

# GATEWAY CENTRAL



WHITE CITY PLACE

WELCOME TO  
GATEWAY CENTRAL

ON WEST LONDON'S  
CREATIVE CAMPUS



# The building

The newest office building to join the White City Place campus with availability from 26,000 – 158,000 sq ft

158,186 SQ FT AVAILABLE OVER 5 FLOORS

6,000 SQ FT TERRACE ON LEVEL 4

23 CAR SPACES AND 2 ELECTRIC CHARGING POINTS

293 CYCLE SPACES

2.9M MINIMUM FLOOR TO CEILING HEIGHT

BREEAM OUTSTANDING

WIRED SCORE PLATINUM

OCCUPATIONAL DENSITY 1:8 SQ M

FOUR PIPE FAN COIL AIR CONDITIONING



The exterior of Gateway Central



# White City

## Imperial College London White City Campus North

- World-leading science and technology university
- First phase completed 2016
- New £3bn research and innovation campus
- 1,500 researchers

## White City Place

- 1.5 million sq ft business district
- New central avenue with retail, restaurants, gyms and gardens
- Existing 3,000-strong community

## Imperial College London White City Campus South

- 17-acre site with more than 50 companies
- Homes and innovation facilities from 2019
- Home to Blenheim Chalcot's Scale Space

## GATEWAY CENTRAL

## White City Station

## Berkeley St James

- Over 1,400 homes
- New 5 acre public park
- Retail in the railway arches

## Television Centre

- 950 new homes
- Soho House
- Television studios
- Restaurants
- Publicis
- The White Company
- Hotel and gym/spa
- BBC Worldwide

## Westfield London

- 1,614,600 sq ft, with 740,000 sq ft to be added
- £600 million expansion
- 2.3m sq ft of world class retail and leisure.
- The largest shopping centre in Europe.
- New 230,000 sq ft John Lewis flagship at Westfield
- 4,200 car parking spaces

## Wood Lane station

## Hammersmith Park



# White City

## West London’s creative campus

### Where innovation thrives

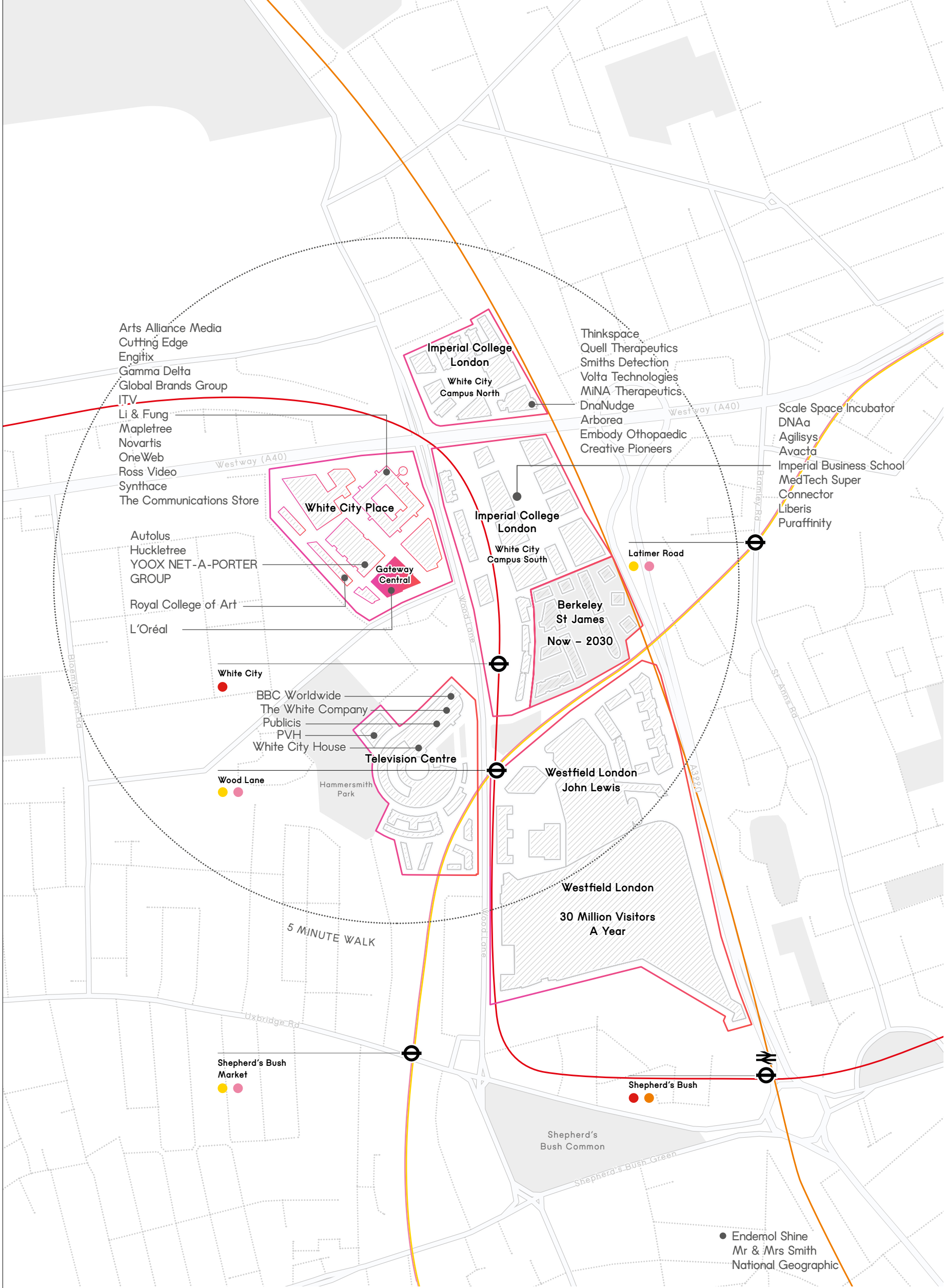
White City Place is West London’s creative campus. Discover 7 buildings 1 minute walk from White City Central Line station, and a working community where innovative organisations thrive alongside business leaders and cultural institutions.

### Landmark neighbours

London’s greatest minds shape the future at Imperial College. Right opposite, Television Centre represents an architectural landmark reborn — a mixed-use development upholding the legacy of a British icon and alive with restaurants, bars, and a destination hotel. Both just moments from White City Place.

### Leisure and lifestyle

Soho House is also on the doorstep. Part of Television Centre, its ensemble of rooftop pool, bars, lounges, outdoor terrace and screening rooms has created a focal point for the neighbourhood’s social scene. Meanwhile, Westfield is only 3 minutes’ walk away and home to over 2,600,000 sq ft of retail including the UK’s largest John Lewis.





# A thriving working community

Morning, lunch and after work

COCO  
DI MAMA



THE  
ATHENIAN

waka

dear  
grace



SHOLA  
KARACHI KITCHEN

White City Place is a hub for fitness, community and foodies as well as creativity. This mix of many different minds is what makes for such a vibrant, varied experience every day. Relax, eat and drink in the bustling main avenue or get involved in our extensive on-site events programme.



Community life at White City Place







Flexible auditorium space 'The Studio'

## Venue hire

Spaces to share your ideas



From informative talks to annual celebrations, the hireable spaces at White City Place cater to a range of events year round.

With top-of-the-range multimedia and presentation capabilities, The Studio puts you and your idea in the spotlight – a flexible auditorium space for speaking live or live streaming for an even bigger reach.

For more casual occasions, the generous, light-filled atriums of The WestWorks and The MediaWorks are the perfect environments for getting to know your neighbours. Meanwhile, landscaped gardens are the backdrops to summer drinks receptions, product launches and fashion shows out in the open air.



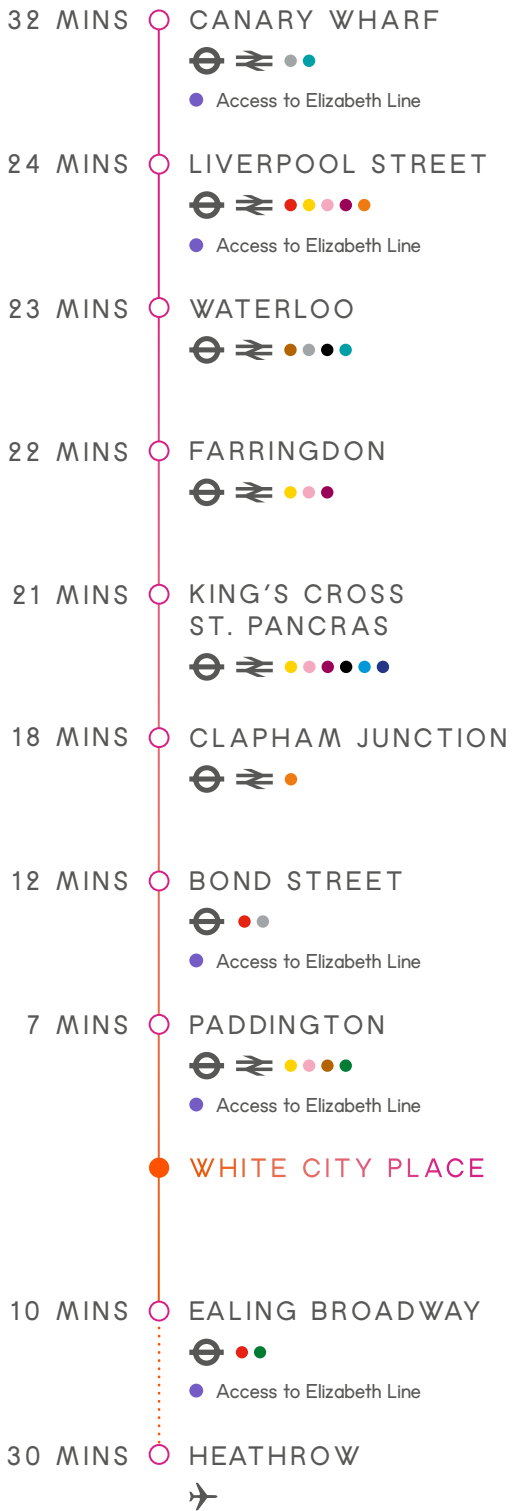
# Connection central

Tube, train and Crossrail

Capitalise on direct connections to London’s hubs for talent, commerce and innovation. White City Place sits in the middle of a vast transport network. With three underground lines at two nearby stations, the City, West End and east London are all easily accessible.



- Bakerloo line
- Central line
- Circle line
- District line
- DLR line
- Elizabeth line
- Jubilee line
- Northern line
- Piccadilly line



“White City felt right to us because we bought into the vision but also because it’s so well connected”

GABRIELA HERSHAM  
CO-FOUNDER, HUCKLETREE





The entrance to Gateway Central

# GATEWAY CENTRAL



# Gateway Central

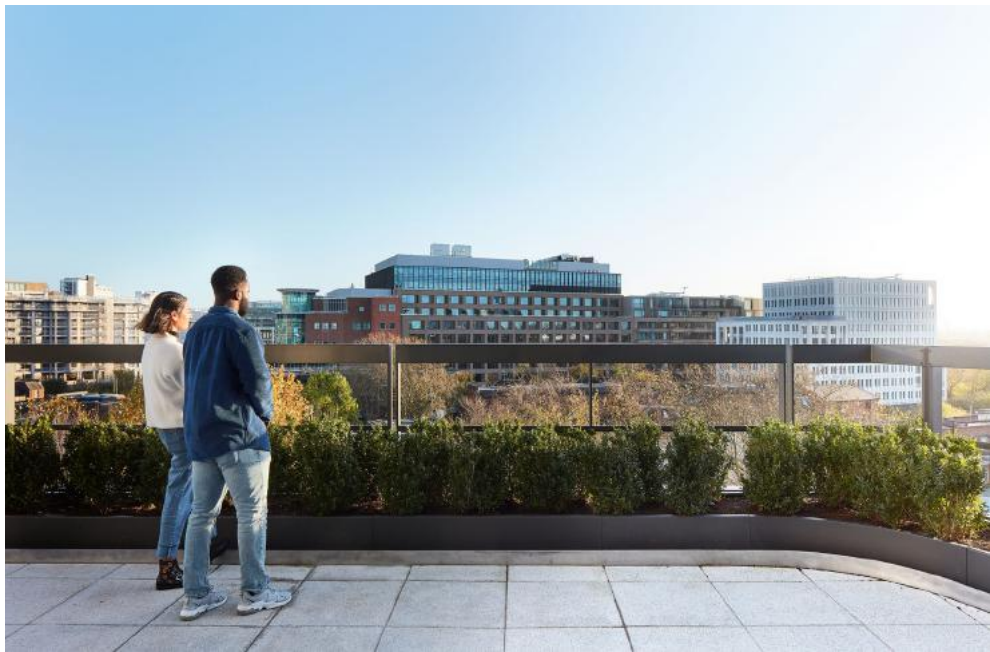
A ten storey building home to L’Oreal’s London HQ. 157,212 sq ft of available office space bordered by energising green pedestrianised walkways and gardens.

Standing at the southern edge of White City Place, Gateway Central’s 10-storey facade is a striking first impression for anyone arriving on campus. Delicate and precise in detailing yet simple and calm in materiality, the building has been designed to uphold the tradition of its neighbours. Inside, a coordinated suite of complementary materials brushed with warm, burgundy hues creates a gentle and inviting atmosphere.

A 6,000 sq ft terrace on level 4 faces southwards, inviting direct sunlight morning and afternoon over seating and meeting areas. Full-height windows illuminate spacious, flexible floorplates within, while the building’s eastern facade overlooks the tree-lined Central Avenue – a landscaped, pedestrianised focal point for White City Place’s working community.

Gateway Central is at the closest point to Television Centre, Westfield and Wood Lane station from which Paddington’s Crossrail connections are only a few minutes away.

- 1 Views from the fourth floor terrace
- 2 The corner of Gateway Central







Generous reception with  
breakout workspace





- 1 Reception concierge
- 2 Feature staircase connecting office and social spaces

2







1 Lift waiting area  
2 Indicative cafe in the retail space adjacent to the reception







Fourth floor workspace





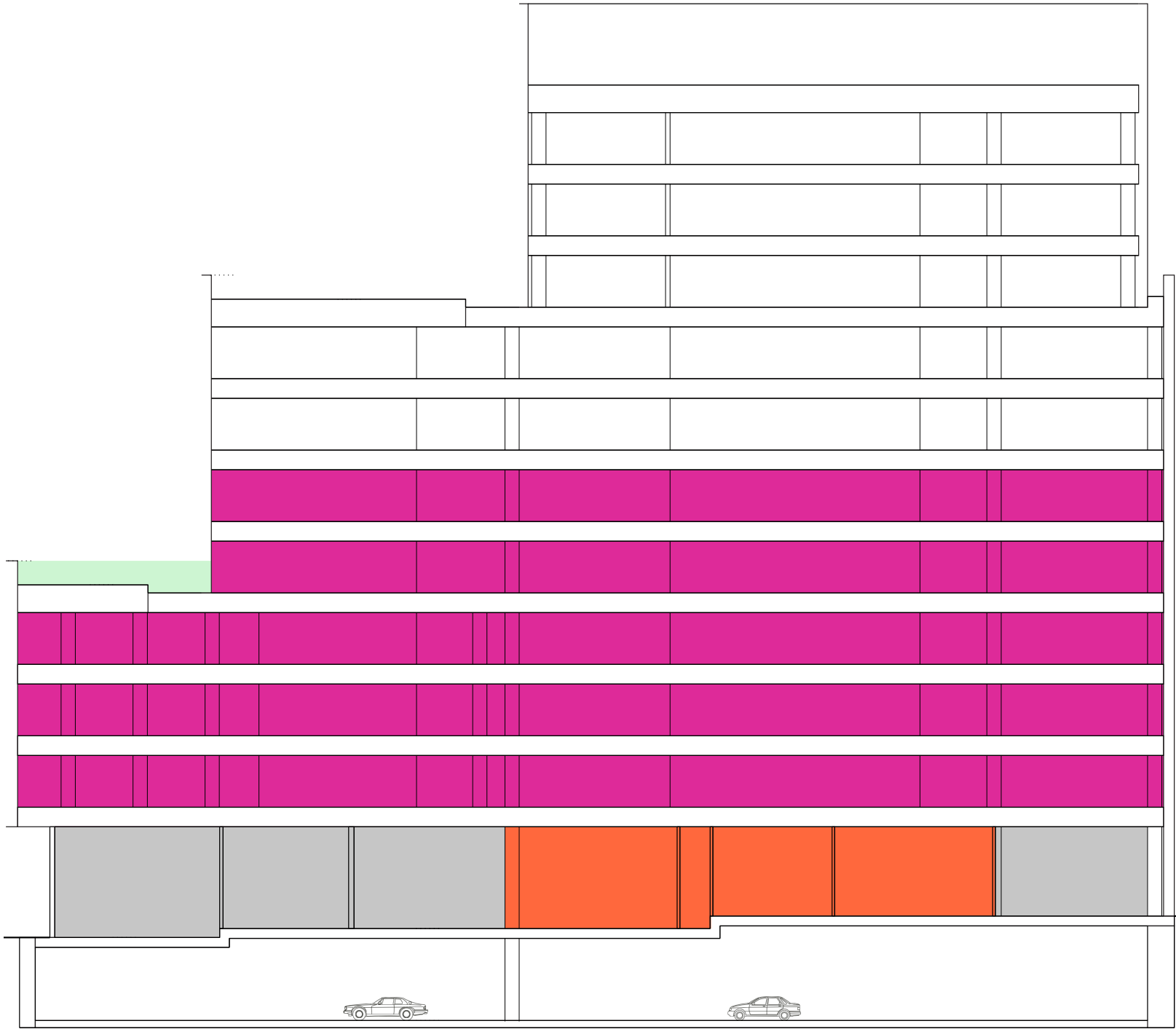
Fourth floor workspace with terrace in the background



# Schedule of Areas

FLOOR	SQ FT (APPROX NIA)	OCCUPIERS
6 to 10	110,800	L'Oréal
5	27,773	Available
4	27,363	Available
Terrace	6,552	
3	34,420	Available
2	34,372	Available
1	34,258	Available
Reception	5,270	
Retail	2,949	
	293 cycle spaces	
	33 showers	
	23 car parking spaces	
Total	158,186	

- Available
- Reception/Cafe
- Retail space
- Terrace



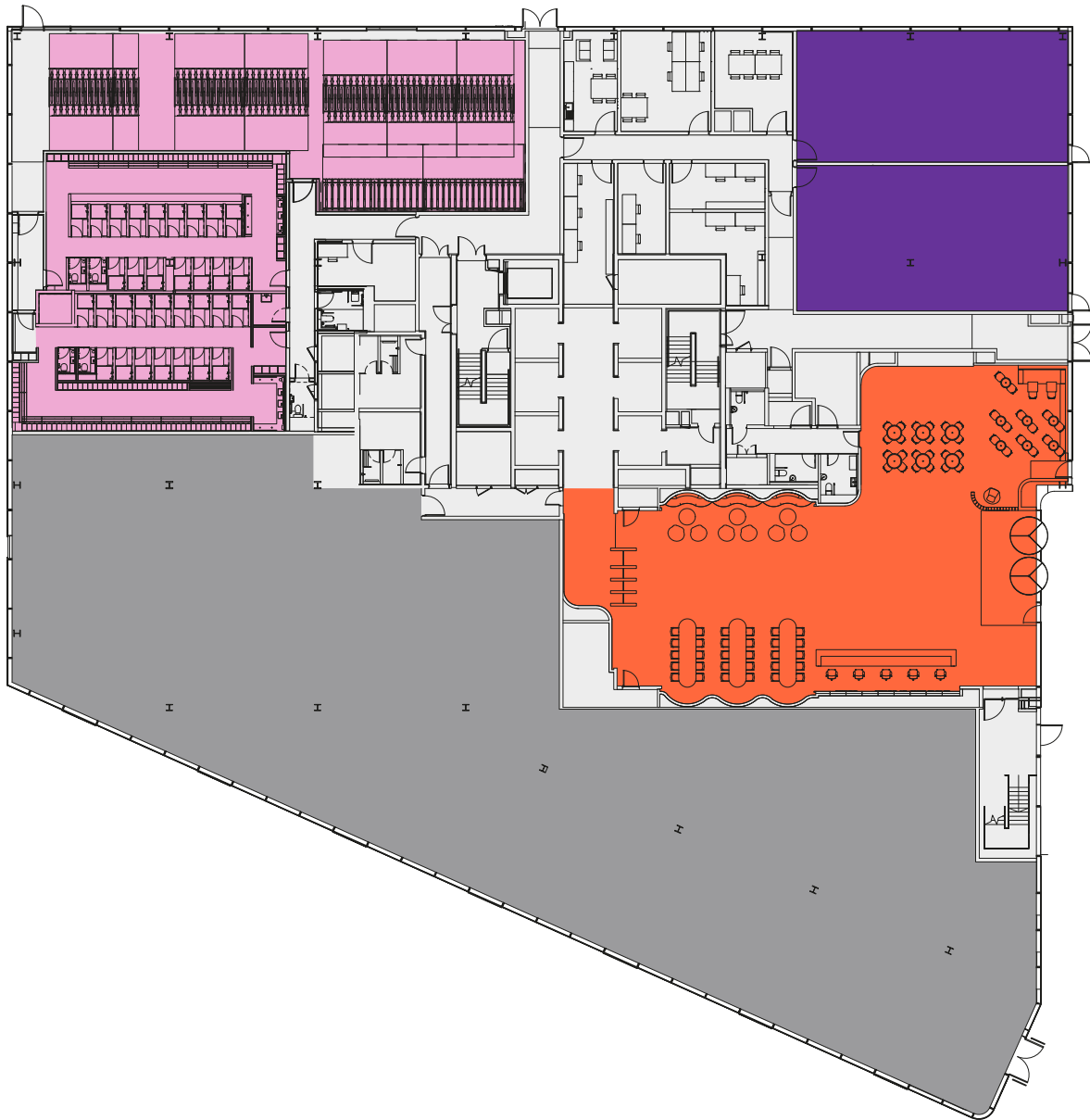


# Floor plans

## Reception

Reception sq ft

5,270



- L'Oréal
- Reception/Cafe
- Showers/Cycle Hub
- Retail

## Typical floors 1–3

Office sq ft

34,258–34,420



- Office



Floor plans

Floor 4

Office sq ft

27,363

Terrace sq ft

6,552



Office  
Terrace

Floor 5

Office sq ft

27,773



Office

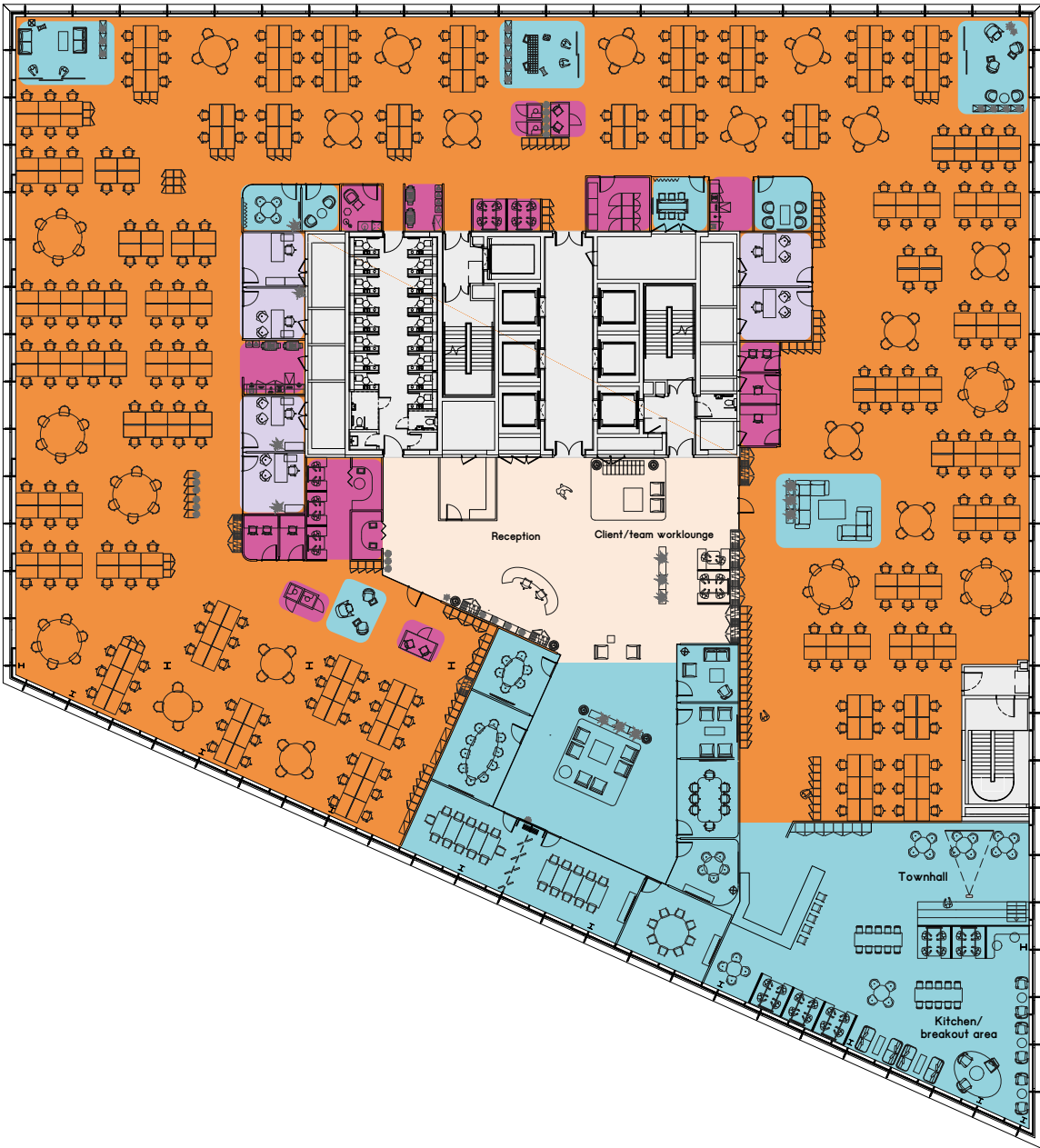


# Space plans

## Single Occupier

1:8m² = 390 headcount  
Open plan \* 382  
Offices (1) \* 6  
Welcome reception \* 2  
Total \* 390

Meeting rooms  
Focus rooms (2) \* 2  
Focus rooms (1) \* 3  
Meeting pod (2) \* 2  
Booth seating (4) \* 5



- Offices
- Meeting & social space
- Workspace
- Front of house
- Support space

## Multi-Floor Agile

1:12m² = 207 headcount  
Open plan \* 198  
Offices (1) \* 7  
Welcome reception \* 2  
Total \* 207

Meeting rooms  
Meeting room (14) \* 1  
Meeting room (12) \* 1  
Meeting room (10) \* 3  
Meeting room (8) \* 3  
Meeting room (6) \* 3  
Meeting room (4) \* 3  
Meeting room (3) \* 1

Meeting rooms  
Focus rooms (2) \* 1  
Focus rooms (1) \* 9  
Meeting pod (2) \* 2  
Phone booth (1) \* 2  
Booth seating (4) \* 3  
Booth seating (2) \* 4





# Summary Specification



**Terrace**  
Spacious terrace on level 4 (6,500 sq ft)



**Sustainable transport**  
320 cycle spaces, 28 showers, 296 lockers,  
23 car parking spaces, 2 electric parking points



**Occupancy**  
Occupancy density 1:8 sq m



**Lifts and stairs**  
2 goods lifts, 6 passenger lifts with  
a capacity of 26 passengers each



**Floor heights**  
2.9m minimum floor-to-ceiling height



**Amenities**  
5,000 sq ft reception and café



**Heating and cooling**  
Four-pipe fan coil air conditioning, air-handling heat  
recovery and high-efficiency chillers



**Power**  
Diverse incoming power  
Provision for tenant stand-by generator

# Sustainability



**Efficient by design**  
Designed with solar-control glass, Gateway Central  
takes 52% less energy to cool than a comparable building



**BREEAM Outstanding**  
BREEAM Outstanding and EPC A  
Reduces regulated CO2 emissions by around 38% \*



**Solar powered**  
1,900 sq ft of PV arrays on the roof  
supply 8% of the building's energy



**Optimised heating**  
Efficient water-source heat pump



**Water recycling**  
Greywater harvesting reduces water use by 50%



**Rainwater attenuation**  
Rainwater attenuation reduces strain on sewer networks\*\*



**Sustainable timber**  
100% of timber is certified as from a sustainable source

\*Calculated according to SAP 10  
\*\* 40% allowance for future climate change



# Contact

Cushman & Wakefield

Andy Tyler  
Joel Randall  
Charles Dady  
Henry Harrison

+44 (0)207 935 5000

Knight Frank

Ian McCarter  
Jonny Lee  
Roddy Abram  
Andy Nixon

+44 (0)207 629 8171

Misrepresentation Act:

Knight Frank and Cushman & Wakefield LLP for themselves and or the lessors of this property whose agents they are give notice that: (1) The particulars are set out as a general outline only for the guidance of intending lessees, and do not constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Knight Frank and Cushman & Wakefield LLP has any authority to make or give representation or warranty whatever in relation to this property. September 2023.

Designed by DNCO  
dnco.com



