

WHITE  
CITY  
PLACE

# The West Works



# White City Place

White City Place is made up of a collection of re-imagined buildings by RIBA award-winning architects Allies & Morrison set around a central avenue with high quality retail, restaurants, gardens and gathering spaces.

# The story of White City Place

White City Place is a new creative and innovation campus in White City, made up of The MediaWorks, The WestWorks and Garden House.

White City has a rich history: turn-of-the-century expositions, the 1908 Olympics and a long heritage of broadcasting. Over the last decade even more changes have taken place, turning this area into a burgeoning innovation hub. White City Place sits at the heart of this activity.





White City Place

Imperial College London  
White City Campus North

Imperial College London  
White City Campus South

White City  
Station

Berkeley  
St James

Westfield London  
John Lewis

Wood Lane  
Station

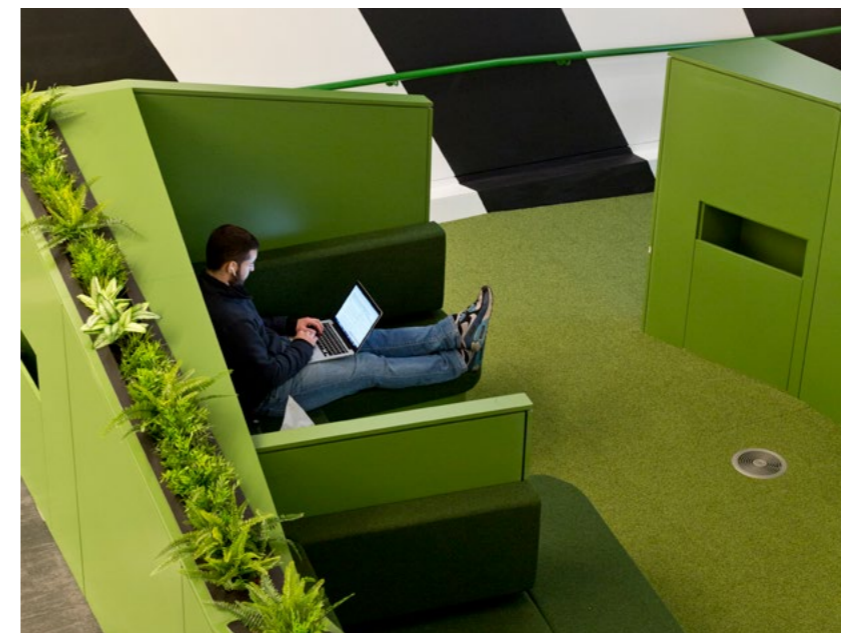
Television  
Centre

Westfield  
London

# Revitalised White City

An exciting group of businesses awaits at White City Place. The diverse community spans media, arts, tech, broadcasting, life sciences, united by their cutting-edge innovation and forward-thinking approach.

## Join a growing community



**YOOX Net-a-Porter Group**  
This is the tech hub for the fashion e-commerce giant, built to accelerate innovation and deliver best-in-class technologies.

**Autolus**  
A biopharmaceutical company valued at US\$534m developing next-generation, programmed T cell therapies for cancer treatment.

**Huckletree**  
A co-work community for startups and scale-ups, focusing on digital lifestyle products.



An inventive offering of eating, drinking and shopping for every craving and convenience.

## Shopping and dining at White City Place



Clockwise from top left:

### **Wellbourne**

The chef team behind the highly acclaimed Dabbous open a beautifully appointed brasserie with all-day dining.

### **Waka**

Sushi, tiradito, ceviche – the coming together of Japanese and Peruvian cuisine is a delicious one indeed

### **Feast**

Rotating food vendors and a well-stocked bar in this followup to Pergola on the Roof.

### **Oliver Bonas**

White City's outpost of Oliver Bonas offers womenswear and playful accessories for the home.





Clockwise from bottom left:

**Waka**  
Grab-and-go lunches inspired by the Nikkei cuisine of Peru – a delicious blend of Japanese and Peruvian flavours.

**Tesco**  
White City Place’s go-to grocer.

**Studio Lagree**  
Get your sweat on with sophisticated megaformer pilates equipment.



# Television Centre



Further down Wood Lane from White City Place the former BBC headquarters have been reimagined into a mixed-development with residences, restaurants and a new Soho House members' club. The White Company has recently opened a new headquarters at the adjoining office space, and Publicis Media Group will move its entire portfolio across seven floors.



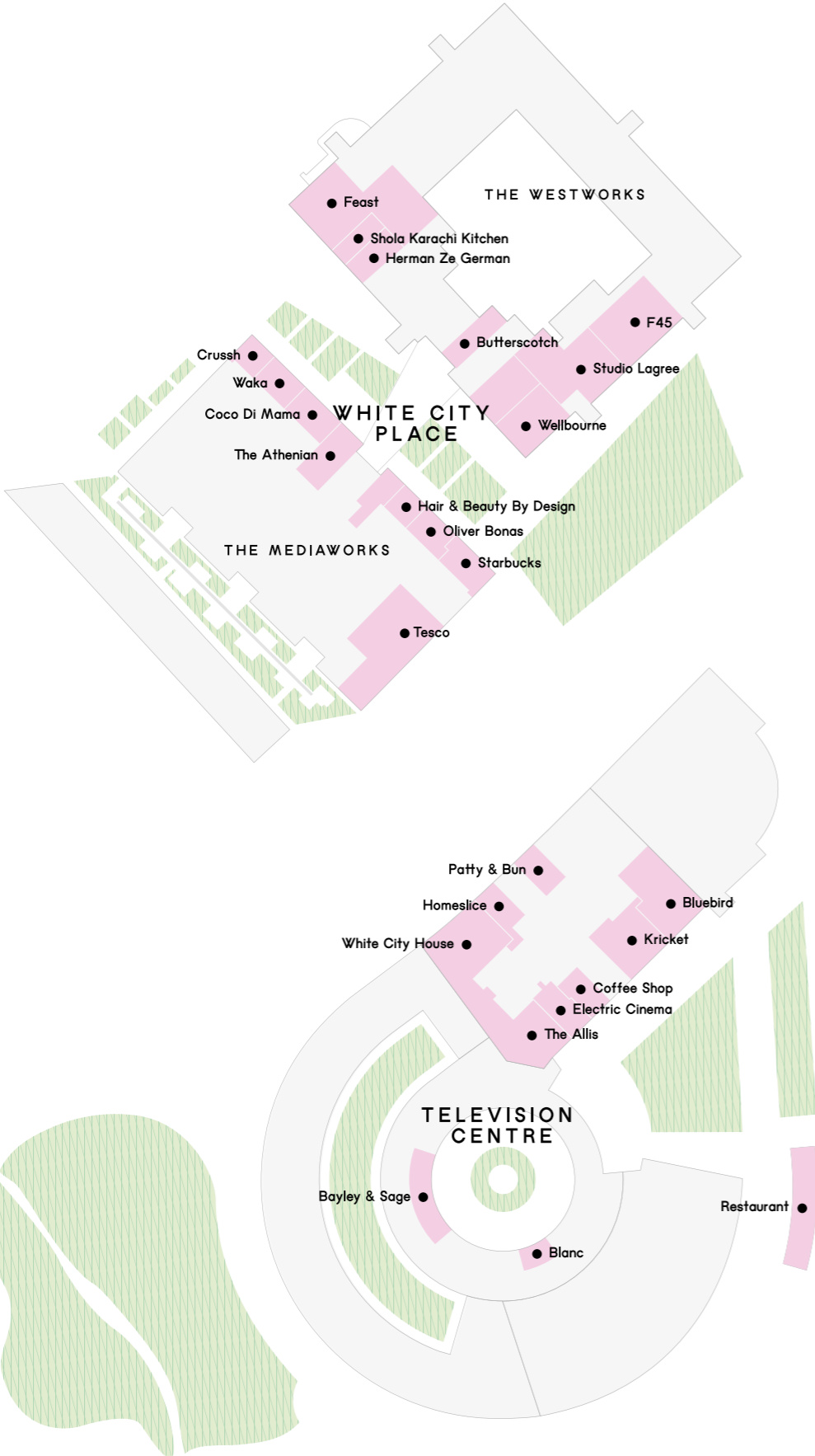
- Clockwise from top left:
- The Allis**  
The Allis is a relaxed social space offering all-day drinks and dining from the ground floor of White City House.
  - Kricket**  
Kricket brings to life the flavours of Mumbai using seasonal British ingredients.
  - Television Centre forecourt**  
The entrance to Television Centre, once closed off to the public, is now a beautifully landscaped forecourt that's open to all.
  - BBC Studioworks**  
The historic production studios at Television Centre have been refurbished to a high standard. Programmes like *The Graham Norton Show* and *Good Morning Britain* are just some of the many produced here.



**We love being at White City Place.  
All the green space, gives us space to  
breathe, to think, to create and to innovate.**

Rachel Reddy  
Chief Technology Officer at YOOX Net-A-Porter

# Retail in White City



- Westfield London stores include
- Apple
  - Aquascutum
  - Belstaff
  - Breitling
  - Burberry
  - Dior
  - Gucci
  - Jimmy Choo
  - Louis Vuitton
  - Marks & Spencer
  - Prada
  - Tiffany & Co
  - Waitrose



**The newly expanded Westfield London**  
 Westfield opened their first London shopping centre in White City, and recently expanded its offering to more than 2.6m sq ft of retail and the largest John Lewis in the UK. Westfield London offers an enviable collection of high street and luxury brands and restaurants. There is also a 17-screen cinema and Waitrose supermarket.

# The WestWorks

The WestWorks provides over 290,000 sq ft of dynamic office space, with a WiFi-enabled co-working reception and bright, modern floors overlooking central gardens and terraces.



The Westworks offers flexible communal spaces to meet both in and outdoors.



Inside the reception area:  
generous, plugged in work spaces on the  
left and Butterscotch café on the right.



The landscaped courtyard garden. Perfect for informal meetings or al fresco lunches.

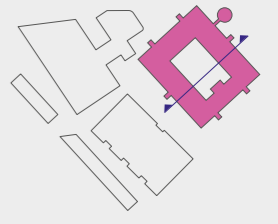


# The Building

# Schedule of areas

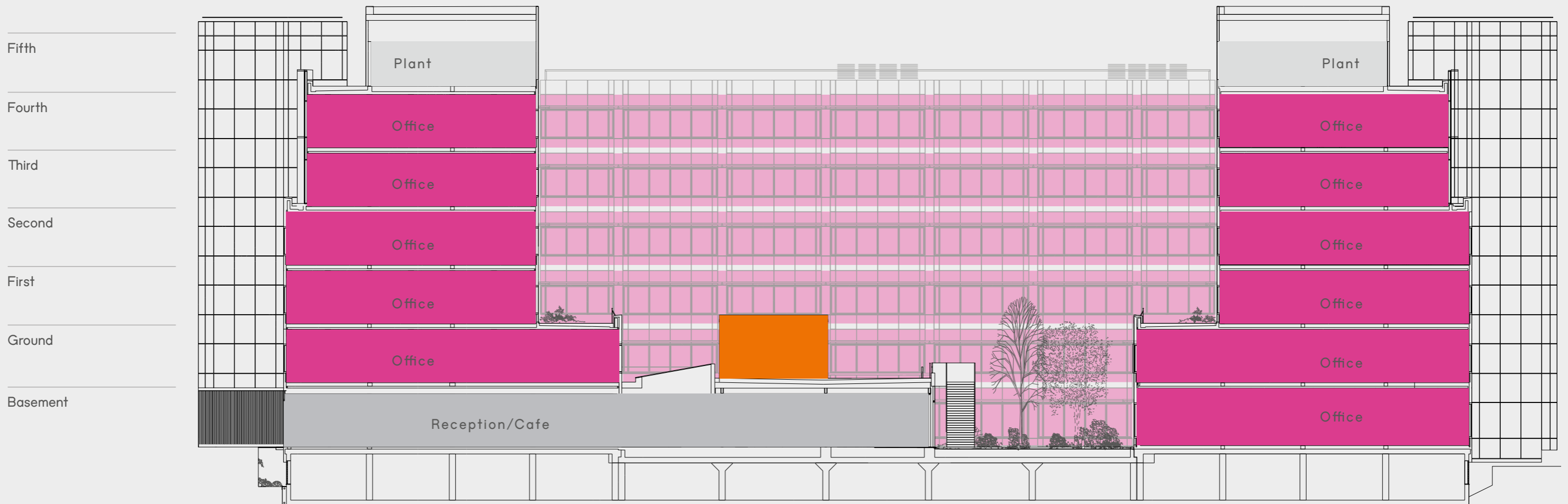
- Office
- Retail
- Reception

Floor	Office sq ft	Office sq m	Terrace sq ft	Terrace sq m
Fifth	50,500	4,692	799	74
Fourth	51,935	4,825	680	63
Third	53,750	4,993	–	–
Second	53,840	5,002	7,490	670
First	61,290	5,694	11,677	1,085
Ground	24,935	2,317	–	–
Reception	12,692	2,911	–	–
<b>Total office</b>	<b>296,250</b>	<b>27,523</b>	<b>20,646</b>	<b>1,892</b>



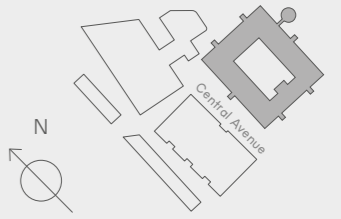
	Cars	Bikes	Showers	Lockers
Basement	66	297	29	300

The lettable floor areas are all approximate net internal and subject to on-site verification\*  
Multiple terraces located in the building.

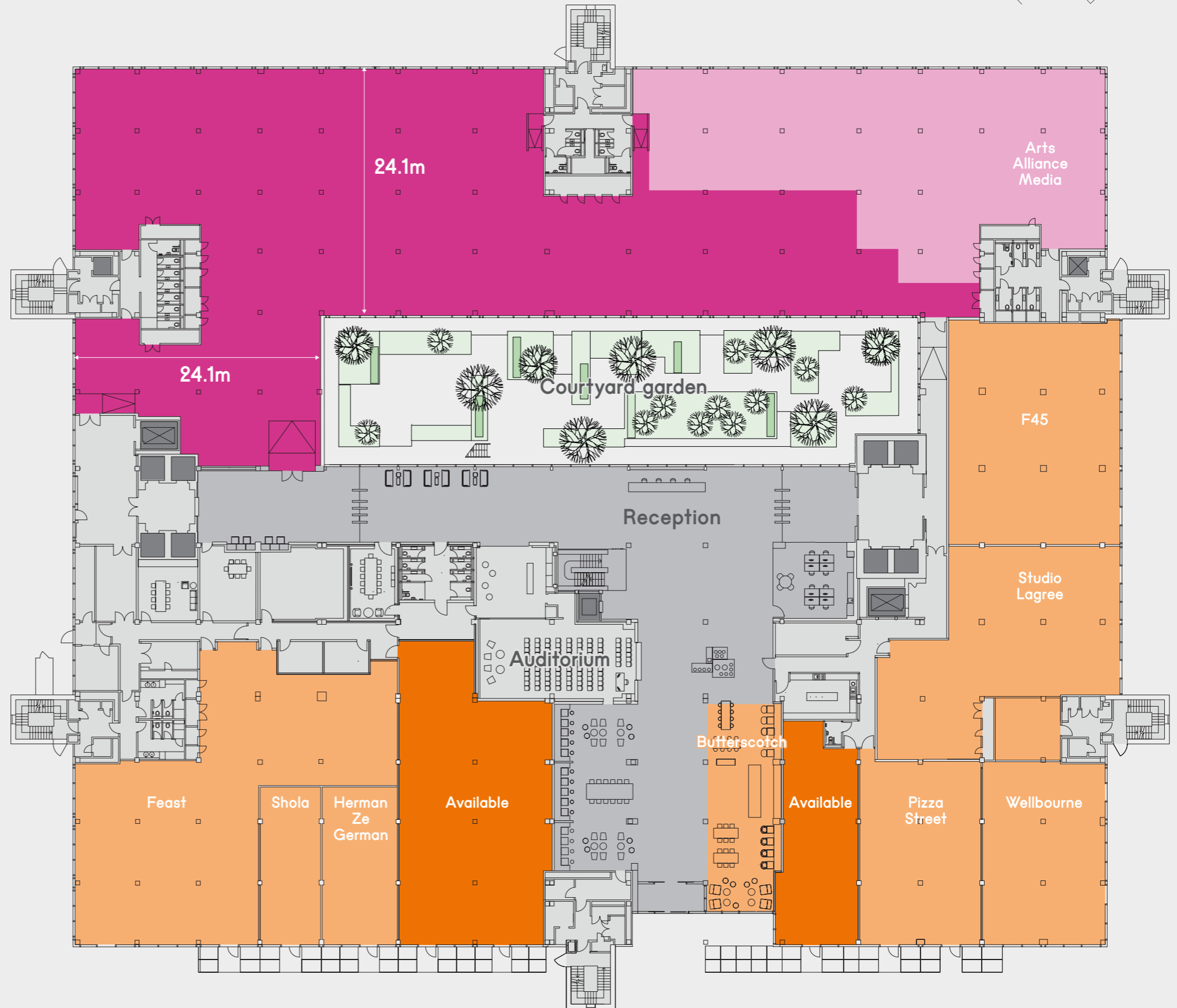


# Ground floor

- Office
- Office Occupied
- Retail
- Retail Occupied
- Reception
- Communal

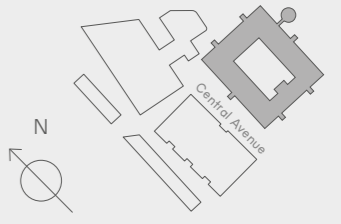


Office  
24,935 sq ft  
2,317 sq m



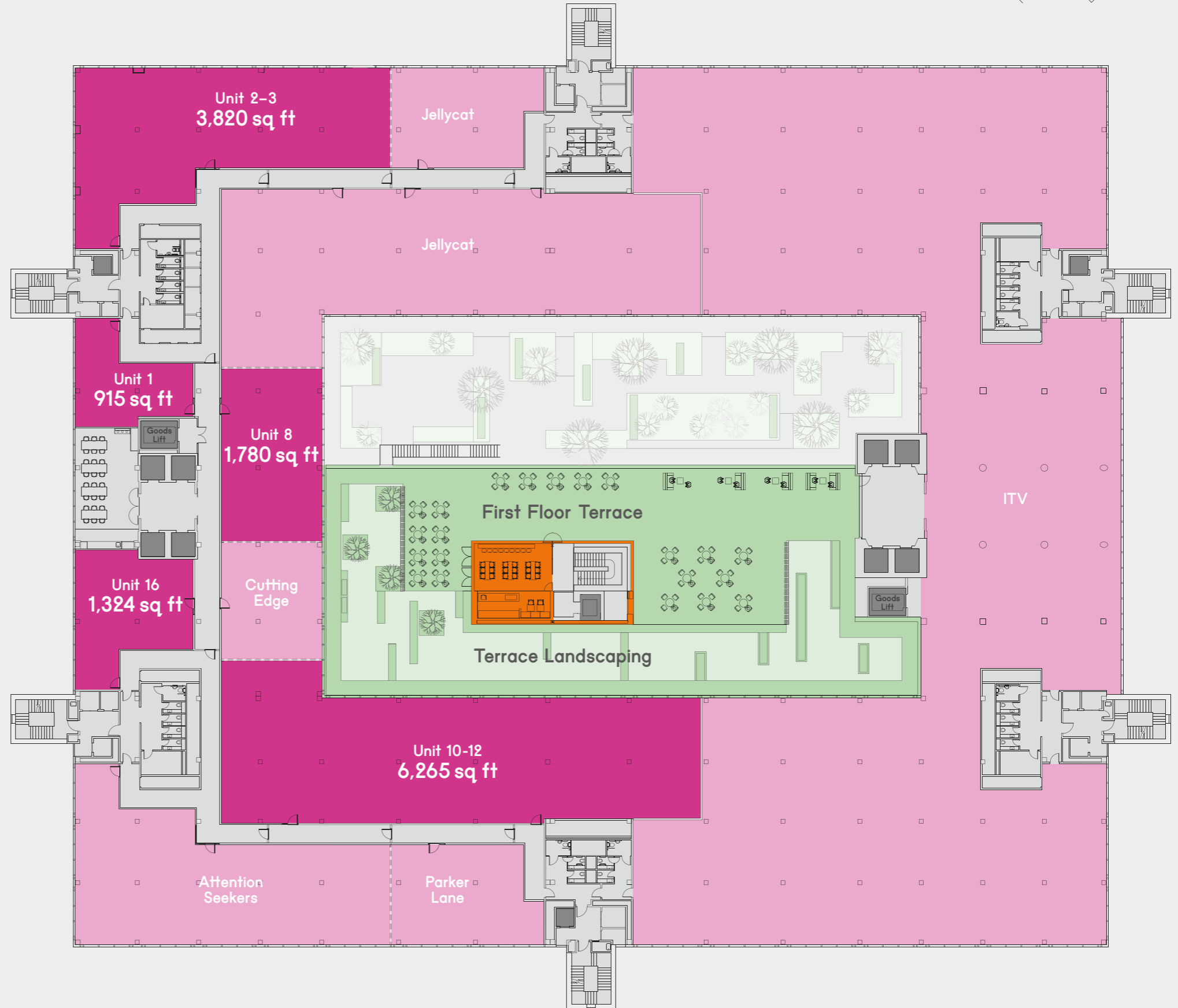
The WestWorks  
**First floor**

- Office
- Office Occupied
- Retail
- Terrace
- Communal



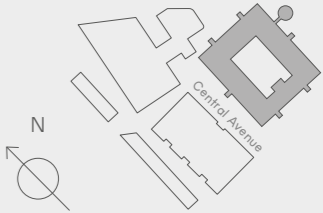
Office  
 61,290 sq ft  
 5,694 sq m

Terrace  
 11,677 sq ft  
 1,085 sq m



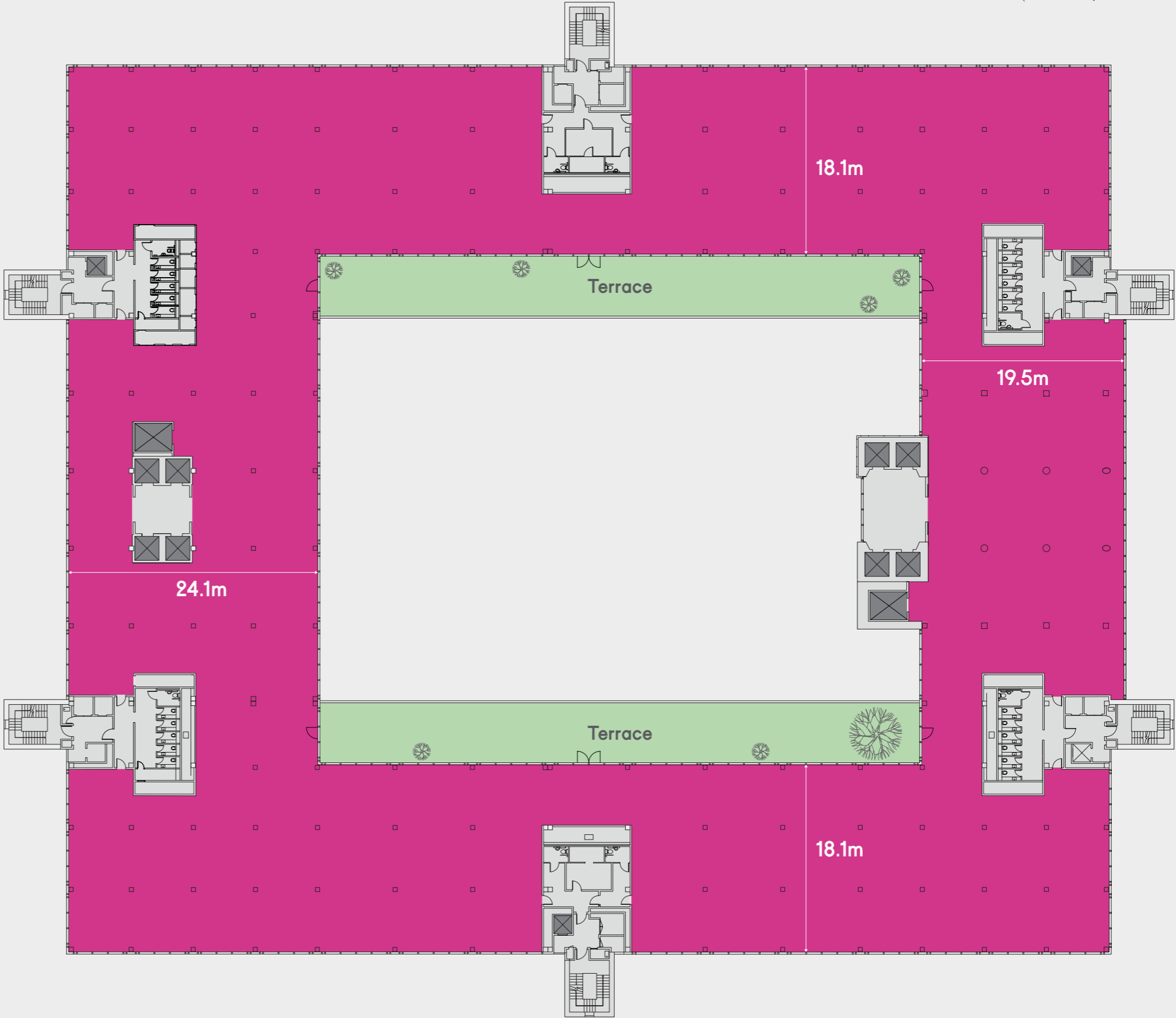
# Second floor

- Office
- Terrace
- Communal



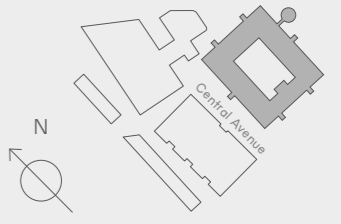
Office  
53,840 sq ft  
5,002 sq m

Terrace  
7,490 sq ft  
670 sq m

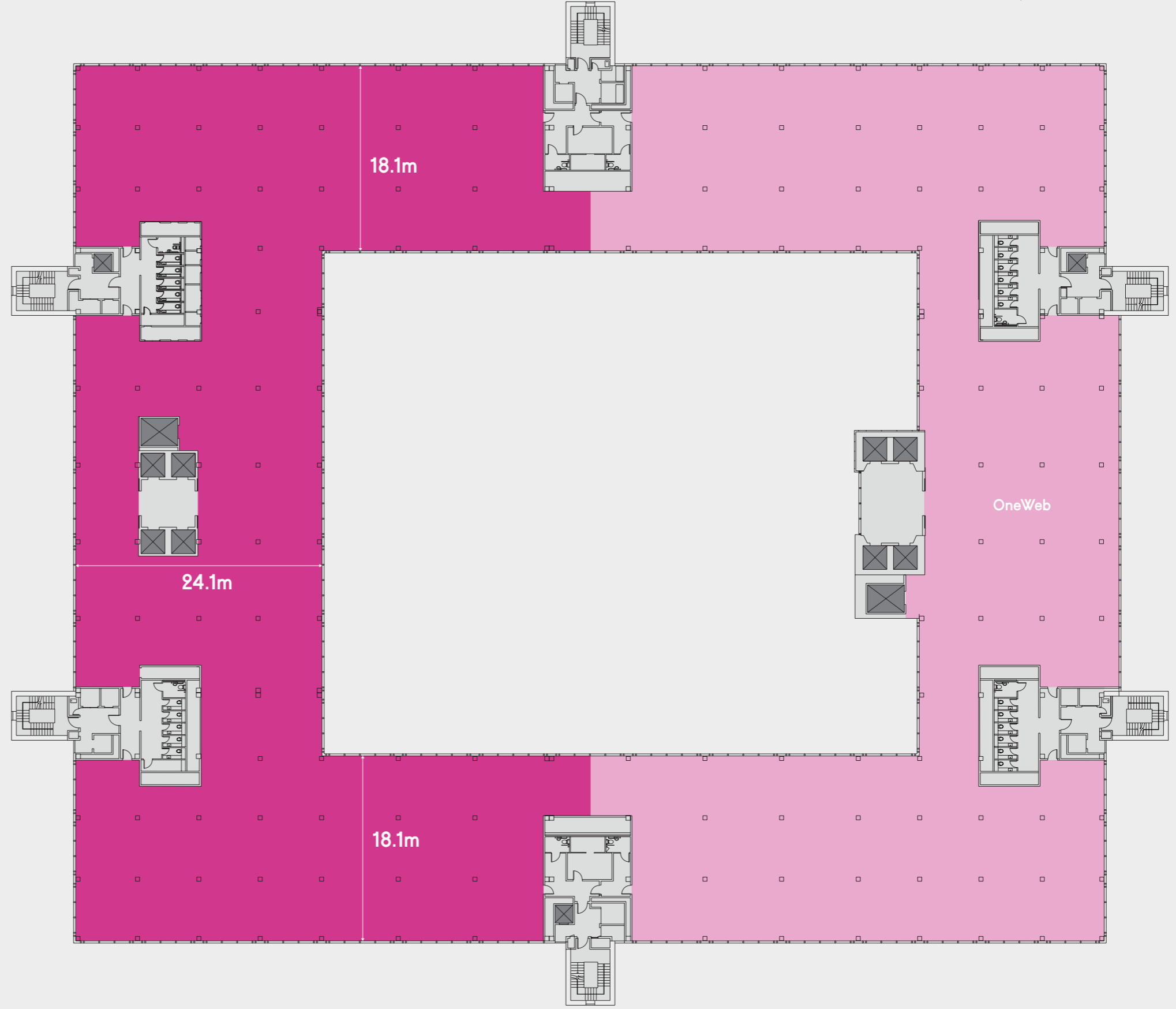


The WestWorks  
Third floor

- Office
- Office Occupied
- Communal

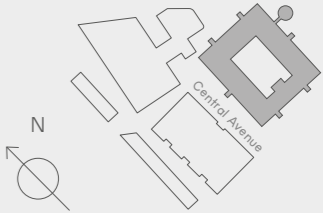


Office  
53,750 sq ft  
4,993 sq m



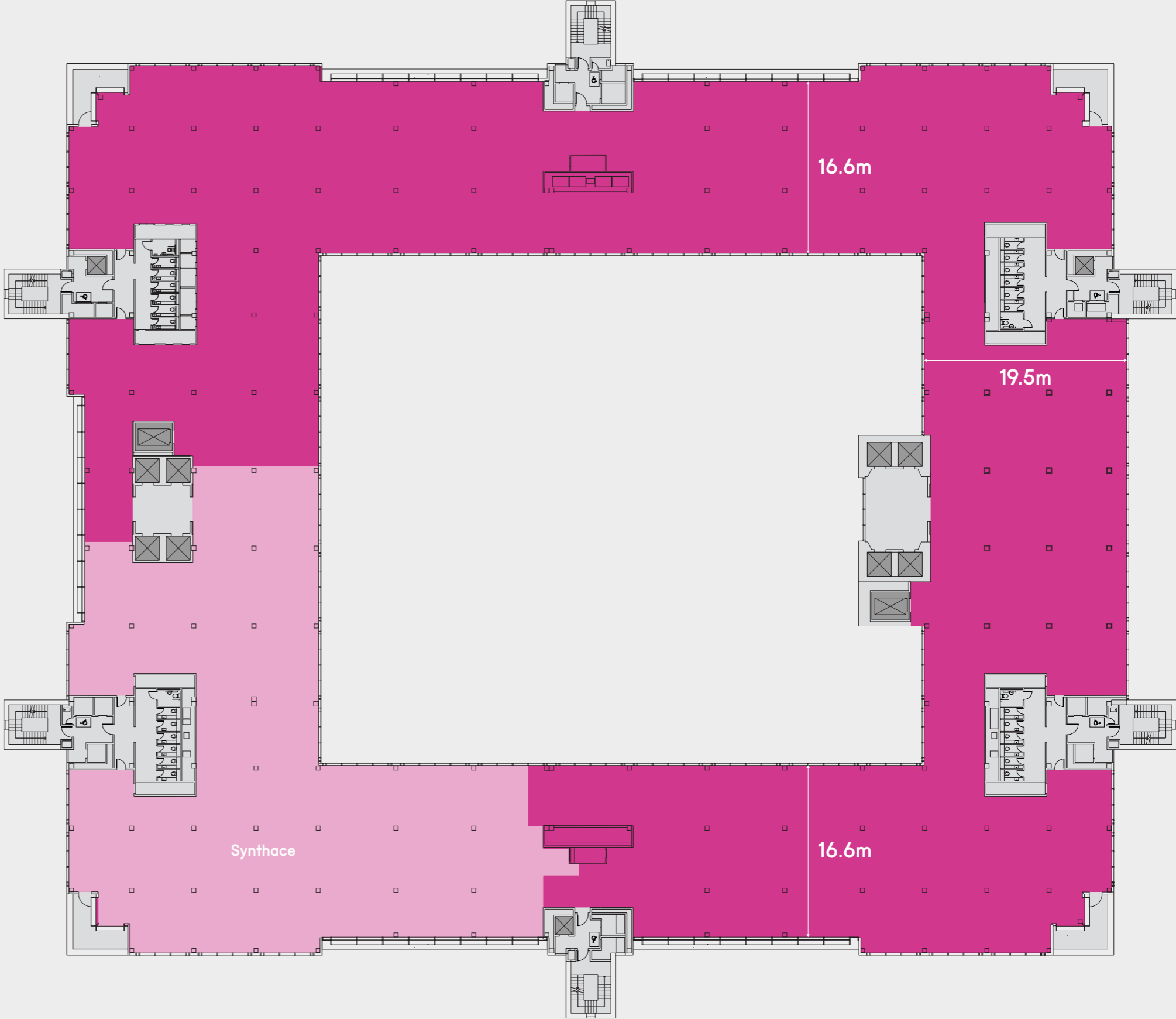
# Fourth floor

- Office
- Office Occupied
- Communal



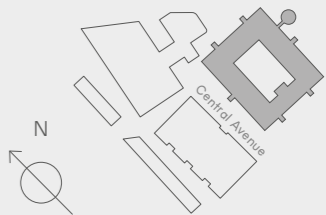
Office  
51,935 sq ft  
4,825 sq m

Terraces  
680 sq ft  
63 sq m



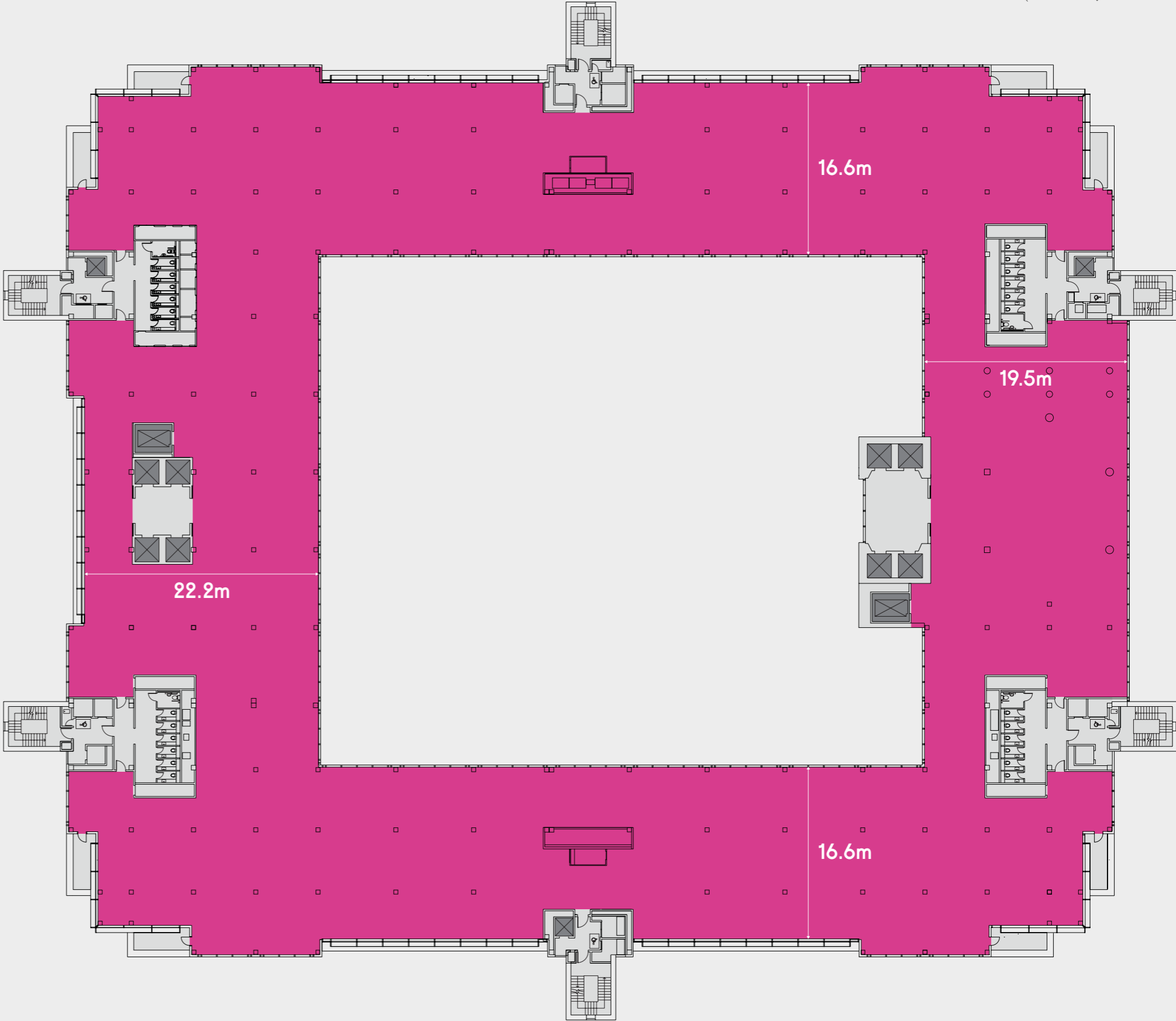
# The WestWorks Fifth floor

■ Office  
■ Communal



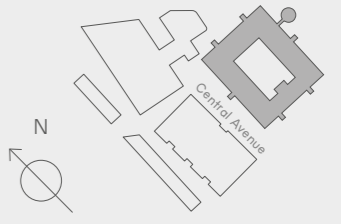
Office  
50,500 sq ft  
4,692 sq m

Terrace  
799 sq ft  
74 sq m

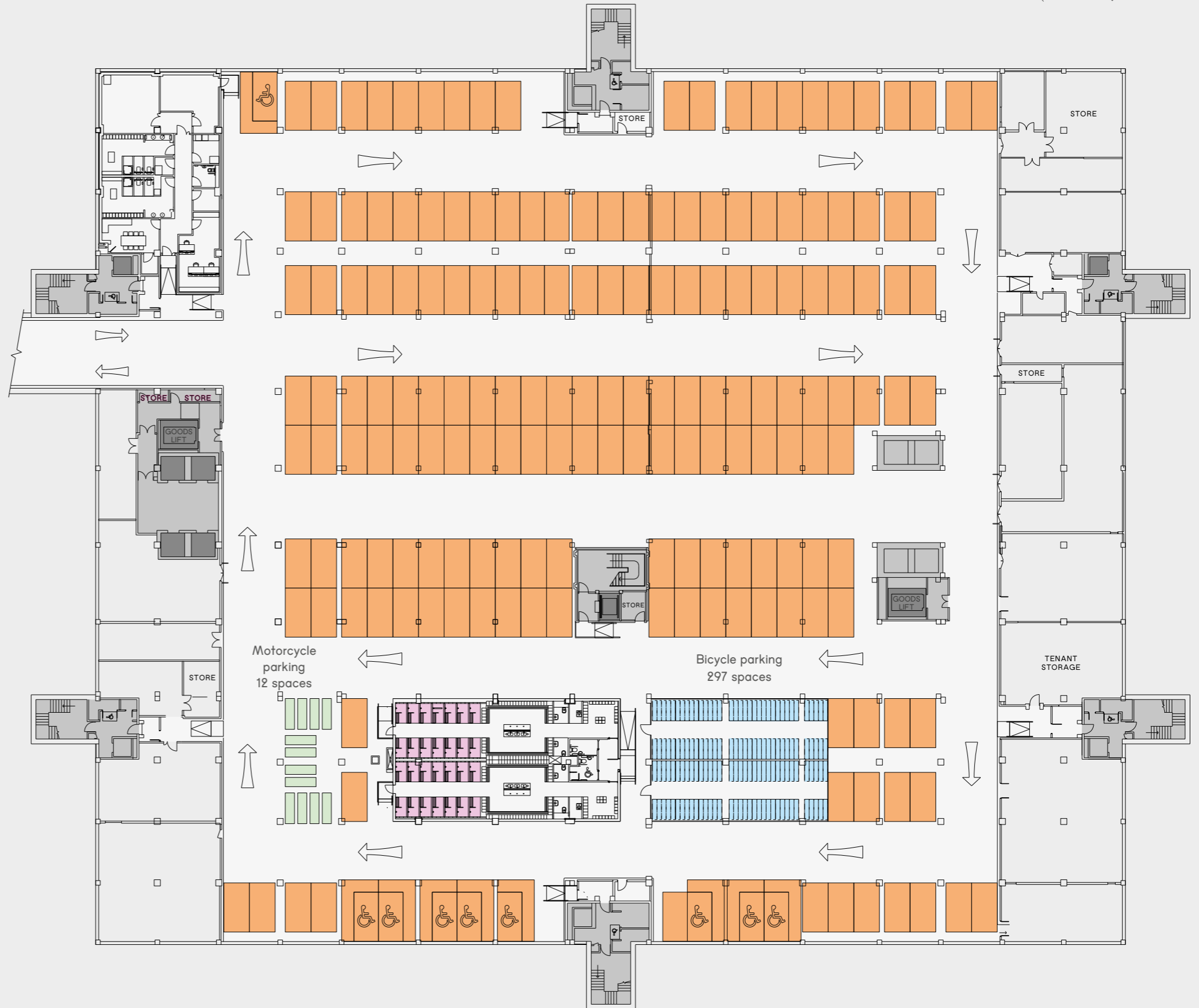


# The WestWorks Basement

- Car
- Bikes
- Motorcycle
- Shower

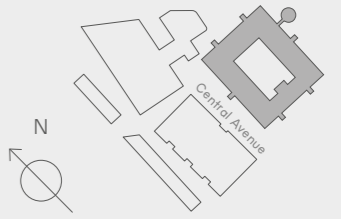


Car parking \* 66  
 Bikes \* 297  
 Motorcycle \* 12  
 Shower \* 29  
 Locker \* 300  
 Drying cage \* 24



# Corporate open plan

- Office
- Work space
- Terrace
- Front of house
- Support space
- Meeting and social space



**Office Area**  
53,840 sq ft  
5,002 sq m

**1:10 occupancy**

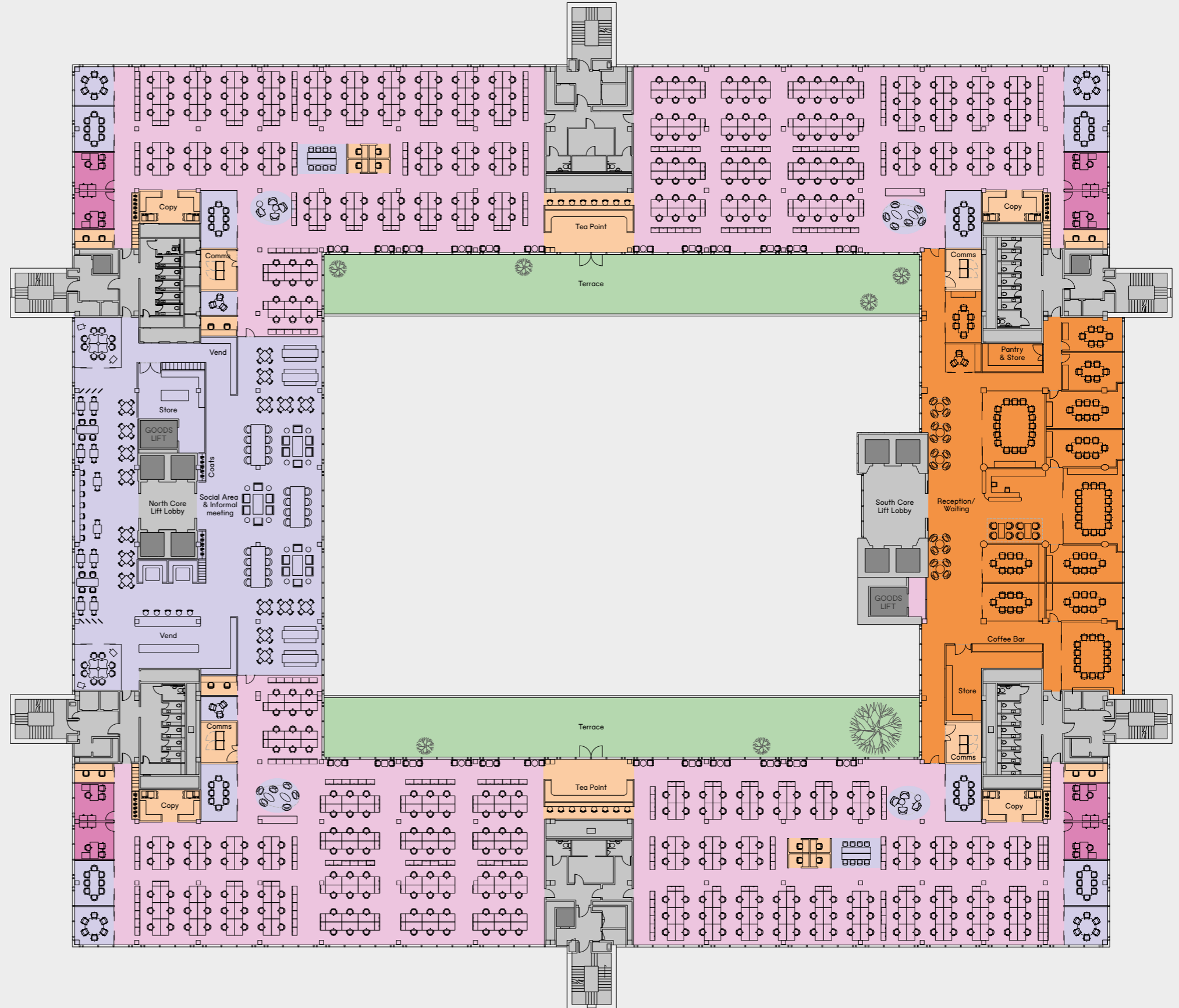
- Cellular offices \* 8
- Open plan workstations \* 480
- Social area seats \* 152
- Alternative working / Meeting seats \* 92
- Receptionists \* 2
- Total work positions \* 734

**External client suite**

- 3 seater meeting room \* 1
- 6 seater meeting room \* 3
- 8 seater meeting room \* 6
- 14 seater meeting room \* 1
- 16 seater multi use room \* 2

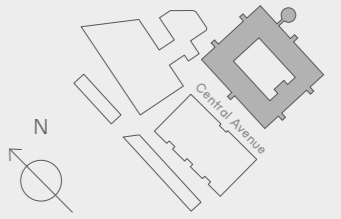
**Internal meeting suite**

- 3 seater meeting room \* 2
- 6 seater meeting room \* 4
- 8 seater meeting room \* 8
- 8 seater project room \* 2



# Media open plan

- Office
- Work space
- Terrace
- Front of house
- Support space
- Meeting and social space

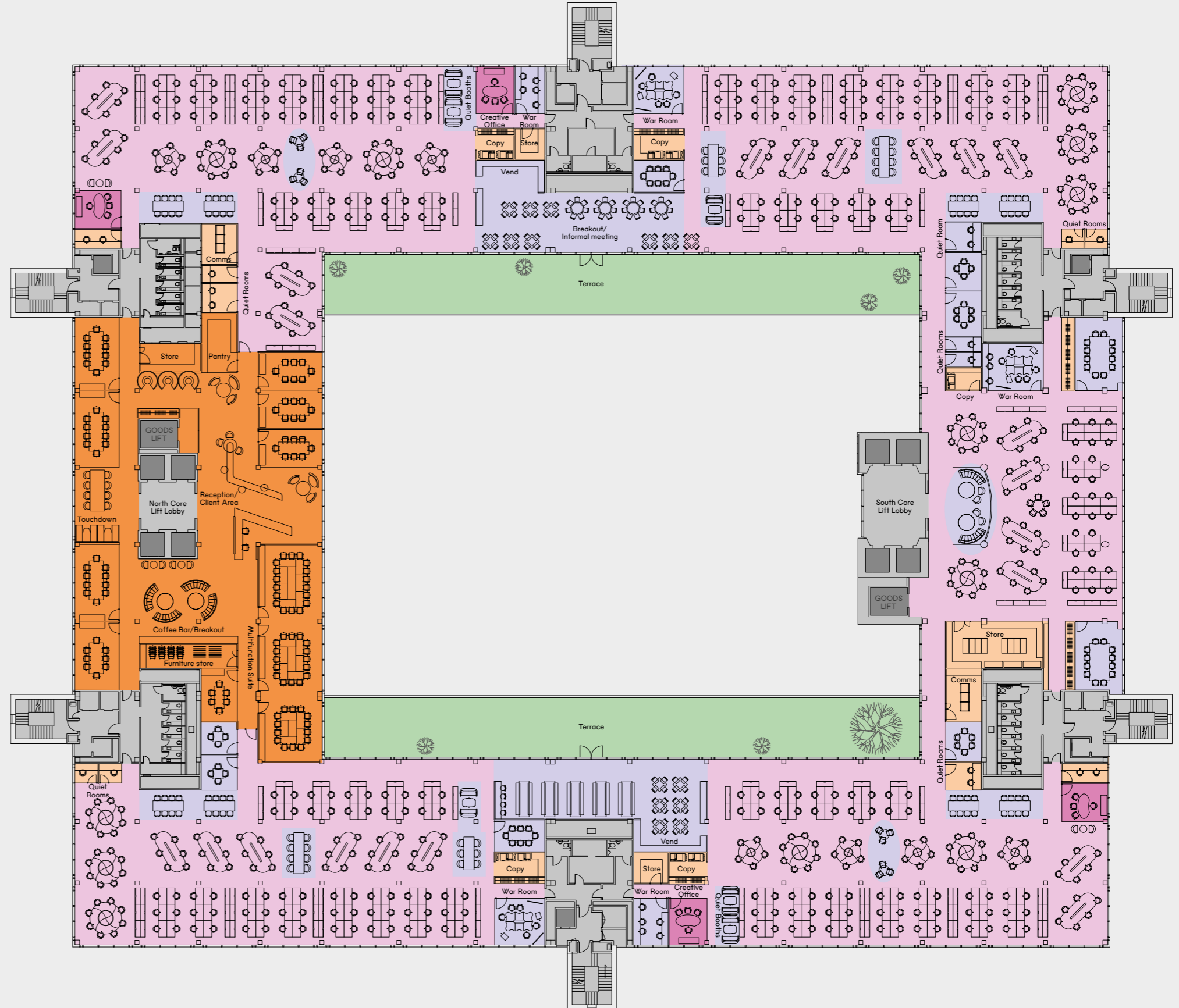


**Office**  
53,840 sq ft  
5,002 sq m

**1:8 occupancy**  
Cellular offices \* 4  
Open plan workstations \* 554  
Alternative working \* 121  
Quiet room / booth seats \* 29  
Social area seats \* 128  
Project / war room seats \* 28  
Receptionists \* 2  
Total work positions \* 866

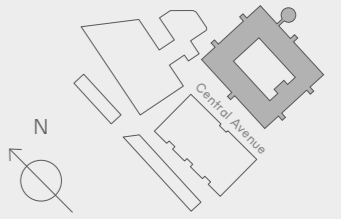
**External client suite**  
6 seater meeting room \* 1  
8 seater meeting room \* 4  
10 seater meeting room \* 3  
14 seater meeting room \* 1  
16 seater multifunction room \* 1  
18 seater multifunction room \* 1

**Internal client suite**  
4 seater meeting room \* 3  
6 seater meeting room \* 2  
8 seater meeting room \* 2  
12 seater meeting room \* 2



# 3 way tenancy split media open plan

- Office
- Work space
- Terrace
- Front of house
- Support space
- Meeting and social space



**Tenant A Area**  
13,378 sq ft  
1,243 sq m

**1:10 occupancy**  
Cellular offices \* 2  
Open plan workstations \* 120  
Alternative working/  
meeting seats \* 43  
Social area seats \* 24  
Receptionists \* 2  
Total work positions \* 191

**External client suite**  
6 seater meeting room \* 1  
8 seater meeting room \* 2  
10 seater meeting room \* 2  
16 seater meeting room \* 1

**Internal client suite**  
4 seater meeting room \* 1  
6 seater meeting room \* 1  
10 seater meeting room \* 1

**Tenant B Area**  
13,556 sq ft  
1,259 sq m

**1:10 occupancy**  
Cellular offices \* 1  
Open plan workstations \* 123  
Alternative working/  
meeting seats \* 43  
Social area seats \* 24  
Receptionists \* 2  
Total work positions \* 193

**External client suite**  
6 seater meeting room \* 2  
8 seater meeting room \* 3  
10 seater meeting room \* 2  
14 seater meeting room \* 1

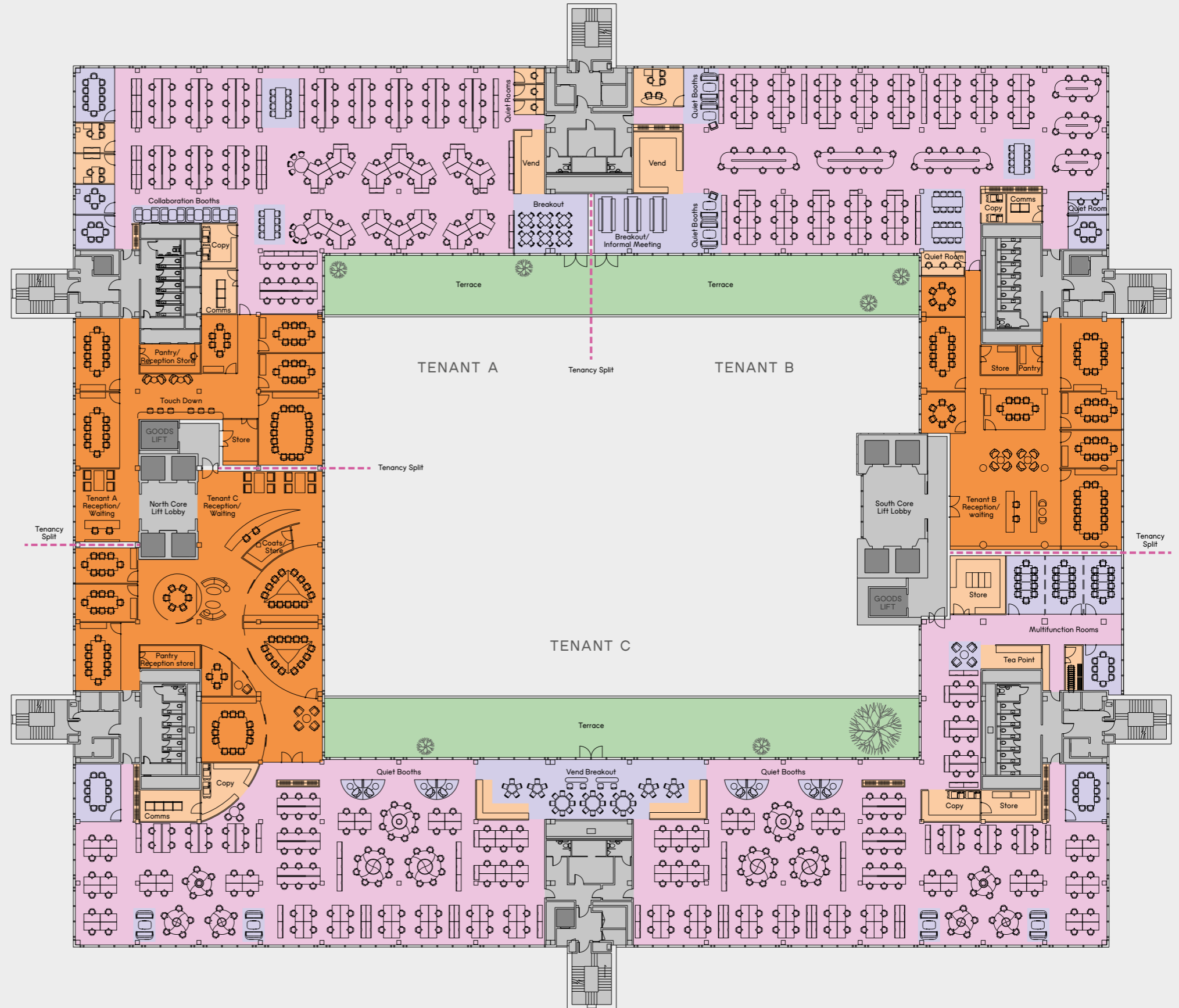
**Internal client suite**  
6 seater meeting room \* 1

**Tenant C Area**  
26,010 sq ft  
2,416 sq m

**1:8 occupancy**  
Open plan workstations \* 278  
Alternative working/  
meeting seats \* 23  
Social area seats \* 52  
Receptionists \* 2  
Total work positions \* 355

**External client suite**  
4 seater meeting room \* 1  
8 seater meeting room \* 2  
10 seater meeting room \* 1  
12 seater meeting room \* 1  
13 seater meeting room \* 2

**Internal client suite**  
6 seater meeting room \* 1  
10 seater meeting room \* 2  
10 seat multifunctional room \* 3



Occupancy	1 person per 8m <sup>2</sup>
Floor to ceiling	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
Air conditioning	Underfloor air displacement air conditioning system 4 pipe twin coil trench units around the perimeter
Lighting	New LED lighting and control: Presence detection and daylight sensing
Ground floor	Brand new entrance with open plan reception/café area 27,500 sq ft of new ground floor retail
Communications provision	Major communications providers already on-site include: BT Openreach, Colt, EU Networks, Verizon, Virgin Media and Vodafone. All buildings at White City Place proudly bear a Platinum WiredScore rating
Amenities	10,000 sq ft communal terrace with café pavilion on first floor 96 seat screening room cinema
Parking	66 car spaces / 297 bicycle spaces / 300 lockers 29 showers (14 male, 14 female, 1 accessible)
Sustainability	BREEAM: Excellent EPC: B

# Specification

## Specification

### Occupancy

- General occupancy: 1 person per 8m<sup>2</sup>
- Means of escape: 1 person per 6m<sup>2</sup>
- Internal climate: 1 person per 8m<sup>2</sup>
- Passenger lift provision: 1 person per 8m<sup>2</sup> (20% absenteeism)
- Sanitary provision: 1 person per 8m<sup>2</sup> (20% absenteeism) As BS 6465 – 1:2006+A1:2009 for superloos

### Planning Module

- 1.5m × 1.5m generally throughout

### Structural Grid

- Typically 6.0m/7.5m centres

### Floor Loadings

- Ground floor office: 7.5kN/m<sup>2</sup>
- Upper floor office: 3.5kN/m<sup>2</sup> + 1.0kN/m<sup>2</sup>

### Floor Heights

- Typical floor: 3.82m to exposed metal soffit with 300mm raised floor

### Structure

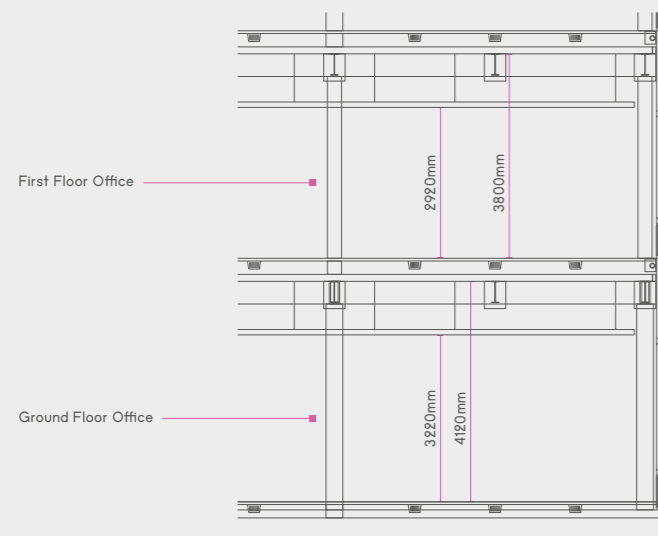
- Holorib composite slabs supported on stock steel sections

### Internal Floor Finishes

- Ceiling: Exposed metal soffit
- Floor: 600mm × 600mm raised access metal floor

### Reception

- Walls: Generally engineered oak. Glazed to central courtyard, blockwork and drylined partitions
- Ceiling: Generally exposed soffit with some areas of acoustic panels finished with fabric
- Floor: Polished Concrete
- Fitted furniture: Concrete reception desk + café pods



### First Floor Communal Terrace

A landscaped central courtyard and event space is situated in the heart of the building.

A new pavilion building designed by Allies & Morrison, sits on the first floor courtyard. Wrapped in dark anthracite metal, the pavilion contains an open staircase connecting informal social and work spaces in the garden. The pavilion will house café facilities.

### Toilets

- Ceiling: Emulsion painted
- Walls: Porcelain tiles with matching grout, back painted glass, emulsion
- Floor: Large format porcelain tiles within cubicles for WCs and showers
- Fittings: Corian stone vanity units, ceramic wash basins, chrome taps

### Showers

The shower facility is located in the basement of The WestWorks accessible via the serving lifts central internal staircase into reception. The facility houses 29 showers. 14 male and 14 female with 1 accessible shower. Passenger Lifts

- 8 number 1250kg / 16 person lifts arranged in two separate groups of four situated in the north and south building cores

- 1 number 1000kg, 13 person lift from the basement and ground levels to the garden terrace area situated on the first floor

### Goods and Fire Lifts

- Goods lift: 2 number 3000kg/40 person lifts serving basement to fifth floor inclusive
- Firefighting lifts: 3 Number 630kg 8 person firefighter's lifts
- Offices Winter: 20°C db ±2.0°C (no humidity control)

### Mechanical Installations

#### Heating/Cooling

The office space is cooled by displacement air system. Central air handling plant is located on sixth floor, with ducted supply and extract to the office floor plates. The supply air will be introduced to the office via the raised floors. Supply diffusers will be provided within the raised floors. Return air will be extracted from the office via high level intakes at the cores. The office perimeters are served by 4 pipe twin coil trench units. Chilled water flow and return and LTHW flow and return pipework will be extended to serve the trench units.

### Design Temperatures

- Offices Summer: 24°C db ±2.0°C (no humidity control)
- Offices Winter: 20°C db ±2.0°C (no humidity control)

### Fresh Air supply

- Minimum fresh air rate: 12l/s per person plus 10% for future tenant allowance
- Occupation Density: 1:8

### Heat Gains

- Lighting: Not included in heat gains as with displacement ventilation are outside occupied zone
- Small power: 25W/m<sup>2</sup> (Net Office Accommodation) + 10W/m<sup>2</sup> (risers and central plant only)

### Acoustic Levels (Max Nr)

- Open plan offices: 38
- General circulation: 45
- Entrance lobby: 40 – 45
- Toilets: 40 – 45

### Electrical Design Criteria

#### Power

- Lighting: office floors 8W/m<sup>2</sup> \*
- Small power: office floors 25W/m<sup>2</sup>
- Tenant upgrade: office floors 10W/m<sup>2</sup> (Tenant Busbar)

A reduction from BCO 2014 recommendation of 10w/m<sup>2</sup> for office floors is included in recognition of higher efficiency of LED luminaires

#### Lighting

- Offices: The lighting installations will be designed to achieve 300 – 500 lux average, maintained level of illumination in open plan on working plane to generally comply with the current edition of the CIBSE Code of Interior Lighting for Offices
- Toilets: 150 – 200 lux with enhanced lighting
- Corridors: 100 lux average centre of corridor
- Stairs: 150 lux average with 100 lux minimum on stair tread
- Plant rooms: 200 lux general — with higher levels to suit plant layout requirements.
- Electrical switchrooms: 300 lux general — with higher levels to suit plant layout requirement
- Store rooms: 150 – 200 lux

#### Lighting

Office areas will be provided with suspended linear LED luminaires.

### Electrical Installations

Electrical Sub-Main Distribution  
Electrical services for each floor will be supplied from rising busbar distribution systems. Each floor will be provided with 4 electrical tenant risers, each comprising of a rising busbar provided with 3 tap-off locations; one utilised for the lighting and trench cooling distribution board c/w metering, one for a future tenant small power distribution board and one spare.

### Lighting Control

The office lighting will be controlled via a DALI dimmable lighting control system.

### Standby Power

Space will be provided at roof level within an external compound for future installation of a tenant standby generator. Space will be provided at basement level for tenant oil storage.

## Development team

### Stanhope

With 30 years of experience and more than £20 billion in completed projects behind them, Stanhope is a team of development entrepreneurs. Their track record includes landmark London projects, such as Broadgate, Central Saint Giles, Chiswick Park, and Paternoster Square.

### Mitsui Fudosan

Mitsui Fudosan UK is the wholly owned subsidiary of Mitsui Fudosan Co. Ltd. and is the UK and European arm of the Mitsui Fudosan Group. Headquartered in Tokyo and listed on the Tokyo Stock Exchange, it is Japan's leading property company.

### AIMCo

Alberta Investment Management Corporation is one of Canada's largest and most diversified institutional investment managers, with more than \$75 billion of assets under management.



Clockwise from top left:

Tate Modern, London  
Hudson Yards, New York and pampering.  
5 Hanover Square, London  
70 Mark Lane, London  
New Court Rothschild Bank, London.

## Team / Agents / Contact

### Architect

Allies and Morrison

### Landscape architect

Hyland Edgar Driver

### Cost consultant

Deloitte

### Structural engineer

AKT II

### Mechanical services

Sweco

### Construction manager

Lend Lease

### Development manager

Stanhope

### Office Enquiries

Cushman & Wakefield

Andy Tyler / Joel Randall

Charles Dady / Henry Harrison

\*44 (0) 20 7935 5000

### Knight Frank

Ian McCarter / Jonny Lee

Roddy Abram / Andy Nixon

\*44 (0) 20 7629 8171

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Stanhope and Alberta Investment  
Management Corporation.

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