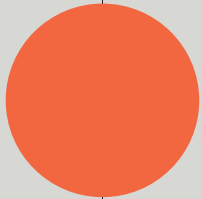


ARC  
Uxbridge



# BUILDING 01

## UB8 1DH



**ARC.**

Advanced  
Research  
Clusters



ARC UXBRIDGE

- 70 acres of parkland in London’s green belt with outdoor pitches & facilities
- Shuttle bus to Uxbridge tube station
- London, M40 (J1), 1.5 miles
- Heathrow T5: 7 miles
- 10 minutes’ walk to Uxbridge town centre
- The ‘Clubhouse’ café and event/ conference facilities
- On-site Management team
- Adapt by ARC co-working space

BUILDING 01

- Refurbished Building 01 available immediately
- Grade A office space between 5,000 and 12,482 sq ft
- 38 parking space with available space
- 4 x Double EV Charging Spaces
- Shower facility on each floor
- 56 bike storage spaces & 38 lockers per floor
- BREEAM Very Good
- EPC – A

CONTENTS

3	ARC UXBRIDGE	4	CONNECTIONS
5	LOCATION	6	GLOBAL NAMES
7	LIFE AT ARC UXBRIDGE	10	BUILDING 01
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# WHOLE CAMPUS UNDER SINGLE OWNERSHIP

BUILDING 02

 Bristol Myers Squibb™



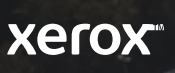
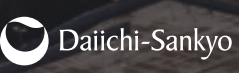

BUILDING 05



BUILDING 03

 Mondelēz International

BUILDING 04

 Adapt Flexible Workspace by ARC  parexel  xerox  Daiichi-Sankyo  AMGEN

BUILDING 01

 JATO  NORGINE  PIZZA EXPRESS  SUNTORY BEVERAGE & FOOD GB&I

SPORTS PITCHES

THE CLUBHOUSE

AN EDGE  
OF TOWN  
CAMPUS

CLICK HERE  
TO WATCH THE  
BUILDING 01 VIDEO



# LONDON, THE UK AND THE WORLD

Uxbridge is perfectly placed on the edge of the so-called 'Golden Triangle' and between the South East's two major concentrations of science and learning: Oxford and London. Both are city-size ecosystems home to global giants in commercial innovation.

Two tube lines go direct to central London while the M40, which runs right past Uxbridge, is a vital transport artery connecting the major university cities of Oxford, Coventry and Birmingham.

Uxbridge is also only a short 7 mile journey from Heathrow Airport's arrival gate — one of Europe's busiest airports and the UK's gateway to world science and innovation.



**7 MILES FROM HEATHROW AIRPORT**



**5 MINUTES DRIVE TO M40 J1  
(OXFORD & CENTRAL LONDON)**



**23 MINS TO MARYLEBONE  
(FROM DENHAM STATION)**



**GENEROUS CAR PARKING**



**12 MINS WALK TO UXBRIDGE TUBE STATION  
(METROPOLITAN & PICCADILLY LINES)**



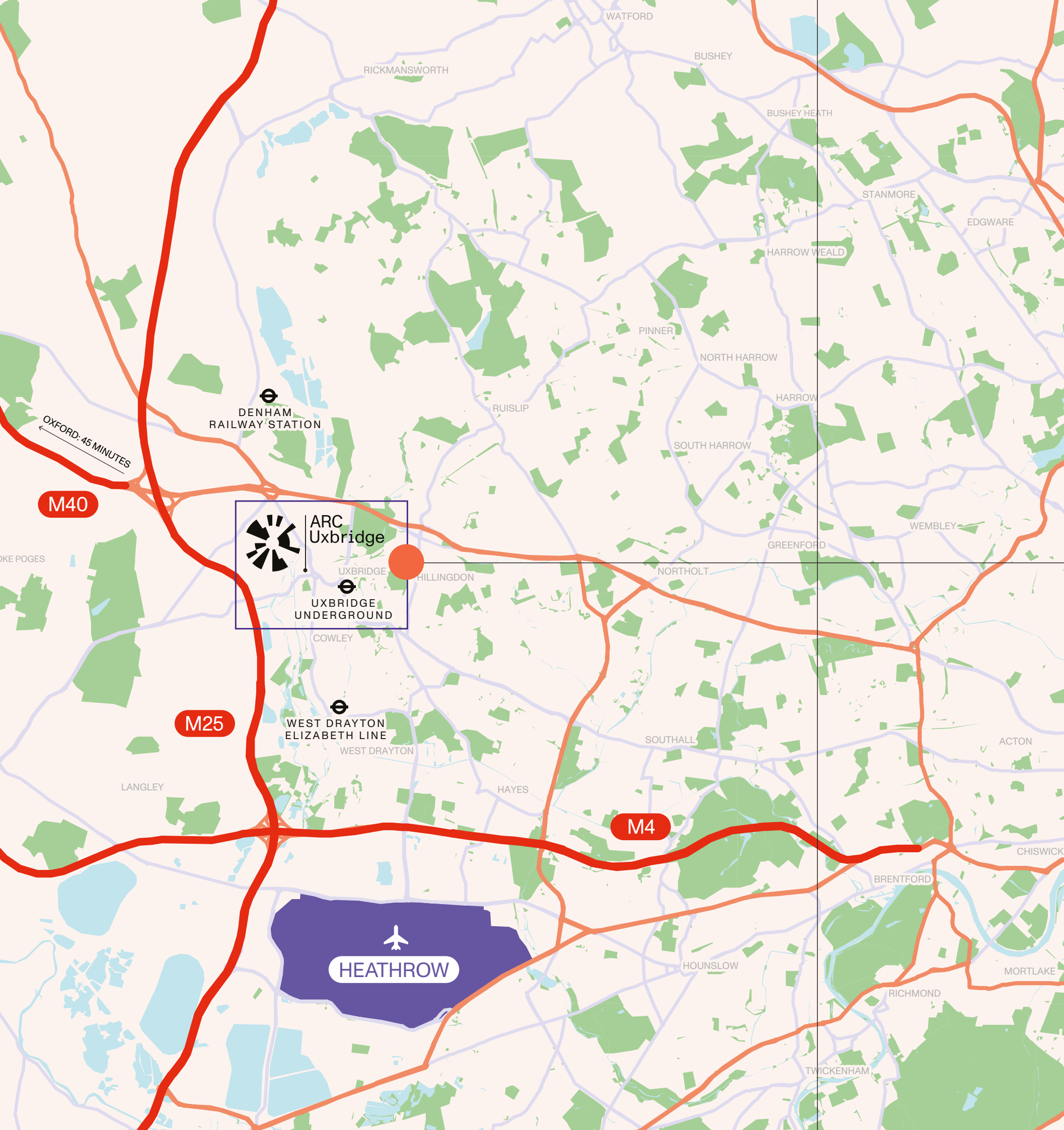
**SHUTTLE BUS FROM ARC UXBRIDGE TO  
TOWN CENTRE EVERY 10-15 MINS**



**ACTIVE TRAVEL ENCOURAGED WITH  
BIKE RACKS, SHOWERS & LOCKERS**







# LOCATION UXBRIDGE

Equally well-connected by road, rail and air, Uxbridge interlinks with many major urban knowledge economies.

From Uxbridge tube station, the Metropolitan line takes you to King's Cross in 45 minutes, while the Piccadilly line directly connects you to Hammersmith and the West End.



# AN ESTABLISHED COMMUNITY

ARC Uxbridge is home to global names in Pharma and Biotech, and part of the wider ARC network: a growing, nationwide innovation community that gives members access to national open access facilities, international expertise and socially active communities across the country.



**BUILDING 01**  
Members

**BUILDING 02**  
Members

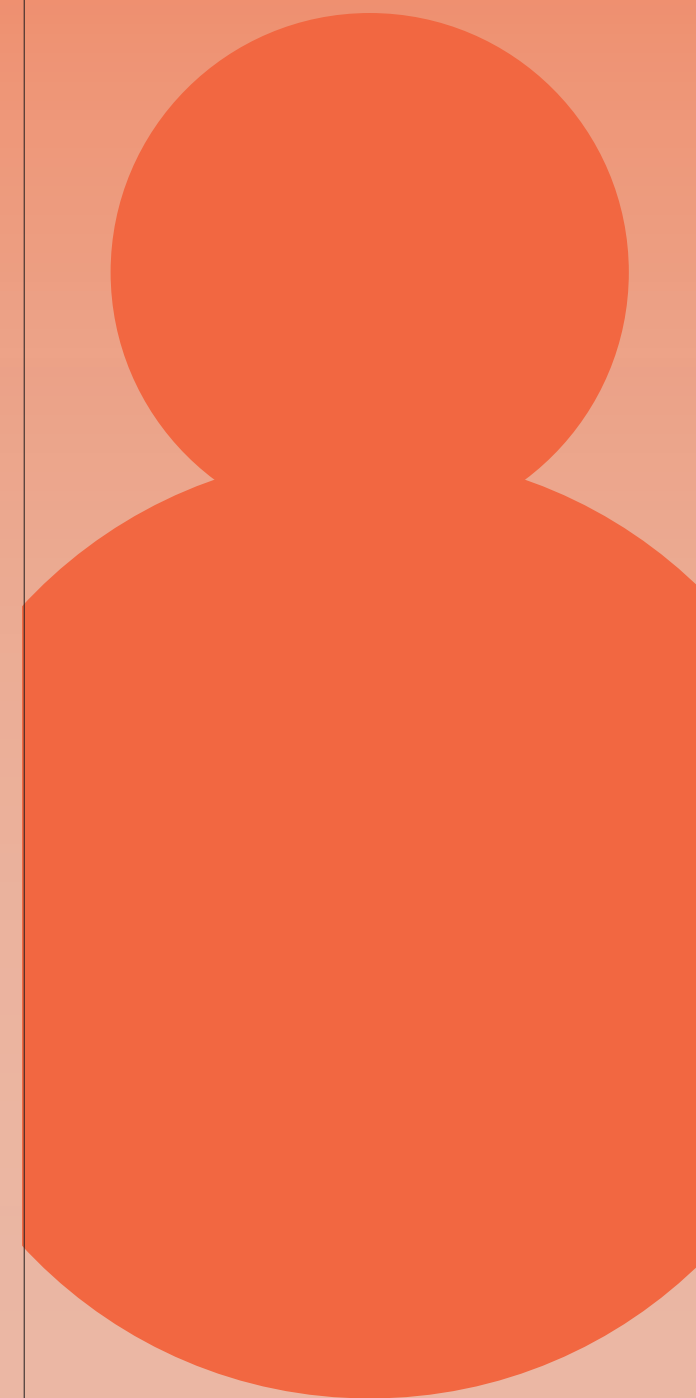
**BUILDING 03**  
Members

**BUILDING 04**  
Members

**BUILDING 05**  
Members

**LIFE AT ARC  
UXBRIDGE**

**WHERE SCIENCE  
AND INNOVATION  
DO BUSINESS**





# TOWN CENTRE FACILITIES

From wining and dining to staying active and energised, Uxbridge is only a few minutes walk away and has a lot to offer.

Choose from a wide range of restaurants, bars, country pubs and cosy cafés, take a wander through the town centre’s many shops and outlets, and try one of the many gyms or the sports centre.



# CAMPUS AMENITY

Walk, run cycle and paddle across 70 acres of open natural space in London’s green belt.



- 72 cover restaurant
- Casual soft seating
- Bookable meeting room
- Seminar space/auditorium
- Fitness classes
- Outdoor sports facilities
- Community events





# MEMBER OF THE FUTURE APP

The Member of the Future app is available exclusively to all members of the ARC network and provides everything you need to make the most of the ARC Campuses.

Find out what is going on:

- Access real time information on the shuttle bus
- Join one of the growing list of clubs
- Book onto one of our fitness classes
- Sign up to an event
- Book meeting and event spaces
- Book a sports pitch
- Order food



# Adapt

Flexible  
Fully serviced  
Coworking

Find your perfect coworking package with monthly rolling contracts, serviced spaces and a community manager giving you complete support.



**PRIVATE OFFICES FOR 1-100 PEOPLE**

**16 COWORKING DESKS**

**MEMBER LOUNGE WITH BOOTHS**

**2 FORMAL MEETING ROOMS**

**FULLY STOCKED KITCHEN**





# BUILDING 01

82,000 SQ FT OF  
BEST-IN-CLASS  
OFFICE SPACE



# BUILDING 01 SPECIFICATION

- Refurbished and available immediately
- Grade A office space between 5,000 and 12,482 sq ft
- 38 car parking spaces
- 4 x double EV charging spaces
- BREEAM Very Good
- EPC - A
- LED lighting with presence/absence detection and perimeter daylight dimming controls
- BMS energy monitoring and metering
- Shower facilities on each floor
- Locker facilities on each floor
- 4-pipe fan coil air conditioning system
- Perforated hybrid suspended ceiling
- Raised access floors with 120mm void

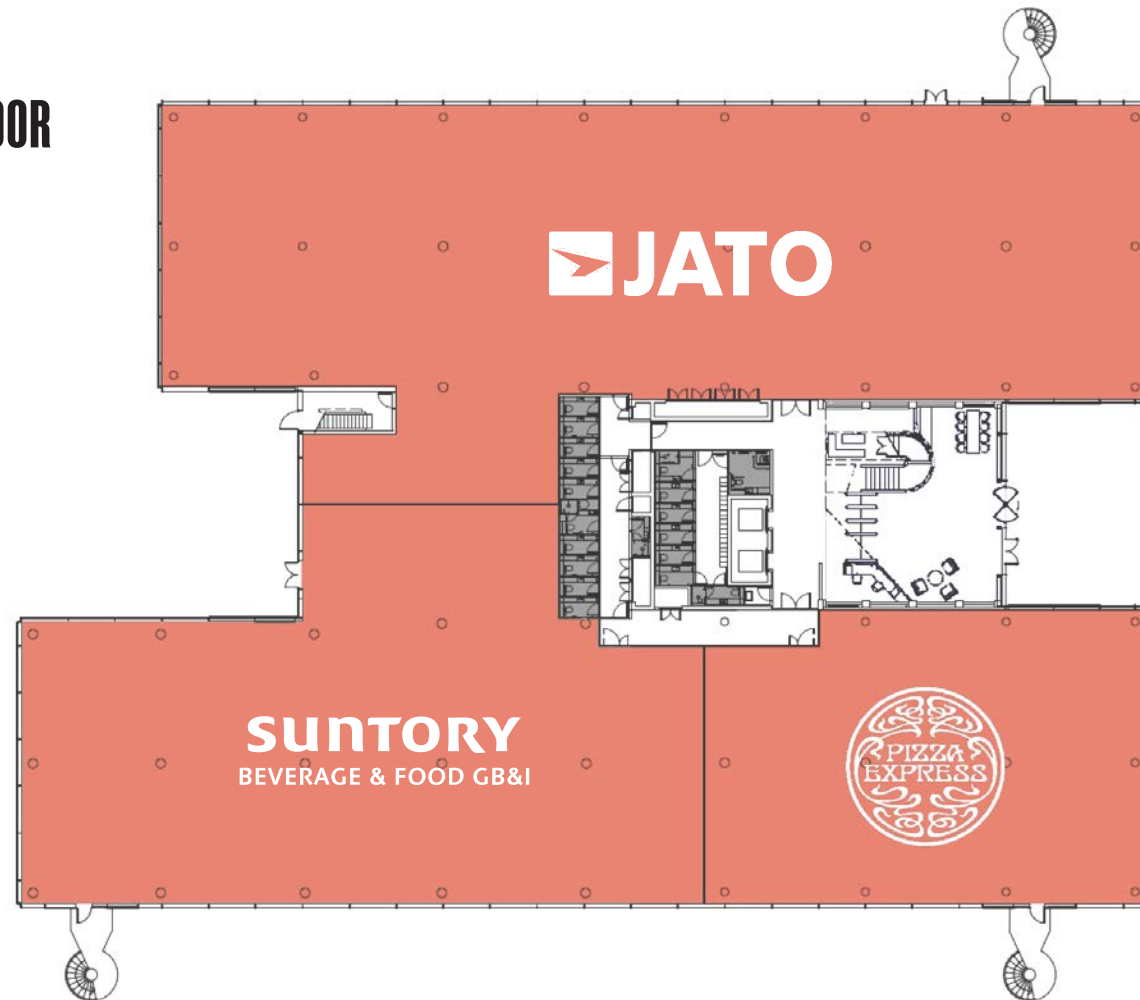




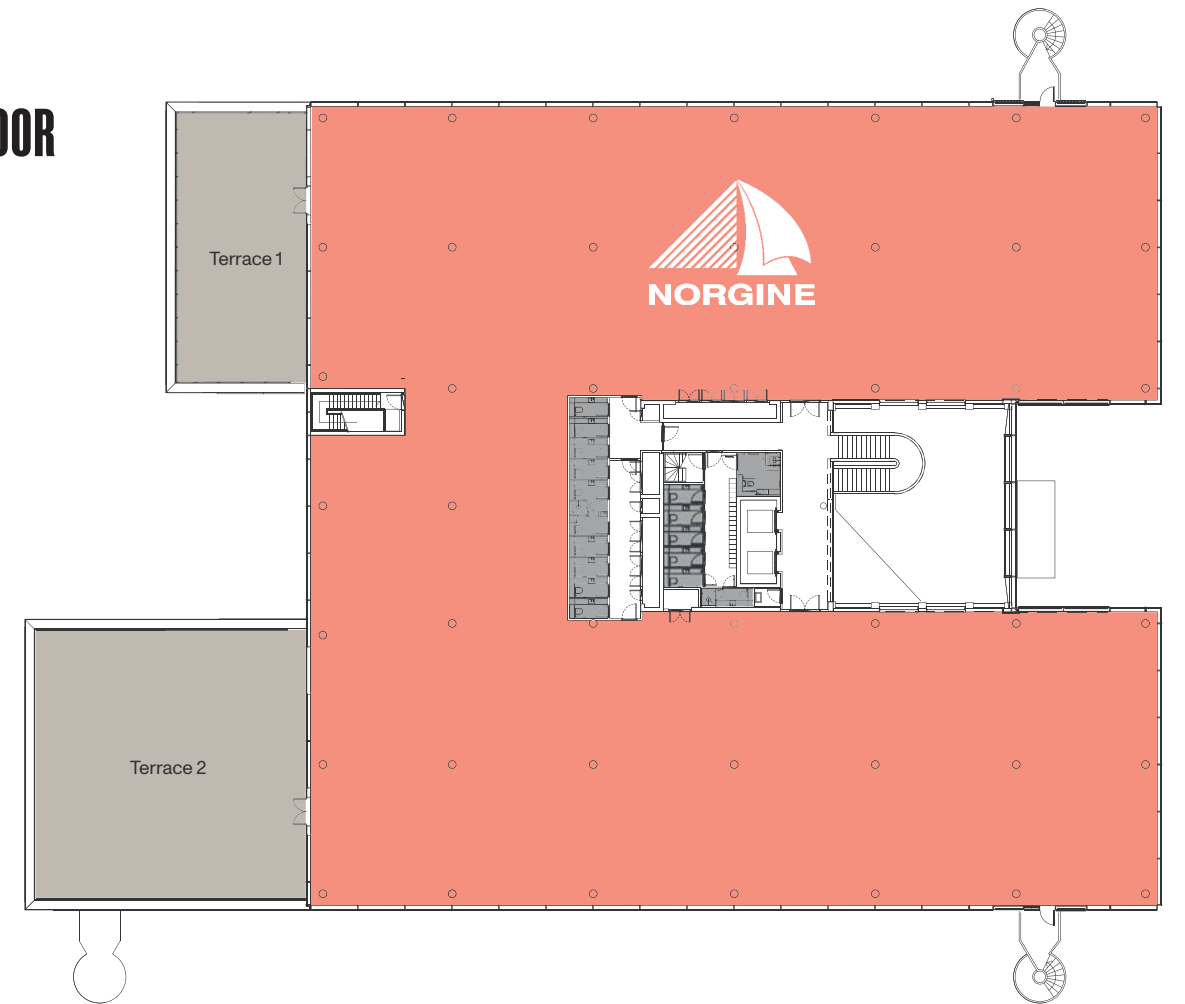
# AVAILABILITY

Grade A office space between  
5,000 and 12,482 sq ft

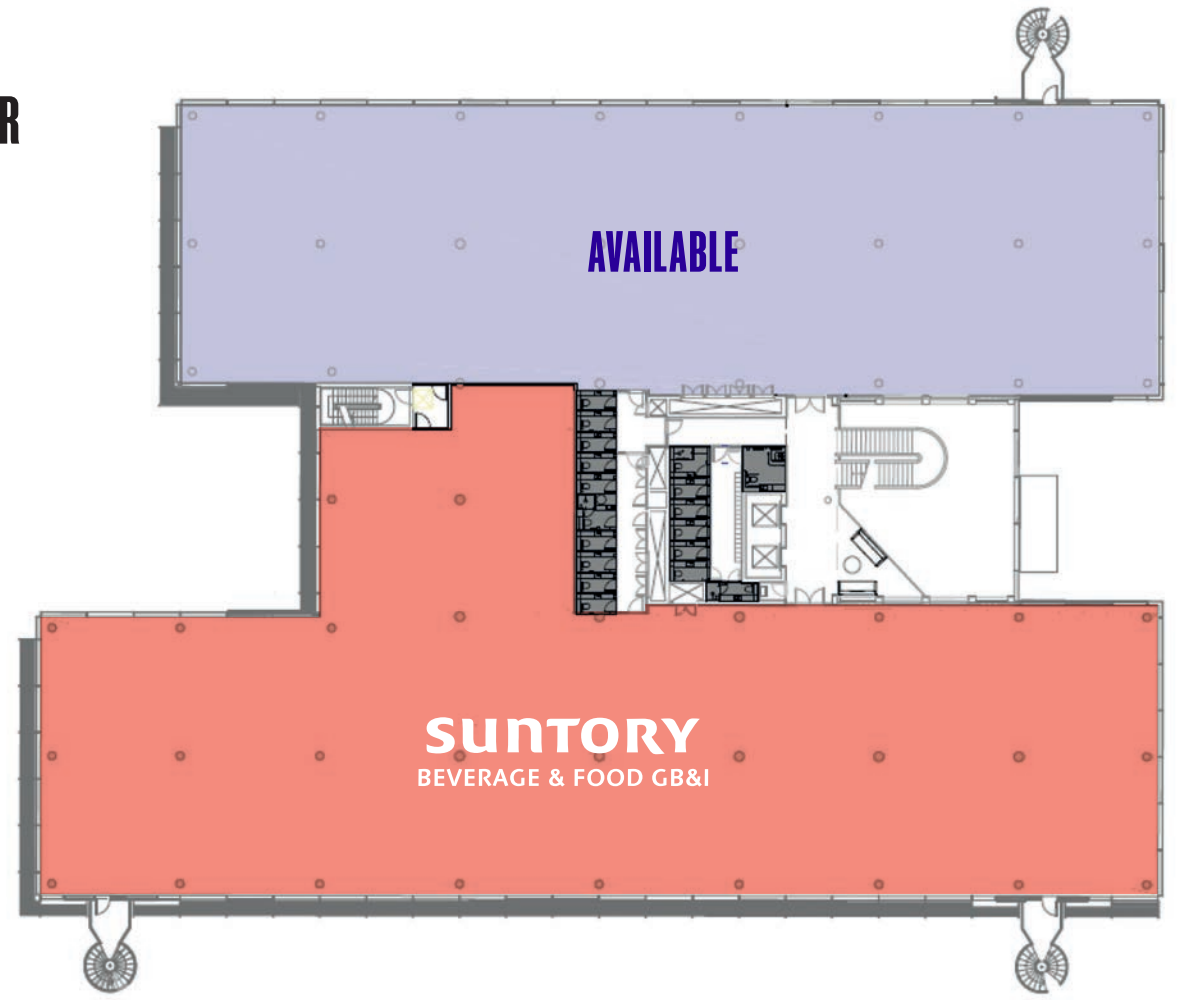
## GROUND FLOOR



## SECOND FLOOR



## FIRST FLOOR





# SUSTAINABILITY CREDENTIALS

## BUILDING 01



BREEAM  
Very Good  
(2011 rating)



EPC rating A



EV  
car chargers



56 bike racks



Shower and  
locker facilities



LED lighting with  
presence/absence  
detection  
and perimeter  
daylight dimming  
controls



Insulation to achieve  
standard of zero  
depletion potential



BMS energy  
monitoring and  
metering



High efficiency air  
source heat pumps  
for LTHW & chilled  
water



Heat recovery  
AHUs



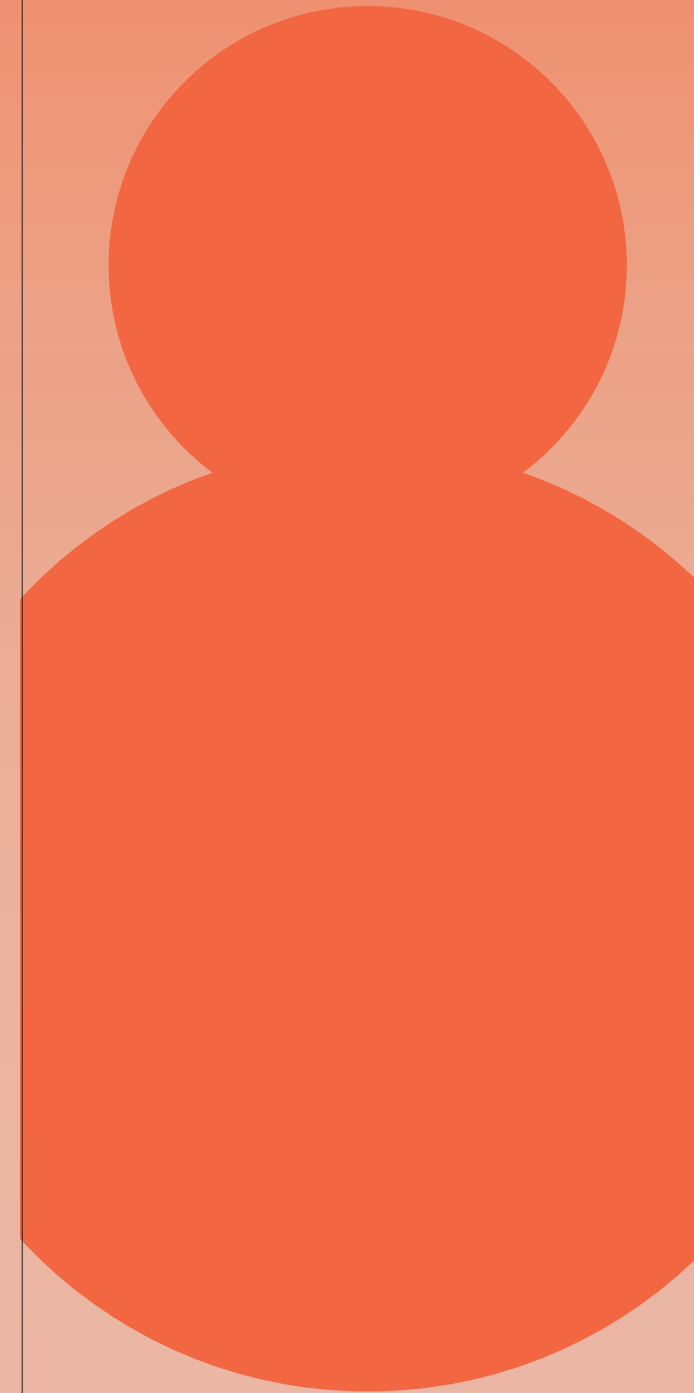
PV array at roof level  
of approx. 450 sq m



Building services  
heating/cooling  
systems not reliant  
on fossil fuels



# ADVANCED RESEARCH CLUSTERS





# BE PART OF THE ARC COMMUNITY, ITS INFRASTRUCTURE AND EVENTS

Advanced Research Clusters (ARC) is Europe's leading network of science and innovation clusters. Our passion is supporting science and innovation businesses to thrive and we create the best possible environments for innovation to make a difference in the world.

Our approach is based on building collaboration and fostering creativity. ARC is home to over 300 leading science and innovation organisations and over 10,000 employees. They are all members of a growing community, with a range of exclusive benefits including events, summits, training, profile and access to space for away days and science sprints.

# ARC.



**HARWELL**  
Oxfordshire

The UK's leading science and innovation campus.

**THE FARADAY  
INSTITUTION**

**Catalent**  
**moderna**

**UKRI** National Quantum  
Computing Centre

**Oxford NANOPORE**  
Technologies

**The Rosalind  
Franklin Institute**

**diamond**



**ARC  
Oxford**

Home to a community of 3,500 people, over 33 science and innovation businesses, spanning life science, healthtech, deeptech and digital/AI.

**OMass**  
THERAPEUTICS

**GILEAD**  
Creating Possible

**ivyfarm**  
technologies

**Perspectum**  
Diagnostics

**Yellowstone**  
BIOSCIENCES

**OrganOx**  
living organs for life



**ARC  
West London**

ARC West London campus provides the London knowledge economy with world-class lab and office space, riverside views and a friendly community – providing multiple ways to connect and collaborate.

**London GreenCity**

**Epsilogen**  
**econic**

**SANIA**  
THERAPEUTICS

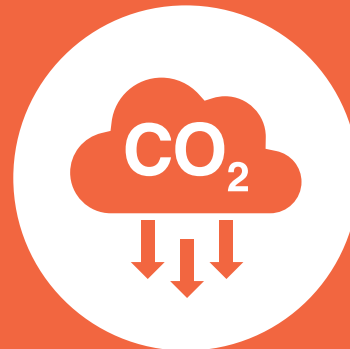
**GENinCode**

**Kesmalea**  
THERAPEUTICS



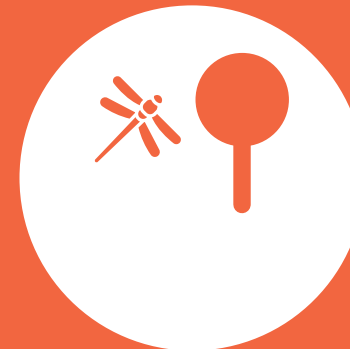
# ESG ARC OBJECTIVES

To put its Vision into Action, ARC has identified 7 Key Focus Areas, aligned with the UN Sustainable Development Goals (SDGs), as the guiding principles for successful, prosperous and sustainable Clusters:



## CARBON & GHG EMISSIONS

Transition our built environment portfolio towards Net Zero Carbon, halving emissions from managed buildings by 2030.



## NATURE & ENVIRONMENT

Protect the local environment and manage our estate sustainably, enhancing its ecological diversity whilst creating a network of nature corridors.



## MATERIALS & SUPPLY CHAIN

Shift the development and operation of our portfolio towards a circular economy through sustainable procurement and responsible sourcing.



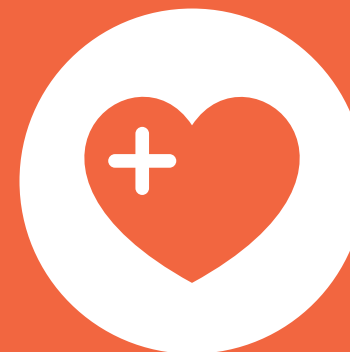
## CLIMATE RESILIENCE & ADAPTATION

Make our buildings and infrastructure resilient to the predicted changes.



## CONNECTIVITY & TRANSPORT

Encourage active travel choices and provide low emission transport options to commuters.



## HEALTH & WELLBEING

Provide an environment that safeguards and enhances the safety, health and wellbeing of staff and visitors.



## COMMUNITY & LOCAL ECONOMY

Make a lasting positive contribution to the community and local economy by delivering environmental, economic and social value.





Advanced  
Research  
Clusters

## Become a Member of the Future

Speak to us today to find out how your business could benefit as a member of ARC

### ARC

Andrew Davies  
andrew.davies@arcgroup.io  
+44 (0) 7545 009 618

George Wilson  
george.wilson@arcgroup.io  
+44 (0) 7384 836 350

### BNP Paribas Real Estate

Edward Smith  
edward.smith@realestate.bnpparibas  
+44 (0) 7836 656 538

James Little  
james.little@realestate.bnpparibas  
+44 (0) 7350 404 732

### Cushman & Wakefield

Jamie Renison  
jamie.renison@cushwake.com  
+44 (0) 7778 052 594

James Goodwin  
james.goodwin@cushwake.com  
+44 (0) 7717 652 803

### Savills

Stuart Chambers  
stuart.chambers@savills.com  
+44 (0) 7870 999 339

Pip Edwards  
philippa.r.edwards@savills.com  
+44 (0) 7816 184 021

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January 2025

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