

# LIVE THE ARC LIFE



ARC  
West London

Refinery

Hammersmith W6 9RH



ARC  
West London

# ACCELERATE DISCOVERY IN THE HEART OF WEST LONDON'S LIFE SCIENCES ECOSYSTEM.

ARC West London, Hammersmith W6 9RH

Refinery

Waterfront

- Flexible CL2 lab and office space from a single bench, to 150,000 sq. ft – AVAILABLE NOW
- Wet and dry labs, plus digital tech office space
- Customisable fit-out options from shell & core to fully fitted labs

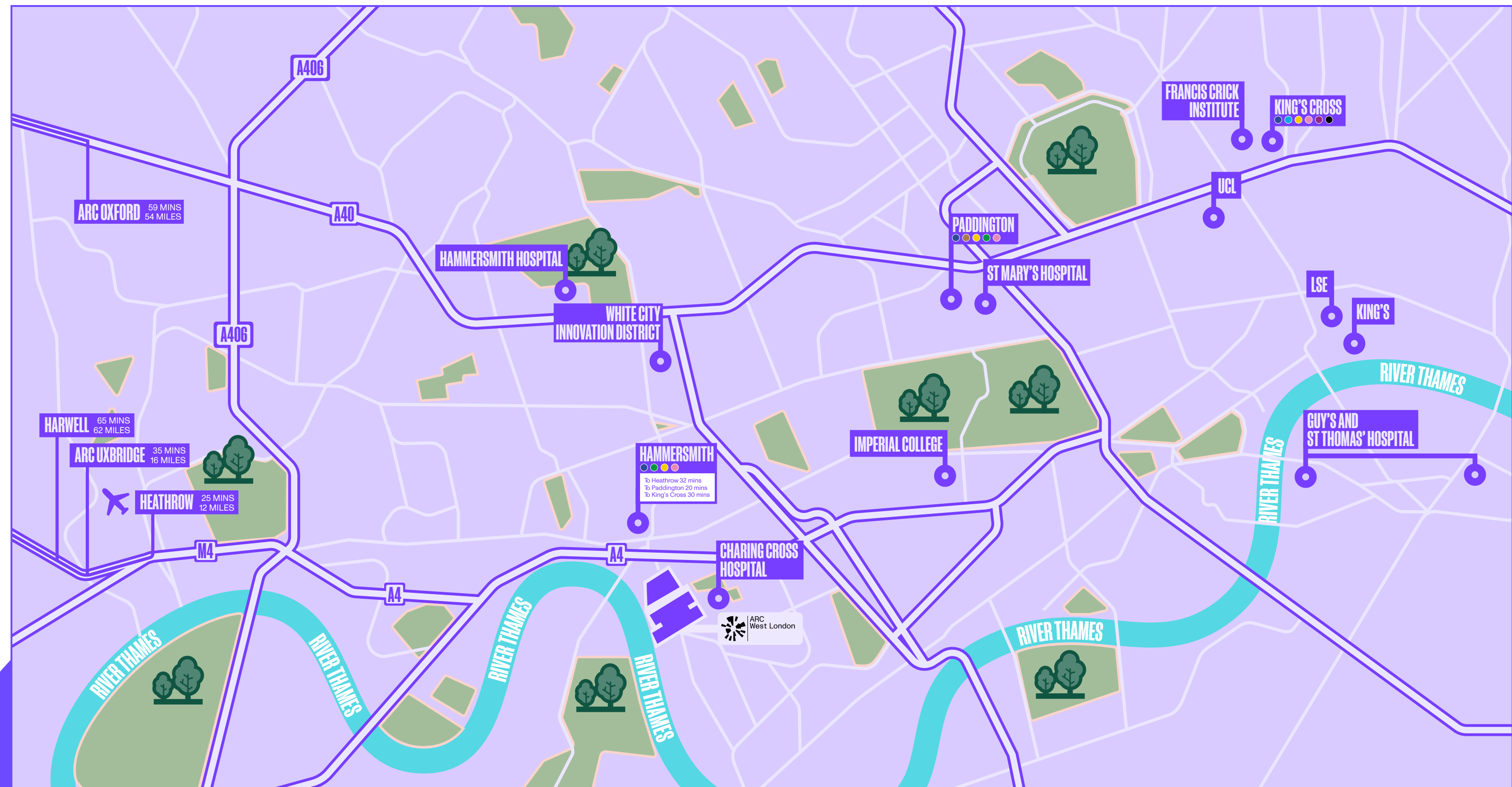
- Part of Imperial's WestTech Corridor, close to Imperial College, White City, Charing Cross & Hammersmith Hospitals
- Thames riverside location
- Globally connected, reach Heathrow in 30 minutes

- Home to Motherlabs, ARC's science accelerator
- Collaboration and breakout spaces to mix with like-minded innovators
- Scale your business from idea to commercialisation
- Since 1870, the site has been a hub of innovation

# ECOSYSTEM – GREATER LOCATION

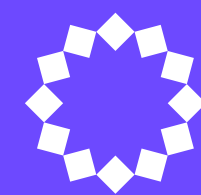
ARC West London is embedded within one of the world's leading healthcare and research ecosystems, surrounded by world-renowned institutions—including Imperial College, Charing Cross Hospital, the Francis Crick Institute, UCL at King's Cross, and Guy's and St Thomas' Hospital—all within 30 minutes.

Looking ahead, the Fleming Institute, set to open in 2028, will further strengthen the region's position as a global leader in healthcare research and development. With exceptional connectivity, ARC West London sits at the heart of London's dynamic life sciences landscape and Imperial's WestTech Corridor.



## COLLABORATE WITH RENOWNED INSTITUTIONS

IMPERIAL



WHITE CITY  
INNOVATION  
DISTRICT

**NHS**  
Imperial College Healthcare  
NHS Trust

KING'S  
College  
LONDON

LSE

UCL

THE  
FRANCIS  
CRICK  
INSTITUTE

30+  
universities in London

100,000+  
STEM graduates annually

# IDEAL AREA

It's just a seven-minute walk from ARC West London to the heart of Hammersmith. Along the way, you'll find a vibrant mix of bars, restaurants, cafés, and coffee shops—perfect for a quick espresso, a casual lunch, or after-work drinks—all just a short stroll from your doorstep. Hammersmith's four tube lines provide fast and regular services across London, with the West End just 15 minutes away. The Elizabeth line at Paddington is just 13 minutes away.



Sam's Riverside

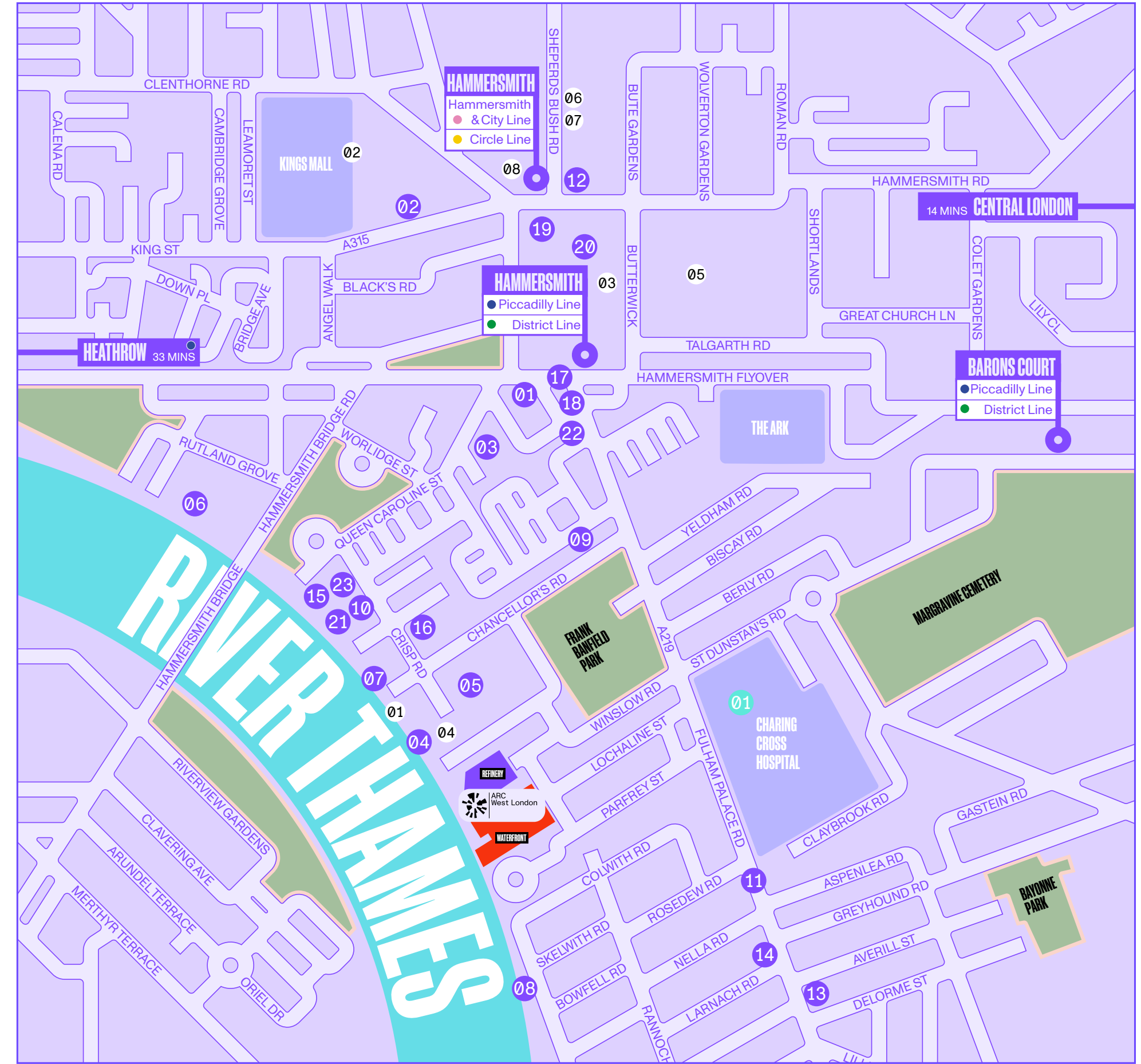


Sam's Riverside



Lyric Theatre

The Blue Anchor



- |                           |                      |                               |                            |
|---------------------------|----------------------|-------------------------------|----------------------------|
| 01 Eventim Apollo         | 10 Sam's Larder      | 19 Pure                       | 01 Fulham Reach Boat Club  |
| 02 Lyric Theatre          | 11 Pret a Manger     | 20 Wasabi                     | 02 FRAME Hammersmith       |
| 03 The Gate Hammersmith v | 12 Caffé Nero        | 21 Sam's Riverside Restaurant | 03 Fitness & Squash Centre |
| 04 Brasserie Blanc        | 13 Little Waitrose   | 22 Honest Burger              | 04 Reach Fit               |
| 05 Tesco Express          | 14 Boots Pharmacy    | 23 Riverside Bar & Kitchen    | 05 Better Gym              |
| 06 The Blue Anchor        | 15 Riverside Studios |                               | 06 Fitness First           |
| 07 The Blue Boat          | 16 Smash & grab      |                               | 07 Pure Gym                |
| 08 The River Café         | 17 Truth             |                               | 08 Boom Cycle              |
| 09 The Distillers         | 18 Antipode          |                               | 01 Charing Cross Hospital  |

# ARC LIFE

At ARC, we go beyond providing a workspace—Our members can access top facilities, collaboration space, expert support, and inclusive spaces to drive real impact.

From curated business talks to summits and networking events, we connect innovators and help optimise performance.

At ARC West London, well-being comes first. Enjoy secure bike storage, showers, and an on-site mechanic. Recharge with yoga, fitness classes, or a scenic Thames ride.



# REFINERY

- New 150,000 sq. ft lab and office building
- Space to scale – co-working from a single bench to grow on lab and office space
- Motherlabs, accelerator space from 900 sq. ft
- Lab ready shell space for bespoke installations
- Turnkey fitted lab / office delivery



# REFINERY SPECIFICATION



On-site café & restaurant



Collaboration space & atrium with super-fast Wi-Fi



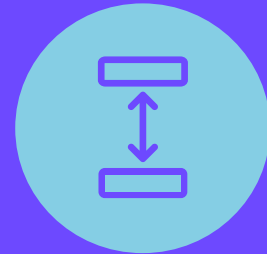
Event studio & presentation suite



Rooftop member's lounge



4m floor-to-floor height throughout



Floor-to-ceiling height: 2.7m



Floor loading: up to 3.85 +1 kN/m<sup>2</sup>



4 x 13-passenger lift & 1 x goods lift



Four pipe fan coil comfort cooling system



6 air changes per hour in lab space



Building services controlled & monitored by BMS



16 car parking spaces (including 4 x EV charging bays and 1 x disabled)



Secure ride-in end of journey facilities for 182 bikes



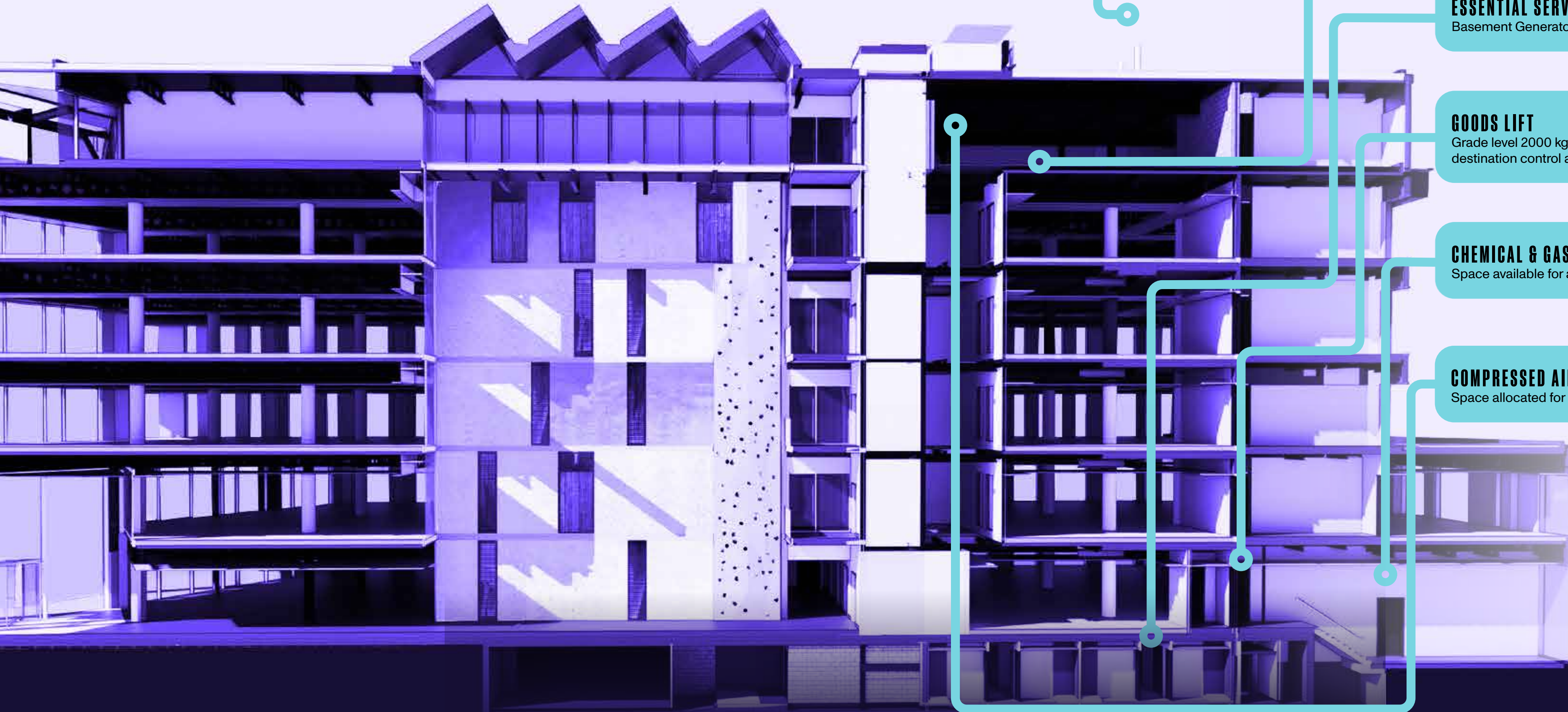
14 executive showers



Drying rooms



# LAB READY



## FUME EXTRACT

Dedicated risers for fume extract with steel work ready to receive flues, connecting to roof top enclosure providing 3m clearance

## ADDITIONAL PLANT CAPACITY

Dedicated plant and riser space for supplemental cooling plant

## ESSENTIAL SERVICES CONTINUITY

Basement Generator

## GOODS LIFT

Grade level 2000 kg goods lift with destination control and gas detection

## CHEMICAL & GAS STORAGE

Space available for a ground floor store

## COMPRESSED AIR

Space allocated for compressed air plant

## FLOOR & CEILING

Choice of floor and ceiling systems for efficient services distribution

## MECHANICAL & ELECTRICAL

Pre-perforated cladding for easy installation of supplemental Air Handling Units to accommodate 6+ air changes / hr for all or part of each floor. Incoming supply of 2.5 mVA

## WATER TREATMENT

Connection points on each floor

## DRAINAGE

Vulcathene throughout connecting to clay

Refinery has always been home to pioneers. Today, it's a lab-enabled building designed from the basement up to support Containment Level 2 laboratories, inspiring the next generation of scientific discovery.



# PLANS & AREAS

## GROSS INTERNAL AREAS LAB / OFFICE SPACE

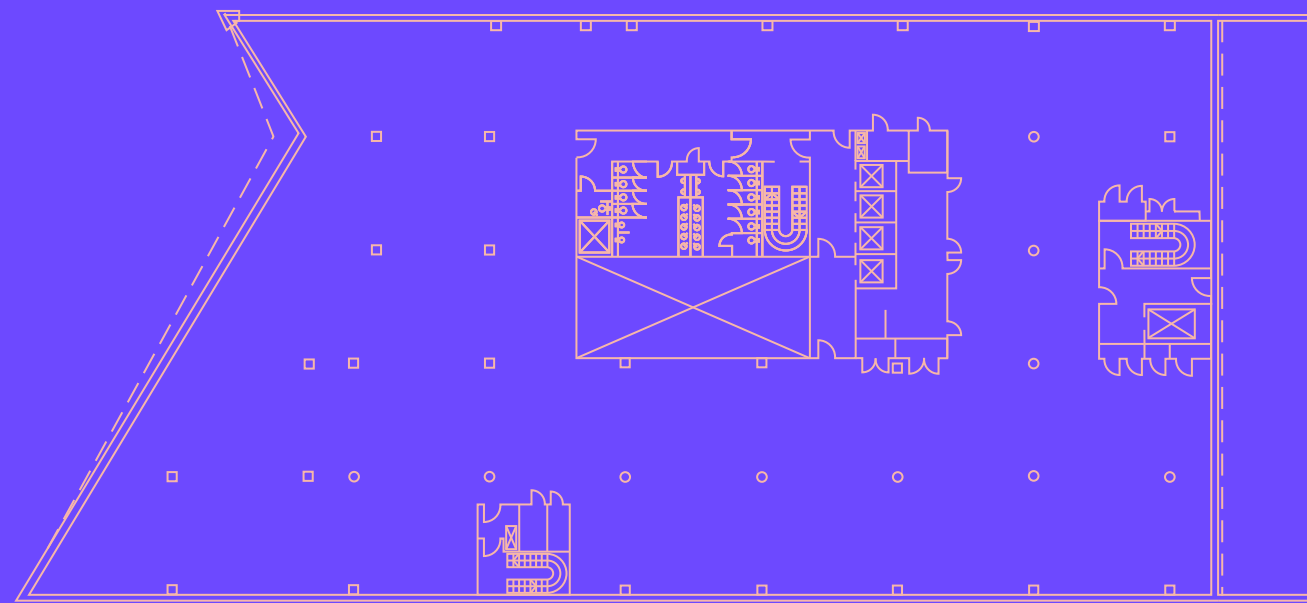
	SQ. FT	SQ. M
Fifth Floor	17,297	1,607
Fourth Floor	26,671	2,478
Third Floor	26,671	2,478
Second Floor	26,671	2,478
First Floor	26,594	2,471
Ground Floor Motherlabs (D)	28,494	2,647
<b>TOTAL GIA</b>	<b>152,398</b>	<b>14,159</b>

## NET INTERNAL AREAS LAB / OFFICE SPACE

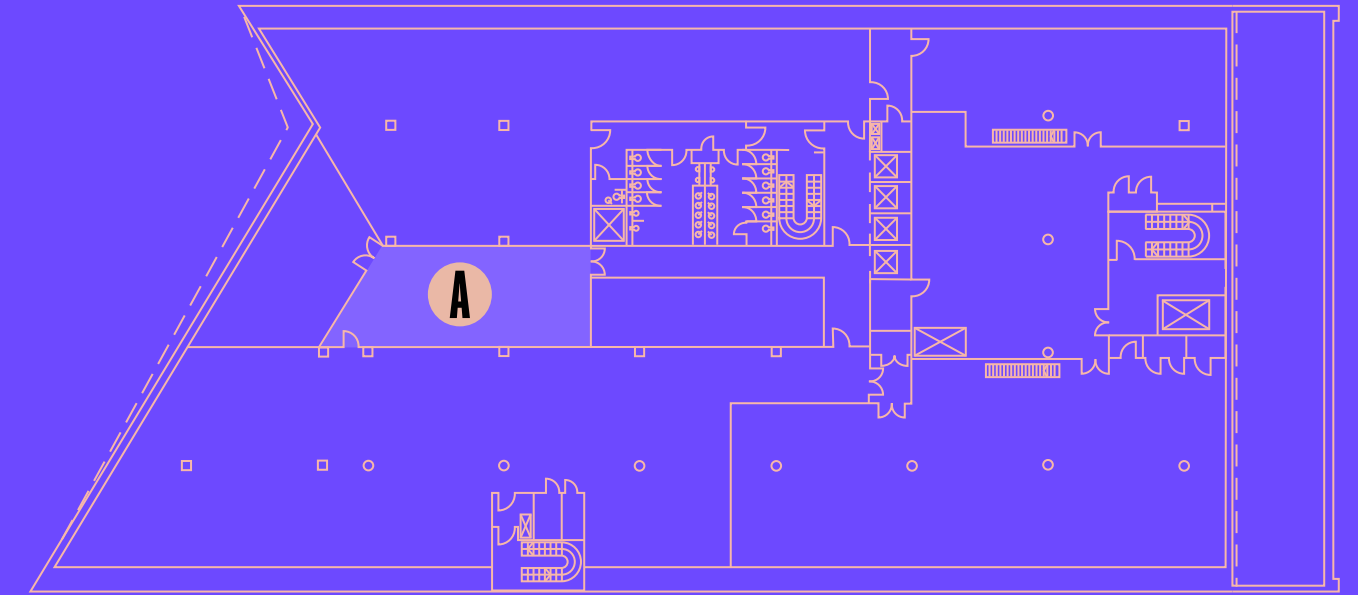
	SQ. FT	SQ. M
Fifth Floor	9,792	910
Fourth Floor	21,827	2,028
Third Floor	22,446	2,085
Second Floor	22,443	2,085
First Floor	22,410	2,082
Ground Floor Motherlabs (D)	12,788	1,188
	<b>111,706</b>	<b>10,378</b>

## AMENITY SPACE

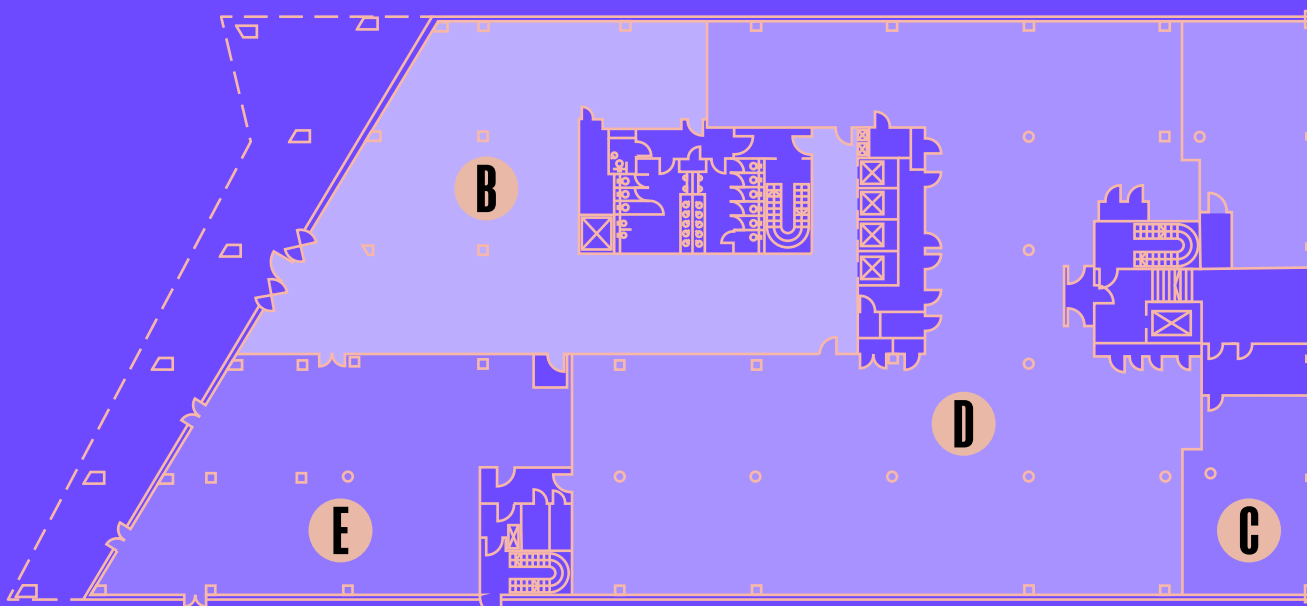
	SQ. FT	SQ. M
Members Lounge (A)	1,082	100
Reception & Collaboration Space (B)	5,539	515
Event Studio (C)	1,214	113
Café / Restaurant (E)	3,863	359
	<b>11,698</b>	<b>1,087</b>
<b>TOTAL NIA</b>	<b>123,404</b>	<b>11,465</b>



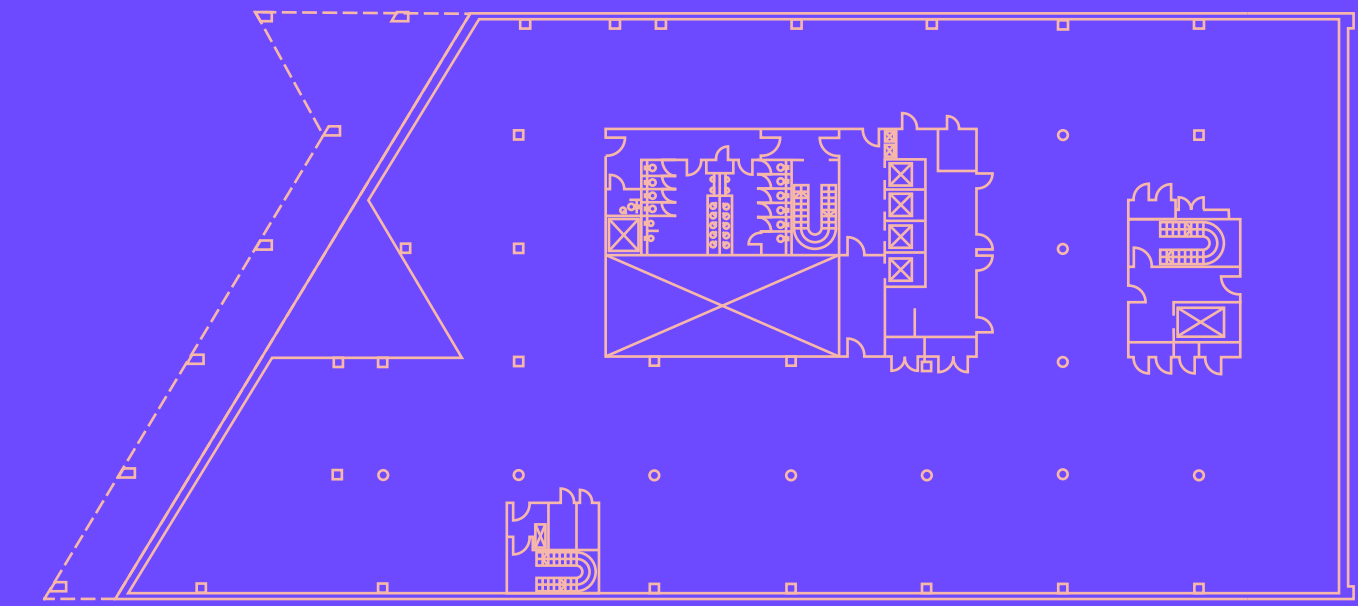
FLOOR  
**2/3**  
Lab Enabled



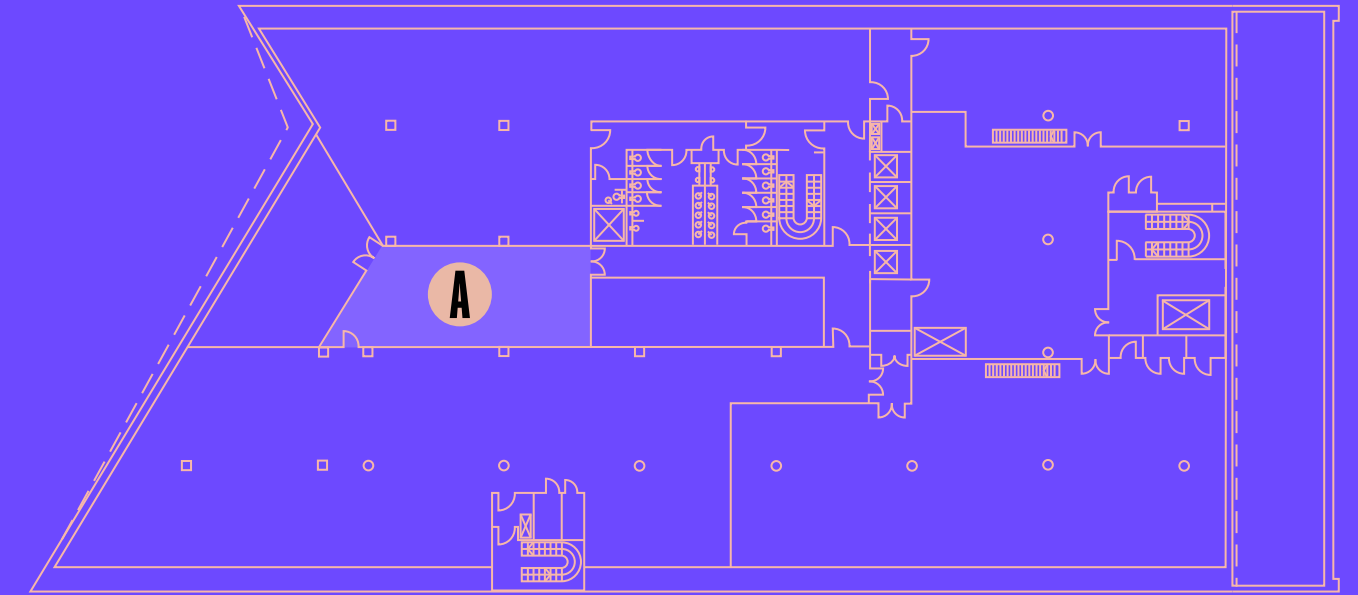
FLOOR  
**5**  
Office Space



FLOOR  
**G**  
Fitted Lab



FLOOR  
**4**  
Lab Enabled



FLOOR  
**1**  
Lab Enabled

Upper floors available to split from c. 5,000 sq. ft  
Motherlab suites available from 900 sq. ft

# Motherlabs

## AN ACCELERATOR SPACE DESIGNED TO HELP IDEAS FLOURISH

Motherlabs, ARC's accelerator space, provides the critical infrastructure to help organisations grow sustainably, to smartly innovate, and to move ideas seamlessly from concept, to lab, to commercialisation at pace. The shared facilities at Motherlabs don't just support your business but can help remove workload from your team, from sterilising equipment to managing clinical waste.

Key specification includes:

- 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, and CL2 facilities

GENinCode

SANIA  
THERAPEUTICS

Epsilon

econic



# COLLABORATE, INCUBATE AND ACCELERATE

The ground floor of Refinery is where innovation thrives. Home to Motherlabs—ARC’s accelerator and co-working hub—the floor is designed for collaboration. With breakout spaces, bookable meeting rooms, and a welcoming café, it’s the perfect spot to connect, create, and spark big ideas—often over a great cup of coffee.

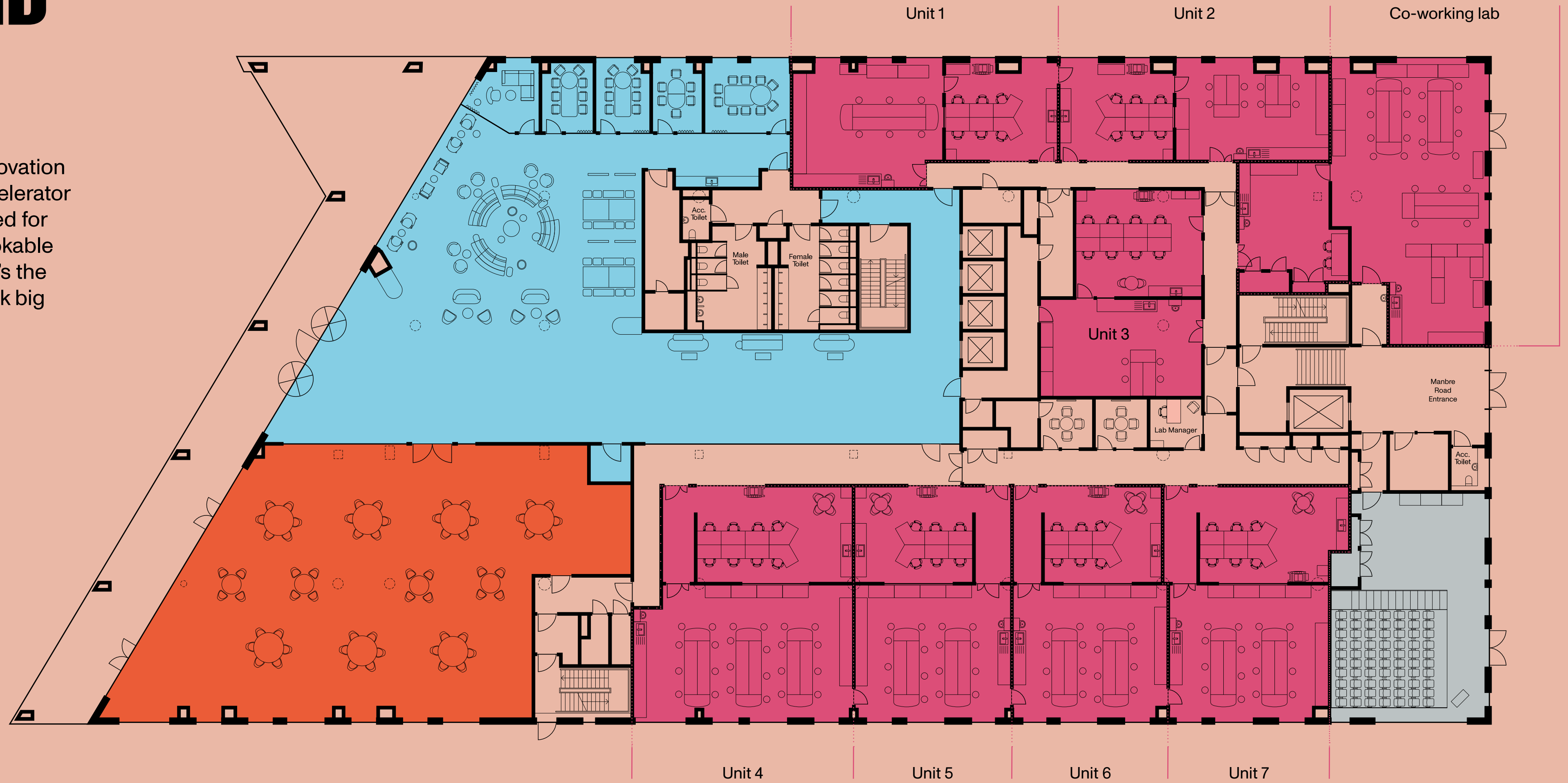
**Motherlabs**

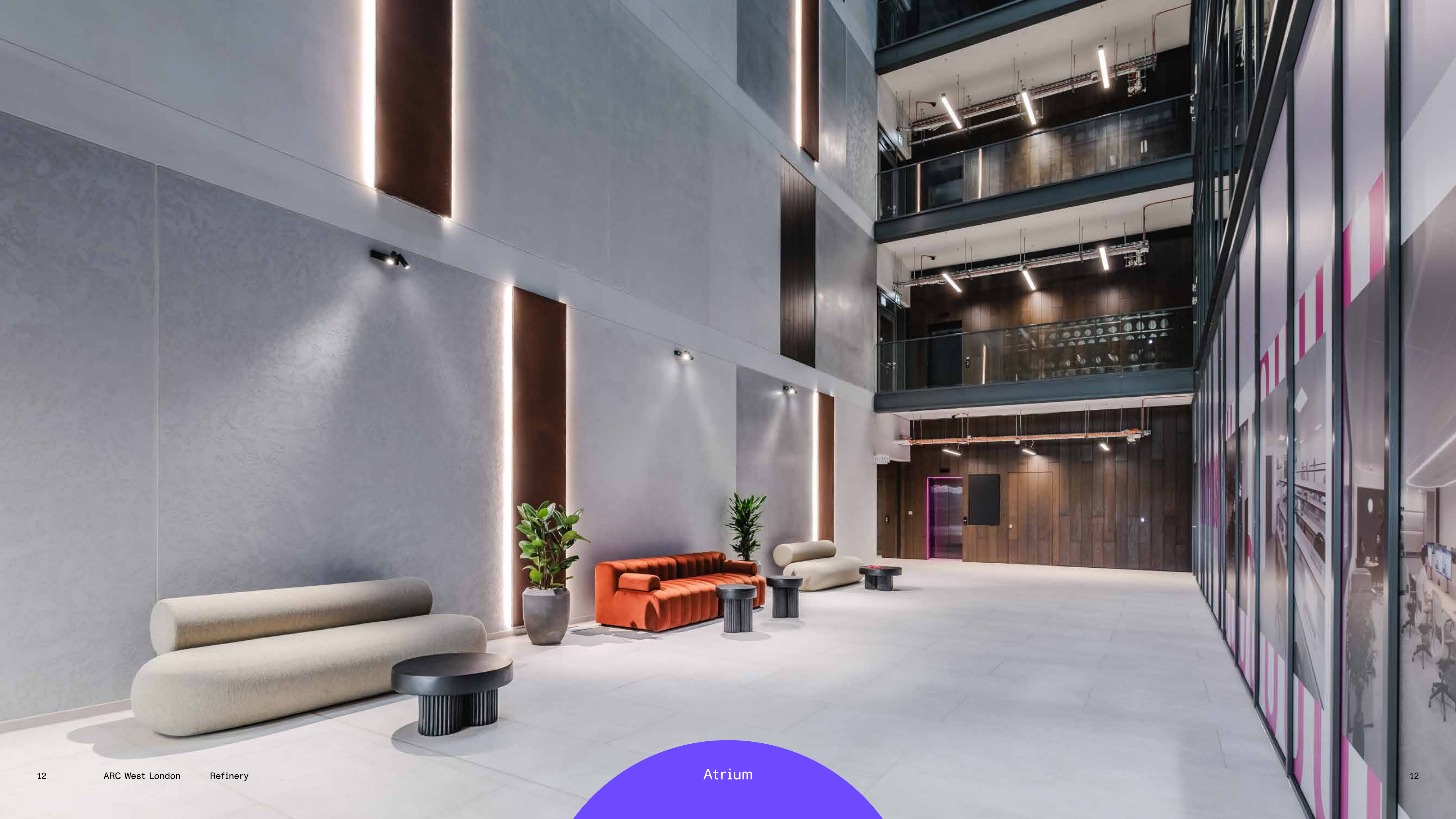
UNIT	LAB	OFFICE	TOTAL
1	662	377	1,039
2	521	385	906
3	576	493	1,069
4	999	659	1,658
5	730	544	1,274
6	721	517	1,238
7	743	621	1,364

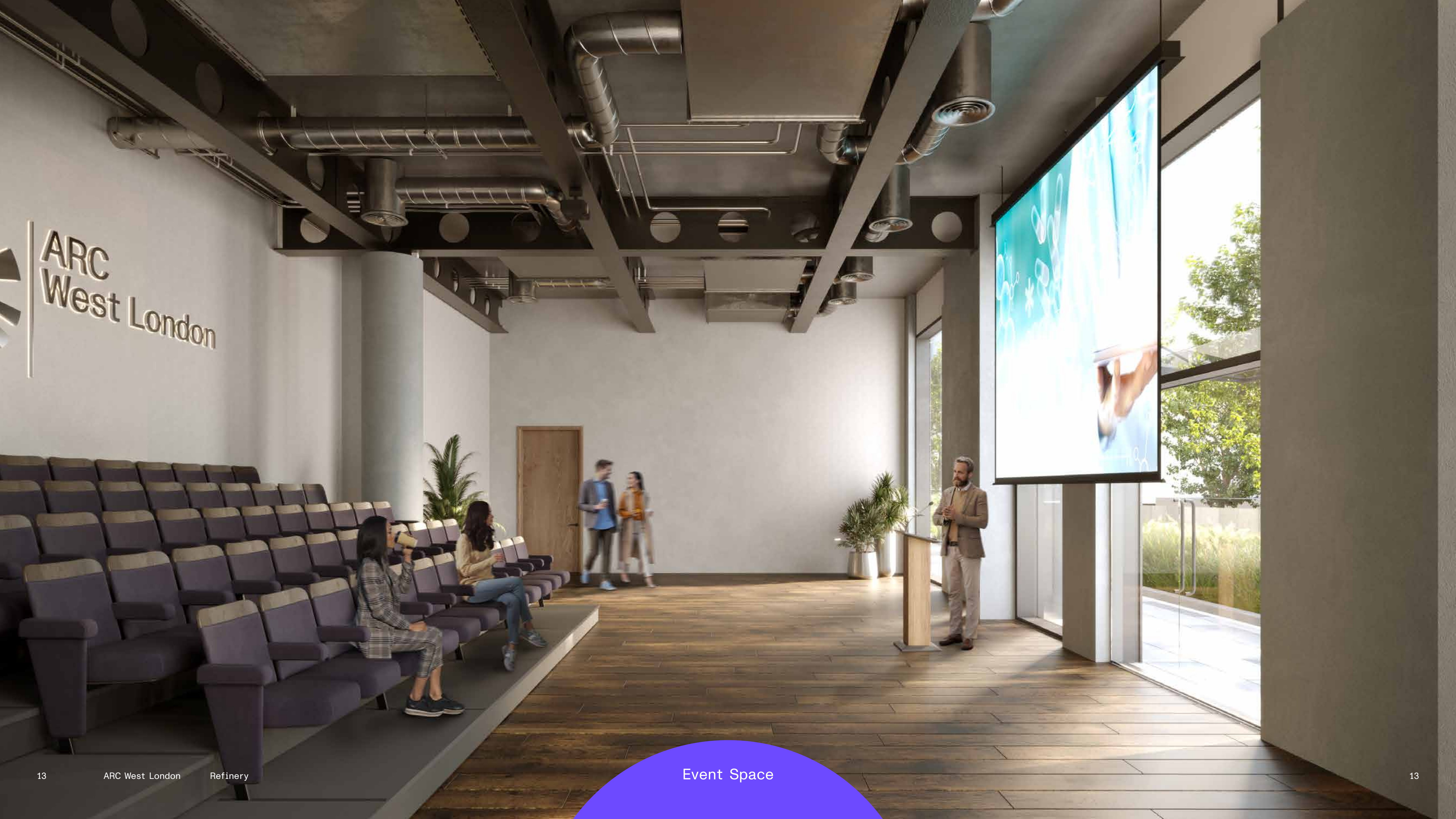
**RECEPTION / COLLABORATION SPACE**

**CAFÉ / RESTAURANT**

**EVENT SPACE**





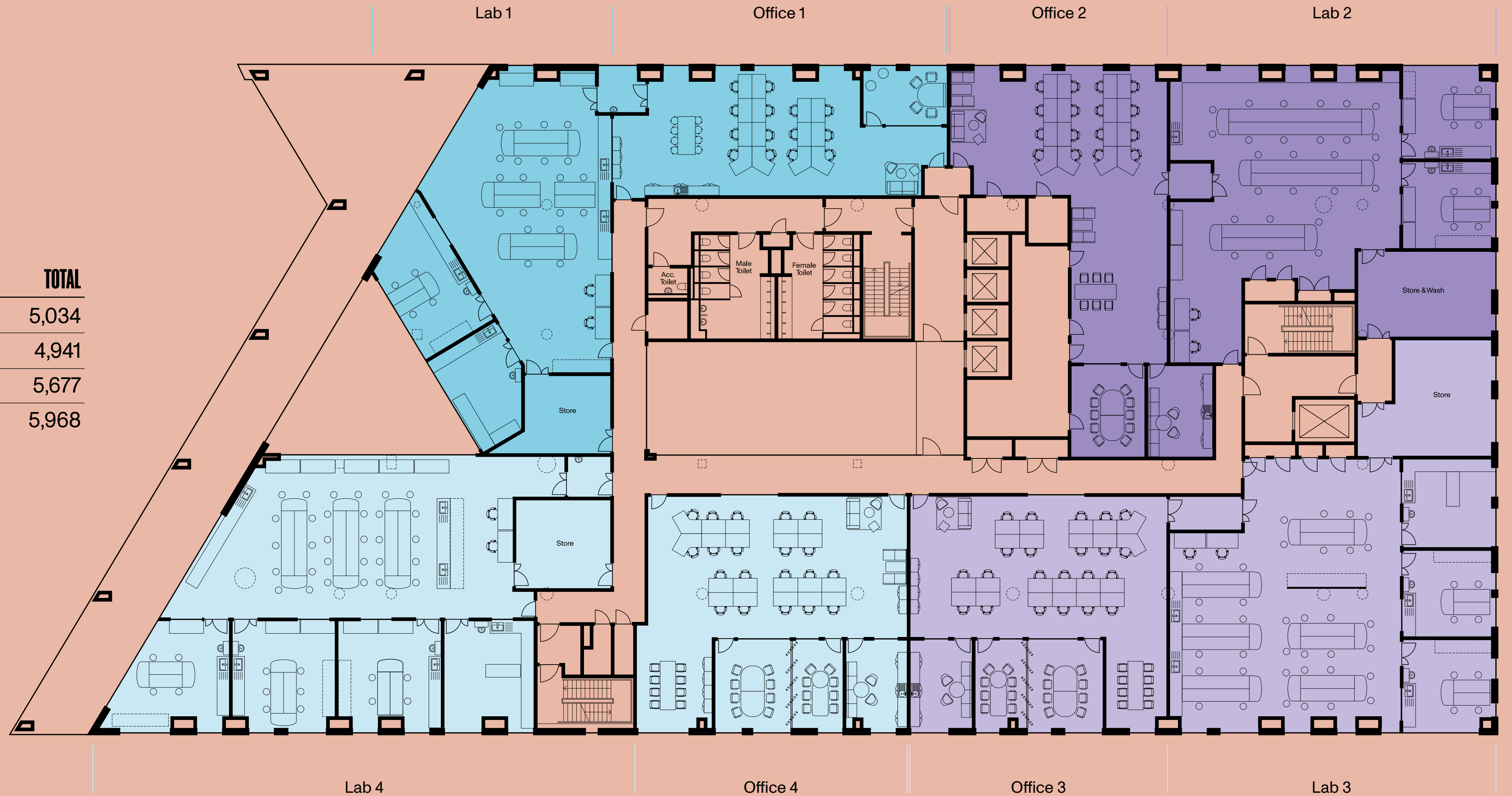


ARC  
West London

# SCALE UP AT REFINERY

Scale seamlessly under one roof—where your ideas grow, you do too. Refinery offers flexible, grow-on lab space to support your next breakthrough.

UNIT	OFFICE	LAB	STORE	TOTAL
1	1,442	3,323	269	5,034
2	2,013	2,509	419	4,941
3	2,153	3,045	479	5,677
4	2,207	3,449	312	5,968



\*Indicative floor layout of 4 CL2 lab and officer suites

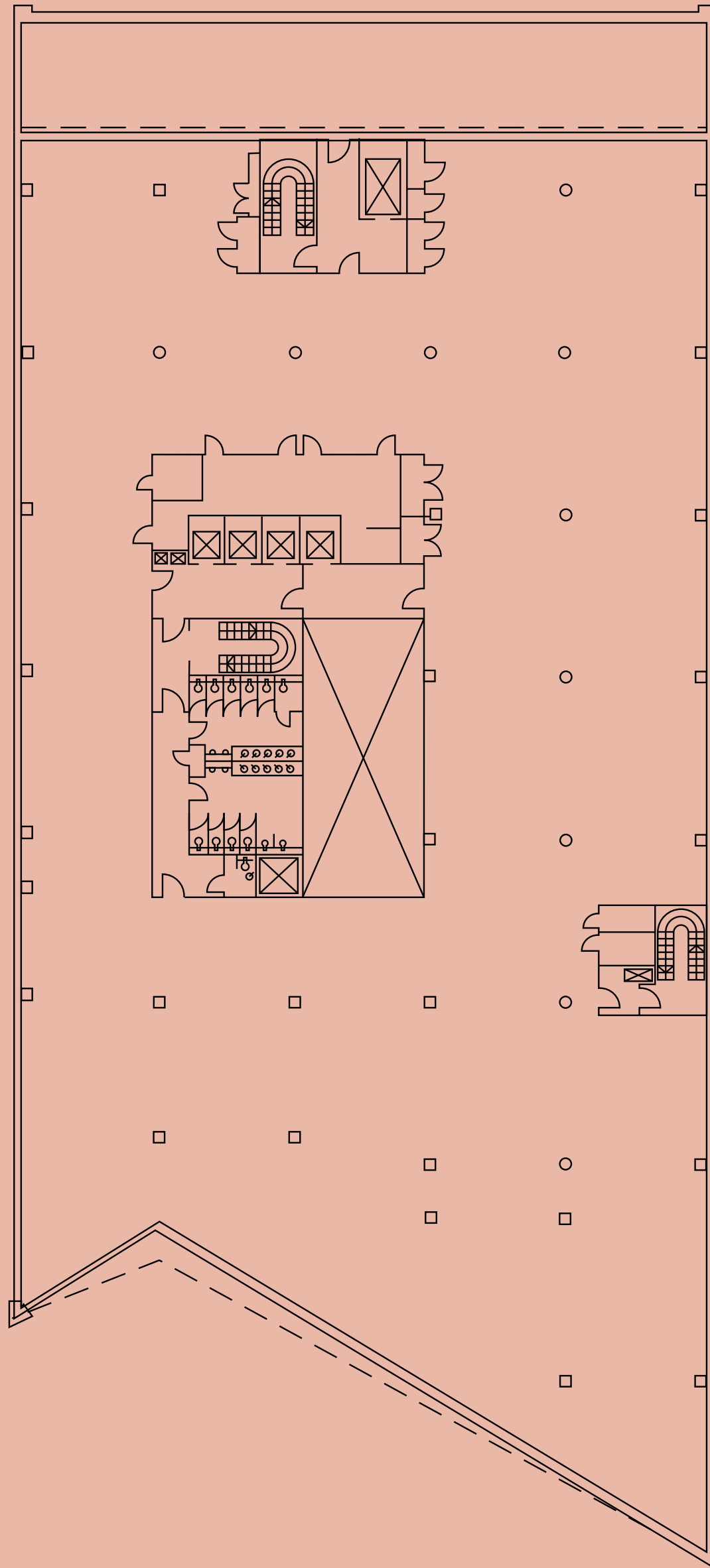


FLOOR

# 2/3

2nd Lab Enabled  
22,443 sq. ft  
2,085 sq. m

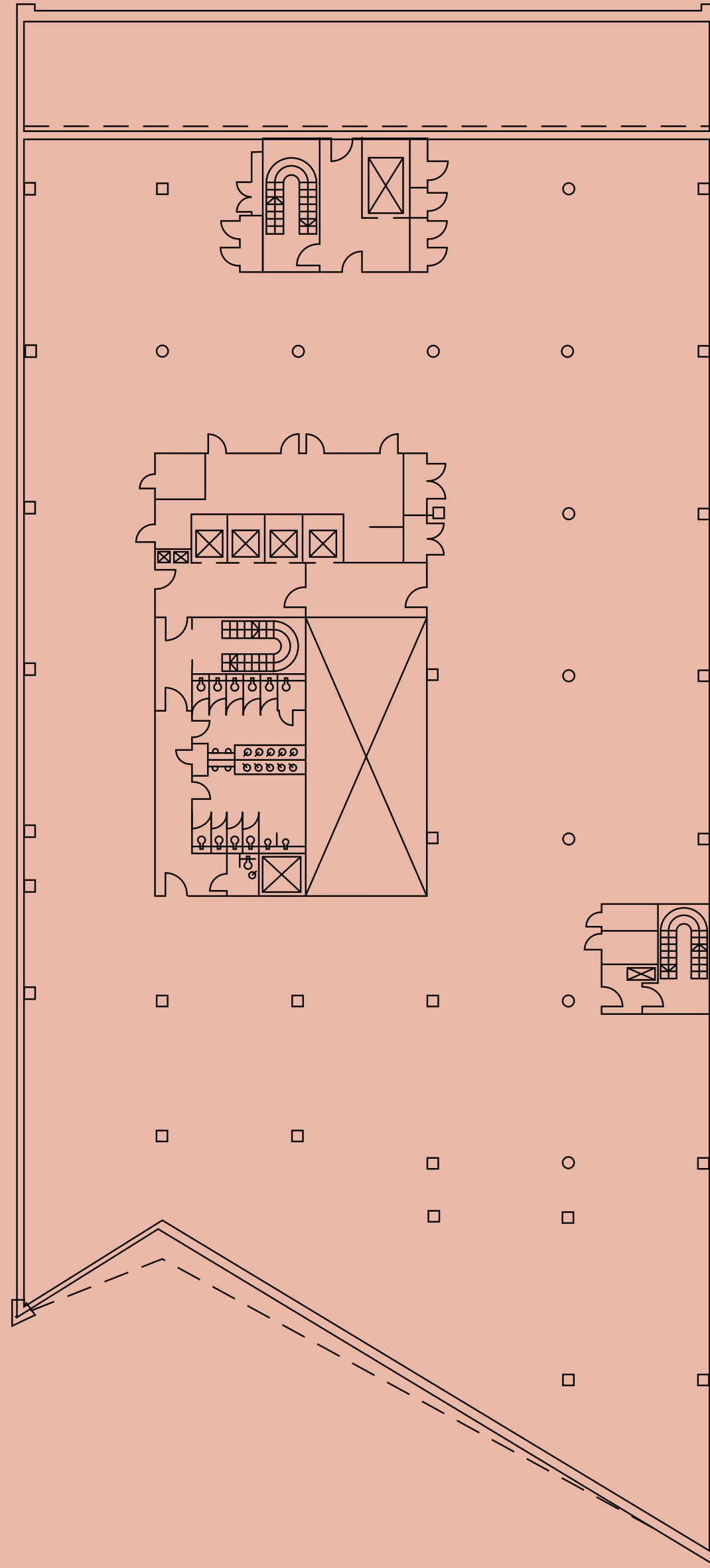
3rd Lab Enabled  
22,446 sq. ft  
2,085 sq. m



FLOOR

# 4

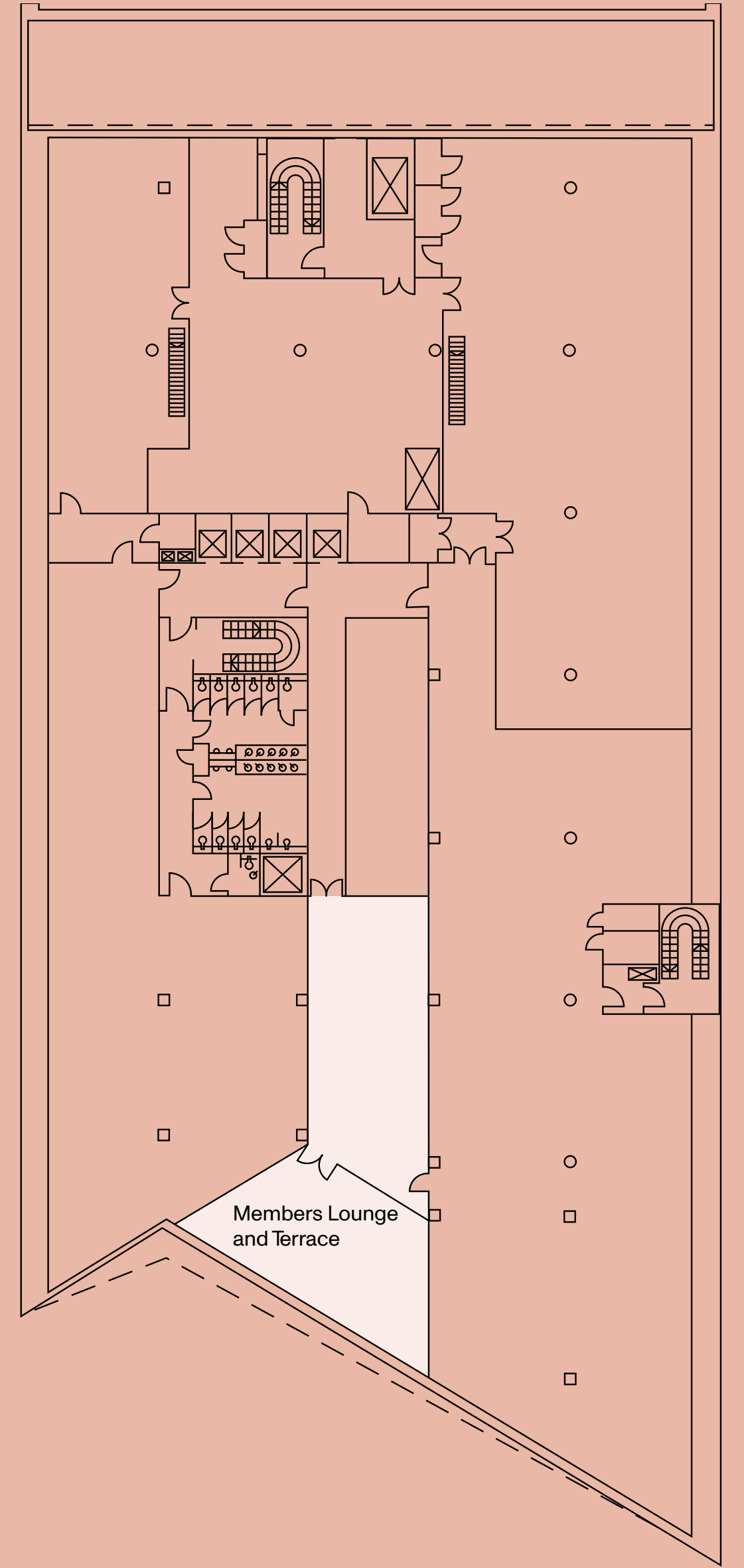
Lab Enabled  
21,827 sq. ft  
2,028 sq. m



FLOOR

# 5

Office Space  
9,792 sq. ft  
910 sq. m







# SUSTAINABILITY

**30%**

Up to 30% recycled content in the glazed units

**BMS**

Energy monitoring

**ZERO**

Insulation to achieve a standard of Zero Ozone Depletion Potential

**PV**

over 200 m<sup>2</sup> array at roof level

**93%**

Up to 93% recycled content used in steel fabrication

BREEAM

**EXCELLENT**

**BIODIVERSE**

947 m<sup>2</sup> of biodiverse roof, including rainwater retention

**DAYLIGHT**

Daylight-sensing LED light fittings to office floors

**75%**

Up to 75% recycled content in curtain walling and 59% in façades

EPC

**A**

**3,950**

sq. m of gardens and green space

**182**

secure, ride-in end of journey facilities for 182 bikes

ARC's Refinery demonstrates excellence in sustainable and environmental redesign. The reuse of the original four-storey concrete frame led to a significant reduction in carbon emissions.

# GREATER TOGETHER AT ARC

Be at home in a thriving ecosystem. With over 300 science and innovation organisations across Harwell, Oxford, Uxbridge, and West London, ARC membership gives you access to prestigious events, summits, bespoke training, and dynamic spaces for away days and science sprints. Experience seamless collaboration, vibrant campuses, and nationwide benefits through our 'Member of the Future' app.



## HARWELL

600,000 sq. ft over 700 acres  
3 million sq. ft of future development



## ARC UXBRIDGE

350,000 sq. ft over 70 acres



## ARC OXFORD

610,000 sq. ft over 88 acres  
600,000 sq. ft of future development



## ARC WEST LONDON

272,000 sq. ft over 3.5 acres inc. 150,000 sq. ft

# 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

### **SAM DENEHY**

M: +44 (0) 797 703 0175  
E: sam.denehy@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

# **NEWMARK**

nmrk.com

### **ANDREW DAVIES**

T: +44 (0)7545 009 618  
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

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