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

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.

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
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:

<table>
<thead>
<tr>
<th>Air Conditioning</th>
<th>- Ceiling mounted four pipe fan coil air conditioning</th>
</tr>
</thead>
</table>
| **Performance criteria** | - Offices internal (summer) 22°C to 24°C  
- Office internal (winter) 21°C +/- 2°C |
| **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
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:

<table>
<thead>
<tr>
<th>Floor</th>
<th>Use</th>
<th>NIA (sq ft)</th>
<th>NIA (sq m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Level 12</td>
<td>Plant</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Level 11</td>
<td>Offices</td>
<td>8,142</td>
<td>756</td>
</tr>
<tr>
<td>Level 10</td>
<td>Offices</td>
<td>11,968</td>
<td>1,110</td>
</tr>
<tr>
<td>Level 09</td>
<td>Offices</td>
<td>11,968</td>
<td>1,110</td>
</tr>
<tr>
<td>Level 08</td>
<td>Offices</td>
<td>11,968</td>
<td>1,110</td>
</tr>
<tr>
<td>Level 07</td>
<td>Offices</td>
<td>11,870</td>
<td>1,100</td>
</tr>
<tr>
<td>Level 06</td>
<td>Offices</td>
<td>17,993</td>
<td>1,670</td>
</tr>
<tr>
<td>Level 05</td>
<td>Offices</td>
<td>17,993</td>
<td>1,670</td>
</tr>
<tr>
<td>Level 04</td>
<td>Offices</td>
<td>17,993</td>
<td>1,670</td>
</tr>
<tr>
<td>Level 03</td>
<td>Accelerator - Offices and Laboratories</td>
<td>17,993</td>
<td>1,670</td>
</tr>
<tr>
<td>Level 02</td>
<td>Accelerator - Offices and Laboratories</td>
<td>17,993</td>
<td>1,670</td>
</tr>
<tr>
<td>Level 01</td>
<td>Accelerator - Offices and Laboratories</td>
<td>13,132</td>
<td>1,220</td>
</tr>
<tr>
<td>Ground</td>
<td>Incubator - Offices and Laboratories - Food &amp; Beverages</td>
<td>10,414</td>
<td>946</td>
</tr>
<tr>
<td>Lower Ground</td>
<td>Incubator - Offices and Laboratories - Services</td>
<td>4,629</td>
<td>430</td>
</tr>
</tbody>
</table>
FLOOR PLANS
LOWER GROUND

Incubator - Offices and Laboratories - Services
FLOOR PLANS
GROUND FLOOR

Reception - Incubator - Offices and Laboratories - Food & Beverages
FLOOR PLANS
LEVEL 01
Accelerator - Offices and Laboratory
FLOOR PLANS
LEVEL 02-03
Accelerator - Offices and Laboratory
FLOOR PLANS
LEVEL 04-06
Offices - 1,670 sq m (17,993 sq ft) NIA
FLOOR PLANS

LEVEL 07

Offices - 1,100 sq m (11,870 sq ft) NIA
FLOOR PLANS
LEVEL 08-10

Offices - 1,110 sq m (11,968 sq ft) NIA
FLOOR PLANS
LEVEL 11
Offices - 756 sq m (8,142 sq ft) NIA
PRE-LET SCHEMES AVAILABLE NOW
BUILDING TO LAUNCH MID-2016

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