

# BUILDING THE FUTURE OF LIFE SCIENCES IN THE WHITE CITY INNOVATION DISTRICT, W12



A partnership between:

Scale Space White City London, W12

Blenheim  
Chalcot

Imperial College  
London



# READY-TO-OCCUPY SERVICED LABS NOW AVAILABLE

The lack of ready-to-occupy lab space in London is a known issue, and we are the answer in the White City Innovation District.

We have available ready-to-occupy Cat 2 laboratory facilities, from 500 sqft+.

## **Our labs are designed to facilitate a range of requirements:**

- Cat 2 laboratories with write up space
- 1 CAV ducted fume connection per lab
- Non-recirculating air regimes, with 6 air changes per hour
- 3-phase electrical supply with dedicated metered distribution board in each lab
- Emergency power supply provided for critical equipment (3 double sockets per lab)
- CAT 5 water supply
- Negative/positive air pressure between the laboratory and write up space
- 4 gas ring mains provided for oxygen, carbon dioxide, nitrogen and compressed air
- Chemical resistant workbenches which can be easily moved to suit desired tenant requirements and supplemented with additional furniture and equipment
- Shared equipment room with 200 litre autoclave, 2 glass washers, 1 flaked ice machine, and CAT 1 and CAT 2 water supply

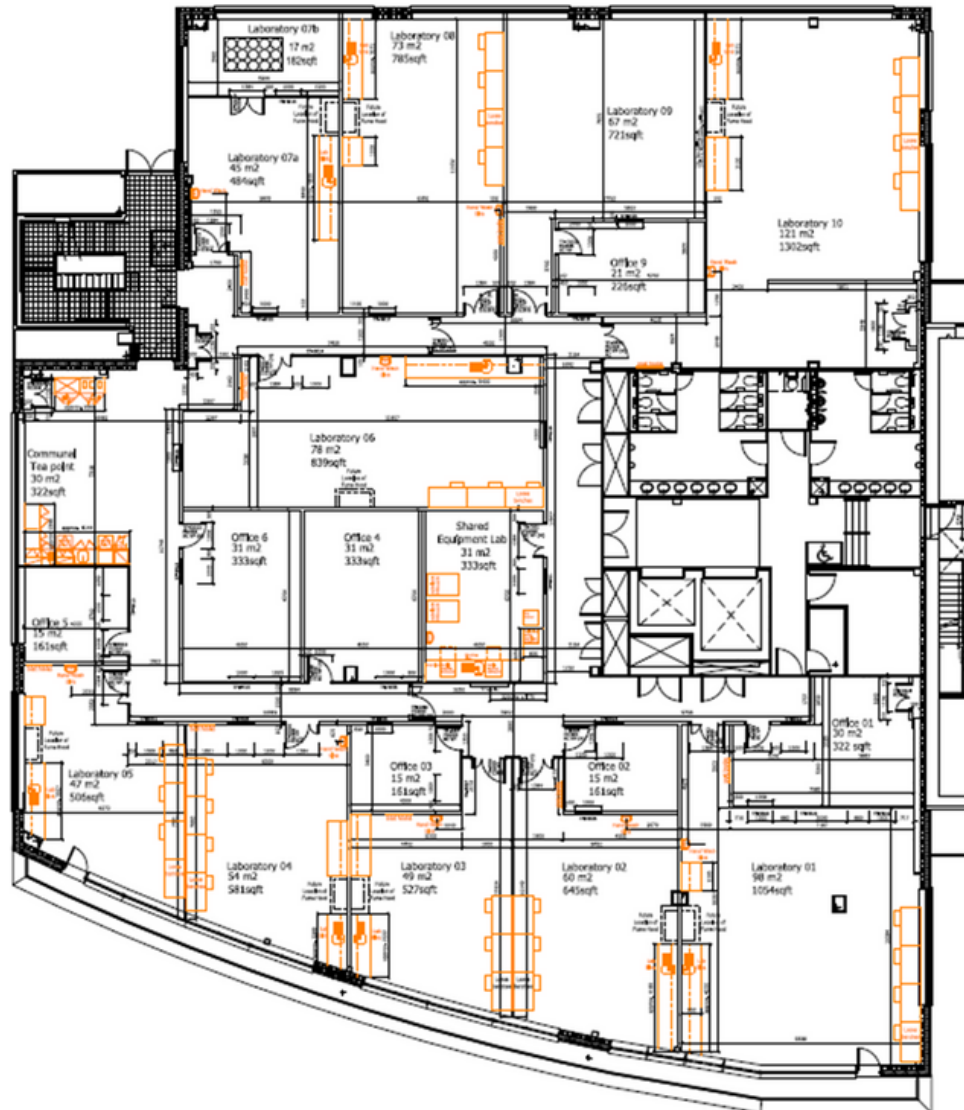


# AVAILABILITY AND PRICING

Kitchen / tea point  
with access to tea  
and coffee

Access to shared  
equipment  
including  
autoclave, glass  
washer, CAT 1 and  
CAT 2 water supply

Each lab comes  
with a  
corresponding  
fitted office /  
write-up space



Our pricing is all-inclusive and includes the following:

- Rent
- Business rates
- Service charge
- Access to autoclave, glass washers and CAT 1 / CAT 2 water supply
- FM services (cleaning, utilities) (note: Additional charges may be applicable dependent on power / gas consumption and other agreed services)
- Onsite support with loading bay and goods lift logistics
- Wi-fi and printing
- Access to tea point on the floor with tea and coffee
- Access to Scale Space professional and social events, and community initiatives via our member app
- Per module: 15 meeting room credits / month (equivalent to 15 hours of a 6-person meeting room)
- Member rates (25% discount) on all building meeting rooms, Board rooms and event spaces

Lab and office size in sqft

Lab #	Lab size	Office size	Monthly rent
1			Reserved
2			Reserved
3			Reserved
4			Reserved
5			Reserved
6	839	333	£15.7k
7			Reserved
8			Reserved
9			Reserved
10			Reserved

Note: All prices are exclusive of VAT







# WE ARE MORE THAN A BUILDING.

Scaling is a science. We know it, because we have over 20 years' experience in building scaleup success stories, and we want to share that expertise with you. With Scale Space you get more than a great office or lab space. You get exclusive and curated access to the right people, services and space to accelerate your growth.

## GROWTH NETWORK

**You need the right contacts to grow: mentors, partners, customers and investors.**

We plug you into venture builders, academics, researchers, tech leaders and executives as part of your onboarding, and throughout your journey with us.

## ACCESS TO TALENT

**You know that hiring talent is one of the biggest barriers to scaling.**

We connect you to the talent you need via our university and business school links. We also tee-up project specific research partnerships between our members and the universities in our network.

## SHORTCUTS TO THE ANSWER

**You don't want to reinvent the wheel when it comes to scaling issues.**

We bring together world leading research, advice and best practice on how to successfully scale. Our roster of recommended service partners covers legal, tax and marketing, with more being added.

## WORKSPACE ON DEMAND

**You don't just need desks: you need labs and spaces that are designed for innovation and growth.**

We offer a space that can be easily configured to lab and/or office, from 500 sq ft and up. Located in the heart of White City's life sciences cluster on Imperial College London's campus.

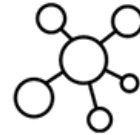
# WHAT DO INNOVATIVE BUSINESSES NEED TO SCALE?



Access to talent  
and network



Access to space  
and facilities



Access to markets  
and services

## **Scale Space is dedicated to scaleups.**

We understand that access to talent, know-how, space and labs is what you need to grow, and we are here to deliver it.

We are more than a building: we have deeply rooted relationships with Imperial College London and are backed by Blenheim Chalcot, the UK's leading digital venture builder with 20 years of scaling experience.

That's why a growing number of life sciences innovators are choosing Scale Space and placing themselves at the heart of the White City Innovation District to accelerate their growth as part of a cluster of like-minded people.







# JOIN A THRIVING COMMUNITY OF SCALEUP BUSINESSES





# BUILDING SPECIFICATION

- Fabulous outdoor space
- 3.5m floor to ceiling height with exposed ductwork
- New LED lighting
- New fan coil air conditioning
- 3 x Goods lifts
- 18 showers
- 240 lockable cycle racks
- On-site visitor parking with additional parking (over 5,000 spaces) at Westfield
- EPC "A" rating
- 5 on-site event spaces, with built-in AV for hybrid meetings
- Multi-use sports pitch
- Recording studio and podcast room



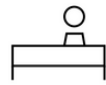






# ALL THE FACILITIES YOUR TEAM EXPECTS.

And some  
unexpected ones.



**RECEPTION  
SERVICES**



**CAFÉ AND BREAK  
OUT SPACE**



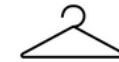
**PHONE  
BOOTHS**



**24/7 BUILDING  
ACCESS AND  
SECURITY**



**STOCKED  
KITCHENS**



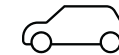
**DRYING  
ROOM**



**COMMUNITY  
TEAM**



**SHOWER  
FACILITIES**



**VISITOR  
PARKING**



**HIGH SPEED  
WI-FI\***



**MEETING AND  
EVENT SPACE**



**BIKE  
STORAGE**



**UNLIMITED  
PRINTING**



**COLLABORATION  
ROOM**



**SPORT  
SPACE**



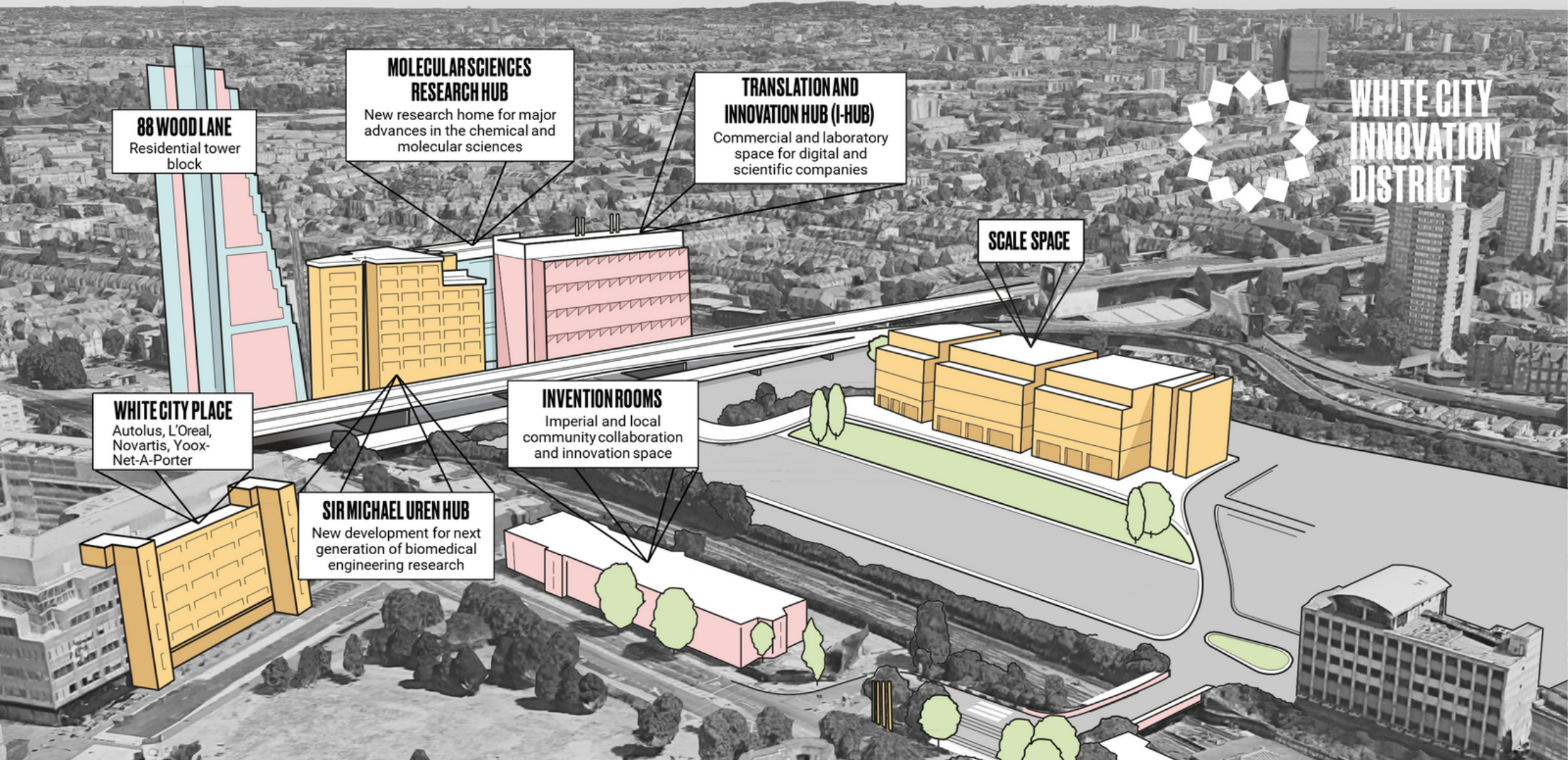
**RECORDING  
STUDIO**



**DAILY  
CLEANING**



**ALL-DAY  
CATERING SERVICE**



**88 WOOD LANE**  
Residential tower block

**MOLECULAR SCIENCES  
RESEARCH HUB**

New research home for major advances in the chemical and molecular sciences

**TRANSLATION AND  
INNOVATION HUB (I-HUB)**

Commercial and laboratory space for digital and scientific companies

**SCALE SPACE**

**WHITE CITY PLACE**

Autolus, L'Oreal, Novartis, Yoox-Net-A-Porter

**INVENTION ROOMS**

Imperial and local community collaboration and innovation space

**SIR MICHAEL UREN HUB**

New development for next generation of biomedical engineering research

**WHITE CITY  
INNOVATION  
DISTRICT**

# WHY MOVE TO THE WHITE CITY INNOVATION DISTRICT?

For companies disrupting Life Sciences & Tech, the White City Innovation District is the ideal location to build a world-beating enterprise. Scale Space sits on Imperial College's White City Campus and provides access to world-class talent, research, and facilities enabling unprecedented scientific collaboration.



Who else has made White City their home?

**AVACTA, CONCERT BIO, CTLS, DNAE,  
DNANUDGE, EDEN BIO, H2GO POWER,  
IMPERIAL COLLEGE LONDON, IMPLI, LIFT  
BIOSCIENCES, MEDCITY, MINA THERAPEUTICS,  
MULTUS, POLYMATERIA, QUELLTX, SECOND  
NATURE, SPARTA BIODISCOVERY,  
PURAFFINITY, SIR MICHAEL UREN HUB,  
IMPERIAL COLLEGE BUSINESS SCHOOL**

# WE ARE WELL CONNECTED

**6**

**MINS TO  
WHITE  
CITY  
STATION**

Central Line

**10**

**MINS TO  
WESTFIELD  
SHOPPING  
CENTRE**

**8**

**MINS TO  
WOOD  
LANE  
STATION**

Circle,  
Hammersmith  
& City Lines

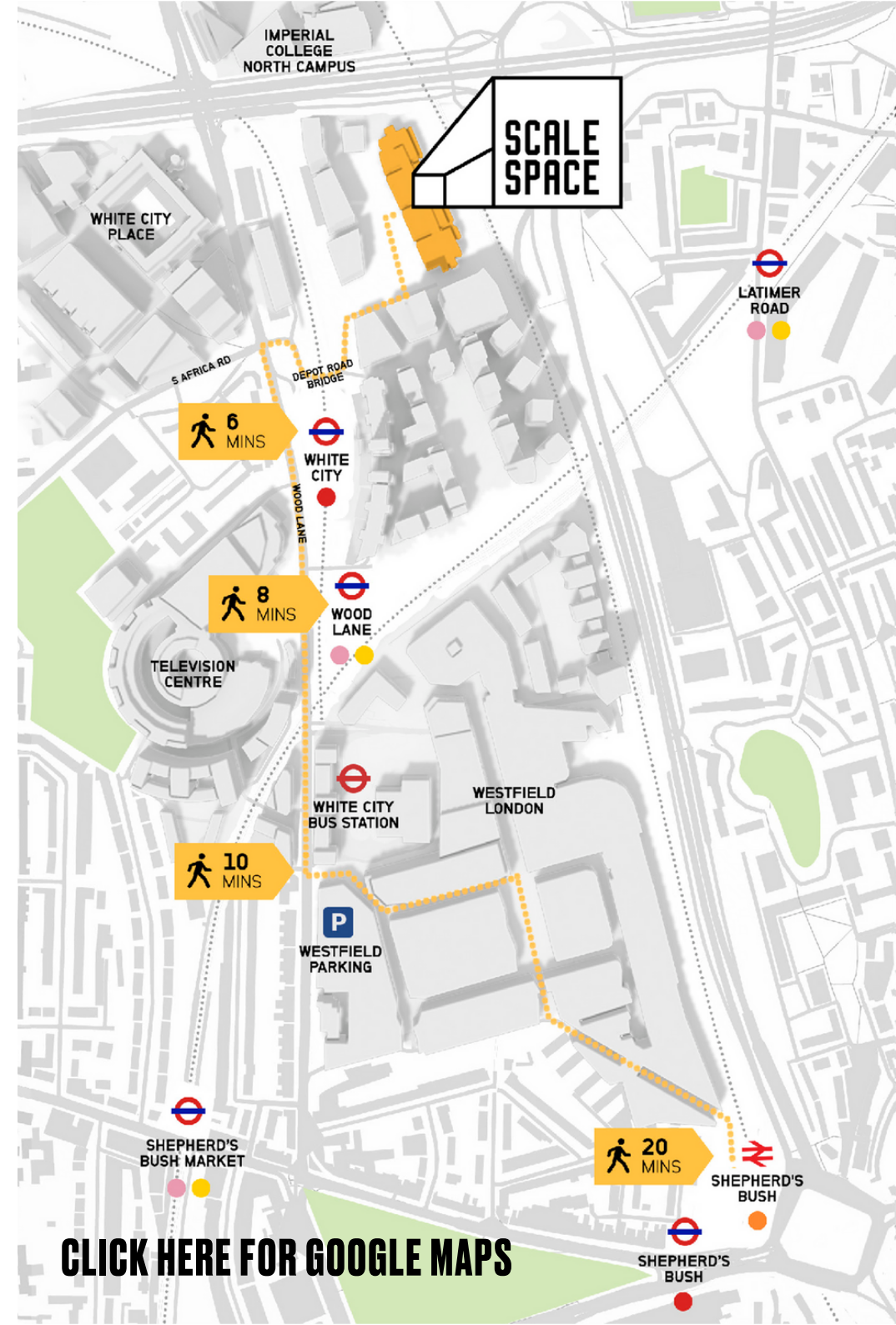
**27**

**MINS TO  
CENTRAL  
LONDON**

Via the Tube

**3**

**UNDERGROUND  
LINES**





# AREA GUIDE

## FOOD & DRINK

### White City Place

Starbucks · Coco di Mama · Dear Grace · Waka · Shola Karachi Kitchen · The Athenian · Crussh Juice Bar · Potager · Tesco Express

### Television Centre / Wood Lane

Patty & Bun · Bluebird Cafe · Endo at the Rotunda · Cricket · Soho House · The Broadcaster · Prairie Fire

### Westfield London

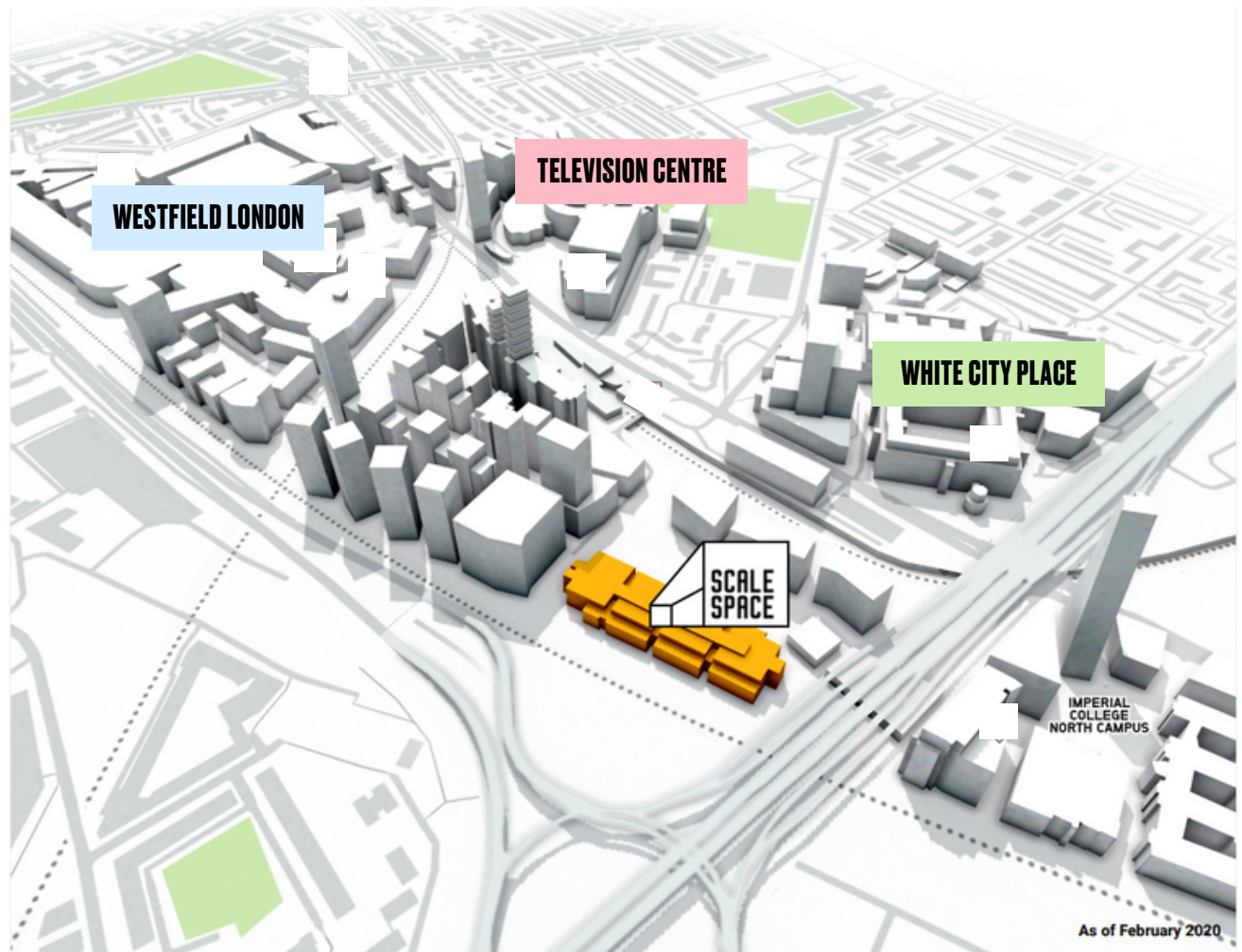
Barino · Bills · Leon · Byron · Catch Me · Franco Manca · The Real Greek · Mandaloun · Master Bao · Sushidog · The Bull · Wagamama · Dirty Vegan · Nandos · Pho · Cabana · GBK

## CULTURE & ACTIVITIES

Vue Cinema Westfield · Puttshack Westfield · All Star Lanes Westfield · Sixes Indoor Cricket

## GYM & FITNESS

F45 Training · Gymbox Westfield · Anytime Fitness Shepherds Bush · City Bouldering · Fitness First Shepherds Bush



# GREAT HAPPENS HERE.

Scale Space White City

[scalespace.co.uk](https://scalespace.co.uk)

Imperial College White City Campus

58 Wood Lane London W12 7RZ

**For more information please contact:**

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