

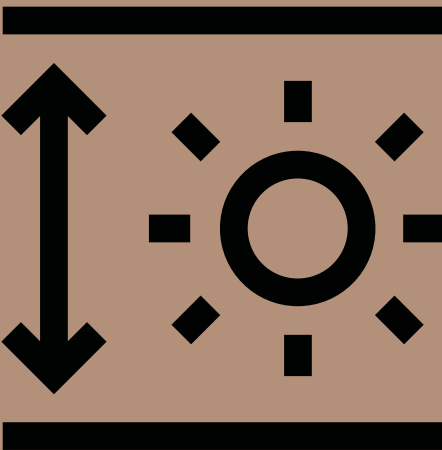
PLATFORM

A PLATFORM

Just **100m** from Shepherd's Bush Station this **78,000 ft²** elevated office space boasts lofty ceiling heights, generous floor plates and unrivalled food, retail and leisure amenities on its doorstep. This isn't just an office, it's a platform to take your business to new heights.

FOR BUSINESS

A PLATFORM FOR SUCCESS



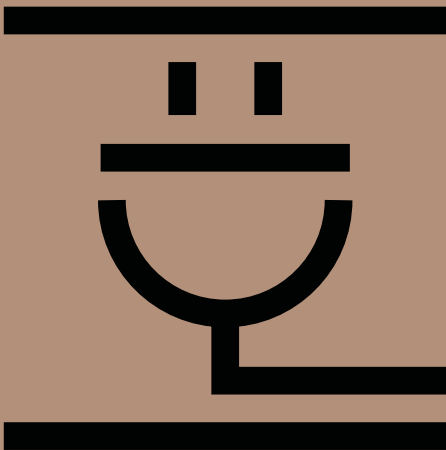
GRADE A OFFICES

- Typical upper floor plates of 25,000ft²
- Floor plates area designed to subdivide NIA
- 5m floor to slab height
- Excellent natural light
- 150mm clear raised access floor
- Full height glazed atrium
- Occupancy density 1:10m² internal atrium



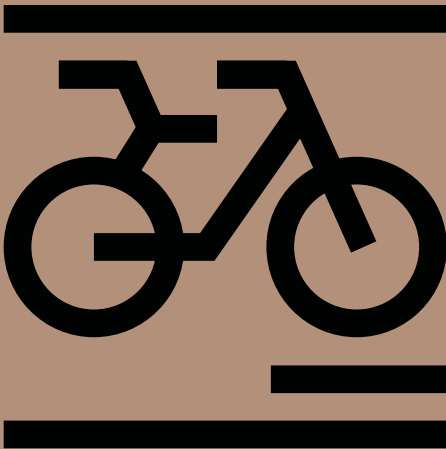
TARGETED ACCREDITATIONS

- BREEAM Outstanding
- EPCA
- Wired Score Gold



PARKING

- 5,500 secure basement car spaces available at Westfield London
- 56 Electric Vehicle charging points available



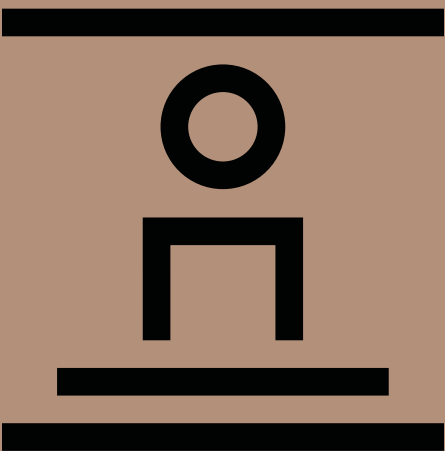
CYCLE FACILITIES

- Dedicated entrance ramp from Ariel Way
- 32 showers, lockers, drying room and towel service
- 150 cycle spaces
- Cycle repair station
- Brompton storage lockers



SMART AND SUSTAINABLE

- Low carbon building with 36% improvement over the Part L target CO₂ emission rate
- Energy efficient VRF ceiling mounted heating & cooling system

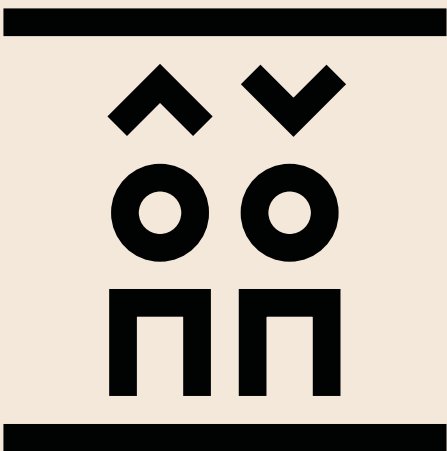


RECEPTION

- Impressive double height reception
- A 3,735ft² (look up area) reception
- Feature escalator to first floor
- 3 passenger lifts
- Dedicated goods /evacuation lift

A PLATFORM FOR CONVENIENCE

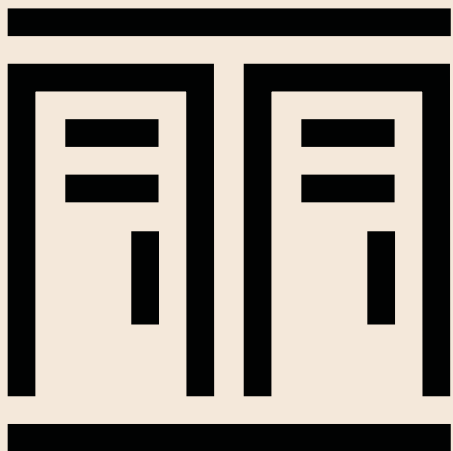
Raising the
expectations
of service.



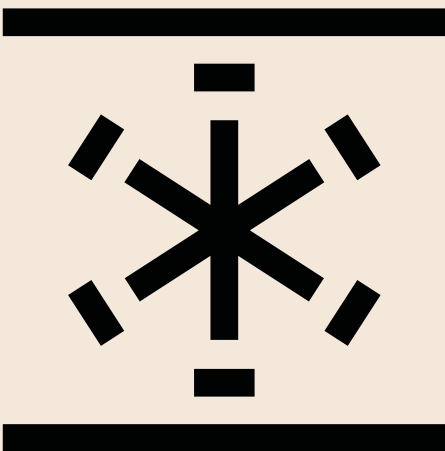
4 LIFTS



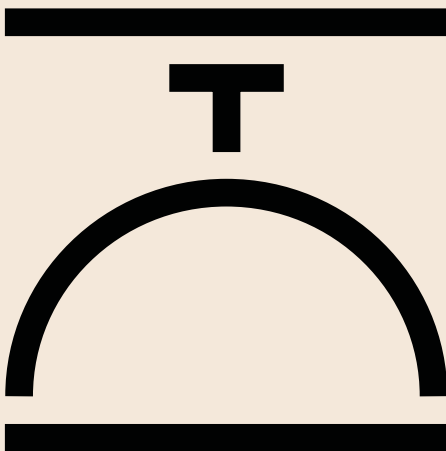
ROOF TERRACE



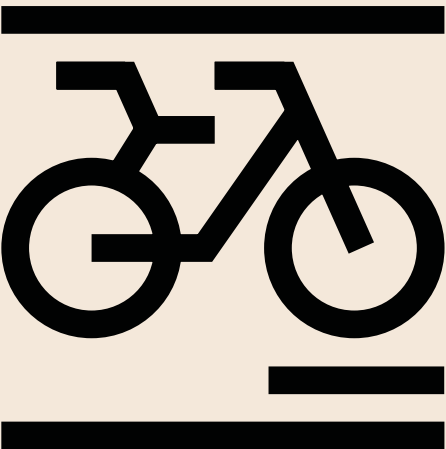
LOCKERS



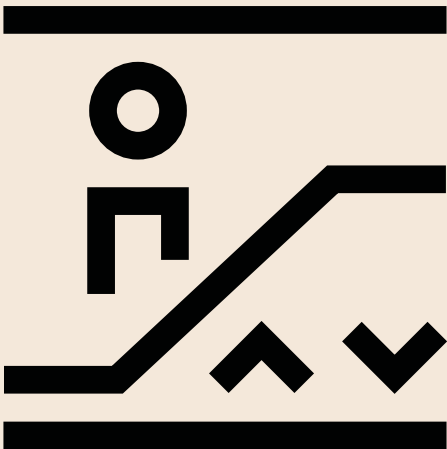
VRF AIR CON



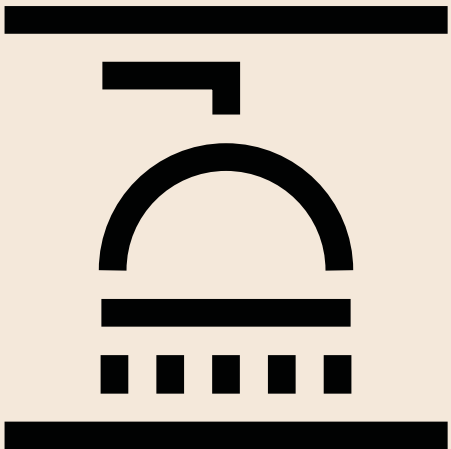
CONCIERGE



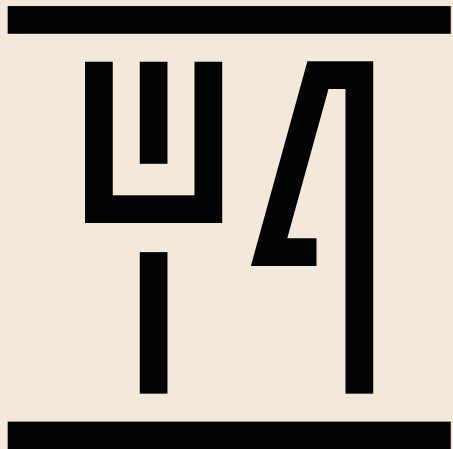
150 CYCLE
SPACES



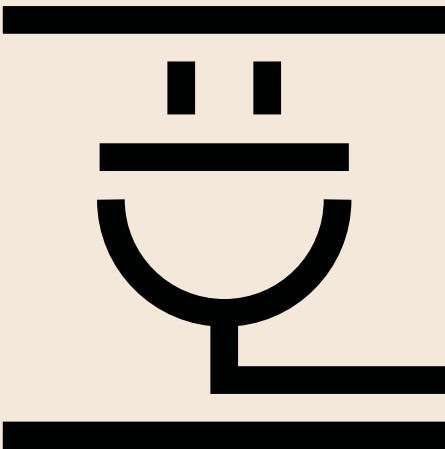
FEATURE
ESCALATOR



32 SHOWERS AND
CHANGING ROOM



BUSINESS
LOUNGE



56 EV CHARGING
BAYS AVAILABLE

Everything you'd
expect and more
from a modern
office space.

A PLATFORM FOR INSPIRATION



A **3,735 ft²** reception
that offers a bright
and warm welcome
to your day.



A

PLATFORM

FOR

COLLABORATION

This dramatic triple-height glass atrium is a key focal point of the project. A haven to gather your thoughts and your team.

A PLATFORM FOR RELAXATION



A secluded 4,500ft² roof garden creates a serene outdoor workspace that can bring fresh thinking to any meeting.

A PLATFORM FOR TEAMWORK

This tranquil private lounge and kitchen area is an informal spot to recharge and make new connections.

A PLATFORM



Immerse yourself in a biophilic wonderland of timber clad surfaces, lush planting, warm neutral tones and natural light.



FOR DESIGN

A PLATFORM FOR ESG

36%

Improvement over the Part L
target CO₂ emission rate for
a low carbon building

Targeted EPC
A & BREEAM
Outstanding

CYCLE
FACILITIES

150

Cycle
spaces

32

Showers, lockers,
drying room &
towel service

A dedicated entrance
and ramp from Ariel
Way for cycles

Cycle
repair
station

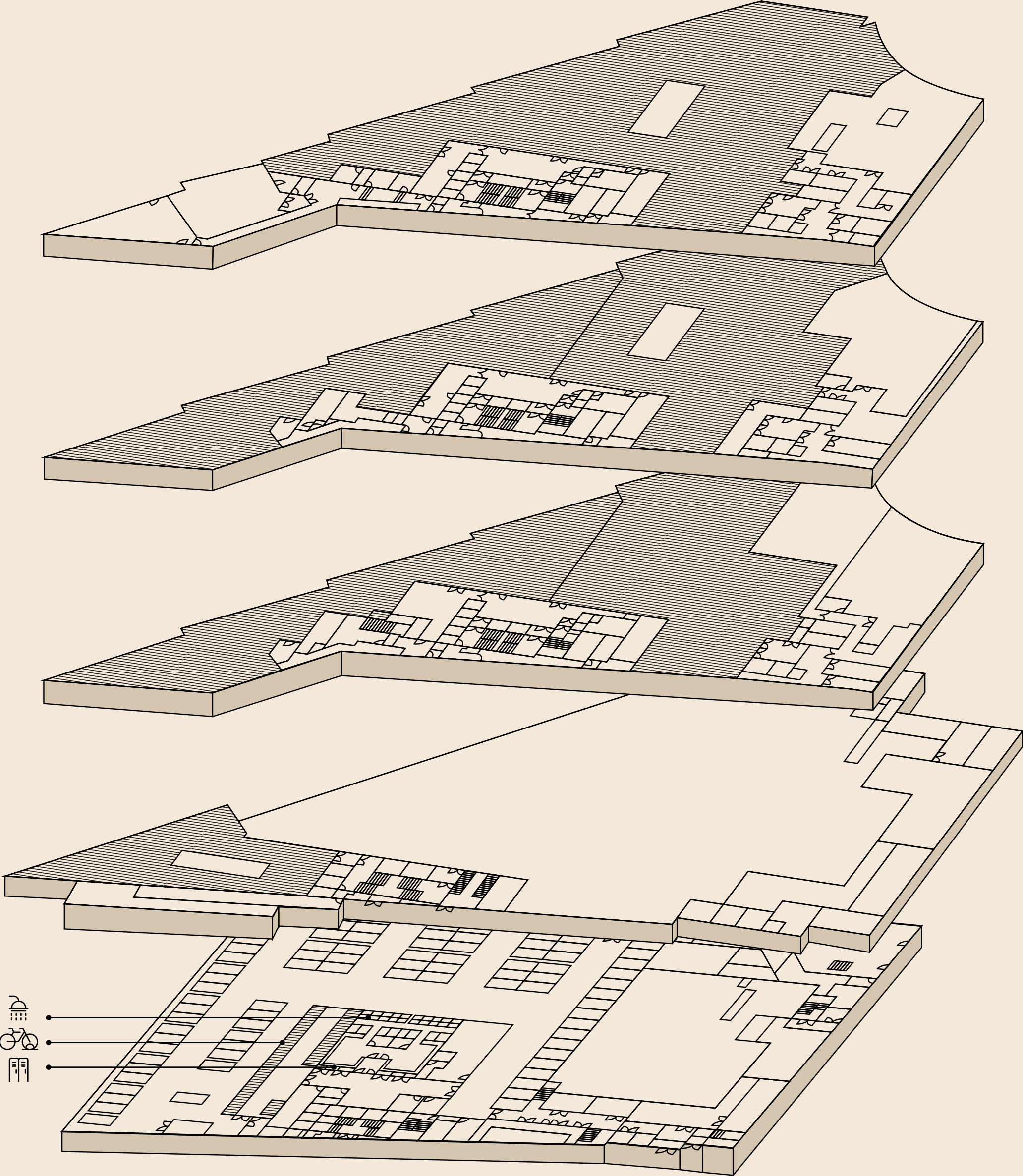


A PLATFORM FOR EVERYONE

Whatever your
team size, we have
just the space for you.

78,264
TOTAL SQ FT*

*Net internal areas subject to final measurement



THIRD FLOOR

22,725 SQ FT*

SECOND FLOOR

27,050 SQ FT*

FIRST FLOOR

24,754 SQ FT*

GROUND FLOOR RECEPTION

3,735 SQ FT*

BASEMENT

A PLATFORM FOR

COFFEE BREAK



BLANK
STREET

E L & N
LONDON



LUNCH ON THE GO



WAITROSE
& PARTNERS

LEON

SUSHIDOG

LUNCH ON THE SLOW

KANADA-YA
RAMEN BAR

FLAT IRON

9C
COPPER
CHIMNEY
EST. 1972



BEAUTY



SEPHORA

Aēsop®

SPACENK

FITNESS



ENTERTAINMENT

Puttshack

vue



BROADER SHOPPING



JOHN LEWIS
& PARTNERS



KURT GEIGER

From luxury labels to your morning cold brew everything you need is just around the corner. PLATFORM puts you seconds away from blowing away the cobwebs at Gymbox, team bonding at Puttshack or catching up over lunch at Flat Iron.



LEISURE

A PLATFORM

Indulge in all the neighbourhood has to offer. From the bohemian charm of Notting Hill’s pastel-hued streets to the elegant grandeur of Kensington’s architecture and tastes, and the artistic buzz of Shepherd's Bush, you’ll uncover a rich blend of culture, art and heritage in one prime location.



FOR

WORK,
PLAY AND
EXPLORE
MORE.

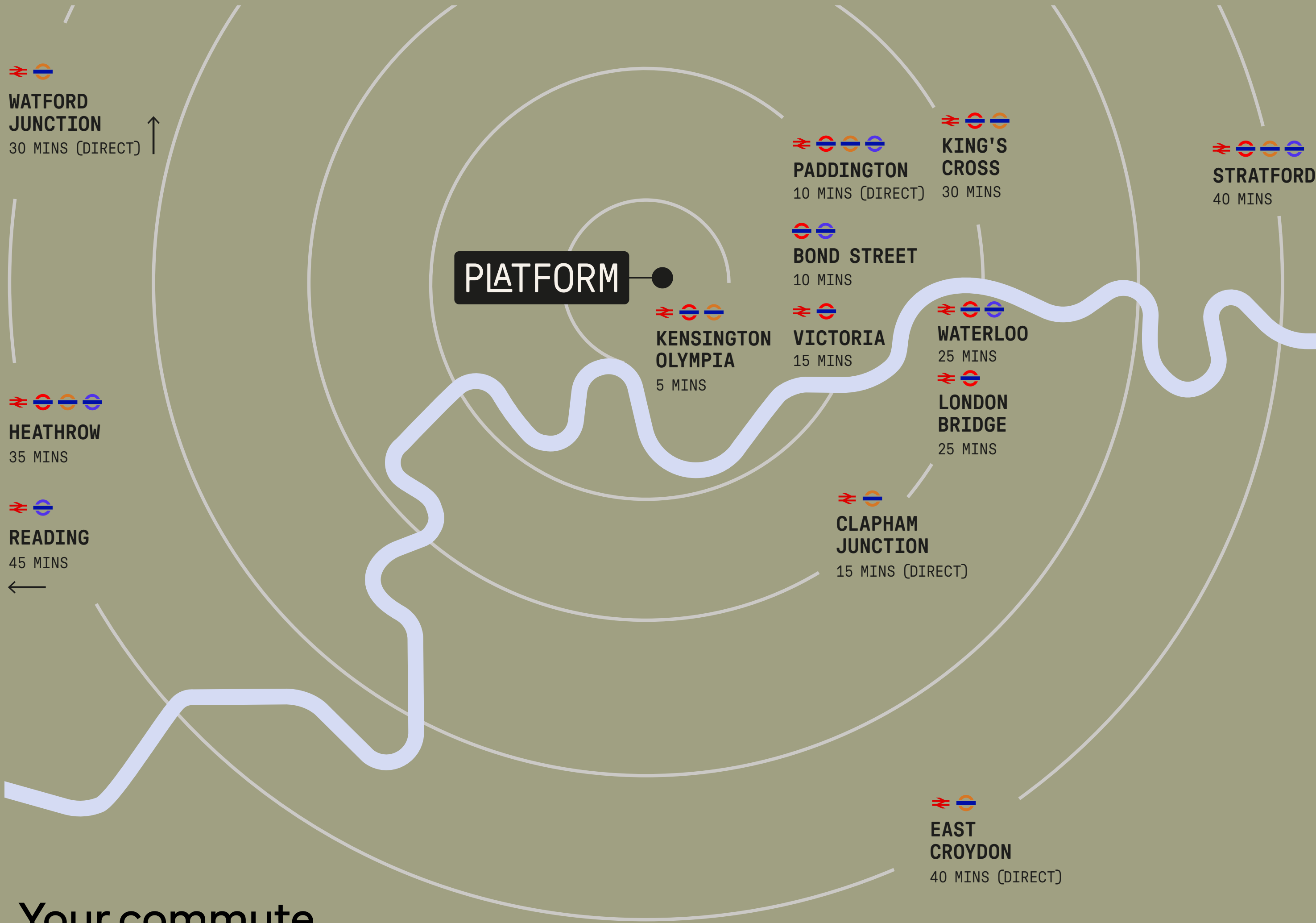


DISCOVERY

A PLATFORM FOR CONNECTION

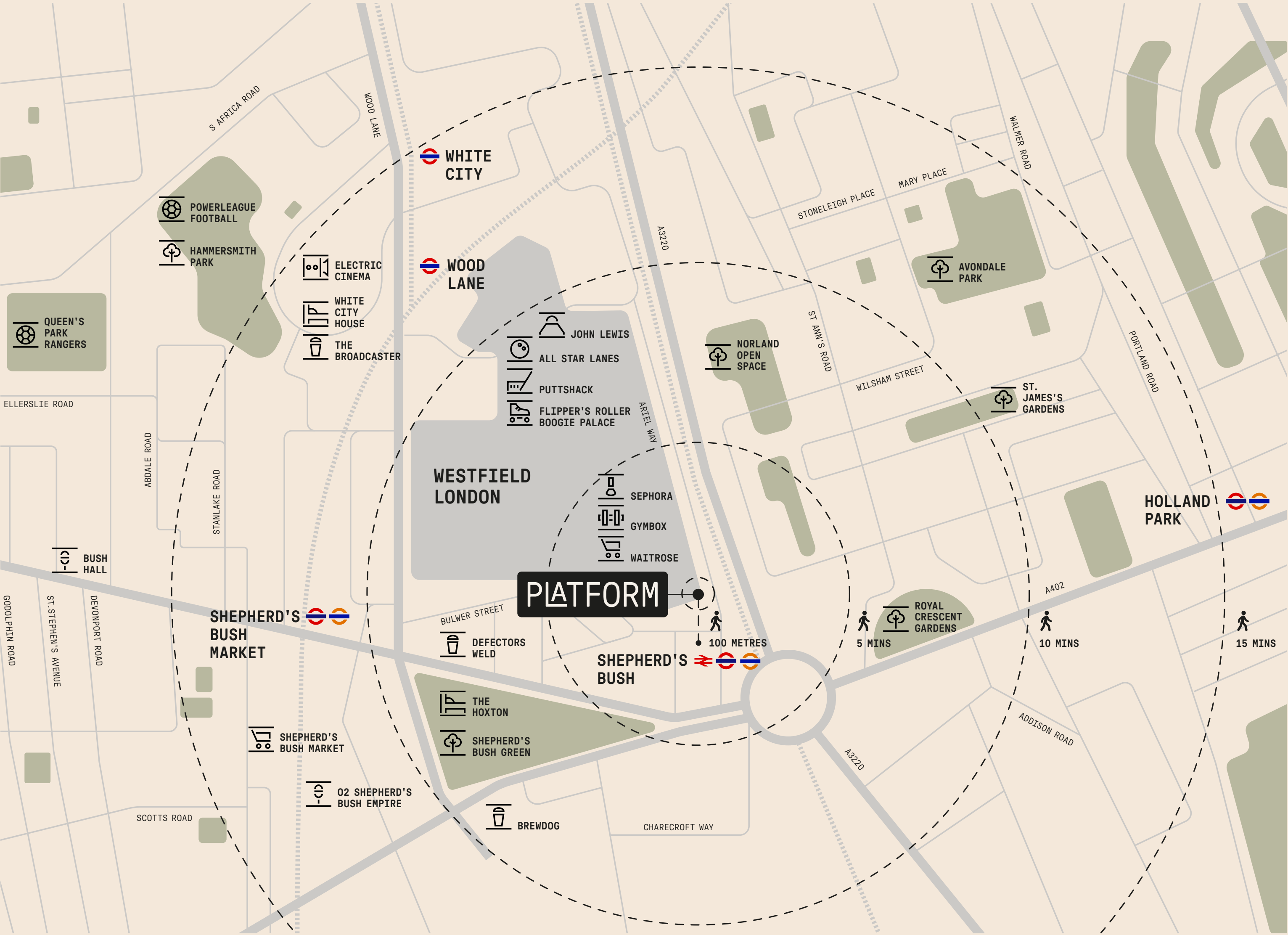
10 MINS TO LONDON PADDINGTON

25 MINS TO LONDON WATERLOO



Your commute just got easier.

Direct routes are a mix of rail and tube.



A PLATFORM

FOR

Nestled between multiple stations, green spaces and cultural hotspots.

COMMUNITY

THE TEAM

Built on solid foundations.



UNIBAIL-RODAMCO-WESTFIELD

DEVELOPER

SQUIRE &
PARTNERS

ARCHITECTS

savills

LEASING AGENTS

frost
meadowcroft

LEASING AGENTS

READY

TO

STEP

UP?

Viewings strictly by appointment.
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