



LABSPACE

FUTURE READY RIVERSIDE CAMPUS

HAMMERSMITH, W6 9RH

**INCUBATOR, ACCELERATOR,
FITTED AND BESPOKE LABS**

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 West Tech London's innovation cluster and White City Innovation District, ARC West London benefits from exceptional public transport links, making it easy for teams, collaborators, and talent to access the campus.

FROM IDEA TO COMMERCIALISATION, SCALE EFFORTLESSLY AT ARC WEST LONDON, FROM 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




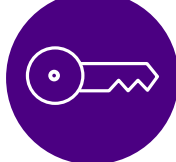
SPACE THAT GROWS
WITH YOU

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

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





SCALE



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



THRIVE

SPACE THAT GROWS WITH YOU – FITTED LAB

Scale seamlessly on the campus, where your ideas grow, you do too. ARC West London offers flexible, grow-on and fitted lab and office space from 5,000 sq ft to support your next breakthrough.

- 

Approx 60/40 office/lab split
- 

Fitted CL2 laboratory space
- 

Access to LN2 Chryo store
- 

Backbone Connect installed broadband connection up to 10GB
- 

Lab gasses (CO2, O2, N, compressed air)
- 

6 air changes per hour
- 

Access to rear goods-in/goods lift
- 

Parking available
- 

Co-working space
- 

Access to shared meeting rooms
- 

Established lab protocols



THRIVE

SPACE THAT GROWS WITH YOU – BESPOKE LAB

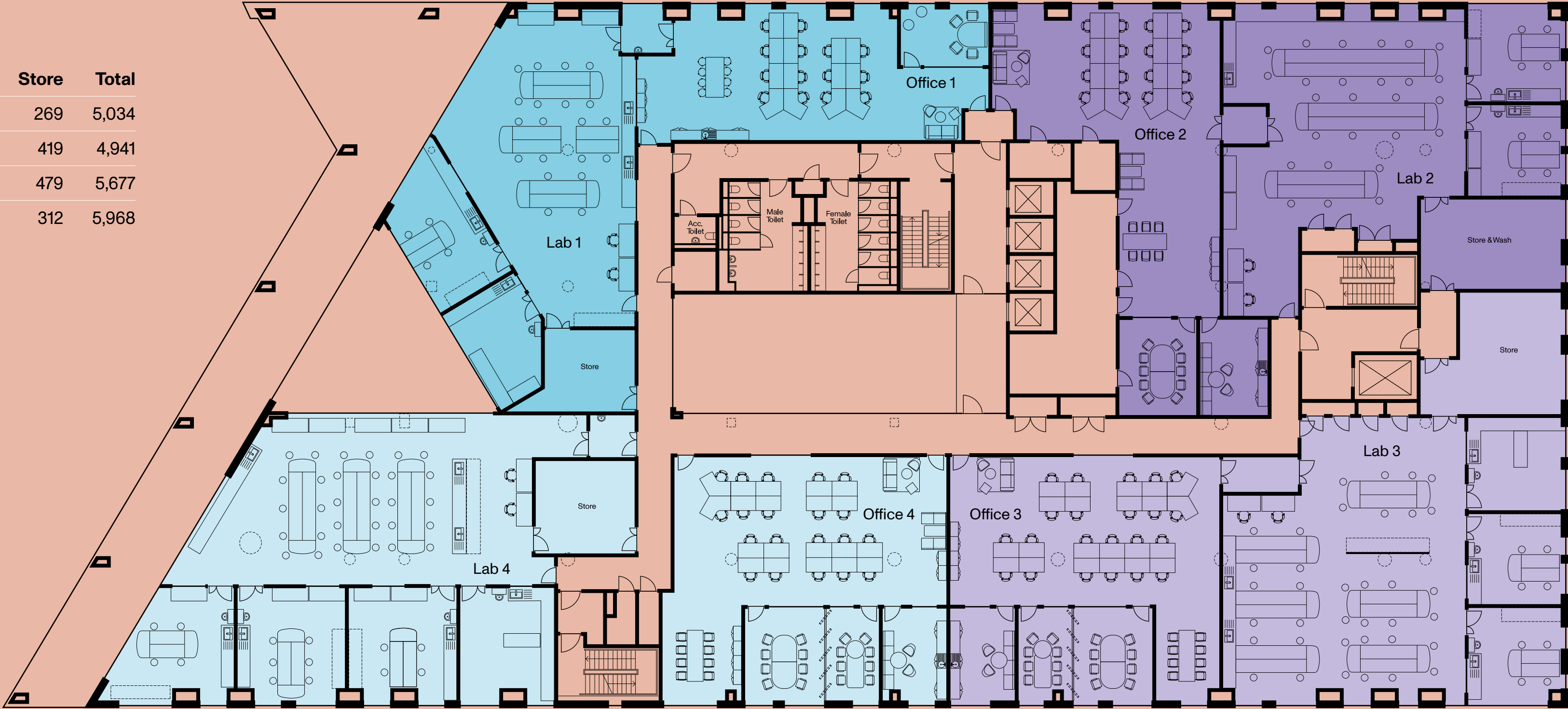
As your needs evolve, larger bespoke labs, scaling all the way to a complete HQ offer can be delivered, tailored to your science and requirements, so your growth remains seamless.



THRIVE
INDICATIVE
FLOOR PLAN
LAYOUT

REFINERY

Unit	Office	Lab	Store	Total
1	1,442	3,323	269	5,034
2	2,013	2,509	419	4,941
3	2,153	3,045	479	5,677
4	2,207	3,449	312	5,968



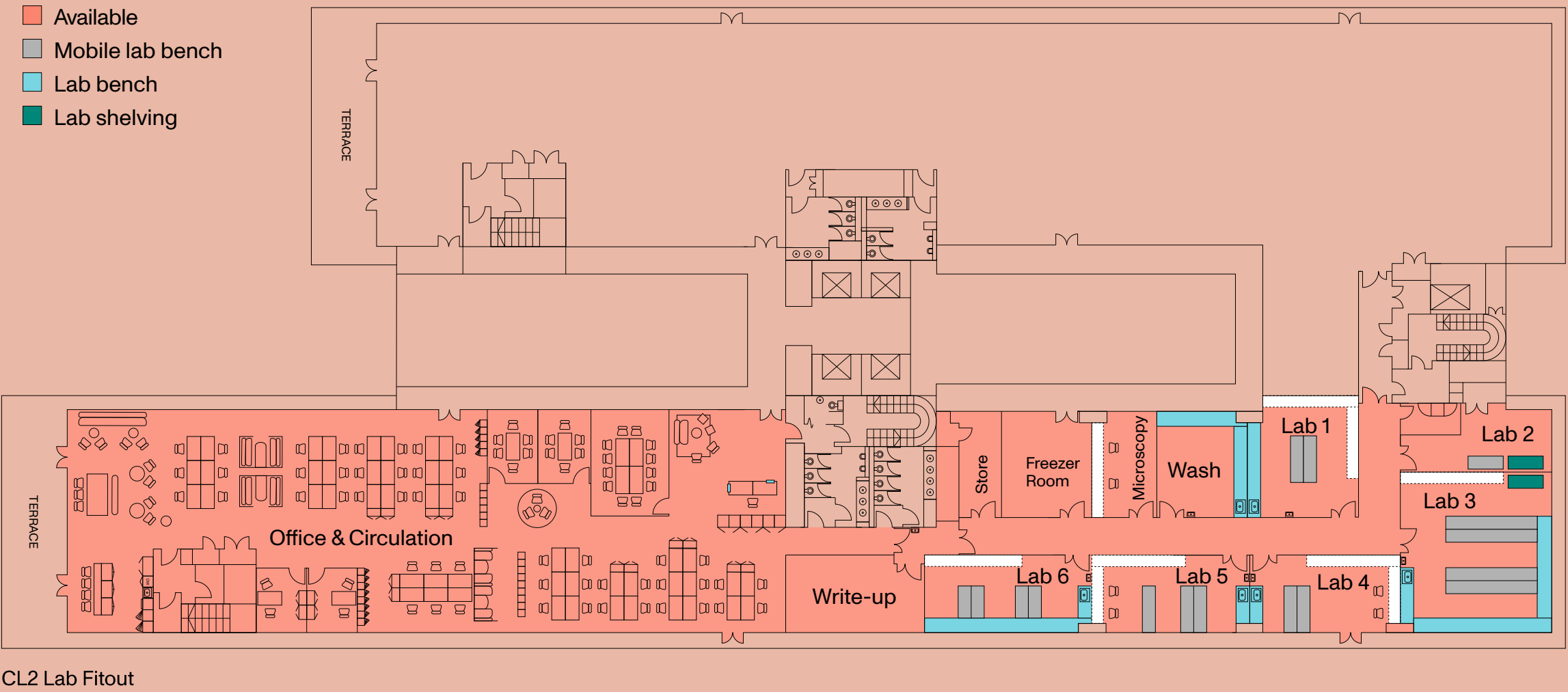
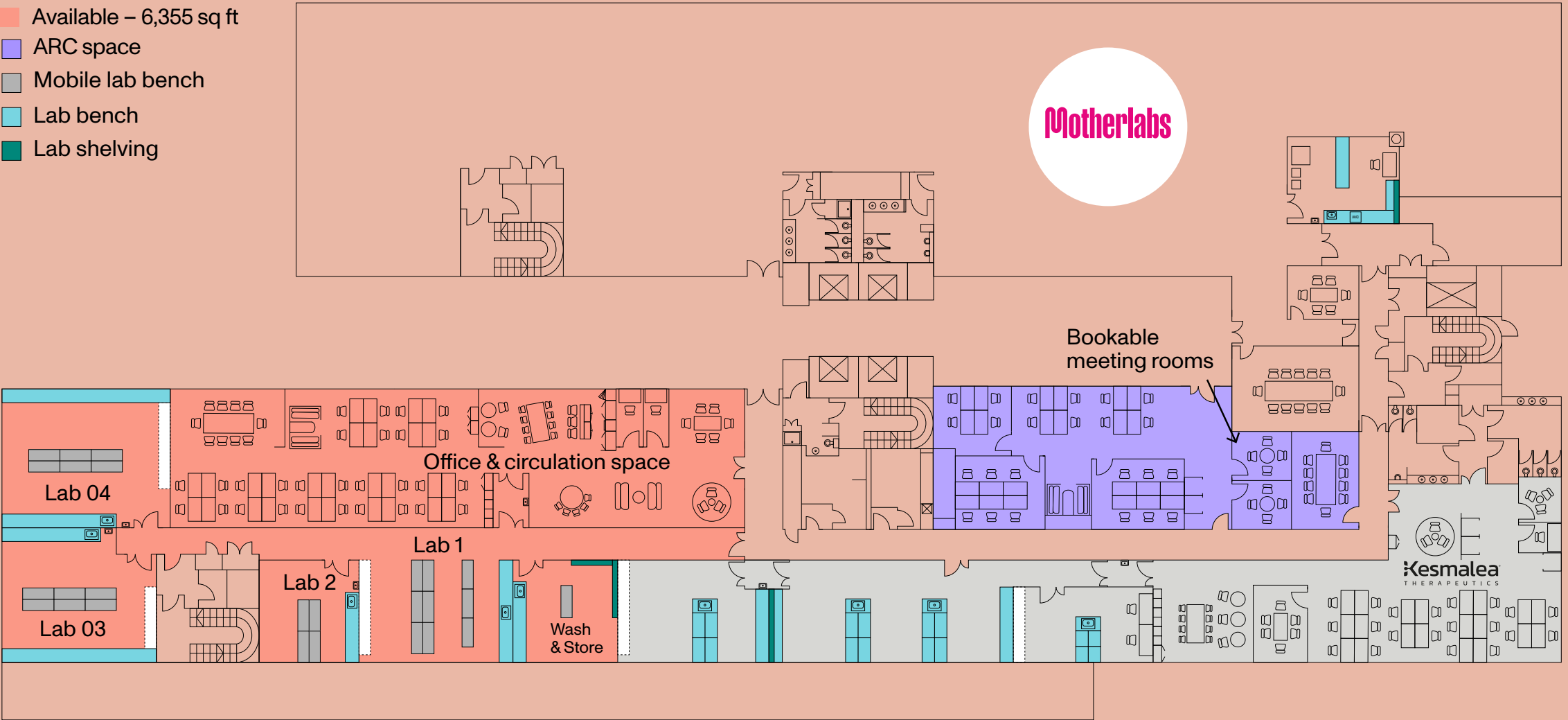
FLOOR
1

*Indicative floor layout of 4 CL2 lab and officer suites

WATERFRONT
AVAILABLE IMMEDIATELY

Garden View Lab	sq ft	sq m
Lab 01 (CL2)	538	49.98
Lab 02 (CL2)	355	32.98
Lab 03 (CL2)	705	65.50
Lab 04 (CL2)	797	74.04
Wash & store	365	33.91
Circulation	576	53.50
Office space	3,019	280.47
Total	6,355	590.38

Penthouse Lab	sq ft	sq m
Lab 01 (CL2)	468	43.47
Lab 02 (CL2)	279	25.90
Lab 03 (CL2)	855	79.47
Lab 04 (CL2)	418	38.80
Lab 05 (CL2)	418	38.80
Lab 06 (CL2)	452	42.00
Write up area	383	35.60
Storeroom	178	16.50
Freezer room	329	30.55
Microscopy room	230	21.40
Washroom	328	30.50
Office circulation	6,623	615.31
Total	10,961	1,018.30

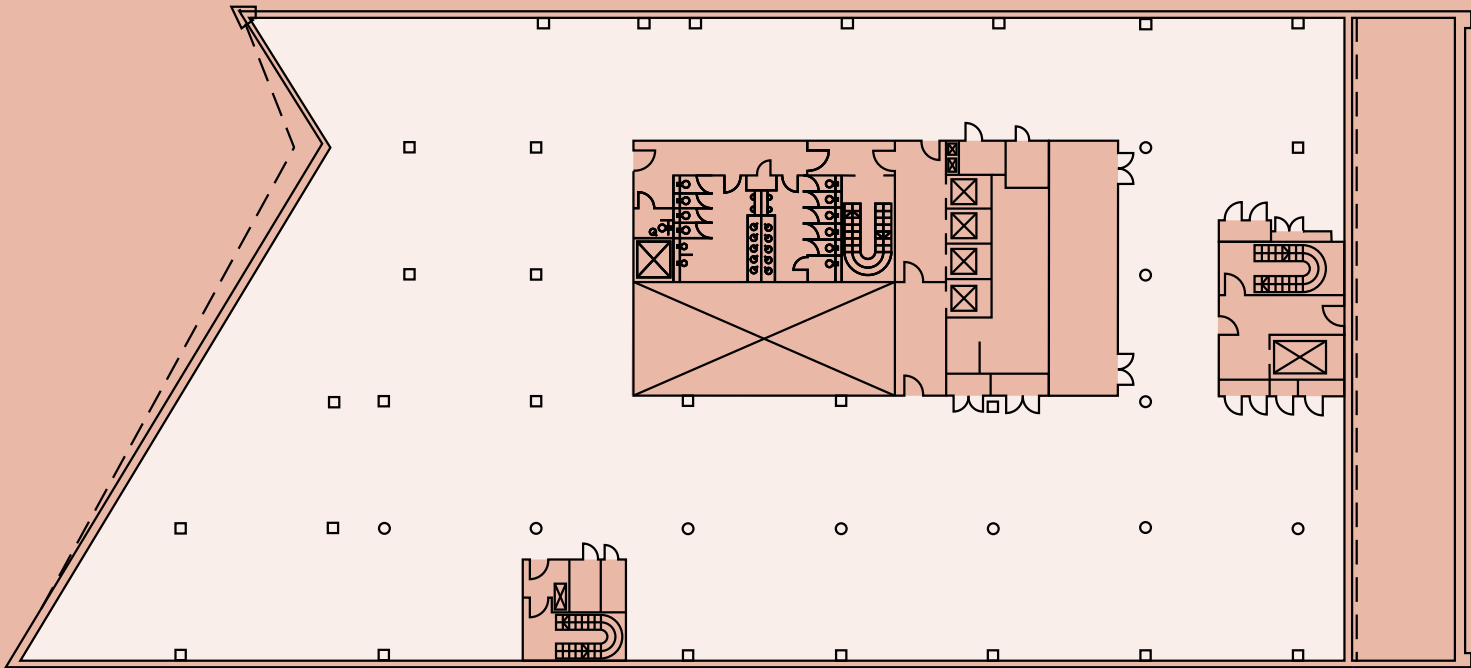


FLOOR
G

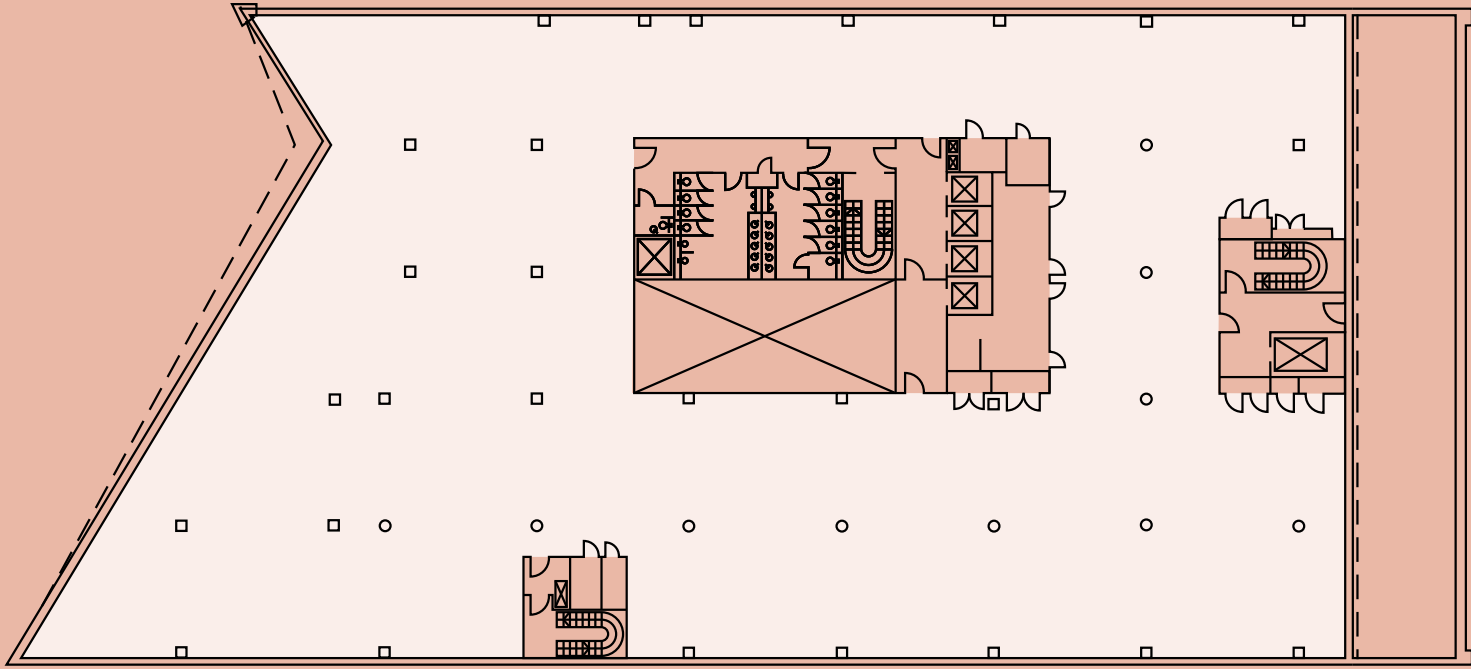
FLOOR
4

THRIVE
FLOOR PLANS
BESPOKE LAB

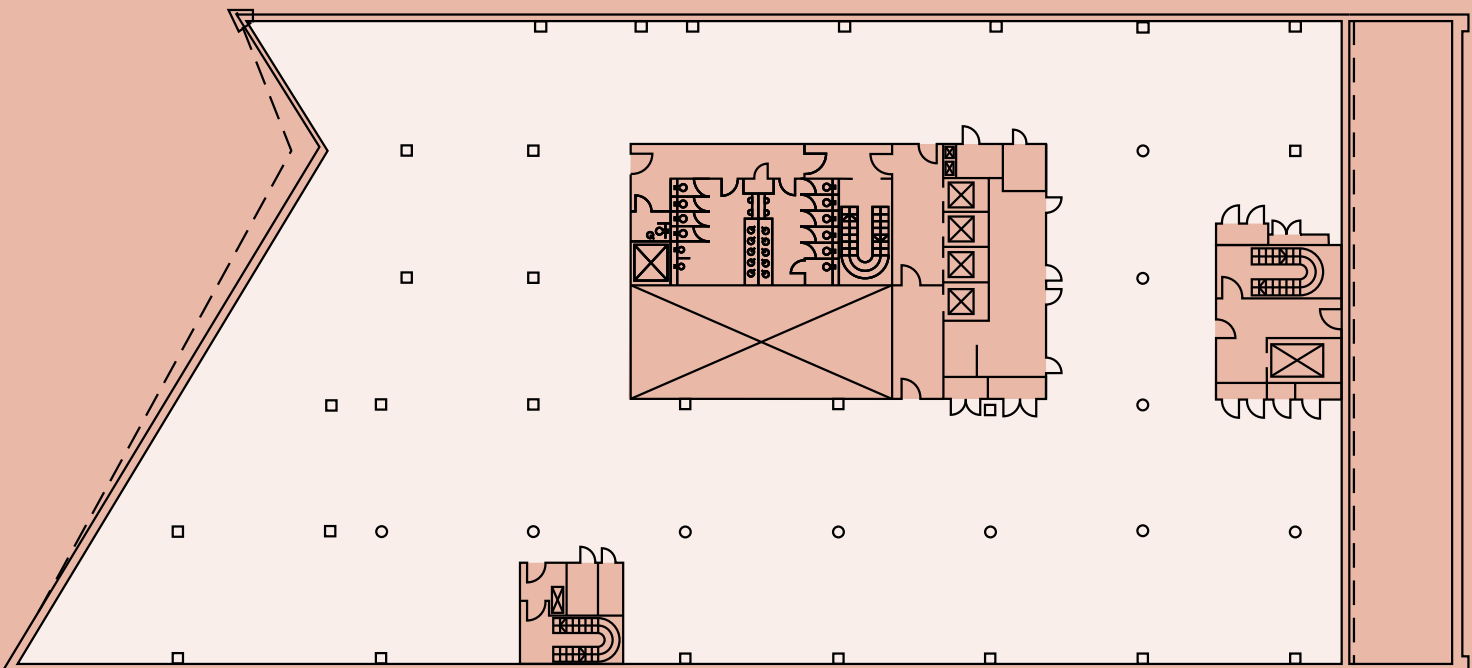
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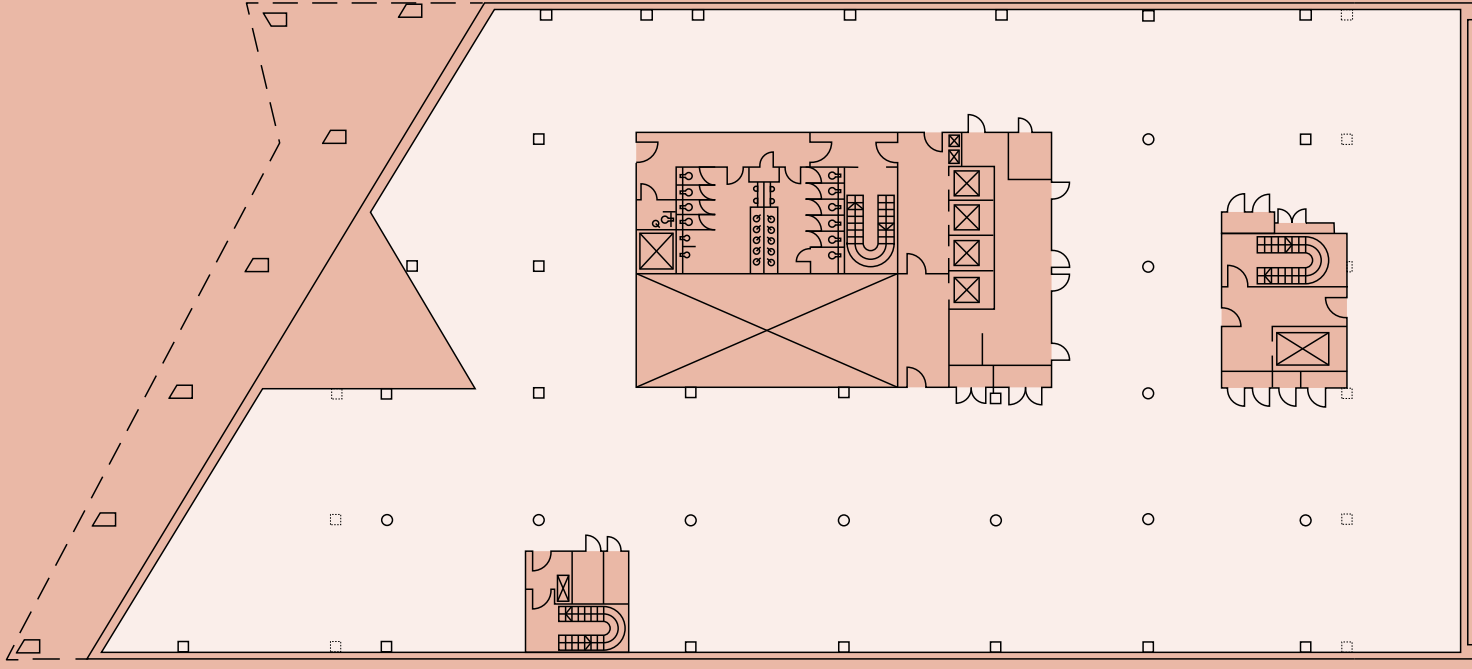
FLOOR
4
21,827 sq ft



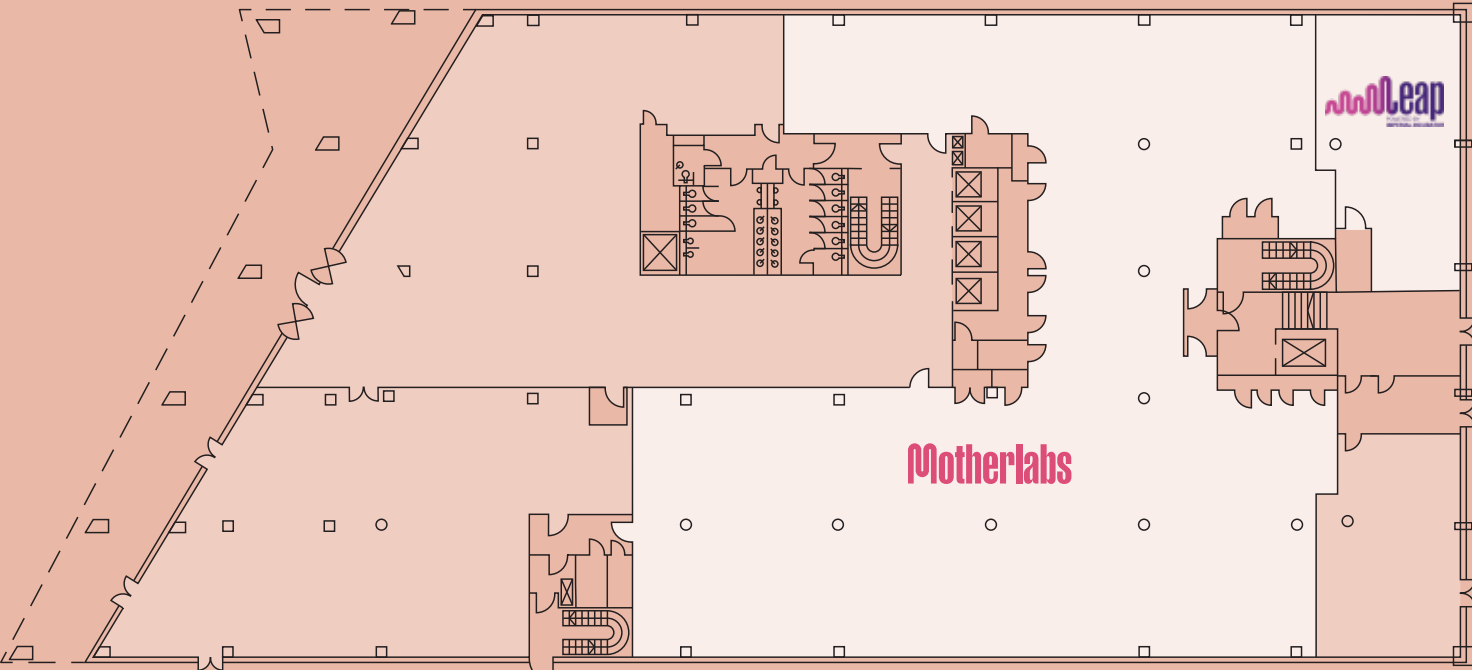
FLOOR
3
22,446 sq ft



FLOOR
2
22,443 sq ft



FLOOR
1
22,410 sq ft



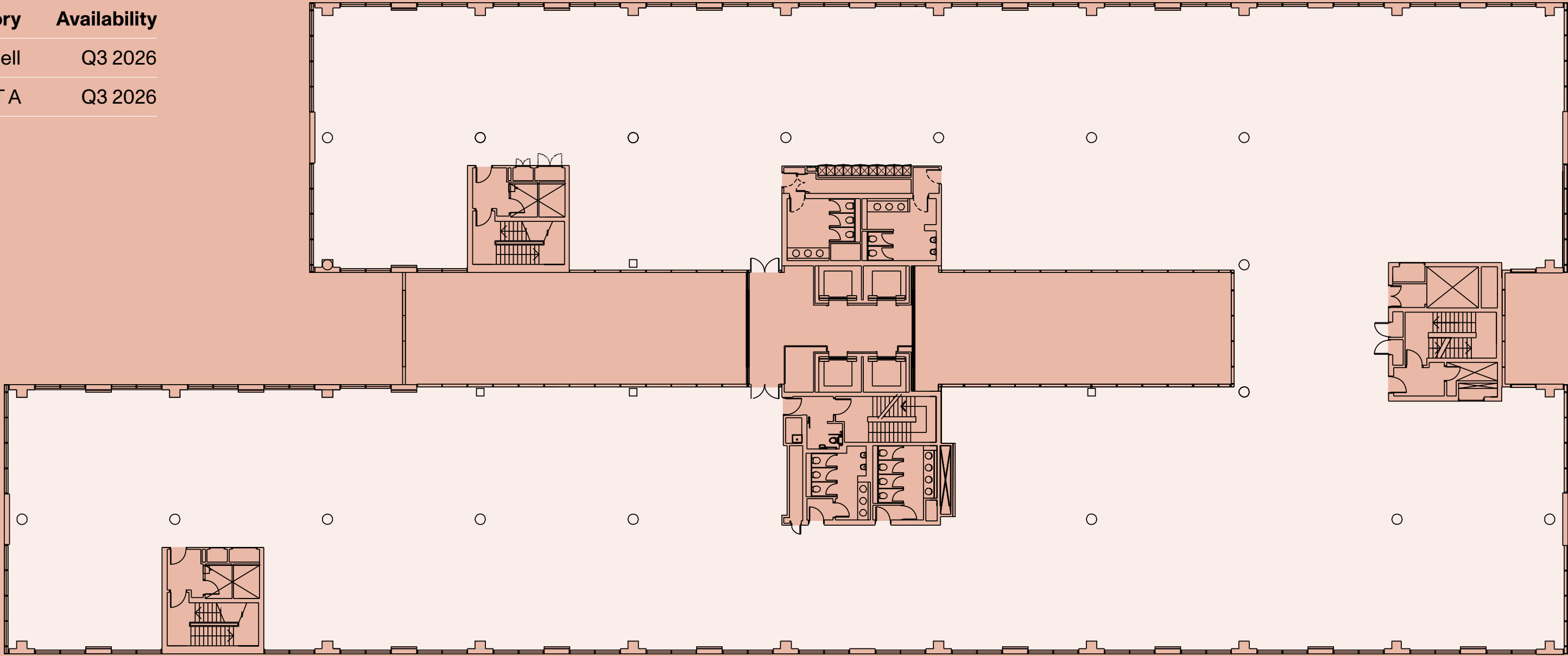
FLOOR
G
19,950 sq ft

Floor	Size (sq ft)	Category	Availability
Fifth	10,847	Office space & members lounge	Now
Fourth	21,827	Bespoke shell	Now
Third	22,446	Bespoke shell	Now
Second	22,443	Bespoke shell	Now
First	22,410	Bespoke shell	Now
Ground	19,950	Motherlabs & Leap	
Ground	3,454	Reception/Collab Space	
Basement Storage	303		
Total	123,680		



WATERFRONT

Floor	Size (sq ft)	Category	Availability
Second	25,774	Bespoke shell	Q3 2026
First	25,800	Fully fitted / CAT A	Q3 2026
Total	51,574		



FLOOR
1&2
Floor 1: 25,800 sq ft
Floor 2: 25,774 sq ft
Total: 51,574 sq ft



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



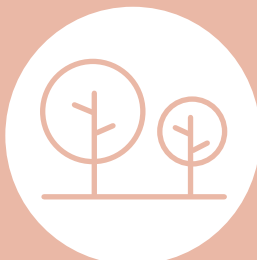
Rosalind's bar &
roof terrace



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



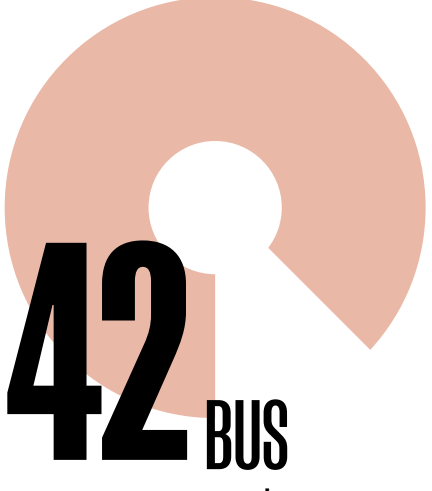
GETTING AROUND



to the West-End from Hammersmith Station using the Piccadilly line



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



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

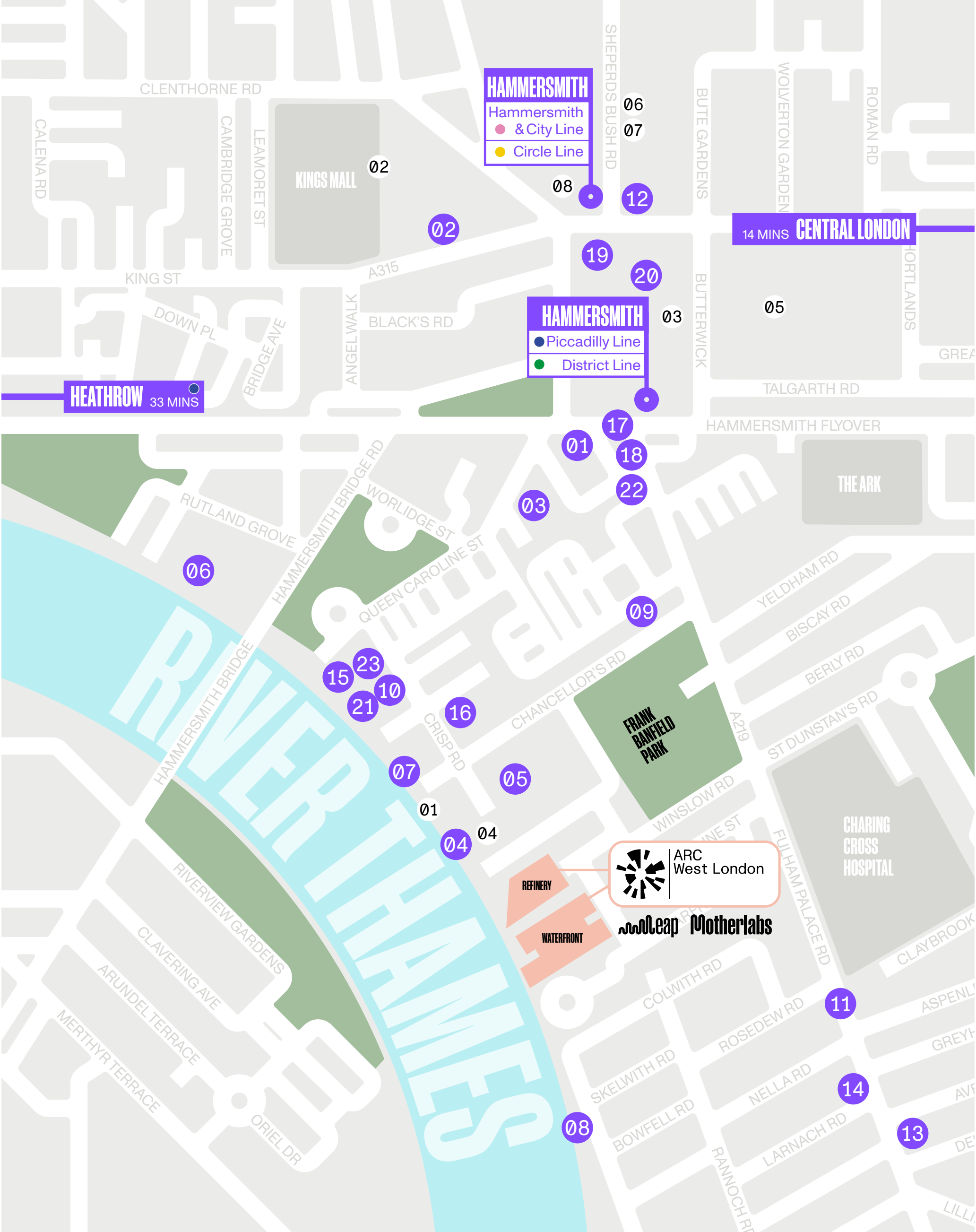
19 Pure

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

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