

SCALE SPACE

58 WOOD LANE
WHITE CITY
W12 7RZ

THREE OPPORTUNITIES

c.6,000 SQ FT · FULLY MANAGED OFFICE

5,946 SQ FT · OFFICE SUITE

7k – 10k SQ FT · OFFICE SUITE



WHAT SCALE SPACE HAS TO OFFER

<div>BUILDING</div> <div>200,000</div> <div>SQ FT TOTAL</div>	<div>COMPANIES</div> <div>75+</div> <div>Scale-up businesses</div>	<div>EVENTS / YEAR</div> <div>60+</div> <div>Comprehensive Events Programme</div>
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ON-SITE AMENITIES

RESTAURANT, CAFÉ & CATERING

An onsite restaurant serving barista coffee, hot lunches and a street-food offering. Catering for meetings and events.

FIVE EVENT SPACES

From small gatherings to 200+ multi-day conferences, with a world-class in-house hospitality team.

SPORTS PITCH

A private onsite sports pitch for member use.

RECORDING & PODCAST STUDIOS

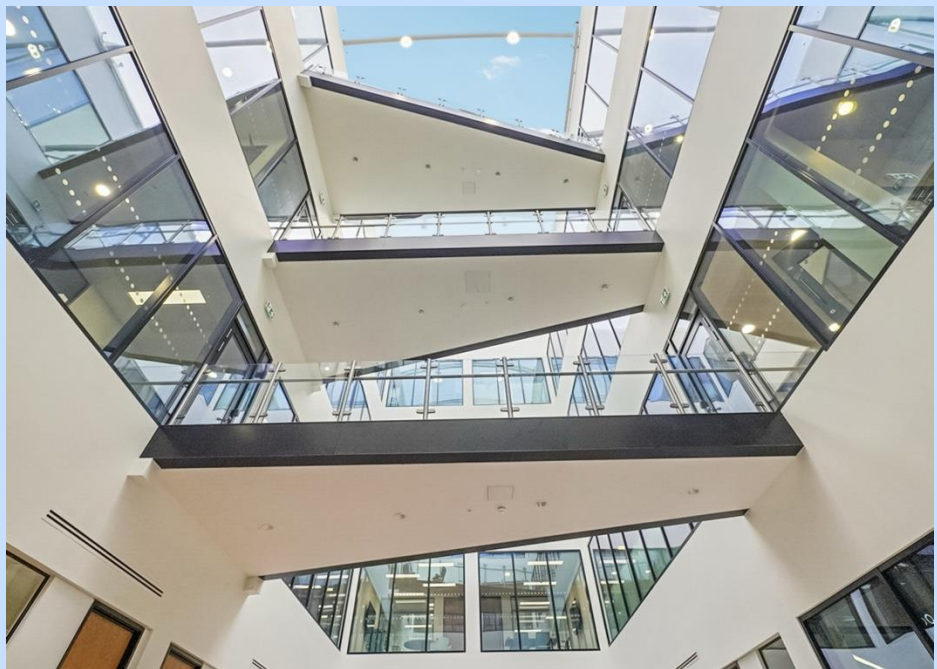
Fully-equipped audio and video production facilities, available to book.

OUTDOOR SPACE WITH SEATING FOR 150

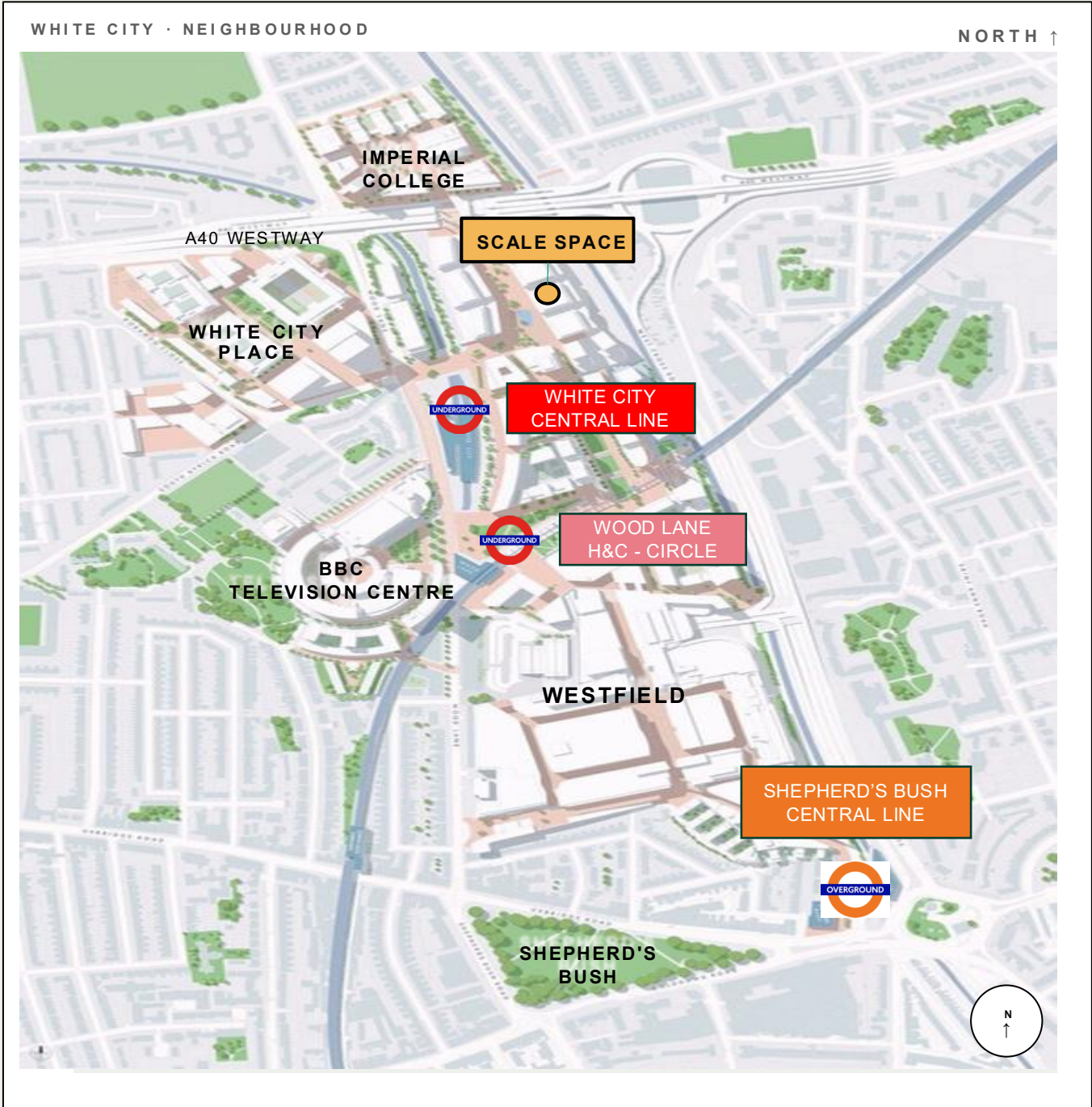
Generous outdoor space with seating for up to 150 people - lunch, informal meetings and summer socials.

24/7 SECURE CAMPUS

Reception & concierge, CCTV, pass-controlled access and on-site management.



EXCELLENT CONNECTIVITY



BY TUBE · TWO STATIONS ON THE DOORSTEP

5 MIN WALK

WHITE CITY

CENTRAL LINE

8 MIN WALK

WOOD LANE

H&C · CIRCLE

JOURNEY TIMES

WESTFIELD ON FOOT	10 MIN
CENTRAL LONDON VIA THE TUBE	25 MIN
CLAPHAM JUNCTION VIA OVERGROUND	25 MIN
HEATHROW BY CAR	30 MIN

3 UNDERGROUND LINES

2 STATIONS

OVERGROUND ACCESS

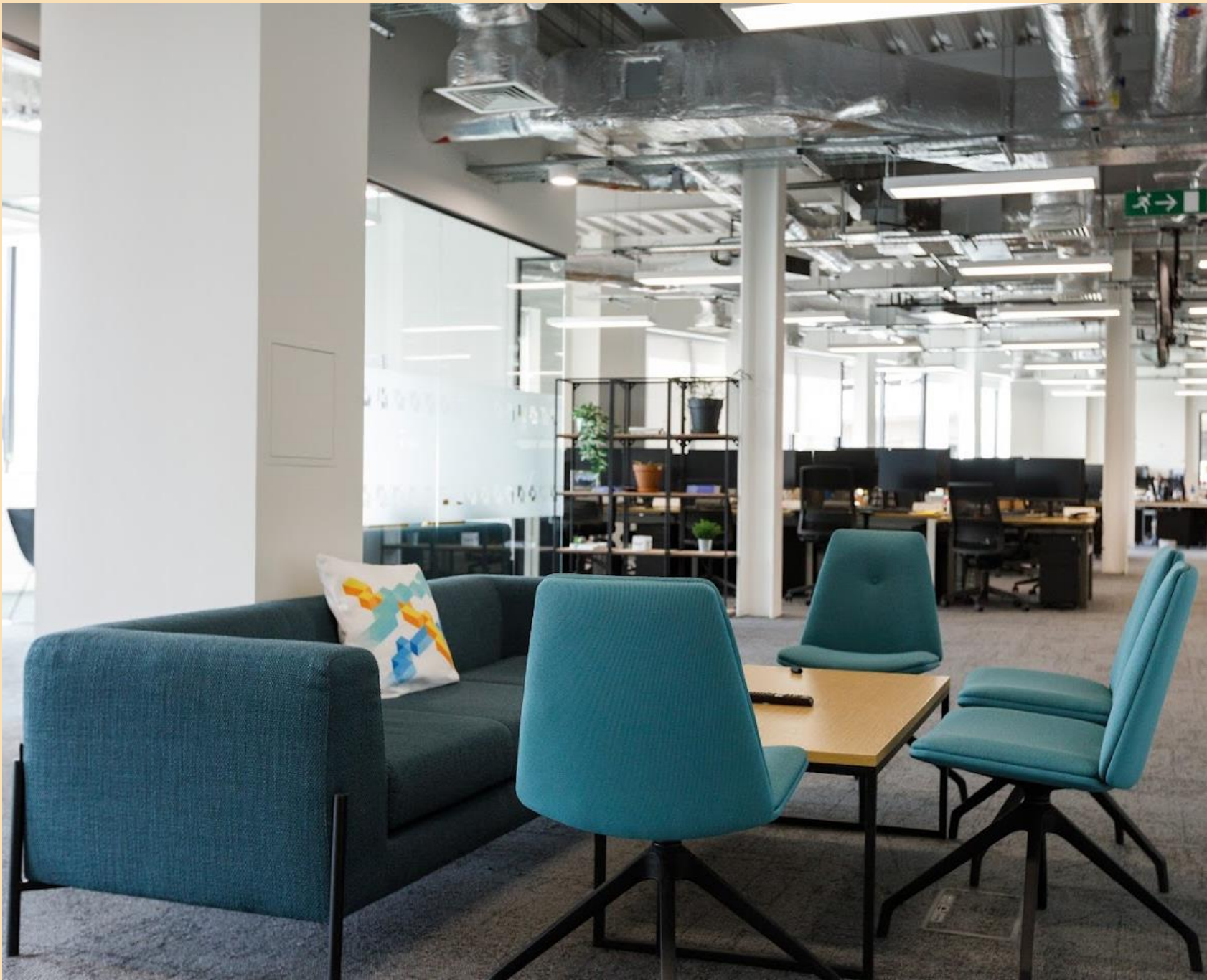
FULLY MANAGED OFFICE

c.6,000 SQ FT

A fully managed office - purpose-designed to flex from 50 to 100 workstations as your team grows. Windows on three sides, fully fitted and move-in ready.

SIZE	CAPACITY	AVAILABLE
c.6,000	Up to 100	Now
SQ FT · WHOLE FLOOR	Workstations	2026 · LEASE / LICENCE

FIRST FLOOR · PURPOSEFULLY DESIGNED · FULLY FITTED · READY TO GO



TERMS · FLEXIBLE OCCUPANCY TO SUIT YOU

FULLY MANAGED

£55,000

PCM · ALL-INCLUSIVE · EXCL. VAT
One simple monthly figure, everything included.

TRADITIONAL FRI LEASE

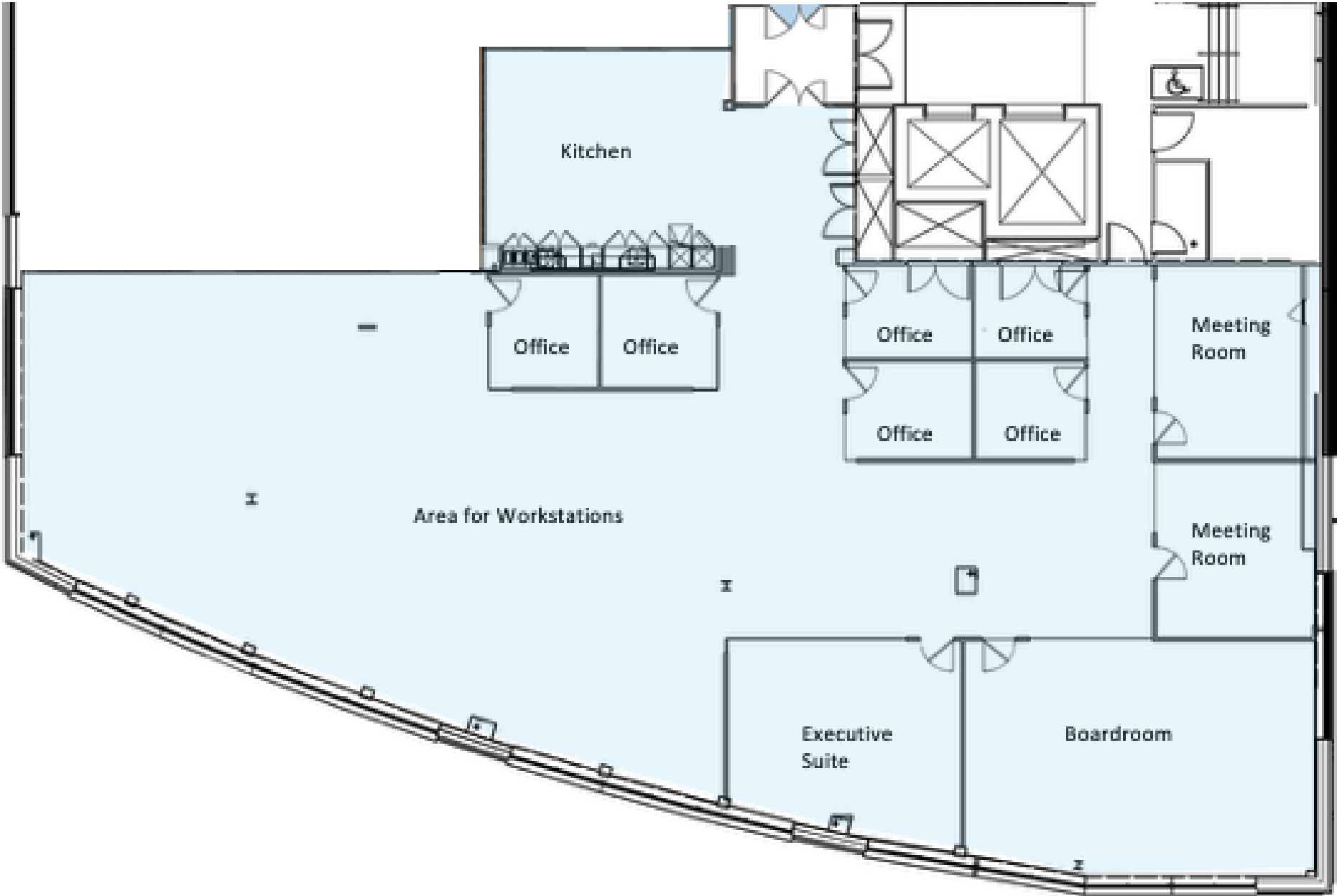
£49.50

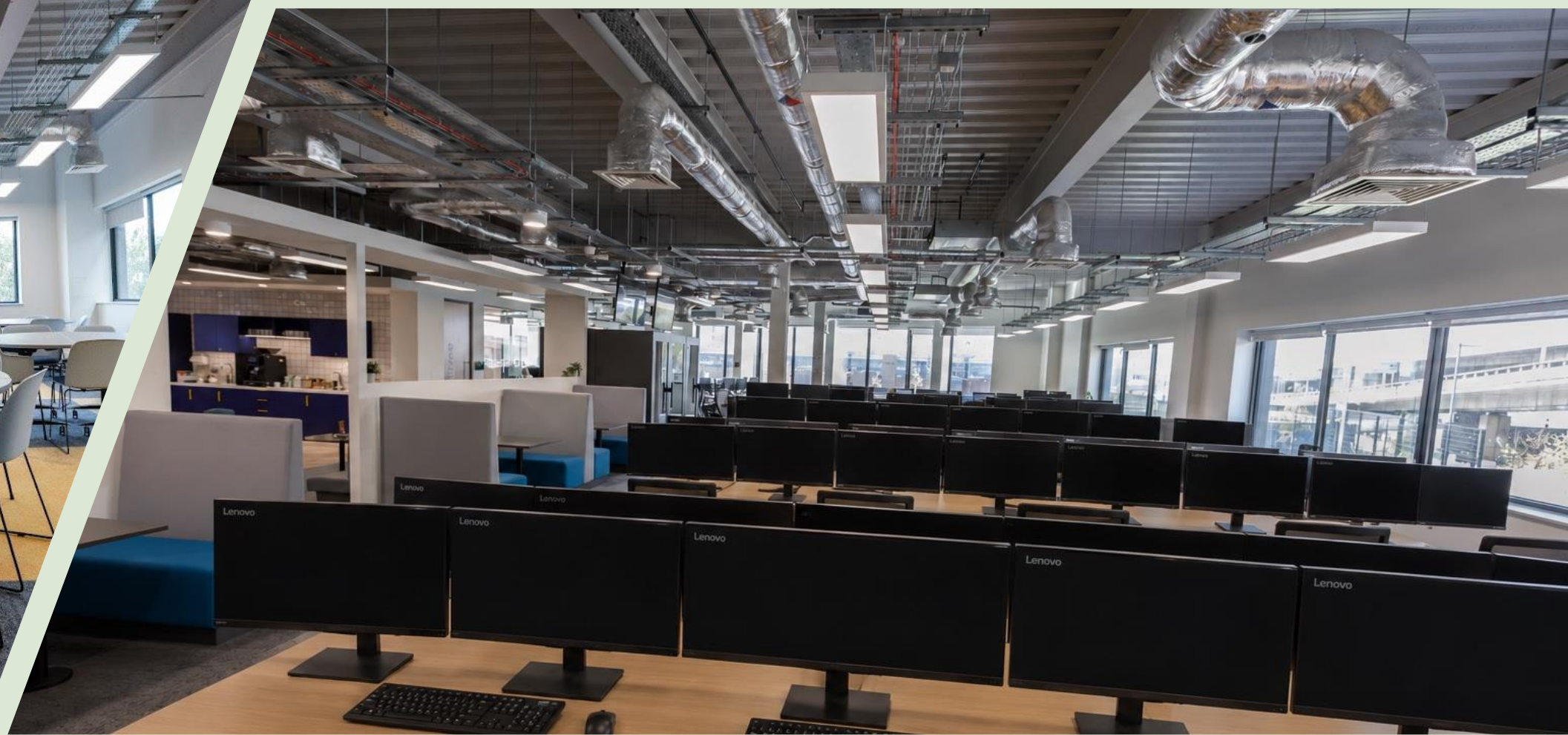
PER SQ FT · RENT (excl. of SERVICE CHARGE & BUSINESS RATES)
Longer-term commitment on conventional terms.
Full breakdown of costs on request.

A Managed Office built for you

WHAT'S INCLUDED

- A Managed Office with windows on three sides
- Up to 100 workstations
- 1 Boardroom and 1 Executive Suite
- 8 AV-ready meeting rooms
- Up to 8 private call booths
- Dedicated kitchen & breakout area
- Secure internet with dedicated line option







A FULLY FITTED OFFICE SUITE

5,946_{SQ FT}

TERMS · FLEXIBLE OCCUPANCY TO SUIT YOU

FULLY MANAGED

£55,000

PCM · ALL-INCLUSIVE · EXCL. VAT
One simple monthly figure, everything included.

TRADITIONAL FRI LEASE

£49.50

PER SQ FT · RENT (excl. of SERVICE CHARGE & BUSINESS RATES)
Longer-term commitment on conventional terms.
Full breakdown of costs on request.

Panoramic views over White City Place and Television Centre.
Natural light on four sides. Configured for 90 to 110 workstations.

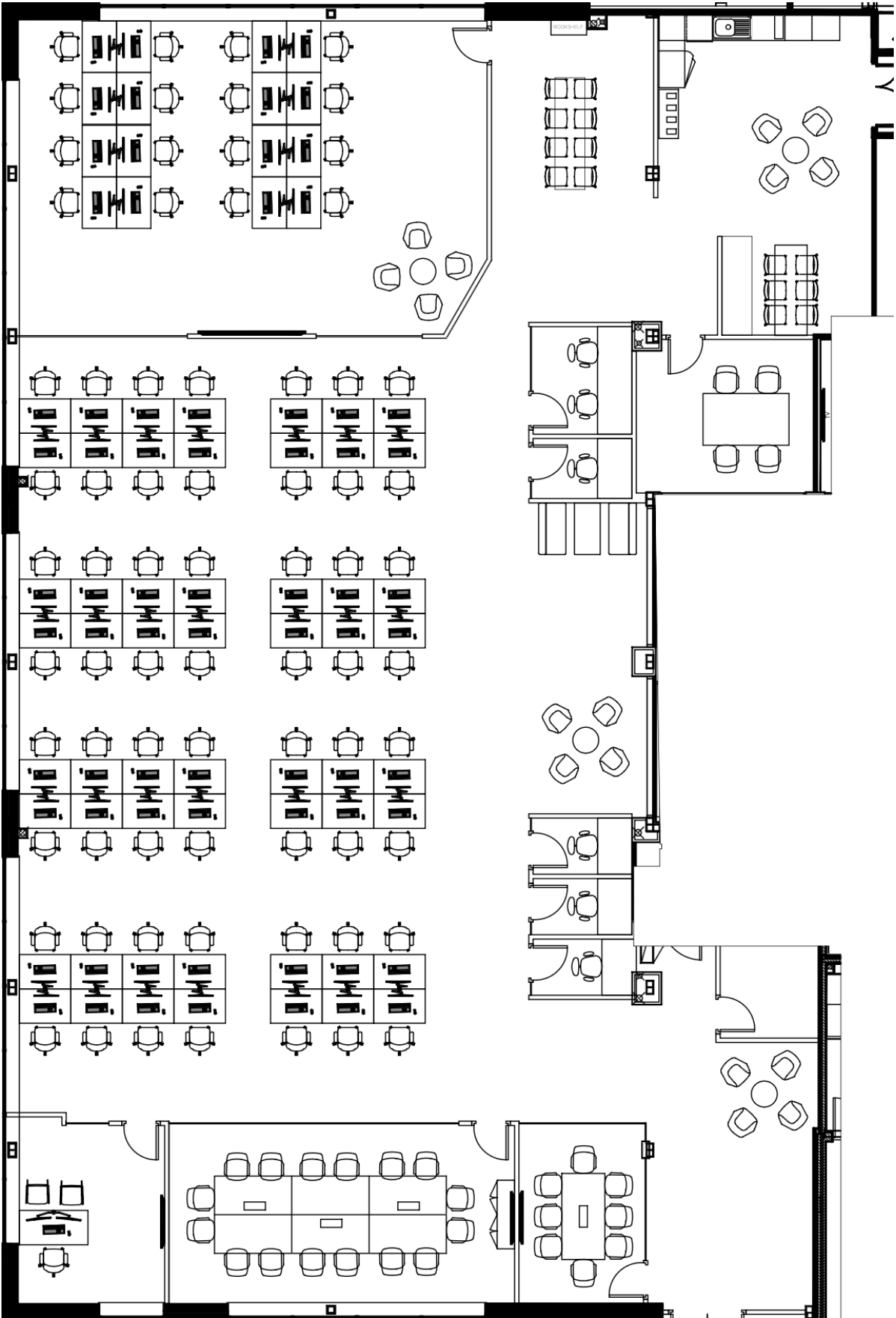
SIZE	CAPACITY	AVAILABLE
5,946	90–110	NOW
SQ FT · 2ND FLOOR	Workstations	2026 · LEASE / LICENCE

WHAT'S INCLUDED

- Views of White City Place & Television Centre
- Natural light on four sides on the second floor
- 1 Boardroom and 3 meeting rooms
- 5 private call booths & 5 collaboration areas
- Private training room
- AV-ready with secure dedicated internet



FLOORPLAN · SECOND FLOOR OFFICE SUITE





A DEDICATED FLOOR

c.7,000—c.10,000sq ft

A whole dedicated floor with natural light on three sides. Flexible from c.7,000 to c.10,000 sq ft, fully fitted, fully managed and available now.

SIZE	CAPACITY	AVAILABLE
7k—10K	90 - 200	NOW
SQ FT · FLEXIBLE	WORKSTATIONS	IMMEDIATE ENTRY

COMMERCIAL TERMS

FULLY MANAGED

£64,166—91,666

PER MONTH

One simple monthly figure, everything included — scaling with the footprint taken.

Managed figure shown for 7,000—10,000 sq ft. Terms available on request.

QUOTING RENT

£49.50

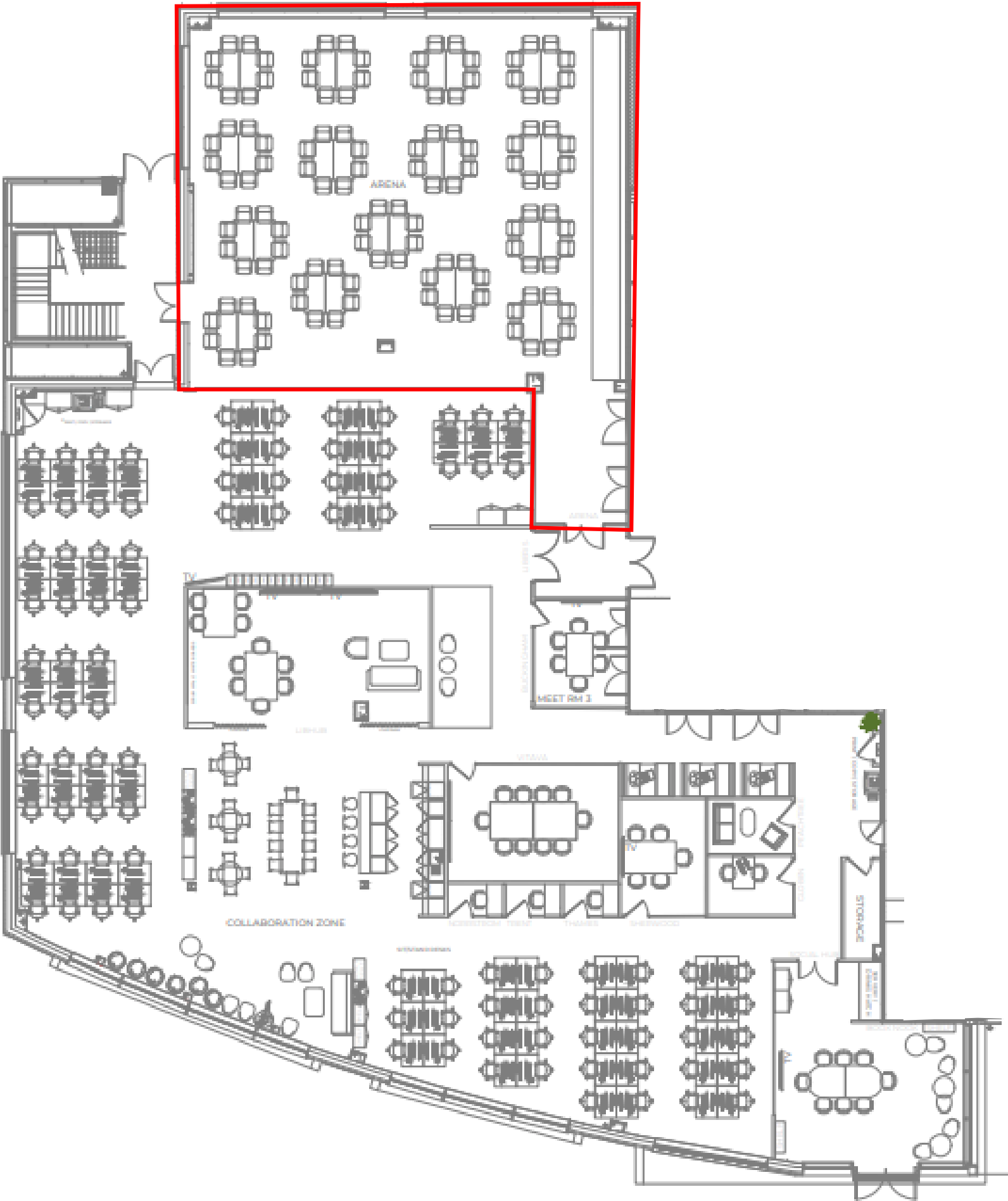
PER SQ FT

Whole floor, flexed from 7,000 to 10,000 sq ft. Available now.

A dedicated floor, Flexed to fit you

KEY FEATURES

- Whole dedicated floor, flexible from 7,000 to 10,000 sq ft
- Natural light on three sides
- Available now
- Fully managed, all-inclusive
- 9 meeting rooms and call booths
- Area outlined in red is the 3,000 sq ft additional area



LET'S TALK

For viewings, terms, or a detailed walk-through of either space - speak to our joint agents.

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SCALE SPACE

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