

WESTFIELD  
LONDON

# Health Care Village

W12

# THE FUTURE OF ACCESSIBLE HEALTHCARE

IN A UK FIRST, WESTFIELD LONDON ARE LAUNCHING A CURATED MEDICAL AND WELLNESS HUB.

The Healthcare Village at Westfield London will dedicate 50,000 sq ft of premium space to the provision of Health and Wellness services. This dedicated hub will comprise of Private Doctors, Diagnostics, Wellness Retail and other complementary services in response to customer demand for high quality, accessible on-demand healthcare. This will be a community built around cross-referrals, non-compete and best in class operators.

The Healthcare Village sits directly above The Village, home to the beautiful, luxury boutiques within the mall. The Healthcare offering integrates seamlessly into the wider Westfield London offering whilst remaining a tranquil and discrete destination allowing visitors to bridge waiting times in a pleasant environment.





# HEALTHCARE VISION



GP & DIAGNOSTICS

MENTAL HEALTH

FERTILITY

WOMEN'S HEALTH

NUTRITION

DENTISTRY

PHYSIO



£11bn

UK Private Healthcare Market

6.2m

NHS patients awaiting treatment\*

# WELLNESS VISION



CRYOTHERAPY

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RED LIGHT THERAPY

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DERMATOLOGY

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IV DRIPS

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HYPERBARIC CHAMBERS

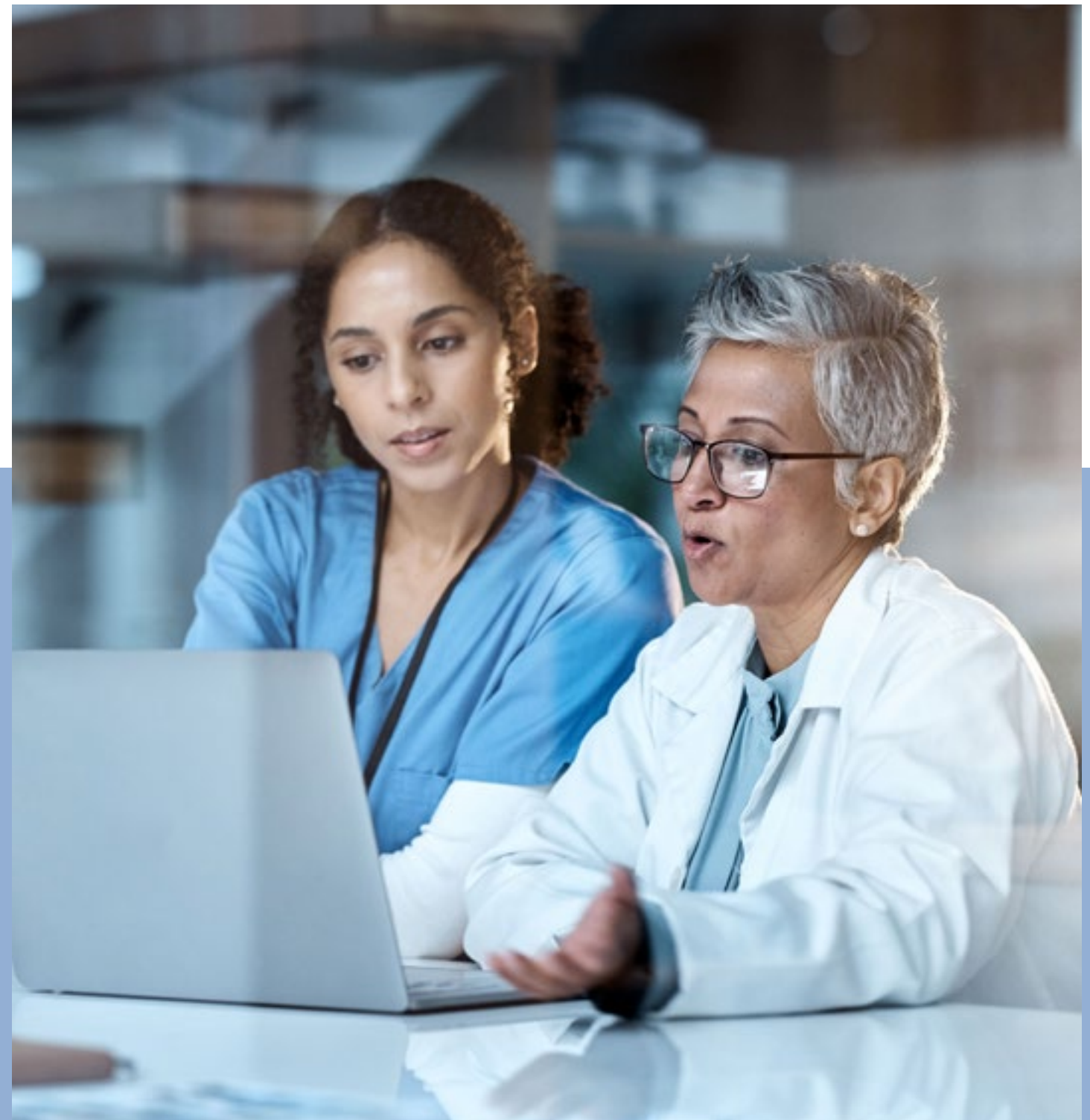
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BODY SCANNING

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PODIATRY

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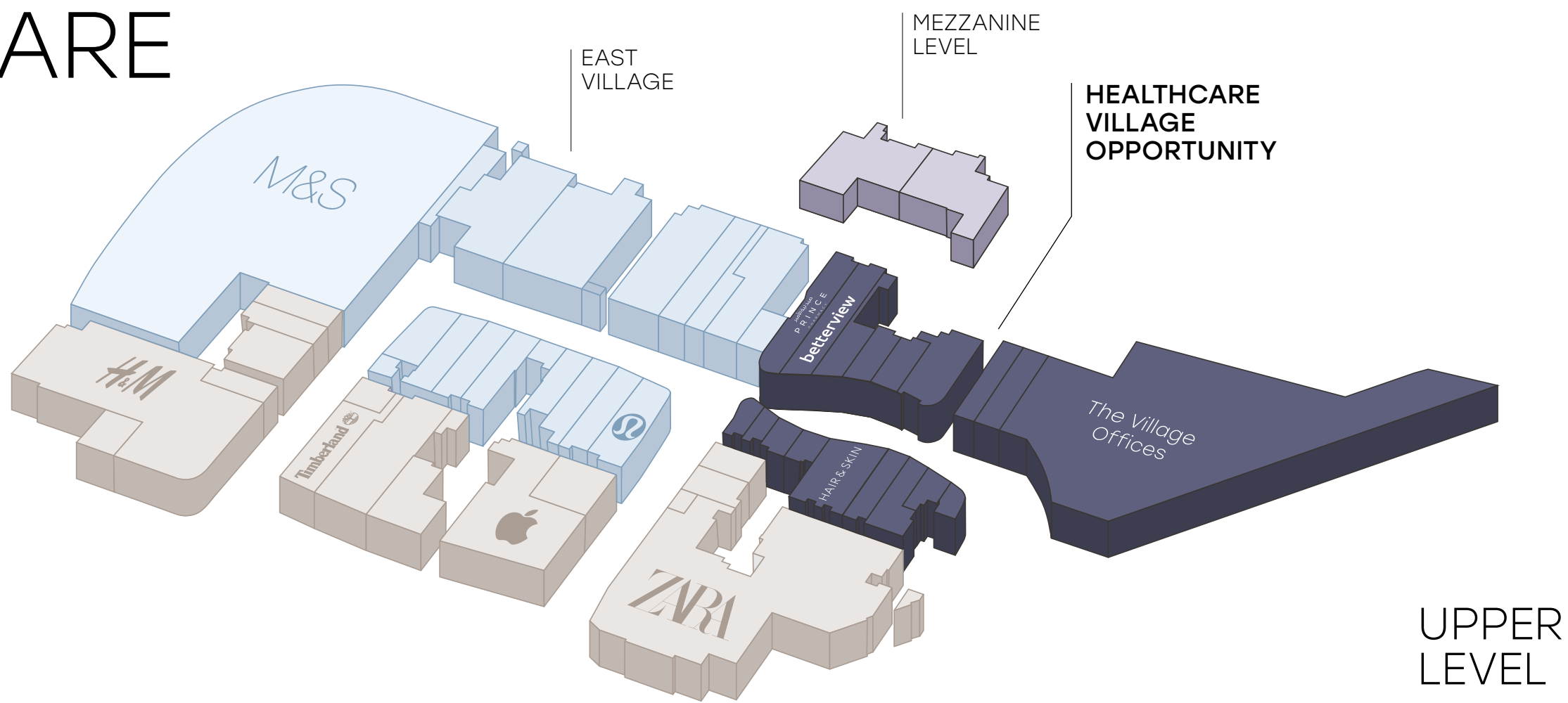


£1.3tn

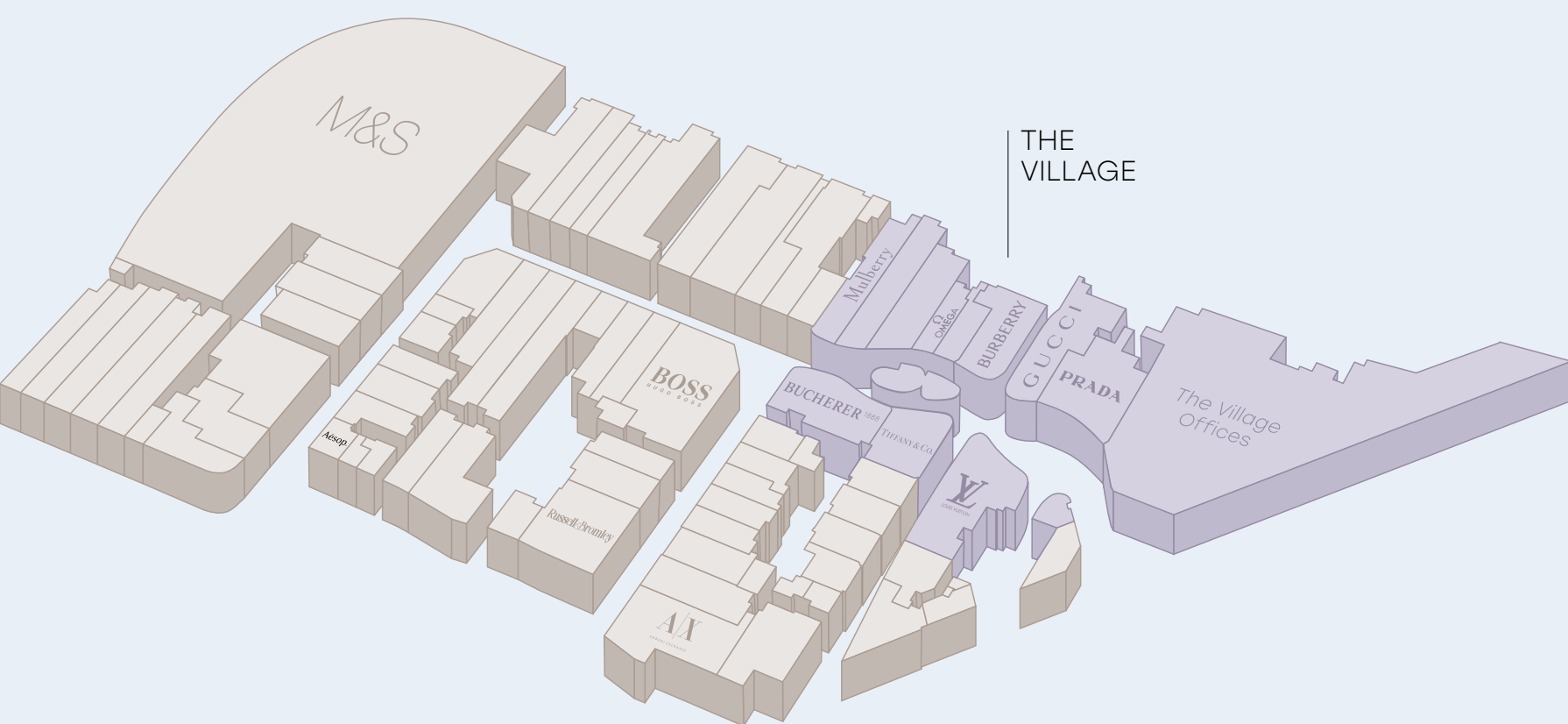
GLOBAL  
CONSUMER  
WELLNESS  
MARKET



# HEALTHCARE VILLAGE

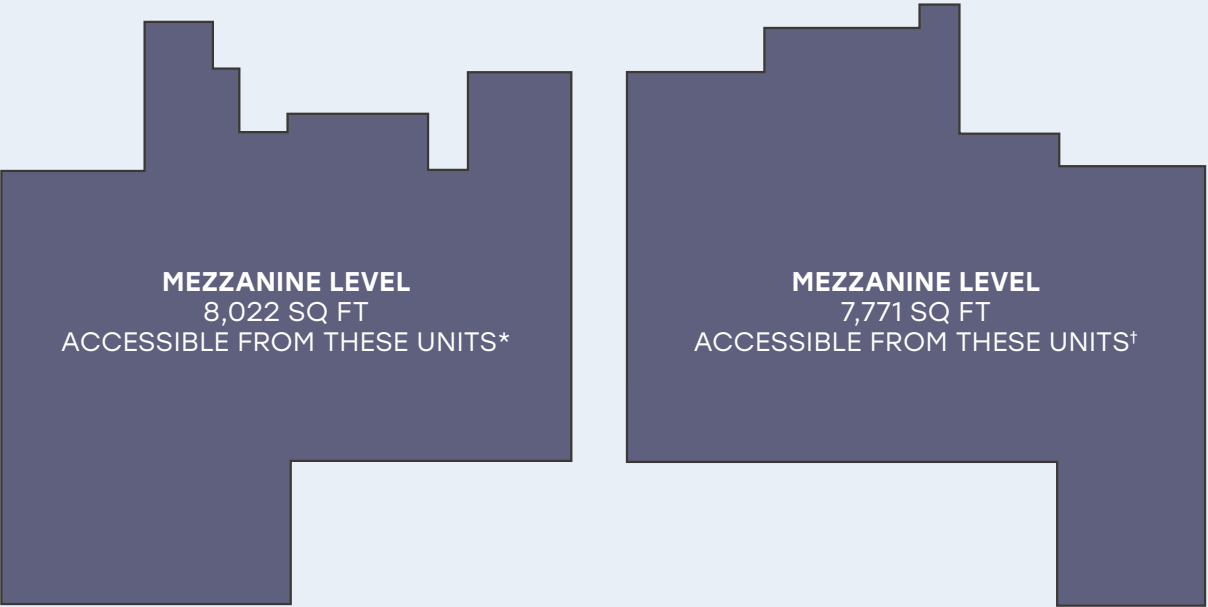


## LOWER LEVEL

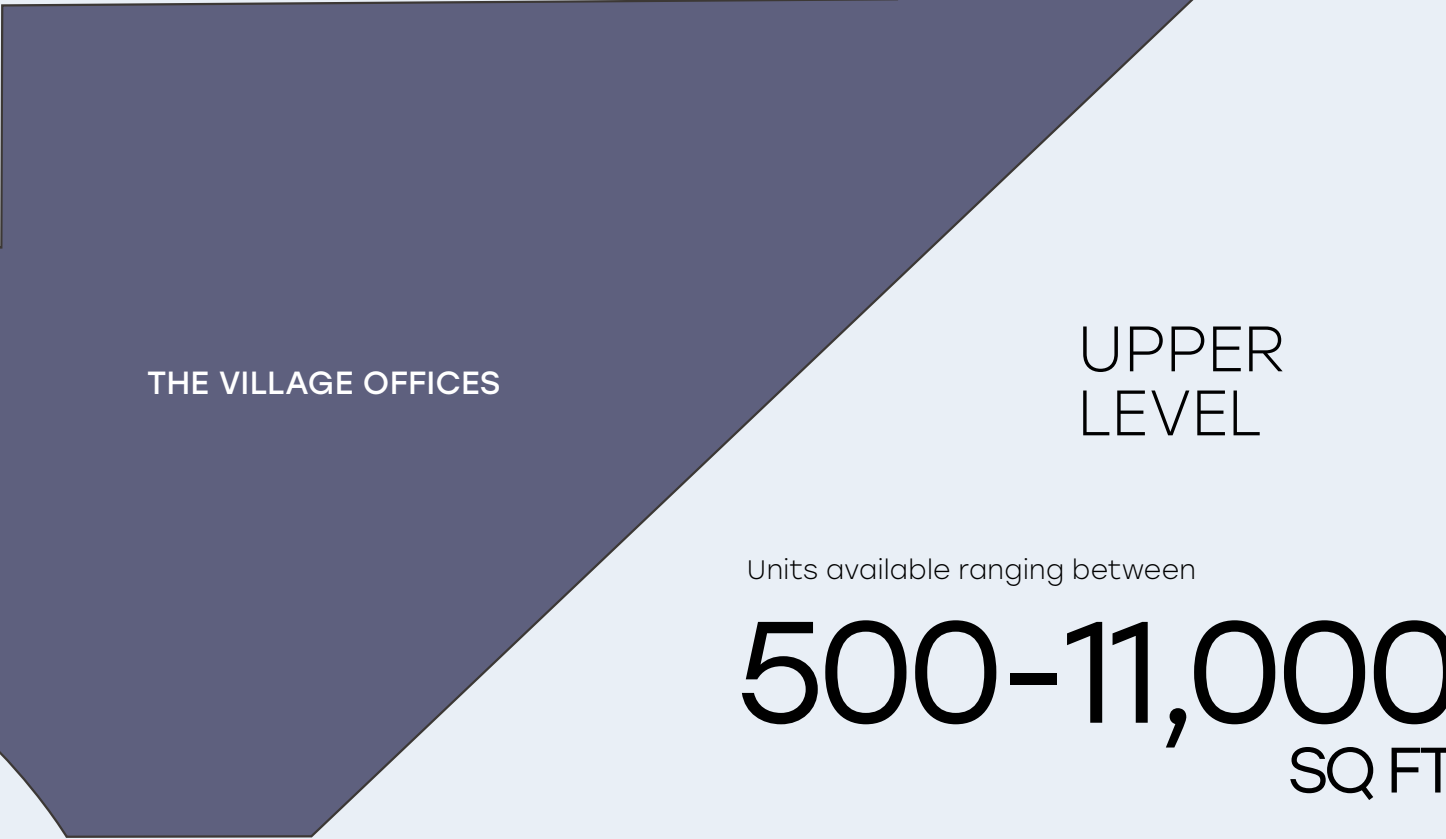
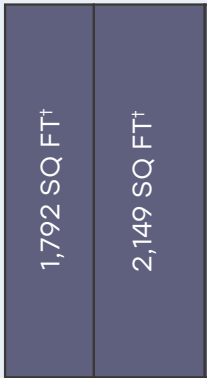
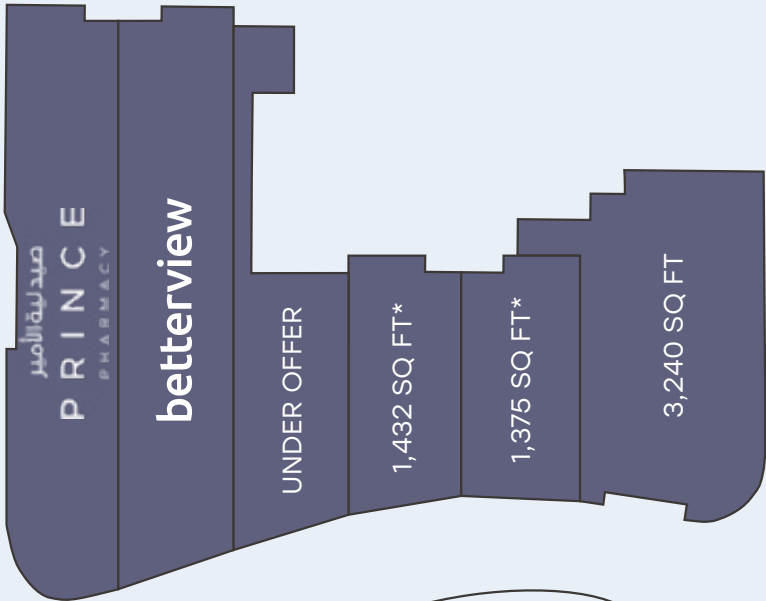


# HEALTHCARE VILLAGE

15,793 SQ FT  
of premium  
space available

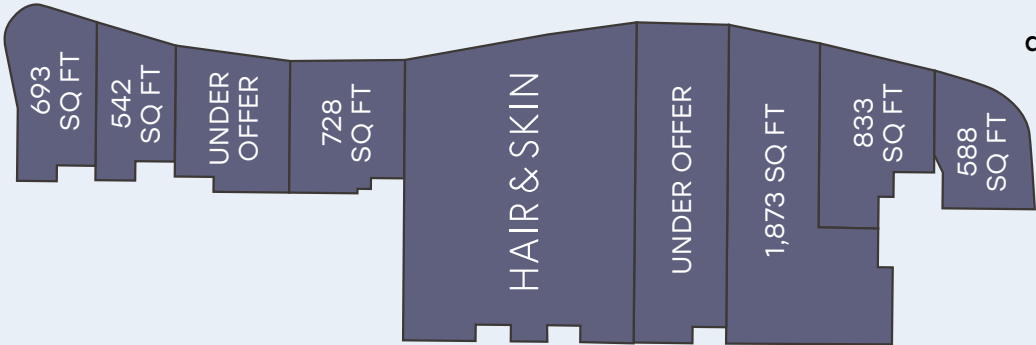


MEZZANINE  
LEVEL



UPPER  
LEVEL

Units available ranging between  
500-11,000  
SQ FT



Direct  
access to valet  
car parking



5,200

Secure car parking spaces  
Discrete and direct access  
to valet parking



# LOCATION MAP

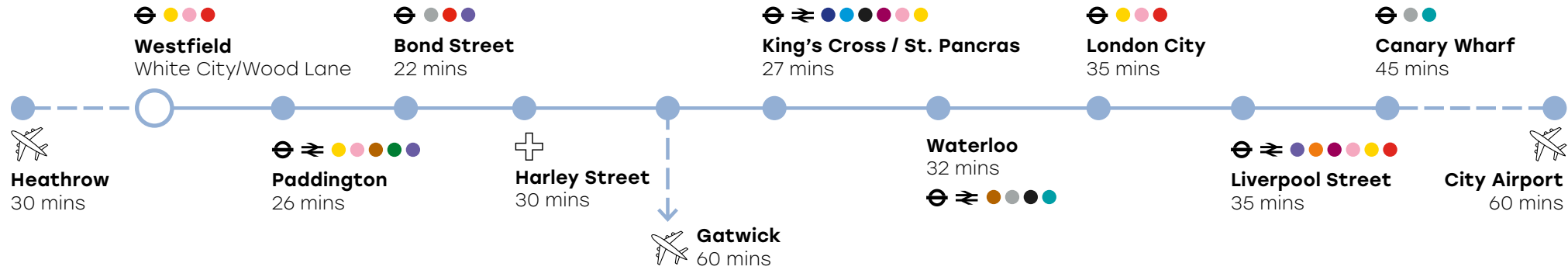
HOSPITALS  
IN THE AREA

7

- 1. Central Middlesex Hospital
- 2. Hammersmith Hospital
- 3. Charing Cross Hospital
- 4. Care+ Hospital
- 5. Chelsea & Westminster Hospital
- 6. Royal Brompton Hospital
- 7. St Mary's Hospital
- 8. Harley Street



# CORE OF THE COMMUNITY



Largest

Shopping Centre in Europe

#1

ranked UK Shopping Centre\*

2.5m SQ FT

of premium space in West London

450+

Stores

12+

Luxury Brands

90+

Places to eat and drink



\*Source: 2023 CACI UK Rankings



# CATCHMENT AREA

9.8m

Total population with easy access to Westfield London

Primary Catchment  
Total Population:

1,147,271

Secondary Catchment  
Total Population:

1,473,470

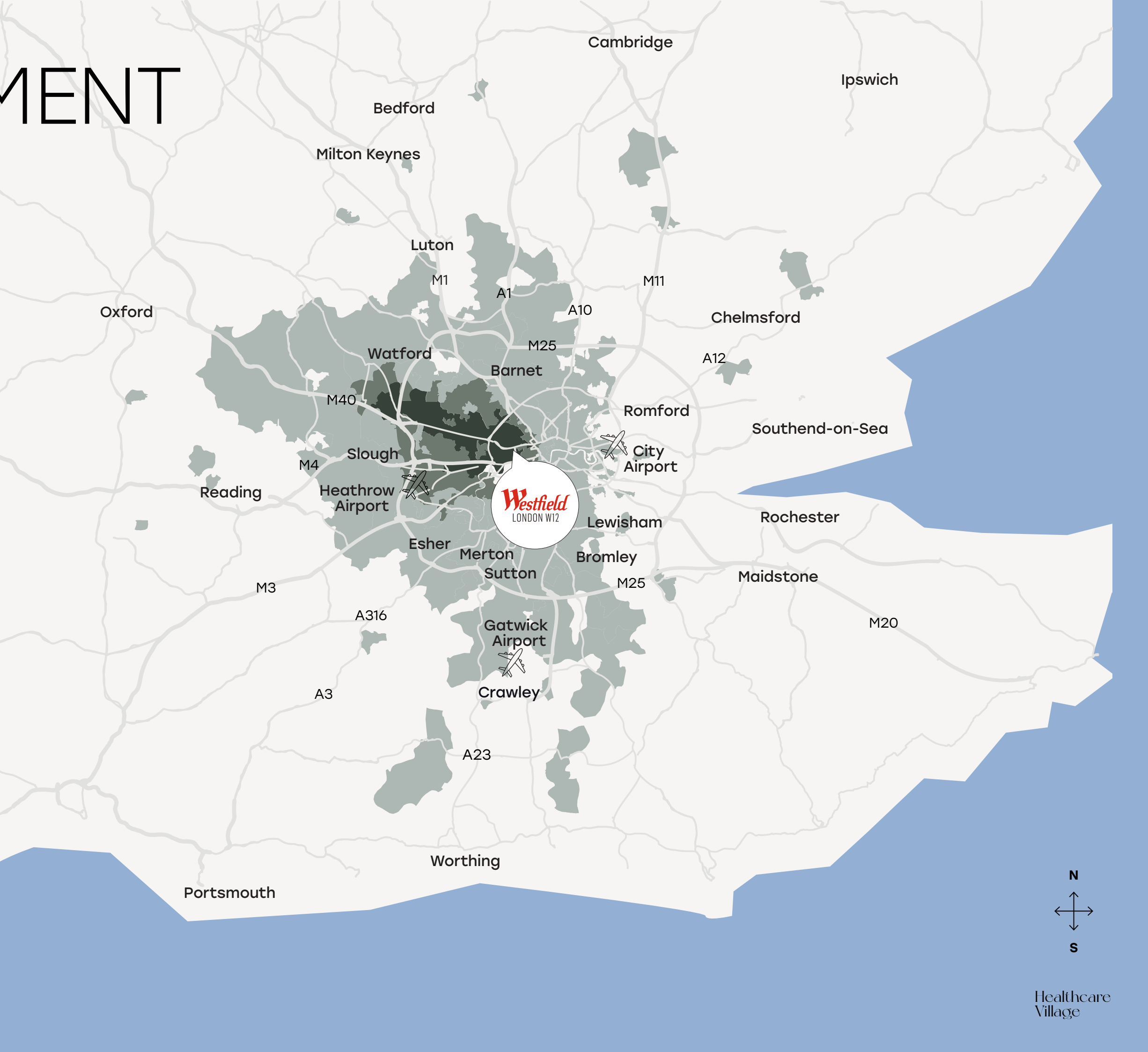
Tertiary Catchment  
Total Population:

2,116,612

Total Trade Area:

4,737,353

Source: 2023 CACI retail footprint



# OUR AUDIENCE

67%

of customers sit within the three most affluent ACORN Consumer Categories

- Affluent Achievers
- Comfortable Communities
- Rising Prosperity

## Westfield London Dwell Times

103 mins vs 85 mins

Top 3 ACORN Groups  
Average Dwell Time

Average  
Dwell Time



£190m

Lavish  
Lifestyle

£307.7m

Executive  
Wealth

£347.8m

Career  
Climbers

£1bn

City  
Sophisticates

Weighted Spend Potential



73%

OF UK CUSTOMERS  
CONSIDER WELLNESS  
A TOP PRIORITY  
IN THEIR EVERYDAY  
LIVES.

Source: McKinsey & Company

With the significant rise in NHS backlogs and longer waiting times for patients, the demand for hospital treatments is outstripping capacity and patients are looking for other accessible options.

## Gender Split

50%

Male

50%

Female

£1bn

2023 Annual Sales

28m

2023 Annual Footfall

44

Frequency of  
visits per year

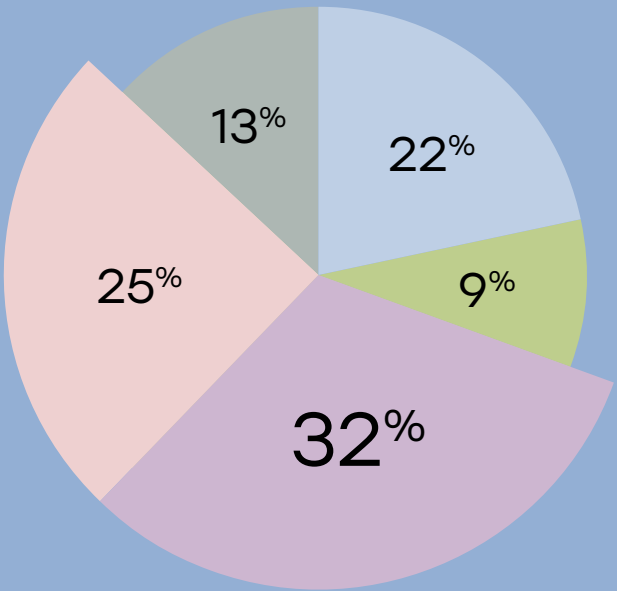
£107

vs

£1,311

Westfield London  
average retail spend

Westfield London  
average luxury spend



## Age Range

Under 18

18-25 years

25-45 years

45-60 years

65+ years



# THIS IS WHITE CITY

5,000+

New Homes in the White City area

30,000

Workers by 2025

## IMPERIAL COLLEGE LONDON - WHITE CITY CAMPUS

1 million sq ft campus

Scale Space – 200,000 sq ft office accommodation  
Imperial Business School

## BERKELEY ST JAMES

White City Living

2,500 new homes

## WHITE CITY PLACE

1.5m sq ft office accommodation;

- BBC HQ
- ITV HQ
- Huckletree Co Working
- Royal College of Art
- L'Oreal HQ
- ME + EM HQ
- YOOX Net a Porter

## TELEVISION CENTRE

1,295 homes

400,000 sq ft office accommodation;

- BBC Studios
- Soho House - White City House
- PVH HQ
- Publicis HQ

*Westfield*  
LONDON W12

## WESTFIELD LONDON

450+ stores

1 Ariel Way Offices

115,000sq ft office space home to;

- URW UK HQ
- Venture X co-working
- Vue HQ
- Net a Porter HQ

WESTFIELD  
LONDON

Healthcare  
Village



# LANDLORD INVESTMENT

£10million invested into transforming the public realm. The patient and customer journey is at the forefront of our statement village entrance design and brand activation window. In addition to this the public realm will include;

- New seating areas
- Ceiling treatment
- New lighting
- Acoustic treatment

Healthcare Village, First Floor



The Village, Luxury Retail Ground Floor



# £10m

New entrance to The Village







# HEALTHCARE VILLAGE SPECIFICATION

WESTFIELD  
LONDON

## CAPPED OFF SERVICES TO EACH UNIT

- Boosted Cold Water
- Drainage / Condenser Water for Tenant cooling and heating
- General Extract / Toilet Extract / Supply Air via the Mall / Power Supply
- Tenant Interface Panel for connection to landlord fire alarm system
- All meter readings are remotely monitored

## TENANT TO INSTALL AS PART OF THEIR FIT OUT

- Sprinklers
- Lighting
- Heating and Cooling System (plant space available on roof)
- Security and Fire Alarm
- WCs
- Flooring
- Any Vertical Circulation required (lifts and stairs)



- Mains supply range from 100 amp to 4,000 amp subject to unit size
- Goods lift in common landlord areas linking direct to basement service yard
- Floor to ceiling height - average of 4.4 meters
- CAT 6 voice and data cabling
- Clear space for diagnostics and equipment with 8 meters between columns
- Floor loading 5kn/m2 (surveys have been undertaken and verified loading for MRI and CT scanners)
- Access points for MRI machines to the units
- Vibration survey undertaken showing no noticeable vibrations detected
- Where applicable, risers for a MRI quench pipe can be accommodated in most locations
- Shop fronts are in place
- 10 designated ambulance arrival points

Healthcare  
Village

# GLOBAL EXPERIENCE

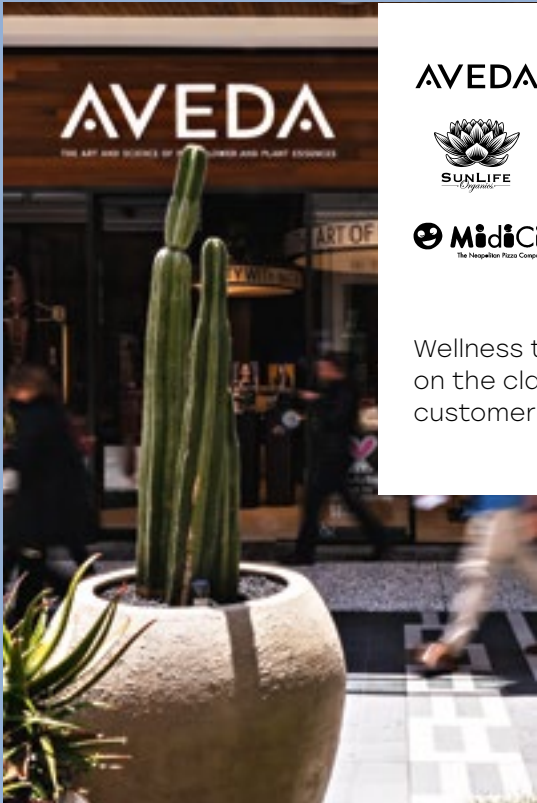
Westfield Century city in Los Angeles USA, showcases our teams' experience in curating a thriving health and wellbeing destination. With a mix of primary healthcare, IVF treatment, a gym and selection of beauty brands the healthcare village perfectly complements the wider mix of retail, leisure and restaurants driving customer spend, loyalty and repeat visits.

HEALTH & WELLNESS TENANTS



EQUINOX

Wellness around a premium fitness operator and sportswear stores



AVEDA



Wellness tenants on the classic customer journey

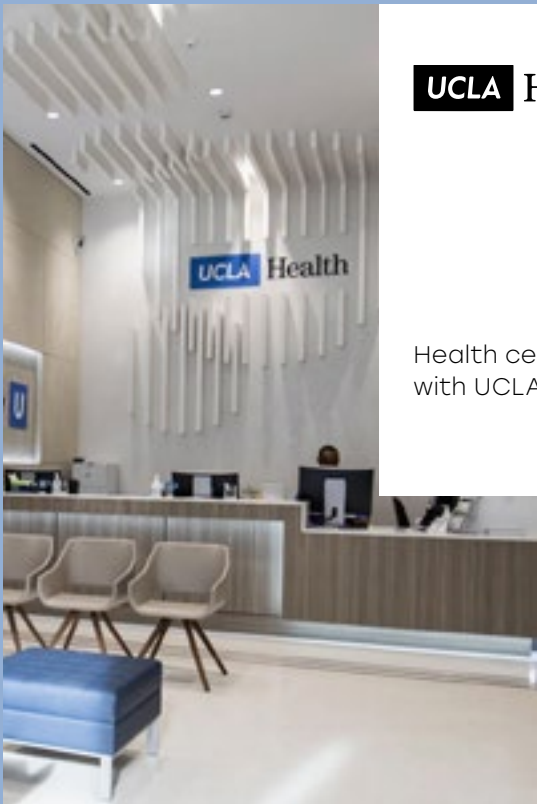


PELOTON

Orangetheory FITNESS

NH NEXT|HEALTH®

Wellness around micro-fitness boutiques and preventative health



UCLA Health

Health centre with UCLA

19%

of total tenants are Health & Wellness

10%

of Centre GLA, 12,000m2





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