

11 A1-A4 Units To Let
From 735 sq ft to 1,750 sq ft

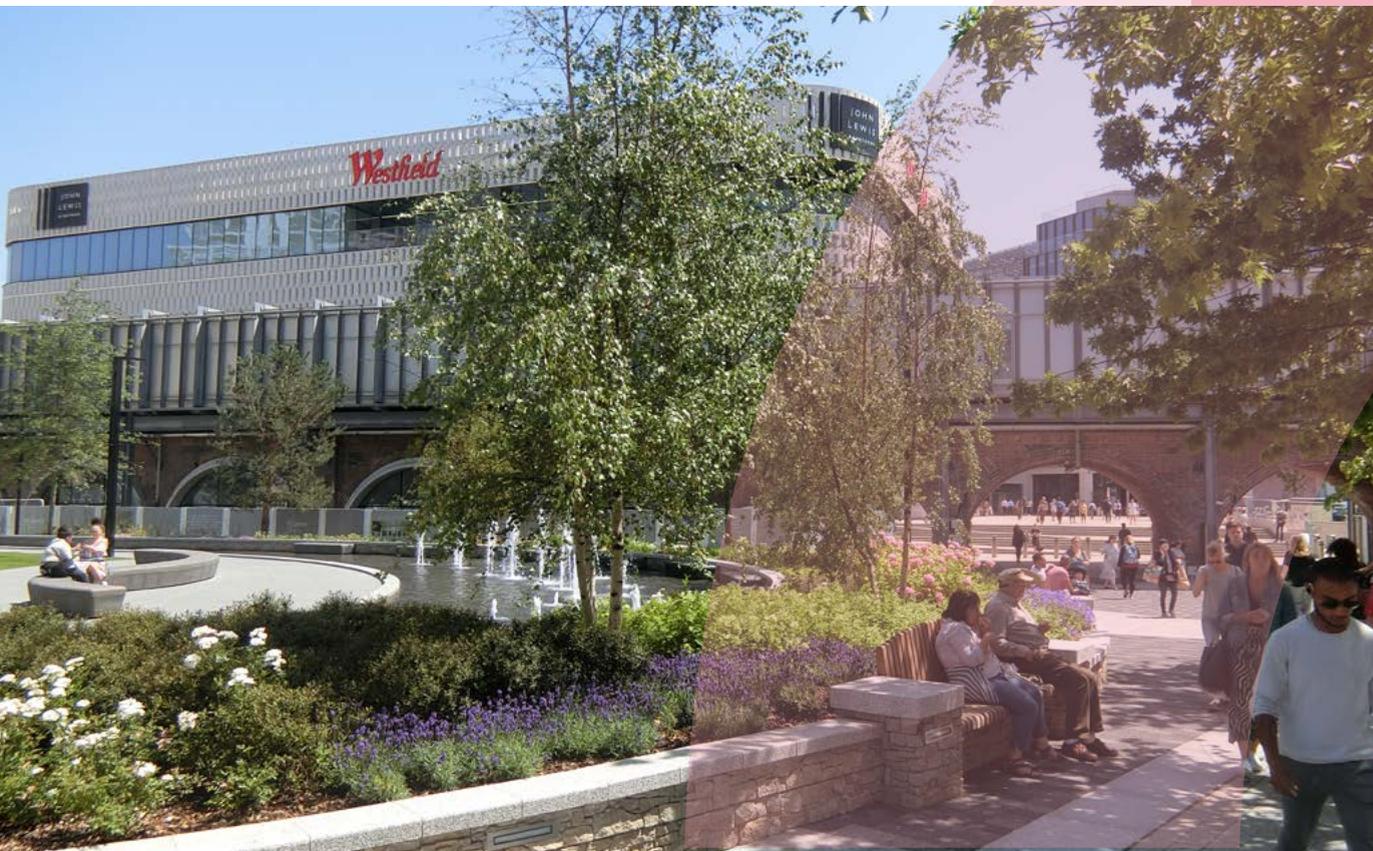


Discover new character retail, restaurant and bar space in West London

The White City Area is undergoing a transformation and as part of this Transport for London are regenerating 31 railway arches to create a destination for eating, socialising, shopping and working.

These newly regenerated, double frontaged arches open onto both Westfield Square and Berkeley St James's stunning new 5-acre park.

With dome-shaped windows and bricked walls and ceilings the arches create a uniquely quirky space within popular White City, ready to be moulded to your equally unique brand. With the added benefit of potential outdoor seating (subject to separate licences) and generous trading hours, the arches would make a perfect home for cafe, bar, restaurant and leisure concepts.



The Neighbourhood

White City has transformed completely - creating a vibrant mix of top quality residential, office, retail and public spaces.

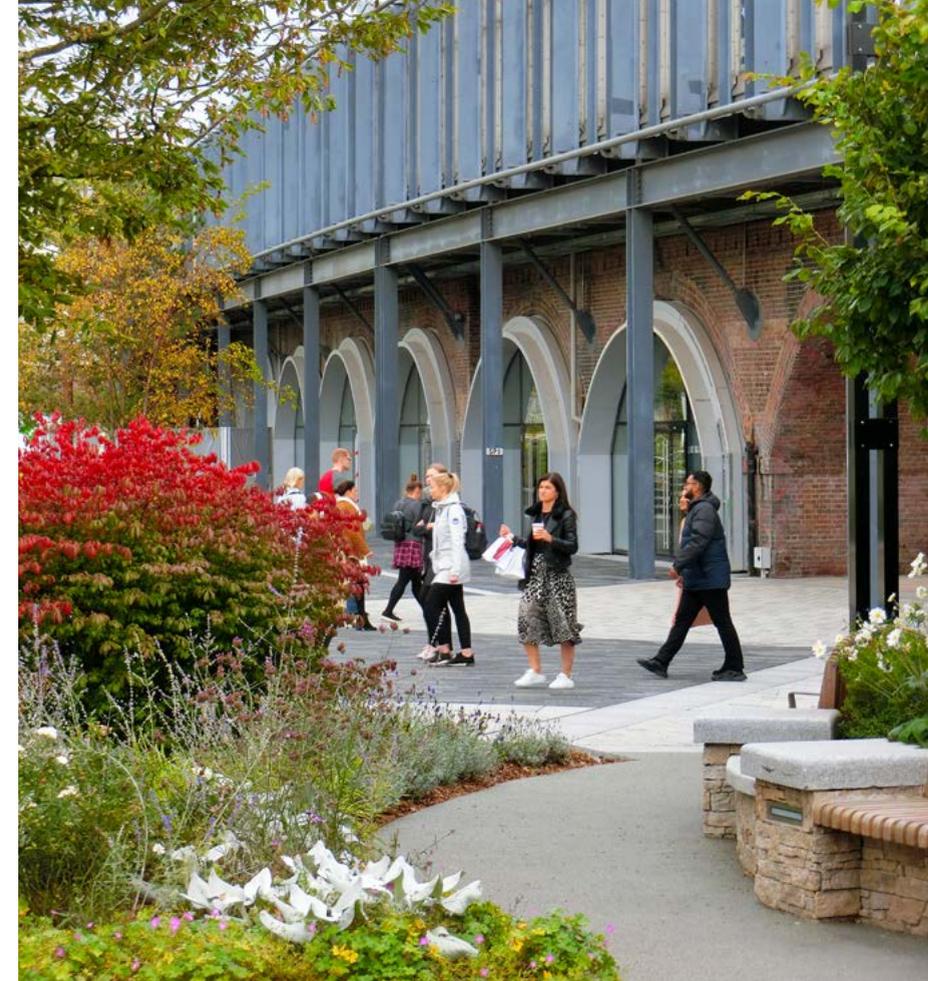
You will see a range of customers from shoppers and office workers to local residents and students all looking for something a little different. Due to the mixture of crowds the area stays busy throughout the week and into the weekend.

Located adjacent to John Lewis and opposite Westfield Shopping Centre, the largest shopping centre in the UK, Wood Lane Arches are also next to Wood Lane Station, only a 3-minute walk from White City Tube Station and only 150m from White City Bus station.

5,000 new homes, 2.2m sq ft of offices in the next 10 years



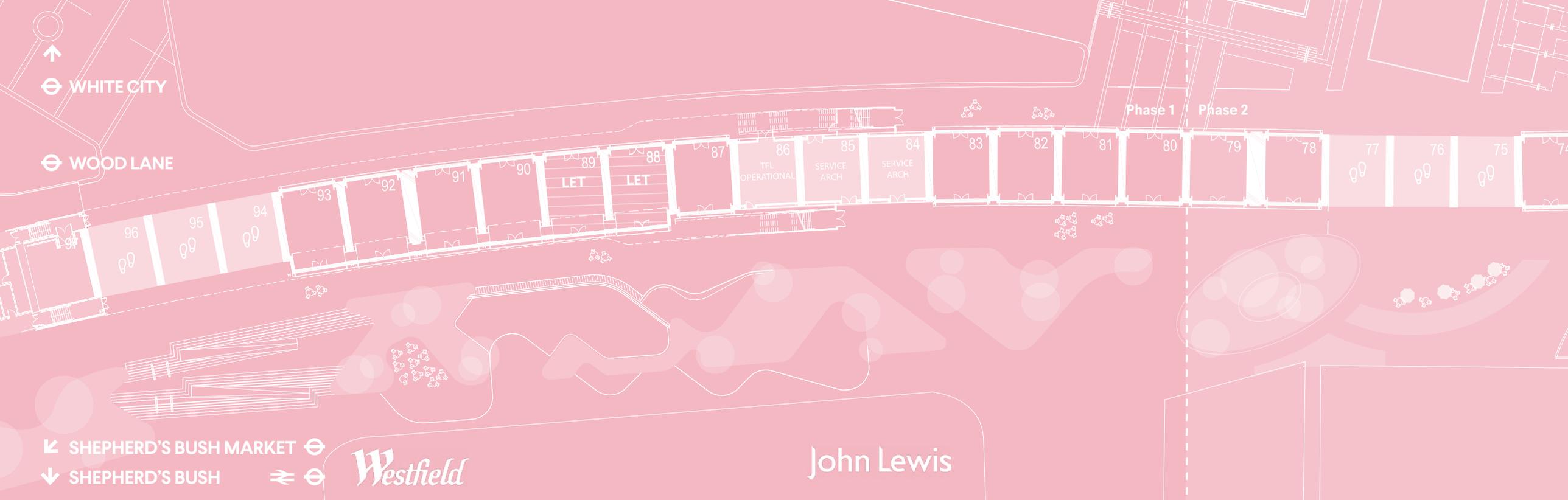
*White City Living by St James part of the Berkeley Group



A new 5-acre public park borders the arches to the north as part of **St James's White City Living** development of 1,800 new luxury homes. Tenants of the Arches will be able to enjoy aspects to Westfield and the park with opportunities for outside seating on both elevations.

Within a couple of minutes' walk from the arches **Soho House** private members club, **Bluebird Café** and **Electric Cinema** form part of an exciting mix of new occupiers within **Stanhope's** redeveloped **BBC Television Centre**. High end flats and office space make up the other parts of this development, including a new HQ for **The White Company** and **Publicis**.

Also within short walking distance **White City Place** has established itself as a hub for fashion and tech office occupiers with a line-up including **Yoox Net-a-Porter**, **Ralph & Russo**, **Jellycat**, **BBC Worldwide**, **ITV** and **Huckletree Co-Working**. **Imperial College London** are developing a 23 acre campus bringing together world-class researchers, businesses and partners from academia to work, share ideas and turn cutting-edge research into benefits for society.



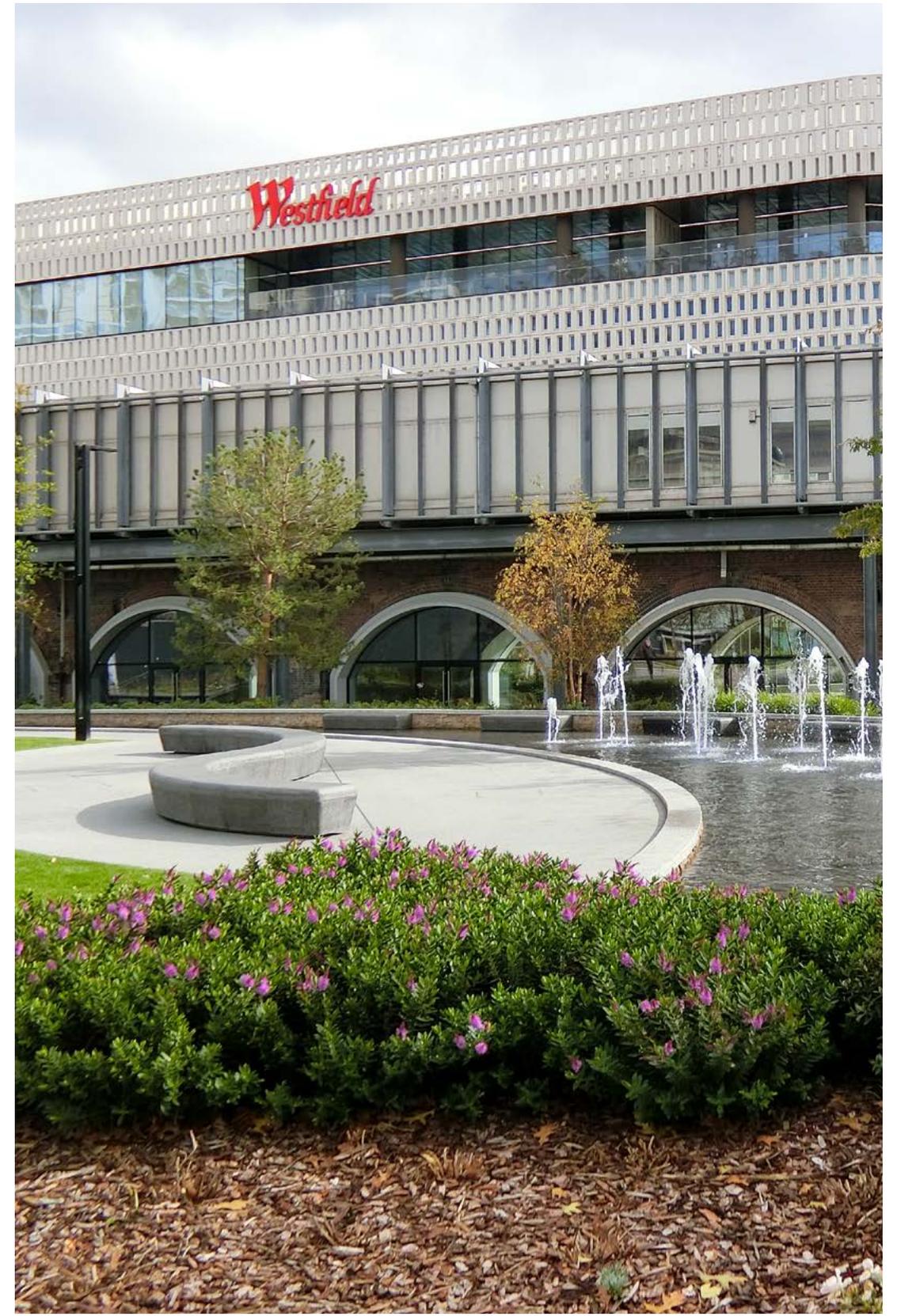
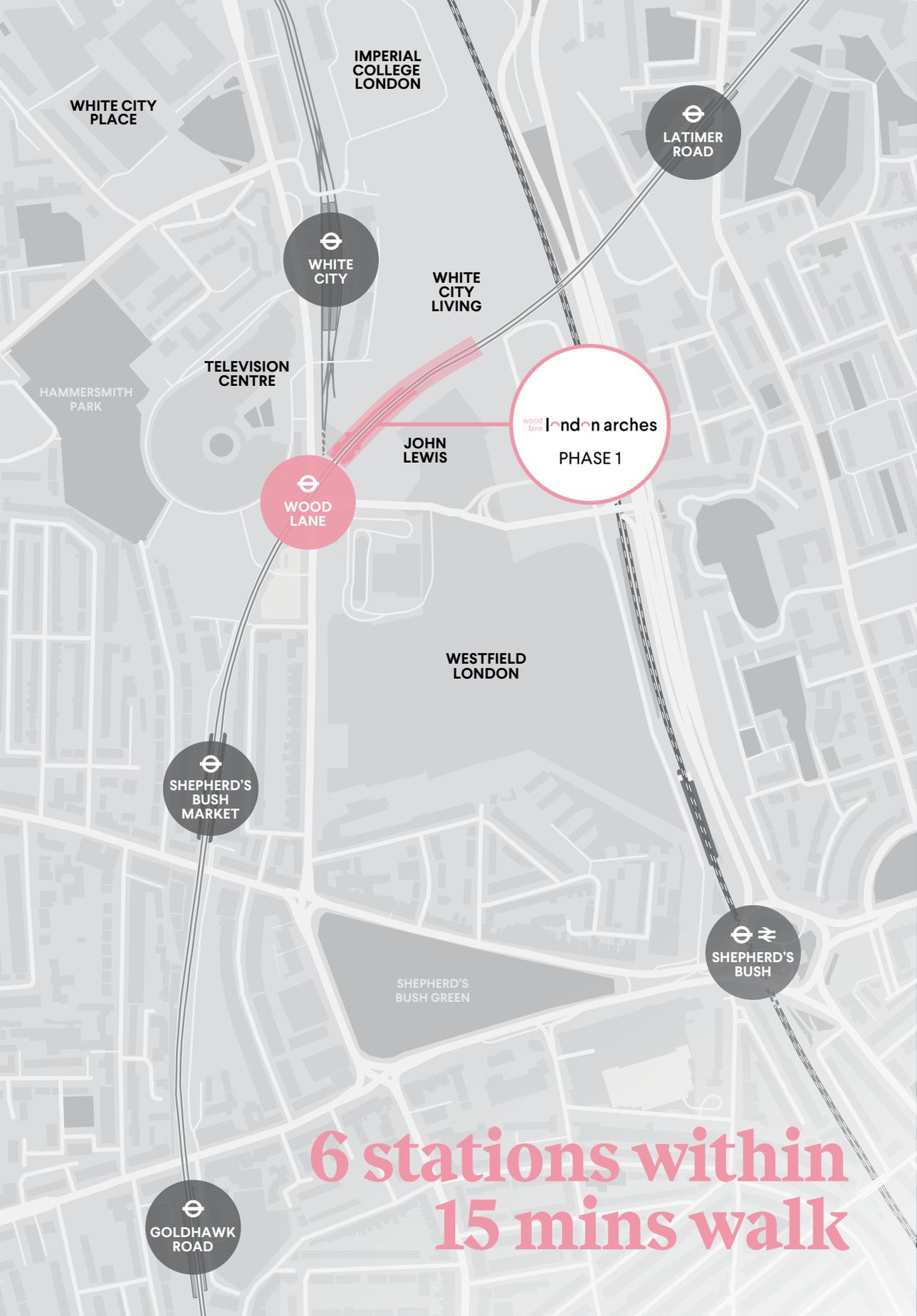
Phase 1		
Arch	Sq m	Sq ft
93*	80.0	861
92*	81.2	874
91*	81.5	877
90*	81.1	873
89*	80.7	869
88*	79.9	860
87	68.8	741
83	68.4	736
82	68.6	738
81	68.6	738
80	68.8	738

*Arches can be combined to create double units

Maximum ceiling height 4.45m (approximate average). Potential for mezzanines. Areas and dimensions have been independently calculated by Plowman Craven Associates.

Planning	A1-A4 Uses.
Outside Seating	Permission for outside seating may be granted by way of separate licences. Further details on request.
Timing	Available from November 2019
Handover	Units will be handed over in clean shell condition with shop fronts installed and capped off services. There is no gas supply. Two shared service arches will provide areas for refuse, staff cycle storage and staff w/c's and showers.

Terms	New leases contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954, on a turnover basis with a minimum guaranteed rent.	
Service Charge	An estate service charge will apply. Further details on application.	
Rates	To be assessed on completion of the works. Interested parties are advised to make their own enquiries via the local authority.	
EPCs	A 'C' rating has been awarded.	
Costs	Each party is to be responsible for their own legal and professional costs incurred in the transaction.	
Opening Hours	07:00 am to 24:00 am	Monday to Thursday
	07:00 am to 01:00 am	Friday
	08:00 am to 01:00 am	Saturday
	08:00 am to 24:00 am	Sunday, Bank Holiday and Public Holiday





PRIMARK

Westfield

west elm

Postack



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