



Building Two

ARC Uxbridge, UB8

20,144 sq ft of Fitted Office Space To Let



WELCOME TO ARC UXBRIDGE

Premium Second Floor, Fitted Out
Office Space in a World-Class Campus.

Positioned within ARC Uxbridge, this office space offers a rare opportunity to join a thriving community of global innovators. The second floor is now available, providing Grade A office accommodation within a modern, high-spec building.

The building combines cutting-edge functionality with thoughtful amenities. A welcoming ground floor triple height reception area creates an immediate sense of community and convenience, while the building's energy-efficient design ensures a comfortable environment for modern work.



On-site gym and fitness facility



Car parking - 1:250



Shower and cycle facilities



4 pipe fan coil air conditioning



Raised access floors with 120mm void

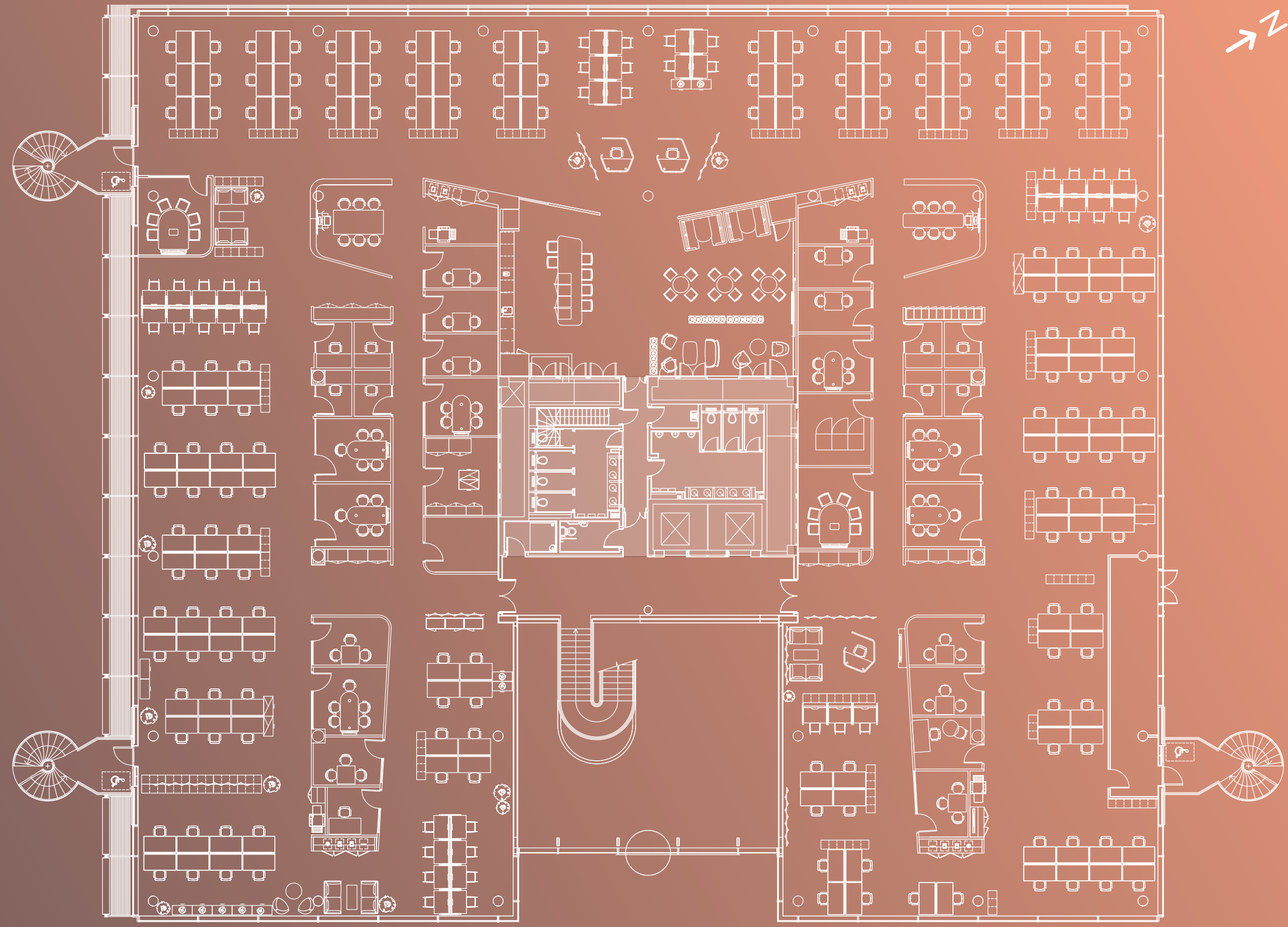


The Clubhouse - Park amenity with restaurant, seminar space and bookable meeting room



Shuttlebus from ARC Uxbridge to town centre every 10-15 mins

20,144 SQ FT OF FULLY FITTED OFFICE SPACE AVAILABLE TO LET.



Not to scale. Indicative only.

FLOOR	SQ M	SQ FT
2nd Floor	1,871.4	20,144



70 Acres of Parkland in London's Green Belt with Outdoor Pitches & Facilities.

ARC Uxbridge blends business with balance. Scenic walking trails, outdoor sports facilities, and tranquil riverside views create an energising environment for work and wellbeing.

At the heart of the campus is The Clubhouse, an inviting social hub with a vibrant restaurant and seminar space designed to bring people together. Whether it's a coffee on the community square, a walking meeting by the canal, or a lunchtime

game of table tennis, ARC Uxbridge gives teams the space to connect, recharge, and thrive.

The campus is seamlessly connected to both, with direct Tube access into central London and the M40 running close by. Heathrow Airport, just seven miles away, links ARC Uxbridge to international talent, partners and markets – a true global gateway for ambitious science and tech companies.

LOCATION

5
mins drive
to M40 J1

7
miles from
Heathrow Airport

12
mins walk to
Uxbridge Station

GET IN TOUCH

Terms

Sublease for a term by arrangement.

EPC

EPC Rating - B

Rent

On application.

Viewings

By appointment with Sole Agent, Colliers

Colliers

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