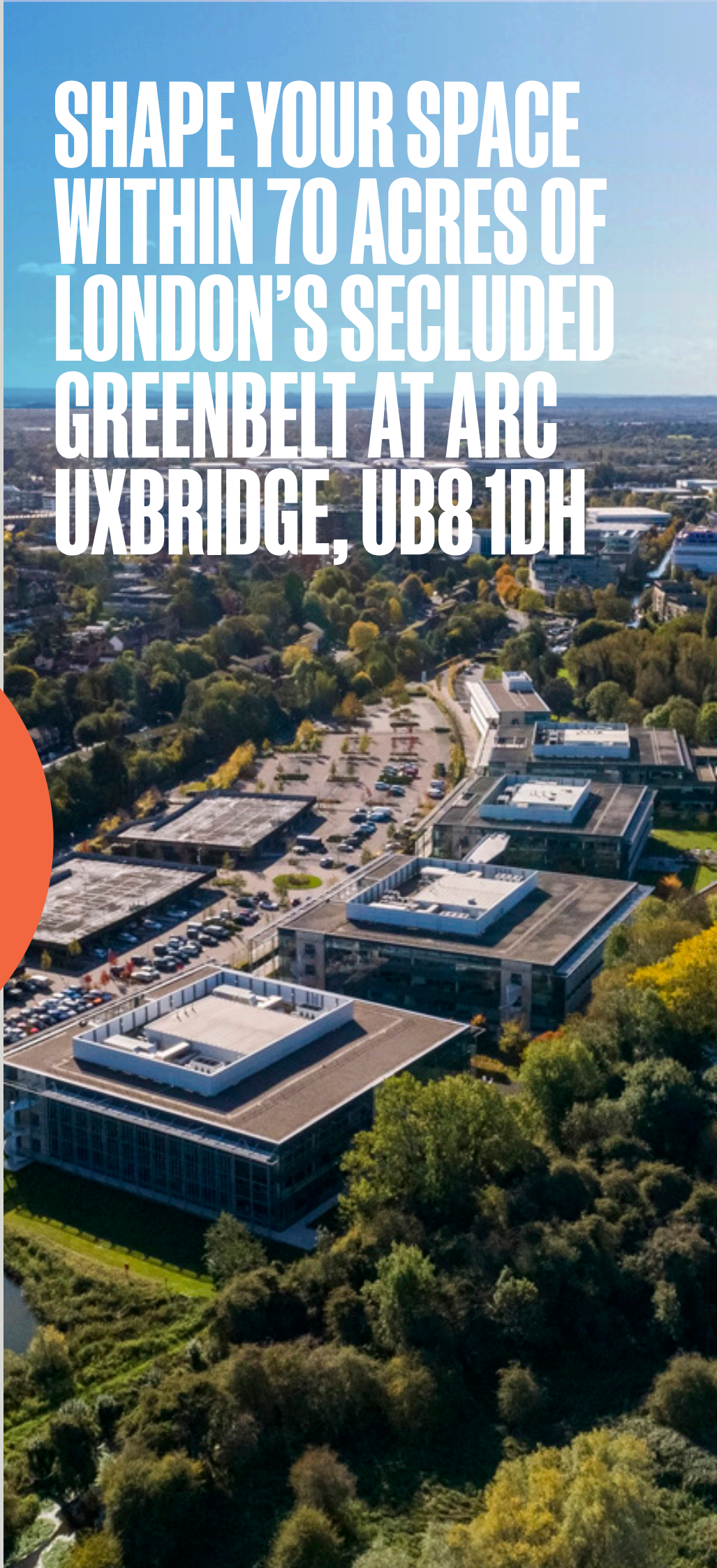


ARC
Uxbridge

SHAPE YOUR SPACE WITHIN 70 ACRES OF LONDON'S SECLUDED GREENBELT AT ARC UXBRIDGE, UB8 1DH



ARC.

Advanced
Research
Clusters

AT A GLANCE



A total potential floor area across the campus from 5,000 sq ft to 26,241 sq ft of Grade A office space.

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 car parking spaces
- 4 x double EV charging spaces
- BREEAM Very Good
- EPC – A



BUILDING 04

- Refurbished accommodation
- Grade A office space between 5,047 sq ft and 13,759 sq ft
- 47 car parking spaces
- EV charging spaces coming soon
- BREEAM Very Good
- EPC – B

CONTENTS

3	ARC UXBRIDGE	4	CONNECTIONS
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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

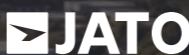
xerox™



Daichi-Sankyo

AMGEN

BUILDING 01

 JATO



SUNTORY
BEVERAGE & FOOD GB&I

SPORTS PITCHES

THE CLUBHOUSE

AN EDGE OF TOWN CAMPUS

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)**

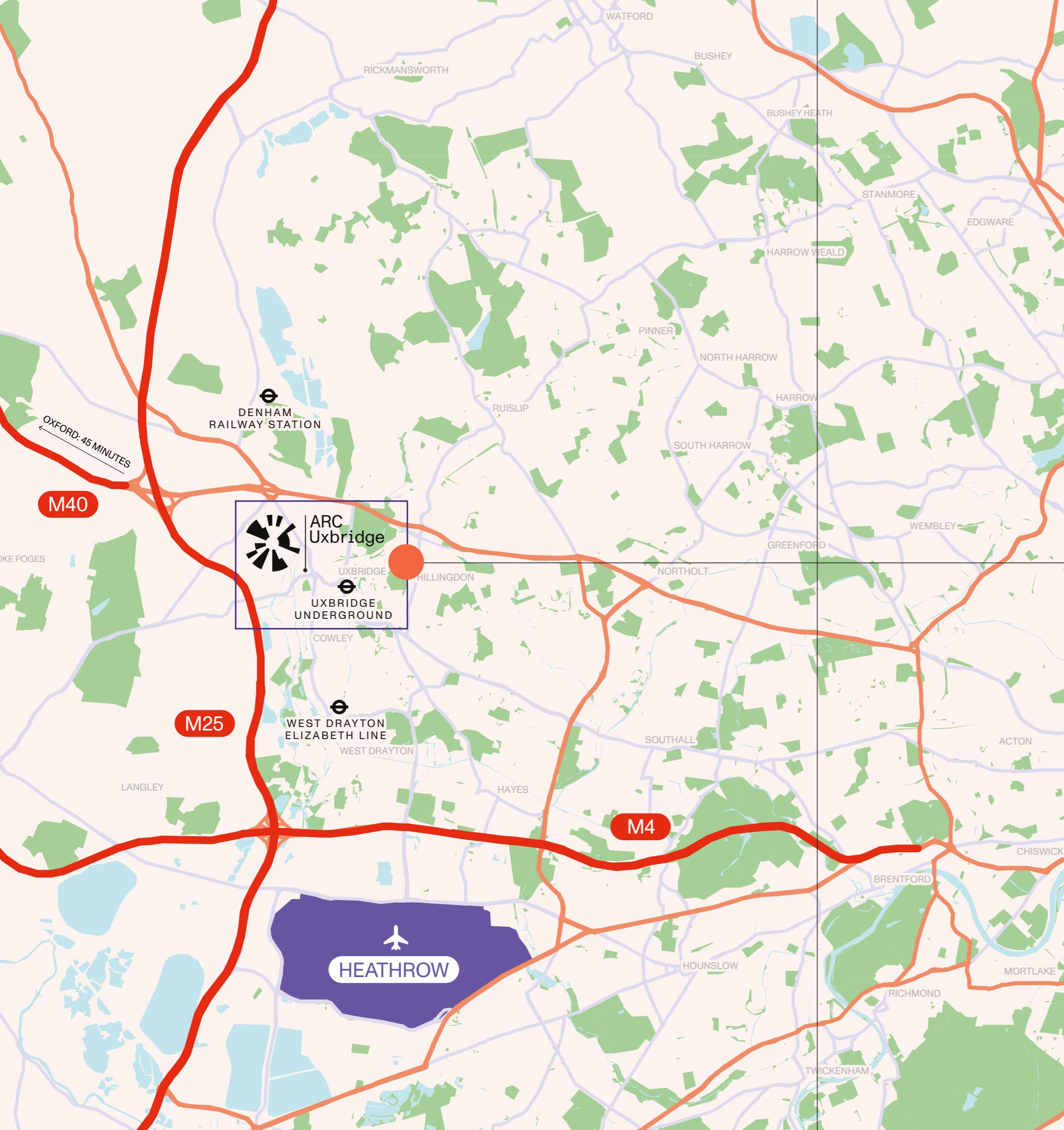


**SHUTTLE BUS FROM ARC UXBRIDGE TO
TOWN CENTRE EVERY 10-15 MINS**



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





LOCATION UXBRIDGE

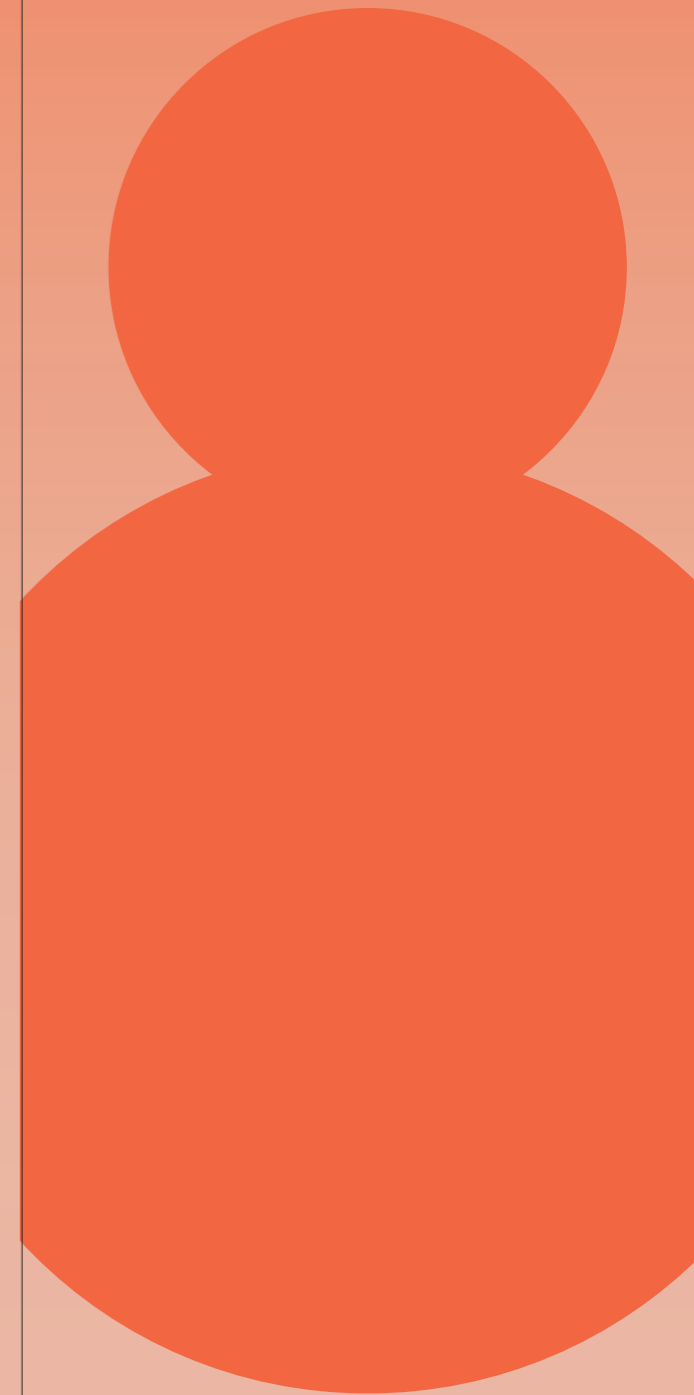
Equally well-connected by road, rail and air, Uxbridge interlinks with many major urban knowledge economies.

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.



**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



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

**SUNTORY**

BUILDING 02
Members



BUILDING 03
Members



BUILDING 04
Members



BUILDING 05
Members



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

A photograph of a modern building with a large glass facade and a white slatted facade. The building is surrounded by greenery, including trees and bushes. A courtyard with a white lamp post is visible in the foreground. The text "BUILDING 01" is overlaid in the top left corner.

[CLICK HERE TO WATCH THE BUILDING 01 VIDEO](#)

BUILDING 01 SPECIFICATION

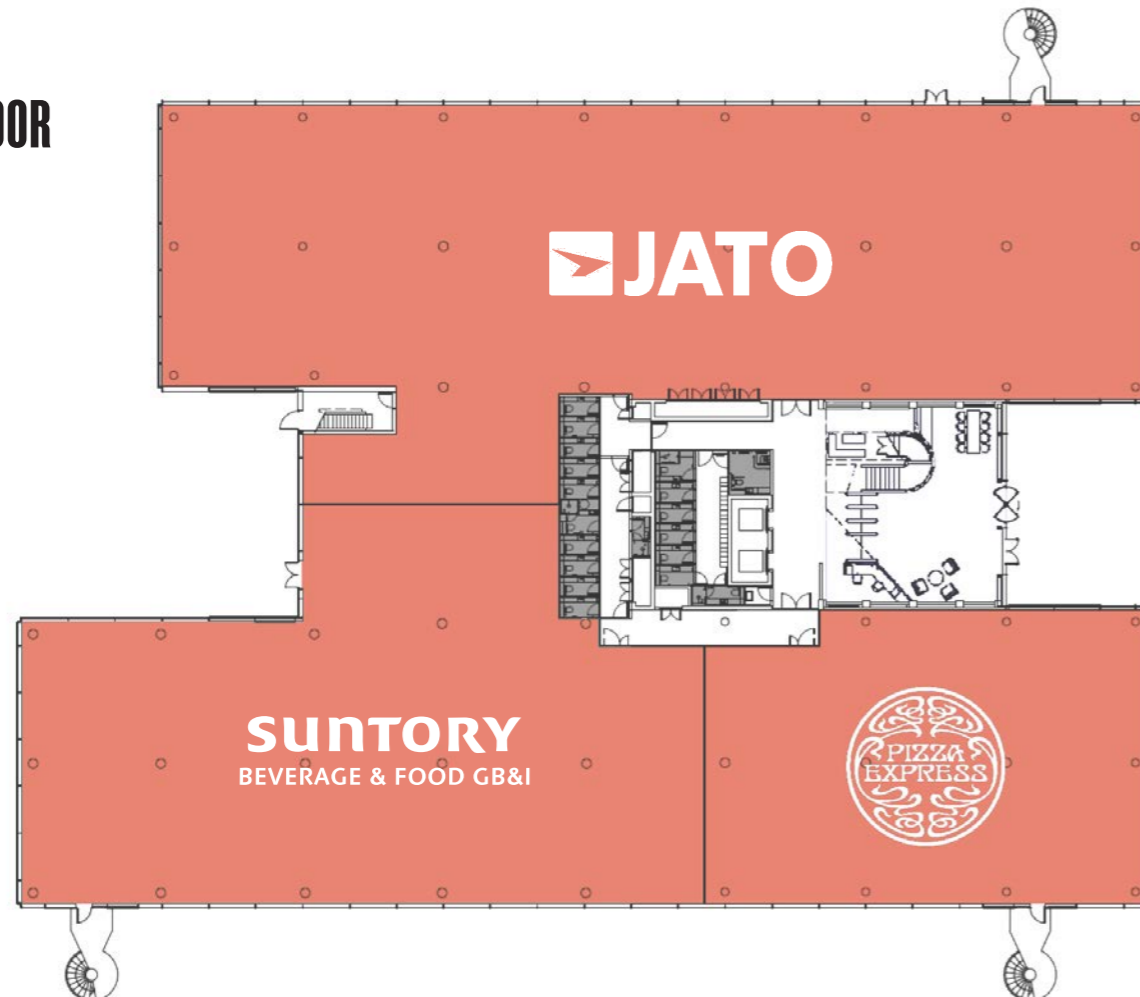
- Refurbished and available immediately
- Grade A office space between 5,000 sq ft and 12,482 sq ft
- 38 car parking spaces
- 4 x double EV charging spaces
- BREEAM Very Good
- EPC – A
- LED lighting with presence/absence detection and perimeter daylight dimming controls
- BMS energy monitoring and metering
- 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



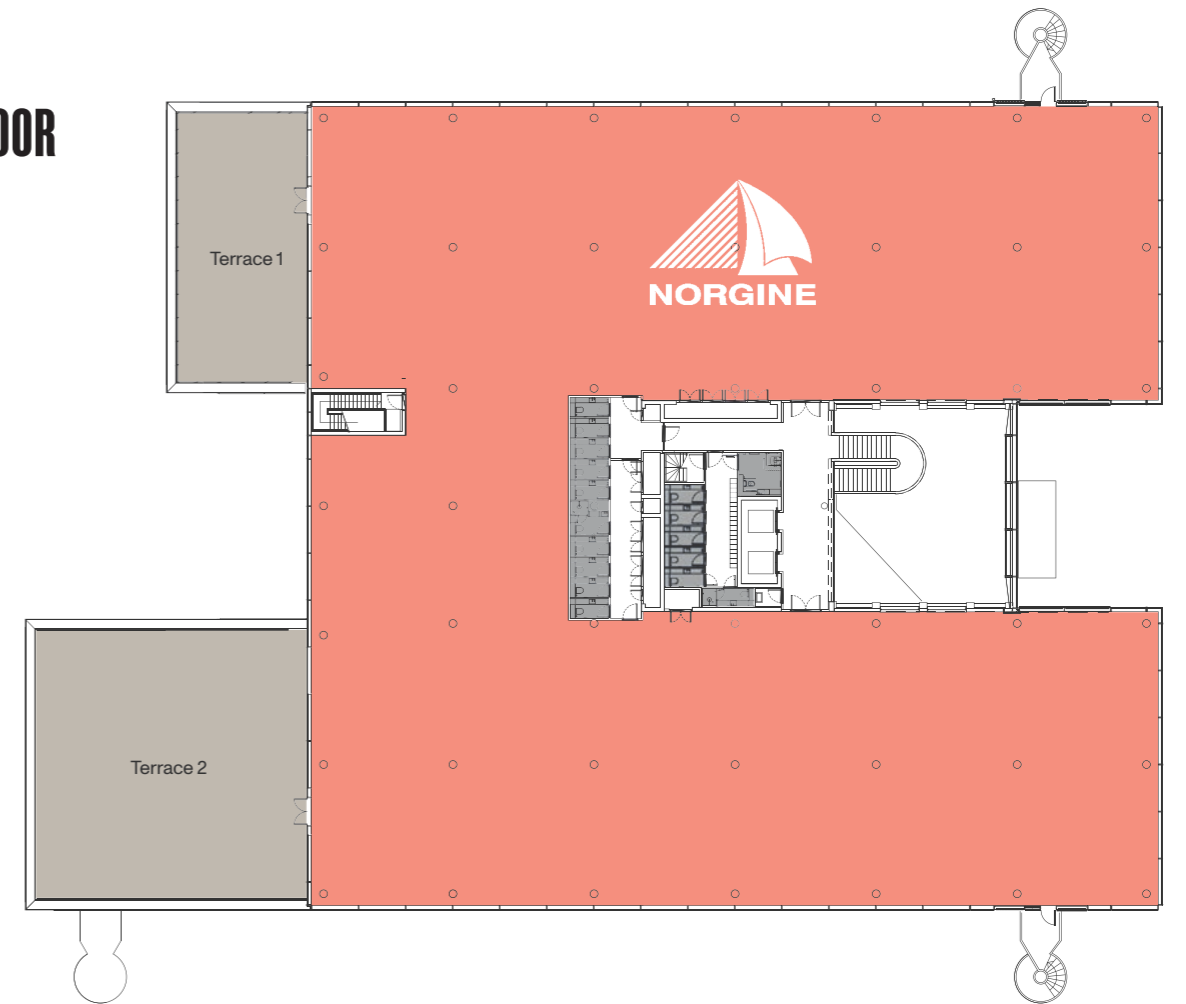
AVAILABILITY

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

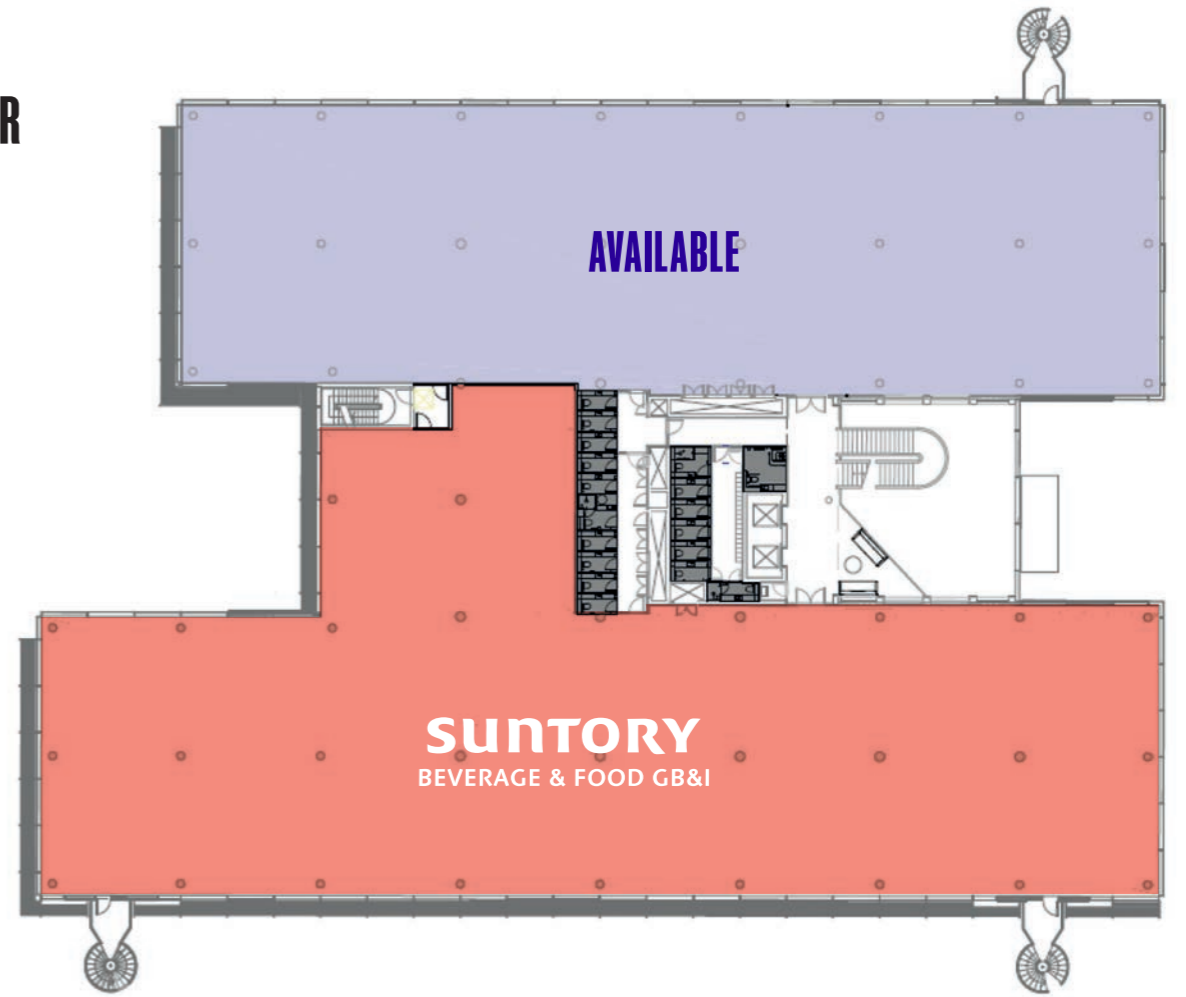
GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



BUILDING 04



BUILDING 04 SPECIFICATION

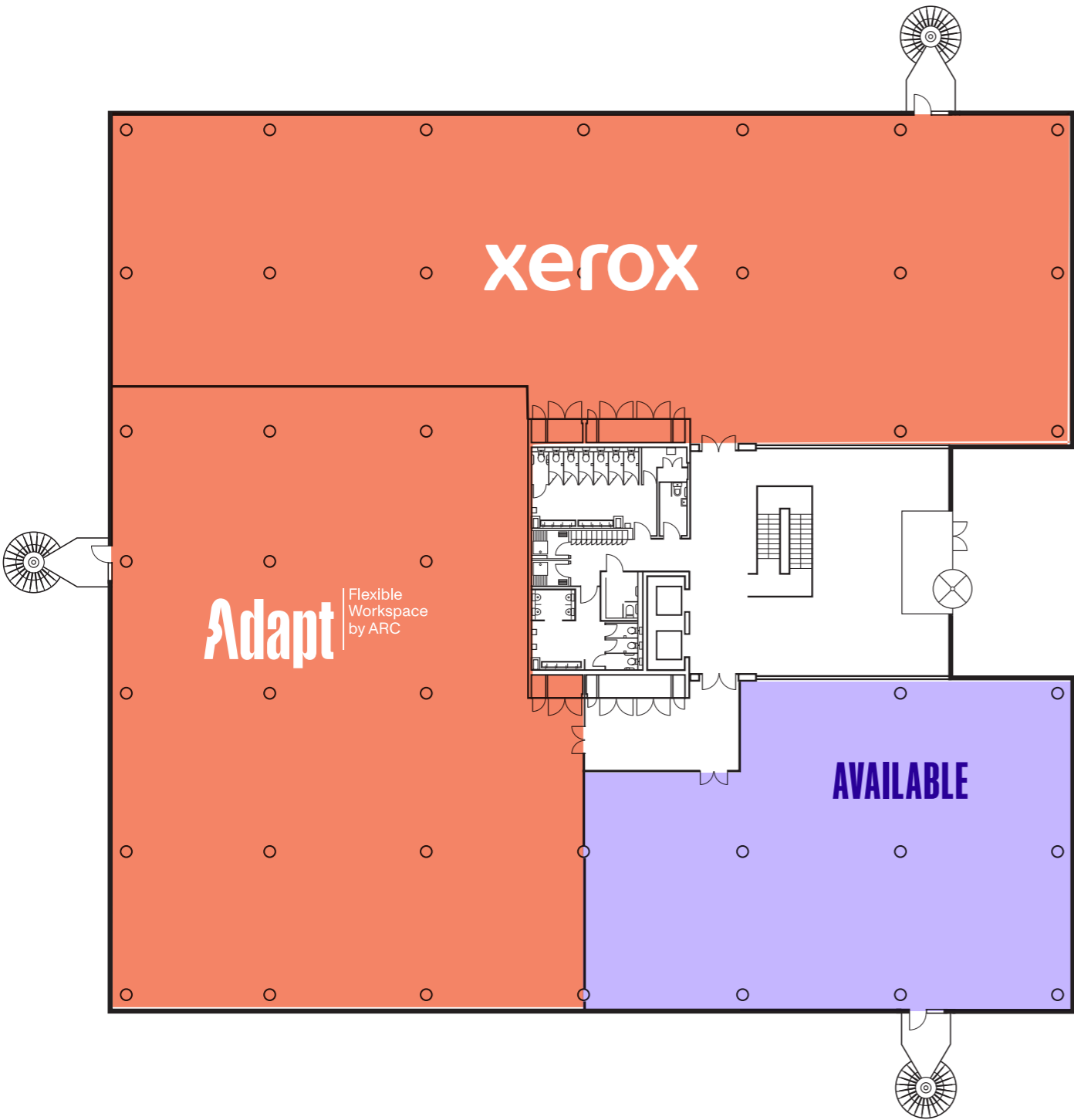
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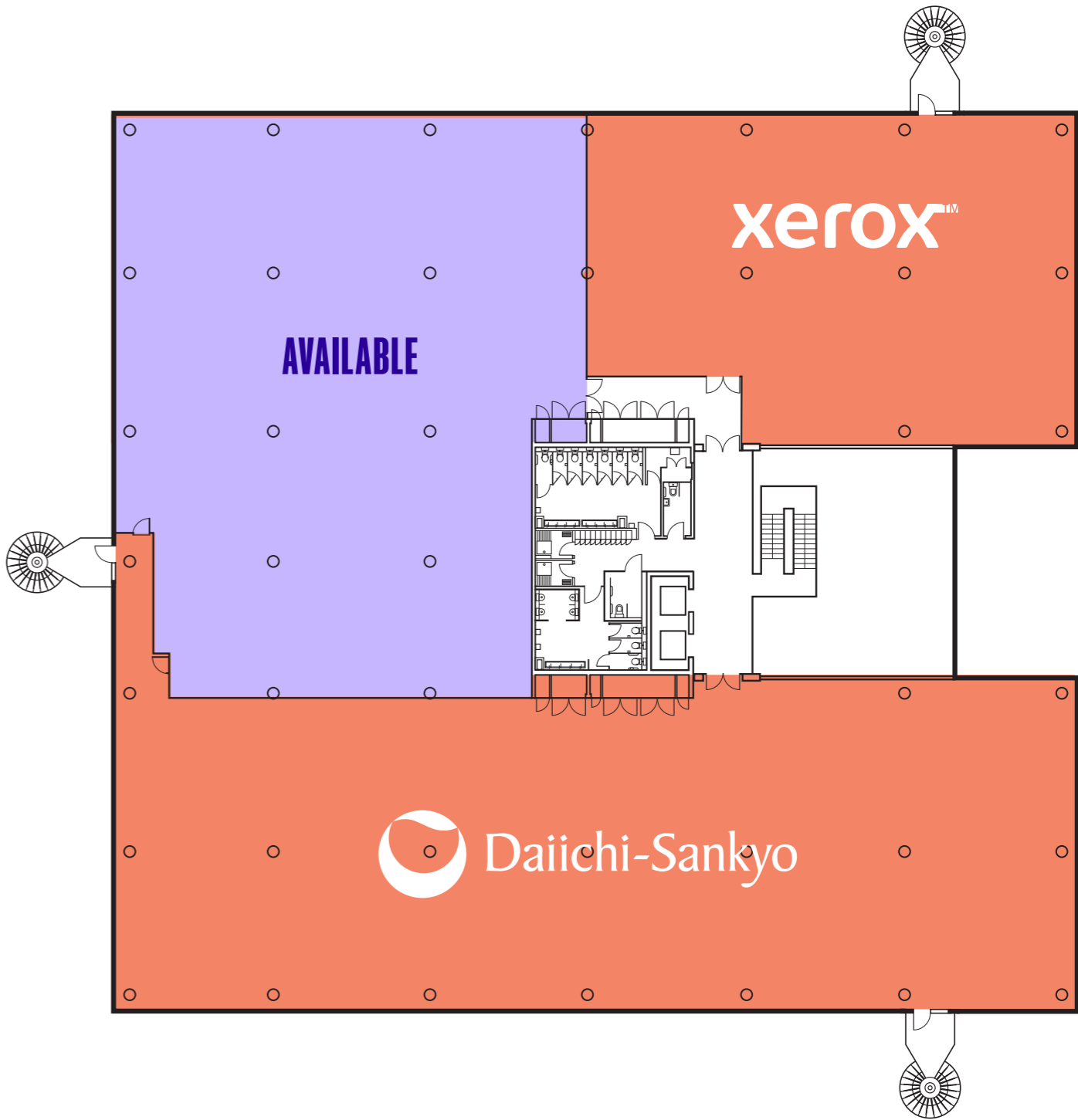
BUILDING 04 AVAILABILITY

	sq ft	sq m
FIRST FLOOR	8,712	809
GROUND FLOOR	5,047	469
TOTAL	13,759	1,278

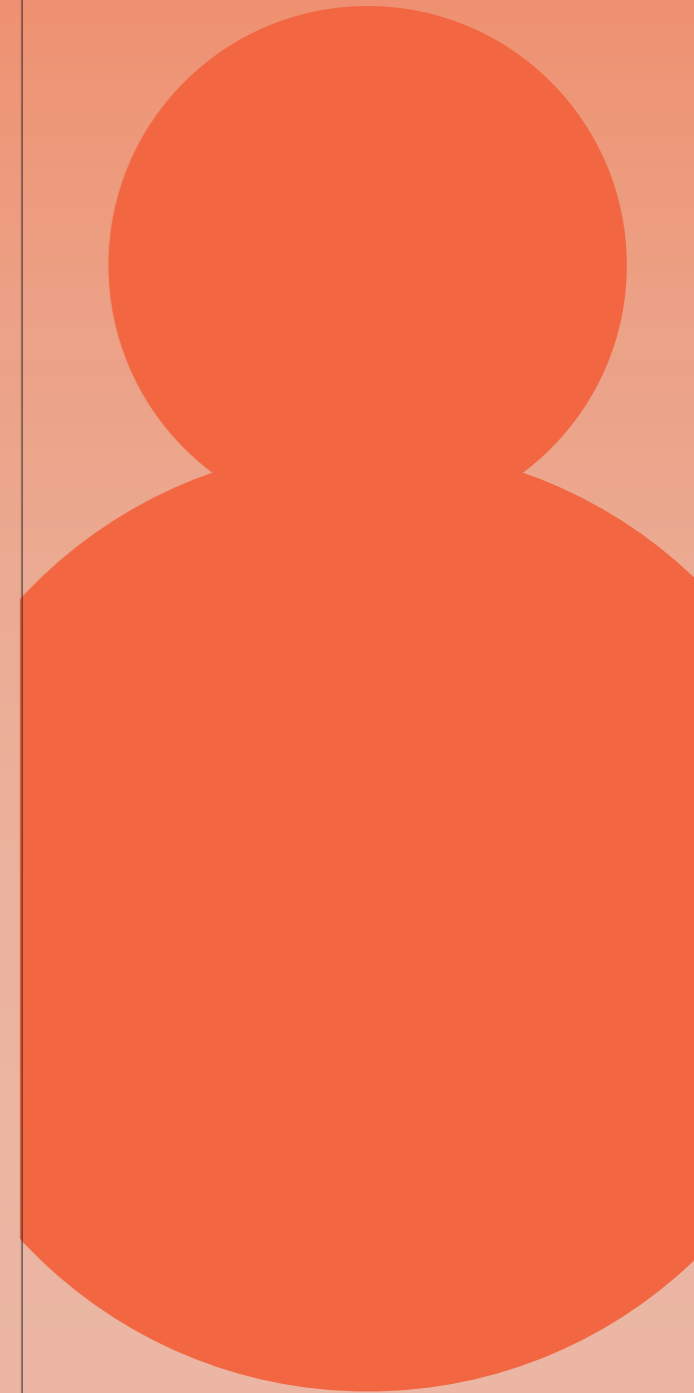
GROUND FLOOR



FIRST FLOOR



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

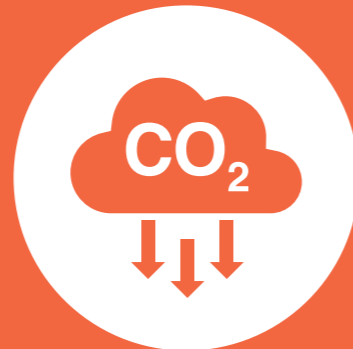
SANIA
THERAPEUTICS

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

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January 2025

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