

ARC
West London

WATERFRONT

FITTED AND CAT-A OFFICE SPACE

1ST & 2ND FLOORS

5,000 - 51,574 SQ FT

HAMMERSMITH, W6 9RH

WATERFRONT

5,000 – 51,574 SQ FT

PART FITTED OFFICES AVAILABLE ON
WEST LONDON SCIENCE & INNOVATION CAMPUS



BETTER WORKING ON THE BANKS OF THE THAMES

CATHAY PACIFIC

Juice PLUS+

Come and work in ARC West London's Thames-side lab and office campus. Ideal for companies working in Pharmaceuticals, AI, Digital Tech offering ability to co-locate with science and tech companies.

Waterfront provides a great opportunity to collaborate with a wide range of companies focusing on precision therapeutics, many using AI platforms.



Summary

- 2 floors of office space totalling 51,574 sq ft
- Space available from 5,000 sq ft
- Landscaped gardens and river setting
- 10 mins walk from Hammersmith tube station
- Part of 270,000 sq ft campus
- Fantastic amenitie with access to restaurant, cafe, business lounge, meeting rooms, event suite, club room and roof terrace.
- Lively community with dedicated events team hosting many social and industry events.
- 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 building coming in 2025
- Close proximity to Charing Cross Hospital and Imperial College White City campus



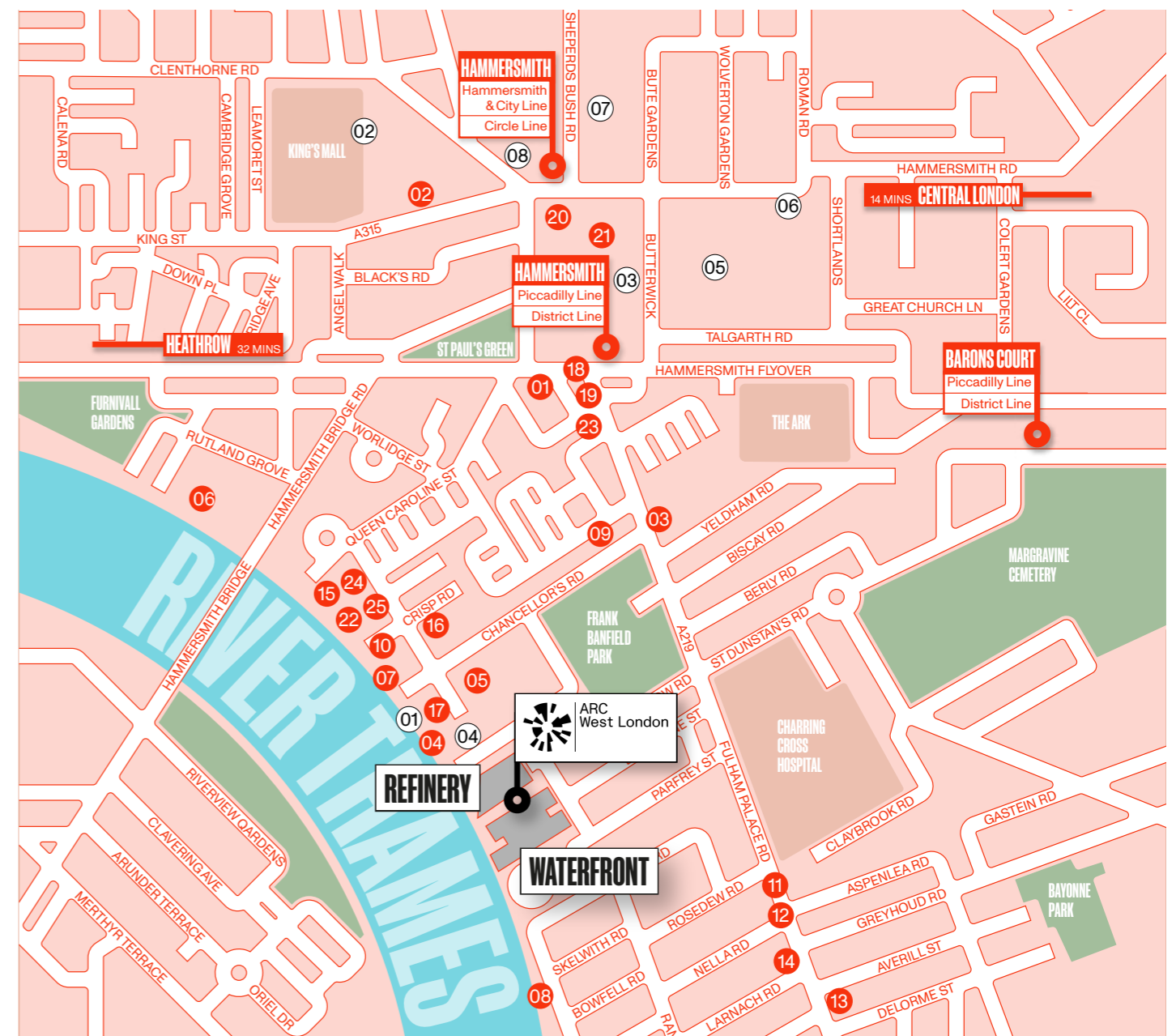
LOVE THE LOCATION

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 leading onto roof terrace
- Restaurant
- Landscaped gardens overlooking the river



AVAILABILITY

CAT A AND FITTED OFFICE SPACE 5,000 - 51,574 SQ FT

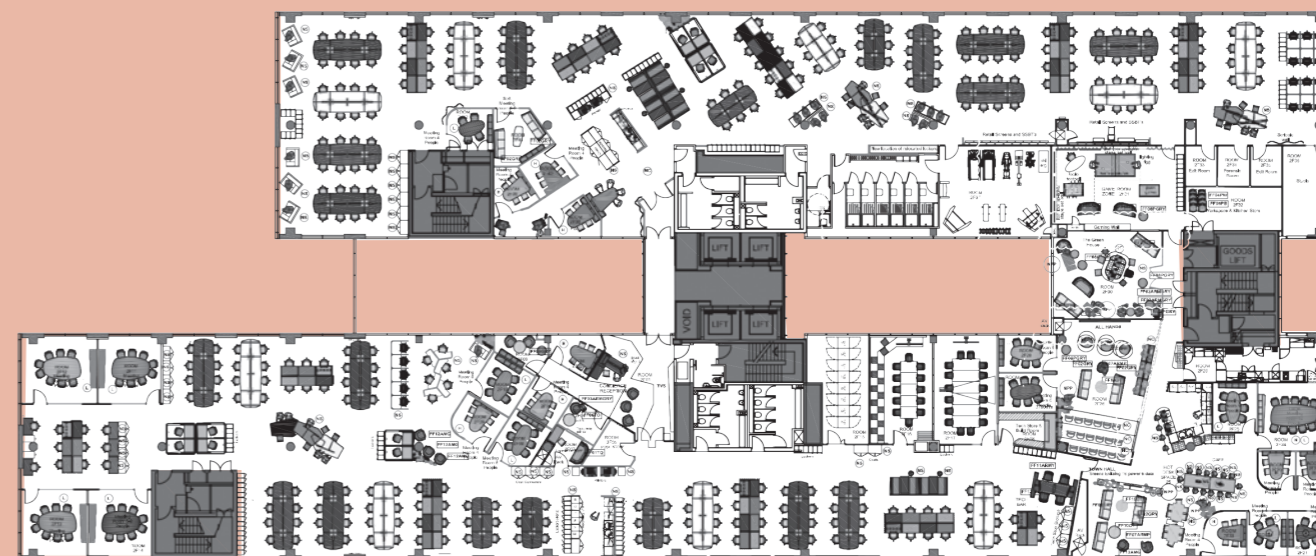
- Open plan office space
- 2 x large board rooms with retractable partitioning.
- 4 x 8 person video conferencing suites with river views.
- Work pods and break-out areas
- Large break out area with separate meeting rooms
- Kitchen with ducted ventilation
- Town hall area
- Games room
- Gym with shower facilities
- Stunning river views
- Direct access to goods lift
- Full access raised floors
- Four pipe fan coil air conditioning
- Suspended metal tile ceilings with recessed LED lighting
- Access to parking
- Secure cycle storage and shower facilities in new end of journey experience
- Access to shared meeting room space
- Backbone Connect installed facilitating easy broadband connection up to 10GB

Area Schedule	sq ft	sq m
Second Floor	25,774	2,394
First Floor	25,800	2,397
Total	51,574	4,791



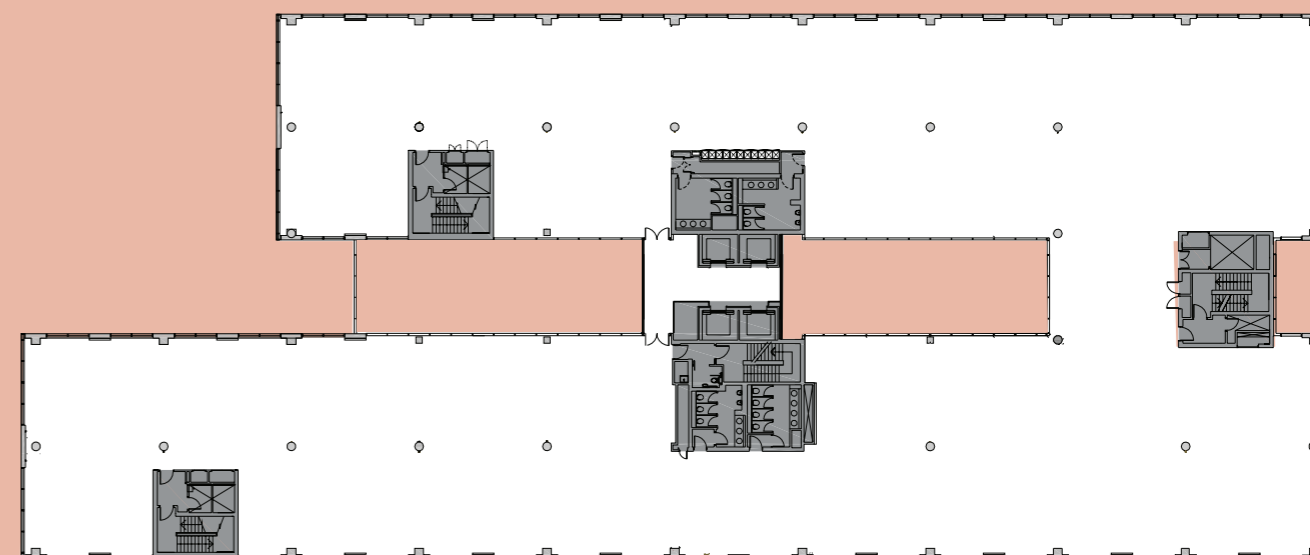
SECOND FLOOR

Fitted space showing indicative layout (furniture not provided)



FIRST FLOOR

Open plan, Cat-A accommodation available from 5,000 sq ft





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.

TOM MELLOWS

M: +44 (0) 7870 555 955
E: tmellows@savills.com

SAM DENEHY

M: +44 (0) 7977 030 175
E: samuel.denehy@savills.com

STUART AUSTIN

M: +44 (0) 7912 299 725
E: stuart.austin@jll.com

JOSHUA DOBLE

M: +44 +44 (0) 7783 771 576
E: joshua.doble@eu.jll.com



savills.co.uk



jll.co.uk

Misrepresentation Act

Advanced Research Clusters Ltd or Savills and JLL give notice that these property particulars are provided as a general outline for guidance only. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. As such, it does not constitute or form part of a contract.

No person in the employ of Advanced Research Clusters Ltd or Savills and JLL as representing agents of the property displayed has the authority to make or give any representation or warranty in relation to the property.

Unless otherwise stated, all rents and prices quoted in these property particulars are exclusive of VAT which may be payable in addition to the amount quoted. Subject to contract. November 2024