

# IMPERIAL

SUSTAINABLE INDIGOIDINE PRODUCTION IN  
Y. LIPOLYTICA - LONDON BIOFOUNDRY

# I - HUB

**Imperial White**  
**City Campus**  
84 Wood Lane  
W12 0BZ



WHITE CITY  
INNOVATION  
DISTRICT

Kensington (Olympia)

Shepherd's Bush

Westfield

St James  
White City  
Living

BBC  
STUDIOS

SOHO HOUSE

Wood Lane

White City

SCALE  
SPACE

I-HUB

WHITE  
CITY  
PLACE

Royal  
College of Art

A40

A40

Victoria  
Industrial Estate  
10 mins drive

Hammersmith  
Hospital Campus  
10 mins walk

# A hub for creativity, commerce & connection

Plugged into London.  
Internationally connected.

🚶🏠 The West End (Oxford Circus)	15 mins
🚶🏠 Paddington	16 mins
🚶🏠 St Pancras International (Eurostar)	20 mins
🚶🏠 Bank	24 mins
🚶🏠 Westminster	37 mins
🚶🏠 Heathrow Airport	40 mins

White City places you in the heart of West London's best-connected neighbourhood. With Westfield on your doorstep, excellent transport links via White City and Wood Lane stations, and an array of cafés, restaurants and green spaces nearby, it's a location that balances convenience with quality of life. From cultural landmarks to everyday essentials, everything you need is within easy reach.

# The space for scientific innovators to grow

Located in Imperial's White City Campus, at the heart of the White City Innovation District, I-HUB provides a range of affordable, flexible tenancy options tailored for businesses at every stage of growth.

# Accelerating Discovery, Advancing Society



I-HUB drives innovation by connecting its members with top talent, scientific services, state-of-the-art facilities, and world-class research—helping our members scale breakthroughs that shape the future.

#### **Purpose-built space for R&D**

Expand your business in a cutting-edge environment designed for innovation, featuring high-spec labs, flexible workspaces, and advanced facilities.

#### **Tailored support for growth**

We understand what it takes to scale. That's why we provide access to vetted scientific suppliers, service partners, and the brightest talent to accelerate your success.

#### **A dynamic innovation community**

Solve challenges faster and push boundaries through collaboration with leading academics, talented Imperial students, and a network of pioneering scientific businesses.

#### **POLYMATERIA, I-HUB**

Polymateria is tackling the global problem of plastic pollution from a redesign perspective, bringing together expertise in chemistry, biology, polymer science and environmental sciences to develop a new standard of biodegradable and compostable plastics.





# Purpose built for R&D Growth

We understand what it takes to build and scale an R&D business—because we do it ourselves. As part of Imperial, we provide cutting-edge facilities designed to support your research at every stage, from startup to scale-up. With high-spec labs, adaptable office spaces, and room to expand, I-HUB grows with you.

## ARBOREA, I-HUB

Arborea is an agri tech food start-up. Its BioSolar Leaf technology provides commercial-grade high-value functional ingredients and proteins used in food and beverage and nutraceutical applications.



### State-of-the-art lab space

Unlock the potential of your business with fully equipped, ready-to-use labs starting from 280 sq ft.



### Flexible office space

Tailor your workspace to your needs, whether it's a single office or an entire floor. Designed for adaptability, our spaces evolve with your business.



### Access to world-class research tools

You'll have direct access to the facilities and experts that are resident at Imperial's White City Campus, from leading analytical facilities, including the Molecular Sciences Research Hub to the Henry Royce Institute at the Sir Michael Uren building.



### Cutting-edge prototyping facilities

Turn ideas into reality at Imperial's Advanced Hackspace, featuring the latest rapid prototyping equipment, engineering workshops, and hands-on support from expert technicians.

# I-HUB Labs

I-HUB offers a diverse range of laboratory spaces to support innovation at every stage. While modular labs on floors -1, 1, and 2 (280–1,000 sq ft) provide fully fitted environments ideal for early- to mid-stage companies, larger single-floor laboratories can be found on floors 3, 7, and 11.

These expansive labs are occupied by single occupiers and have been custom-designed and fitted to meet specific requirements for both wet lab and office use. Tailored to support ambitious R&D activity at scale, they provide the flexibility and capacity needed for more established or fast-growing businesses to thrive.



**MULTUS BIOTECHNOLOGY, I-HUB**  
Multus Biotechnology brings together engineers and biologists to make breakthroughs in media development.



2ND FLOOR  
I-HUB LABS



**POLYMATERIA, I-HUB**

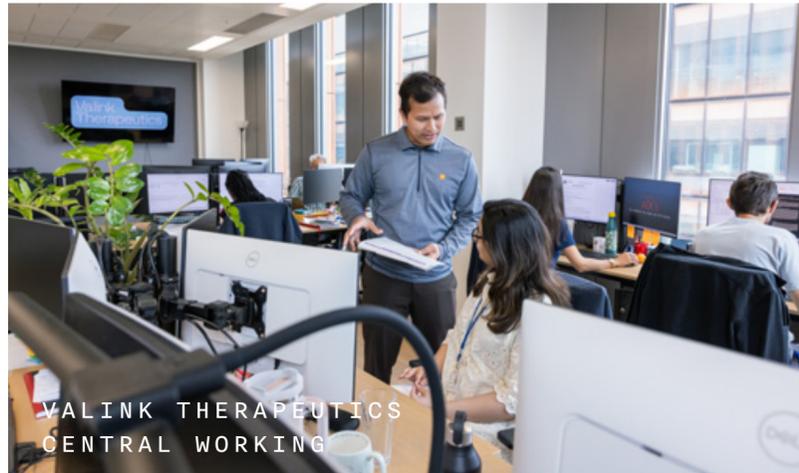
Polymateria is combining chemistry, biology, polymer science and environmental sciences to develop a new standard of biodegradable and compostable plastics.

-  Mechanical ventilation for recirculating and extracting fume hoods
-  Chemical resistant work stations, wall shelving and under bench storage
-  Piped gases and compressed air
-  Safety sink drainage
-  3-phase electrical supply
-  Demineralised water supply
-  Goods lift with oxygen depletion monitor
-  Shared equipment room housing autoclave, glass washer and ice machine
-  Separate write-up space in larger units



VIEW FROM NORTH - SOUTH BRIDGE

# Office Spaces & Collaborative Workspaces



VALINK THERAPEUTICS  
CENTRAL WORKING

Our private offices provide dedicated, fully furnished workspace for growing businesses, with units ranging from 178 to 500 sq ft – ideal for teams of 3 to 15. These offices are located across the Lower Ground, Ground, First, and Second floors.

For added flexibility, the Fourth floor is home to Central Working, offering co-working desks, fixed offices, and virtual HQ options which are ideal for businesses looking for a dynamic, collaborative environment.

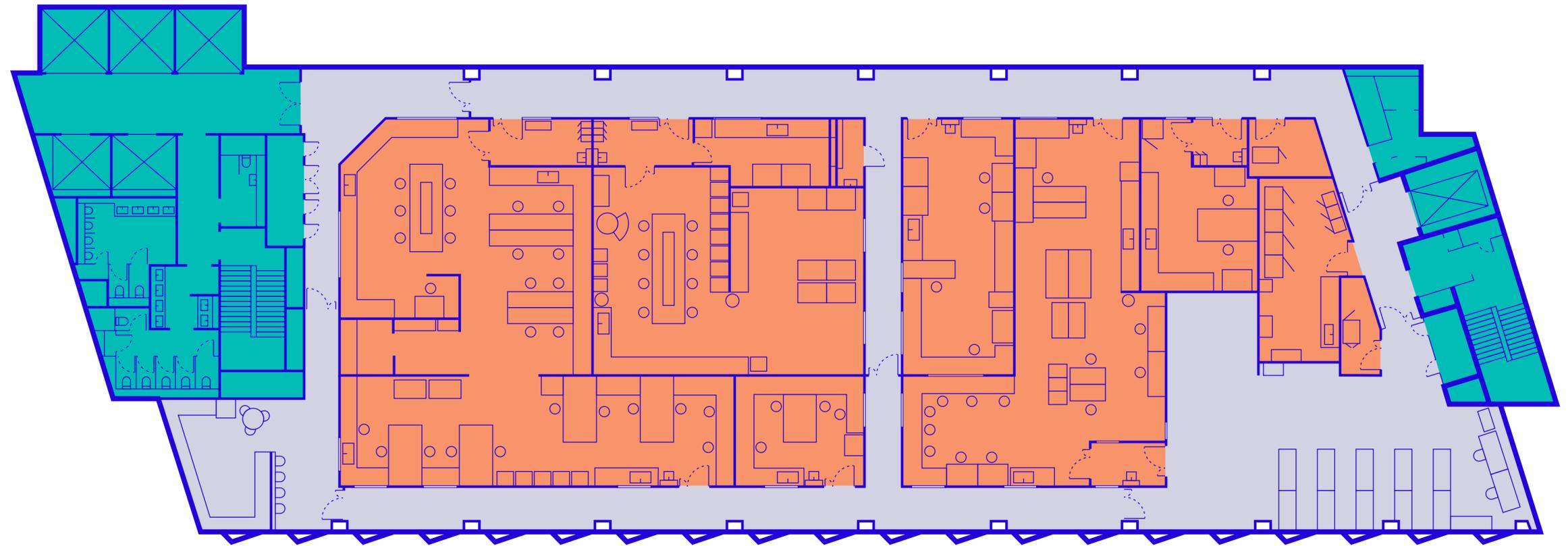


QUELL THERAPEUTICS  
PRIVATE OFFICE

# Level 7 - Indicative Lab Plan

11,833 sq ft

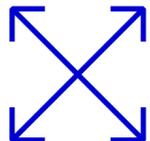
I-HUB Level 7 provides an ideal setup to integrate scientific activities with essential support functions. The layout can accommodate up to 60% lab space (approx. 4,400 sq ft) while the remaining area can be used for open-plan offices, meeting rooms, and amenities. The space is currently configured as a whole lab floor, supported by an external plant room (sole use).



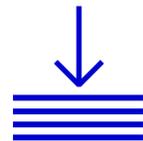
● Labs ● Tenant Demise ● Landlord Area



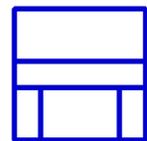
Level 7 is currently at a BCO Cat B specification



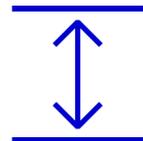
11,833 sq ft (1,099 sq m)



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



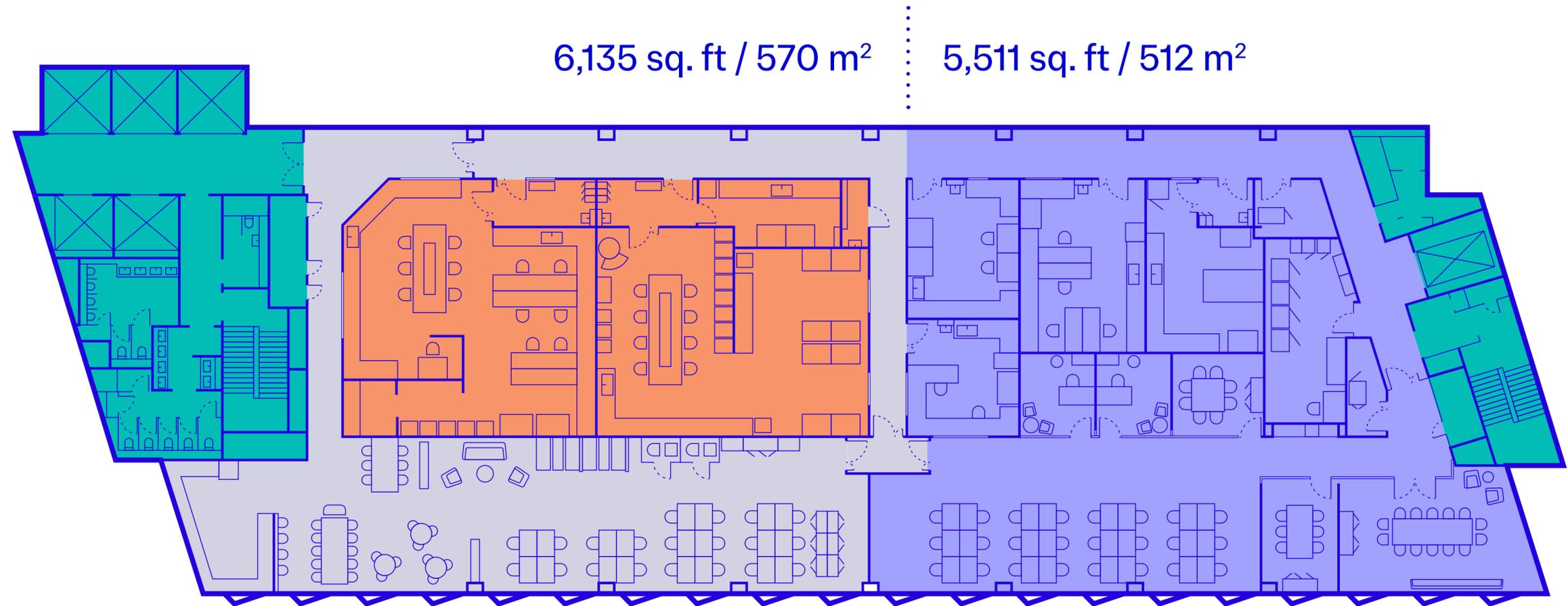
Ceiling height: 2.75m raised floor to soffit Air conditioning: ceiling mounted four pipe fan coil, offices internal temperature 19°C - 24°C



Lighting allowance: 350-500 lux

# Level 7 - Indicative Split Plan

Level 7 can also be split into two tenant demises supporting self-contained full labs or split lab / office set up.



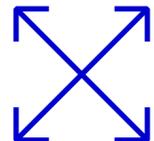
6,135 sq. ft / 570 m<sup>2</sup>

5,511 sq. ft / 512 m<sup>2</sup>

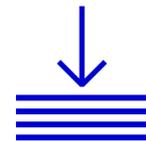
● Offices ● Labs ● Tenant Demise ● Landlord Area



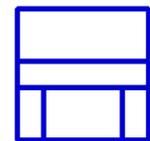
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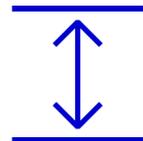
11,833 sq ft (1,099 sq m)



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

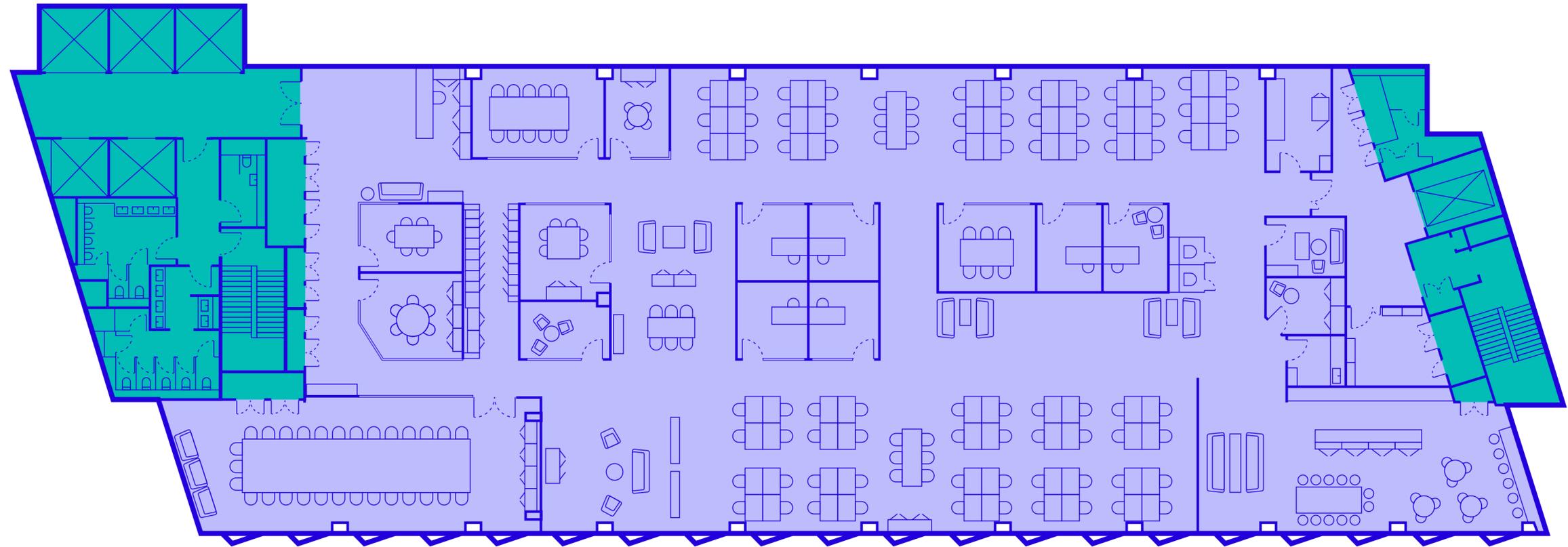


Lighting allowance: 350-500 lux

# Level 8 - Indicative Office Plan

**11,940** sq ft

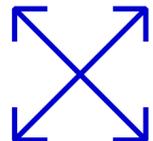
I-HUB Level 8 offers a flexible space designed to support scaling businesses on their growth journey. The floor is currently configured as a CAT B office suite, spanning 11,940 sq ft.



● Offices ● Landlord Area



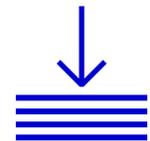
Level 8 is currently at a BCO Cat B specification



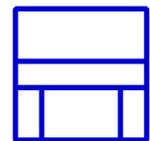
11,940 sq ft (1,110 sq m)



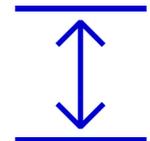
Occupancy allowance: 1 person per 8 sq m NIA



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

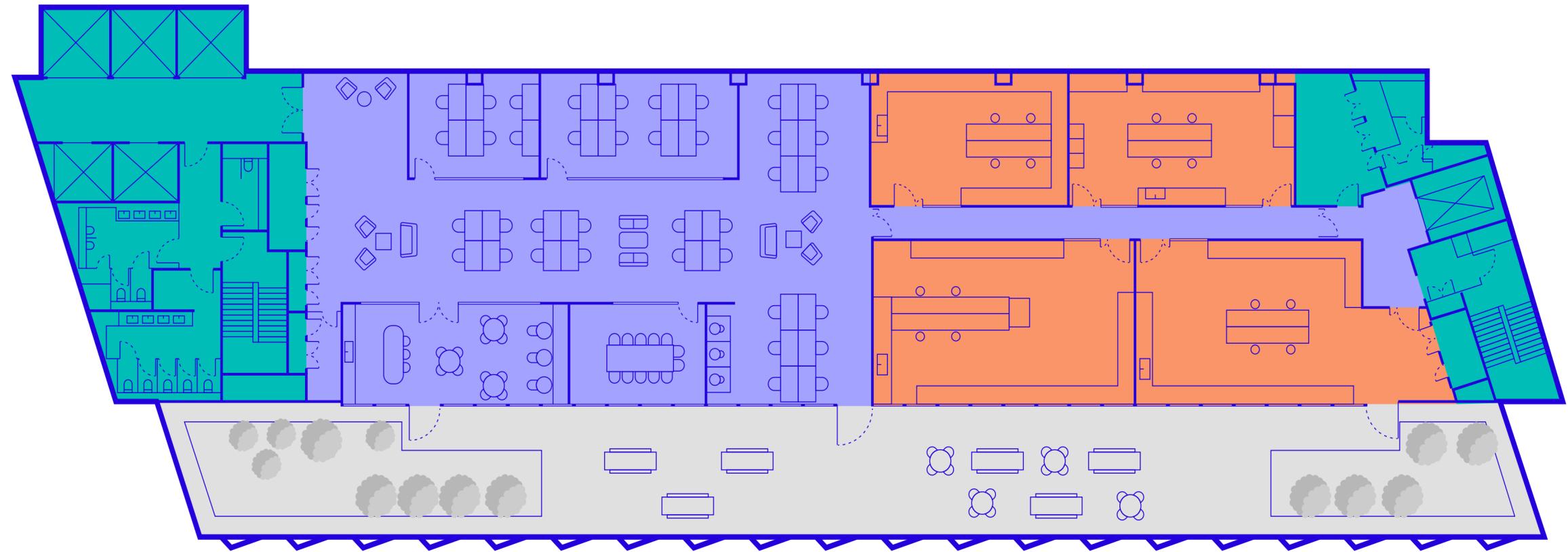


Lighting allowance: 350-500 lux

# Level 11 - Indicative Lab / Office Plan

8,108 sq ft

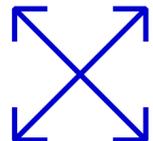
I-HUB Level 11 provides an ideal setup to integrate scientific activities with essential support functions. The layout can accommodate up to 60% lab space (approx. 4,400 sq ft) while the remaining area can be used for open-plan offices, meeting rooms, and amenities. The expansive terrace also presents an opportunity to house lab-support equipment, such as air-handling units, within a designated compound area (subject to planning), while still offering space for outdoor use.



● Offices ● Labs ● Outdoor Terrace ● Landlord Area



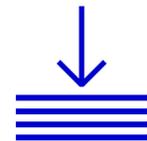
Level 11 is currently at a BCO Cat A specification



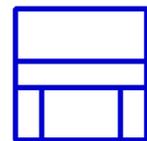
8,108 sq ft (753.25 sq m)



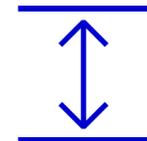
Occupancy allowance: 1 person per 8 sq m NIA



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



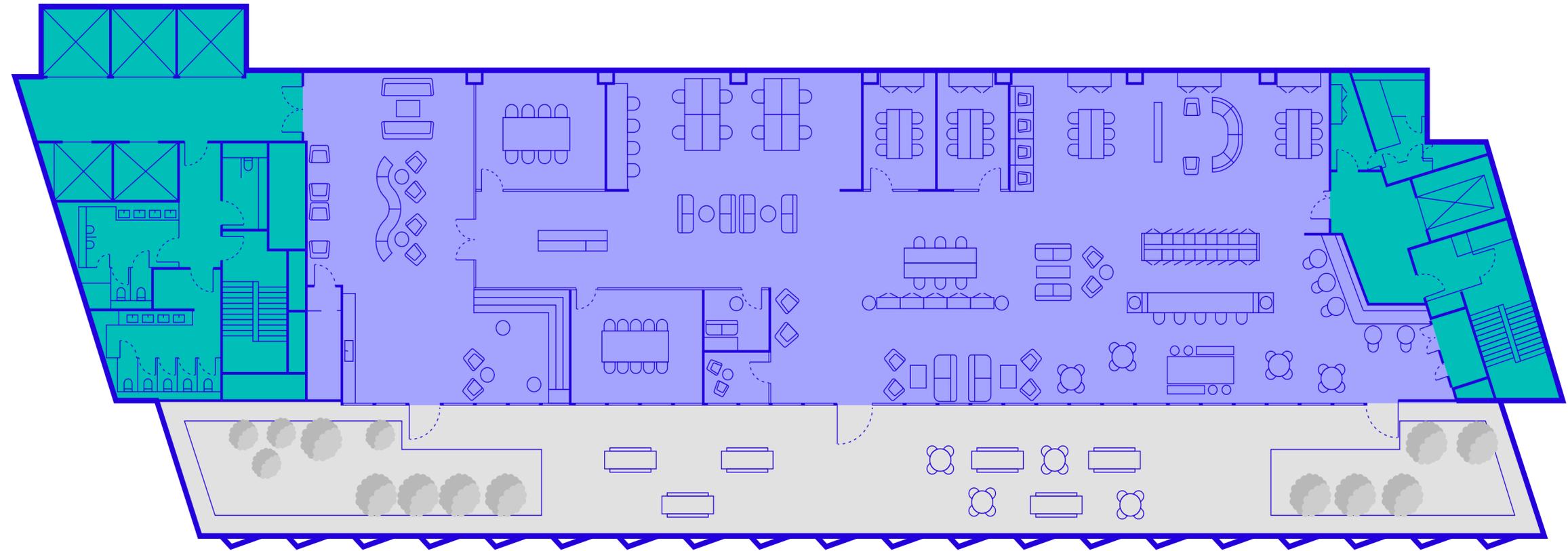
Ceiling height: 2.75m raised floor to soffit Air conditioning: ceiling mounted four pipe fan coil, offices internal temperature 19°C - 24°C



Lighting allowance: 350-500 lux

# Level 11 - Indicative Office Plan

8,108 sq ft

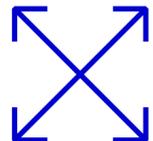


I-HUB Level 11 offers a flexible space designed to support scaling businesses on their growth journey. The floor is currently configured as a CAT A office suite, spanning 8,108 sq ft, with an additional 2,793 sq ft south-facing external terrace.

● Offices ● Outdoor Terrace ● Landlord Area



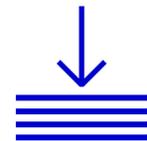
Level 11 is currently at a BCO Cat A specification



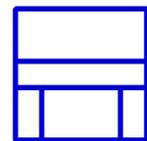
8,108 sq ft (753.25 sq m)



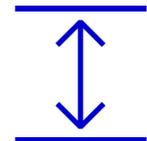
Occupancy allowance: 1 person per 8 sq m NIA



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



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Lighting allowance: 350-500 lux



CONCEPT VISUAL  
**Reception**

A visual representation of the Level 11 reception at I-HUB, designed by Concept4. This CGI highlights a modern, collaborative space with contemporary furnishings and integrated greenery.



CONCEPT VISUAL

## Board Room

A sophisticated boardroom blending style and functionality. With panoramic windows, natural textures, and seamless tech integration, it offers a refined setting for productive discussions.



CONCEPT VISUAL

## Open Plan Office

An open, modern workspace featuring collaborative zones, ergonomic furnishings, and natural elements. Designed to foster productivity and well-being, it balances functionality with a welcoming atmosphere.



CONCEPT VISUAL

## Kitchen & Breakout Space

A bright and inviting kitchen space designed for both relaxation and social interaction. With an open layout, natural finishes, and plenty of natural light, it creates a welcoming atmosphere for breaks and informal gatherings.

# A community built for growth

Be part of a vibrant network in White City, designed to help businesses innovate faster, collaborate more effectively, and scale sustainably.

Create  
Connect  
Captive

# An innovation ecosystem

I-HUB is at the heart of the Imperial's White City Campus, which anchors the White City Innovation District.

Imperial's new campus has been designed to meet the needs of the people at the forefront of deep tech and innovation. White City Campus offers dynamic spaces for collaboration and fresh approaches to interdisciplinary advancement.

## WHITE CITY CAMPUS

- 1 **I-HUB**
- 2 **Scale Space** - Commercial lab & office
- 3 **Future Expansion Plot** - New academic facilities, commercial labs and workspaces, F&B and amenities, and green central square
- 4 **Invention Rooms** - Community outreach & hackspace
- 5 **Sir Michael Uren Hub** - Imperial department of biomedical engineering
- 6 **88 Wood Lane** - Residential
- 7 **School of Public Health** - Imperial Faculty of Medicine
- 8 **Grad Pad** - Residential
- 9 **Molecular Sciences Research Hub** - Imperial department of chemistry



# Benefits for companies / occupiers

Grow faster and smarter with our support. From tapping into top talent from Imperial to keeping your team sharp with the latest insights from leading experts — we've got you covered. And when specialist help is needed, our trusted network of service partners is ready to deliver.



- 1 The Henry Royce Institute at the Sir Michael Uren Hub
- 2 White City Campus community at the summer social
- 3 Centre for Rapid Online Analysis of Reactions (ROAR) at the Molecular Sciences Research Hub

## Academic expertise to drive your innovation

Get expert support for your research and development. Share your challenge with us, and we'll connect you with the most relevant academic specialists from Imperial.

## An engaging line-up of community events

Discover your next big idea, connect with future collaborators, or pick up fresh insights from peers at our socials and member events held throughout the year. All I-HUB members are welcome — bring the whole team along.

## Brilliant talent at your doorstep

Tap into the top R&D and business talent from Imperial. Our year-round programmes – from Careers Fairs to Internships and Summer Placements – have a strong track record of connecting exceptional individuals with opportunities across our community.

## Access to state of the art equipment

With Imperial's White City Campus as your base, you'll have access to cutting-edge facilities and world-class academic resources. Accelerate your discoveries by exchanging ideas and collaborating with like-minded businesses and subject-matter experts.

# A thriving scientific community

## ORGANISATIONS LOCATED IN I-HUB





Founded in 2019, Multus Biotechnology is a start-up founded by Imperial college students with an ambition to change the cultivated meat industry, bringing forward both climate and animal welfare benefits.



**Any problems we face, someone else has already faced: there is a really good supportive network**



CAI LINTON  
CO-FOUNDER AND COO, MULTUS

“Multus started off at SynBIC, the synthetic biology society within Imperial, and then we went on from there to the Hackspace, another Imperial facility where you can hack your project. Initially, there was an open lab there that we could use to do our proof of concept, but then it got pretty crowded and we had to find our next space. For a short period we moved to a shipping container, which wasn't very suitable for growing animal cells, so we had to find a proper building to work in. And we looked around at quite a few spaces, but I-HUB was a clear winner because there is really good access to talent, due to it being on campus.

Another key element is the support you get in this building. There are lots of other life science companies here, which really helps going through the typical scaling challenges. Any problems we face, probably someone else has faced before us, and we can all help each other.

There is a really good supportive network from the White City Incubator itself, which arranges so many services on a day to day basis, which we don't even realise we needed. When you look at it from an operations perspective, it's actually really important that those things are already in place.”

# DTRE

**MATT SMITH**

matt.smith@dtre.com  
07810 191 570

**FLORENCE WESTON**

florence.weston@dtre.com  
07761 280 978



**TOM MELLOWS**

tmellows@savills.com  
07870 555 955

**LIV THOMAS**

olivia.thomas@savills.com  
07815 032 086

# IMPERIAL

**PETER BEARD**

p.beard@imperial.ac.uk  
07936 043 645

**Imperial White City Campus**

84 Wood Lane  
W12 0BZ

# I - HUB

