

The image is a promotional graphic for a building project. It features a large, vibrant blue background with several irregular, jagged cutouts. These cutouts reveal different parts of a modern building and an outdoor seating area. The top cutout shows a close-up of a building's facade with a grid of dark window frames. The middle cutout shows a curved staircase with a metal railing. The bottom cutout shows a group of people sitting at tables in an outdoor cafe area. The text is overlaid on the blue background in a clean, white, sans-serif font.

# ARC UXBRIDGE BUILDING 01

UB8 1DH

**ARC.**

# BUILDING 01 AT A GLANCE

- Grade A Office Space from 5,000 – 85,400 sq ft
- 294 car parking spaces and EV charging
- BREEAM Very Good
- Available Q1 2023
- Excellent transport links: shuttle bus to Uxbridge tube station into London, M40 (J1) 1.5 miles, Heathrow 7 miles
- 10 minutes' walk to Uxbridge town centre
- 50 Acres landscaped campus with outdoors sports pitches & facilities
- The 'Clubhouse' café and event/conference facilities
- ARC Adapt co-working space
- On-site Management team



# INTRODUCTION

ARC Uxbridge is a leading business and innovation campus offering office and lab space, exceptional connectivity, town centre amenities and a tranquil parkland setting.

Building 01 is a newly available opportunity to join the ARC Uxbridge community. It has been refurbished from the ground up to create over 85,000 sq ft of best-in-class office space set in 70 acres of parkland amidst a thriving community of innovative businesses.

# INTRODUCTION



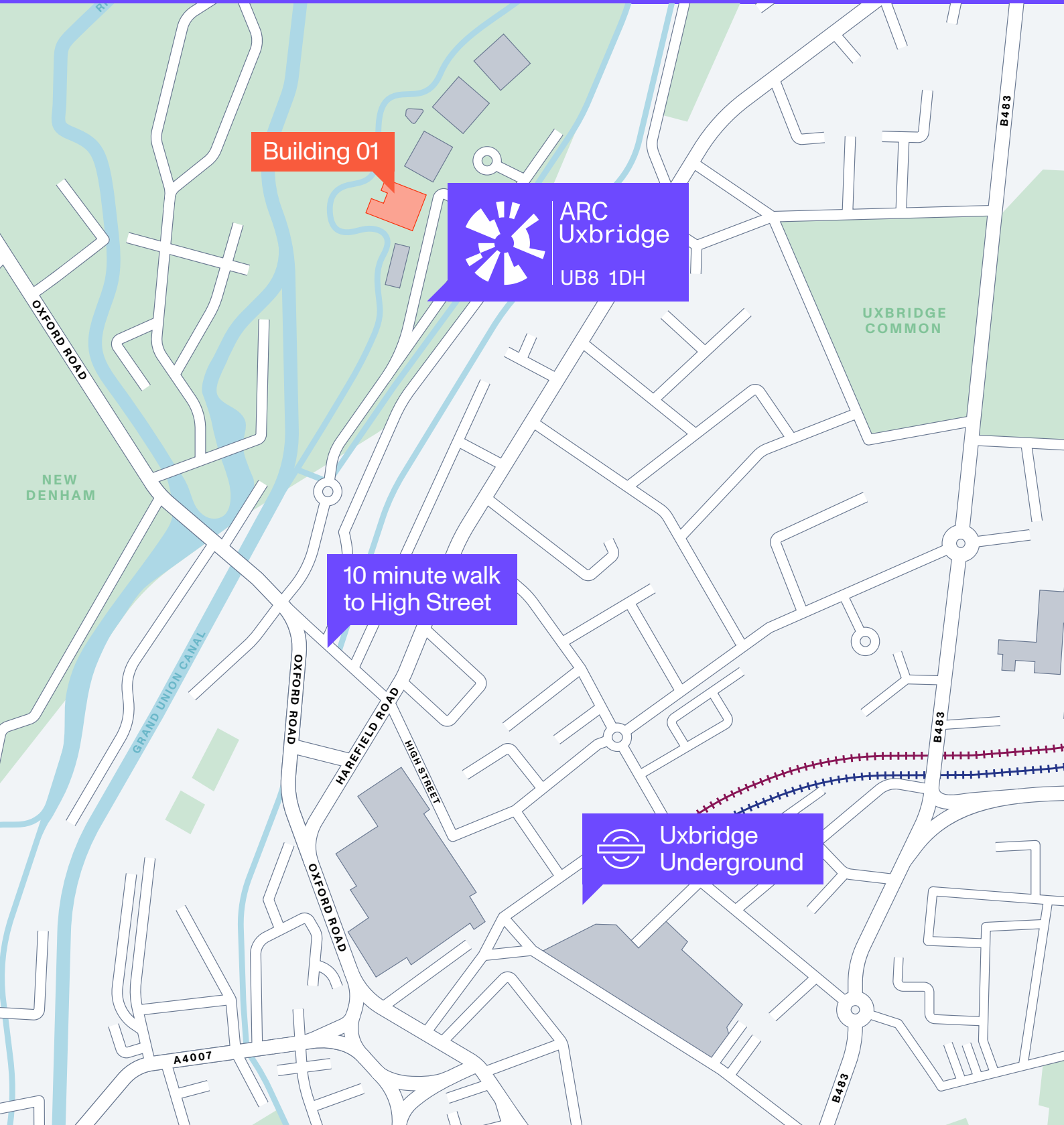
Available from Q1 2023, Building 01 has a market leading specification, impressive sustainability credentials, ample parking and incredible flexibility where space can be offered from 5,000 sq ft. Large, uninterrupted floorplates have views out onto the surrounding green landscape, the energetic Clubhouse and the River Sans. We believe Building 01 is now quite simply the best office building in the Thames Valley.

And, as part of ARC Uxbridge you'll be located in an incredible campus with the facilities, amenities and community designed to support you to enhance wellbeing and to attract and retain top talent.

We look forward to welcoming you to our community of innovators.

# INTRODUCTION


# OPTIMAL LOCATION



Building 01

 ARC  
Uxbridge  
UB8 1DH

10 minute walk  
to High Street

 Uxbridge  
Underground



# BUILDING 01

# BUILDING 05

# BUILDING 02

 Bristol-Myers Squibb

# BUILDING 03

 Mondelēz International

 Bristol-Myers Squibb

# BUILDING 04

 xerox™

 Daiichi-Sankyo

 Adapt

 parexel®

 AMGEN

# UNPARALLELED CONNECTIVITY

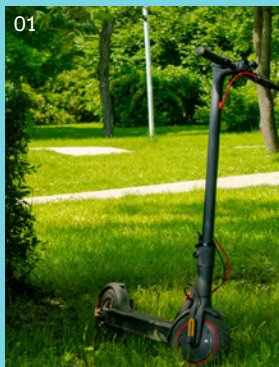


ARC Uxbridge puts your company at the heart of where you need to be, whether traveling by car, bike, bus, tube or plane. Take the Piccadilly or Metropolitan Line straight to Central London from Uxbridge Underground Station with mainline trains direct into London Marylebone from nearby Denham station.

The High Street is a 10 minute walk away, and our dedicated shuttle bus runs frequently between the tube and the park. Those traveling further afield will be pleased that Heathrow Airport is just 7 miles away.

Choose from the many sustainable travel options.

- Active travel is well catered for with on site cycle storage, lockers and showers for every building.
- A dedicated shuttle bus connects the park to the tube every 15 minutes at peak times.
- For those who need to drive we have a generous parking ratio of 1:290 sqft, with a constantly growing network of car charging points.



01 Ride to work by electric scooter  
02 Make use of our park shuttle bus  
03 Charge your electric vehicle  
04 Use one of our borrow bikes





# CAMPUS COMMUNITY

ARC Uxbridge has a thriving and sociable community, centred around our Clubhouse. Events, facilities including a 3G football pitch and services coordinated by a dedicated Community Manager ensure put the wellbeing of you and your team first.



Life at ARC Uxbridge is powered by the ArcLife App, where you can:

- Find out what's going on
- Access real time information on the shuttle bus
- Join one of the growing list of clubs
- Book on to our fitness classes
- Sign up to an event
- Book meeting and event spaces
- Book a sports pitch
- Book car parking spaces
- Benefit from a wide range of exclusive discounts with local retailers and restaurants

# TOWN CENTRE

# FACILITIES



- 01 Five Guys Burgers
- 02 The High Street's M&S
- 03 Lunch at Wagamama
- 04 The Intu Shopping Centre
- 05 Prezzo restaurant

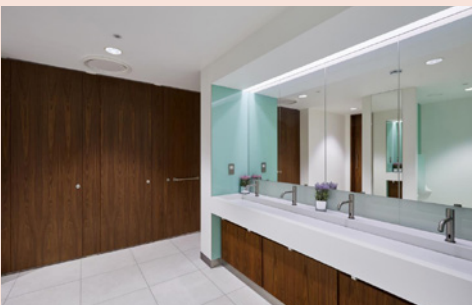


# ADAPT



Adapt, a co-working space developed by ARC, provides our customers with high quality, fully serviced, short term, flexible workspace.

Adapt creates a community environment for organisations of all sizes who need flexible work space and an energising working environment





# BUILDING 01



Building 01 gives you the opportunity to attract the brightest and best talent by authentically reflecting the values and ethos of your business. Our multi-million Cat A refurbishment enables you to work with us to design the optimal space for post-pandemic work.

Our efficient, light filled floor plates, bordered by full height glazing have slab to slab heights of 4 metres. This means you can enjoy impressive finished ceiling heights whether you choose to go with a suspended ceiling and recessed lighting, or exposed services with feature lighting – or a mix of both. A private roof terrace provides flexible spaces for hosting staff and clients, or providing a tranquil outside space to escape the desk or hold impromptu meetings.





The building will be BREAAAM Very Good certified and fully equipped with the most efficient mechanical and electrical systems, saving both the environment and your operating budget.



# BUILDING SPECIFICATION AND FLOORPLANS

## Efficiency

The refurbishment of Building 01 will be considerably designed to a high quality and energy efficient specification with a BREEAM 'target' of very good.

The building's striking architecture creates an efficient working environment, with an emphasis on occupant wellbeing.

Floor	Lettable Area m <sup>2</sup>	Lettable Area ft <sup>2</sup>
Ground Floor	2,699	29,048
First Floor	2,699	29,048
Second Floor	2,539	27,329
Whole Building	7,936	85,427

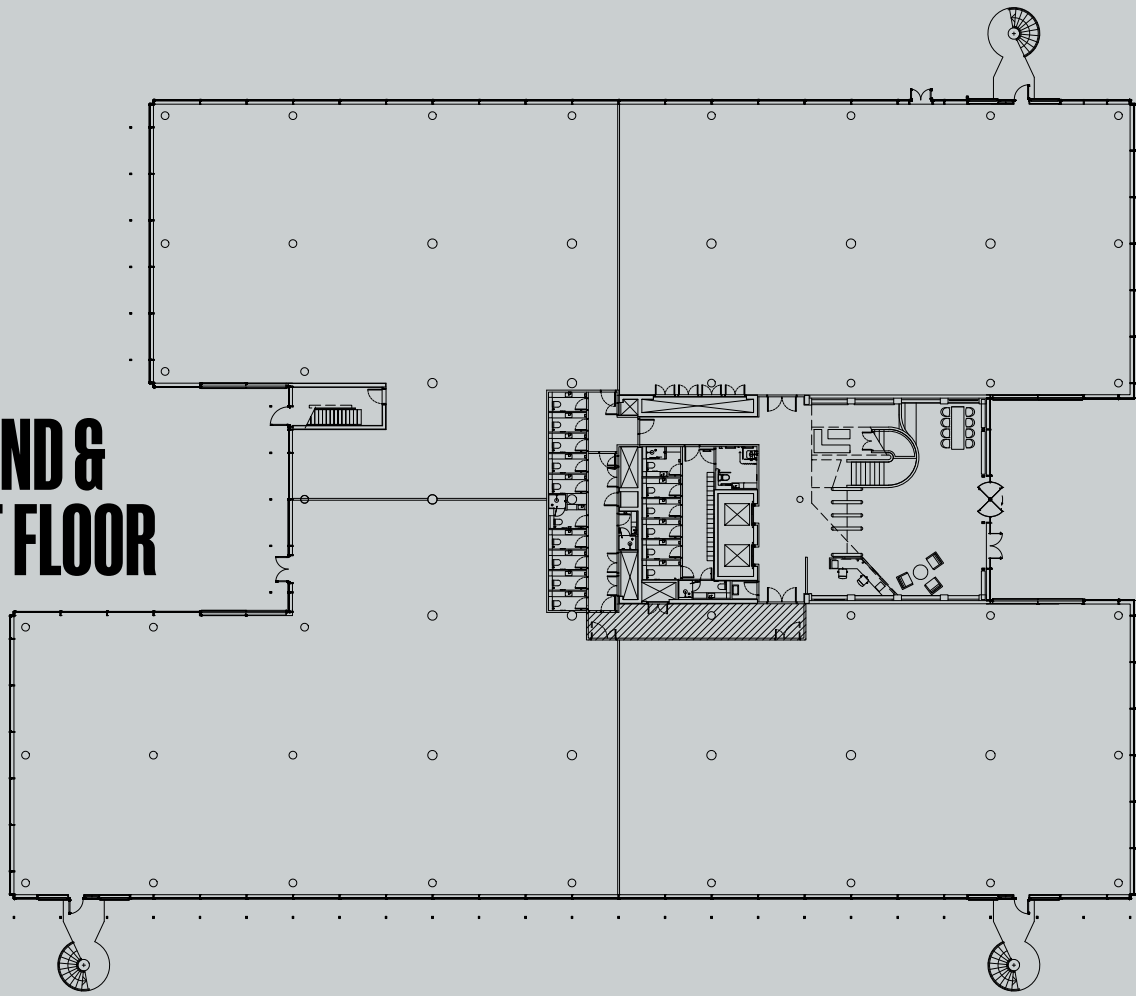
Approximate net internal areas

Available as whole floors with the option to sub-divide each floor into 4 smaller units from 5,000 sq ft (see indicative floor plan).

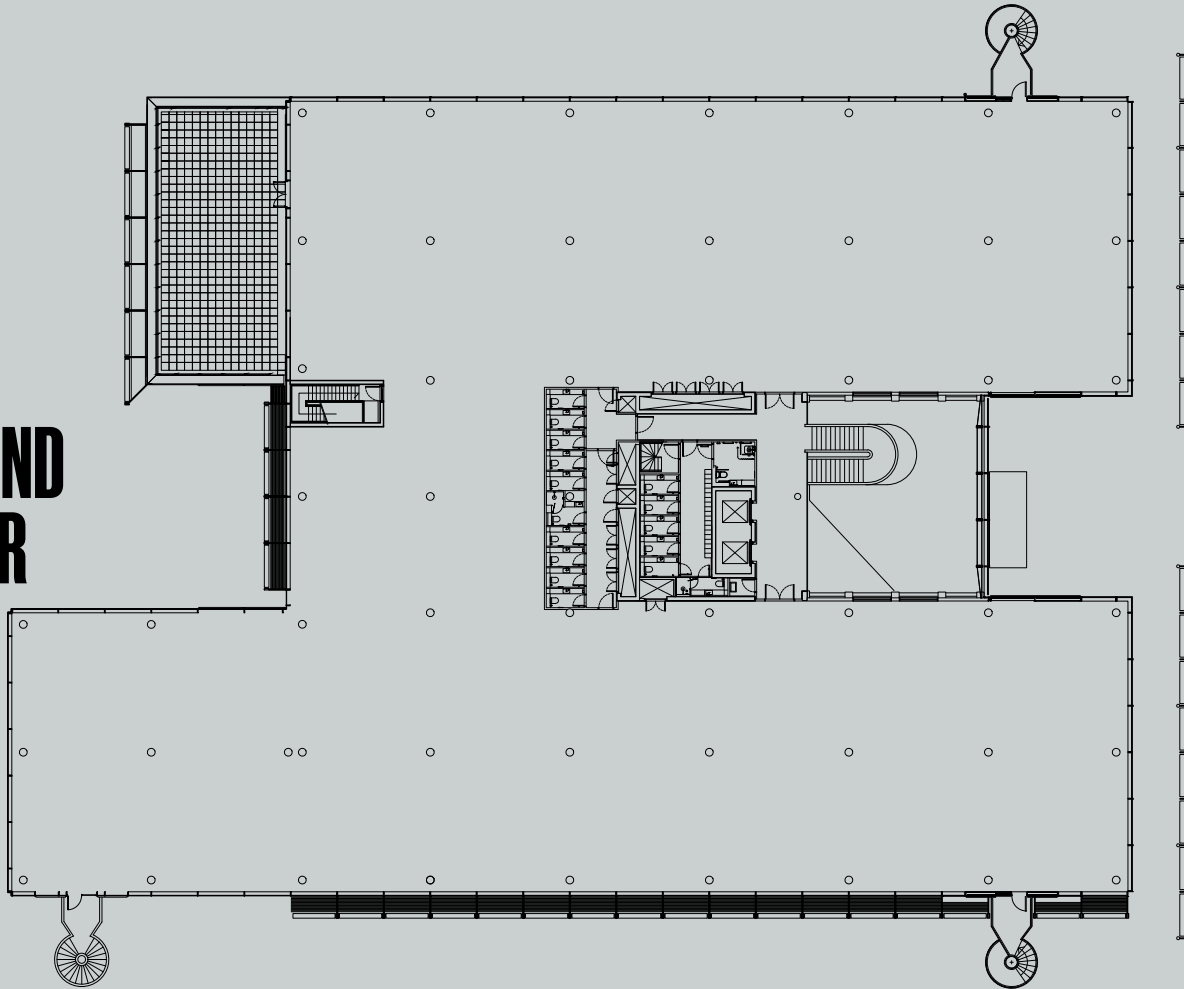
## Specification

- 85,426 sq ft
- Triple height reception
- Two 13 person passenger lifts
- Four pipe fan coil comfort cooling system with high efficiency chillers
- LED lighting, presence/absence detection
- Perimeter daylight dimming controls
- Perforated suspended metal ceiling tiles
- Raised access floors with 150mm clear void
- Minimum floor to ceiling height of 2.8m
- High performance glazing with soft solar coating
- 294 parking spaces (1:290 sq ft)
- Shower and WC facilities at a ratio of 1:8 sq m
- 38 Lockers on each floor
- 56 Bike Storage spaces
- Roof mounted PV panels

# GROUND & FIRST FLOOR



# SECOND FLOOR



# BECOME A MEMBER OF THE ARC NETWORK

When you become part of the ARC Uxbridge community you also become a member of the fast growing ARC network – enabling access to more facilities, expertise and communities across ARC.

Members can access mentorship which includes surgeries, talks and bespoke leadership training schemes from leading providers. Online on social media, on page in our newspaper, and over the airwaves in our series of podcasts, you can use ARC as a platform for promoting your business and the incredible work you do. Raising your profile helps you attract more funding and court the talent you need to succeed commercially.

Our vision is to create a world network of clusters that will one day become the largest and most powerful commercial innovation community on the planet.

In addition to Uxbridge, ARC today consists of 3 other clusters - Harwell Science and Innovation Campus, ARC Oxford and ARC West London. This network includes leading national facilities like the Diamond Light Source synchrotron, world leading biotech, space, AI and energy tech organisations and flexible wet and dry labs and state-of-the-art R&D facilities for start-ups, SMEs and international giants.



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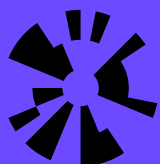
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**Uxbridge**

