

WHITE  
CITY  
PLACE

# Available Office Space



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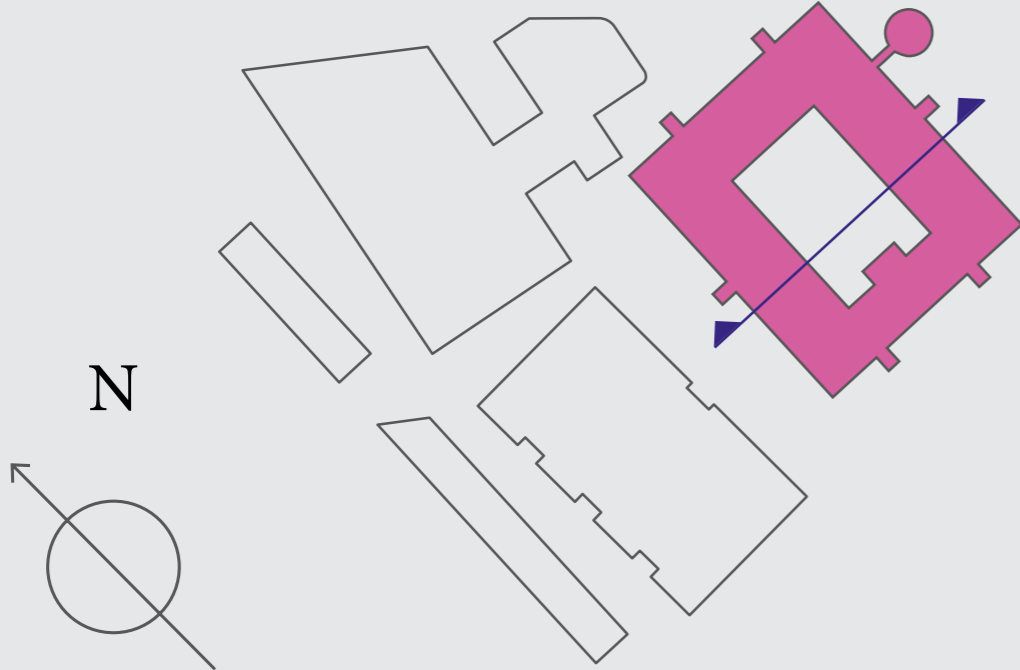
Synthace

Join the growing creative hub at White City Place.

WestWorks provides flexible life science and office units ranging from 1,400 sq ft to 21,300 sq ft.

Get in touch to book a tour to see the opportunities to be a part of this vibrant location.

# Schedule of areas



Bright open reception space, perfect for meeting colleges and clients ^

## THE WESTWORKS

FLOOR	AVAILABILITY	FIT OUT
FIFTH	North 21,300 sq ft	Fitted or Cat A office
FOURTH	North East 12,000 sq ft	Fitted lab
FIRST	The Hub Unit 4: 1,359 sq ft Unit 5-7: 6,625 sq ft Unit 8: 1,721 sq ft Unit 14-15: 3,961 sq ft	Fitted office Fitted & furnished office Cat A office Fitted office
GROUND	South 7,265 sq ft	Fitted office



Courtyard garden space offering multi-purpose use ^



1 ^

# The WestWorks

Join occupiers like ITV, Novartis and Jellycat in this dynamic office space with a bustling reception area and spacious communal terrace.

## 1 CO-LAB CAFE

The cafe in reception offers delectable coffees, breakfast, lunch and sweet treats all day long to power you through the day.

## 2 THE STUDIO

Located on the ground floor of the WestWorks, the Studio is a fully accessible presentation and performance space with capacity to seat 100 people.

## 3 DEAR GRACE

Dear Grace is a stylish neighbourhood bar and eatery serving delicious drinks and wholesome food throughout the day in the heart of White City Place.



2 ^

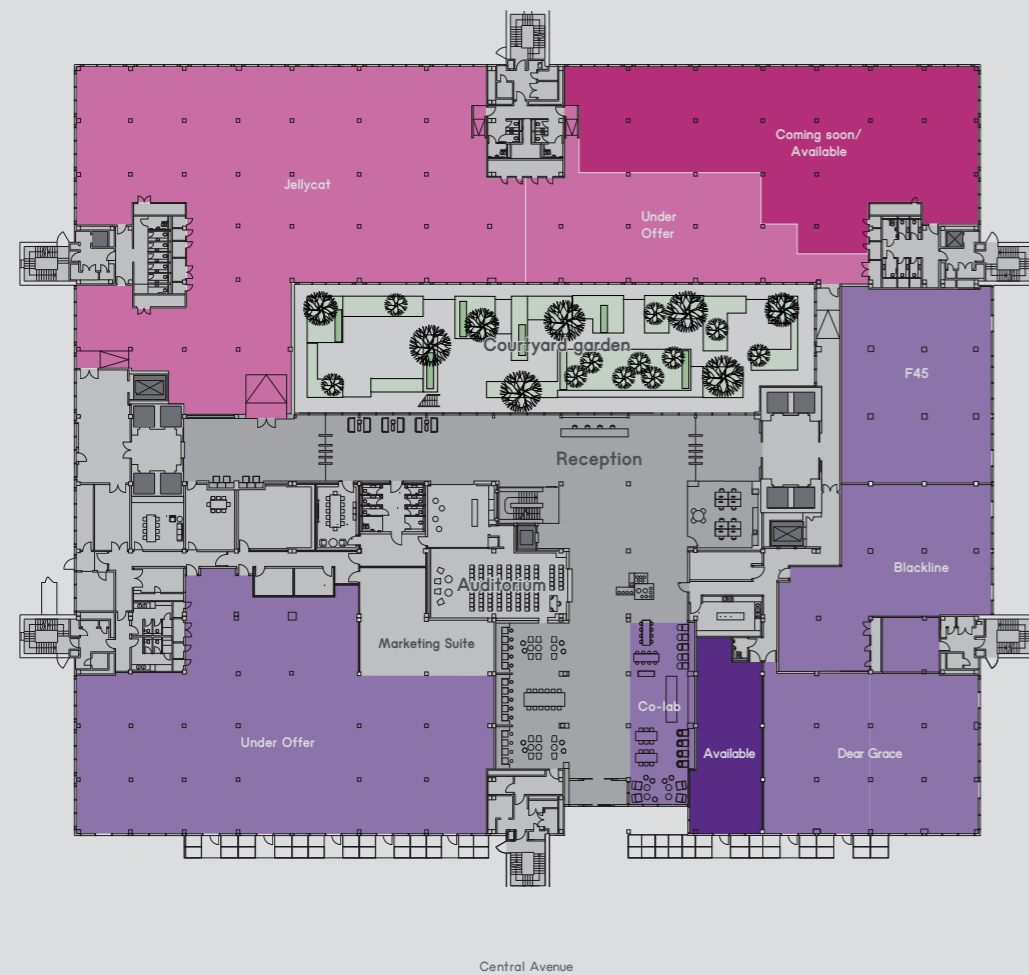
3 v



- Office available
- Office occupied
- Retail available
- Retail occupied
- Reception
- Communal

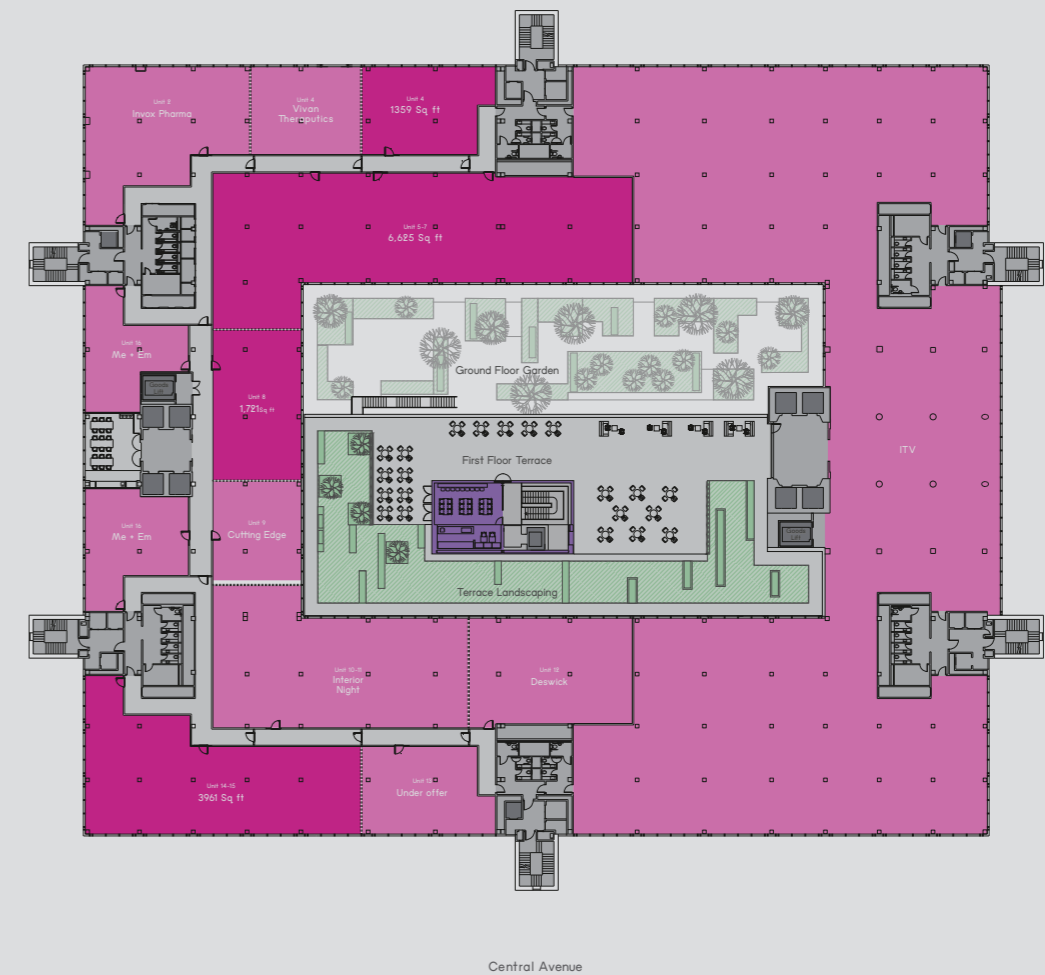
### Ground floor

Office  
 7,265 sq ft



### First floor

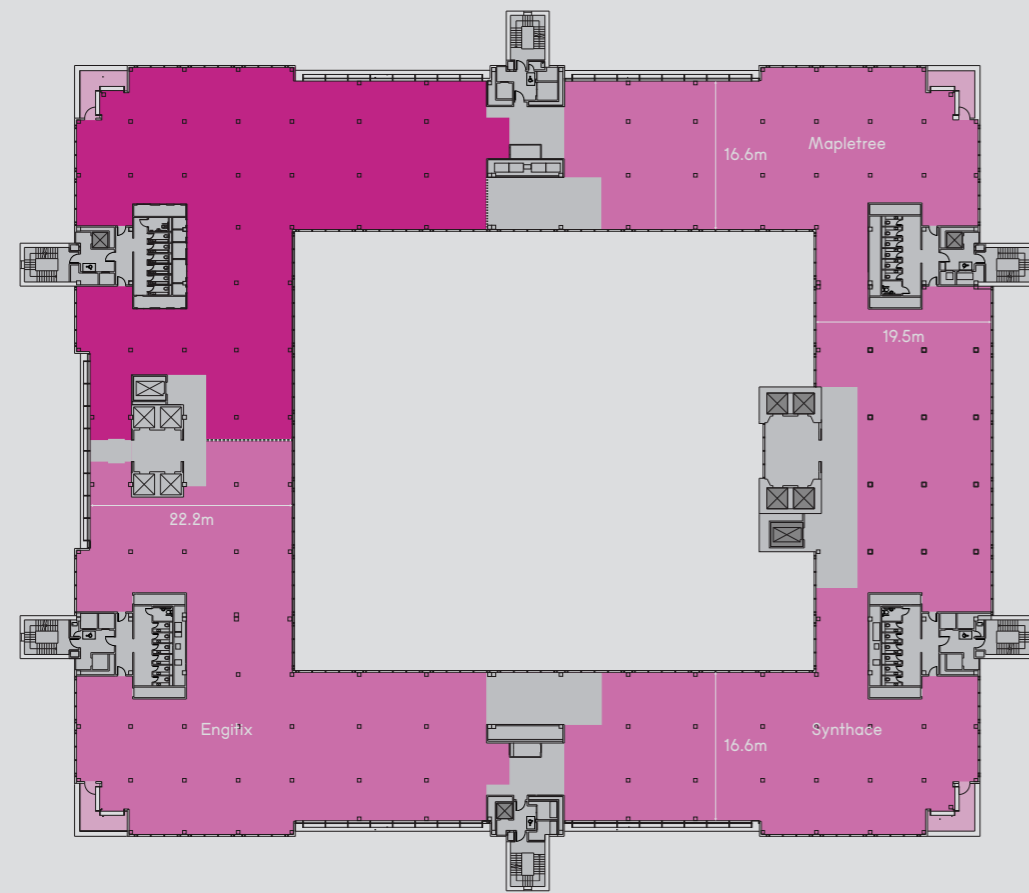
Office  
 Unit 4: 1,359 sq ft  
 Unit 5 – 7: 6,625 sq ft  
 Unit 8: 1,721 sq ft  
 Unit 14 – 15: 3,961 sq ft



- Office available
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- Retail available
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### Fourth floor

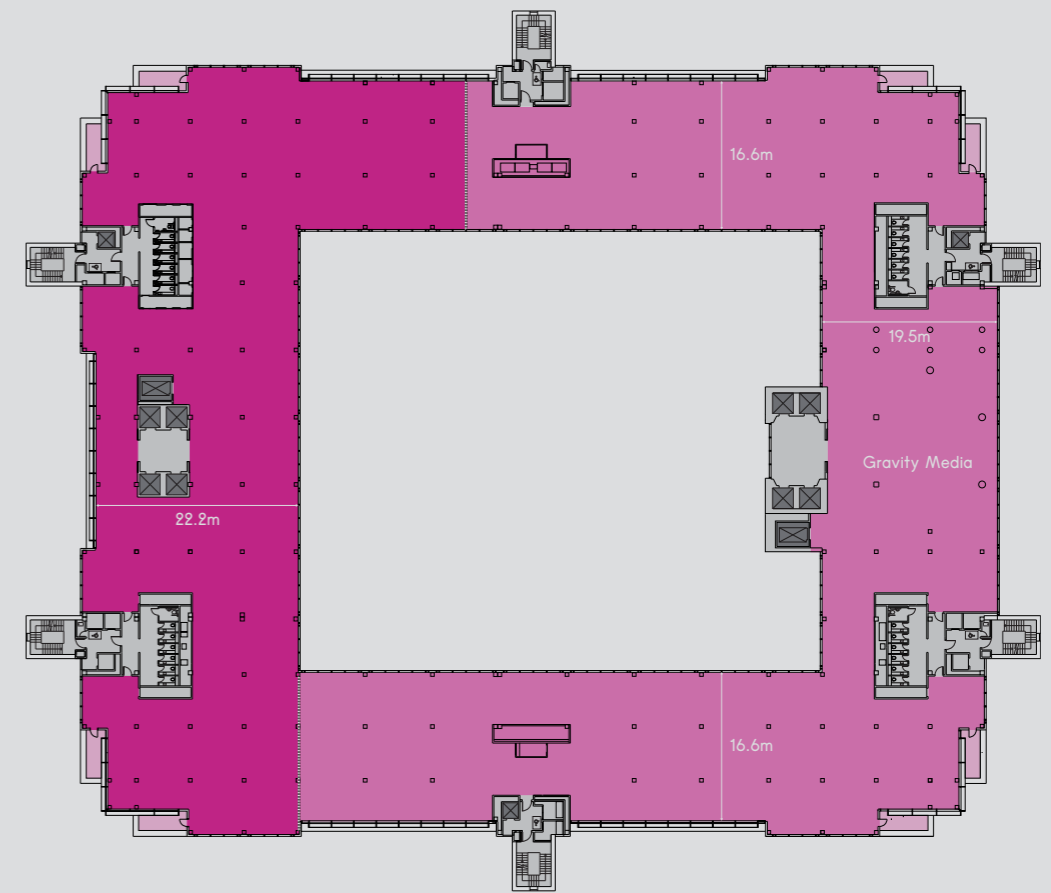
Office  
 North East 12,000 sq ft  
 (fitted lab)



Central Avenue

### Fifth floor

Office  
 21,300 sq ft



Central Avenue

# Specification & amenities



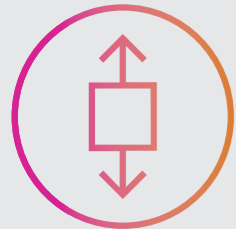
## Occupancy

General occupancy:  
1 person per 8 sq m and  
1 person per 10 sq m on ground floor



## Floor Heights

Clear soffit solution providing 4.1m  
floor-to-soffit on ground floor and  
3.8m on the upper floors



## Lifts

8 passenger lifts each with a capacity of 16 persons  
2 goods lifts each with a capacity of 3200kg / 40 persons  
3 firefighting lifts



## Amenities

10,000 sq ft communal terrace with  
café pavilion on first floor  
100-seat studio  
Garden and meeting rooms for hire



## Wired Score

Platinum WiredScore rating:  
the highest certification for  
pre-enabled connectivity



## Ground Floor

12,000 sq ft of vibrant reception  
with co-working spaces, lounge  
areas and cafe.



## Communication Provision

Major communications providers already on-site include:  
BT Openreach, Colt, EU Networks, Verizon, Virgin Media and Vodafone.



## Sustainable transport

297 cycle spaces, 300 lockers, 29 showers 66 car parking spaces.



## Lighting

LED lighting with daylight dimming and presence detectors on office floors



## Future-proof

Infrastructure connects top-tier data centre providers,  
speeds ranging from 2GBps to 10GBps connections.

# Sustainability



### Energy usage

5% annual reduction in energy usage achieved in 2024



### Energy reduction

Energy and carbon performance aligned with CRREM pathways for 2024



### Carbon reduction

Decarbonisation study conducted providing strategy to reduce asset energy and carbon long-term



### BREEAM Excellent

EPC B



### Recycling

64% recycling rate achieved in 2024 for operational waste, with ambition of surpassing 65% by 2025



### Biodiversity

31% annual biodiversity improvement in 2024 through attentive landscaping management\*



### ESG targets

Regular engagement with occupiers to jointly improve ESG outcomes & facilitate feedback



### Social value

In depth local needs analysis to deliver occupiers opportunities for targeted social value improvement\*



### Social outreach

Long-term partnership in place with local Special Educational Needs school providing work experience to those with learning disabilities\*



### Sustainable transport

Active travel facilities



# Life at White City Place

White City Place offers spaces to gather, for the community to meet and share ideas. Relax, eat and drink around a bustling central avenue – or even hold outdoor meetings in comfort with WiFi-enabled public realm.



2 ^



3 ^



## 1 LIFE OUTDOORS

With sporting staples and film classics on the big screen and a regular programme of live music, there's always a reason to relax outside.

## 2 THE STUDIO

The studio is a flexible space with a wide range of multimedia and presentation capabilities, be it for a live audience, livestream, or both.

## 3 YOUR DEDICATED TEAM

Friendly, experienced on-the-ground management committed to supporting every side of a business's daily needs.



# White City Place Retail map

Under Offer/Occupied  
Available



## Contact

### Office Enquiries

Cushman & Wakefield  
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Asset and development manager, Stanhope.



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THE WESTWORKS

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