

# PLATFORM

# A PLATFORM

**78,000 ft<sup>2</sup>** 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 INSPIRATION



A **3,735 ft<sup>2</sup>** reception that offers a bright and warm welcome to your day.

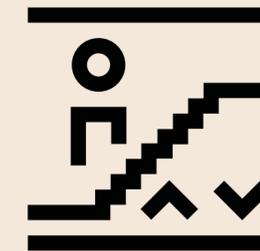
\*Indicative CGI



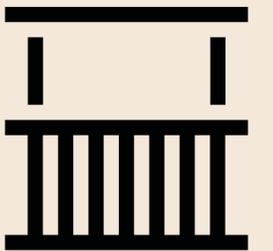
\*Indicative CGI

# A PLATFORM FOR COLLABORATION

The triple-height glass atrium is the centerpiece of the building.



**FEATURE  
STAIRS**



**INTERNAL  
BALCONIES**

# A PLATFORM FOR RELAXATION



A private 3rd floor  
**1,200ft<sup>2</sup>** roof garden  
creates a serene outdoor  
workspace that can  
bring fresh thinking  
to any meeting.

\*Indicative CGI



\*Indicative CGI

# A PLATFORM



FOR

# TEAMWORK

Each floor enjoys its own dedicated breakout spaces, for team moments away from the desk.

# A PLATFORM



\*Indicative CGI



Thoughtfully designed features that make movement seamless and encourages connection throughout the building.

# FOR DESIGN

# A PLATFORM FOR ESG

36%

Improvement over the Part L target CO<sub>2</sub> emission rate for a low carbon building

Targeted EPC A & BREEAM Excellent

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



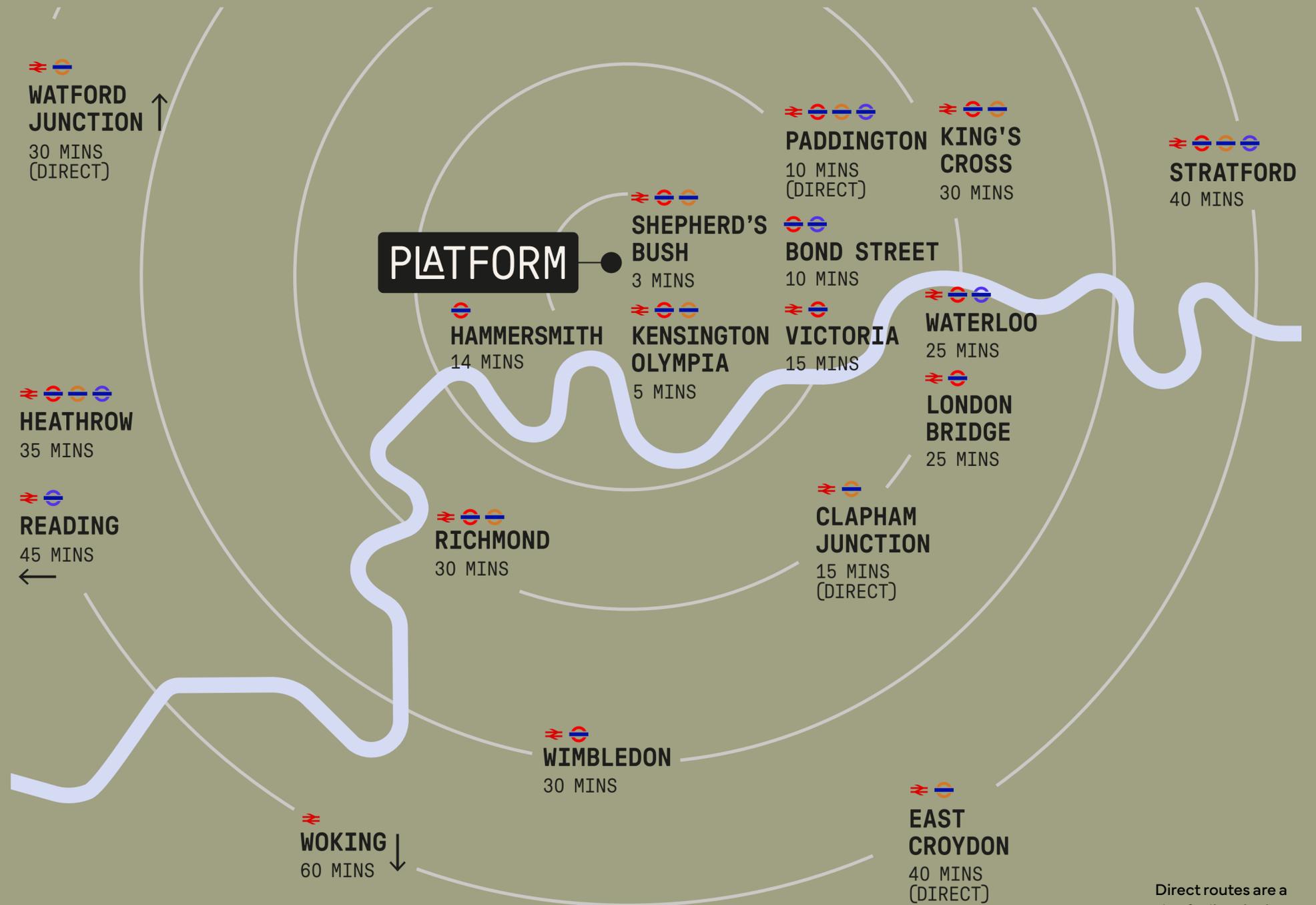
# A PLATFORM FOR CONNECTION

Your commute just got easier.

- Within 5 mins
- CENTRAL LINE
  - HAMMERSMITH & CITY LINE
  - MILDWAY LINE
  - ≡ SOUTH WESTERN RAILWAY

**10** MINS TO LONDON PADDINGTON

**25** MINS TO LONDON WATERLOO



Direct routes are a mix of rail and tube.  
Each circle represents 2 miles.

# A PLATFORM FOR

## COFFEE BREAK



BLANK STREET

EL & 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

Where business meets culture:  
from Shepherd's Bush Empire and  
the Bush Theatre to vibrant markets,  
green parks and the bohemian charm  
of nearby Notting Hill and Portobello  
Market - all at your doorstep.

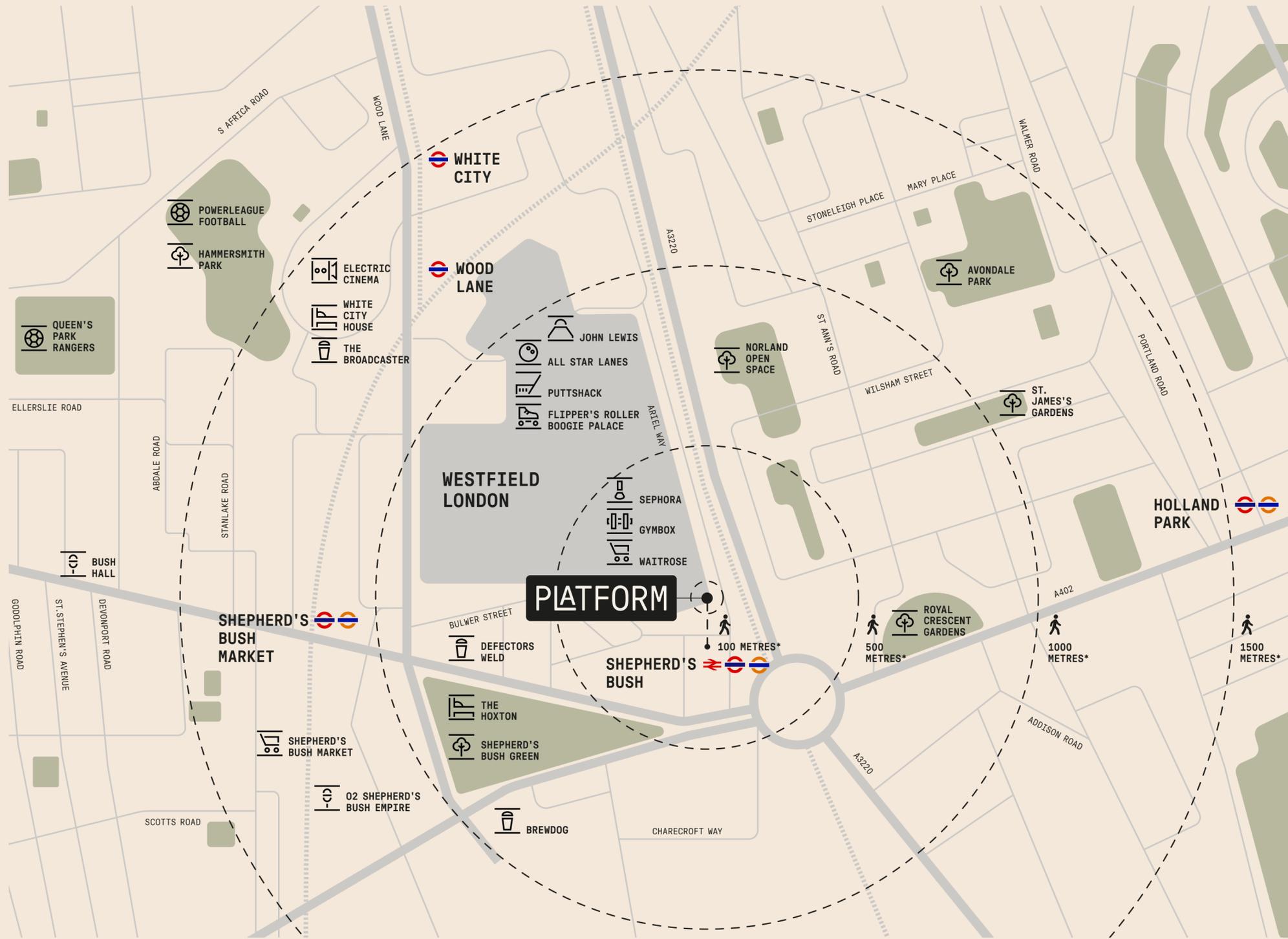


# FOR

WORK,  
PLAY AND  
EXPLORE  
MORE.



# DISCOVERY



\*Approximate distances

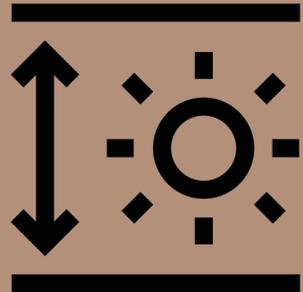
# A PLATFORM

# FOR

Nestled between multiple stations, green spaces and cultural hotspots.

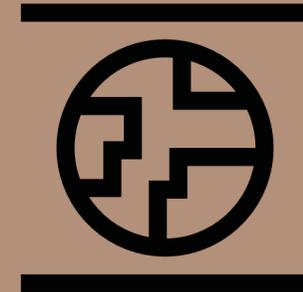
# COMMUNITY

# A PLATFORM FOR SUCCESS



## GRADE A OFFICES

- Typical upper floor plates of 25,000ft<sup>2</sup>
- Floor plates area designed to subdivide
- 5m floor to slab height
- Excellent natural light
- 150mm clear raised access floor
- Full height glazed atrium
- Occupancy density 1:10m<sup>2</sup>



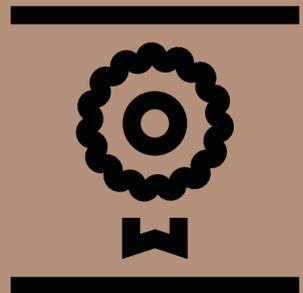
## SMART AND SUSTAINABLE

- Low carbon building with 36% improvement over the Part L target CO<sub>2</sub> emission rate
- Energy efficient VRF ceiling mounted heating & cooling system



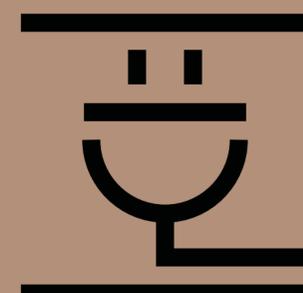
## CYCLE FACILITIES

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



## TARGETED ACCREDITATIONS

- BREEAM Outstanding
- EPCA
- Wired Score Gold

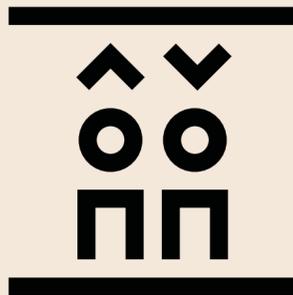


## PARKING

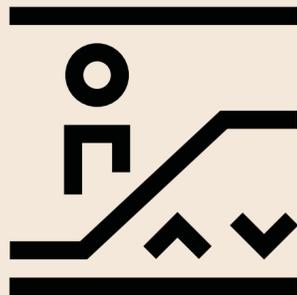
- 5,500 secure basement car spaces available at Westfield London
- 56 Electric Vehicle charging points available

# A PLATFORM FOR CONVENIENCE

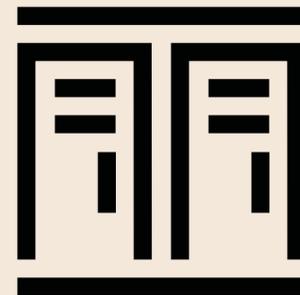
Raising the expectations of service. Everything you'd expect and more from a modern office space.



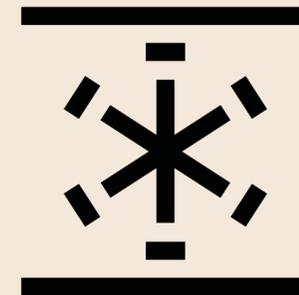
**4 LIFTS**



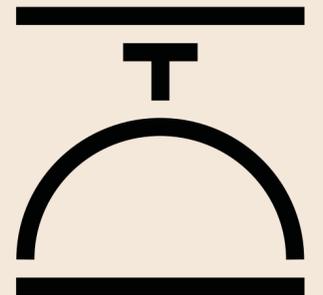
**ESCALATOR**



**LOCKERS**



**VRF AIR CON**



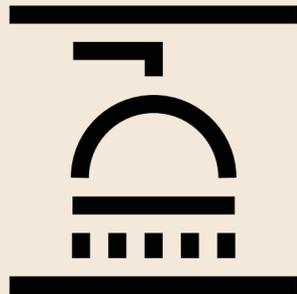
**CONCIERGE**



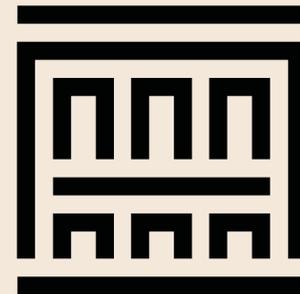
**150 CYCLE SPACES**



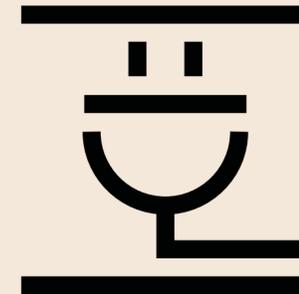
**PRIVATE 3RD FLOOR TERRACE**



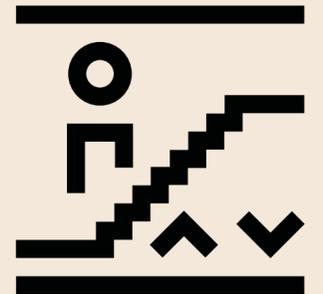
**32 SHOWERS AND CHANGING ROOM**



**FULL HEIGHT INTERNAL ATRIUM**



**56 EV CHARGING BAYS AVAILABLE**



**FEATURE STAIRS**

# SPACE FOR

FLOOR	SQ FT	SQ M
GROUND FLOOR RECEPTION	3,735	346.9
FIRST FLOOR	26,506	2462.4
SECOND FLOOR	27,997	2601
THIRD FLOOR	26,127	2427.2
THIRD FLOOR PRIVATE ROOF TERRACE	1,200	111.4
<b>TOTALS</b>	<b>84,365</b>	<b>7837.5</b>



TERMS

UPON APPLICATION

# YOUR TEAM

# 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.  
For further information please contact:

savills

**HOLLY PURVIS**  
07977 371 475  
holly.purvis@savills.com

**BRIAN ALLEN**  
07972 000 215  
bmallen@savills.com

frost  
meadowcroft

**SIMON KIBBLE**  
07774 646 393  
skibble@frostmeadowcroft.com

**TRISTAN DAVID**  
07789 347 999  
tdavid@frostmeadowcroft.com