

Imperial College
London
ThinkSpace

TRANSLATION &
INNOVATION HUB
WHITE CITY, LONDON W12



OFFERING A VARIETY OF AFFORDABLE, FLEXIBLE, SHORT AND LONG TERM TENANCY OPTIONS FOR COMPANIES AT EVERY STAGE OF THEIR GROWTH.

Imperial College London ThinkSpace is the delivery vehicle for Imperial College London to develop an ecosystem that will attract “Allied Enterprises” to co-locate with core College research capabilities, creating valued technology translation platforms.

We define Allied Enterprises as companies and corporations that are intimately involved in solving technical challenges for commercial gain with which Imperial College London has, or has the potential to establish, collaborative technology translation programmes.

Imperial College London ThinkSpace will create a dynamic, enterprising environment that enables the translation of research outcomes into internationally significant technologies.

The offer includes incubator, accelerator and office spaces to accommodate open-plan, flexible, modular laboratory workspaces and office suites.

GROW

The co-location of research and business on this scale is unprecedented in London, reinforcing the capital’s position as a catalyst for scientific development and economic growth.

TRANSLATE

Thousands of next-generation thinkers and entrepreneurs are translating and commercialising cutting-edge research for the benefit of our economy and society.

ENABLE

Offering affordable adaptable office and laboratory spaces to accommodate open-plan, turn-key or bespoke flexible work spaces for companies at every stage.



COMMITTED TO HELPING COMPANIES GROW AND SUCCEED IN LONDON

**SPINOUTS
START-UPS SME'S
SCALE-UPS
ESTABLISHED INDUSTRY LEADERS**



THE **TRANSLATION & INNOVATION HUB**, PART OF THE NEW IMPERIAL WHITE CITY CAMPUS, IS SITUATED ON THE WESTERN SIDE OF CENTRAL LONDON



CITY OF LONDON

CANARY WHARF

HYDE PARK

WHITE CITY CAMPUS (NORTH)

TRANSLATION & INNOVATION HUB

IMPERIAL COLLEGE LONDON SOUTH KENSINGTON CAMPUS



WHITE CITY CAMPUS
(SOUTH)
NOT CONSENTED

ST JAMES
WHITE CITY

WHITE CITY
⊖

WESTFIELD
WHITE CITY

WHITE CITY
PLACE

WOOD LANE
⊖

TELEVISION
CENTRE



LOCATION

SITUATED ON THE WESTERN SIDE OF CENTRAL LONDON

A key feature of the location is the high quality of public transport links into Central London and to the West London road network

Short walk from both White City and Wood Lane London Underground stations

Easy access to Shepherd's Bush Overground Station

Direct access to A40

Excellent connections to major international airports

The Translation & Innovation Hub is located just a short walk from White City underground station (Central line) and a 5 minute walk from the Wood Lane underground station (Circle and Hammersmith & City lines). Both provide direct access to the West End, City, King's Cross St. Pancras, Paddington (with Heathrow Airport fast links), Hammersmith, Euston, Stratford and Liverpool Street (for Cambridge and Norwich).

London Paddington is a major railway hub providing national connections and can be reached within 15 minutes from White City Campus. Paddington handles approximately 34 million passenger per year. Not only is it a major railway hub but it is also a wider transport centre for Greater London, accommodating 4 underground lines (Bakerloo, Circle, District, Hammersmith & City), bus routes and improved taxi rank. Connectivity will be further enhanced by the completion of the nearby Crossrail station scheduled for 2018.

Road connectivity from the site is excellent with the A40 passing through the Imperial White City Campus.



Walking Times from White City Campus

5 MINS	White City	
6 MINS	Wood Lane	
10 MINS	Westfield	
18 MINS	Shepherd's Bush	

London Underground from White City

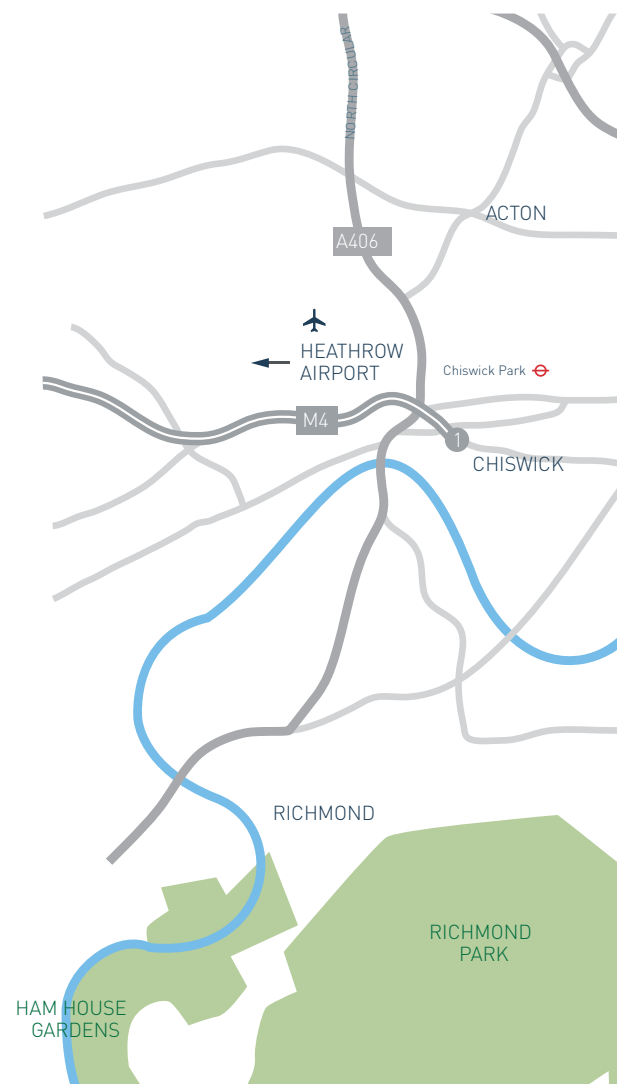
13 MINS	Oxford Circus	
15 MINS	Paddington	
18 MINS	Euston	
22 MINS	King's Cross St. Pancras	
22 MINS	Bank	
24 MINS	Liverpool Street	

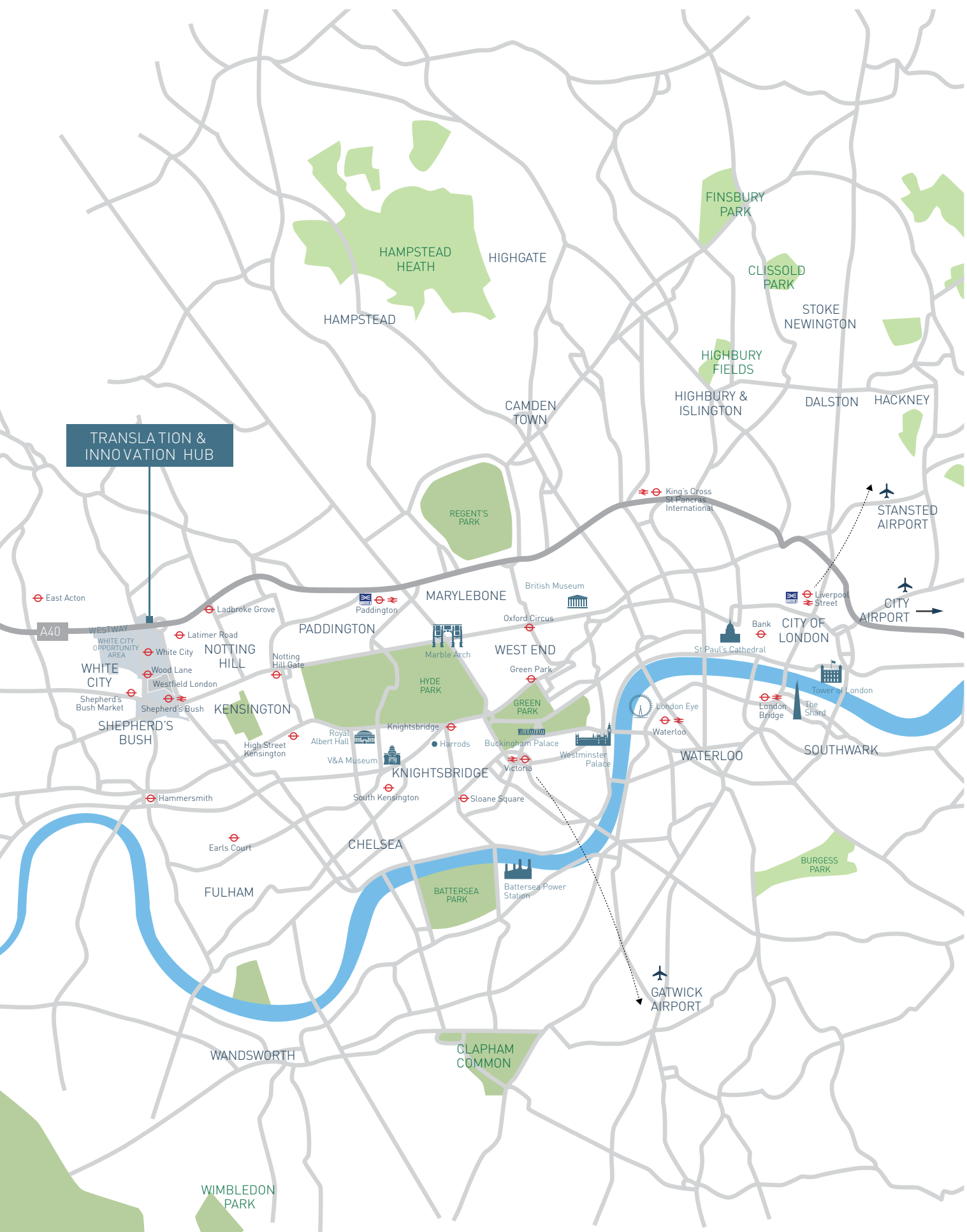
London Underground from Wood Lane

7 MINS	Hammersmith	
8 MINS	Paddington	
20 MINS	King's Cross St. Pancras	
21 MINS	Oxford Circus	
27 MINS	Euston	
30 MINS	Bank	
32 MINS	Liverpool Street	

Crossrail (2018) from Paddington

10 MINS	To Liverpool Street	
23 MINS	To Heathrow	





TRANSLATION & INNOVATION HUB

WHITE CITY: A BRIGHT FUTURE

The White City Campus is situated within the White City area, a 110 hectare (272 acre) strategic regeneration zone in West London which is transforming the local area around Shepherd's Bush

Established by the Mayor of London, together with the London Borough of Hammersmith & Fulham and Transport for London, the ongoing redevelopment of the area is guided by the White City Opportunity Area Planning Framework which seeks to:

- Promote economic development and wealth creation, the delivery of new homes, social development, and environmental improvement of the key development sites;
- Provide a vibrant, creative place with a stimulating and high quality environment where people want to live, work, shop and spend their leisure time;
- Create a renowned hub for creative industries and innovation, attracting creative, media and entertainment companies together with bio-tech and high-tech start-ups, anchored by some of the world's greatest institutions including the BBC and Imperial College London;

- Encourage cutting edge business and academic research that will be linked with schools and colleges to inspire young people, providing opportunities for training and skills development in the community.

Over the last 10 years the area has benefitted from significant investment, the epicentre of which has been the £1.6 billion development of the Westfield London shopping centre which opened in 2008 and provides 162,600 sq m (1.75 million sq ft) of retail and leisure space. At the time of opening, it was the largest shopping centre in Europe and it continues to thrive as one of the best shopping destinations in Europe, generating an annual footfall of circa 26 million.



Not to scale - for identification purposes only

IMPERIAL COLLEGE LONDON WHITE CITY CAMPUS

Situated on Wood Lane, the new site will create a unique 25 acre mixed-use campus centred around the occupational requirements of Imperial College London. The campus is creating a culture of research and innovation to become a hub for researchers, entrepreneurs and students, in the heart of White City. Imperial's future development will consolidate this area creating a world class centre for research, scientific development and economic growth. The overall White City campus will extend to over 278,700 sq m (3 million sq ft).

Working in partnership with Voreda as its development and equity partner and architects Aukett Swanke and PLP Architecture, a 114,313 sq m (1,230,475 sq ft) masterplan has been created and consented.

Construction of the first phase of the project completed in September 2012, it comprises 21,520 sq m (231,641 sq ft) of high quality postgraduate residential accommodation, alongside family apartments for college researchers, lecturers and trainee doctors.

The balance of the northern site of the White City Campus Masterplan will provide 92,800 sq m (1 million sq ft) over six high quality buildings incorporating a range of uses including research and academic facilities as well as high quality commercial space and residential provision, all arranged around a central square at the heart of the development.





CGI - for illustrative purposes only

- A Future Academic Building
- B Postgraduate Residential Accommodation – Wood Lane Studios
- C Molecular Science Research Hub
- D Translation & Innovation Hub
- E Michael Uren Biomedical Engineering Research Hub
- F Residential – Private and College Key Worker - 192 Residential Units
- G Future Academic Building
- J College Key Worker Accommodation



Not to scale - for identification purposes only



TRANSLATION & INNOVATION HUB

This building will comprise a total of 17,410 sq m (187,400 sq ft) arranged over lower ground, ground and 11 upper floors.

A new, 17,410 sq m (187,400 sq ft) building situated prominently on the White City Campus, affording extensive views towards Central London

Incubator/Accelerator space on the lower floors

Will incorporate 383 sq m (4,123 sq ft) of A1/A3 food and beverage space on the ground and lower ground floors

Anticipated to achieve a BREEAM 2011 'Excellent' rating

The building has been designed to form two adjoining wings – a taller main wing of 12 storeys and a secondary wing of 7 storeys. The two wings will provide flexible and efficient floor spaces with minimal columns. Typical office floor spaces will be 1,670 sq m (17,993 sq ft) at lower levels and 1,110 sq m (11,968 sq ft) on the upper floors.

Between the two wings is an impressive glazed atrium space which will allow a high penetration of natural light into the core of the building and provide a central social hub at ground floor level including 383 sq m (4,123 sq ft) of space for food& beverage/ services.

The main reception will be accessed from the north west corner of the site via a striking entrance at the base of the atrium. This will lead to a main lift core on the western elevation incorporating two internal passenger lifts plus three feature scenic lifts and WCs. There will be a secondary core on the eastern elevation containing further WCs and a goods lift.

Lower ground level will house meeting rooms, storage, plant rooms, loading bays and cycle storage for 134 bicycles plus showers.

ELEVENTH FLOOR COMMERCIAL OFFICE TERRACE

OPEN-PLAN CAT A OFFICE SPACE FOR
COMMERCIAL OCCUPANTS AND PARTNERS

SPECIFICATION

OFFICE AND LABORATORIES WITH WRITE-UP SPACE

The first floor will provide fully fitted out laboratory and office accommodation.

The second and third floors are offered as Shell and Core, and will provide office and laboratory accommodation.

The fourth to eleventh floors will provide office accommodation completed to BCO Cat A specification including:

Air Conditioning

- Ceiling mounted four pipe fan coil air conditioning

Performance criteria

- Offices internal (summer) 22oC to 24oC
- Office internal (winter) 21oC +/- 2oC

Lighting allowance

- Offices – 350-500 lux

Power

- Two 1 MVA transformer substations fed from the SSE HV grid
- Office and laboratory cooling and power load allowances:
- Small power load allowance 25W/sq m
- Lighting load allowance – 8 - 14W/sq m

Lifts

- Five 21-person passenger lifts comprising two internal shaft lifts and three scenic lifts
- Passenger lift within the Incubator reception serving basement, ground and 1st floors
- Goods lift provided in the café serving lower ground and ground
- One 2,500 kg goods lift in the east core serving lower ground and all upper floors
- An additional 1,000 kg goods lift serving the lower ground service yard

Floor loading

- Typical office floors (Floors 2-11) are designed to support an imposed load of 3kN/m² plus 1.0kN/m² for lightweight partitions

Occupancy Allowance (offices)

- Generally 1 person per 8m² NIA

Raised floors (Floors 4-11)

- Fully accessible raised floors with typical clear void of 150mm

Planning grid

- 1.5m x 1.5m in the north wing and 3.0m x 3.0m in the south wing

Floor to ceiling heights

- 2.75m

WC's

- Male, female and disabled WC provision on each floor to a design allowance of 1 person per 10m² NIA



COLLABORATIVE, YET FULLY INDEPENDENT MODERN WORKING ENVIRONMENT.

- Spacious entrance hall and reception
- Bright Atrium
- Café with outdoor seating
- CAT A finish to all commercial office floors on levels 4-11, Tenancy splits available
- Two floors shell and core for bespoke design and build
- Southern roof Terrace on top floor, Level 11, commercial office
- Secure cycle spaces, changing rooms and showers
- CCTV in public areas
- Staffed reception desk
- Access control to all area

LAB UNITS INCLUDE WRITE-UP
SPACE, EXHAUST FOR CHEMICAL
FUME HOODS, SINKS AND
ADJUSTABLE BENCHING



ACCOMMODATION



The floor areas will be finalised subsequent to a measured survey at practical completion.

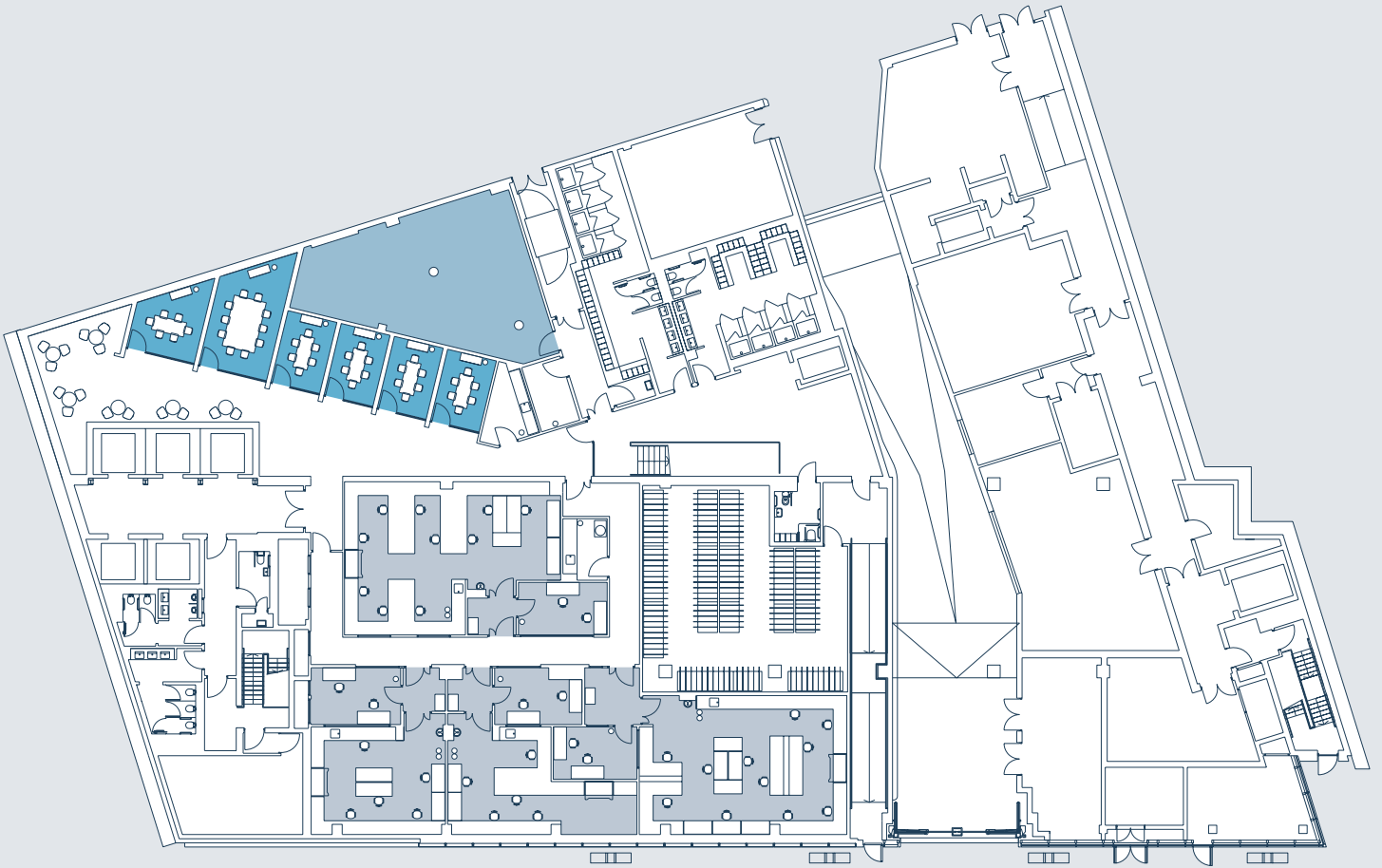
It is proposed that the property will provide the following approximate net internal floor areas:

Floor	Use	NIA (sq ft)	NIA (sq m)
Level 12	Plant	-	-
Level 11	Offices	8,142	756
Level 10	Offices	11,968	1,110
Level 09	Offices	11,968	1,110
Level 08	Offices	11,968	1,110
Level 07	Offices	11,870	1,100
Level 06	Offices	17,993	1,670
Level 05	Offices	17,993	1,670
Level 04	Offices	17,993	1,670
Level 03	Accelerator - Offices and Laboratories	17,993	1,670
Level 02	Accelerator - Offices and Laboratories	17,993	1,670
Level 01	Accelerator - Offices and Laboratories	13,132	1,220
Ground	Incubator - Offices and Laboratories - Food & Beverages	10,414	946
Lower Ground	Incubator - Offices and Laboratories - Services	4,629	430

FLOOR PLANS

LOWER GROUND

Incubator - Offices and Laboratories - Services

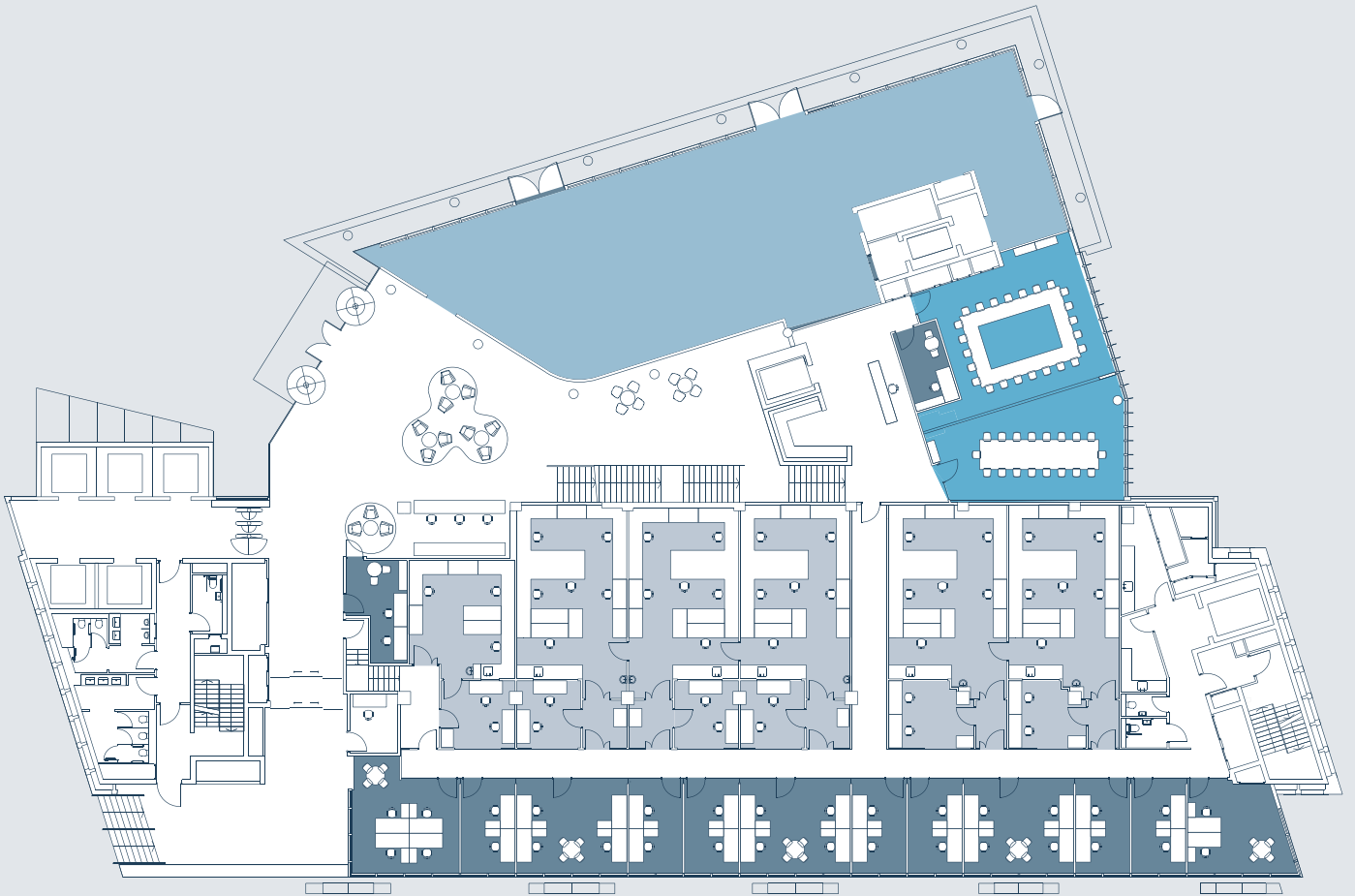


- OFFICE
- LAB
- FOOD & BEVERAGES / SERVICES
- CONFERENCE ROOM

FLOOR PLANS

GROUND FLOOR

Reception - Incubator - Offices and Laboratories - Food & Beverages

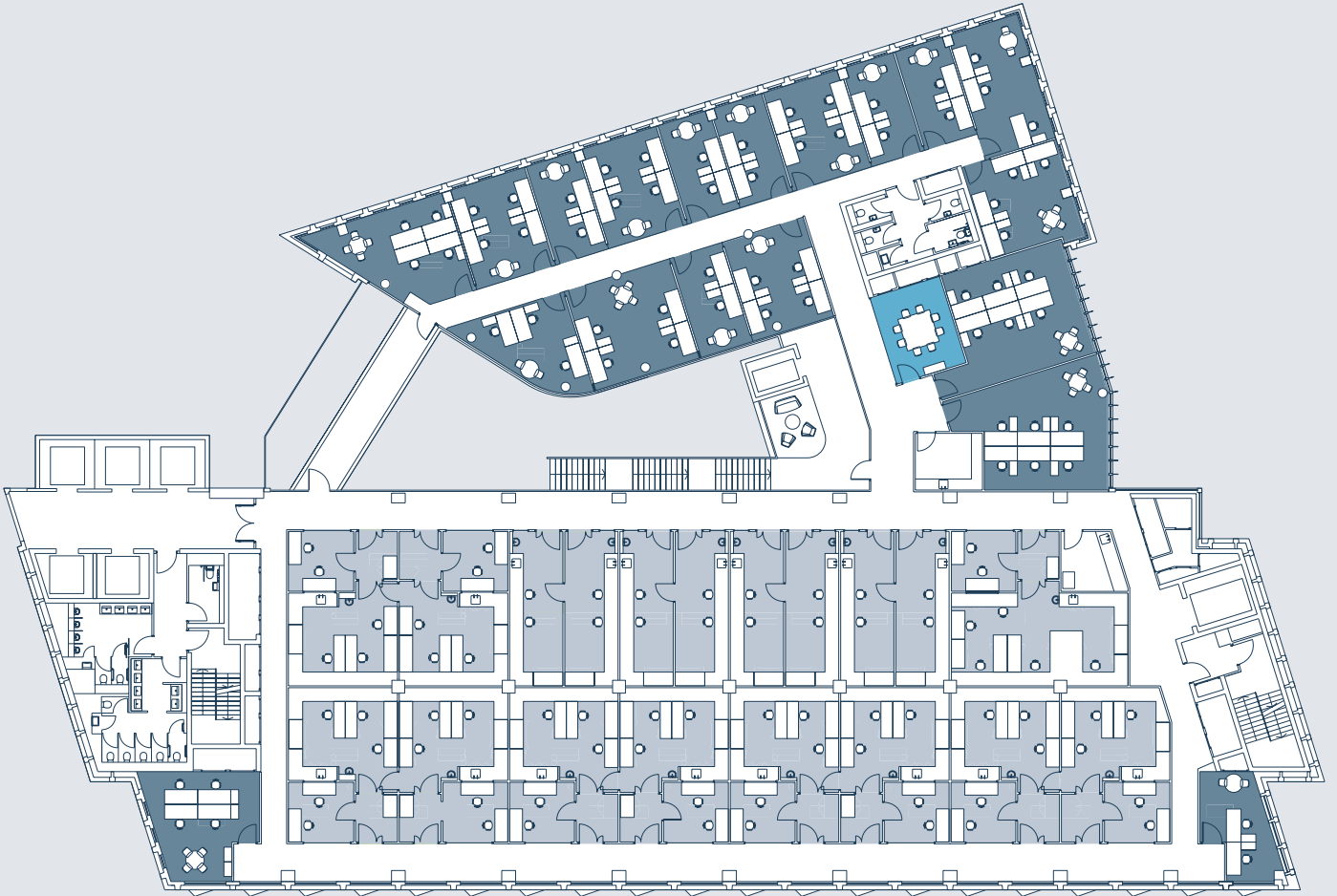


- OFFICE
- LAB
- FOOD & BEVERAGES / SERVICES
- CONFERENCE ROOM

FLOOR PLANS

LEVEL 01

Accelerator - Offices and Laboratory

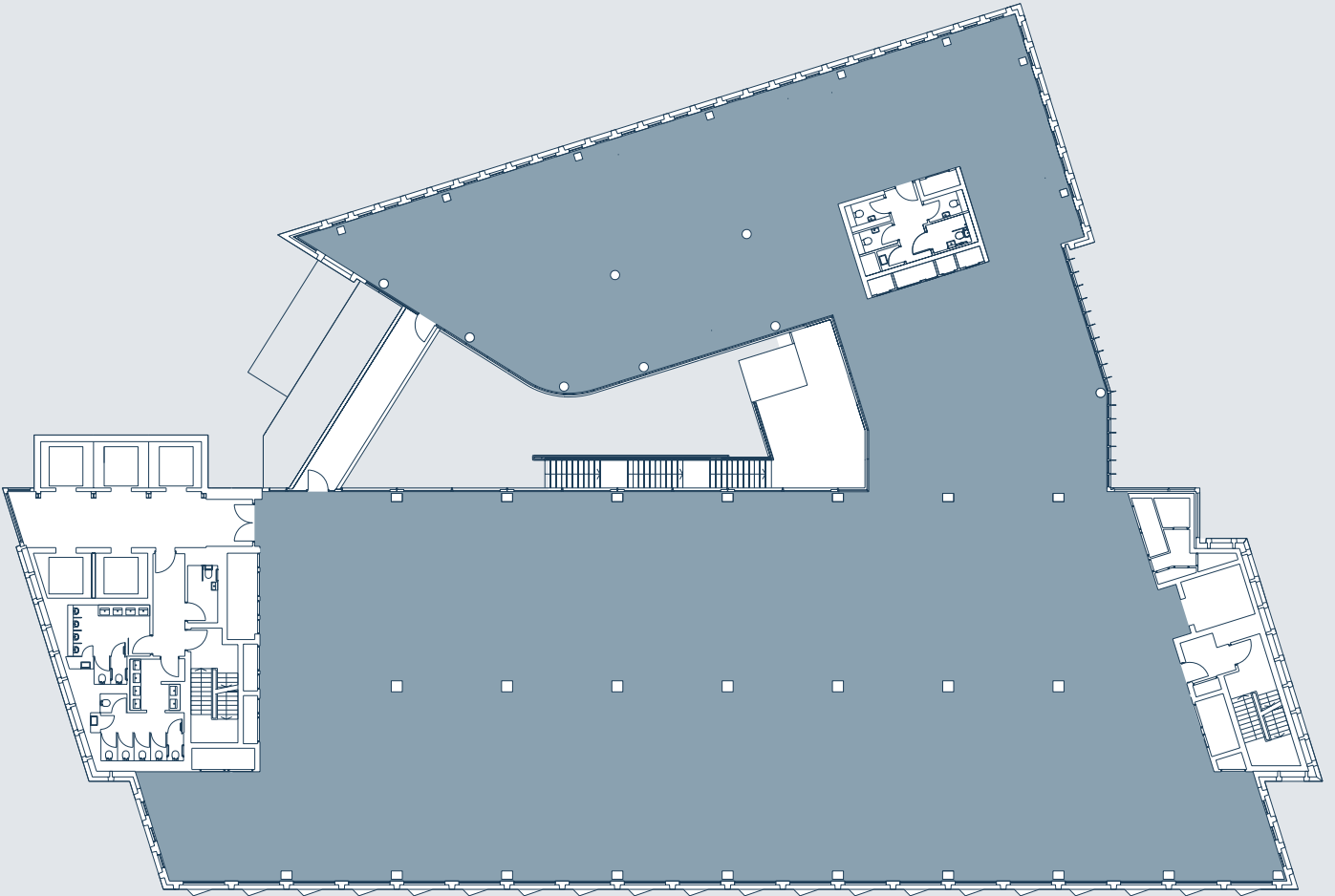


- OFFICE
- LAB
- FOOD & BEVERAGES / SERVICES
- CONFERENCE ROOM

FLOOR PLANS

LEVEL 02-03

Accelerator - Offices and Laboratory

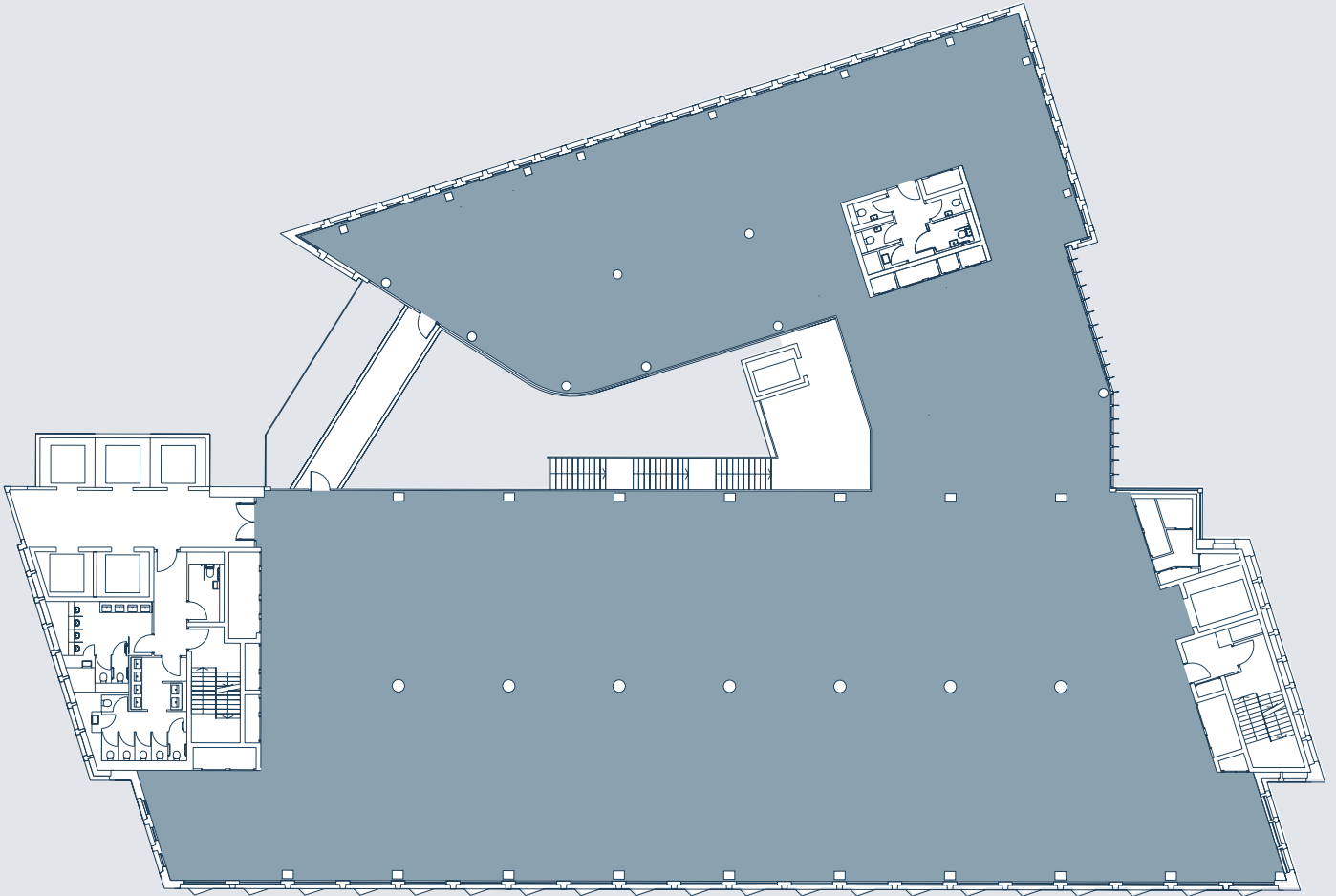


- OFFICE
- LAB
- FOOD & BEVERAGES / SERVICES
- CONFERENCE ROOM

FLOOR PLANS

LEVEL 04-06

Offices - 1,670 sq m (17,993 sq ft) NIA

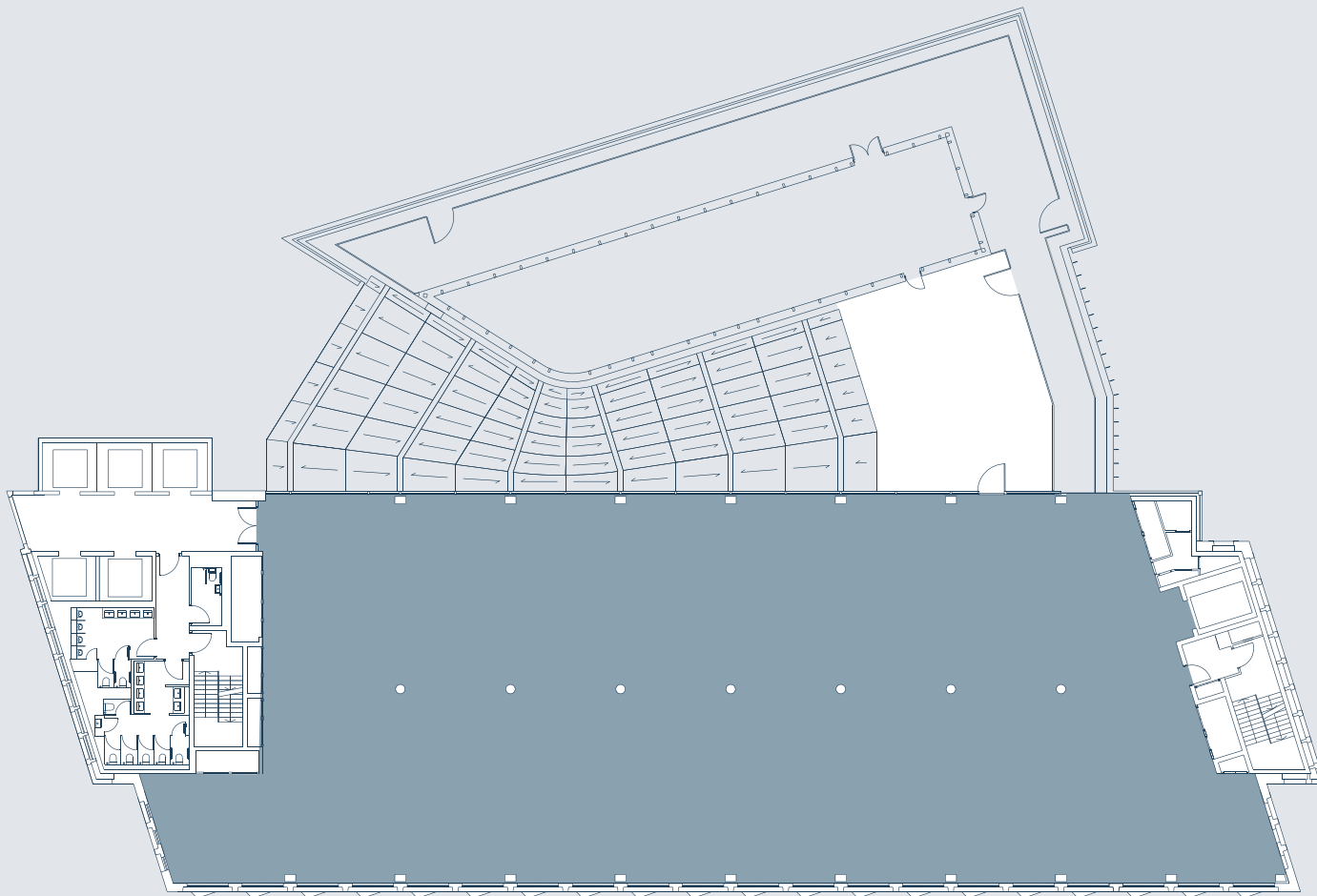


- OFFICE
- LAB
- FOOD & BEVERAGES / SERVICES
- CONFERENCE ROOM

FLOOR PLANS

LEVEL 07

Offices - 1,100 sq m (11,870 sq ft) NIA

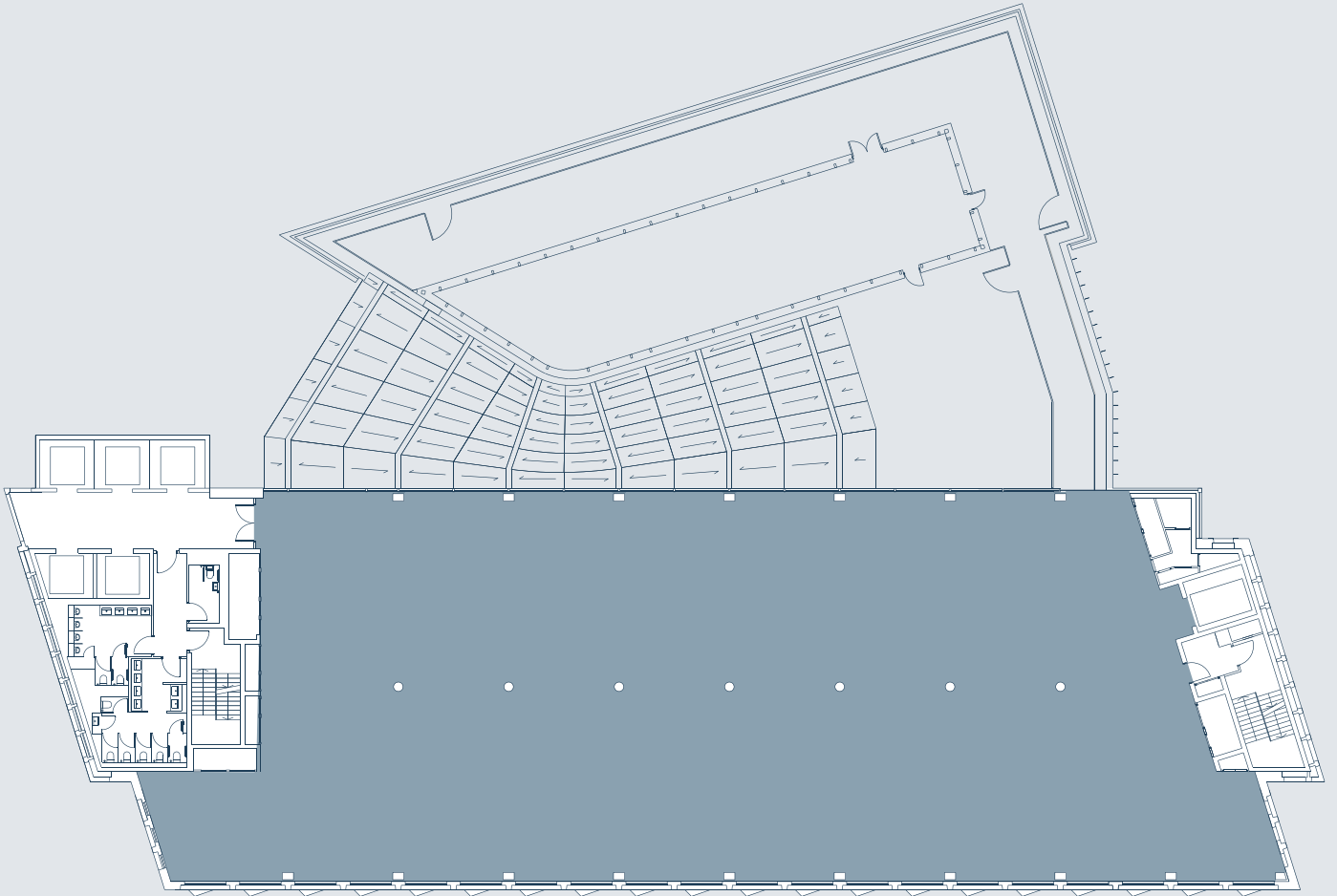


- OFFICE
- LAB
- FOOD & BEVERAGES / SERVICES
- CONFERENCE ROOM

FLOOR PLANS

LEVEL 08-10

Offices - 1,110 sq m (11,968 sq ft) NIA

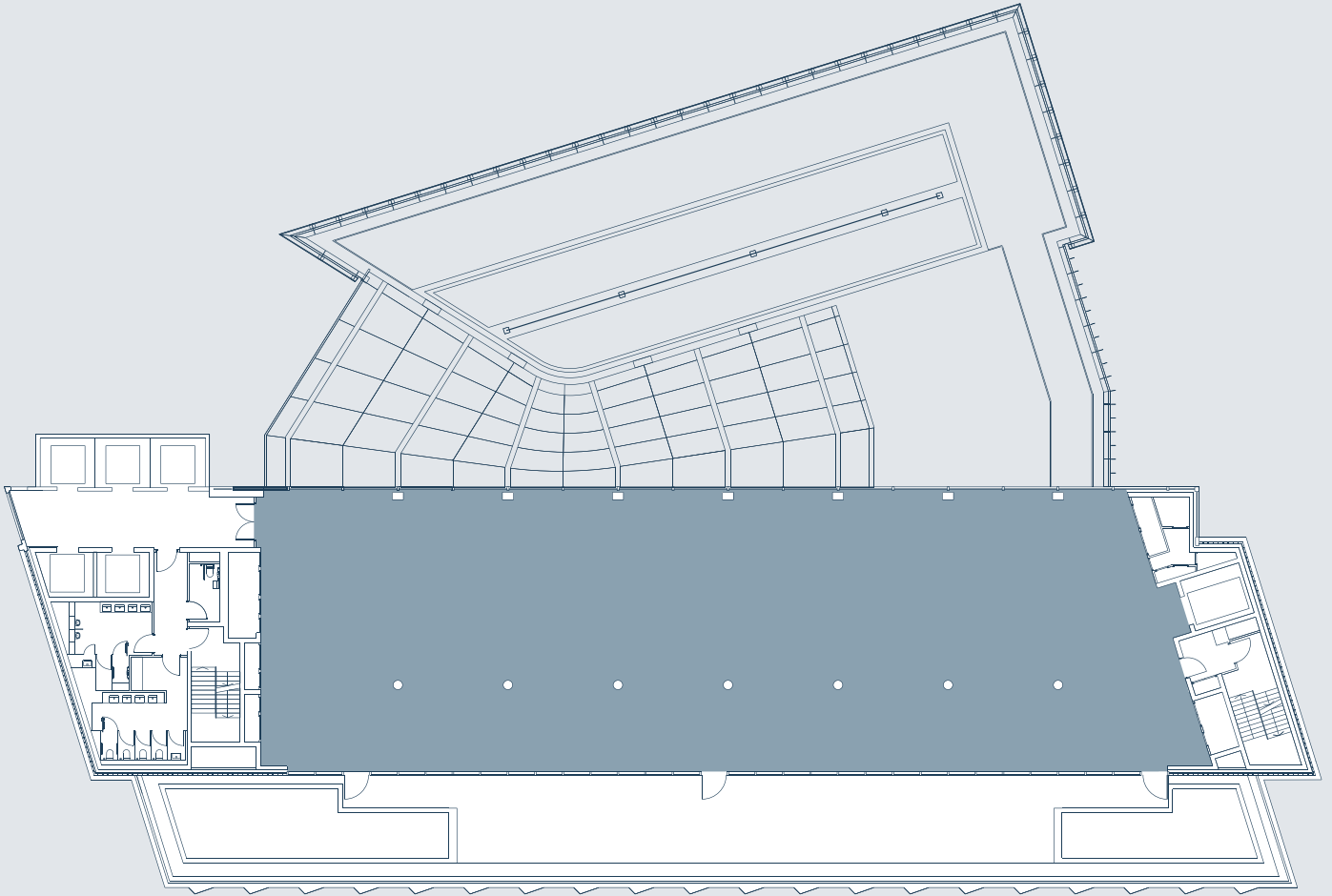


- OFFICE
- LAB
- FOOD & BEVERAGES / SERVICES
- CONFERENCE ROOM

FLOOR PLANS

LEVEL 11

Offices - 756 sq m (8,142 sq ft) NIA



- OFFICE
- LAB
- FOOD & BEVERAGES / SERVICES
- CONFERENCE ROOM





PRE-LET SCHEMES AVAILABLE NOW BUILDING TO LAUNCH MID-2016

To discuss your requirements call **020 759 45155**
or email **thinkspace@imperial.ac.uk**

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