GARDEN VIEW & PENTHOUSE LABS 6,355 SQ FT TO 17,316 SQ FT HAMMERSMITH, W6 9RH



WATERFRONT **GARDEN VIEW & PENTHOUSE LABS** 6,355 SQ FT TO 17,316 SQ FT **FITTED LABS AVAILABLE**

BETTER WORKING ON THE BANKS OF THE THAMES

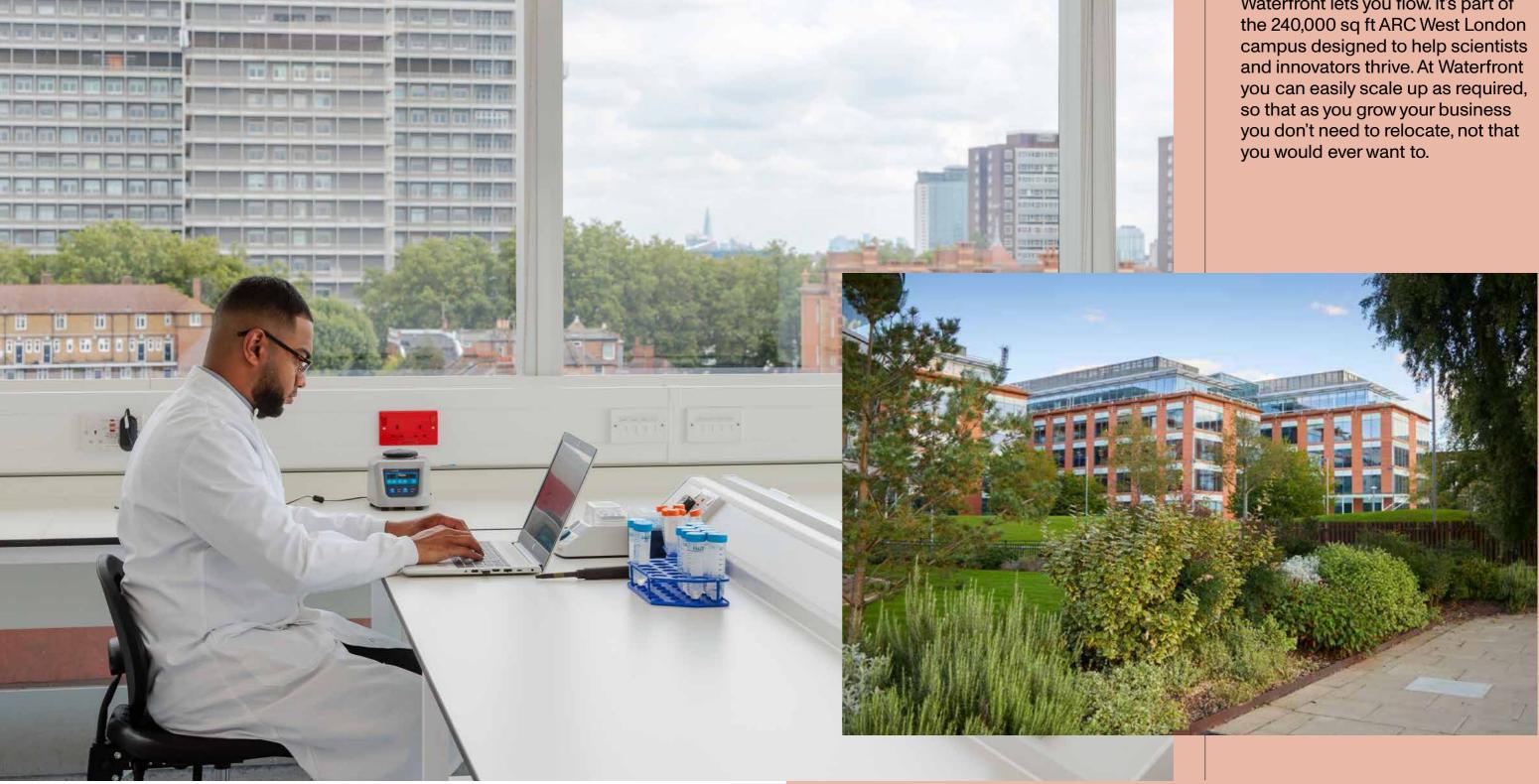
Come and work in ARC West London's recently refurbished world-class, flexible, lab building designed to enable your passion for innovation and get your ideas flowing.

We've worked closely with Bulb Laboratories, one of our key partners, to curate compliant CL2 laboratory and write up accommodation for a range of occupiers, including companies focusing on precision therapeutics as well as heavy chemistry users.



- 6,355–17,316 sq ft fitted CL2 lab space over 2 floors
- Top floor with private terrace and river views
- · Landscaped gardens and river setting
- 10 mins walk from Hammersmith tube
- New end of journey experience with bike racks and shower facilities
- · Full height Atrium with cafe and communal seating area
- Established location, home to Motherlabs, our fully fitted managed laboratory incubator
- Ability to scale with new 150,000 sq ft Refinery lab building coming in 2024
- Close proximity to Charing Cross Hospital and Imperial College White City campus

A LAB LIKE NO OTHER



Waterfront lets you flow. It's part of

A 21ST CENTURY Science & Innovation Community

Our campus is curated inside and out, creating vibrant communities with rich event programmes helping you to attract and retain the best talent.

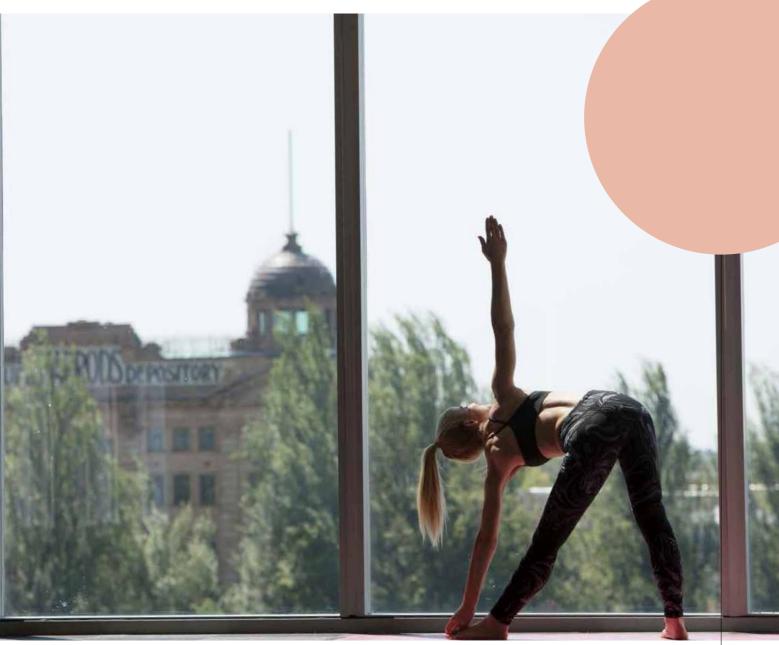
Our Community and Events team is standing by ready to help you get the most out of everything on offer at Waterfront – whether it's hooking up with like-minded businesses, or getting your teeth into street food. It's a packed schedule every week in our event spaces.

Check our app to see what's going on, and you'll discover how Waterfront will work for you.

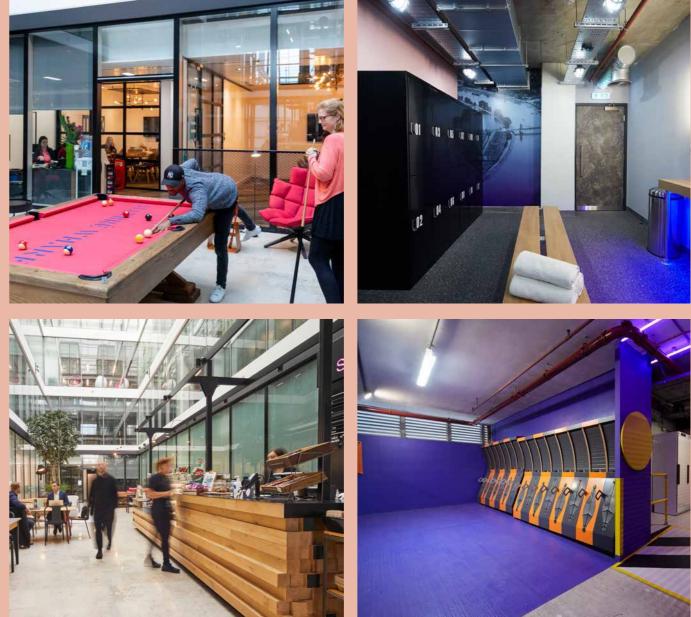




WORK WELL AT WATERFRONT

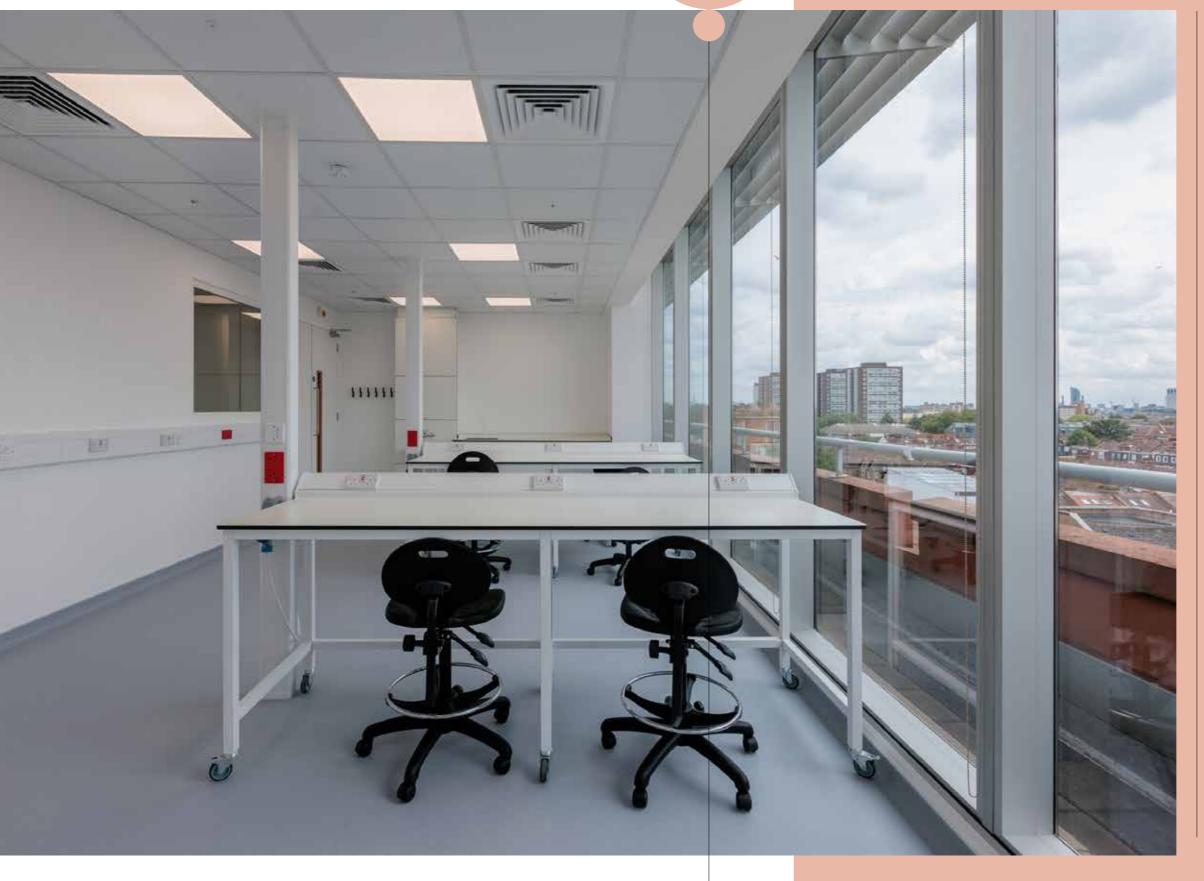




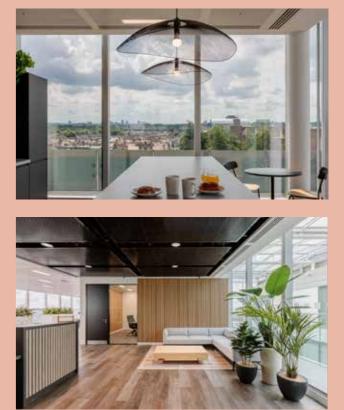


Healthy body, healthy mind. Waterfront at ARC West London promises a great work life balance with cycle use to get to and from work actively encouraged through cycle lockers, showers and even an in-house bike mechanic to keep your wheels turning. And for less strenuous exercise, join one of the regular yoga classes.

LEVEL UP YOUR LAB



Waterfront's penthouse suite on the fourth floor offers 10,961 sq ft CL2 lab and write-up space plus a large roof terrace providing breathtaking views over the river. It's a stunning space that's designed to impress your visitors and attract the very best talent.



LOVE THE LOCATION

Working in Waterfront 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 traveling to the airport.





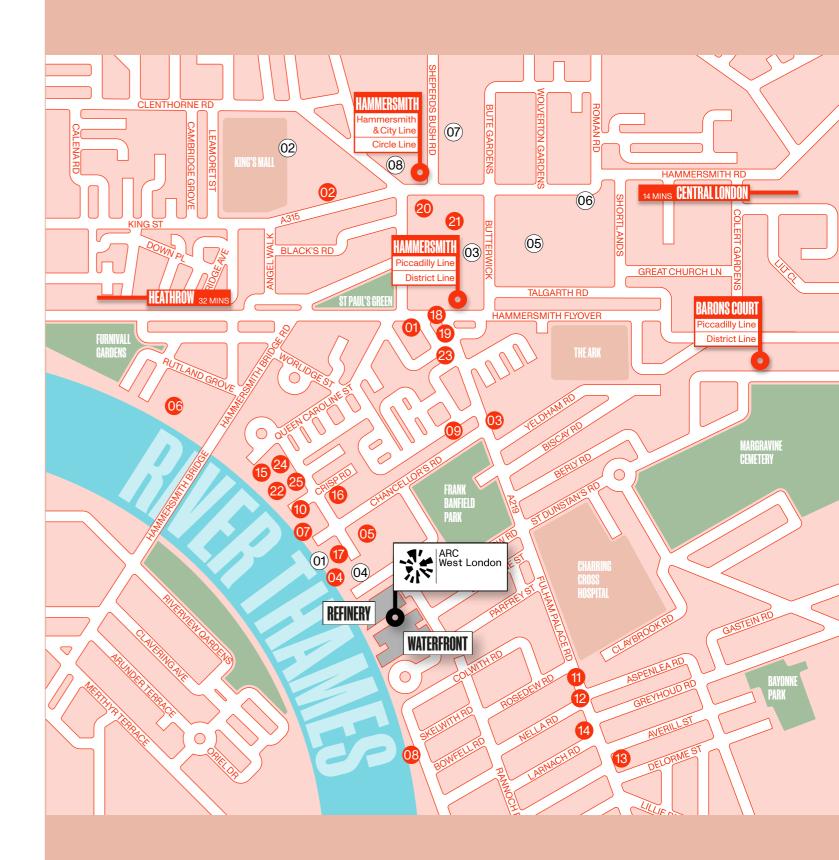
Working at ARC West London means never being far from a great pub, bar or restaurant as well as having the best of the arts close by



And if fitness is your thing, then look no further

(01)Fulham Reach Boat
Club(05)Better Gym
(06)(02)FRAME
Hammersmith(07)Pure Gym(03)Fitness & Squash
Centre(08)Boom Cycle

(04) Reach Fit





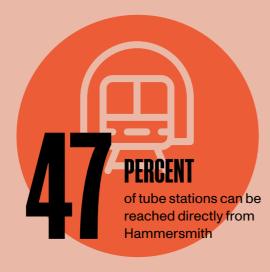
GETTING AROUND

Hammersmith is one of the most accessible locations by public transport in London. It has 4 tube lines offering direct access to 47% of London's Tube stations and 7 of its 13 rail terminals. By car it is easily accessed from the A4, the main arterial route from West London linking London to Heathrow, the M25 and motorway network.

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











By Tube

WHITE CITY (WOOD LANE TUBE)

Hammersmith & City Line 4 mins

KNIGHTSBRIDGE

Piccadilly Line 11 mins

GREEN PARK

Piccadilly Line 16 mins

KING CROSS

Piccadilly Line 31 mins

HEATHROW AIRPORT

Piccadilly Line 32 mins

BANK (MONUMENT TUBE)

District Line 36 mins

LONDON CITY AIRPORT

District Line & DLR 53 mins

THAMES LIFE

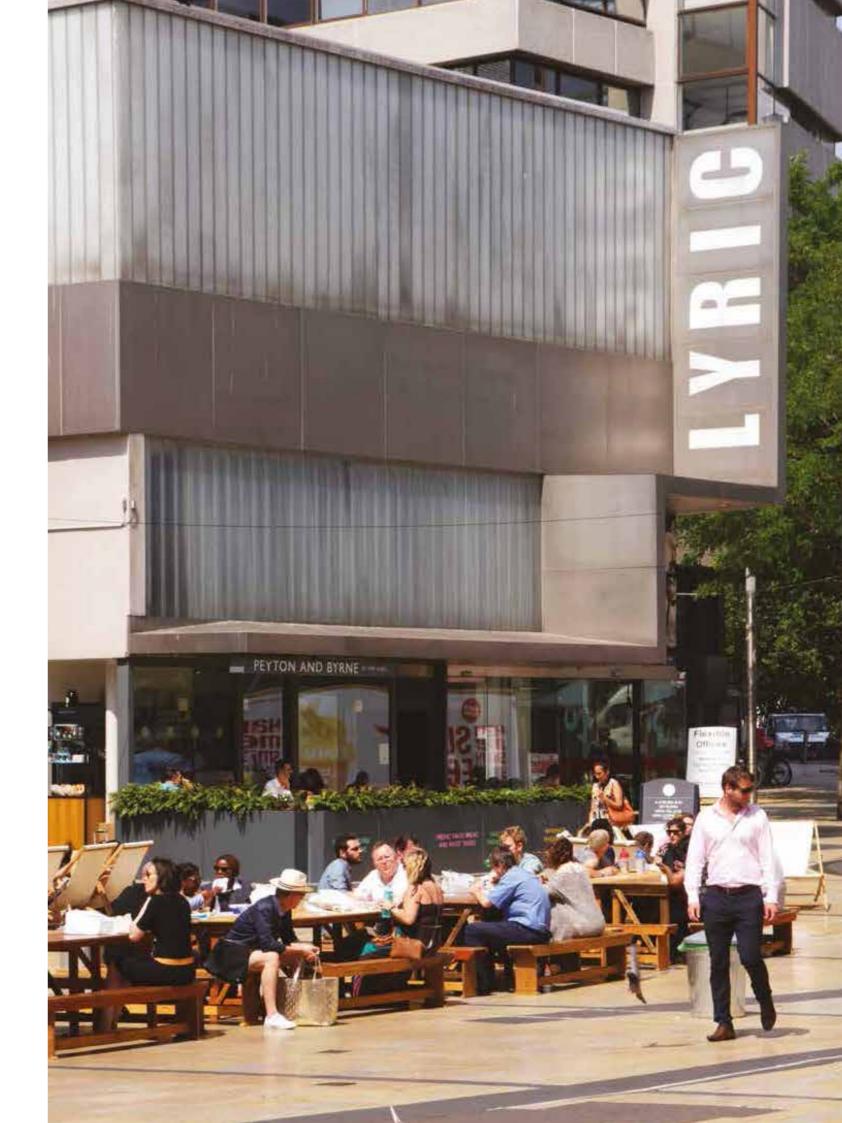
The Thames is the heart of London and at Waterfront it's yours to explore. Take a stroll on the towpath, join a rowing club, get out on a two wheeled adventure. Discover historic sights and some of the capital's best loved pubs, or go for something a little more upmarket with riverside fine dining experience at the River Cafe and Brasserie Blanc.

Hammersmith has welcoming bars, global cuisine and diverse retail right on our doorstep. World-class culture options nearby include the Lyric Theatre and the Eventim Apollo and within 500m of Waterside you'll find more than 17 dining options, and that's even before you consider the delicious variety of food on offer inside ARC West London itself.









GARDEN VIEW LAB Lab/Office Space Ground Floor – 6,355 sq ft

CL2 Labs

- 2 x fitted CL2 labs with 6 ach/hr in lab areas (approx 60/40)
- Lab gasses (C0₂, 0₂, N, compressed air)
- Access to LN2 Chryo store
- · Access to rear goods-in/ goods lift
- Access to shared meeting room space
- Established Lab protocols
- Parking available
- Backbone Connect installed facilitating easy broadband connection up to 10GB

Garden View Lab	sq ft	sq m
Lab 01 (CL2)	538	49.98
Lab 02 (CL2)	355	32.98
Lab 03 (CL2)	705	65.50
Lab 04 (CL2)	797	74.04
Wash & store	365	33.91
Circulation	576	53.50
Office space	3,019	280.47
Total	6,355	590.38

Co-working space summary

- Adapt co-working space by ARC
- Backbone Connect installed facilitating easy broadband connection up to 10GB

Available – 6,355 sq ft

Mobile lab bench

Lab bench

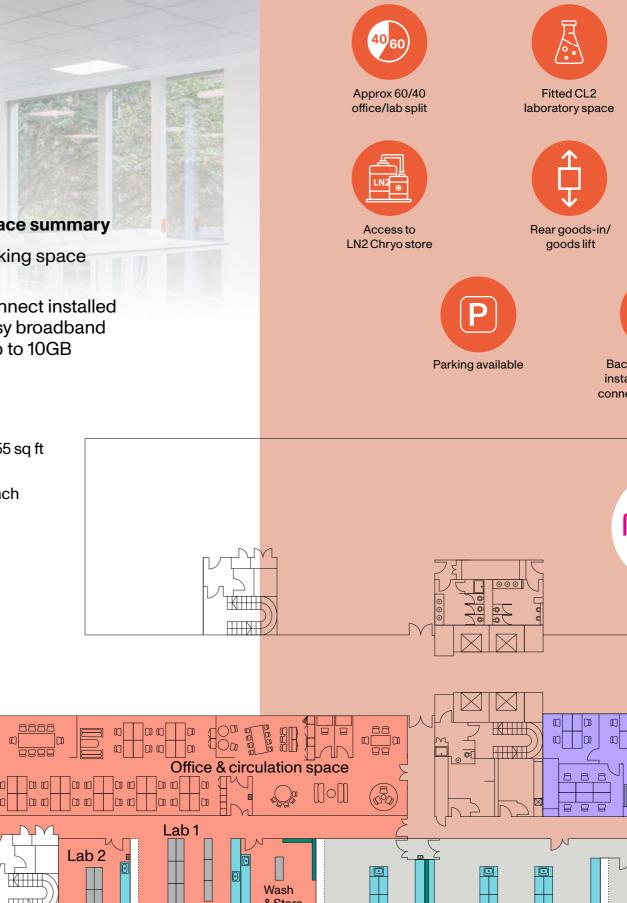
Lab shelving

Lab 04

Lab 03

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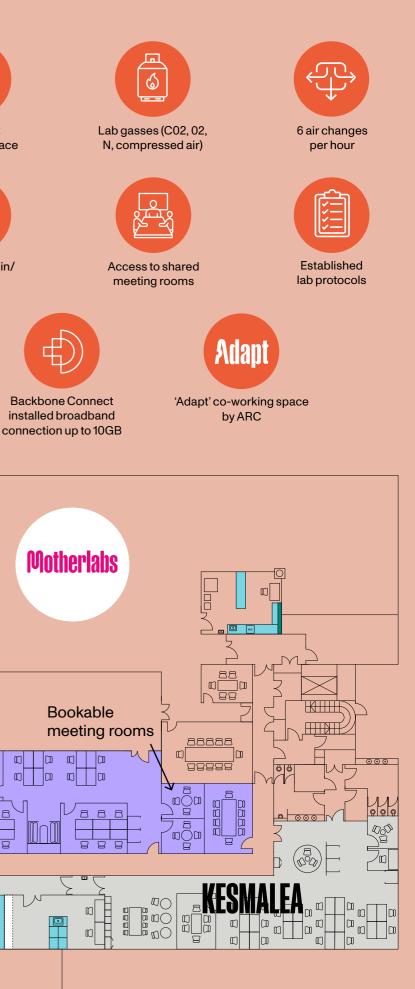
ARC space



O

Wash

& Store



PENHODSE

Lab/Office Space Fourth Floor – 10,961 sq ft

CL2 Labs

- 10,961 sq ft fitted CL2 lab for single occupier (approx 50/50)
- 6 ach/hr in lab areas
- Stunning private roof terrace
 with river views
- Direct Access to goods lift
- Gas storage

Penthouse Lab	sq ft	sq m
Lab 01 (CL2)	468	43.47
Lab 02 (CL2)	279	25.90
Lab 03 (CL2)	855	79.47
Lab 04 (CL2)	418	38.80
Lab 05 (CL2)	418	38.80
Lab 06 (CL2)	452	42.00
Write up area	383	35.60
Storeroom	178	16.50
Freezer room	329	30.55
Microscopy room	230	21.40
Washroom	328	30.50
Office circulation	6,623	615.31
Total	10,961	1,018.30

- LN2 Store
- Established Lab protocols
- Backbone Connect installed facilitating easybroadband connection up to 10GB
- Parking spaces available



CL2 Lab Fitout





laboratory space

Approx 50/50 office/lab split



LN2 Chryo store





Stunning private roof terrace with river views



Motherlabs





ARC West London is home to Motherlabs - flexible, fully-managed lab space.

Motherlabs provides the critical infrastructure to help organisations to grow sustainably, to smartly innovate and to move ideas seamlessly from concept, to lab, to commercialisation at pace.

Key specifications include:

- office space
- Established Lab protocols
- 6 ach/hr
- Vulcathene drainage
- Vinyl lab flooring
- · Perimeter dado trunking
- Specialist piped gases
- On-site lab manager
- Fume Hood, LN2

Motherlabs at ARC West London has CL2 lab spaces, ranging from 670 sq ft to 1,600 sq ft in size.

Private lab with dedicated write-up/

· Shared facility including Autoclave, Dishwasher, Ice Machine, Ducted



When you join the ARC West London community you also become part of the ARC network of leading science and innovation campuses country-wide with ARC Oxford, ARC Uxbridge and ARC Harwell, along with ARC West London. This delivers exclusive membership benefits including access to collaboration space in every ARC site so that every member is part of something bigger with broader, faster, knowledge sharing facilitated by dedicated cluster and community managers.

ARC's energising environments and wellbeing initiatives create spaces where talent can thrive.

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As an ARC member you're plugged into the knowledge and business experience of over 250 member organisations.

ARC is also a platform for promoting your business. Online on social media, in our newspaper, and over the digital in our popular podcasts.





CONTACT

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

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