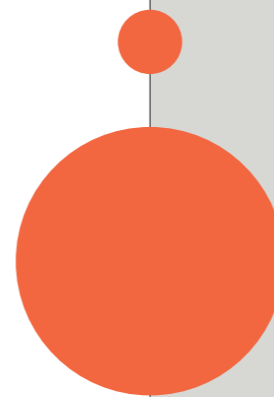


ARC
West London



WATERFRONT

**GARDEN & PENTHOUSE LABS
6,355 SQ FT & 10,961 SQ FT**

HAMMERSMITH, W6 9RH

WATERFRONT

GARDEN & PENTHOUSE LABS
6,355 SQ FT & 10,961 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 some of the most experienced designers in the business to curate a compliant CL2 laboratory and write-up accommodation for a range of occupiers, including companies focusing on precision therapeutics and heavy chemistry users.



Garden & Penthouse Labs summary

- 6,355 sq ft and 10,961 sq ft of fitted CL2 lab space over 2 floors
- Part of 270,000 sq ft campus
- Fantastic amenities with access to restaurant, cafe, business lounge, meeting rooms, event suite, club room and roof terrace
- Lively community with many social and industry events
- Top floor with private terrace and river views
- Landscaped gardens and river setting
- 10 mins walk from Hammersmith tube station
- New end of journey experience with bike racks and shower facilities
- Established location, home to Motherlabs, our fully fitted and 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



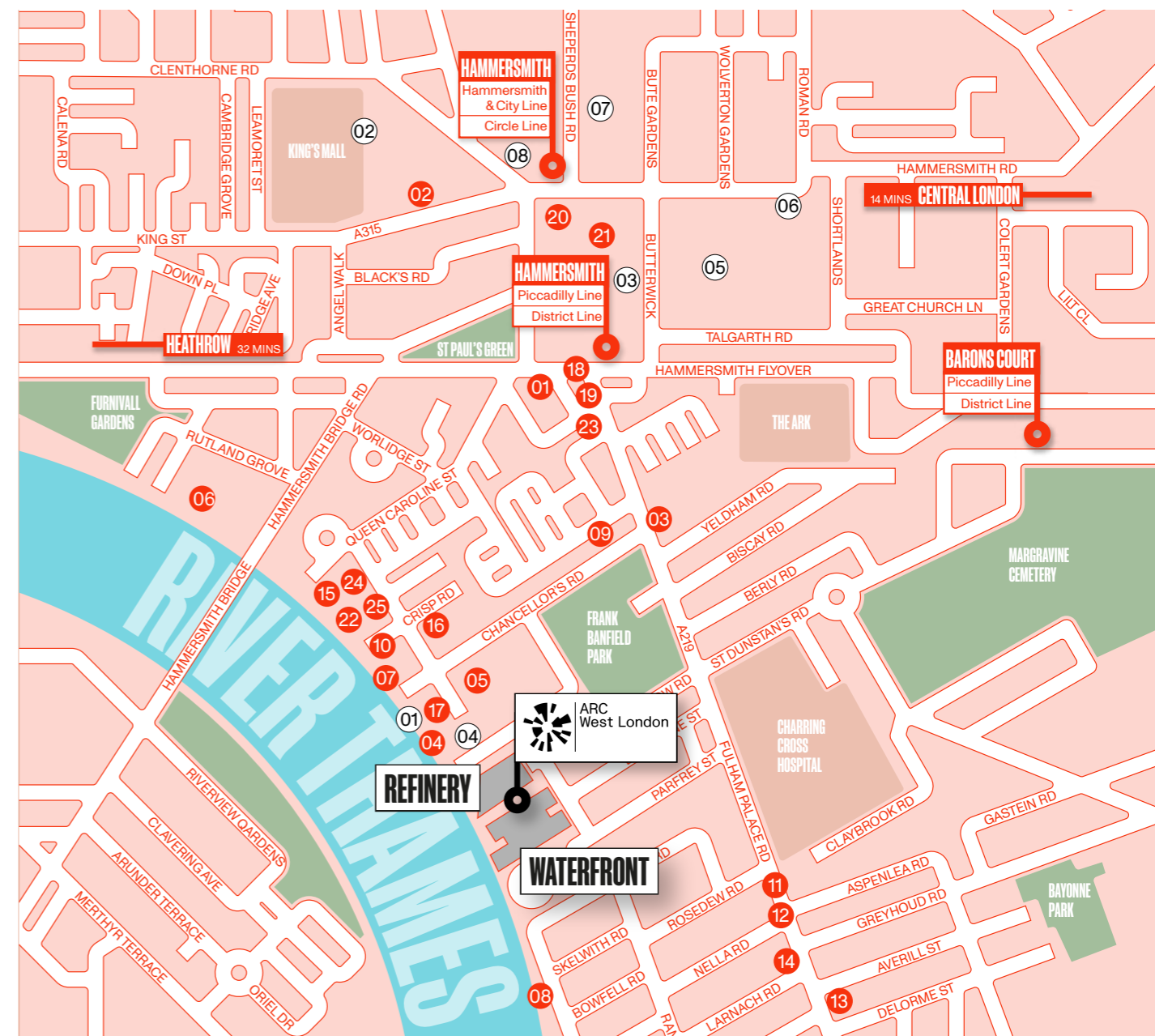
LOVE THE LOCATION

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.

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.



- 01 Eventim Apollo
- 02 Lyric Theatre
- 03 Eat17
- 04 Brasserie Blanc
- 05 Tesco Express
- 06 The Blue Anchor
- 07 The Blue Boat
- 08 The River Cafe
- 09 The Distillers
- 10 Fulham Reach Boat Club
- 11 Pret AManger
- 12 Caffè Nero
- 13 Little Waitrose
- 14 Boots Pharmacy
- 15 Riverside Studios
- 16 Café Plum
- 17 Bread Lab
- 18 Truth
- 19 Antipode
- 20 Pure
- 21 Wasabi
- 22 Sam's Riverside Restaurant
- 23 Honest Burger
- 24 Riverside Bar & Kitchen
- 25 Sam's Larder

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 and fitness facilities close by.

- 01 Fulham Reach Boat Club
- 02 FRAME Hammersmith
- 03 Fitness & Squash Centre
- 04 Reach Fit
- 05 Better Gym
- 06 Virgin Active
- 07 Pure Gym
- 08 Boom Cycle



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.

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

47 PERCENT
of tube stations can be reached directly from Hammersmith



To Rail Terminals

VICTORIA

10 mins

PADDINGTON

13 mins

WATERLOO

21 mins

CANNON ST.

28 mins

LIVERPOOL ST.

30 mins

EUSTON

30 mins

KINGS CROSS

31 mins



By Road

M4

4 mins

A40

10 mins

M4 (J1)

15 mins

M25 (J15)

17 mins

HEATHROW AIRPORT

25 mins

M40 (J1)

30 mins

M1 (J1)

50 mins



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

WORK WELL AT WATERFRONT

Our campus is curated inside and out, creating vibrant communities with a rich event programme 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. Check out our app to see what's going on.

Both buildings at ARC West London are equipped to promote wellbeing, providing a mix of spaces to support collaboration, individual working or a quiet space for reflection.

To keep you looking your best, our luxurious showers come with a fluffy towel service, hair dryers and straighteners, lockers and drying room facilities, providing everything needed to support an active lifestyle.

Cyclists are supported with secure, ride-in bike garages and an in-house mechanic on hand to keep the wheels turning.



FOCUS ON SUPPORTING YOUR BUSINESS

A fantastic mix of campus amenity available to all including:

- Atrium cafe
- Meeting rooms
- Business lounge
- Event suite
- Club Room with roof terrace
- Restaurant
- Landscaped gardens overlooking the river



A modern laboratory with large windows overlooking a garden. The room features a white ceiling with recessed lighting and ventilation grilles, a white lab bench with a control panel, and two black ergonomic chairs. The view outside shows a well-manicured garden with trees, a bench, and a building in the distance under a blue sky with light clouds.

THE GARDEN LAB

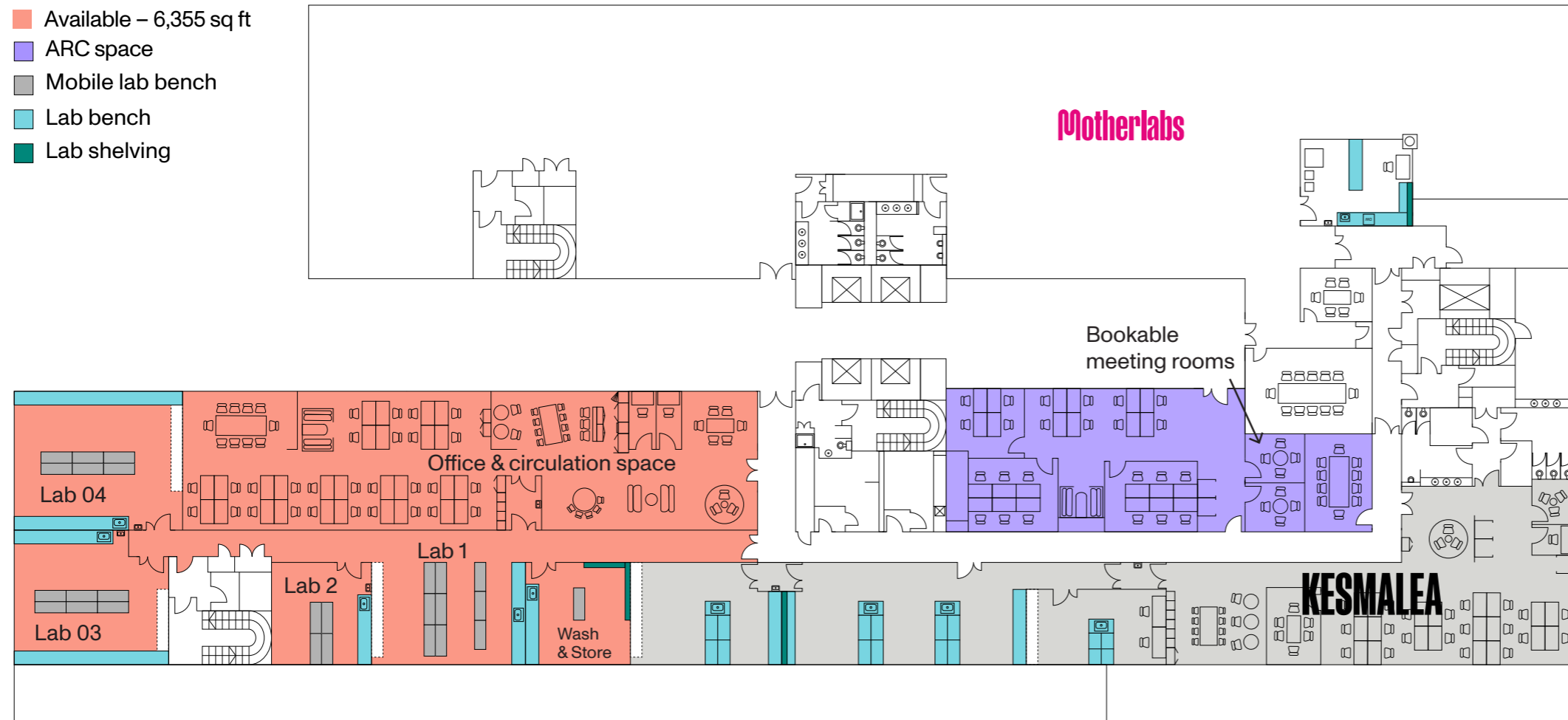
WORK AMONGST OUR MANICURED
RIVERSIDE GARDENS



THE GARDEN LAB LAB/OFFICE SPACE GROUND FLOOR – 6,355 SQ FT

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

- Available – 6,355 sq ft
- ARC space
- Mobile lab bench
- Lab bench
- Lab shelving



Approx 60/40
office/lab split



Fitted CL2
laboratory space



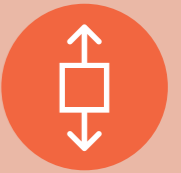
Lab gasses (CO2, O2,
N, compressed air)



6 air changes
per hour



Access to
LN2 Chryco store



Access to rear
goods-in/goods lift



Access to shared
meeting rooms



Established
lab protocols



Parking available



Backbone Connect
installed broadband
connection up to 10GB



'Adapt' co-working space
by ARC



THE PENTHOUSE LAB

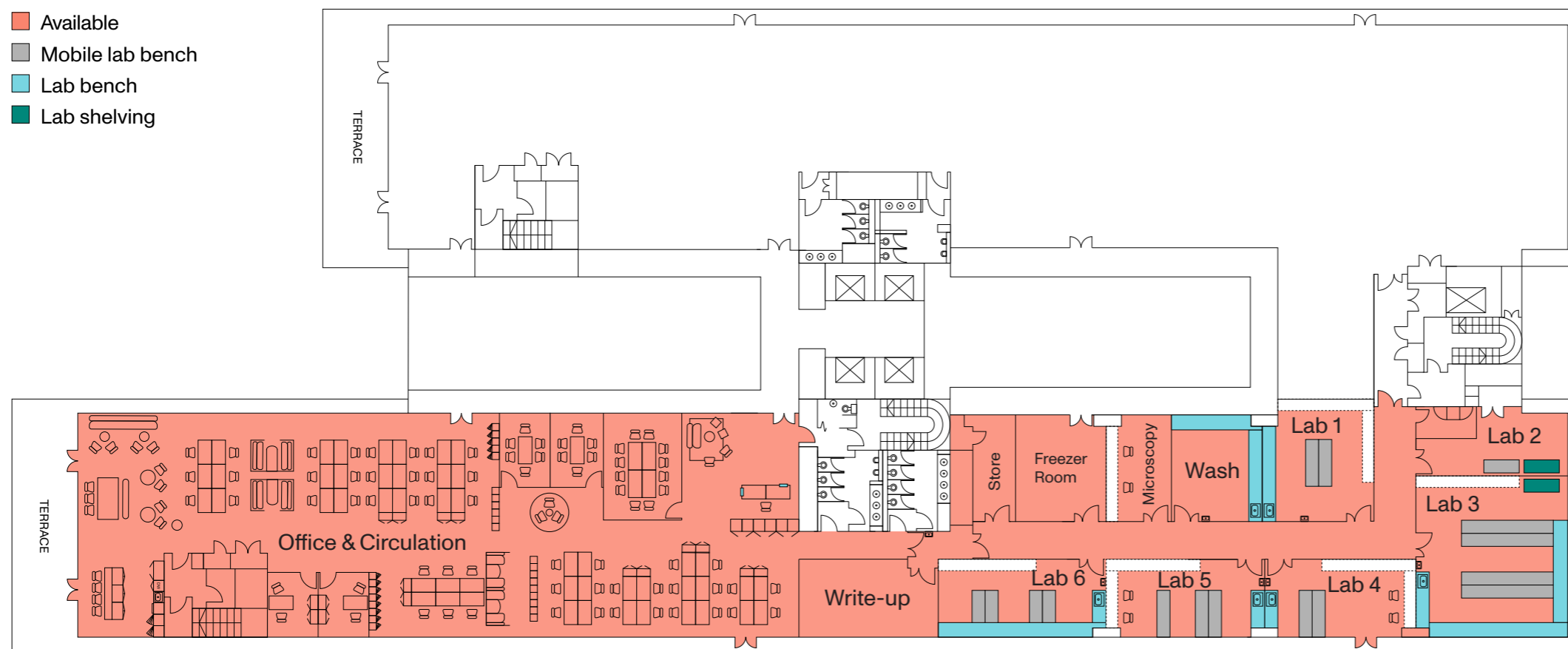
**BENCH TOP VIEWS LIKE
NOWHERE ELSE IN LONDON**



THE PENTHOUSE LAB LAB/OFFICE SPACE GROUND FLOOR – 10,961 SQ FT

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

- Available
- Mobile lab bench
- Lab bench
- Lab shelving



CL2 Lab Fitout



Approx 50/50 office/lab split



Fitted CL2 laboratory space



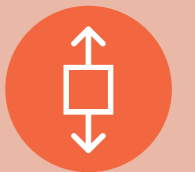
Gas storage



6 air changes per hour



Access to LN2 Chryco store



Direct Access to goods lift



Stunning private roof terrace with river views



Established lab protocols



Parking available



Backbone Connect installed broadband connection up to 10GB



'Adapt' co-working space by ARC



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.

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



Key specifications include:

- Private lab with dedicated write-up/office space
- Established lab protocols
- 6 ach/hr
- Vulcathene drainage
- Vinyl lab flooring
- Perimeter dado trunking
- Specialist piped gases
- On-site lab manager
- Shared facility including autoclave, dishwasher, ice machine, ducted fume hood, LN2



ARC NETWORK

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.

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.



ARC
Oxford

Home to a community of 3,500 people, over 33 science and innovation businesses, spanning life science, healthtech, deeptech and digital/AI



ARC
Uxbridge

A centre for innovation within London's green belt and close to Heathrow.



HARWELL

Oxfordshire

The UK's leading science and innovation campus.



CONTACT

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

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