

ARC
West London

Waterfront

WATERFRONT

4TH FLOOR 5,000 - 10,961 SQ. FT

LAB READY / GRADE-A OFFICE

AVAILABLE IMMEDIATELY

BETTER WORKING ON THE BANKS OF THE THAMES

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

At ARC we understand the needs of labs and Waterfront is ready to go to work for you:

- 5,000 - 10,961 sq. ft immediately available
- Top floor with private terrace and river views
- Landscaped gardens & river setting
- 10 mins walk from Hammersmith tube
- Turnkey option for CL2 laboratory
- New end of journey experience with bike racks and shower facilities
- Triple height Atrium with cafe and communal seating area
- Established location, home to Motherlabs fully fitted and managed laboratory space
- Ability to scale with new 121,000 sq. ft lab enabled Refinery 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 the 240,000 sq ft ARC West London campus designed to help scientists and innovators thrive. At Waterfront you can easily scale up as required, so that as you grow your business you don't need to relocate your business, not that you would ever want to.



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.

LEVEL UP YOUR LAB



Recently refurbished to an exceptionally high standard, Waterfront's penthouse suite on the fourth floor offers 10,961 sq. ft of lab ready / Grade A office 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 staff.



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.

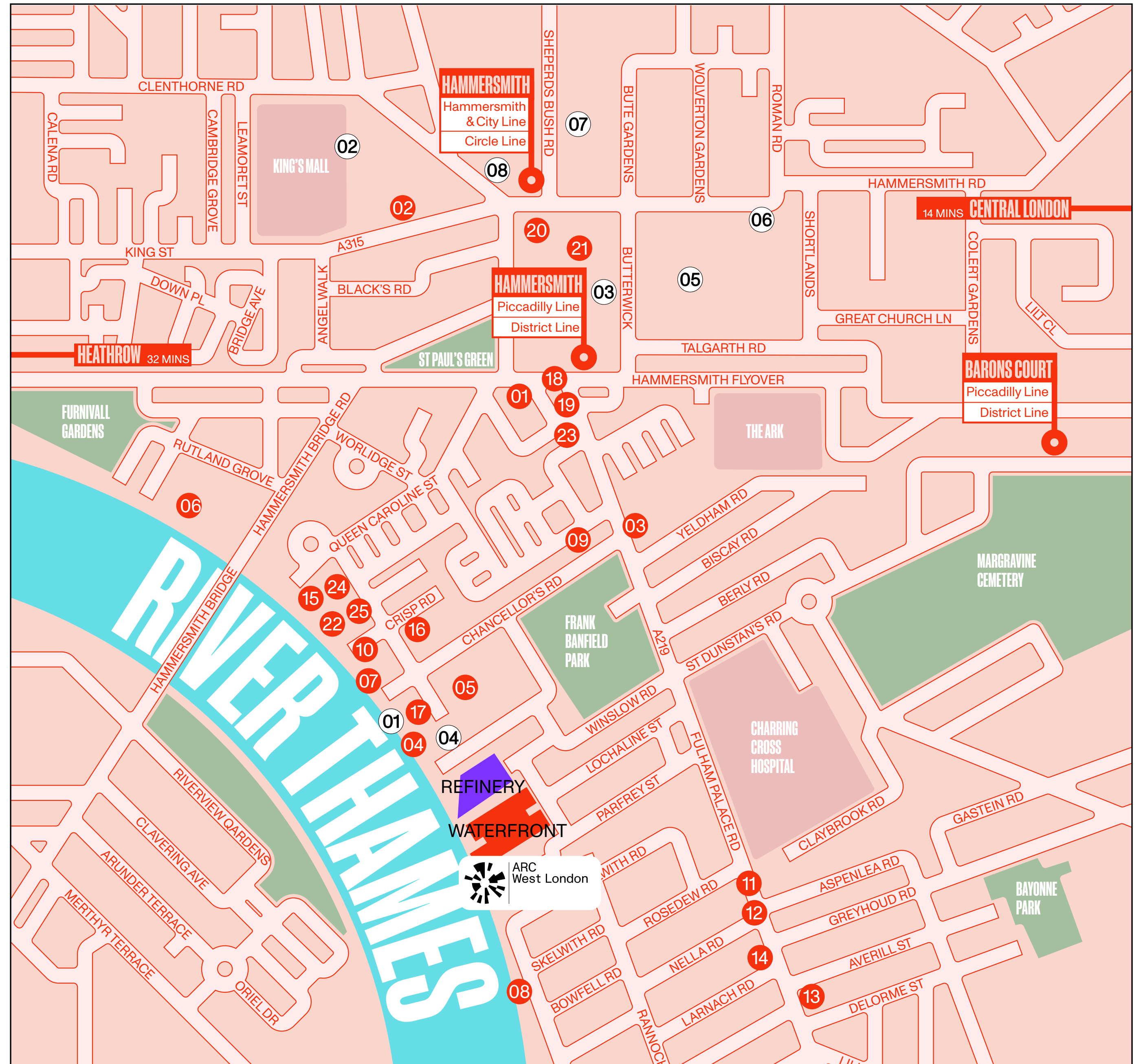


LOVE THE LOCATION

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 heading off to the airport.

- 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

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



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



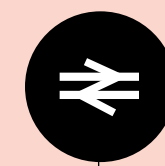
to Heathrow Terminals 1, 2 & 3 from Hammersmith using the Piccadilly line



routes serve North, South, East and West London



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.

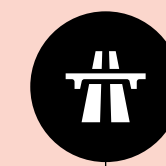
30 mins

EUSTON

30 mins

KINGS CROSS

31 mins



By Road

A4

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

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.

While your experiments are running, it's time to explore. 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.



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 brand new containment level 2 lab spaces, ranging from 670 sq. ft to 1,600 sq. ft in size.

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, LN2

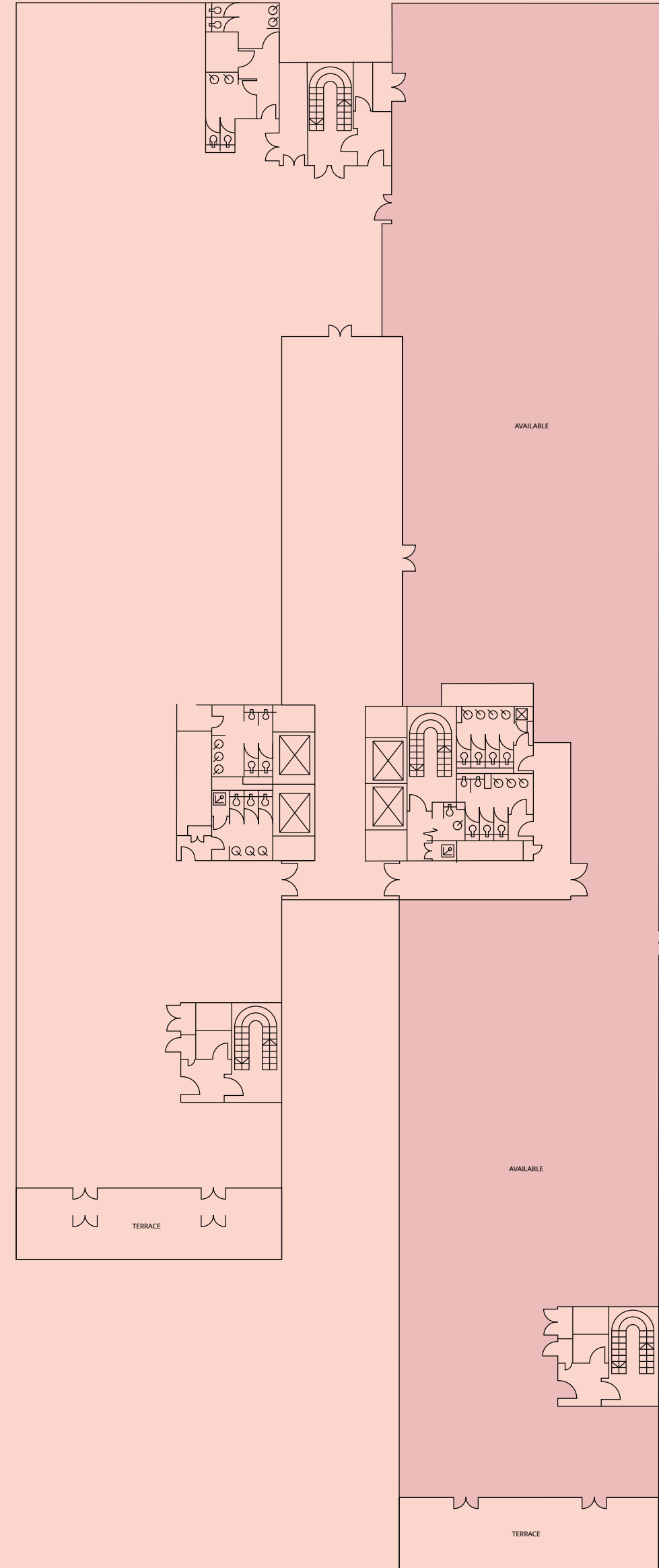
PLANS & AREAS

South Wing available in its entirety or in 2 suites of approximately 5,500 sq ft.

FLOOR

4

Lab / Office Space
10,961 sq. ft
1,022 sq. m

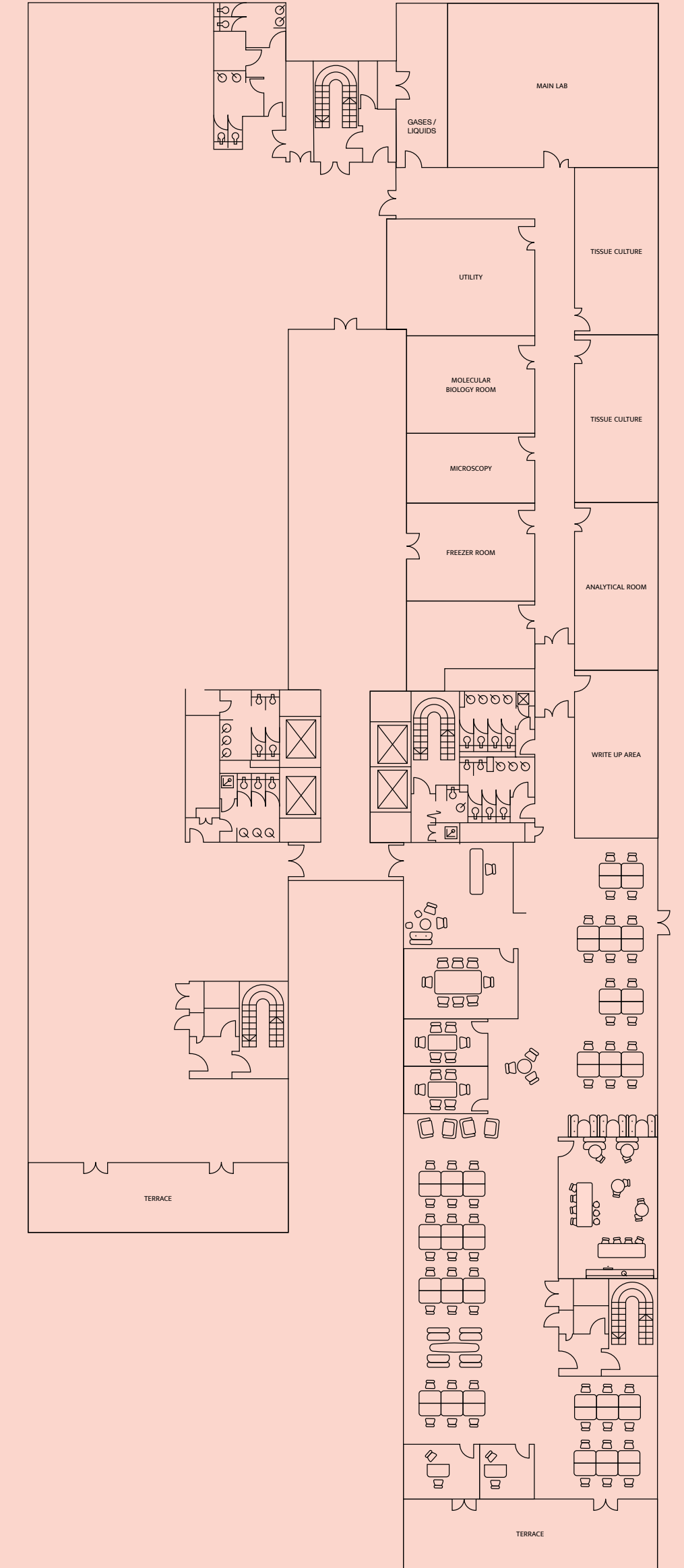


CATA Fitout



We've worked closely with Bulb Laboratories, one of our key partners, to curate compliant spaces for everything from cell and tissue culture research to analysis, synthesis and diagnostics.

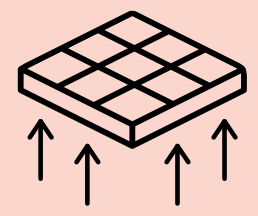
We're specialists in laboratory enablement, building feasibility, compliant design and performance specifications with an unwavering focus on scientific needs. We work with our partners from conception to completion across Europe, delivering everything from small scale incubators to large scale GMP certified facilities.



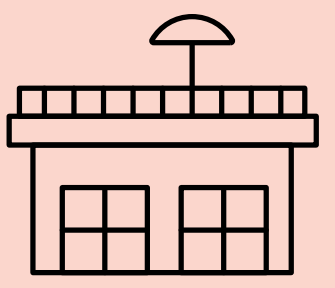
Costed CL2 Lab Fitout

SPECIFICATION

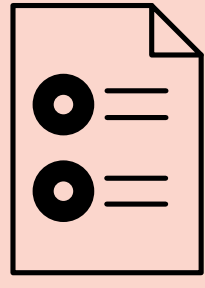
CAT-A BASE BUILD SPECIFICATION



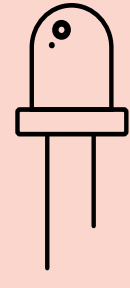
Raised Floor



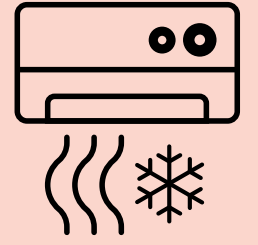
Private roof terrace



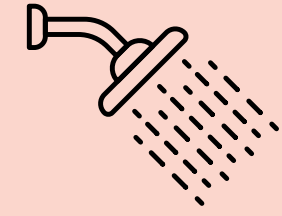
Established lab protocols



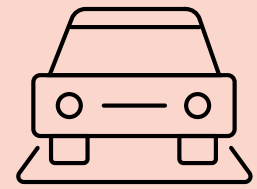
LED lighting



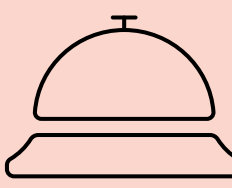
4 pipe fan coil air conditioning



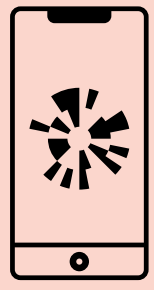
New End of Journey experience



5 car parking spaces



Concierge



ARC West London App



Backbone Connect installed facilitating easy broadband connection up to 10GB

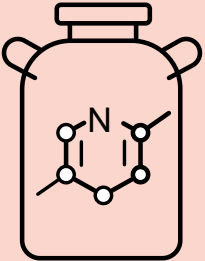


Rating C

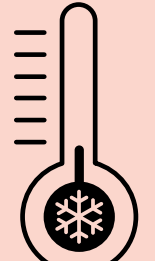
WATERFRONT IS FULLY EQUIPPED FOR TODAY'S SCIENCE WITH THE ABILITY TO INSTALL CL2 LABS



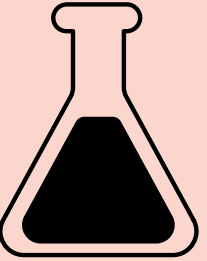
Gas storage



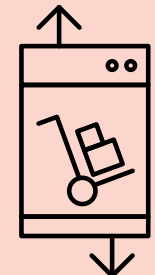
LN2 store



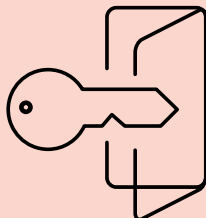
Freezer room



5 x labs



Direct access to goods lift



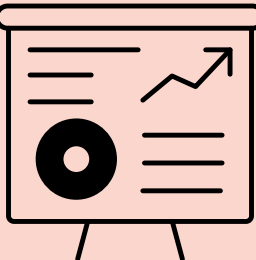
Store



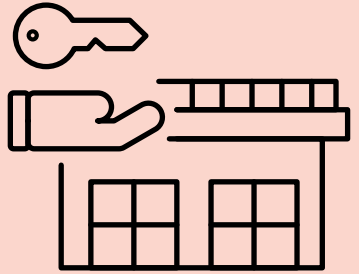
Write-up area



Air lock



Anncillary Offices with 3 x meeting rooms and break-out area.



Direct access to roof to install additional plant



HARWELL

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



UXBRIDGE

350,000 sq ft over 70 acres



OXFORD

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



& WEST LONDON

240,000 sq. ft over 3.5 acres
inc. 121,000 sq. ft Refinery building coming 2024

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.

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