

# SCALE SPACE

58 WOOD LANE  
WHITE CITY  
W12 7RZ

TWO OPPORTUNITIES

**12,357** SQ FT · WHOLE FLOOR

**5,946** SQ FT · OFFICE SUITE



# WHAT SCALE SPACE HAS TO OFFER



<b>BUILDING</b> <b>200,000</b> SQ FT TOTAL	<b>COMPANIES</b> <b>75+</b> Scale-up businesses	<b>EVENTS / YEAR</b> <b>60+</b> Comprehensive Events Programme
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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.

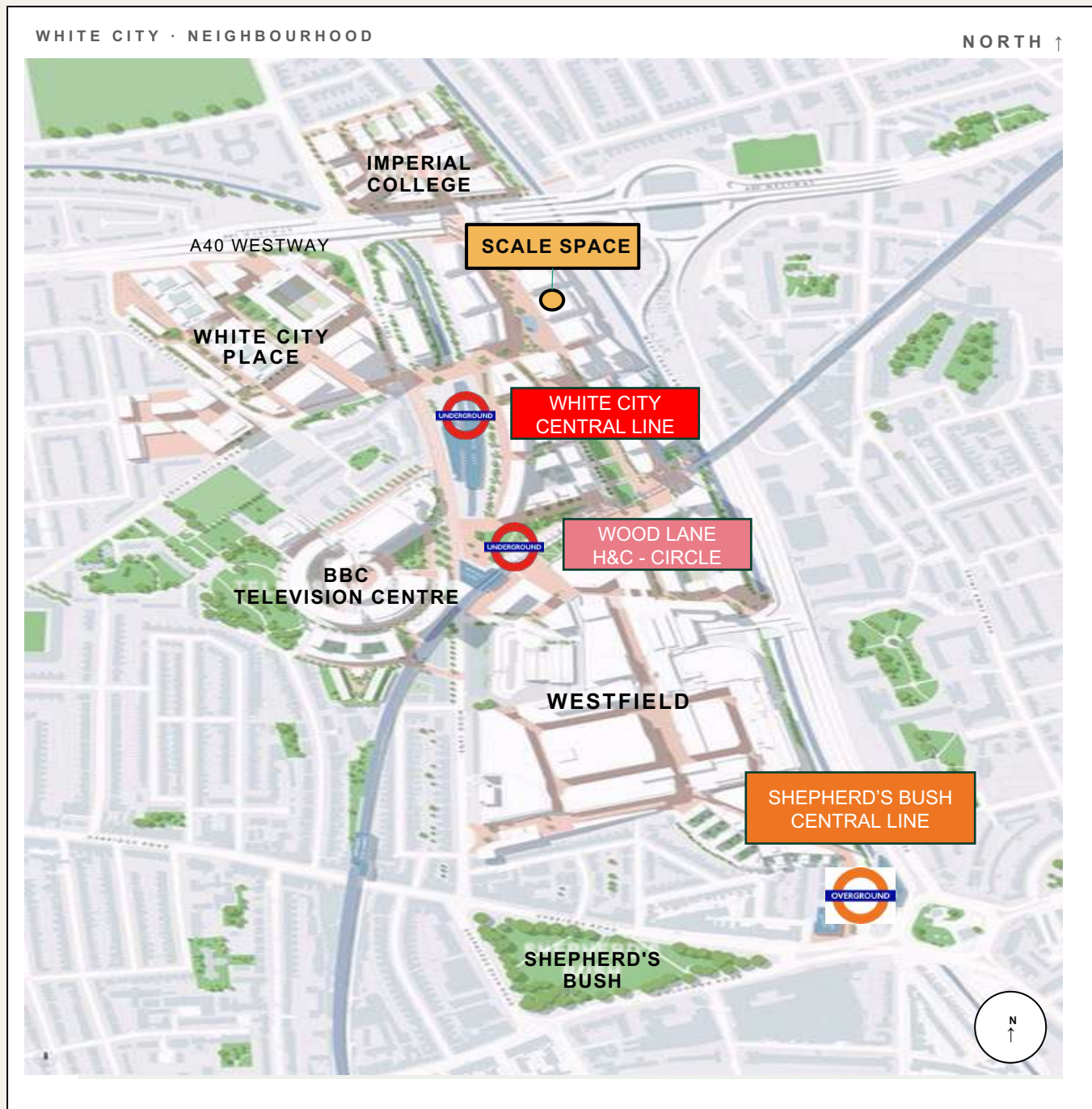
### 24/7 SECURE CAMPUS

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

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

- 3 UNDERGROUND LINES
- 2 STATIONS
- OVERGROUND ACCESS

# A WHOLE DEDICATED OFFICE FLOOR

# 12,357 SQ FT



The whole first floor - purpose-designed to flex from 112 to 172 workstations as your team grows. Windows on four sides, fully fitted and move-in ready.

<p>SIZE</p> <p><b>12,357</b></p> <p>SQ FT · WHOLE FLOOR</p>	<p>CAPACITY</p> <p><b>Up to 180</b></p> <p>Workstations</p>	<p>AVAILABLE</p> <p><b>20 SEP</b></p> <p>2026 · LEASE / LICENCE</p>
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FIRST FLOOR · PURPOSEFULLY DESIGNED · FULLY FITTED · READY TO GO

## TERMS · FLEXIBLE OCCUPANCY TO SUIT YOU

FULLY MANAGED

**£110,000**

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)

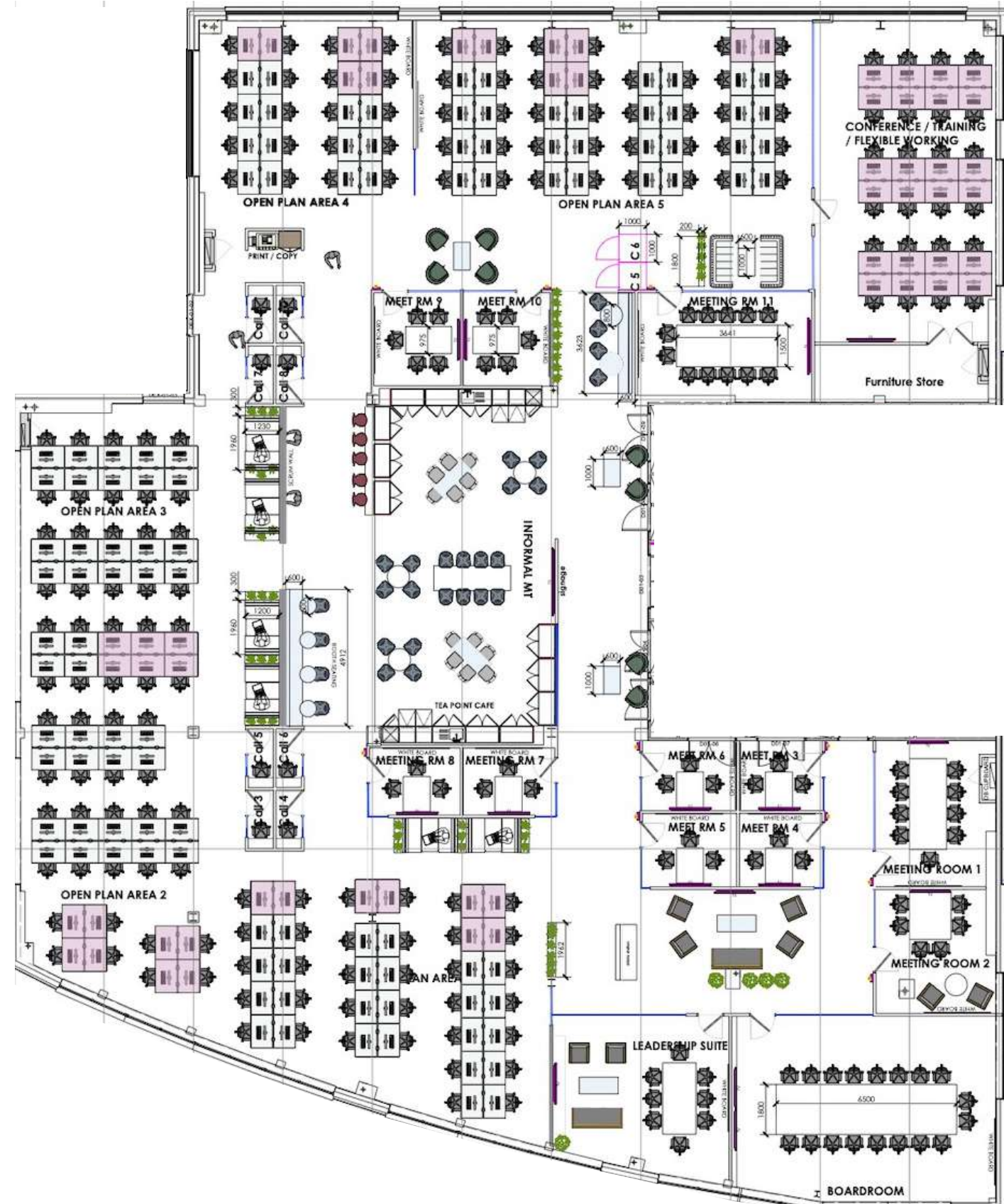
Longer-term commitment on conventional terms.

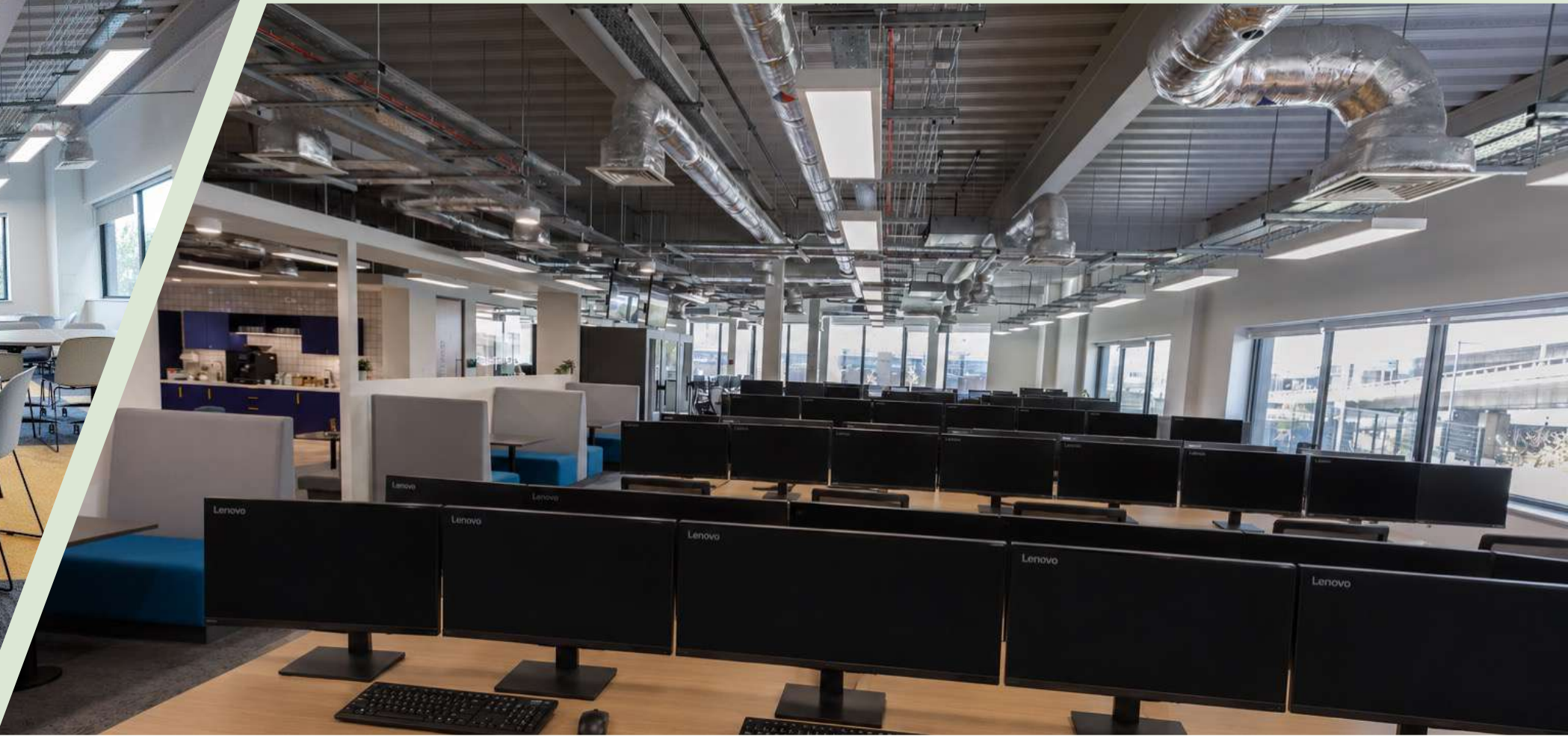
*Full breakdown of costs on request.*

# A Dedicated Floor built for you

## WHAT'S INCLUDED

- Whole dedicated floor with windows on four sides
- Up to 180 workstations
- 1 Boardroom and 1 Executive Suite
- 11 AV-ready meeting rooms
- 30-person private training room
- 10 private call booths & 6 collaboration areas
- Dedicated kitchen & breakout area
- Secure internet with dedicated line option







# A FULLY FITTED OFFICE SUITE

## 5,946<sub>SQ FT</sub>

### 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.*

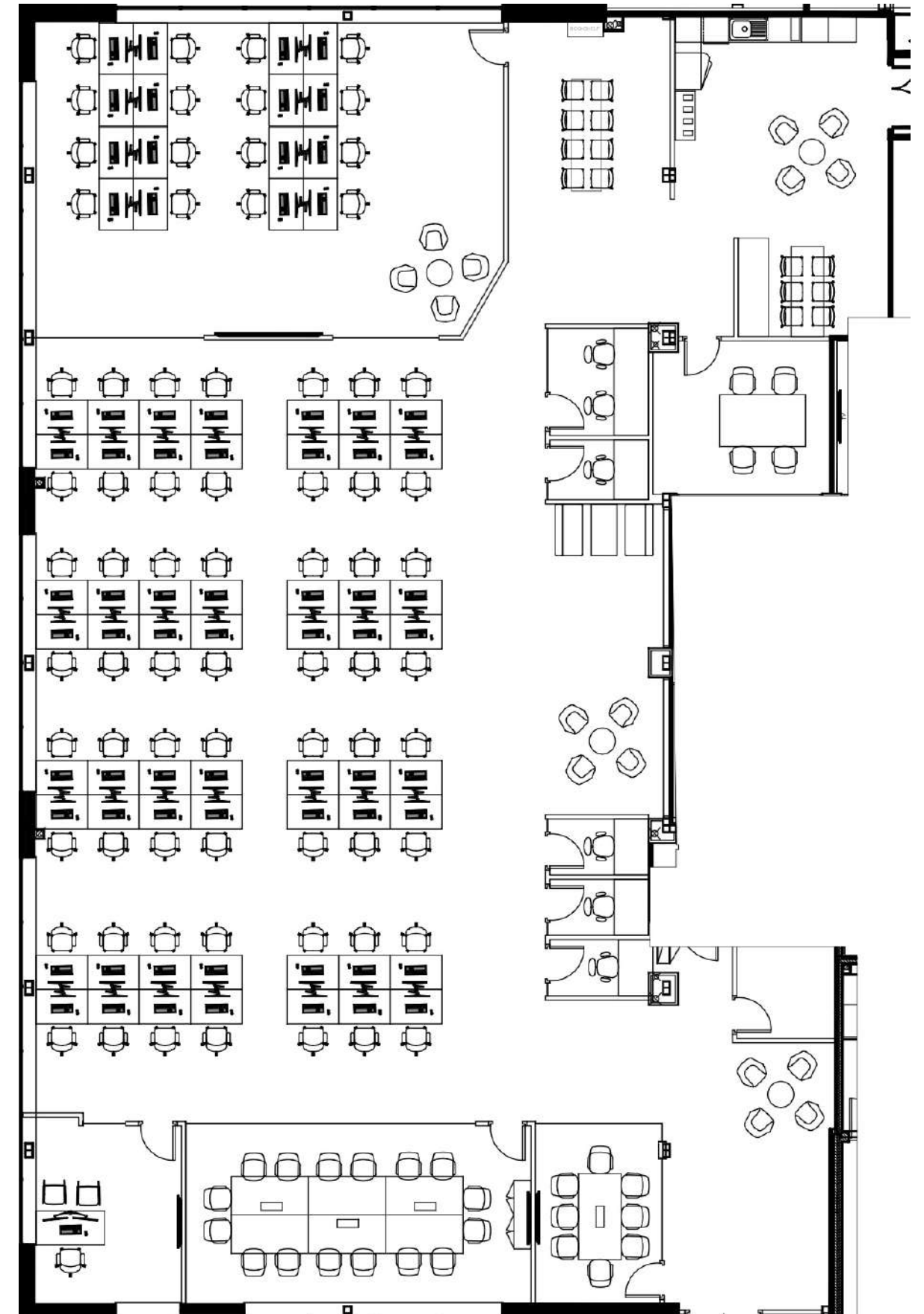
Panoramic views over White City Place and Television Centre. Natural light on four sides. Configured for 90 to 110 workstations.

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





# LET'S TALK

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

58 Wood Lane · London W12 7RZ [scalespace.co.uk](http://scalespace.co.uk)

## SCALE SPACE

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