

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

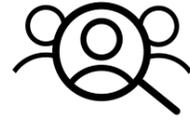


Imperial College  
London

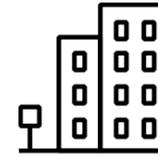
  
Blenheim  
Chalcot

  
SCALE  
SPACE

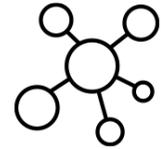
# WHAT DO INNOVATIVE LIFE SCIENCE BUSINESSES NEED TO SCALE?



**Access to talent  
and network**



**Access to space  
and facilities**



**Access to markets  
and services**

**Scale Space is the first workspace  
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.

# WE ARE MORE THAN A BUILDING.

Scaling is a science.

We know it because we have over 20 years of experience 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 and services and the 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.

## 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 talent, legal, tax and marketing services.

## ACCESS TO TALENT

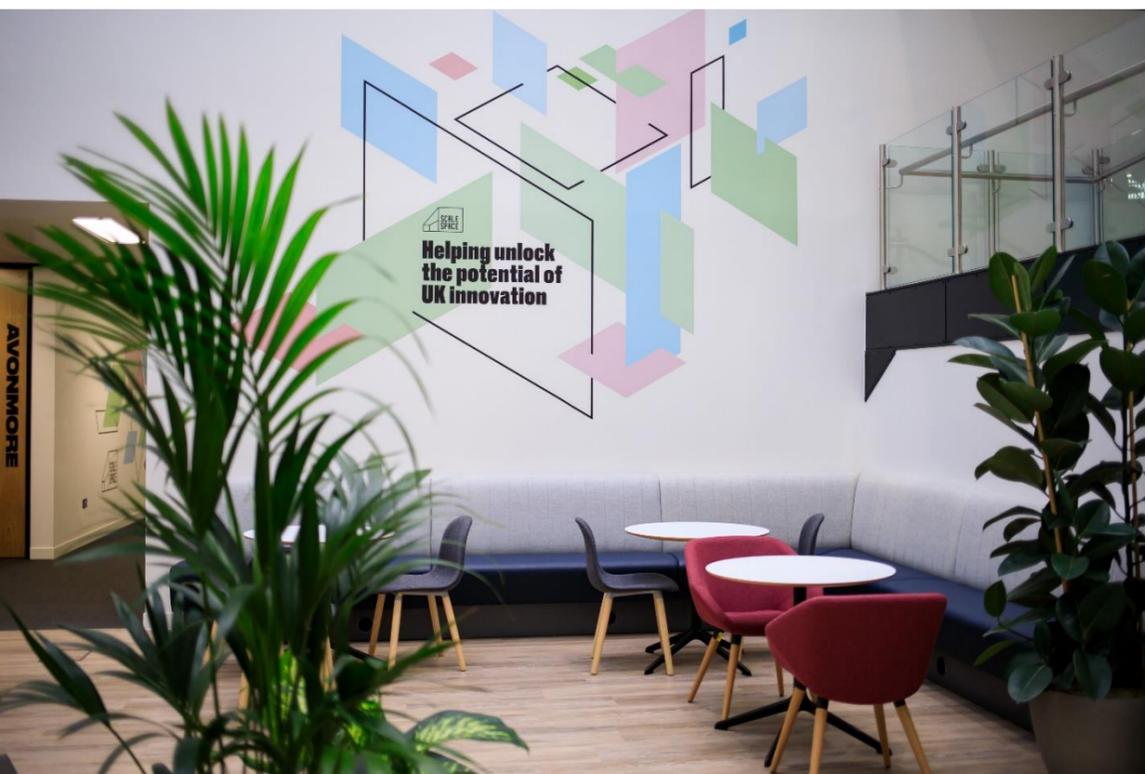
**You** know that hiring talent is one of the biggest barriers to scaling.

**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.

## WORKSPACE ON DEMAND

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

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



# READY-TO- OCCUPY LABS AVAILABLE MAY 2022

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.

You may need to handle biological or chemical materials, including hazardous substances. Or your work could be largely computer-based.

We are building ready-to-occupy Cat 2 laboratory facilities, from 527 sq. ft.



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

- Cat 2 laboratories with write up space
- 1 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 redundant power supply provided for critical equipment (2x double socket per lab)
- CAT 5 water supply
- Negative/positive air pressure between the laboratory and write up space
- 3 gas ring mains provided for high volume gases
- Chemical resistant workbenches can be easily moved to suit desired tenant requirements and supplemented with additional furniture and equipment
- Shared equipment room with 1-litre autoclave and bottle washers (additional equipment TBC)



# AVAILABILITY AND PRICING

Expected Readiness  
from May 2022

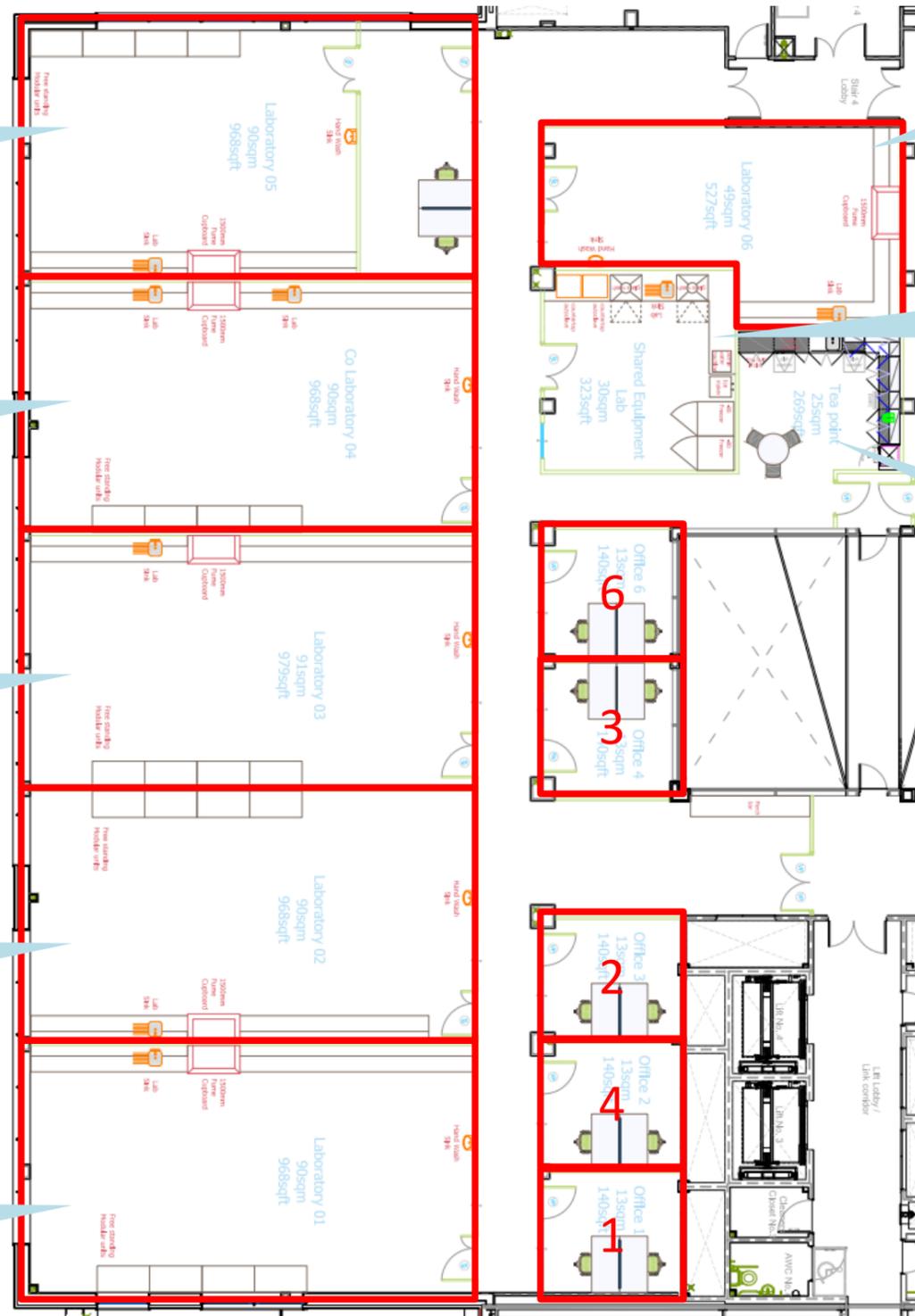
**Module 5:**  
968 sq. ft lab & office  
£12.1k / month

**Module 4:**  
968 sq. ft lab / 140 sq. ft office  
£13.9k / month

**Module 3:**  
979 sq. ft lab / 140 sq. ft office  
£14k / month

**Module 2:**  
968 sq. ft lab / 140 sq. ft office  
£13.9k / month

**Module 1:**  
968 sq. ft lab / 140 sq. ft office  
£13.9k / month



**Module 6:**  
527 sq. ft lab / 140 sq. ft office  
£8.4k / month

Access to shared equipment  
including autoclave, glass  
washer, demin. water and ice-  
machine

Kitchen / tea point with access  
to unlimited tea and coffee

**Our pricing is all-inclusive and includes the following:**

- Rent
- Business rates
- Service charge
- Access to autoclave and glass washers
- FM services (cleaning, utilities)  
(note: Additional charges may be applicable dependent on power / water / gas consumption and other agreed services)
- Wi-fi and printing
- Access to tea point on the floor with unlimited 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, boardrooms and event spaces

# JOIN A THRIVING COMMUNITY OF SCALEUPS

Green technology business with a mission to create a pollution-free world.

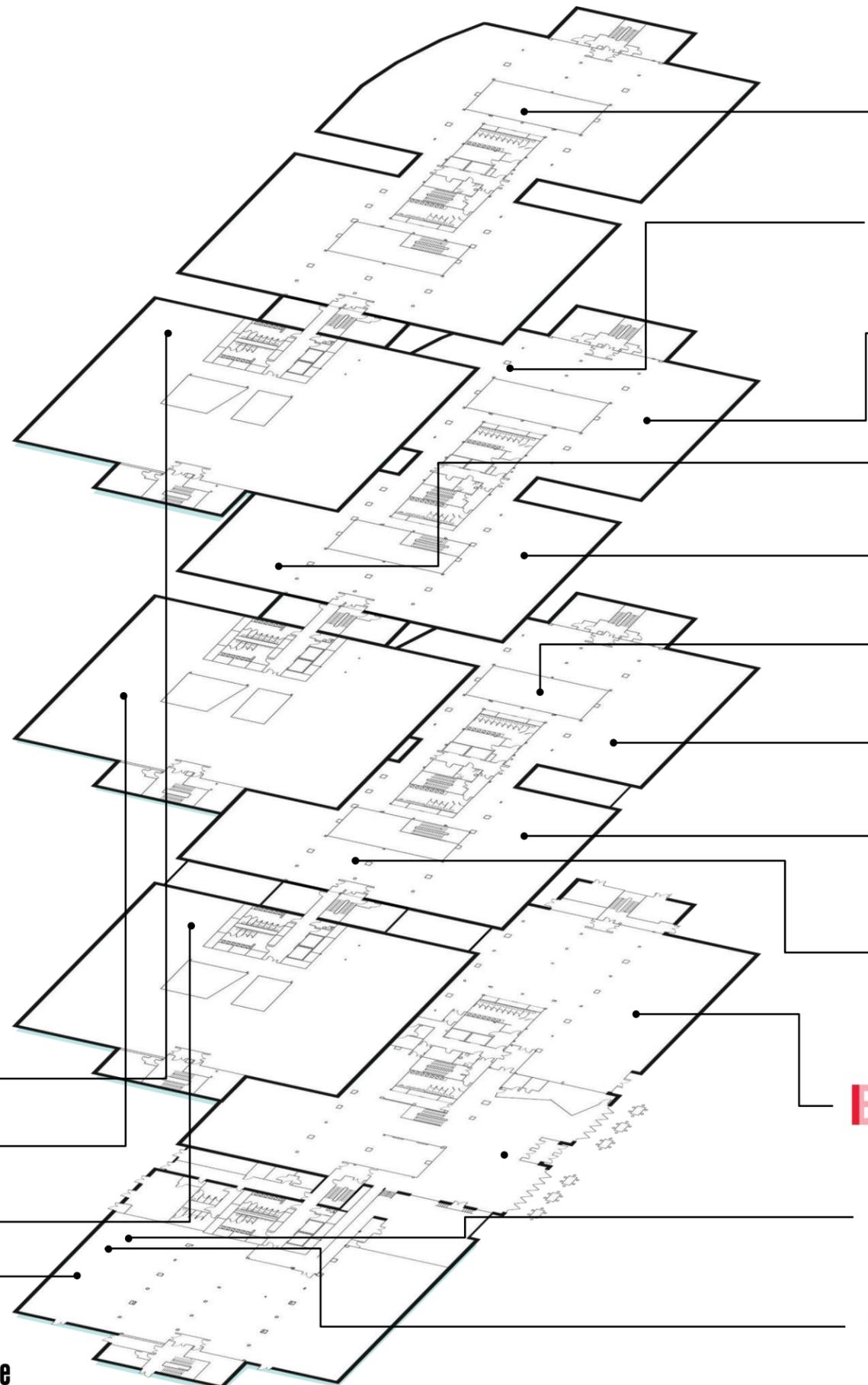
Training and reskilling services.

Global provider of biological and in vitro products to pharma and biotech.

Shaping the future of medicine with therapeutic and diagnostic platforms.



Co-working /  
serviced office



The first true point-of-need next-generation sequencing company.



Providing co-location services for companies looking to collaborate with Imperial College London.



Leading provider of cloud, IT and digital transformation services to the UK.



The first true point-of-need next-generation sequencing company.



The payments-as-a-service API platform for digital businesses.



Socially responsible employee finance.



Transforming small business finance through technology, data and partnerships.



The UK's leading digital venture builder.



A professional academy helping companies enable real change through interactive learning experiences.



Consistently ranked among the world's top business schools.



Combining behavioural science with smart technology to tackle chronic lifestyle diseases.



The peer learning platform.

# BUILDING SPECIFICATION

**FABULOUS OUTDOOR SPACE**

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**2.7M FLOOR TO CEILING**

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**3 ATRIUMS WITH FULL-HEIGHT GLAZING PROVIDING EXCELLENT NATURAL LIGHT**

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**NEW LED LIGHTING**

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**NEW FAN COIL AIR CONDITIONING**

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**DESIGNED FOR 1 PERSON PER 6M<sup>2</sup>**

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**2 X 22-PERSON LIFTS**

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**12 SHOWERS**

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**80 LOCKABLE CYCLE RACKS**

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**ON-SITE VISITOR PARKING WITH OVER 5,000 ADDITIONAL SPACES AT WESTFIELD**

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**EPC 'B' RATING / BREEAM 'VERY GOOD'**

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**ON-SITE AUDITORIUM SPACE**

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# ARE THERE ALTERNATIVE OPTIONS?

**Just want to try it out and have a virtual address?**

## **BECOME A MEMBER**

Become a Member to use Scale Space as your registered business address and book hot desks, meeting rooms and event spaces on demand at discounted rates.

**High growth mode, with lots of agile staff, and want temporary space?**

## **FLEXI SPACE**

Sometimes a space without walls is just what a fast-expanding team needs. With terms starting at just a month, rent an area in our co-working space, complete with individual desks, chairs and secure lockers, plus full use of our wonderful common business facilities.

**Need a private space to work with access to communal facilities?**

## **PRIVATE OFFICE**

Choose one of our preconfigured, fully fitted offices and be up and running from day one, in an environment that has been tried and tested to work seamlessly. With terms from 3 months, as your business changes, so can your space.

**Want a customised space for your team with private amenities?**

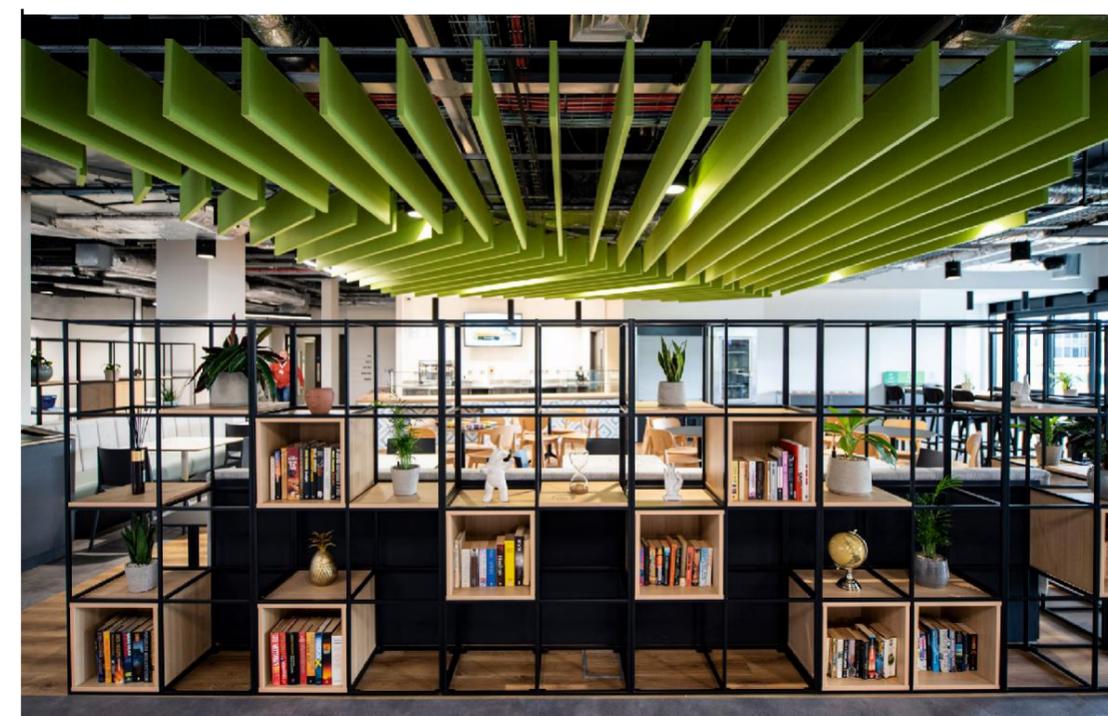
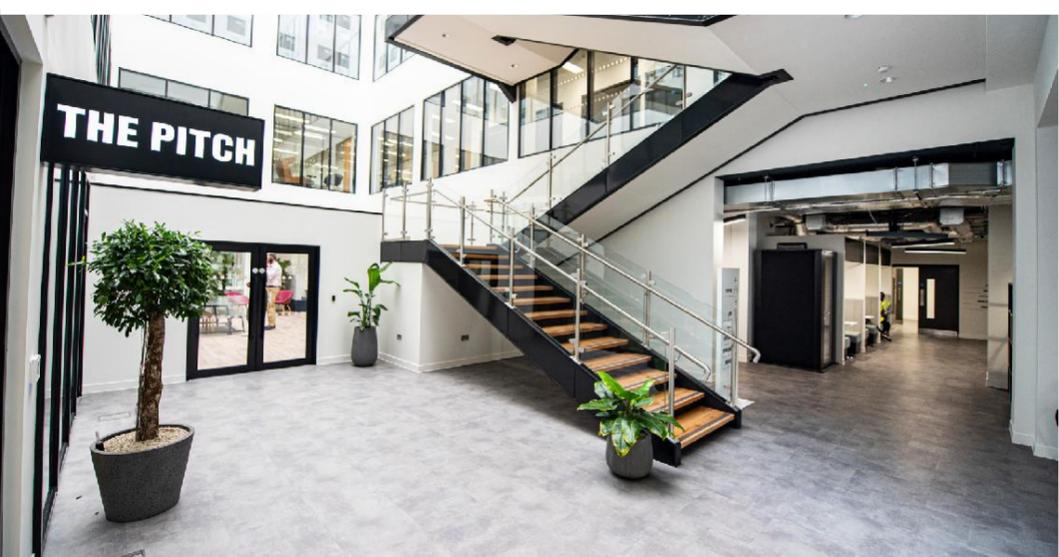
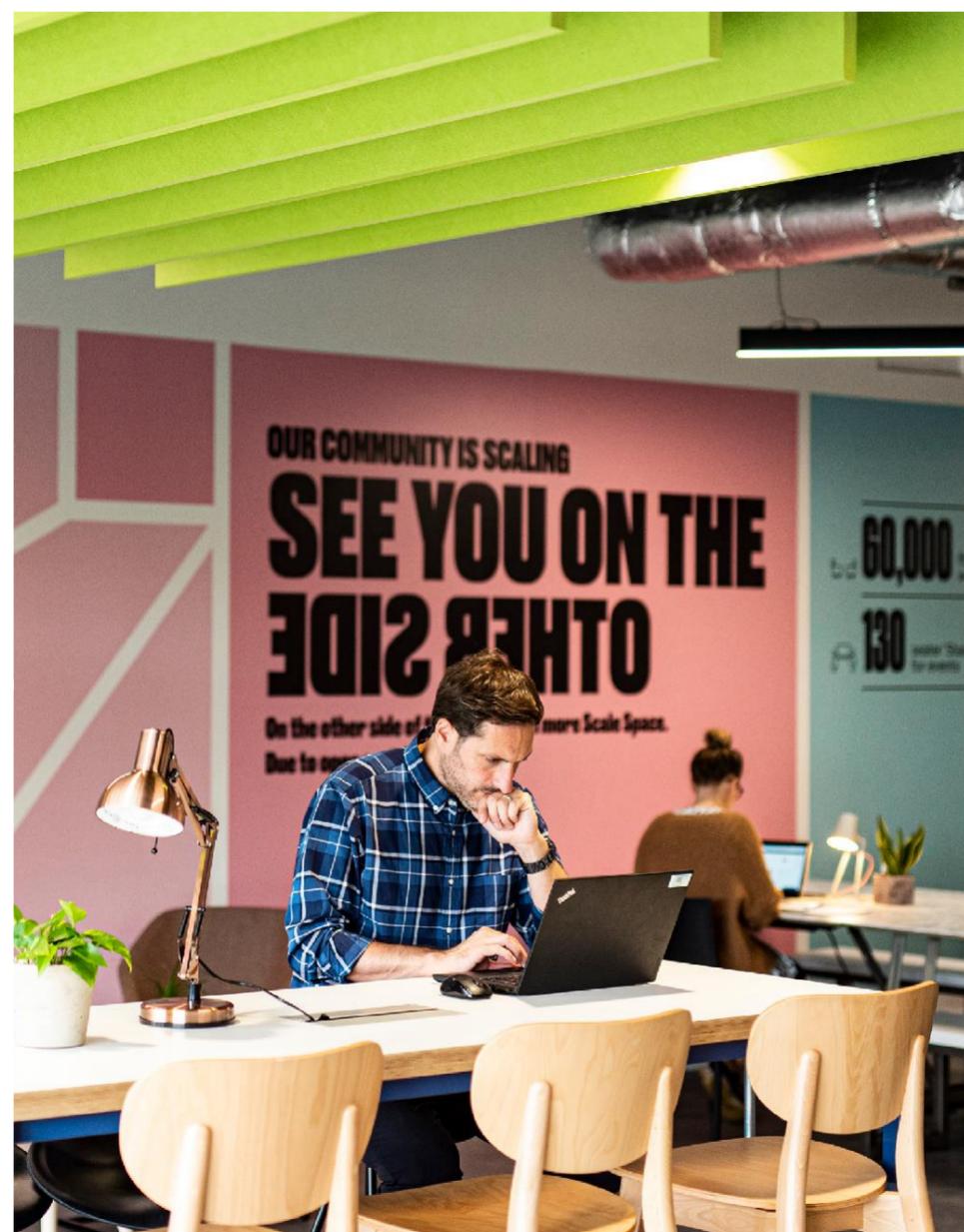
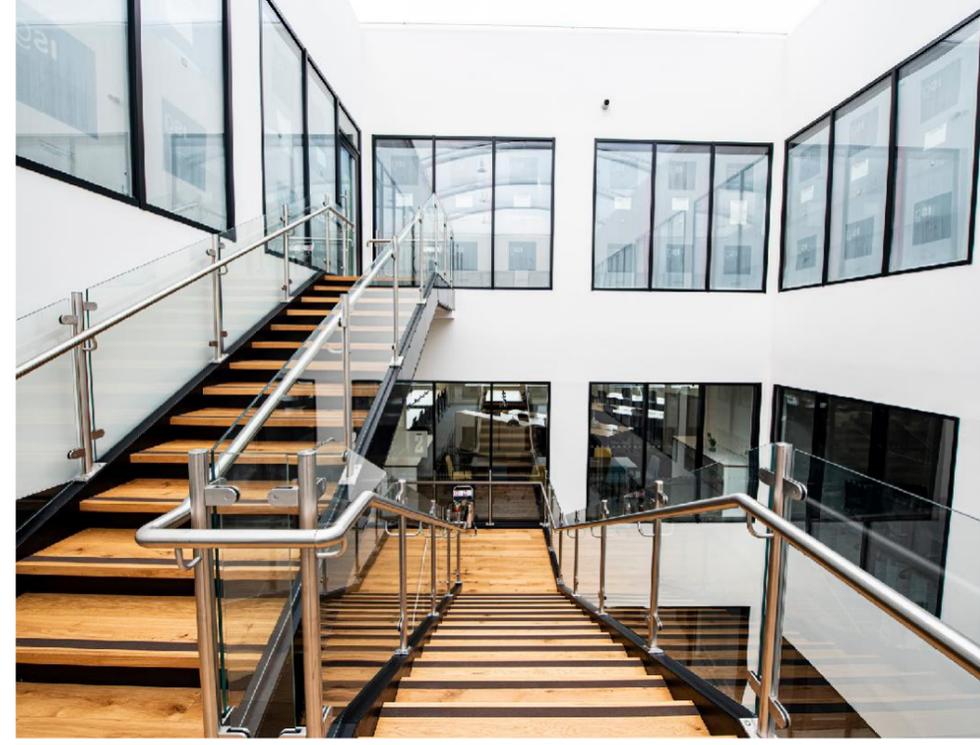
## **BESPOKE OFFICE SUITE**

An upgraded private office where you can choose from a range of finishes, and build up your own lounge areas, meeting spaces and working layouts. We will find the layout to suit your way of working, with your brand front and centre.

**Established business ready for a long-term commitment with full autonomy on your space?**

## **OFFICE / LAB LEASE**

Bring your vision to life with full control of the fit out and operation. Terms start at just 3 years, with a minimum commitment of 3,300 sq ft. All our leased space comes with VRF Air conditioning, integral LED Lighting and a minimum floor to ceiling height of 2.7m as standard.



**ALL THE  
FACILITIES  
YOUR TEAM  
EXPECTS.  
And some  
unexpected ones.**



**RECEPTION  
SERVICES**



**24/7 BUILDING  
ACCESS AND  
SECURITY**



**COMMUNITY  
TEAM**



**HIGH SPEED  
WI-FI\***



**UNLIMITED  
COLOUR  
PRINTING\***



**SPORT SPACE**



**DAILY  
CLEANING\***



**CAFÉ & BREAK OUT  
SPACE**



**STOCKED  
KITCHENS\***



**PHONE  
BOOTHS**



**MEETING AND  
EVENT SPACE**



**RECORDING  
STUDIO**



**ALL-DAY  
CATERING  
SERVICE**



**BIKE STORAGE**



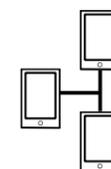
**SHOWERS**



**DRYING  
ROOM**

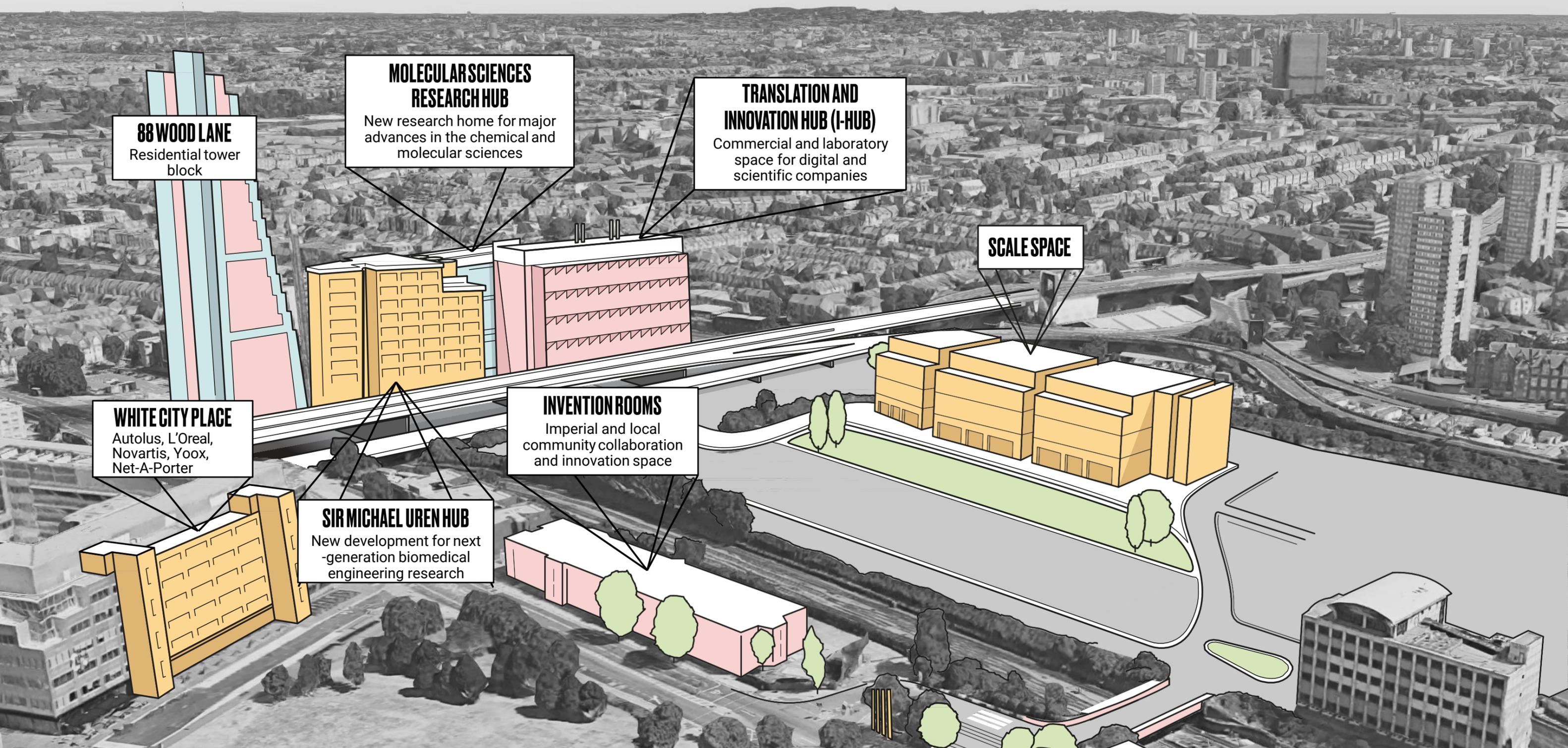


**VISITOR'S  
PARKING**



**COLLABORATION  
ROOM**

**\*Extra charges may be applicable for lease tenants**



**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 biomedical engineering research

# 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?

**AGILENT, CTLS (BIOIVT), GAMMA DELTA THERAPEUTICS, DNAE, NOVARTIS, ADC THERAPEUTICS, AVACTA, AUTOLUS, MINA THERAPEUTICS, IMPERIAL COLLEGE LONDON, REBEL BIO, MEDTECH SUPERCONNECTOR, DNANUDGE, SECOND NATURE, SYNTHACE, POLYMATERIA, PURAFFINITY, QUELL THERAPEUTICS, IMPERIAL COLLEGE BUSINESS SCHOOL.**

# WE ARE WELL CONNECTED

**6**

**MINS TO WHITE CITY STATION**

Central Line

**8**

**MINS TO WOOD LANE STATION**

Circle, Hammersmith & City Lines

**10**

**MINS TO WESTFIELD SHOPPING CENTER**

**36**

**MINS TO OLD STREET**

Connect easily with East London's Tech hub without the price tag

**27**

**MINS TO THE CITY**

London's financial heart is easy to reach on the Central line

**13**

**MILES TO HEATHROW**

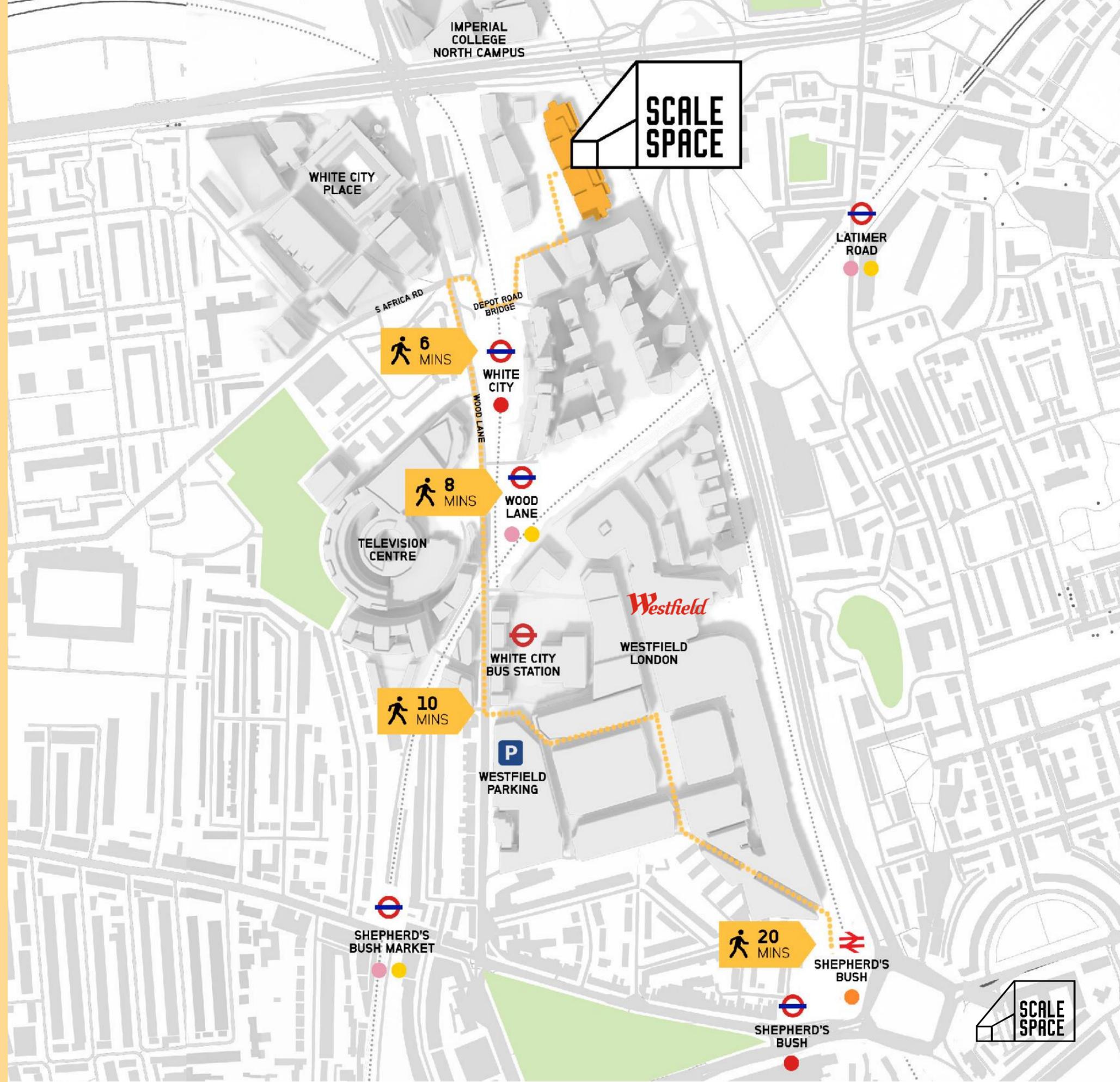
Global connections are crucial to modern business; find yourself on the right side of London for a tight turnaround

**3**

**UNDERGROUND LINES**

With the Hammersmith & City, Central and Circle lines a short walk away, all corners of the capital are within easy reach

**14**



# AREA GUIDE

## FOOD & DRINK

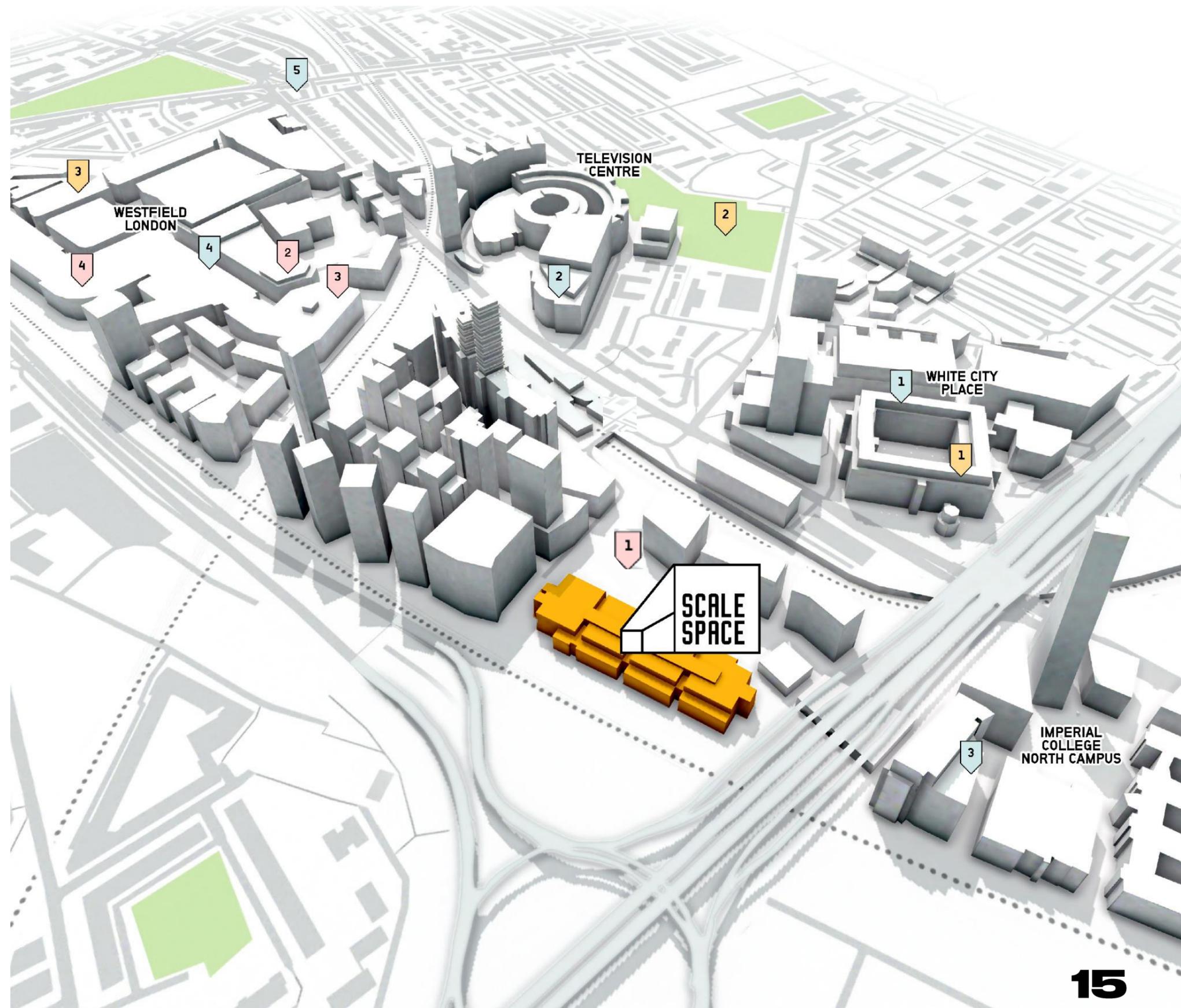
- 1 White City Place**  
Butterscotch, Coco di Mama, Crussh Juice Bar, Herman ze German, Shola Karachi Kitchen, The Athenian, Waka, W12 Studios
- 2 Bluebird Cafe**
- 3 Benugo**
- 4 Westfield London**  
Barino · Bills · Black Sheep Coffee · Byron · Catch Me · Franco Manca · GBK · Mandaloun · Master Boa · Sushidog · The Bull · The Distillery · The Grand Concerto · The Original Smokehouse · Wagamama
- 5 Albertine**

## CULTURE & ACTIVITIES

- 1 Sport Space**
- 2 Puttshack White City**
- 3 All Star Lanes Westfield**
- 4 Kidzania Westfield**

## GYM & FITNESS

- 1 F45 Training**
- 2 PlayFootball Shepherds Bush**
- 3 Gymbox Westfield**
- 4 Sport Space @ Scale Space**



# SCALE SPACE WHITE CITY

scalespace.co.uk

Imperial College White City Campus  
58 Wood Lane London W12 7RZ

## FOR MORE INFORMATION PLEASE CONTACT:

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