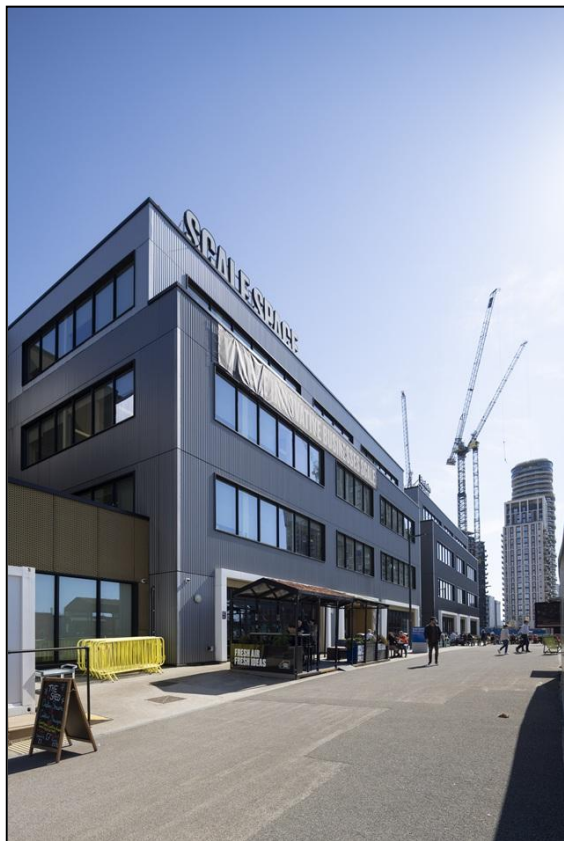


Scale Space 58 Wood Lane White City, London W12 7RZ

FANTASTIC FULLY FITTED & FURNISHED OFFICE FLOOR TO LET



5,683 SQ. FT. (528 SQ. M.)

LOCATION

Scale Space is a modern office building, prominently situated on the east side of Wood Lane, opposite the junction with South Africa Road. The area is very well served by public transport with White City (Central Line) and Wood Lane (Hammersmith & City and Circle Lines) being less than a 5 minute walk of the building and numerous bus routes operating from Wood Lane.

White City is recognised as one of the leading office and business locations in Central / West London with major occupiers including Imperial College, Net-A-Porter, BBC, ITV, L'Oreal, Publicis, and The White Company forming a thriving business community in the increasingly popular office location.

The area also benefits from excellent retail and restaurant amenities, underpinned by Westfield, which is situated just a 5-minute walk away.

ACCOMMODATION

Providing a sensible mix of open plan areas, meeting rooms, collaboration space together with a kitchen and break out area, totalling 5,683 sq ft.



**Scale Space
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White City, London
W12 7RZ**

HanoverGreen





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Scale Space is home to an innovative community of science and tech start-ups, and engineered to give businesses access to the right people, services and space they need to grow. With an onsite café and sports facilities onsite it provides a fantastic opportunity for businesses to join an innovative community as part of the Imperial campus. Scale Space is a JV between Imperial College London and Blenheim Chalcot and the space being offered is currently occupied by an Imperial College department.

AMENITIES

- Fully air conditioned
- Fully accessible raised floor
- On site recording studio, available on a separate booking basis
- Two automatic passenger lifts
- Ground floor cafeteria
- LED lighting
- Full height windows
- Communal meeting rooms available on a booking basis
- Manned reception
- Superb natural light
- Showers
- Fully fitted and furnished to a high standard
- Bike storage

TERMS

An assignment of the existing lease which is held for a term to expire on the 12th March 2035, subject to annual index linked rent reviews on the 1st July. The rent reviews are subject to a cap, further information upon request.

The lease is subject to a landlords break option effective from 30th June 2030 and the lease is held outside of the provisions of the Landlord & Tenant Act 1954 which relate to security of tenure and compensation.

Alternatively, a new sub-lease is available for a term to be agreed – terms upon request.



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RENT

Current passing rent £233,448.04 per annum exclusive of VAT, equating to £41.08 per sq ft per annum exclusive.

RATES

Approx. £25.00 per sq.ft. payable.

SERVICE CHARGE

Currently running at £12.56 per sq.ft. exclusive of VAT.

ESTATE CHARGE

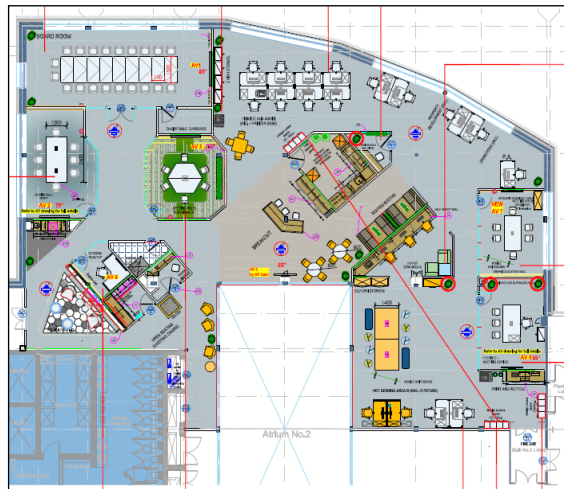
Between £1.50-2.00 per sq.ft. exclusive of VAT.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in this transaction.

POSSESSION

Available August 2025, or possibly earlier.



Viewings by arrangement through joint agents Noble Harris or Hanover Green: -

Matthew Noble
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020 7291 6142
079 8099 1214

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