

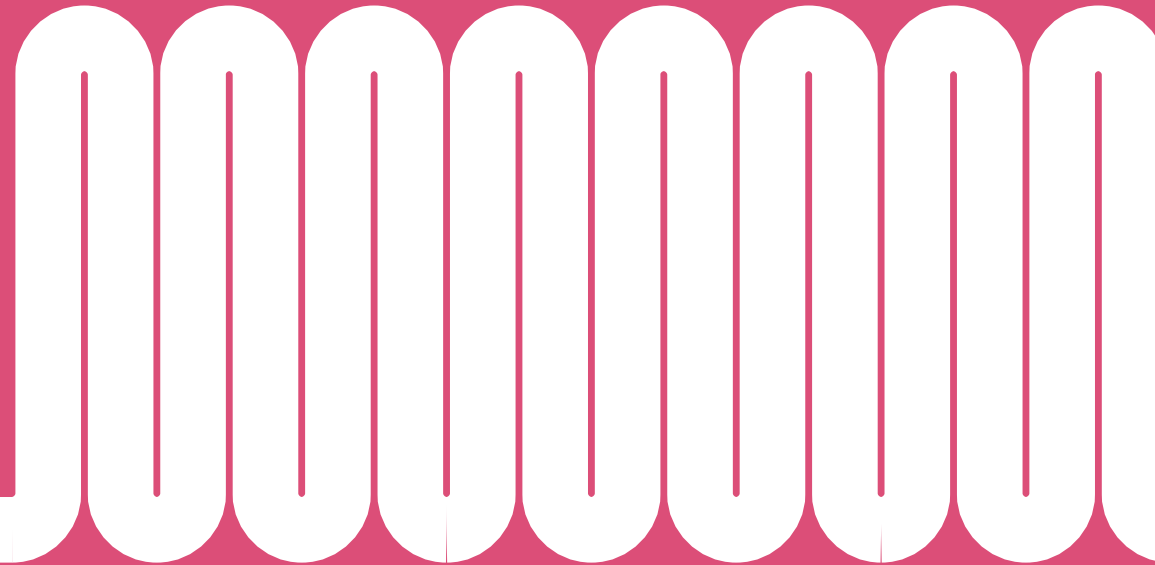
# Motherlabs

**leap**  
POWERED BY  
IMPERIAL INCUBATOR



**INCUBATOR & ACCELERATOR  
LABORATORY SPACE**

FUTURE READY RIVERSIDE CAMPUS | HAMMERSMITH, W6 9RH





# FROM DISCOVERY TO IMPACT, SCALE SEAMLESSLY FROM IDEA TO COMMERCIALISATION UNDER ONE ROOF **AT ARC** **WEST LONDON.**



# YOUR GROWTH JOURNEY, SUPPORTED BY THE ARC WEST LONDON TEAM



**DAN PAGELLA**  
Senior Director  
Asset Management



**ANDREW DAVIES**  
Leasing Director



**DEBORAH SPENCER**  
Health & Tech  
Cluster lead



**FELICITY TOWNS**  
Building Manager



**CRISI VOLPINI**  
Membership &  
Community Manager



**ANDY CLAYTON**  
Group Operations  
Manager



**SAFWAN MOHAMMED**  
Lab Manager



**JOHNATHAN PLAMER**  
Lab Manager

# SCALE AT ARC WEST LONDON, SINGLE BENCH TO BESPOKE LAB

At ARC West London, you can scale effortlessly without ever leaving campus, supported by a world-class ecosystem that includes Imperial College London and nearby White City, Charing Cross, and Hammersmith Hospitals.

## START

LEAP WITH IMPERIAL  
INCUBATOR

- 25 benches in coworking incubator lab
- Operated by imperial incubator
- Flexible lease length from 3 months
- Support from onsite lab manager

## SCALE

MOTHERLABS THE SCIENCE  
ACCELERATOR

- 15 private CL2 labs with shared facilities
- Flexible lease length from 1 year
- Support from onsite lab manager

## THRIVE

SPACE THAT GROWS  
WITH YOU

- Flexible grow-on space from 5,000 sq ft to 150,000 sq ft
- Bespoke lab fit outs tailored to your science and business



# WEST LONDON'S INNOVATION NEIGHBOURHOOD



HEATHROW AIRPORT  
30 mins from Hammersmith

## ARC WEST LONDON'S MEMBERS



Positioned at the heart of a world-class healthcare and research ecosystem, ARC West London is surrounded by Imperial College, Charing Cross Hospital, the Francis Crick Institute, UCL at King's Cross, and Guy's & St Thomas' Hospital. As a key part of WestTech London's innovation cluster, ARC West London benefits from exceptional public transport links, making it easy for teams, collaborators, and talent to access the campus.



# START



Imperial Incubator has joined forces with ARC West London to launch 'Leap: Powered by Imperial Incubator' a coworking incubator space. Scientists with early-stage concepts can access, shared equipment, dedicated support and scaleup programmes to help refine their ideas surrounded by a collaborative and curated ecosystem at ARC West London.



25 benches



Flexible licenses from 3 months



Access to shared lab facility and dedicated lab manager support



Access to all ARC amenities and events programme



x2 1200mm ducted fume hoods



Biosafety cabinet



Dual stacked autoclave



Dish washer



DI water supply



Ice machine



Dry ice store



-80°C freezer



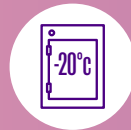
+4°C fridge



Refrigerated centrifuge



Piped gas supply CO2, Nitrogen,  
Oxygen & Compressed Air



-20°C cold store



Central LN2 provision with  
basement cold store area



Disposal of clinical waste  
and lab coat laundry support



10gb backbone  
communicate fibre

# Leap

COWORKING INCUBATOR



# Leap

SPACE PLAN | REFINERY

FLOOR  
**G**





# SCALE

## THE SCIENCE ACCELERATOR



# Motherlabs

Move with ease from Imperial's Leap incubator into Motherlabs, ARC's accelerator as your business grows.

Motherlabs offers fully fitted, ready-to-move-in CL2 laboratories (670–1,600 sq. ft) with dedicated write-up space and the critical infrastructure growing companies need.

Shared facilities and lab support services take workload off your team from sterilising equipment to managing clinical waste, so you can focus on the science.



15 private CL2 lab  
and write up space



Access to shared lab facility and  
dedicated lab manager support

GENinCode

SANIA  
THERAPEUTICS

Epsilogen

econic

# Motherlabs SPECIFICATION



6 ach/hr



Vulcathene drainage



Vinyl lab flooring



Perimeter dado trunking



Specialist piped gases



24/7 security manned site



-20°C storage



Shared facility includes  
DI water and dry ice



Gas detection to  
Members labs



Managed clinical and  
hazardous waste collections



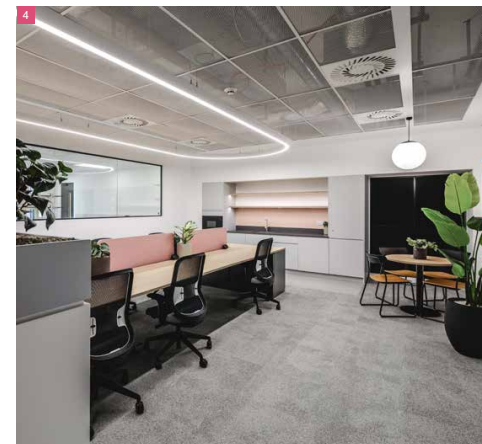
Generator back up power  
for critical equipment



# Motherlabs

THE SCIENCE ACCELERATOR

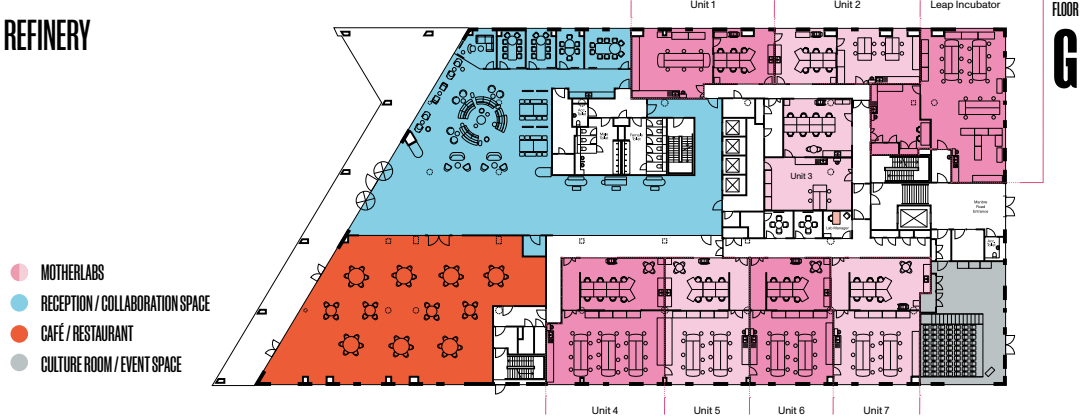
1. Motherlabs lab
2. Motherlabs lab
3. Motherlabs meeting room
4. Motherlabs suite office and lab



# Motherlabs

## AVAILABILITY

### REFINERY

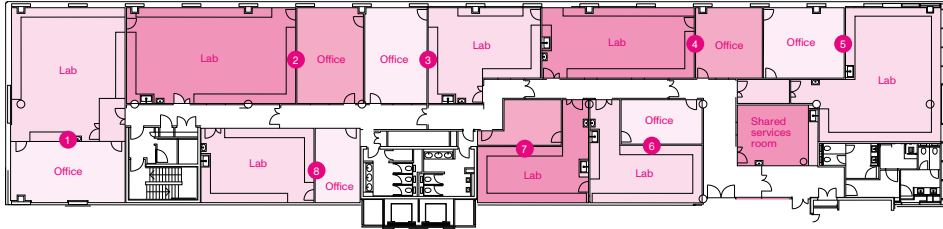


FLOOR  
**G**

UNIT	LAB (SQ FT)	OFFICE (SQ FT)	TOTAL	AVAILABILITY
1	658	381	1,039	NOW
2	523	388	911	NOW
3	583	488	1,071	NOW
4	990	654	1,644	NOW
5	723	548	1,271	NOW
6	719	509	1,228	NOW
7	747	616	1,363	NOW

\*Co-working lab 25 benches

### WATERFRONT



UNIT	LAB (SQ FT)	OFFICE (SQ FT)	TOTAL	AVAILABILITY
1	664	742	1,406	LET
2	1,087	419	1,506	LET
3	624	398	1,022	LET
4	721	312	1,033	LET
5	1,022	387	1,409	LET
6	516	236	752	LET
7	495	201	696	LET
8	570	224	794	LET

# THRIVE

## SPACE THAT GROWS WITH YOU

Scale seamlessly on the campus, where your ideas grow, you do too. ARC West London offers flexible, grow-on and fitted lab space to support your next breakthrough.

Then when it's time to expand further, larger bespoke labs can be delivered, keeping your growth effortless.





# SUSTAINABILITY

Sustainability is at the heart of ARC West London. From energy-efficient design and green transport options to smart, eco-conscious building features, we're creating a workplace that's better for people and better for the planet.

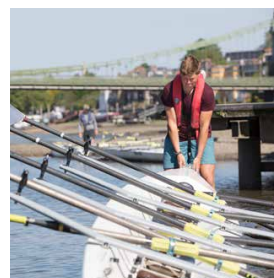
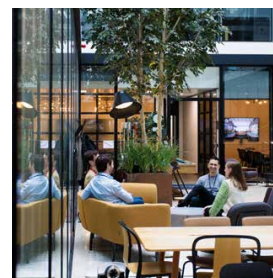
- 3,950 sq m of gardens and green space
- Roof level PV array
- BMS energy monitoring
- Daylight sensing LED light fittings
- Biodiverse roof and rainwater retention





# ARC COMMUNITY

ARC West London is more than a workplace; it's a hub for scientific collaboration and innovation. Future ready lab facilities sit alongside a restaurant, café, Rosalind's members' bar, event suites, and a rooftop terrace, offering versatile spaces for every occasion. From thought-provoking talks and innovation showcases to collaborative riverside catch-ups, our curated events programme is designed to spark ideas, foster connections, and bring the scientific community together.





# ARC EXPERIENCE

At ARC West London, well-being comes first. Secure bike storage, EV charging, showers and an on-site mechanic make active travel effortless. Yoga, fitness classes or a riverside run help you recharge, while thoughtfully designed amenities ensure balance is part of daily life.



End of journey showers, lockers & changing facilities



Meeting rooms



Benchspace, collaboration area



Culture room, event space



Yoga & fitness classes



Rosalind's bar & roof terrace



Restaurant



Atrium café



Landscaped gardens overlooking the river

1. The grounds
2. Summer BBQ
3. Leap launch
4. Bike storage
5. Fitness class space





# CONNECT, DINE, RELAX BY THE RIVER

Located on the Thames in Hammersmith, a range of riverside restaurants, bars, and cultural venues offers the perfect mix of work and downtime. Whether it's a relaxed lunch with colleagues, an after-work drink, or an evening enjoying live performance, the neighbourhood provides a vibrant and welcoming social scene, all just minutes from ARC West London.



1. Lyric Theatre
2. Blue Anchor
3. Sam's Riverside
4. Apollo
5. Sam's Riverside



# GETTING AROUND

**15** MINUTES  
to the West-End from Hammersmith Station using the Piccadilly line

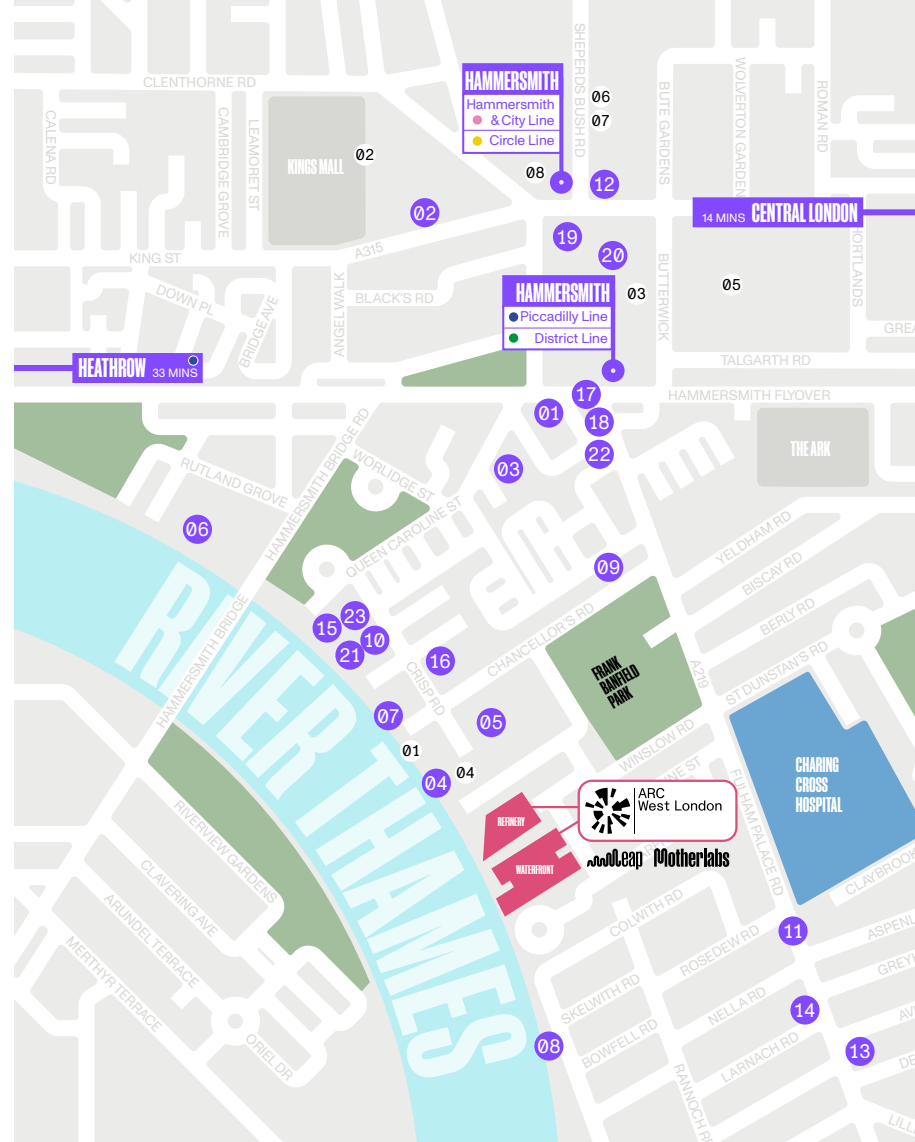
**33** MINUTES  
to Heathrow Terminals 1, 2 & 3 from Hammersmith using the Piccadilly line

**42** BUS  
routes serve North, South, East and West London

Working from ARC West London 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 heading off to the airport.

- 01 Fulham Reach Boat Club
- 02 FRAME Hammersmith
- 03 Fitness & Squash Centre
- 04 Reach Fit
- 05 Better Gym
- 06 Fitness First
- 07 Pure Gym
- 08 Boom Cycle
- 01 Eventim Apollo
- 02 Lyric Theatre
- 03 The Gate Hammersmith
- 04 Brasserie Blanc
- 05 Tesco Express
- 06 The Blue Anchor
- 07 The Blue Boat
- 08 The River Cafe
- 09 The Distillers
- 10 Sam's Larder
- 11 Pret A Manger
- 12 Caffè Nero
- 13 Little Waitrose
- 14 Boots Pharmacy
- 15 Riverside Studios
- 16 Smash & Grab
- 17 Antipode
- 18 Truth
- 19 Pure
- 20 Wasabi
- 21 Sam's Riverside Restaurant
- 22 Honest Burger
- 23 Riverside Bar & Kitchen



# CONTACT

## SPEAK TO US TODAY TO FIND OUT HOW YOUR BUSINESS COULD BENEFIT AS A MEMBER OF ARC

### LETTING AGENTS



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