



The TfL Property Company



Wood Lane Arches

Commercial units available to let from 736 sq ft to 1,751 sq ft

Discover new character retail, restaurant and bar space in West London

White City is undergoing a transformation and, as part of this, Places for London is regenerating 13 railway arches to create a destination for eating, socialising, shopping and working.

These newly regenerated, double frontaged arches open onto both Westfield Square and Berkeley St James's stunning new 5-acre park.

With dome-shaped windows and lined walls and ceilings, the arches create a uniquely quirky space within popular White City, ready to be moulded to your equally unique brand.

With the added benefit of potential outdoor seating (subject to separate licences) and generous trading hours, the arches would make a perfect home for cafe, bar, restaurant and leisure concepts.



**5,000 new homes,
2.2m sq ft of offices
in the next 10 years**



Be a part of West London's most exciting new neighbourhood

White City has transformed completely – creating a vibrant mix of top quality residential, office, retail and public spaces.

You will see a range of customers from shoppers and office workers to local residents and students all looking for something a little different. Due to the mixture of crowds the area stays busy throughout the week and into the weekend.

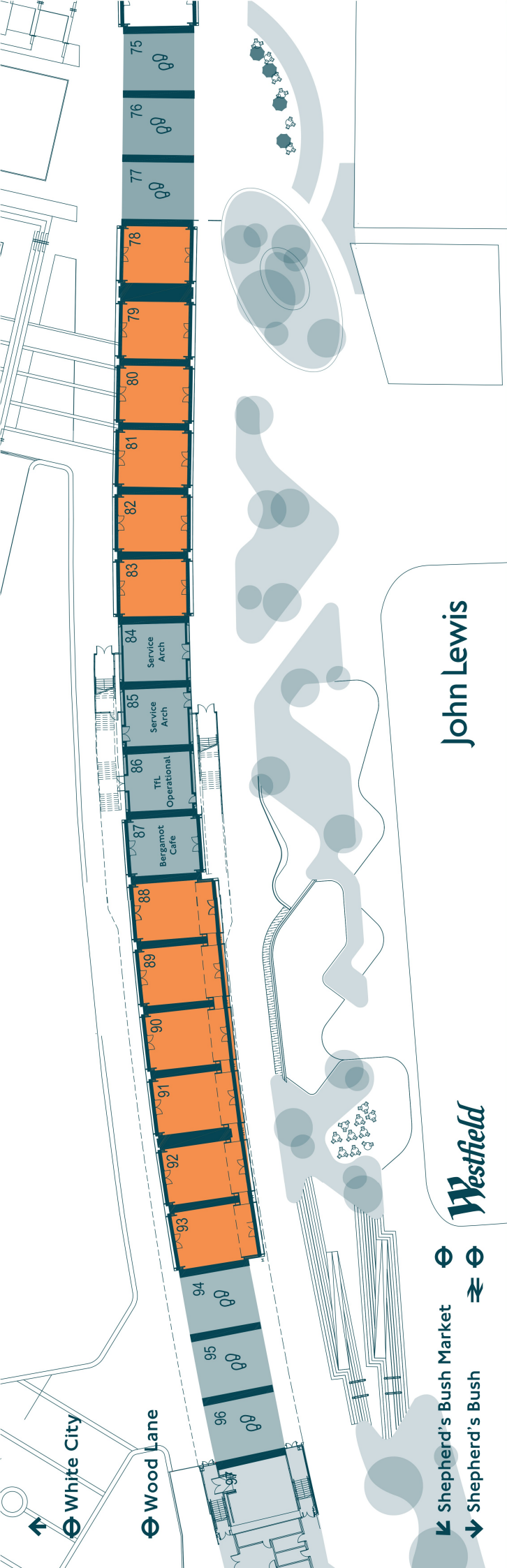
Located adjacent to John Lewis and opposite Westfield Shopping Centre, the largest shopping centre in the UK, Wood Lane Arches are also next to Wood Lane station, a 3-minute walk from White City Underground station and only 150m from White City Bus station.

Your arch, your adventure

A new 5-acre public park borders the arches to the north as part of **St James's White City Living** development of 1,800 new luxury homes. Tenants of the arches are able to enjoy aspects to Westfield and the park with opportunities for outside seating on both elevations.

Within a couple of minutes' walk from the arches **Soho House** private members club and **Electric Cinema** form part of an exciting mix of new occupiers within **Stanhope's** redeveloped **BBC Television Centre**. High end flats and office space make up the other parts of this development, including a new HQ for **The White Company** and **Publicis**.

Also within short walking distance **White City Place** has established itself as a hub for fashion and tech office occupiers with a line-up including **Yoox Net-a-Porter**, **Ralph & Russo**, **Jellycat**, **BBC Worldwide**, **ITV** and **Huckletree Co-Working**. **Imperial College London** are developing a 23-acre campus bringing together world-class researchers, businesses and partners from academia to work, share ideas and turn cutting edge research into benefits for society.



John Lewis

Westfield

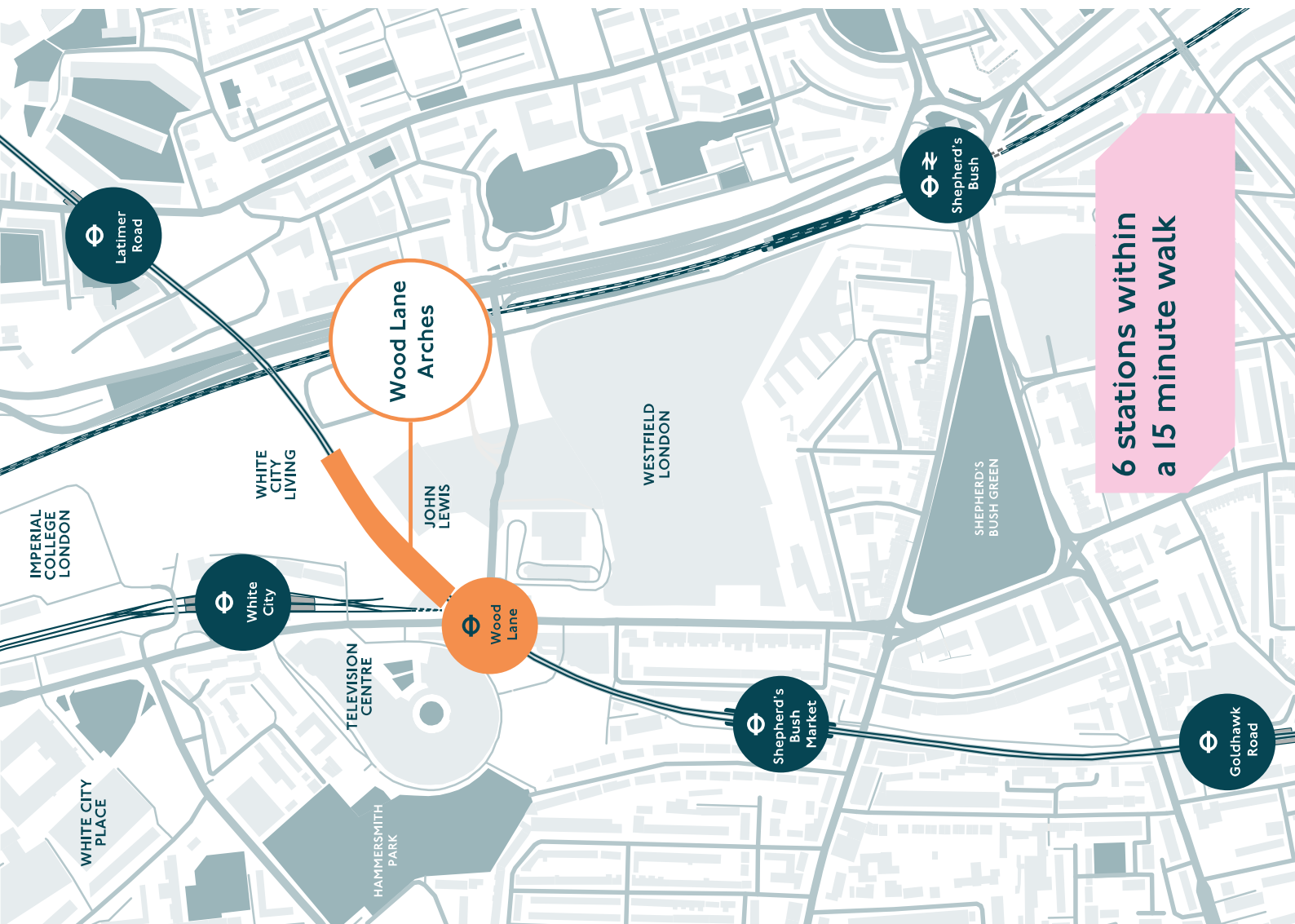
Arch	Sq ft
93*	861
92*	874 Under offer
91*	877
90*	873
89*	869
88*	860
87	Bergamot Cafe
83	736
82	738
81	738
80	738

*Arches can be combined to create double units

Maximum ceiling height 4.45m (approximate average). Areas and dimensions have been independently calculated by Plowman Craven Associates.

Terms	New leases contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954, on a turnover basis with a minimum guaranteed rent.
Service charge	An estate service charge will apply. Further details on application.
Rates	Interested parties are advised to make their own enquiries via the local authority.
EPCs	A 'B' rating has been awarded.
Costs	Each party is to be responsible for their own legal and professional costs incurred in the transaction.
Opening hours	07:00 to 24:00 Monday to Thursday 07:00 to 01:00 Friday 08:00 to 01:00 Saturday 08:00 to 24:00 Sunday, Bank Holiday and Public Holiday

Planning	Use Class E.
Outside seating	Permission for outside seating may be granted by way of separate licences. Further details on request.
Timing	Available now.
Handover	Units will come as turnkey units rather than shell condition, meaning the landlord (Places for London) has invested into DDA toilets, lining the arches, new sika flooring, lighting and heating. There is no gas supply. Two shared service arches will provide areas for refuse, staff cycle storage and staff w/c's and showers.



6 stations within a 15 minute walk





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Company

**BRUCE
GILLINGHAM
POLLARD**

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MAYOR OF LONDON

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