

# Motherlabs

The science accelerator

Coming  
Summer  
2022

# All ideas start small

8 x Fitted CL2 laboratories with write-up space ranging from 700 ft<sup>2</sup> - 1,500 ft<sup>2</sup>

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Perfect spaces for Life Science & Biotech companies

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Shared facilities including Ducted Fume Hood and Autoclave

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Dedicated Lab Services Manager to get you up and running and keep you going

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Room to scale with the new 120,000 ft<sup>2</sup> lab-enabled Refinery Building coming 2024

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Piped gases to each Lab with central LN2 supply

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In the heart of West London's Biotech Ecosystem with stunning views of the Thames

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Deal with a partner that understands your business: simple agreements with all-inclusive pricing

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Move in from Summer 2022

# Give yours the right space to grow



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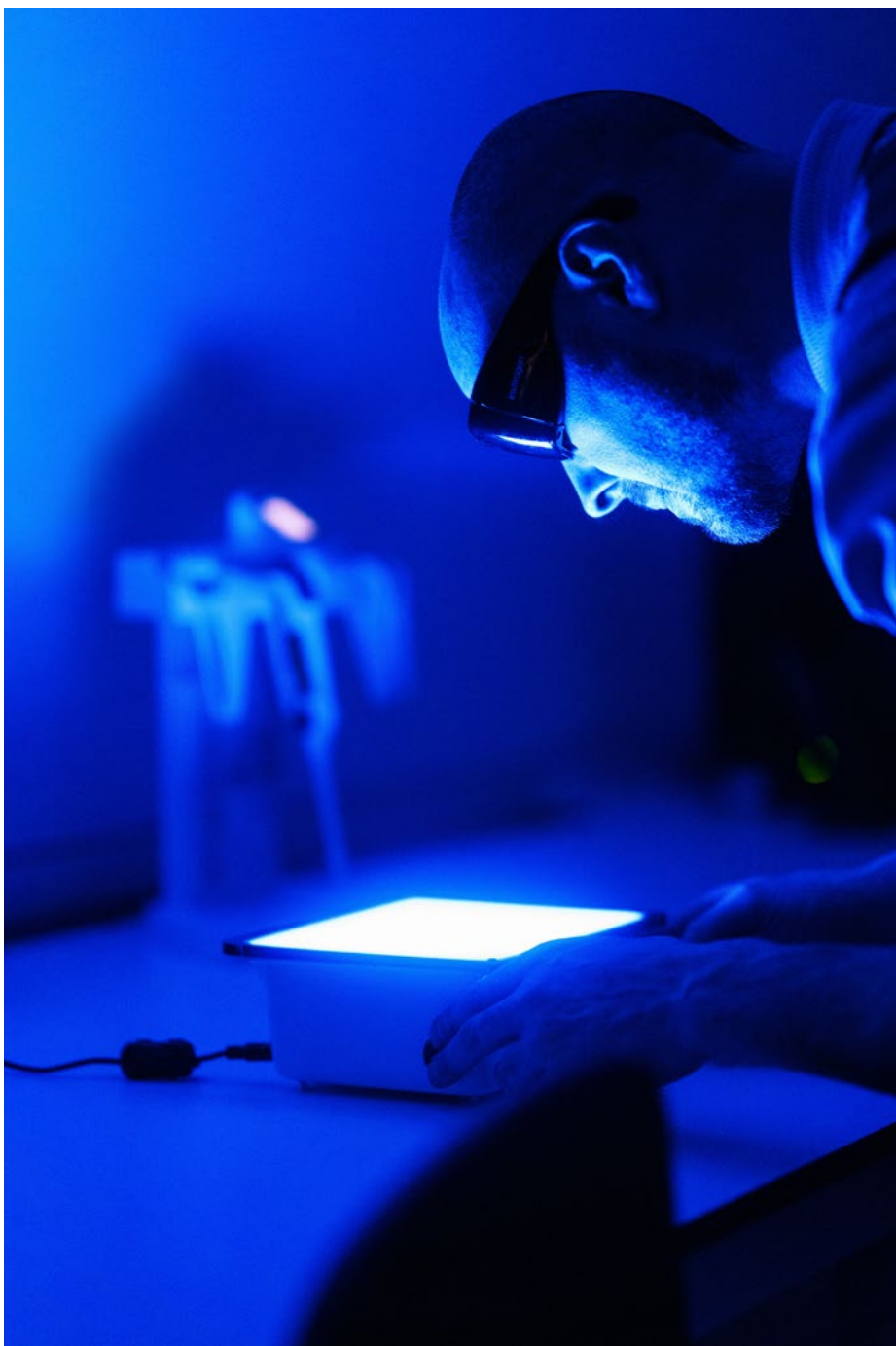
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# Welcome to Motherlabs at ARC West London

Where science goes to grow





**Motherlabs is the science accelerator – incubator and accelerator labs for early stage science, technology and innovation businesses from Advanced Research Clusters (ARC).**

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Discover eight brand new containment level 2 lab spaces across 11,000 sq ft at ARC West London. Motherlabs offers fully supported private labs and write up spaces with all the common infrastructure you need on hand to support your research activities. Make your idea part of a borderless innovation community.

Whether you're starting up or have another new idea the world needs, find ready-made, ready-to-move-in lab space for your organisation.

**Labs for  
the future  
of your  
business,  
today**

Stay at the cutting edge of what you do



Like the people who work for them, no two businesses are the same. As the world of science widens and new industries emerge, companies are becoming more and more specialised.



In this exciting new innovation era, science space must be fit, not just for purpose, but for the specific needs demanded by the unique challenges faced. All our labs come fully fitted and managed by a dedicated on-site lab manager — your face-to-face contact for the smooth running of Motherlabs so you can focus on the critical work you do. It's something we care deeply about because we believe how tomorrow looks depends on the big success of small science today.

Whether your world is Biopharma, RNA therapy, Gene & Cell therapy or any other side of science, our dedicated facilities gives you access to shared equipment such as:

- Piped gases
- Dishwasher
- Ice machine
- DI water
- Autoclave
- Ducted fume hood
- Liquid Nitrogen

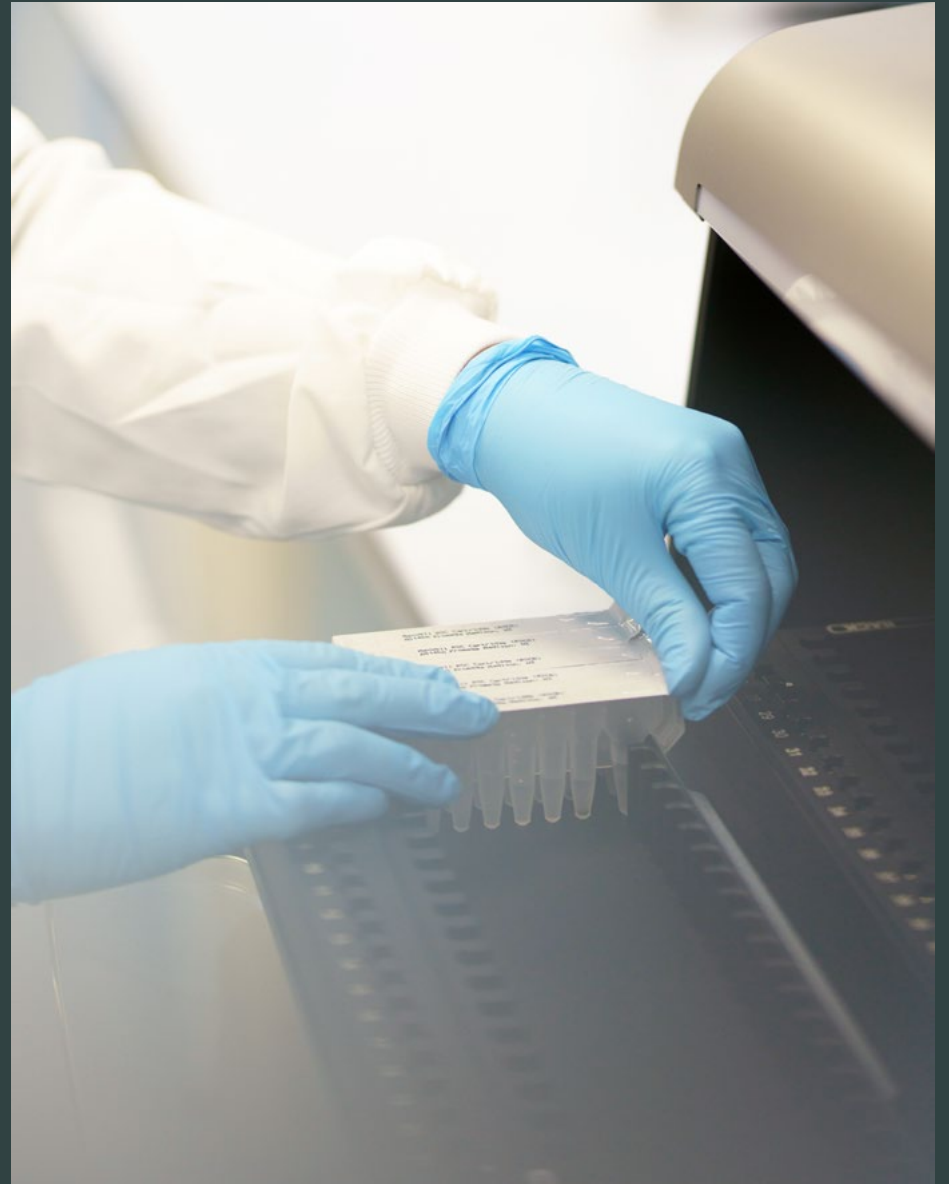
Our dedicated on site Lab Services Manager is there to help get you up and running and support you with the day to day running of your lab, including but not limited to:

- Booking and maintaining equipment
- Managing deliveries
- Meeting Rooms
- Consumables Procurement
- Waste Management
- Lab Coat Laundry



# Advanced Research Clusters: ARC

Creating a world network of science  
and innovation clusters





# We're a partner, not a landlord You're a member, not a tenant



Motherlabs is part of ARC the smarter partner to science and innovation. We concentrate companies in Advanced Research Clusters — place-based clusters at the leading edges of major knowledge economies like Oxford and London.

New commercial opportunities present themselves where innovation is at its most active and people at their best — it's why clusters are the most likely places for start-ups to scale up. And it's why we made Motherlabs: ready-made and ready-to-move-in homes for ARC's members designed to let new ideas grow that will one day change the world.

When you join ARC you don't just join a cluster: you become part of a nationwide science network. Our member organisations range from single person start-ups to multi-billion dollar BioPharmas with over 30,000 staff. Our mission is to connect all our members at every level to foster innovation and collaboration.

ARC also gives you the chance to take part in more events — from riverside sundowners here in Hammersmith to sports events at Harwell. And it means taking advantage of everything from ARC Uxbridge's coworking spaces to Harwell's 16 'big science' national facilities.

We believe being small shouldn't stop you from taking on the larger contracts you need to scale your business.

# The benefits of ARC

Give your business confidence to scale supported by a partner who works with you every step of the way, from overcoming business hurdles to attracting talent, and even delivering your message to the world.



## 1. SCIENCE-READY SPACES

Flexible, science-ready spaces close to key cities, universities and centres of medical excellence.

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## 2. NETWORK AND COMMUNITY

Being part of the ARC community means access to the national facilities of Harwell Campus and a curated events programme of talks, summits, exhibitions and other engaging experiences across our cluster network

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## 3. MENTORSHIP AND EXPERIENCE

Optimise your business with a partner that actively supports as well as provides space your talent can imagine themselves thriving in.

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## 4. PLATFORM FOR PROFILE

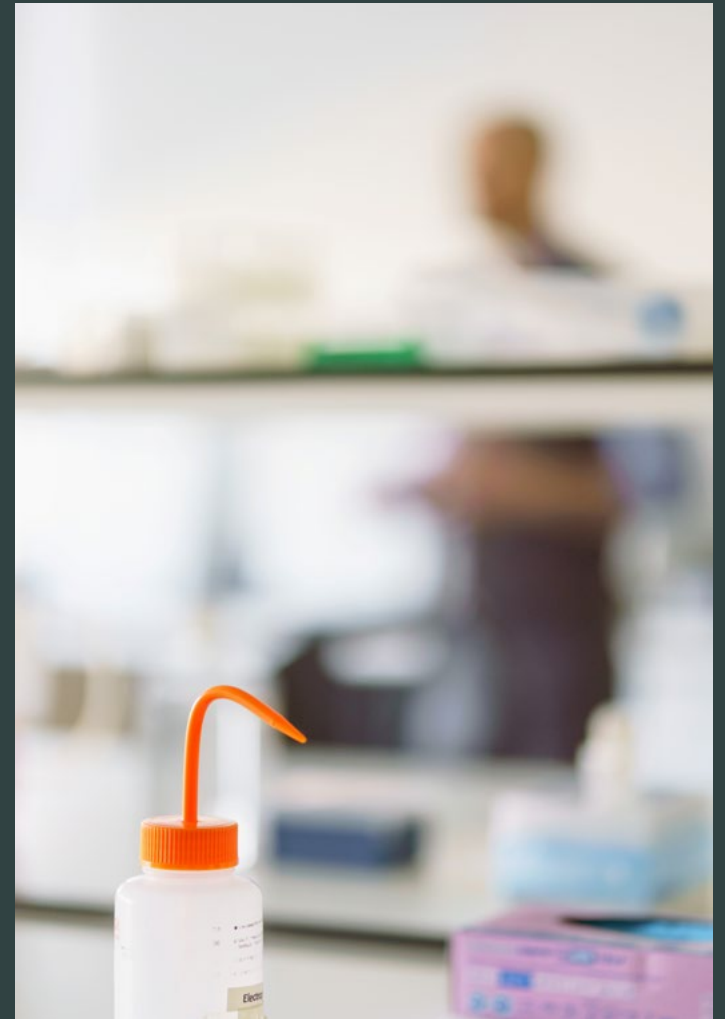
Online on social media, on page in our newspaper, and over the airwaves in our series of podcasts, ARC is a platform for promoting your business.

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## 5. INVESTING IN THE NEXT GENERATION

Partnering with the Institute of Imagination (IOI) puts us at the heart of the conversation around what innovation needs. ARC bursaries for women in science is another way we're investing in the knowledge communities we're proud to be part of

**250+ member  
companies,  
4 clusters  
for science  
and innovation**



**A growing network that will  
one day be worldwide**



1. **ARC WEST LONDON**  
A transforming riverside home for UK life science

Location: Hammersmith, London  
Size: 122,364 sq ft over 3.5 acres  
Number of businesses: 6  
Future: 'The Refinery' will soon bring a further 120,836 sq ft

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2. **HARWELL**  
The UK's leading science and innovation campus

Location: Oxfordshire  
Size: 550,000 sq ft over 700 acres  
Number of businesses: >220  
Future: 3,000,000 sq ft of future development

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3. **ARC OXFORD**  
An integral part of Oxford's world-famous innovation ecosystem

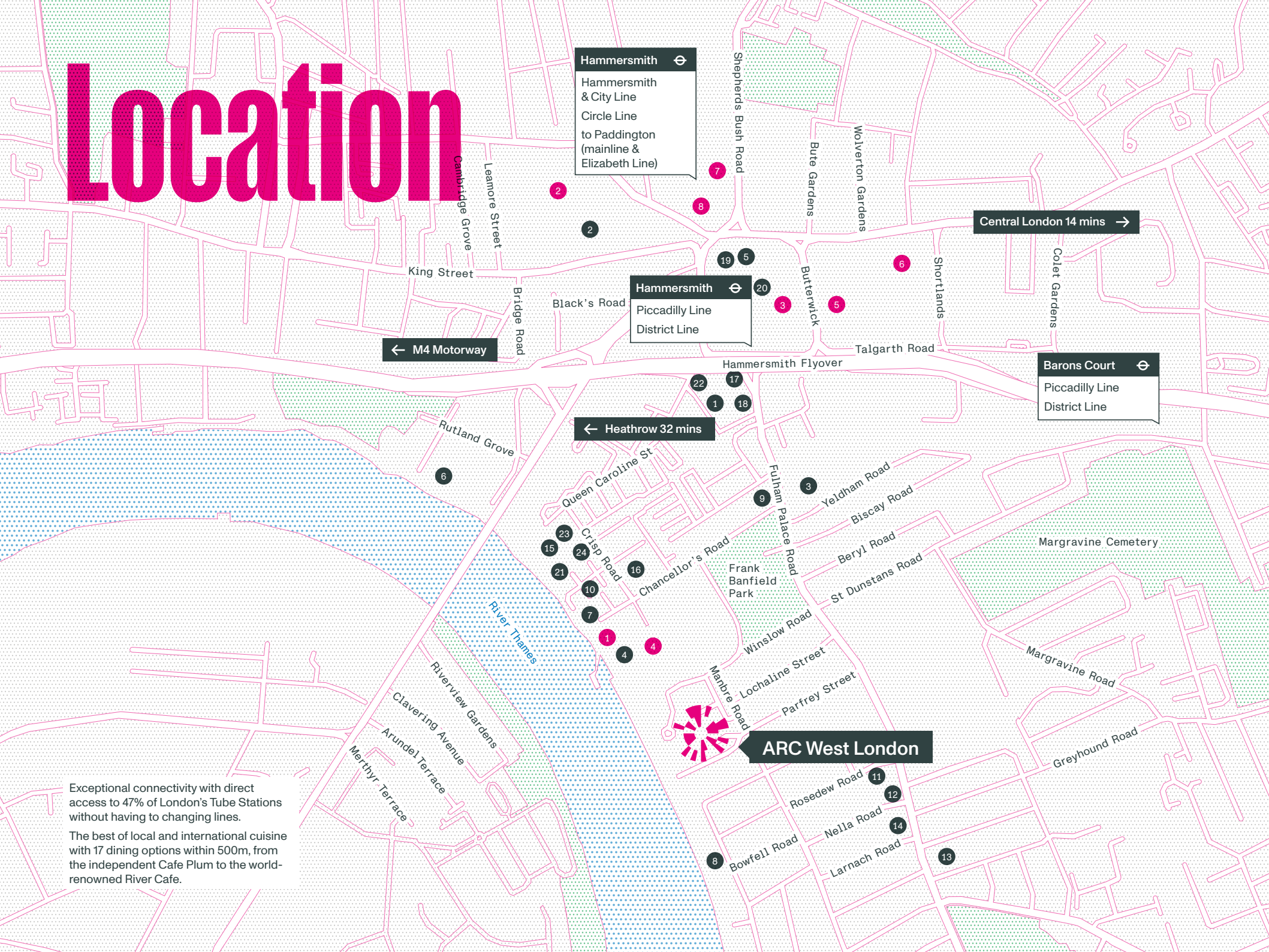
Location: Oxford City Centre  
Size: 610,000 sq ft over 88 acres  
Number of businesses: 37  
Future: 600,000 sq ft of future development .

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4. **ARC UXBRIDGE**  
A centre for innovation within London's green belt

Location: Uxbridge, North West London  
Size: 334,577 sq ft over 72 acres  
Number of businesses: 12

# Location



Hammersmith  
Hammersmith & City Line  
Circle Line  
to Paddington  
(mainline & Elizabeth Line)

Central London 14 mins →

Hammersmith  
Piccadilly Line  
District Line

← M4 Motorway

Barons Court  
Piccadilly Line  
District Line

← Heathrow 32 mins

ARC West London

Exceptional connectivity with direct access to 47% of London's Tube Stations without having to changing lines.

The best of local and international cuisine with 17 dining options within 500m, from the independent Cafe Plum to the world-renowned River Cafe.

# Great western connections

Overlooking the Thames, yet just seven minutes walk from Hammersmith station, ARC West London enjoys the best of both worlds: the scenic riverside and the joy of city life.

Hammersmith station is connected by four London Underground lines (Circle, District, Piccadilly and Hammersmith & City), just 14 minutes and 23 minutes from the Elizabeth Line and national connections of Paddington and Euston stations respectively.

At the foot of the M4 corridor, it's also linked directly by road to Heathrow, just a short 17-minute ride away, and the university cities of Oxford, Reading, Bath and Bristol beyond.

## Wellbeing

- 1 Fulham Reach Boat Club
- 2 FRAME Hammersmith
- 3 Fitness & Squash Center
- 4 Reach Fit
- 5 Better Gym
- 6 Virgin Active
- 7 Pure Gym
- 8 Boom Cycle

## Amenities

- 1 Eventim Apollo
- 2 Lyric Theatre
- 3 Eat17
- 4 Brasserie Blanc
- 5 Tesco Express
- 6 The Blue Anchor
- 7 The Blue Boat
- 8 The River Cafe
- 9 The Distillers
- 10 Fulham Reach Boat Club
- 11 Pret a Manger
- 12 Caffè Nero
- 13 Little Waitrose
- 14 Boots Pharmacy
- 15 Riverside Studios
- 16 Café Plum
- 17 Truth
- 18 Antipod
- 19 Pure
- 20 Wasabi
- 21 Sam's Riverside Restaurant
- 22 Honest Burger
- 23 Riverside Bar & Kitchen
- 24 Sam's Larder



# Neighbourhood knowledge



# Hammersmith is an integral part of a wider West London life science ecosystem.

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## IMPERIAL COLLEGE AT WHITE CITY

- Specialises in science, engineering, medicine and business
  - 17,000 students
  - Undergraduates from over 125 countries
  - Awarded a Silver Athena Swan for championing women in industry
  - Part of the White City Campus Life Science hub
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## CHARING CROSS HOSPITAL

- Founded in 1818
  - Part of Imperial College Healthcare NHS Trust
  - Home to Imperial College's medical training & research campus
  - Leading clinical research facilities
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## HAMMERSMITH HOSPITAL

- Internationally renowned for clinical research
  - Part of Imperial College Healthcare NHS Trust
  - The Medical Research Council's West London home
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## INSTITUTE OF CANCER RESEARCH

- One of the world's most influential cancer organisations
- Awarded the Queen's Anniversary Prize for world leading research and drug discovery
- Part of the University of London
- Since 2005, the ICR has discovered 20 preclinical drug candidates, more than any other academic research centre
- 100 active partnerships across the life science world

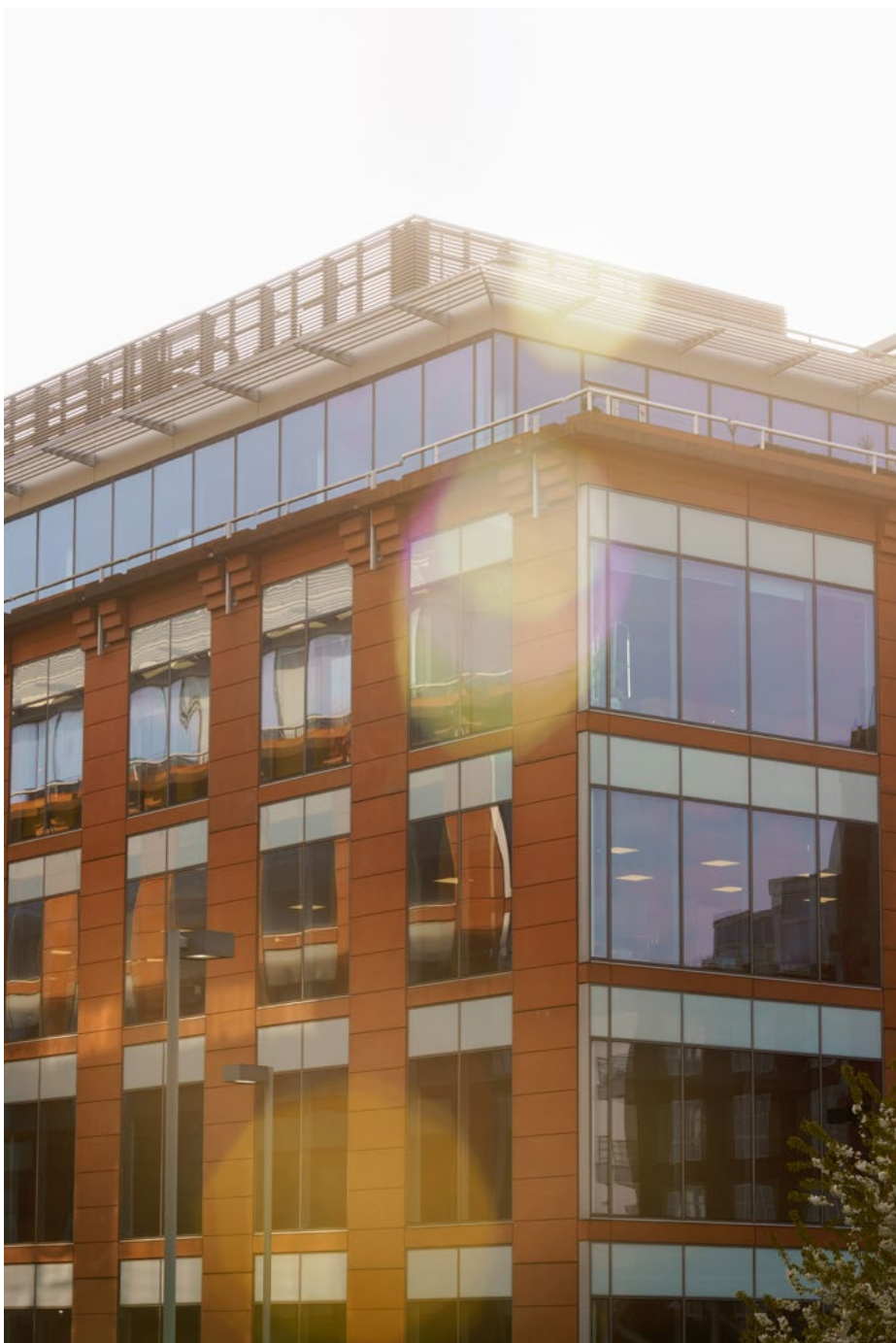


Home to Imperial College's medical training and research campus within Charing Cross Hospital, it's also in close proximity to Hammersmith Hospital and the internationally acclaimed Institute of Cancer Research. Welcome to a nationally recognised hub for life sciences of which ARC West London is a proud part.

# A transforming riverside home for UK life science

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ARC West London doubles in size to meet growing demand for lab-enabled space



## Two landmark buildings for innovation

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Waterfront is defined by its 5-storey atrium which hosts the Manbre Social Cafe, business lounge and meeting rooms. Find versatile workspace for either offices or labs from 4,107 sq ft, including the refurbished top-floor 10,971 sq ft penthouse suite with private terrace which is currently available. Enjoy spectacular views across the river to the iconic Harrods Dispensary Building directly opposite.

A new landmark building, 'Refinery' will soon bring over 120,000 sq ft of brand new science-ready space designed to accommodate CL2 labs to ARC West London, including 12,500 sq ft for the next generation of Motherlabs. It will house flexible wet and dry labs and state-of-the-art R&D facilities for start-ups, SMEs and international giants, as well as 13,000 sq ft of on-site amenities.

### 1. WATERFRONT

- 122,364 sq ft of Grade A workspace
- 10,971 sq ft top floor penthouse with private roof terrace
- 8 brand new Motherlabs spaces
- Impressive full-height atrium
- Manbre Social Cafe
- Business lounge
- Meeting rooms
- Concierge
- Outstanding end of journey facilities, drying rooms, showers and bike hub

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### 2. REFINERY

- Total NIA 120,973 sq ft with 96,690 sq ft office / lab enabled space (CL2)
- 22,000 sq ft floorplates
- 12,500 sq ft for Motherlabs
- 12,000 sq ft of amenity space
- Break out spaces
- Concierge
- Restaurant
- Cafe
- Clubroom
- Event studio
- Presentation suite
- Next generation cycle facilities (200+ cycle racks + 14 executive showers)

# Life at ARC West London

An aerial photograph of a landscaped public space. A wide, paved walkway with white dashed lines runs diagonally across the frame. Several people are walking along the path. In the foreground, a person is riding a bicycle. To the right of the path is a green lawn with various shrubs and small trees. In the background, a concrete wall with a metal railing runs along the edge of the space. The overall scene is bright and sunny, suggesting a pleasant outdoor environment.

The tranquility of the Thames a stone's throw from the West End with newly landscaped green public space making the most of the waterside.

# Feel good at work

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Boats drifting by, rowers fighting their wake between bridges and joggers picking their way along the Thames Path. It all makes for a positive atmosphere where the stressful push and pace of more hectic locations feels washed away.

The waterside landscaped public green space at the front of ARC West London's 3.5-acre site plays host to many social events throughout the year. This is part of a curated events calendar handpicked by our dedicated community manager to create the best possible environment all year round. Keep up to date on what's on and book into exclusive classes via our app.

Our members are making history with the work they do, so we want them to feel buoyed by their working environment. We all need the problems they're solving to be made history sooner, and sometimes the smallest things we do for them — from morning pilates classes to lunch street food pop ups — can make a world of difference.

## ...and after work

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Home of the Eventim Apollo and LAMDA, moments from the world-famous London Olympia, this riverside destination is also a landmark on the capital's cultural map. And with six pubs, seven cafes and 17 restaurants — including The River Cafe — within 500m of ARC West London, you can forget the groundhog day lunches and after work drinks. Soak up all the variety this special riverside spot provides.

When you want to explore further afield, the culture and colour of the capital's West End are only a quarter of an hour by tube.





**Make Motherlabs home**

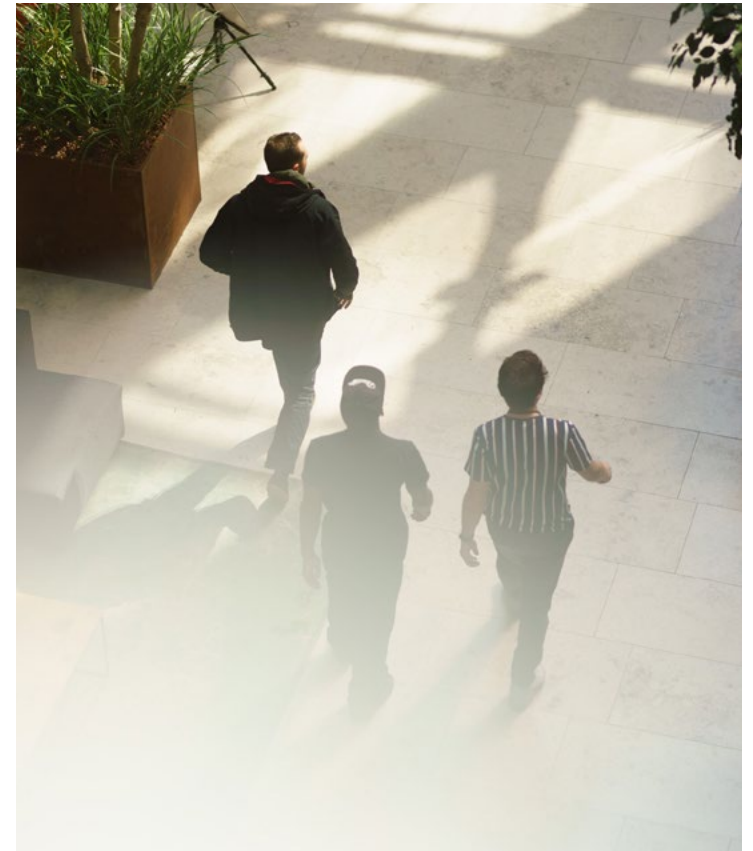
# Our partners

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“They could be diagnostics companies or biotech companies trying to find new applications in the market, medical devices companies, or they could be drug discovery companies finding new targets. Motherlabs can adapt to suit almost anyone.”

— Manisha Kulkarni, Director of Science & Technology at Bulb Laboratories

**Versatile labs ranging from 700 - 1,500 sq ft mean our spaces can be easily adapted for any type of business.**



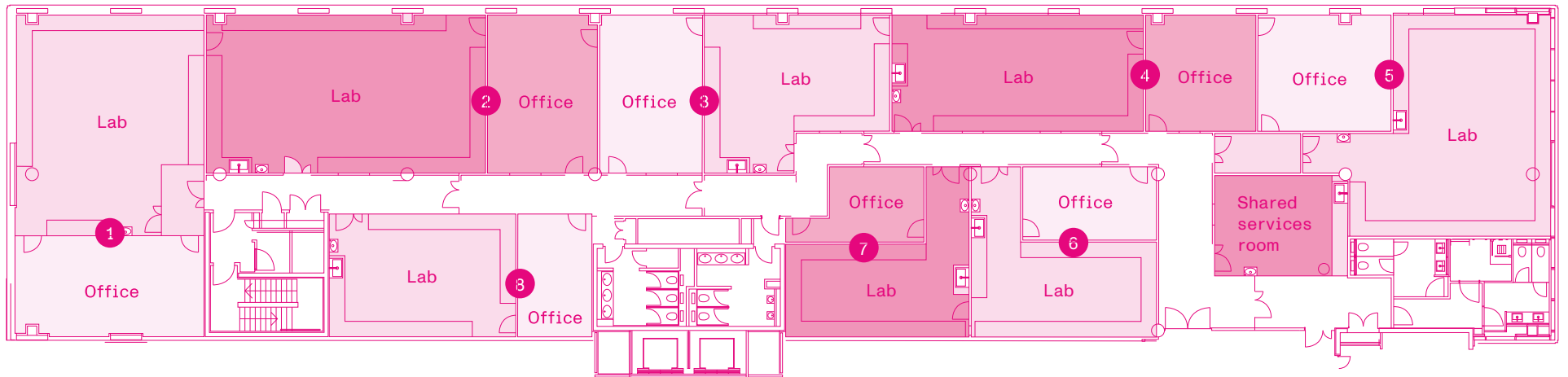
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We've worked closely with Bulb Laboratories, one of our key partners, to curate compliant spaces for everything from cell and tissue culture research to analysis, synthesis and diagnostics.

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.

# Schedule of areas

Unit	Total area	Lab area	Office area
1	1,406 sqft / 131 sqm	664 sqft / 62 sqm	742 sqft / 69 sqm
2	1,506 sqft / 139 sqm	1,087 sqft / 100 sqm	419 sqft / 39 sqm
3	1,022 sqft / 94 sqm	624 sqft / 58 sqm	398 sqft / 37 sqm
4	1,033 sqft / 95 sqm	721 sqft / 67 sqm	312 sqft / 29 sqm
5	1,409 sqft / 130 sqm	1,022 sqft / 95 sqm	387 sqft / 36 sqm
6	752 sqft / 69 sqm	516 sqft / 47 sqm	236 sqft / 22 sqm
7	696 sqft / 64 sqm	495 sqft / 45 sqm	201 sqft / 19 sqm
8	794 sqft / 73 sqm	570 sqft / 53 sqm	224 sqft / 20 sqm





# Specifications

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## Laboratories

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- Containment Level 2 specification, capable of GLP certification
- 6 air changes per hour
- Independent VRF cooling system
- Cat 5 Water Protection
- Vulcathene Drainage
- Vinyl lab flooring
- Work benches and stools - movable and fixed for greater flexibility
- Perimeter trunking for small power in labs
- Specialist piped gases available including Carbon Dioxide, Oxygen, Nitrogen and Compressed Air

## Shared facilities include:

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- Autoclave
- Dishwasher
- Water Purifier
- Ice Machine
- LN2 (external store)
- Ducted fume hood
- Run by our dedicated on-site Lab Services Manager

## Offices

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- Fully accessible raised floors in the offices
- Carpet
- LED lighting
- Onsite laboratory Facilities management
- Fully fitted WCs and shower rooms

## End of journey provision

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- Brand new end of journey provision
- 90 soft dock electric cycle parks
- 166 cycle hoop parks
- Ample lockers throughout
- Access to the building's 11X showers in the basement

## Frictionless Access

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- Simple, flexible agreements to get you in as quickly as possible.
- All spaces are pre-wired for instant access to superfast dedicated broadband.
- Our dedicated team is on hand to help you space plan and manage your move.
- We're an experienced partner, not a Landlord.



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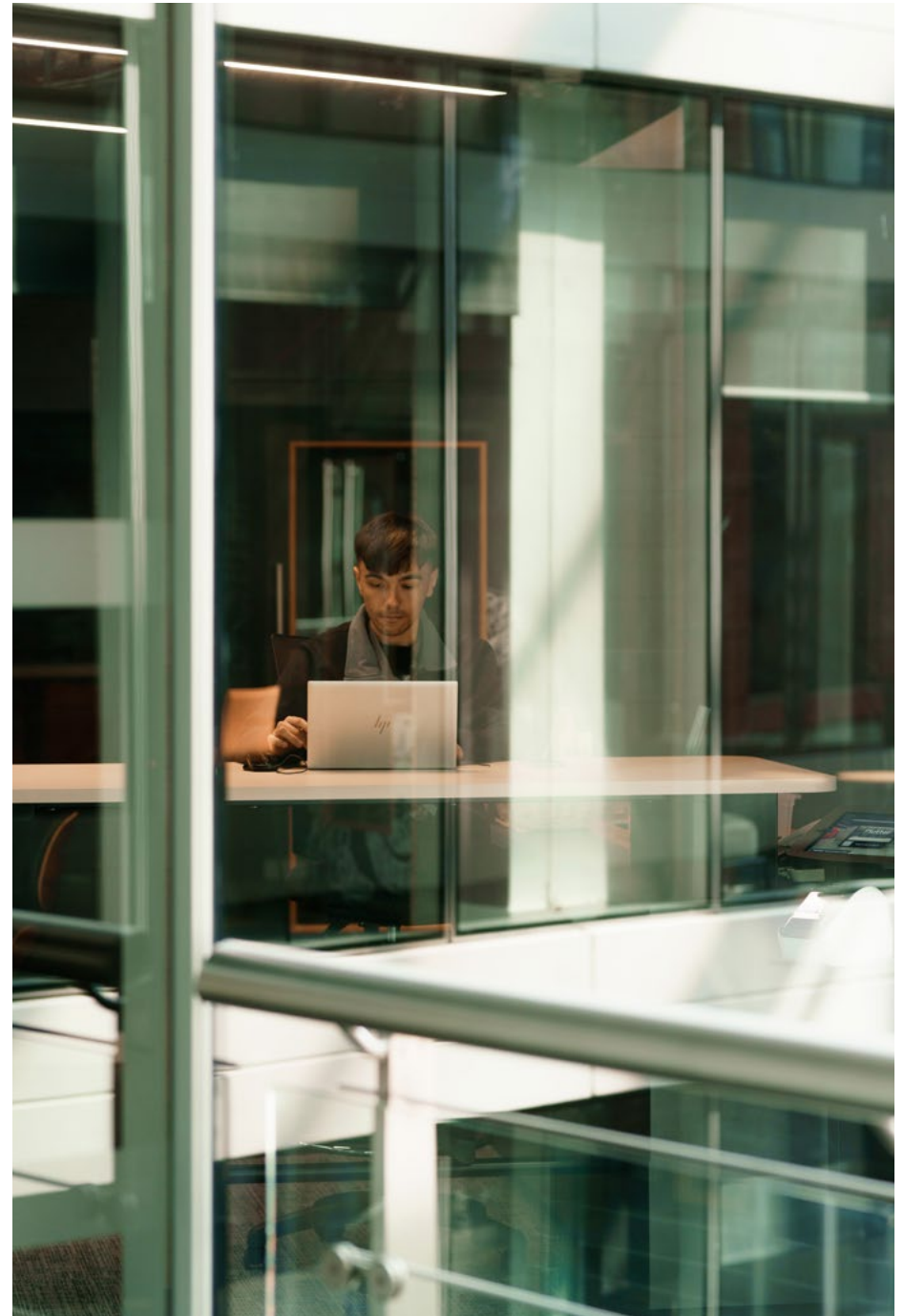
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**ARC.**

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