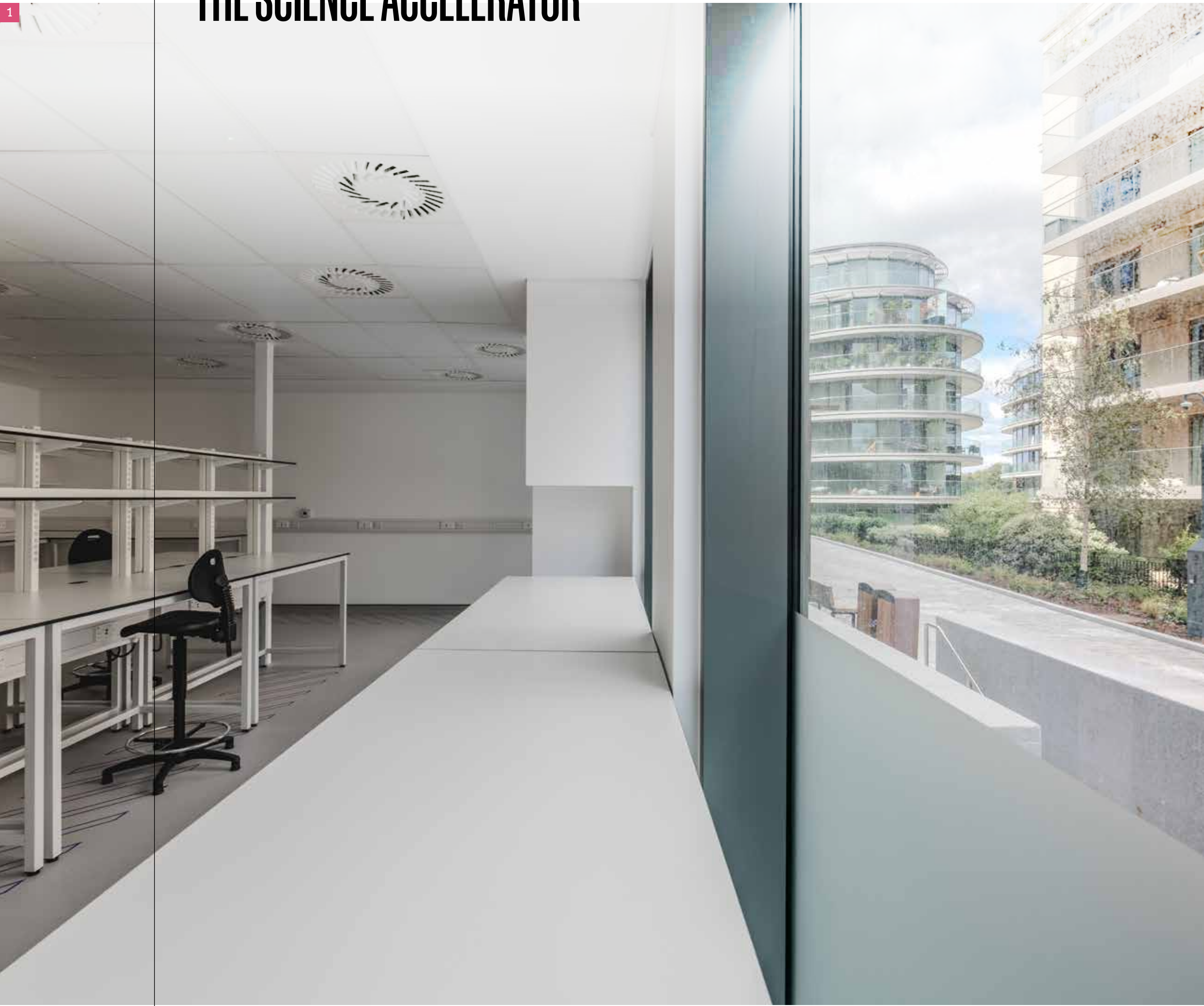


Generator back up power
for critical equipment

Motherlabs

THE SCIENCE ACCELERATOR

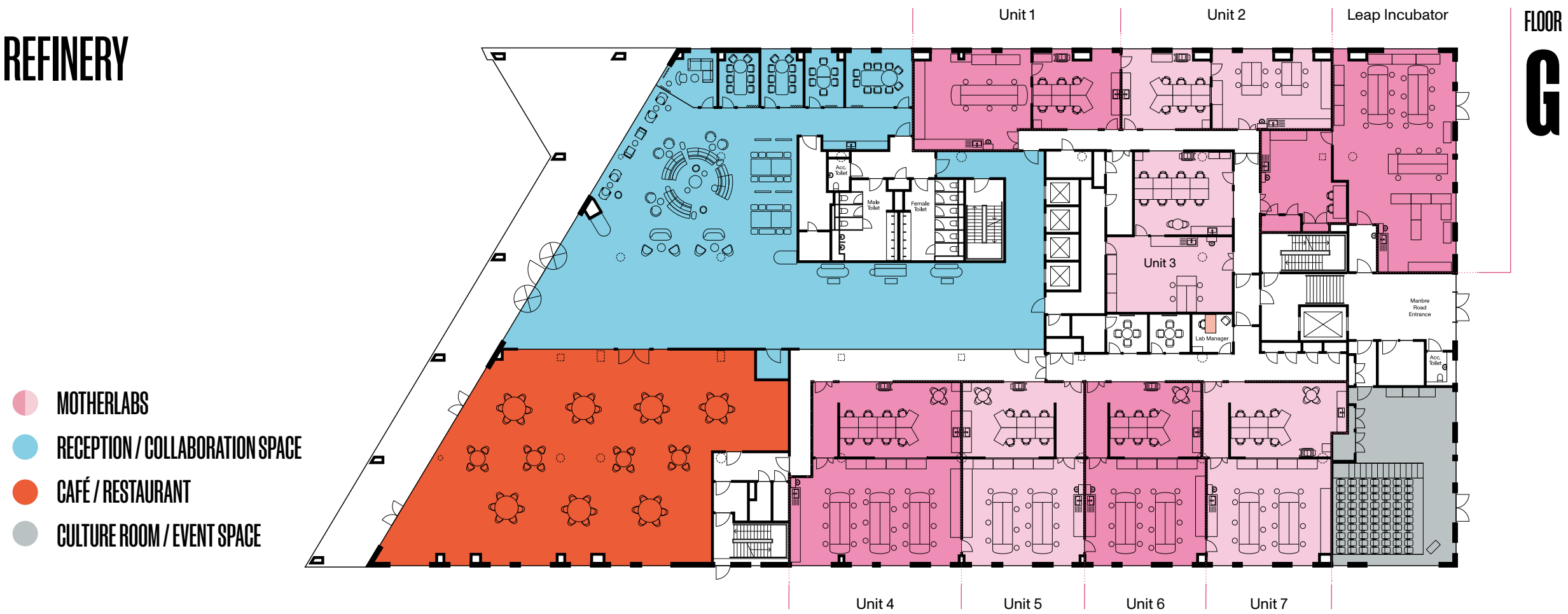
- 1. Motherlabs lab
- 2. Motherlabs lab
- 3. Motherlabs meeting room
- 4. Motherlabs suite office and lab



Motherlabs

AVAILABILITY

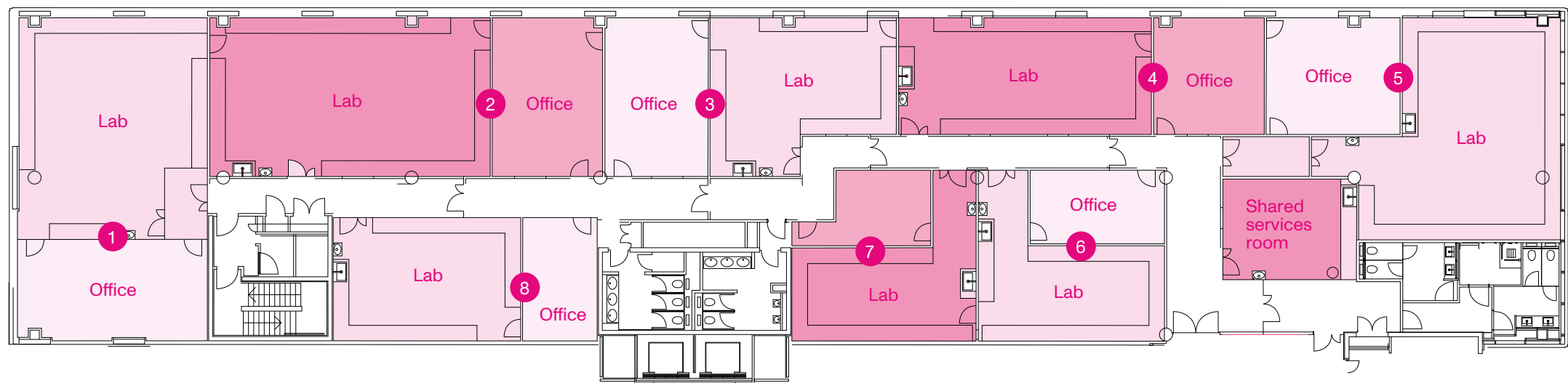
REFINERY



UNIT	LAB (SQ FT)	OFFICE (SQ FT)	TOTAL	AVAILABILITY
1	658	381	1,039	NOW
2	FULLY LET	FULLY LET	FULLY LET	FULLY LET
3	583	488	1,071	NOW
4	990	654	1,644	NOW
5	723	548	1,271	NOW
6	719	509	1,228	NOW
7	747	616	1,363	NOW

*Co-working lab 25 benches

WATERFRONT



UNIT	LAB (SQ FT)	OFFICE (SQ FT)	TOTAL	AVAILABILITY
1	664	742	1,406	LET
2	1,087	419	1,506	LET
3	624	398	1,022	LET
4	721	312	1,033	LET
5	1,022	387	1,409	LET
6	516	236	752	LET
7	495	201	696	LET
8	570	224	794	LET

THRIVE

SPACE THAT GROWS WITH YOU

Scale seamlessly on the campus, where your ideas grow, you do too. ARC West London offers flexible, grow-on and fitted lab space to support your next breakthrough.

Then when it's time to expand further, larger bespoke labs can be delivered, keeping your growth effortless.



SUSTAINABILITY

Sustainability is at the heart of ARC West London. From energy-efficient design and green transport options to smart, eco-conscious building features, we're creating a workplace that's better for people and better for the planet.

- 3,950 sq m of gardens and green space
- Roof level PV array
- BMS energy monitoring
- Daylight sensing LED light fittings
- Biodiverse roof and rainwater retention





ARC COMMUNITY

ARC West London is more than a workplace; it's a hub for scientific collaboration and innovation. Future ready lab facilities sit alongside a restaurant, café, Rosalind's members' bar, event suites, and a rooftop terrace, offering versatile spaces for every occasion. From thought-provoking talks and innovation showcases to collaborative riverside catch-ups, our curated events programme is designed to spark ideas, foster connections, and bring the scientific community together.



ARC EXPERIENCE

At ARC West London, well-being comes first. Secure bike storage, EV charging, showers and an on-site mechanic make active travel effortless. Yoga, fitness classes or a riverside run help you recharge, while thoughtfully designed amenities ensure balance is part of daily life.



End of journey
showers, lockers &
changing facilities



Meeting rooms



Benchspace,
collaboration area



Culture room,
event space



Yoga & fitness
classes



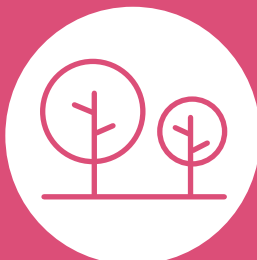
Rosalind's bar &
roof terrace



Restaurant



Atrium café



Landscaped gardens
overlooking the river

1. The grounds
2. Summer BBQ
3. Leap launch
4. Bike storage
5. Fitness class space





CONNECT, DINE, RELAX BY THE RIVER

Located on the Thames in Hammersmith, a range of riverside restaurants, bars, and cultural venues offers the perfect mix of work and downtime. Whether it's a relaxed lunch with colleagues, an after-work drink, or an evening enjoying live performance, the neighbourhood provides a vibrant and welcoming social scene, all just minutes from ARC West London.



- 1. Lyric Theatre
- 2. Blue Anchor
- 3. Sam's Riverside
- 4. Apollo
- 5. Sam's Riverside



GETTING AROUND



15 MINUTES
to the West-End from Hammersmith Station using the Piccadilly line



33 MINUTES
to Heathrow Terminals 1, 2 & 3 from Hammersmith using the Piccadilly line



42 BUS
routes serve North, South, East and West London

Working from ARC West London means never being far from a great pub, bar or restaurant as well as having the best of the arts close by.

And with four tube lines a few minutes walk away you're seriously well connected for commuting, for heading into town or heading off to the airport.

- 01 Fulham Reach Boat Club

02 FRAME Hammersmith

03 Fitness & Squash Centre

04 Reach Fit

05 Better Gym

06 Fitness First

07 Pure Gym

08 Boom Cycle
- 01 Eventim Apollo

02 Lyric Theatre

03 The Gate Hammersmith

04 Brasserie Blanc

05 Tesco Express

06 The Blue Anchor

07 The Blue Boat

08 The River Cafe

09 The Distillers

10 Sam's Larder

11 Pret A Manger

12 Caff  Nero

13 Little Waitrose

14 Boots Pharmacy

15 Riverside Studios

16 Smash & Grab
- 17 Antipode

18 Truth

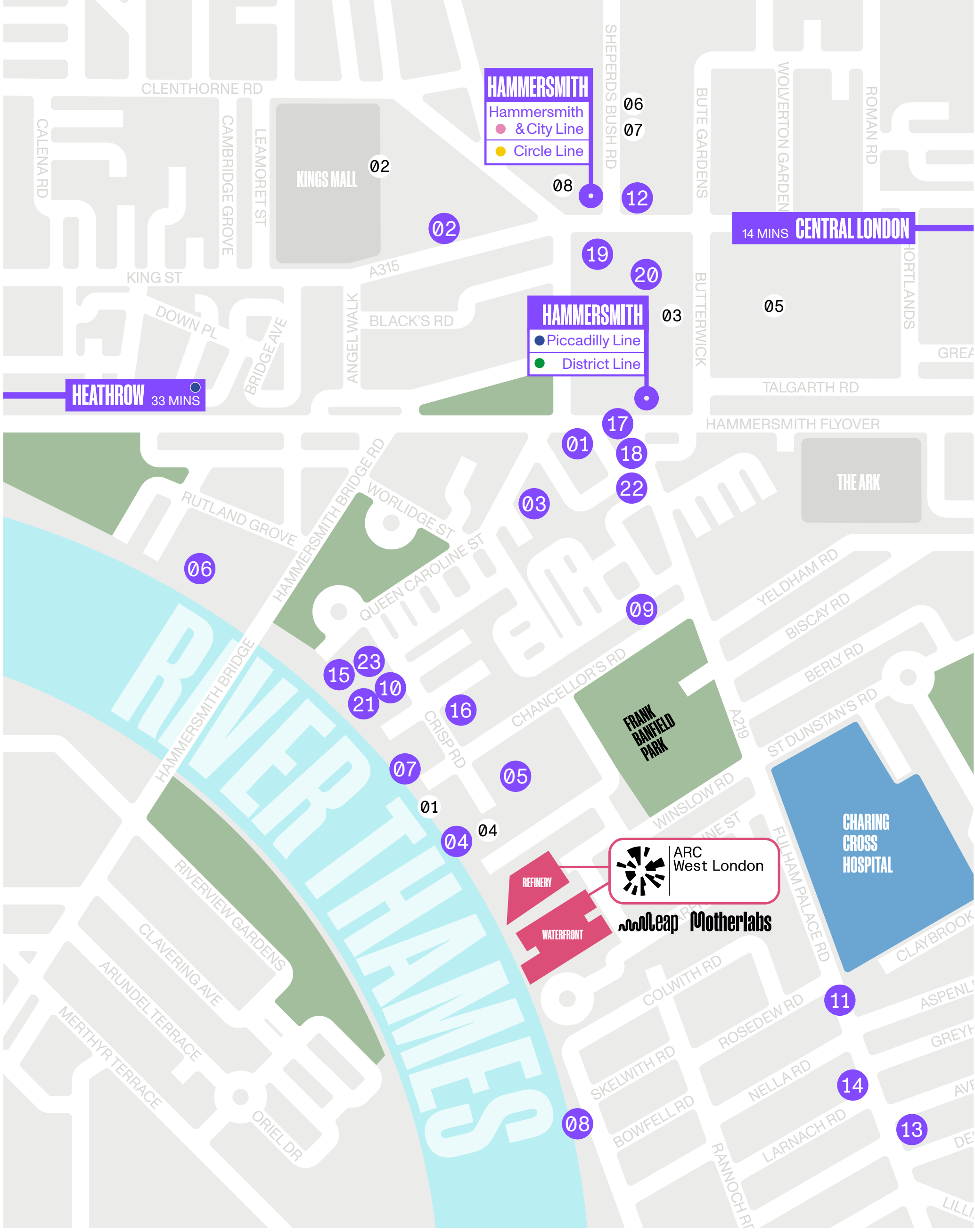
19 Pure

20 Wasabi

21 Sam's Riverside Restaurant

22 Honest Burger

23 Riverside Bar & Kitchen



CONTACT

SPEAK TO US TODAY TO FIND OUT HOW YOUR BUSINESS COULD BENEFIT AS A MEMBER OF ARC

LETTING AGENTS



TOM MELLOWS

M: +44 (0) 787 055 5955
E: tmellows@savills.com

MATT BARKER

M: +44 (0) 770 254 4040
E: matt.barker@savills.com

savills.co.uk



PADDY SHIPP

M +44 (0) 746 915 5531
E: paddy.shipp@nmrk.com

RUPERT DANDO

M +44 (0) 781 362 4276
E: rupert.dando@nmrk.com

nmrk.com



ANDREW DAVIES

E: andrew.davies@arcgroup.io

DAVID WILLIAMS

T: +44 (0)7443 887 500
E: david.williams@arcgroup.io

DAN PAGELLA

T: +44 (0)7831 894 332
E: dan.pagella@arcgroup.io

arcgroup.io/west-london/

Misrepresentation Act

Advanced Research Clusters Ltd or Savills or Newmark 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 Newmark 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. October 2025