



# OFFICES & WORKSPACE

## FUTURE READY RIVERSIDE CAMPUS

HAMMERSMITH, W6 9RH

**CO-WORKING SPACE, SERVICED OFFICES,  
CAT A/A+ OFFICES, BESPOKE HQ**

# ARC WEST LONDON IS A FUTURE-READY RIVERSIDE CAMPUS REDEFINING THE MODERN WORKSPACE.





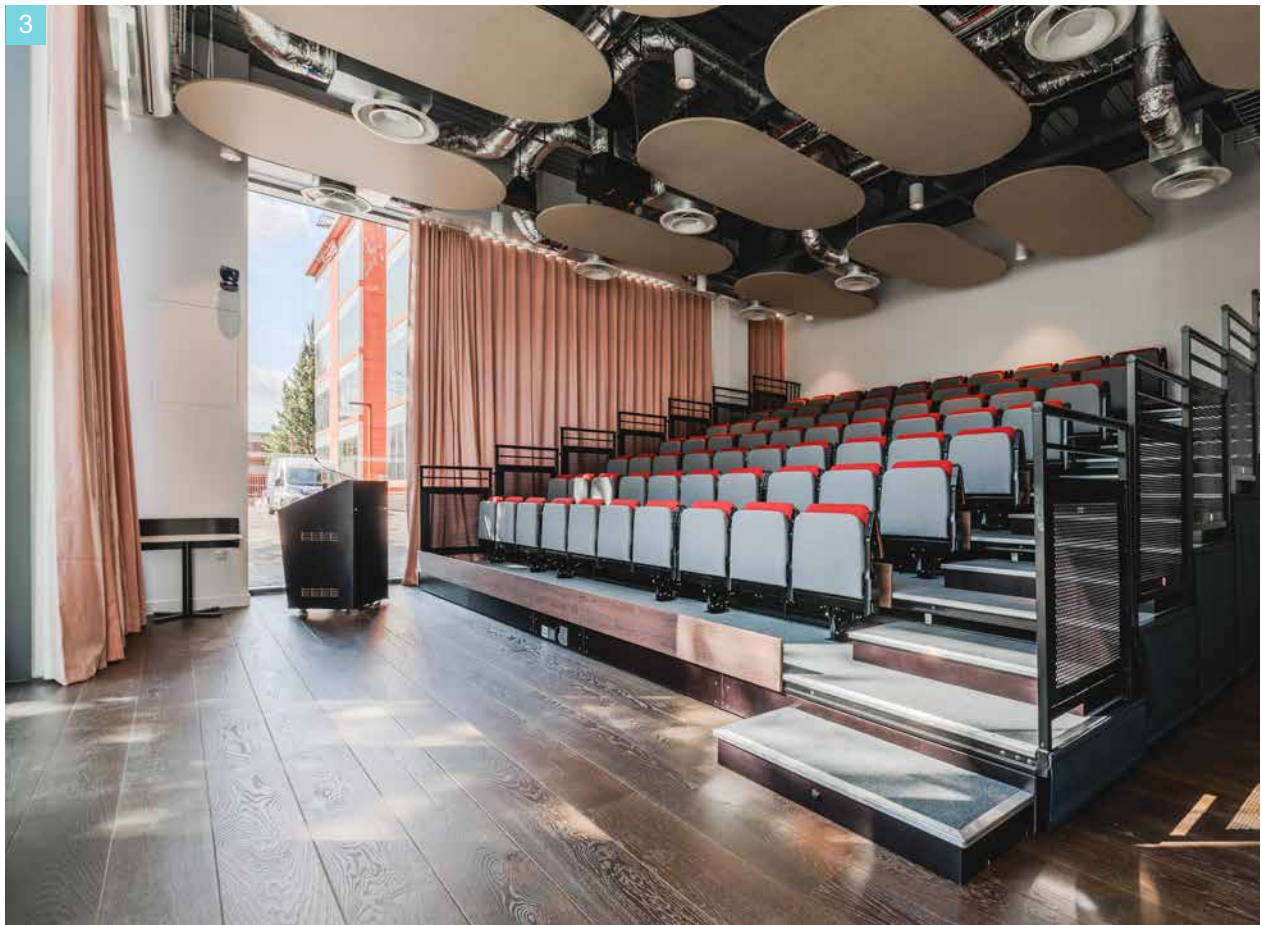
1. Collaboration spaces and meeting rooms
2. Restaurant
3. Culture room event space
4. Rosalind's bar and roof terrace



# THE CAMPUS

A landmark 250,000 sq ft office development in a prime Hammersmith riverside setting. Every space is flexible, future-ready and designed for collaboration.

- Co-working and serviced offices.
- CAT A and A+ available from 3,719 to 9,792 sq ft.
- Bespoke HQ available now, from 5,000 to 123,707 sq ft.
- On campus restaurant, cafe, business lounge, meeting rooms, event suite, club room and roof terrace bar.
- Lively community with dedicated events team curating regular social and industry events.
- Secure bike parking and end-of-journey facilities.
- 46 bookable on site parking spaces (including 4 EV).



**A £100 MILLION INVESTMENT IN 2025 HAS  
RENEWED AND REDEFINED THIS HISTORIC SITE TO  
THE HIGHEST MODERN WORKPLACE STANDARDS**

# RIVERSIDE SETTING, PERFECTLY CONNECTED



WHITE CITY  
INNOVATION DISTRICT

HAMMERSMITH STATION

- Circle Line
- District Line
- Piccadilly Line
- Hammersmith & City Line

SAM'S RIVERSIDE

LYRIC THEATRE

APOLLO

THE RIVER CAFÉ

WEST END

17 mins from  
Hammersmith

HEATHROW AIRPORT

30 mins from  
Hammersmith

FULHAM REACH

On the Thames and a short walk from Hammersmith Broadway, ARC West London balances city energy with riverside calm. With rowers on the water and one of London's best riverside social scenes nearby, it's a location that balances work and lifestyle effortlessly.



# SOPHISTICATED RIVERSIDE DINING AND LEISURE

Along the Thames at Hammersmith, a distinguished collection of riverside restaurants, bars, and cultural venues sets the stage for both relaxation and entertainment. Whether savouring a leisurely lunch overlooking the water or enjoying an evening of fine dining and live performance, the Hammersmith neighbourhood offers a vibrant yet elegant social scene, all just moments from ARC West London.

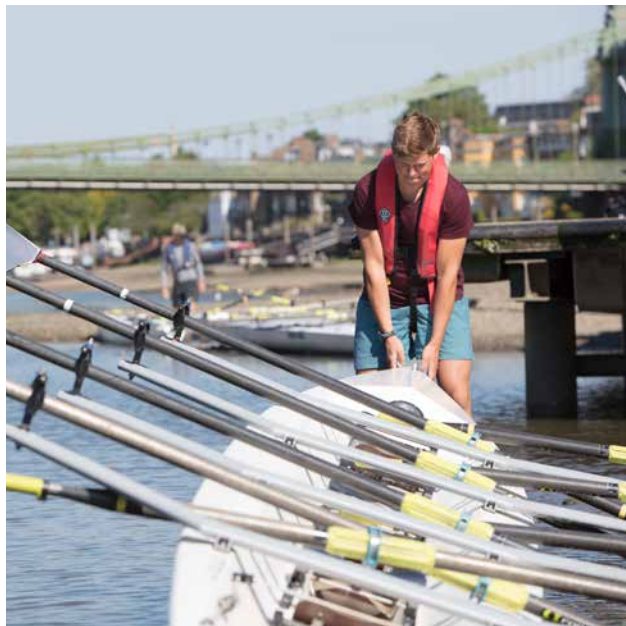


- 1. Lyric Theatre
- 2. Blue Anchor
- 3. Sam's Riverside
- 4. Apollo
- 5. Sam's Riverside





ARC West London is more than a workplace, it's a community. A restaurant, café, Rosalind's member's bar, event suites and a rooftop terrace create a choice of settings for every occasion. From thought-provoking talks to riverside catch-ups with colleagues, our curated events programme is designed to connect, inspire and bring people 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



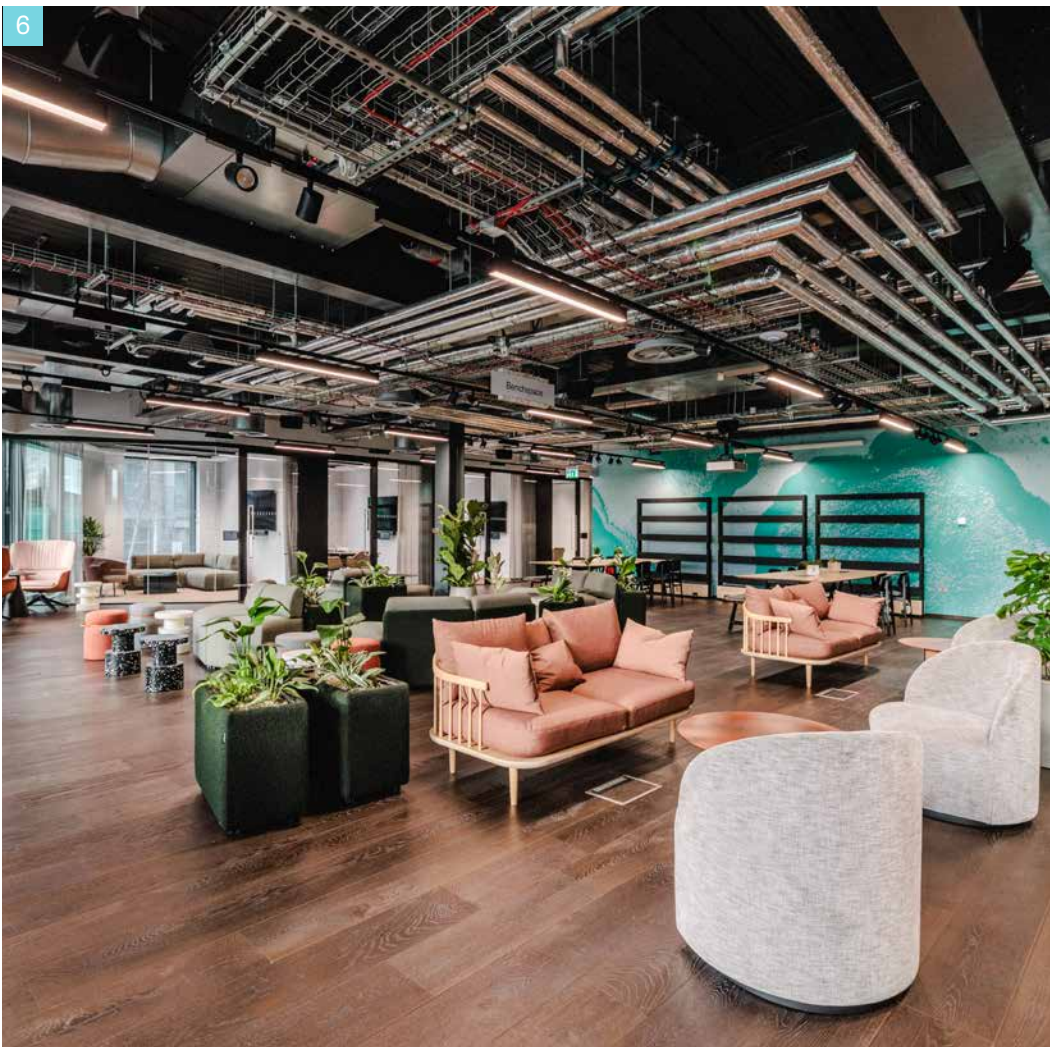
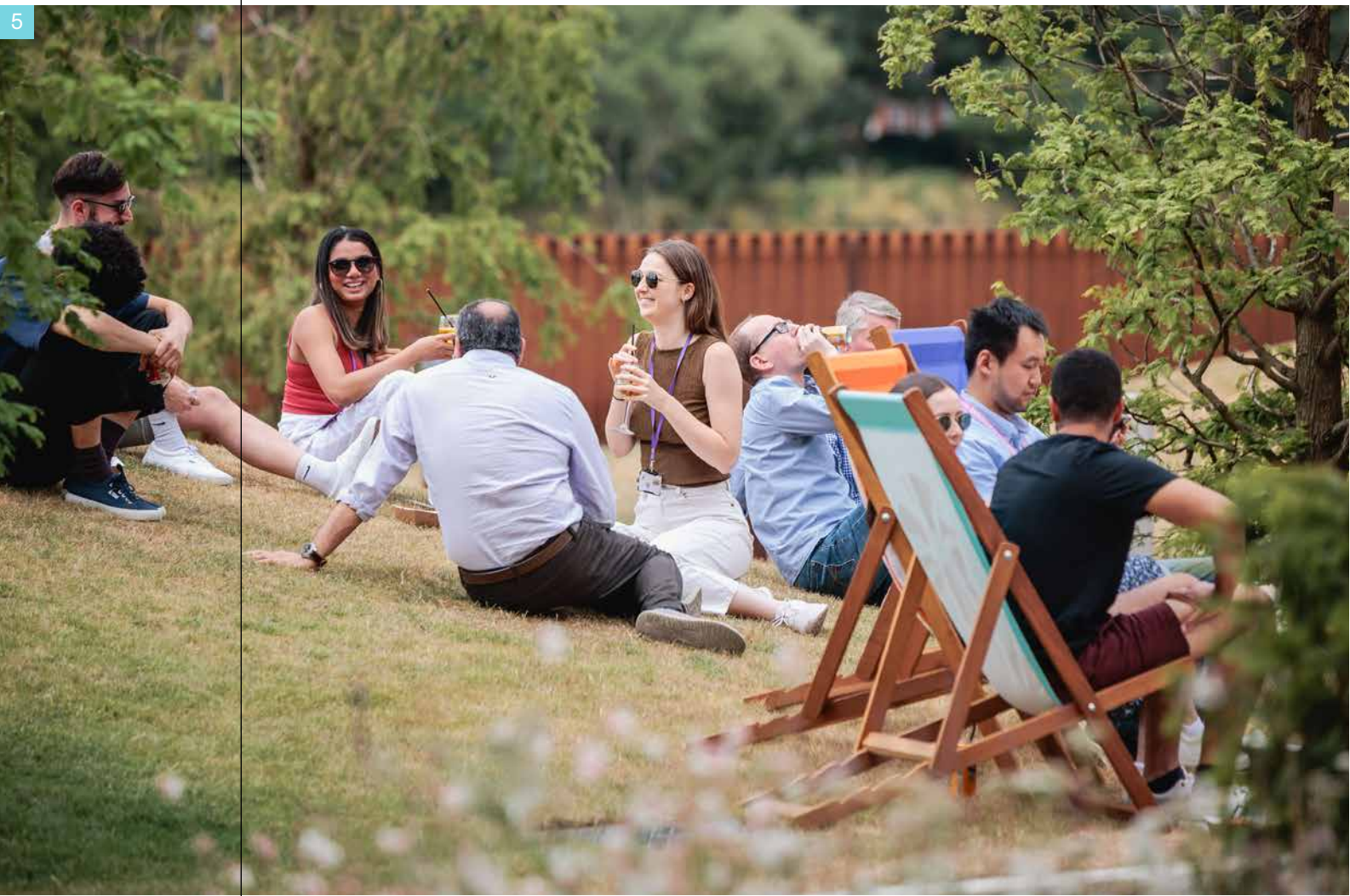
Landscaped gardens  
overlooking the river



# ARC EXPERIENCE



1. The grounds
2. Atrium café
3. Leap launch
4. Rosalind's bar & roof terrace
5. Summer BBQ
6. Benchspace, collaboration area
7. Bike storage
8. Fitness class space



# SINGLE DESK TO BESPOKE HQ



**START**

**CO-WORKING**



**SCALE**

**SERVICED OFFICES**



**THRIVE**

**CAT A | CAT A+  
| BESPOKE HQ**



# START

## CO-WORKING

Adapt by ARC brings co-working and serviced offices with a difference, contemporary, inspiring spaces designed to spark productivity, collaboration, and creativity. Choose your perfect set-up, from fixed to flex desks, all within a vibrant, welcoming community.

# SCALE

## SERVICED OFFICES

Step into glazed private offices and soundproof meeting rooms, secure, stylish and designed for focus. Each space comes with state-of-the-art AV tech and contemporary furnishings, all with full access to ARC's campus amenities.

Flexible memberships allow individuals and companies to expand effortlessly, adding space as their needs evolve

# THRIVE



## CAT A/A+

-  From 3,710 – 21,800 sq ft
-  Open plan ready for fitting out
-  Fully fitted office space option

Choose from sleek, ready-to-move-in CAT A/A+ spaces you can make your own, or start with a blank canvas shell and design a bespoke fit-out that's as unique as your business.

# THRIVE

An ideal HQ destination for ambitious companies, offering unrivalled flexibility, giving businesses the freedom to create a headquarters that matches their vision and growth.

## BESPOKE

- 

5,000 – 123,707 sq ft
- 

Blank canvas for total flexibility
- 

Single open plan floor plates 22,000 sq ft
- 

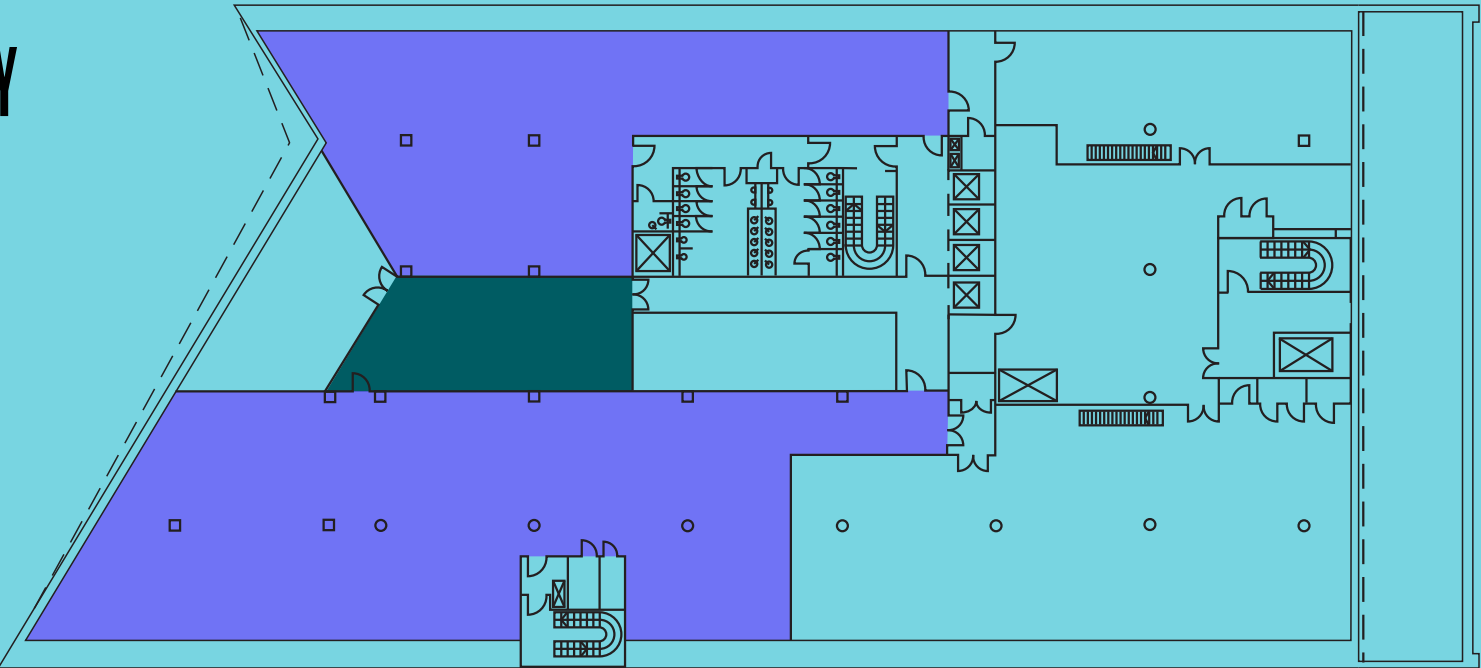
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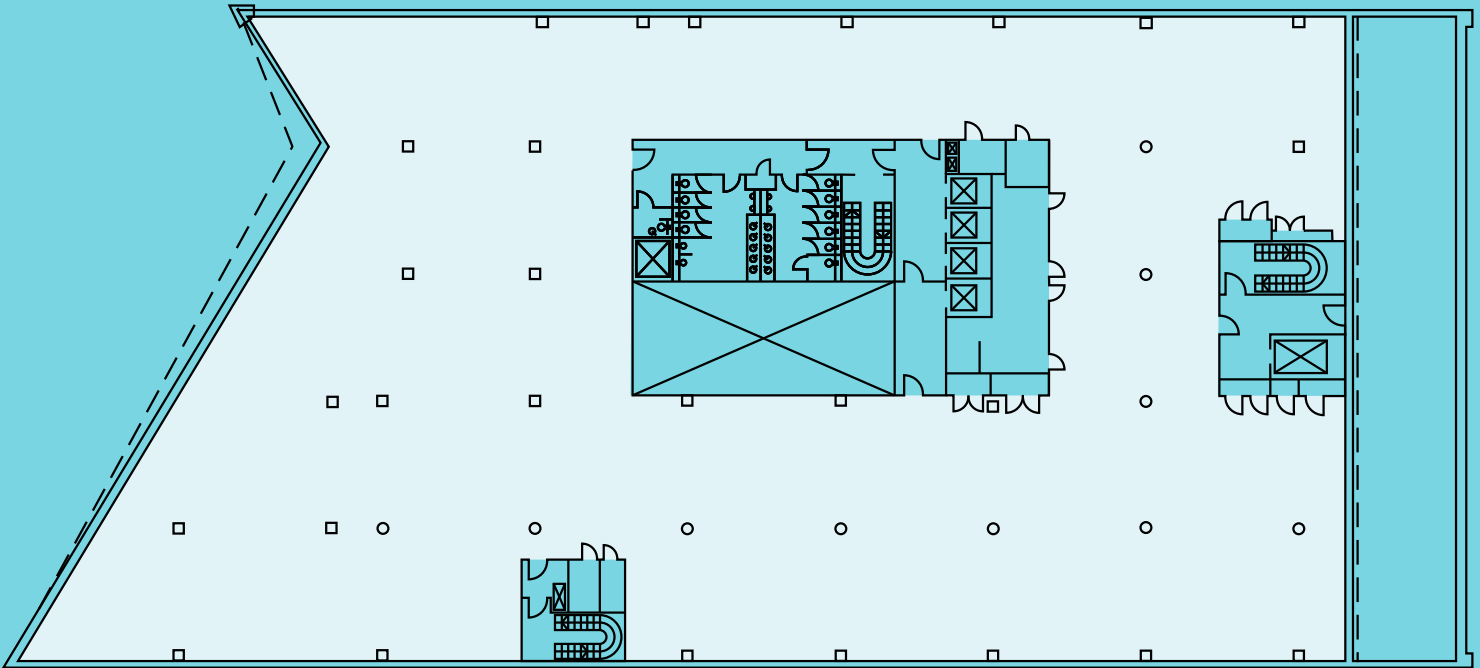
# THRIVE

LARGE SHELL FLOOR  
FOR CAT A/A+ AND  
BESPOKE HQ

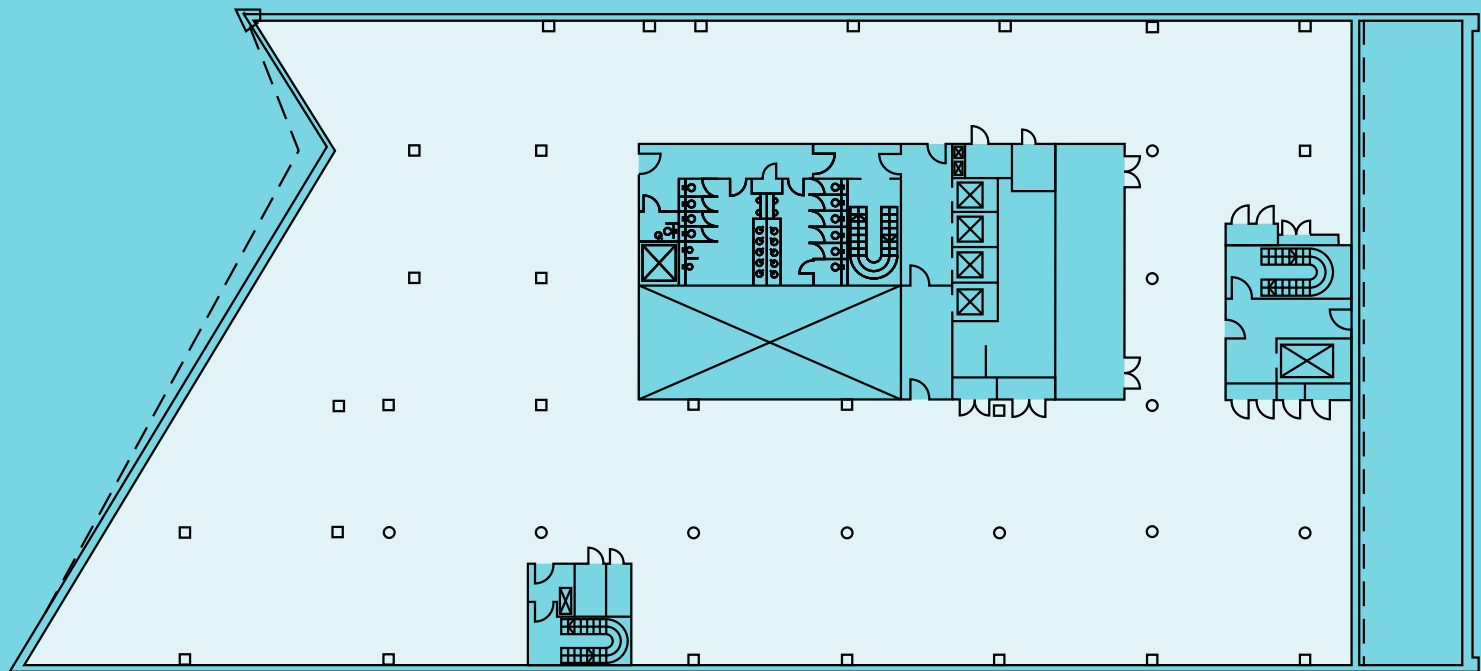
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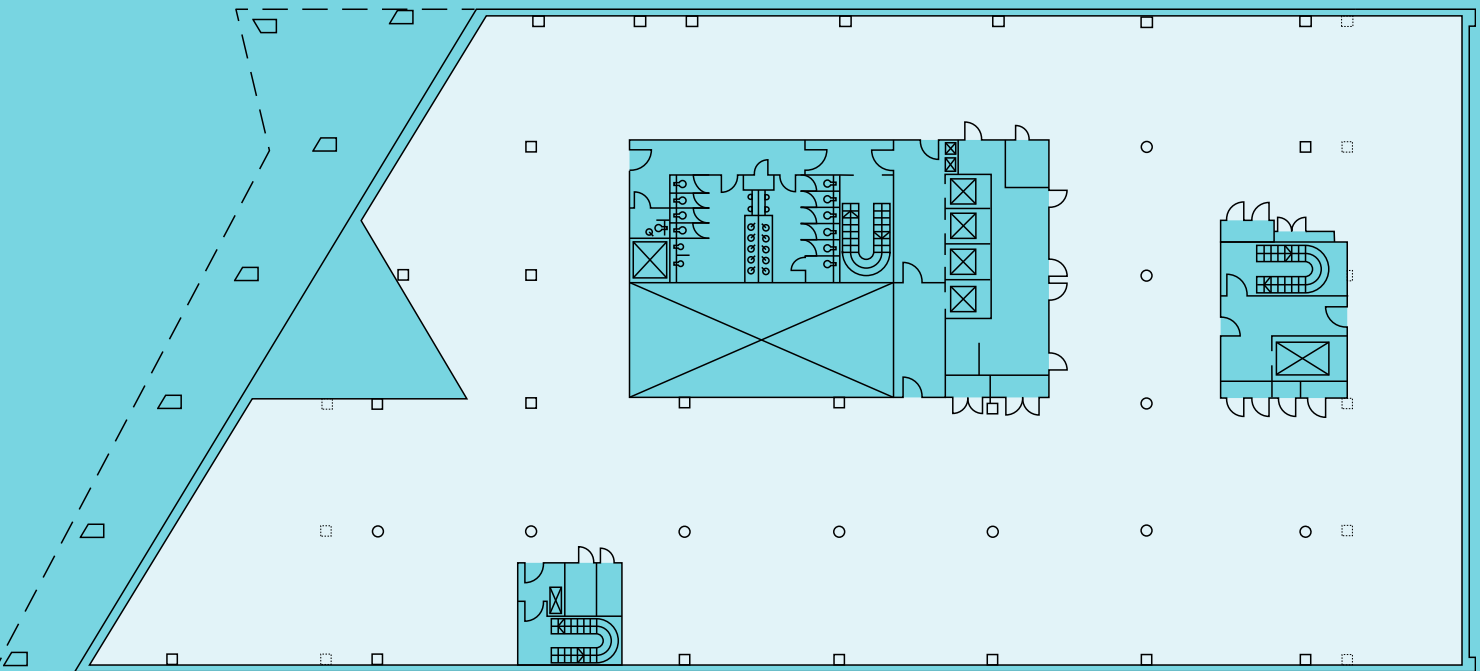
FLOOR  
**5**  
9,792 sq ft +  
members lounge:  
1,082 sq ft



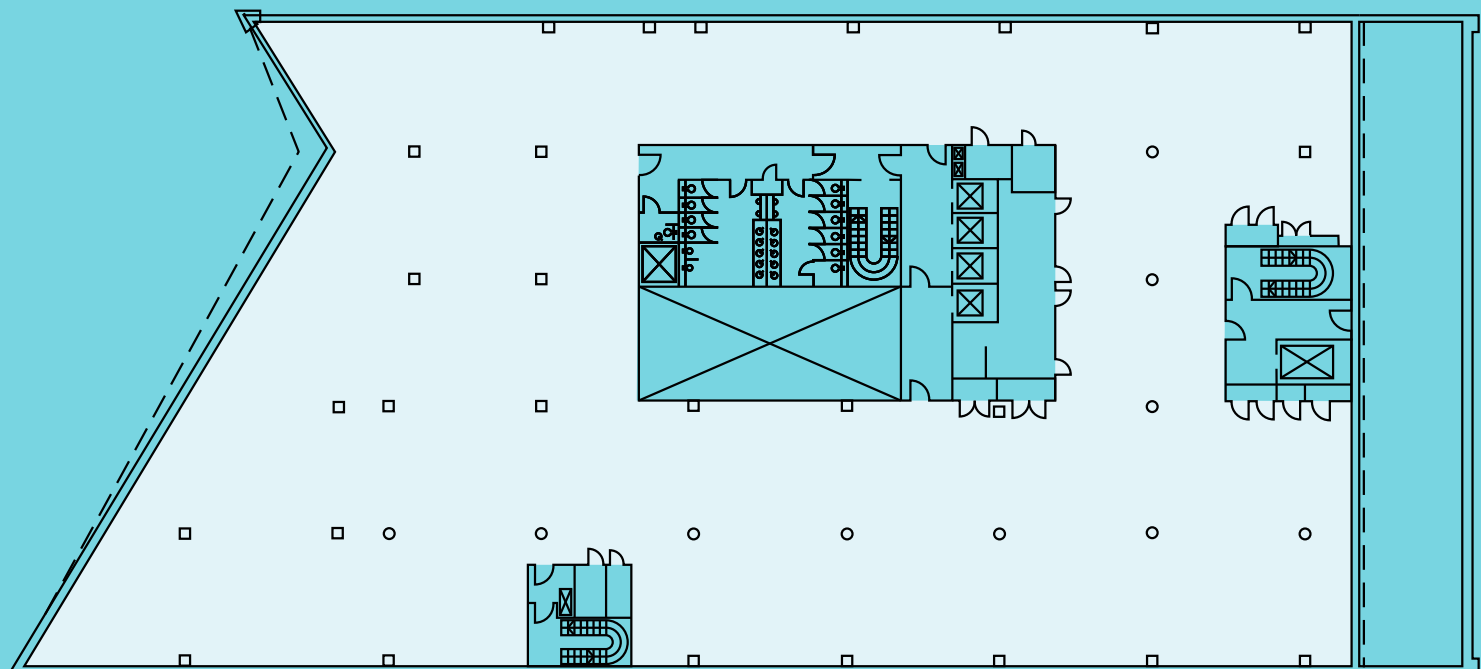
FLOOR  
**2**  
22,443 sq ft



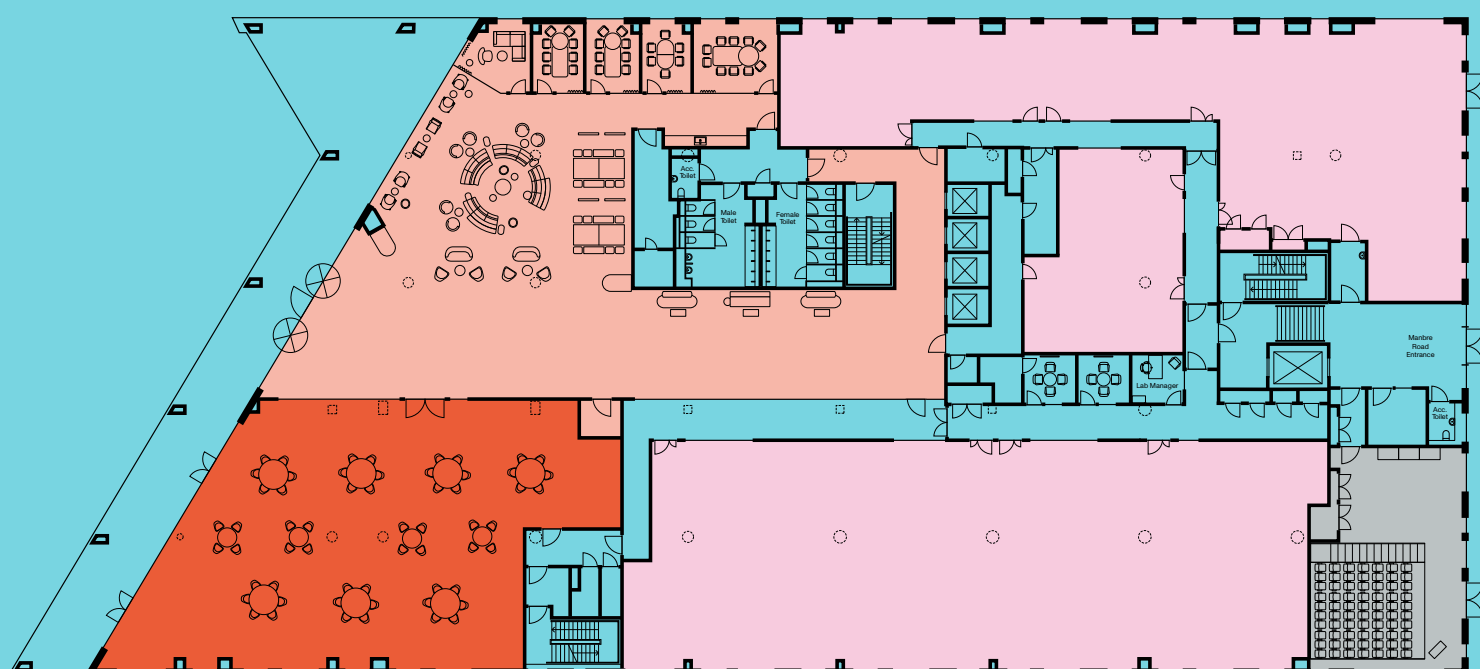
FLOOR  
**4**  
21,827 sq ft



FLOOR  
**1**  
22,410 sq ft



FLOOR  
**3**  
22,446 sq ft



FLOOR  
**G**  
19,950 sq ft  
Reception/Collaboration  
space: 3,454 sq ft  
Basement storage: 303 sq ft

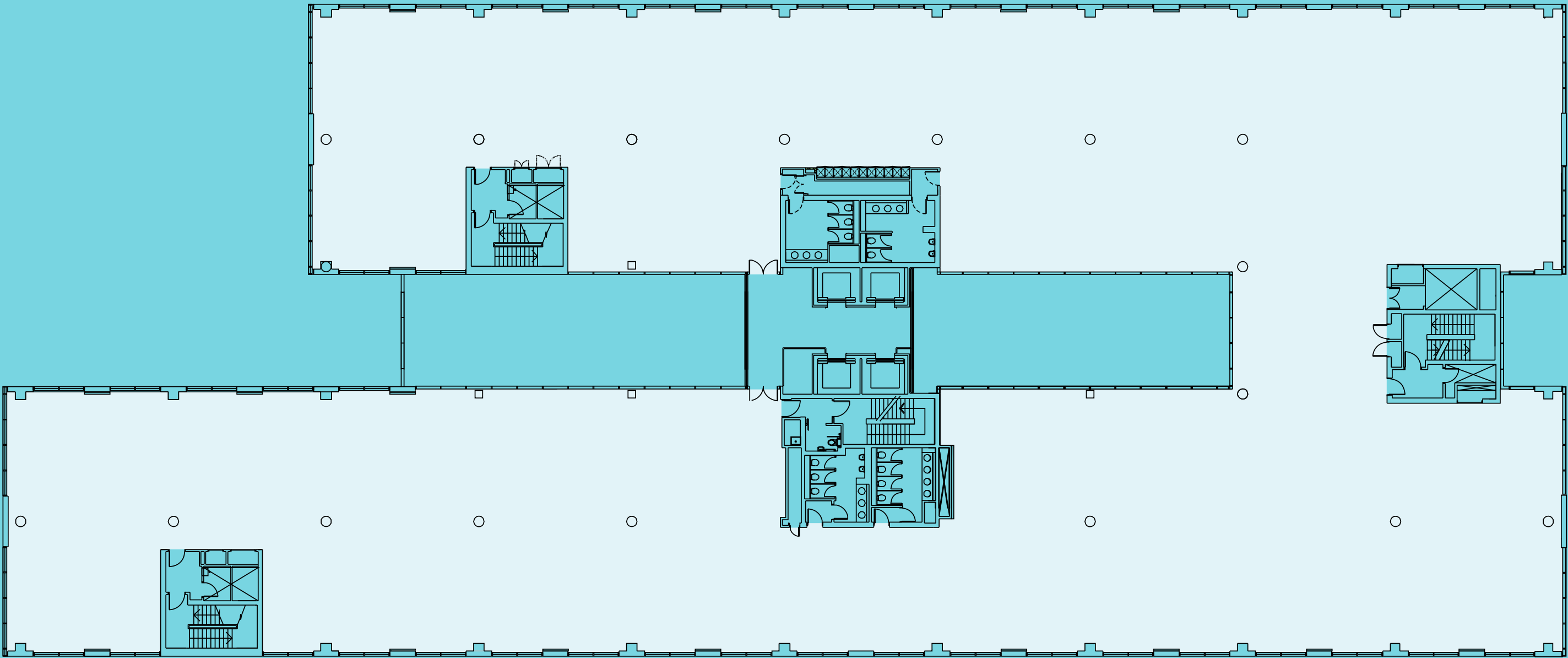
Building total: 123,707 sq ft

- KEY
- RECEPTION / COLLABORATION SPACE
  - CAT A
  - SHELL
  - LABS
  - CAFÉ / RESTAURANT
  - EVENT SPACE
  - ROSALIND'S MEMBERS BAR

# THRIVE

LARGE SHELL FLOOR  
FOR CAT A/A+ AND  
BESPOKE HQ

WATERFRONT



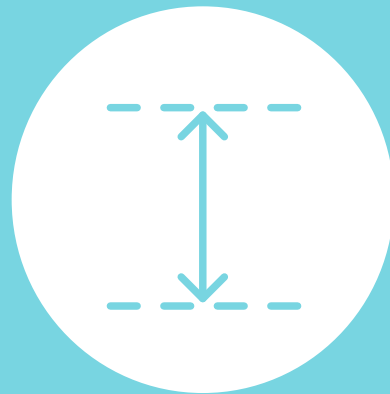
FLOOR  
**1&2**

Floor 1: 25,800 sq ft  
Floor 2: 25,774 sq ft  
Total: 51,574 sq ft

# SPECIFICATION



Slab to slab 3.85m



2.7m floor  
to ceiling



Floor loading up  
to 3.85 kn/m2



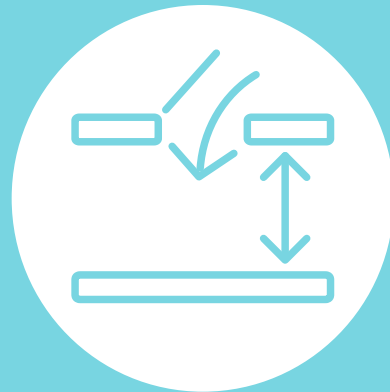
4x 13 passenger  
lifts



Refinery: EPC A  
- BREEAM Excellent  
Waterfront: EPC C



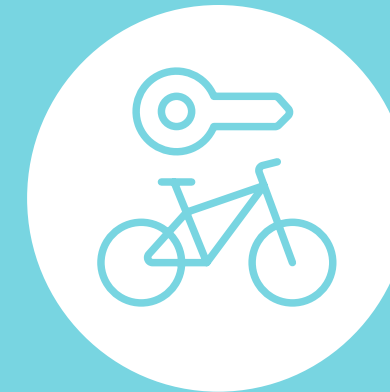
Waterfront: 4-pipe fan coil AC.  
Refinery: High-efficiency  
air-source heat pump  
(heating & cooling)



Full access  
raised floors



46 parking spaces including  
4x EV charging bays



Over 300 end-of-journey  
secure bike parking spaces



Front of house  
concierge team

# 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





# AVAILABILITY

| CATEGORY      | BUILDING   | FLOOR | SIZE (SQ FT)  | AVAILABILITY |
|---------------|------------|-------|---------------|--------------|
| CAT A         | WATERFRONT | 1ST   | 6,000         | 2026         |
| CAT A         | REFINERY   | 5TH   | 3,710 & 6,082 | NOW          |
| CAT A+        | WATERFRONT | 1ST   | 6,000         | 2026         |
| BESPOKE SHELL | WATERFRONT | 2ND   | 25,774        | 2026         |
| BESPOKE SHELL | REFINERY   | 1ST   | 22,410        | NOW          |
| BESPOKE SHELL | REFINERY   | 2ND   | 22,443        | NOW          |
| BESPOKE SHELL | REFINERY   | 3RD   | 22,446        | NOW          |
| BESPOKE SHELL | REFINERY   | 4TH   | 21,827        | NOW          |

Individual desks in Adapt and serviced office space available from 2026  
For larger requirements, the entire Refinery building (123,707 sq ft) is available for immediate lease.

# 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

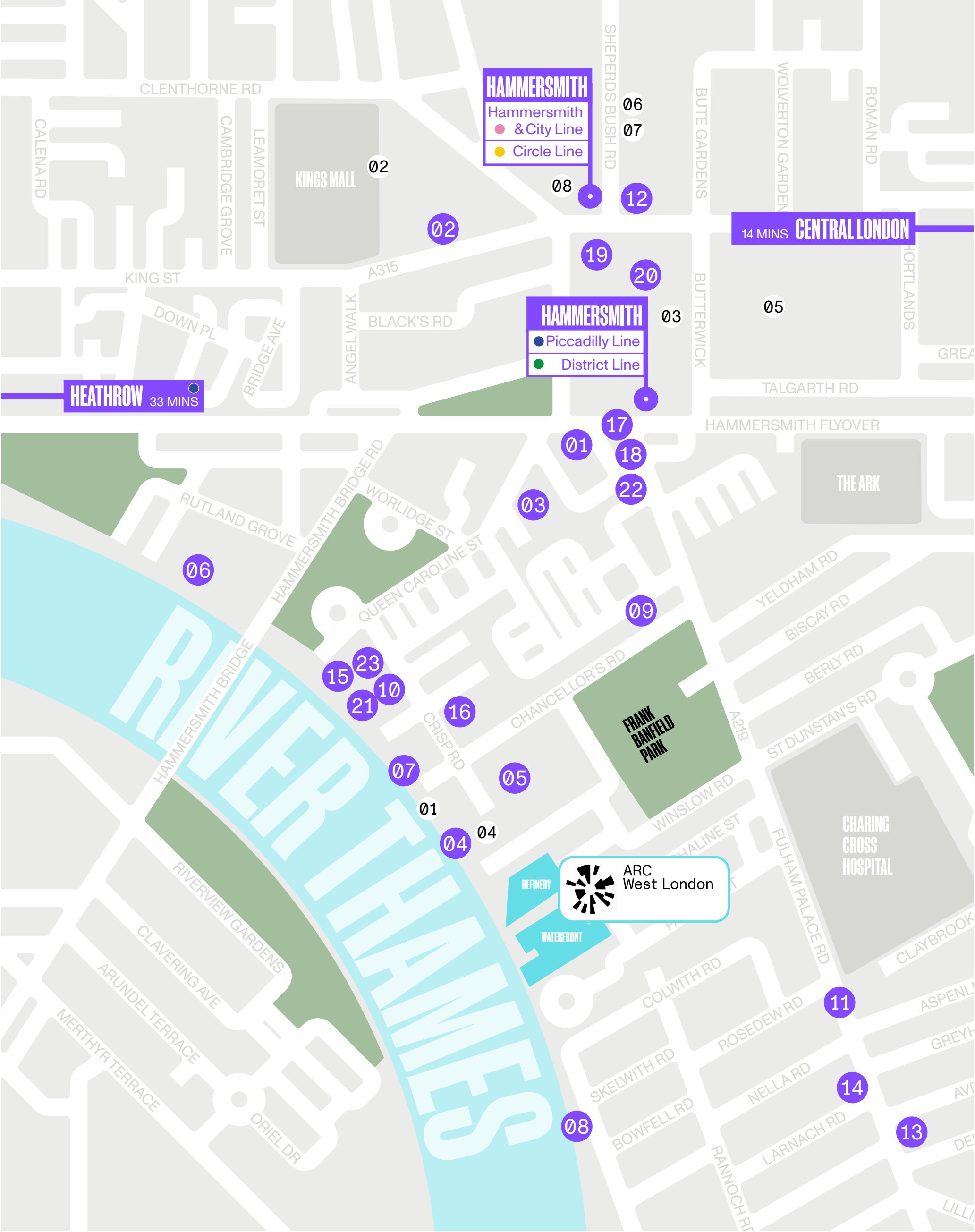
19 Pure

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



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