

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 supports knowledge-intensive companies and the commercialisation of scientific research by providing a home for businesses from around the globe to work directly alongside Imperial's world-leading academics. Through this co-location model, businesses, entrepreneurs and world-class researchers can share ideas and turn scientific and technological discoveries into new products and services.

Imperial College London ThinkSpace offers the opportunity to be part of a distinctive network at the heart of London's newest innovation district. Businesses who are based in the Translation & Innovation Hub benefit not just from co-location with Imperial's researchers and partners, but from access to the vibrant scientific and technology community that calls London home.

The Translation & Innovation Hub provides fully fitted and bespoke laboratory and office space to accommodate commercial R&D activities.

## 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  
STARTUPS  
HIGH-GROWTH COMPANIES  
ESTABLISHED INDUSTRY LEADERS**





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



CITY OF LONDON

CANARY WHARF

HYDE PARK

IMPERIAL COLLEGE LONDON WHITE CITY CAMPUS (NORTH)

**TRANSLATION & INNOVATION HUB**

IMPERIAL COLLEGE LONDON SOUTH KENSINGTON CAMPUS

IMPERIAL COLLEGE LONDON WHITE CITY CAMPUS (SOUTH)

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

30 minutes from Heathrow Airport, with fast connections to London's other international terminals

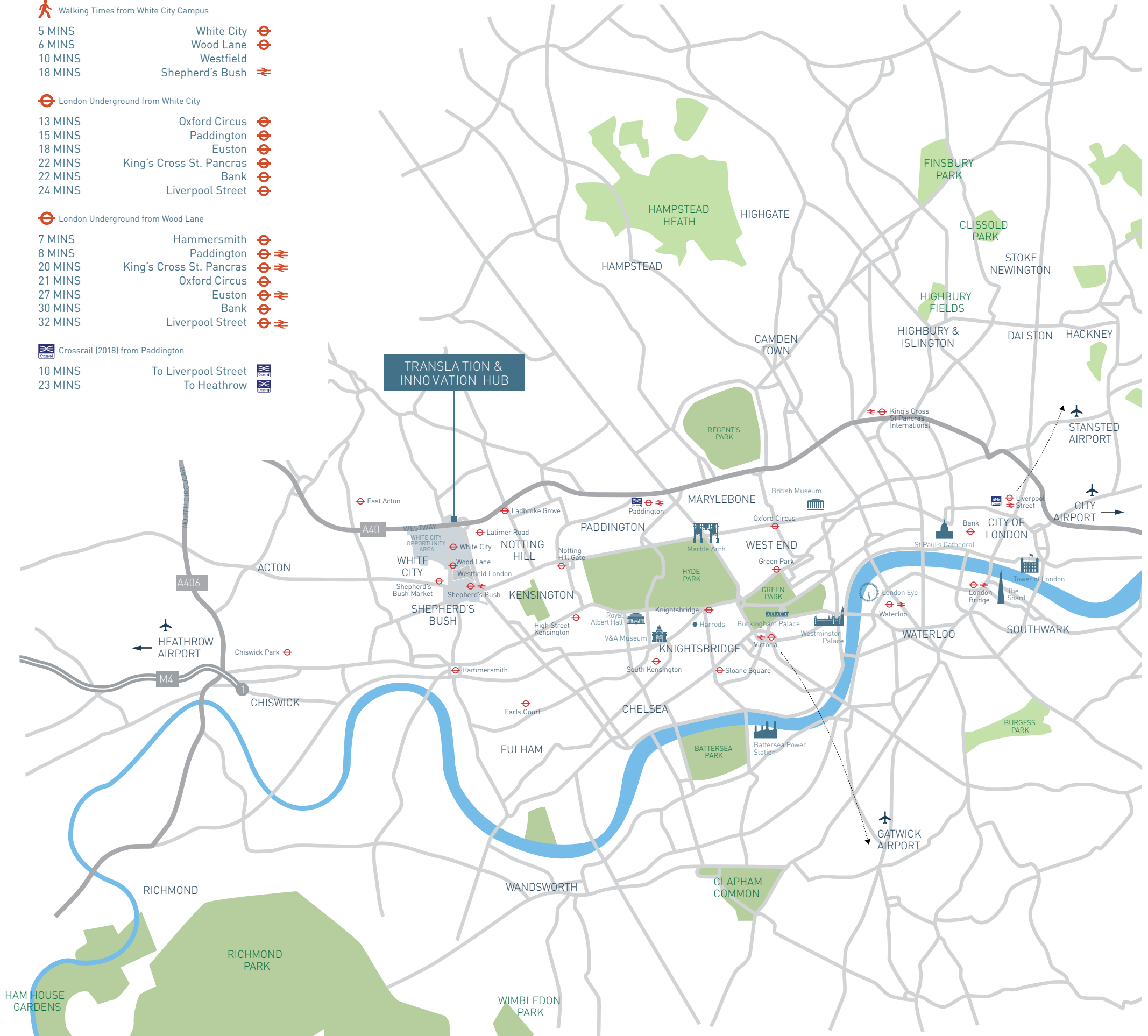
The Translation & Innovation Hub is located just a short walk from White City Underground station (Central line) and a 5 minute walk from the Wood Lane Underground station (Circle and Hammersmith & City lines). Both provide direct access to the West End, The City, King's Cross St. Pancras, Paddington (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 passengers 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 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 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	



Not to scale - for identification purposes only

## WHITE CITY: A BRIGHT FUTURE

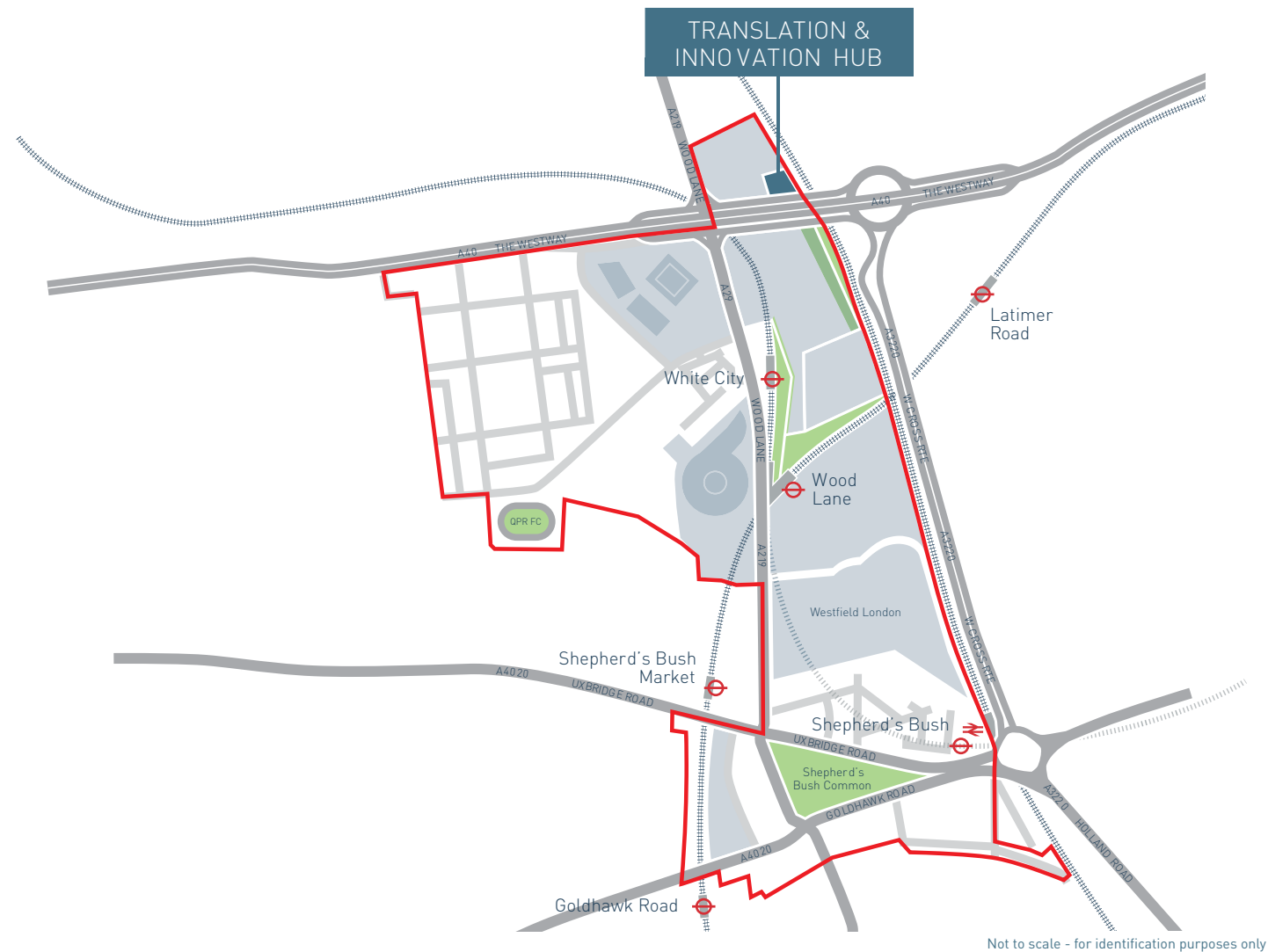
The White City Campus is situated within the White City area, a 270 acre strategic regeneration zone in West London which is transforming the local area around Shepherd's Bush

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 startups, anchored by some of the world's greatest institutions

- 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.

Imperial College London is making a significant investment in the area alongside Stanhope, Mitsui Fudosan, AIMCo and St James. Investors in White City will deliver nearly 5,000 new homes, 30 acres of public space and over 4 million sq ft of offices, retail and leisure space. Westfield London, which generates an annual footfall of 27.3 million, is due to open a £600 million extension in early 2018 and the redevelopment of Television Centre will bring new amenities to the area. Imperial College London's new community workshop and hackspace, The Invention Rooms, opened in summer 2017 and will provide local schools and residents unprecedented opportunities to learn new skills and engage in innovation.



## IMPERIAL COLLEGE LONDON WHITE CITY CAMPUS

Located in west London, White City Campus covers 23 acres of land in a rapidly changing area of development and regeneration.

The northern section of the site provides over 1 million sq ft of mixed use space across 7 buildings. The Translation & Innovation Hub opened in autumn 2016 and neighbours the Molecular Sciences Research Hub (2018) which will seed a new environment for collaboration in chemistry and molecular sciences, with space for up to 800 researchers. The Michael Uren Biomedical Engineering Hub (2019) will bring together over 500 scientists, engineers and clinicians to drive pioneering approaches to disease and help translate life-changing research into new medical technology. The building will also incorporate clinical areas, providing patients with direct access to innovations in healthcare.

Residential developments on site include Wood Lane Studios, which has been providing high quality postgraduate accommodation since 2012 and a residential tower (2019) which will provide 192 new homes, including 59 for Imperial key workers.

Masterplanning is underway for the southern site to develop an open and inclusive campus which can act as an engine for discovery and innovation. It will incorporate pioneering academic and research hubs; new opportunities for collaboration, partnership and commercialisation as well as community engagement and outreach programmes.

Imperial is making a long-term commitment, in partnership with local residents, businesses and the London Borough of Hammersmith & Fulham to bring positive transformation to the area. The new campus will provide a network of publicly accessible green spaces, outreach facilities, common rooms, cafés, restaurants, bars and retail outlets.







- A Future Academic or Co-Location Building
- B Postgraduate Residential Accommodation – Wood Lane Studios
- C Molecular Sciences Research Hub
- D Translation & Innovation Hub (I-HUB)
- E Michael Uren Biomedical Engineering Research Hub
- F Residential – Private and College Key Worker - 192 Residential Units
- G Future Academic or Co-Location Building



Not to scale - for identification purposes only



CGI - for illustrative purposes only



# TRANSLATION & INNOVATION HUB

This building comprises a total of 17,354 sq m (186,793 sq ft) net internal area arranged over lower ground, ground and 11 upper floors.

**A new, 17,354 sq m (186,793 sq ft) building situated prominently on the White City Campus, affording extensive views towards Central London**

**Flexible incubator, grow-on and co-working spaces available**

**Incorporates 297 sq m (3,193 sq ft) of A1/A3 food and beverage unit on the ground floor, opening into atrium reception and outdoor seating area**

**Achieved BREEAM 2011 'Excellent' rating, EPC: B**

The building comprises two adjoining wings, with typical floor space of approx. 1,670 sq m (18,000 sq ft) – The main wing (South) comprises 12 storeys with a typical floor space of approx. 1,100 sq m (12,000 sq ft). A secondary 7 storey wing (North) offers a typical floor space of approx. 550 sq m (6,000 sq ft). The two wings are joined by an impressive 7 storey glazed atrium, allowing high penetration of natural light into the core of the building. Elevated walkways on each floor create links between the two building areas and provide accessible entry to each work area.

The main reception is accessed from the north west corner of the building. A staffed reception desk and 24-hour security presence provide front of house service to visitors. The main core on the western elevation provides WCs, two internal passenger lifts and three feature scenic lifts. A secondary core in the eastern elevation provides access to the service elevator, plus additional WCs. All areas are protected by access control.





## SPECIFICATION OFFICES AND LABORATORIES

### Offices and Laboratories

- The first floor provides fully fitted out wet lab and office accommodation
- Occupancy allowance: private offices for 2-6 people, laboratory suites for 2-5 people
- Communications: data access to 1GB line is provided (user activation required), telephony available via SIPs
- Ceiling height: 2.75m raised floor to soffit
- Fitted labs offer: exhausts for chemical fume hood installation (max 0.5m/sec sash velocity, 235l/sec air flow), sinks with chemical drainage, fixed and adjustable benches, twin 13A sockets on dado trunking, 30A 3-phase power outlet, separate write-up areas
- Gas services (available on request): natural gas, argon, nitrogen, carbon dioxide, oxygen, compressed air, vacuum
- Shared access to equipment room with glass washers and Astell 215L front-loading autoclave (training supplied)



### Shell and Core

- The second and third floors are offered as shell and core and provide office (North and South wing) and wet lab (South wing only) accommodation
- Occupancy allowance: 1 person per 8m<sup>2</sup> NIA
- Floor loading: Imposed load of 5kN/m<sup>2</sup>
- Ceiling height: 3.4m slab to slab
- Ventilation: ceiling mounted four pipe fan coil air conditioning, plus exhausts for chemical fume hood installation (max 0.5m/s sash velocity)
- Drainage: Vulcathene pipework suitable for chemical drainage
- Planning grid: 1.5m x 1.5m in the north wing and 3.0m x 3.0m in the south wing



### CAT A

- The fourth to eleventh floors provide office accommodation completed to BCO Cat A specification
- Occupancy allowance: 1 person per 8m<sup>2</sup> NIA
- Floor loading: Imposed load of 3kN/m<sup>2</sup> plus 1.0kN/m<sup>2</sup> for lightweight partitions
- Fully accessible raised floors with typical clear void of 150mm
- Ceiling height: 2.75m raised floor to soffit
- Air conditioning: ceiling mounted four pipe fan coil, offices internal temperature 19°C - 24°C
- Lighting allowance: 350-500 lux
- Southern roof terrace on top floor (floor 11)



## COLLABORATIVE, YET FULLY INDEPENDENT MODERN WORKING ENVIRONMENT.

### Amenities

- Spacious entrance hall with retail space and break-out areas
- Staffed reception desk with 24-hour security concierge service
- Bright 7 storey atrium, providing natural light to building core
- Café with outdoor seating
- Passenger lifts: five 21-person lifts serving all floors, additional passenger lift serving lower ground, ground, mezzanine and first floors
- Goods lift: one 2,500kg lift in east core serving all upper floors
- Secure cycle park with 134 spaces, plus changing rooms, showers and lockers
- Visitor car parking
- CCTV in public areas
- Access control to all areas
- EPC: B, BREEAM: Excellent





# ACCOMMODATION



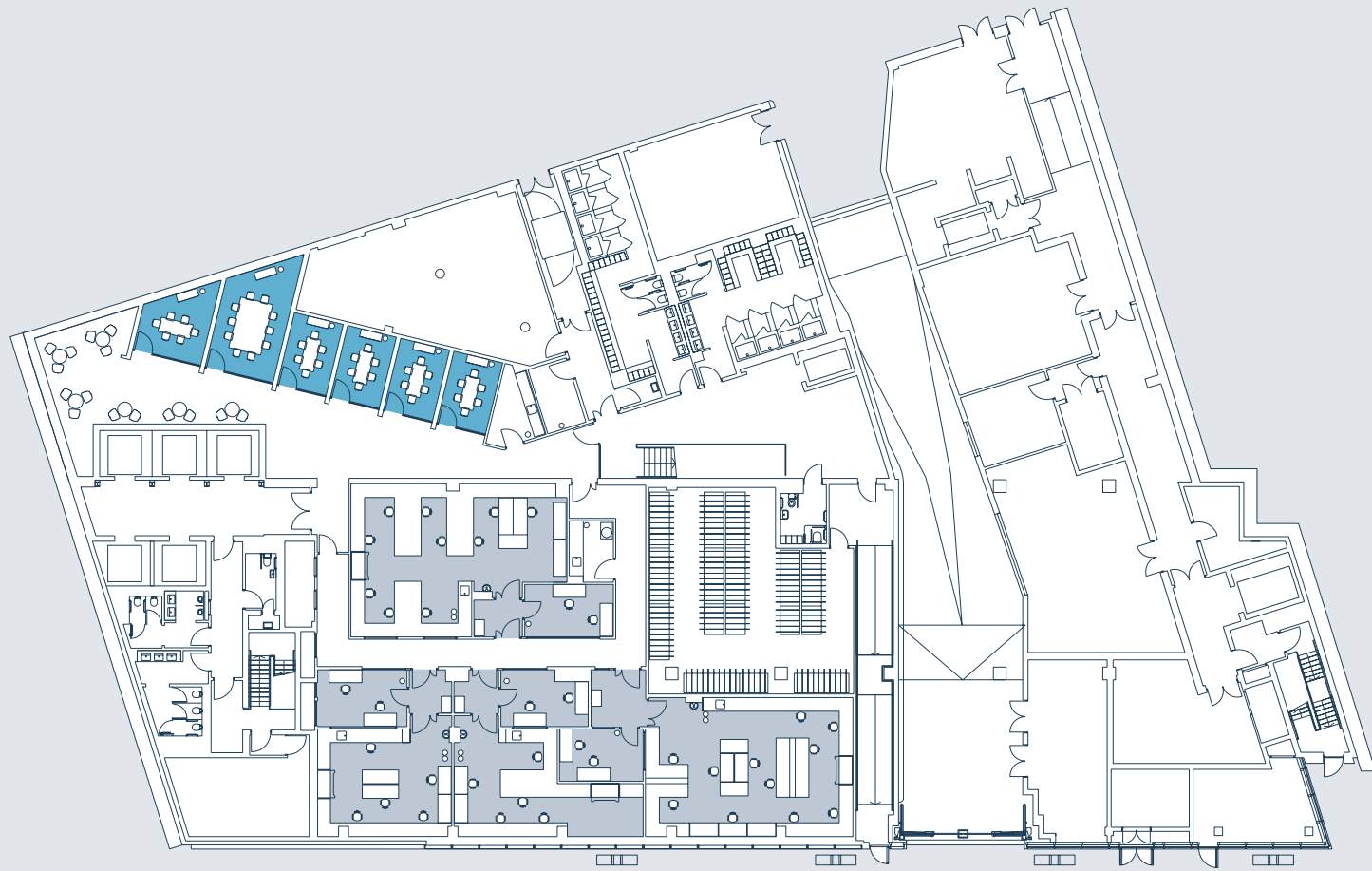
The property provides the following net internal floor areas:

Floor	Use	NIA (sq ft)	NIA (sq m)
Level 12	Plant	-	-
Level 11	Offices	8,108	753
Level 10	Offices	11,947	1,110
Level 09	Offices	11,947	1,110
Level 08	Offices	11,940	1,109
Level 07	Offices	11,833	1,099
Level 06	Offices	17,980	1,670
Level 05	Offices	17,980	1,670
Level 04	Offices	17,966	1,669
Level 03	Shell and Core - Offices and Laboratories	17,974	1,670
Level 02	Shell and Core - Offices and Laboratories	17,974	1,670
Level 01	Fitted Offices and Laboratories	17,897	1,663
Ground	Offices and Laboratories - Food & Beverages	14,465	1,343
Lower Ground	Offices and Laboratories - Services	6,975	648



# FLOOR PLANS LOWER GROUND

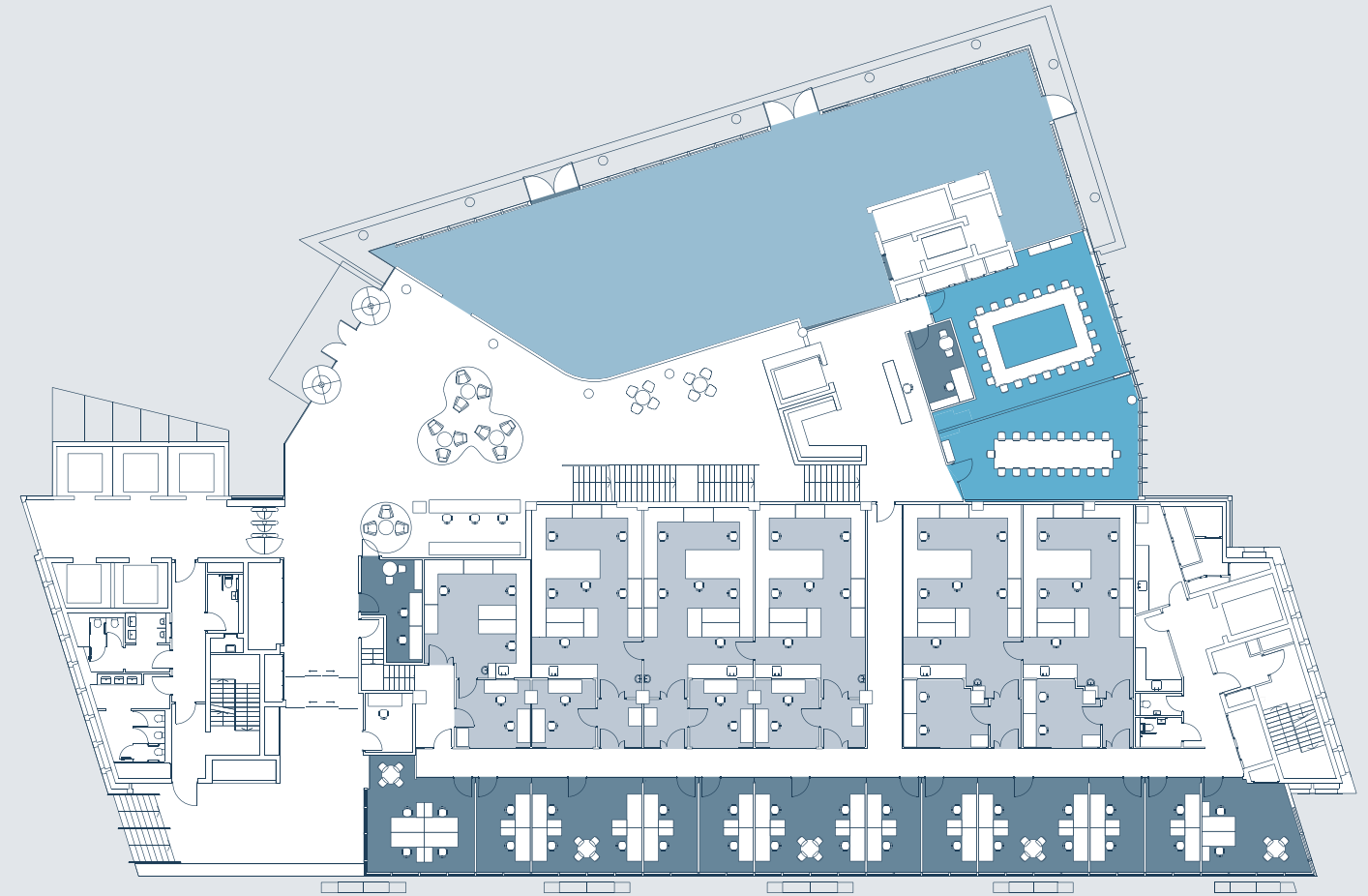
Incubator - Offices and Laboratories - Services



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

# FLOOR PLANS GROUND FLOOR

Reception - Incubator - Offices and Laboratories - Food & Beverages



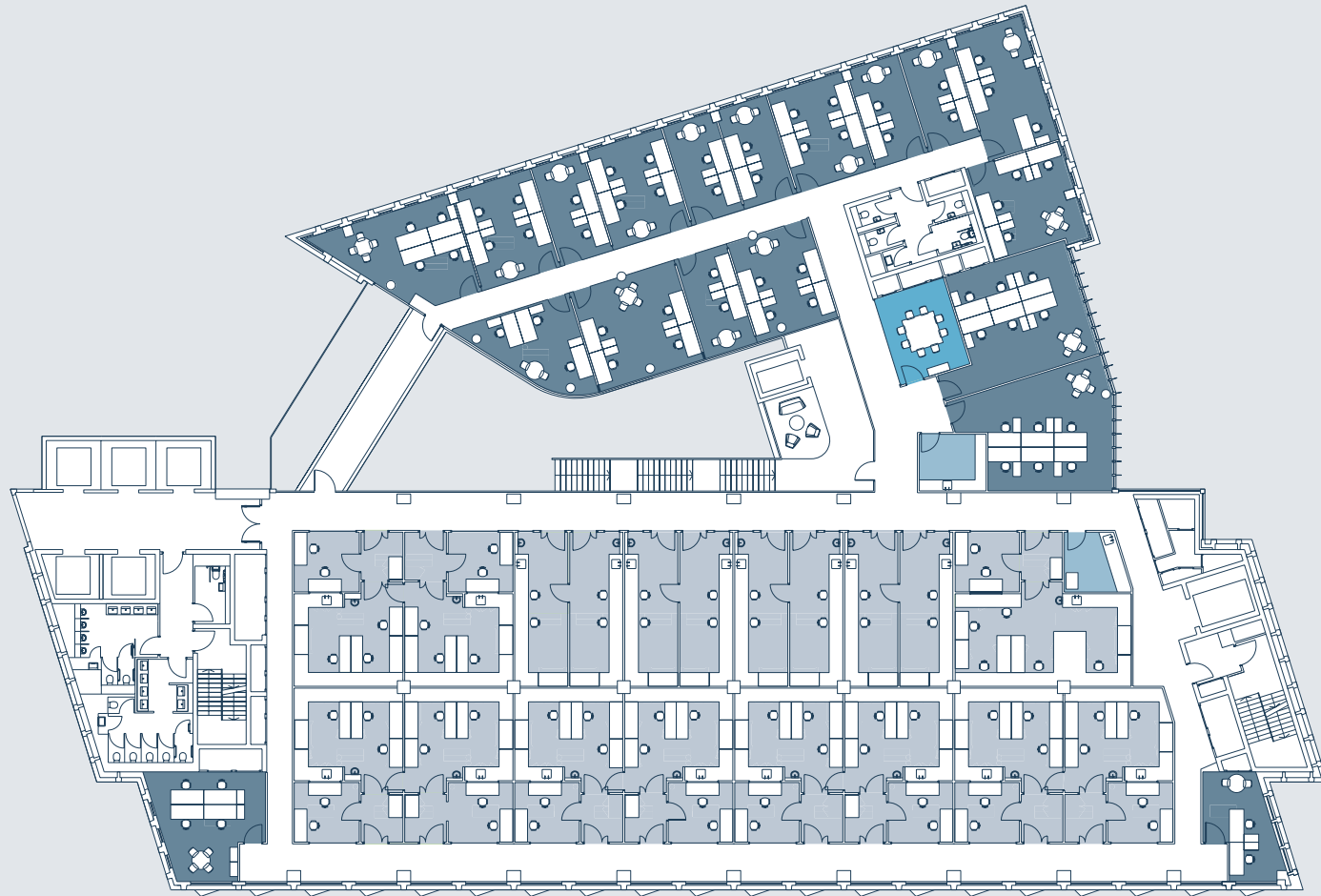
- OFFICE
- LAB
- FOOD & BEVERAGES / SERVICES
- CONFERENCE ROOM



# FLOOR PLANS

## LEVEL 01

Fitted Offices and Laboratories

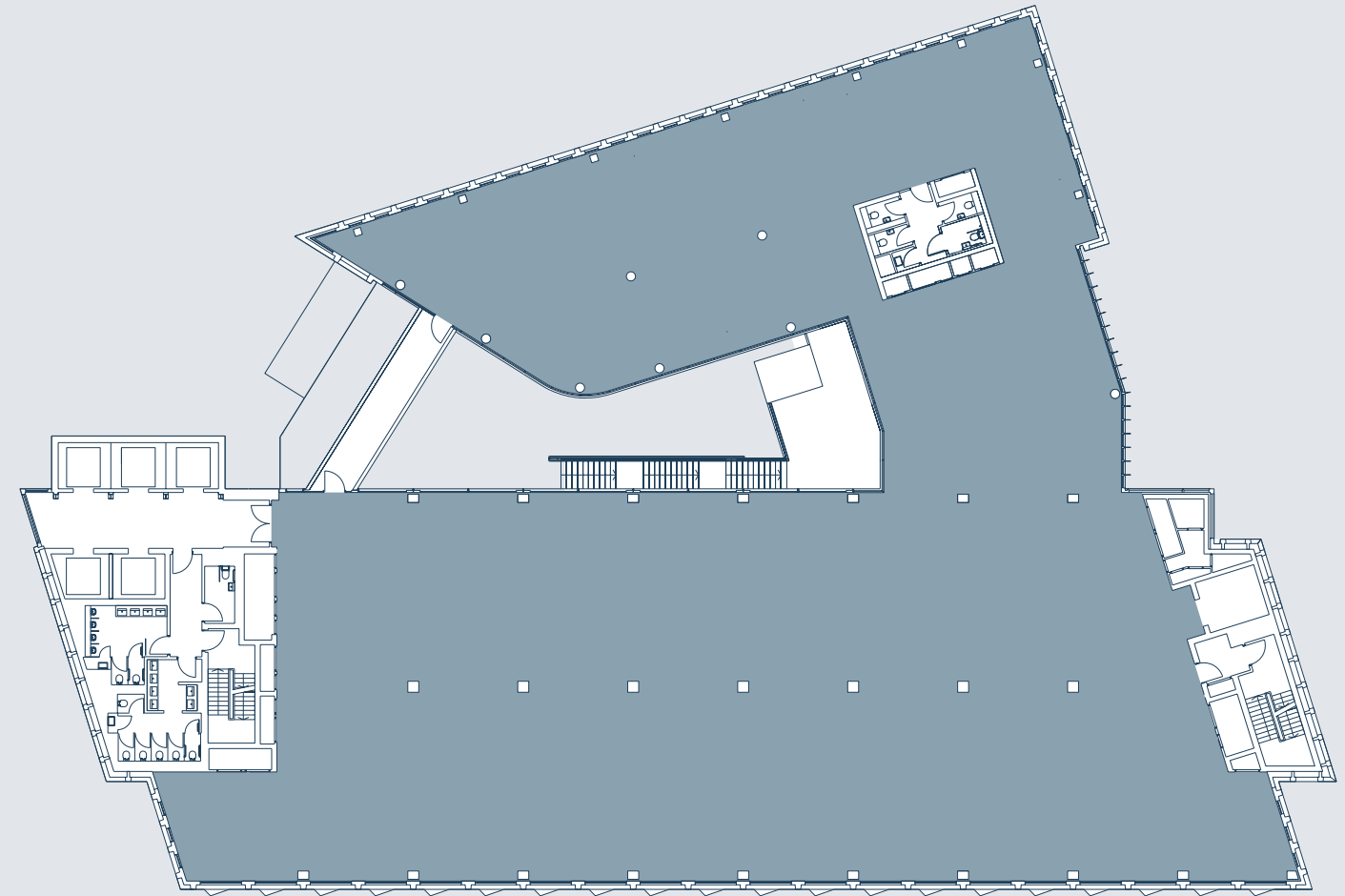


- OFFICE
- LAB
- FOOD & BEVERAGES / SERVICES
- CONFERENCE ROOM

# FLOOR PLANS

## LEVEL 02-03

Shell and Core - Offices and Laboratories

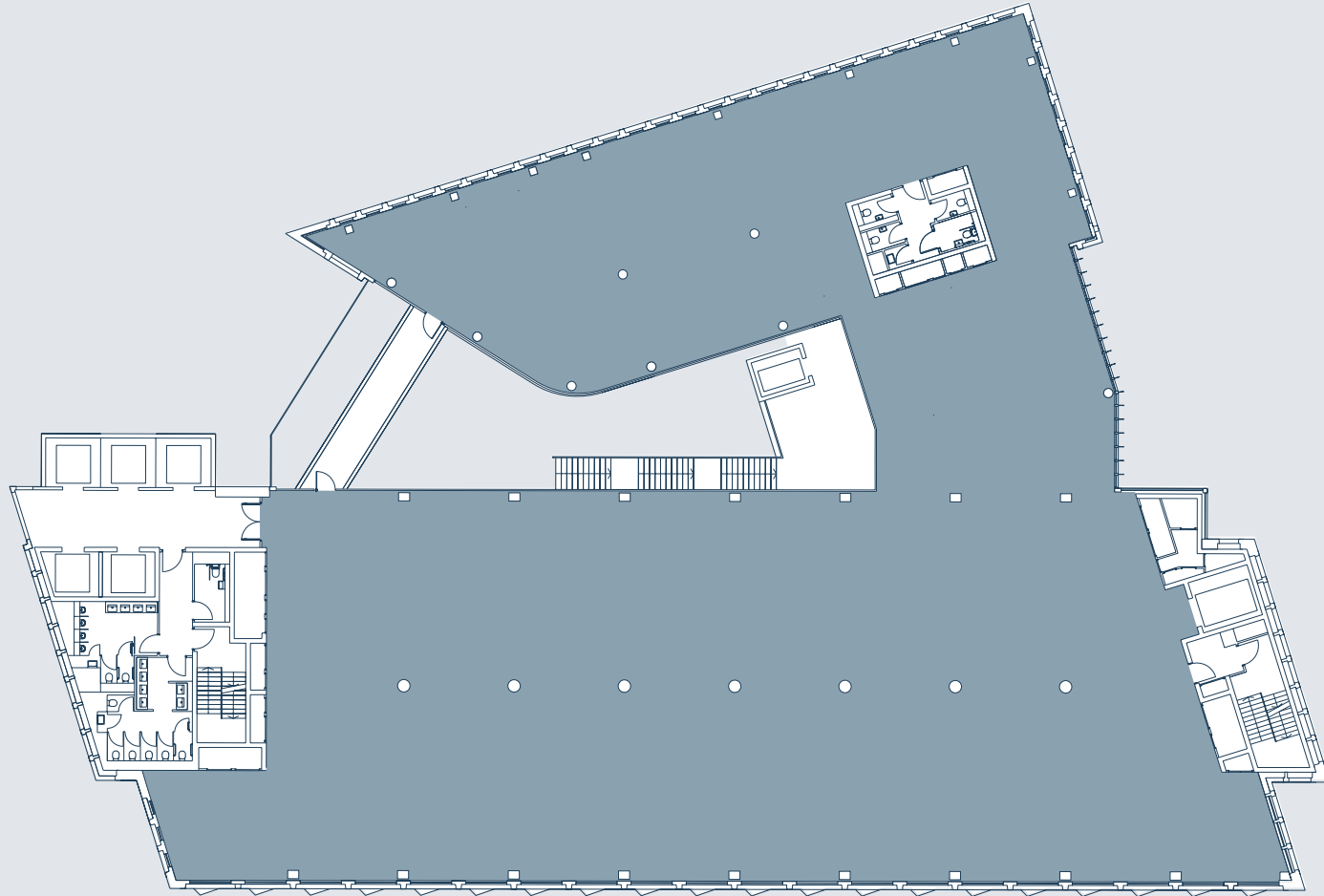


- OFFICE
- LAB
- FOOD & BEVERAGES / SERVICES
- CONFERENCE ROOM



# FLOOR PLANS LEVEL 04-06

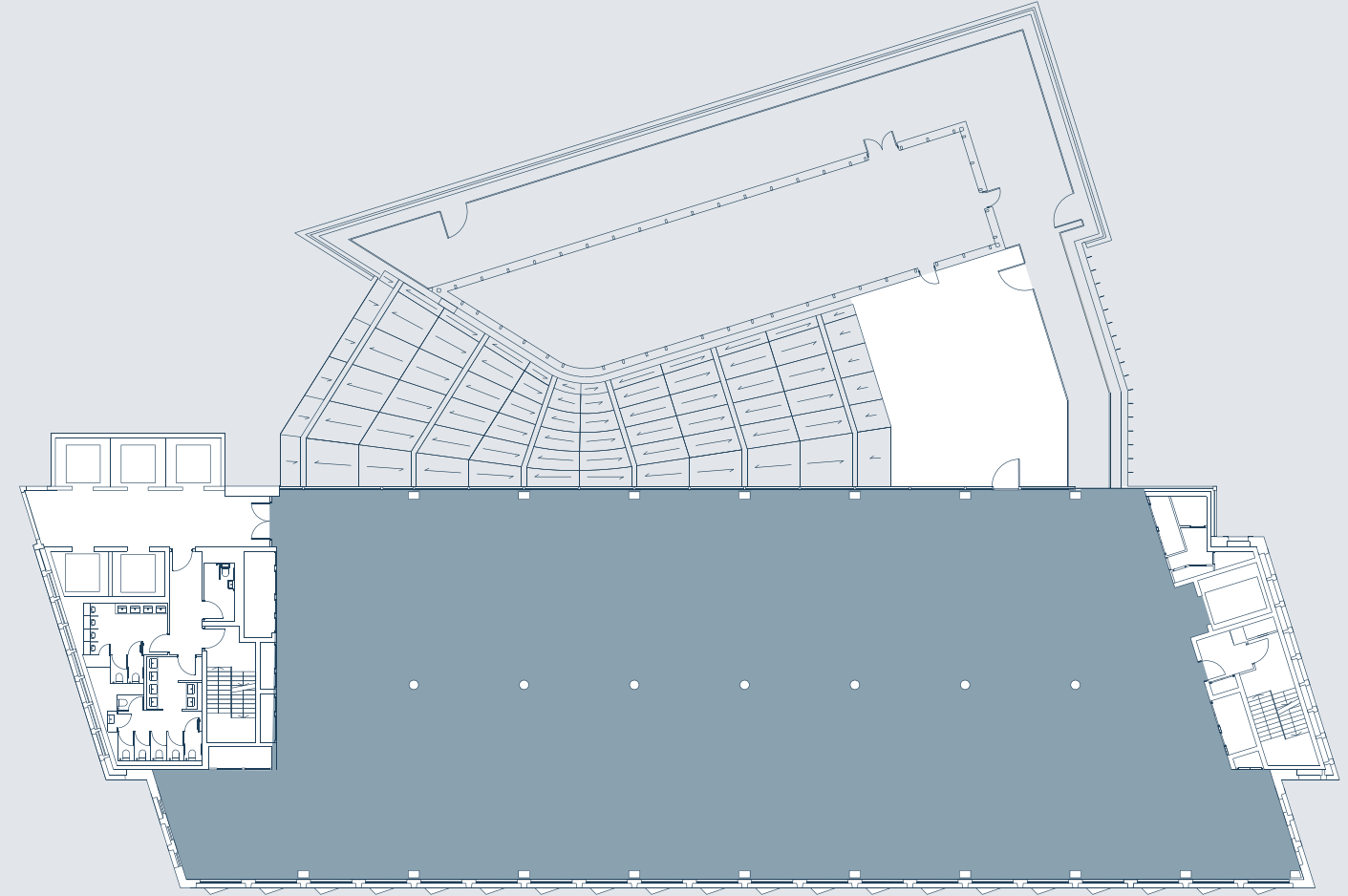
Offices - 1,670 sq m (17,980 sq ft) NIA



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

# FLOOR PLANS LEVEL 07

Offices - 1,099 sq m (11,833 sq ft) NIA



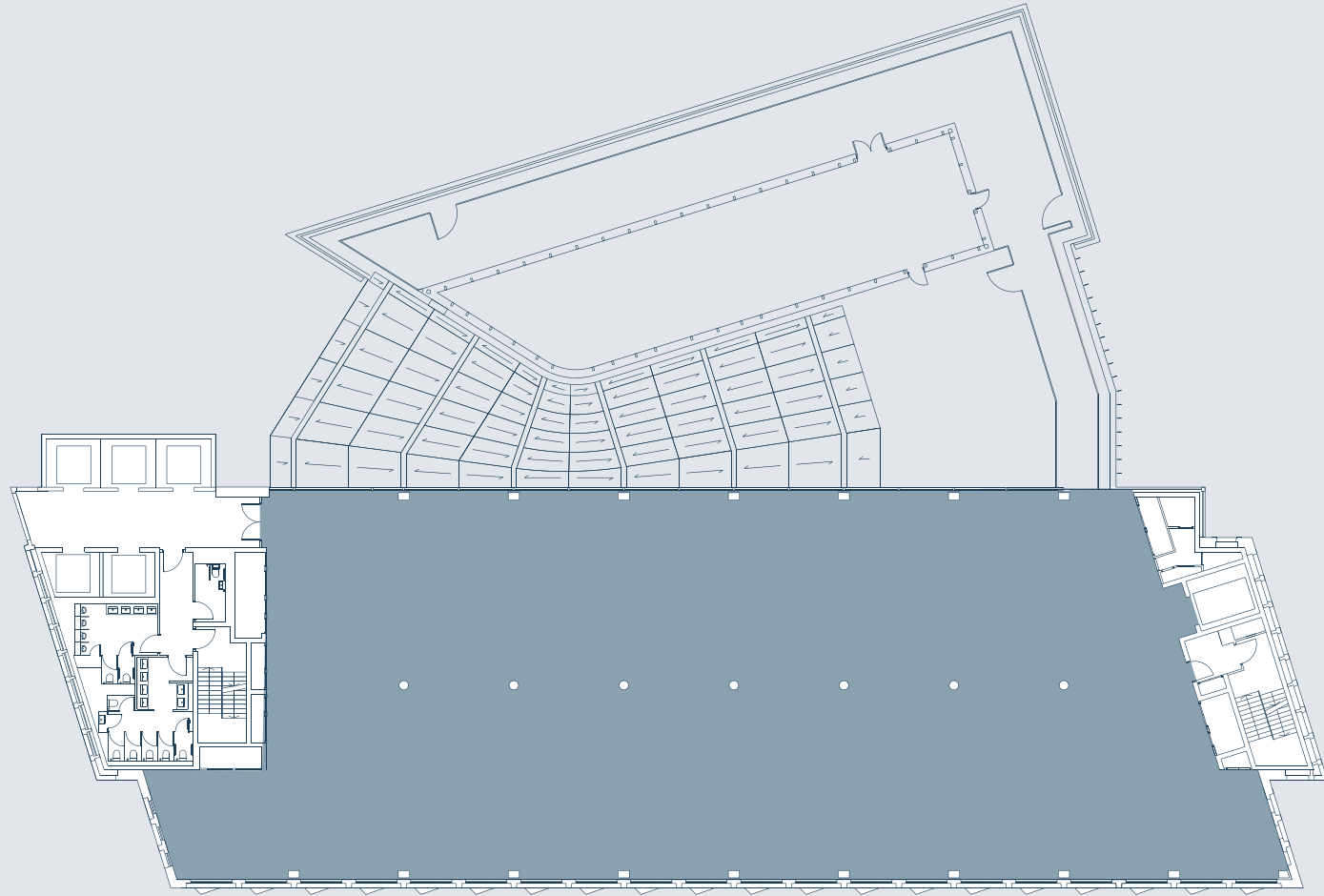
- OFFICE
- LAB
- FOOD & BEVERAGES / SERVICES
- CONFERENCE ROOM



# FLOOR PLANS

## LEVEL 08-10

Offices - 1,110 sq m (11,947 sq ft) NIA

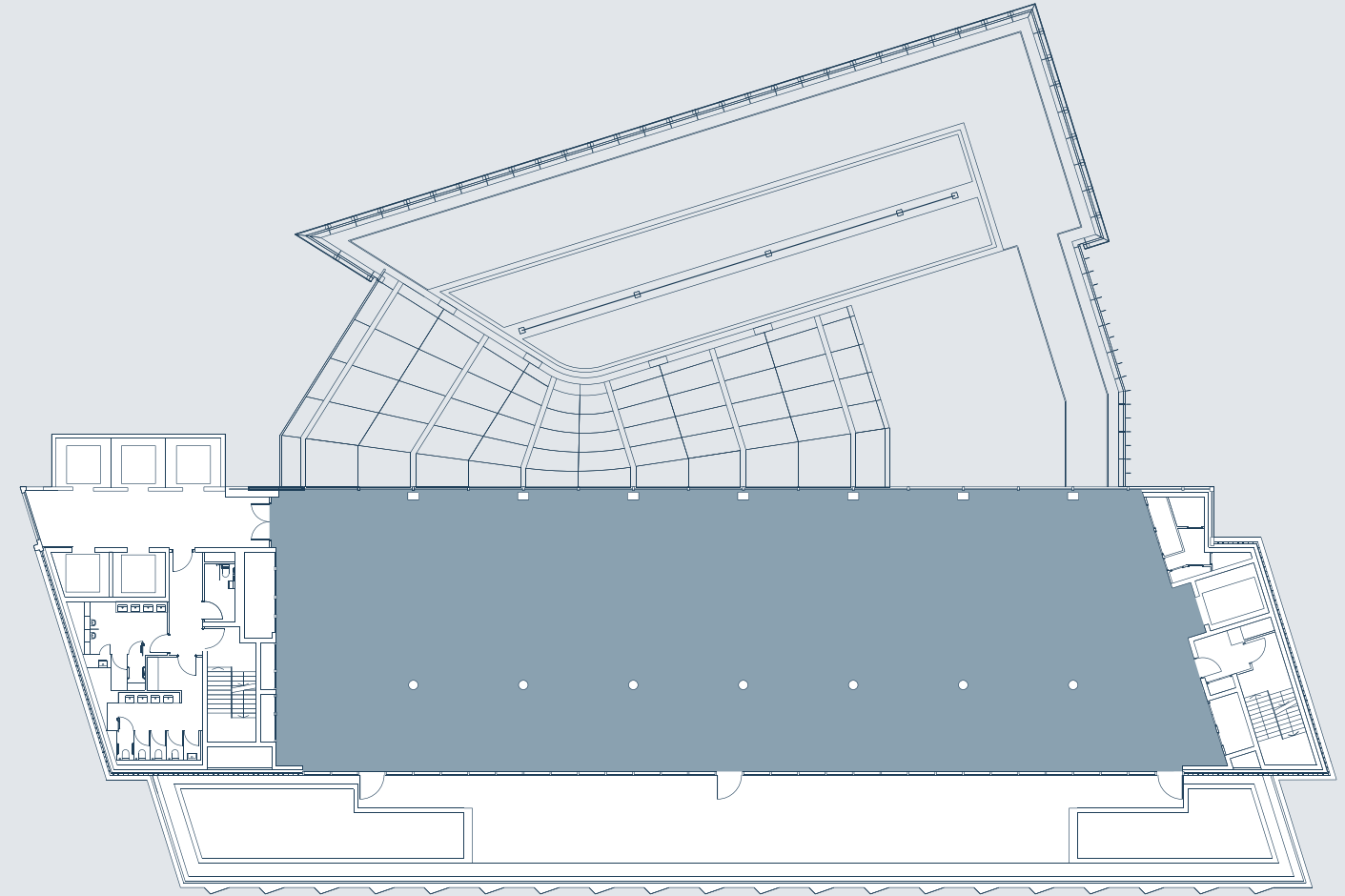


- OFFICE
- LAB
- FOOD & BEVERAGES / SERVICES
- CONFERENCE ROOM

# FLOOR PLANS

## LEVEL 11

Offices - 753 sq m (8,108 sq ft) NIA



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







# AVAILABLE NOW

[www.imperial.ac.uk/thinkspace](http://www.imperial.ac.uk/thinkspace)

To discuss your requirements call **020 759 45155**

 [thinkspace@imperial.ac.uk](mailto:thinkspace@imperial.ac.uk)

 [@ICLThinkSpace](https://twitter.com/ICLThinkSpace)

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