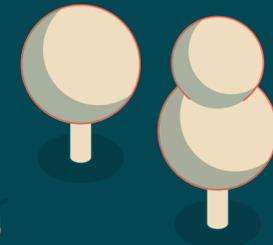




# EdCity

South Africa Road, White City



52,000 sq ft of brand new office space designed with unique social impact in White City

A photograph of a modern, multi-story building with a grid of windows, illuminated at dusk. The building is the central focus, with a street and trees in the foreground and background. The overall tone is dark and moody.

Designed for forward-thinking businesses and a diverse, connected community, 1EdCity is where creative collisions lead to sparks of greatness.

# Ark

1EdCity is a purpose-designed office with a unique social impact. It provides exemplary workspace with exceptional collaboration-focussed amenities. And, uniquely, income generated from the building will support Ark, a charity that works to transform children's lives through education.

# A building with a new perspective





Indicative CGI - view from South Africa Road



An exceptional contemporary office, 1EdCity is part of White City, a hotspot for science, tech, education, media and the arts. Welcome to a new kind of office – one that enhances well-being while enriching lives beyond the building's walls.



Changing  
the perception  
of what an  
office building  
can be.

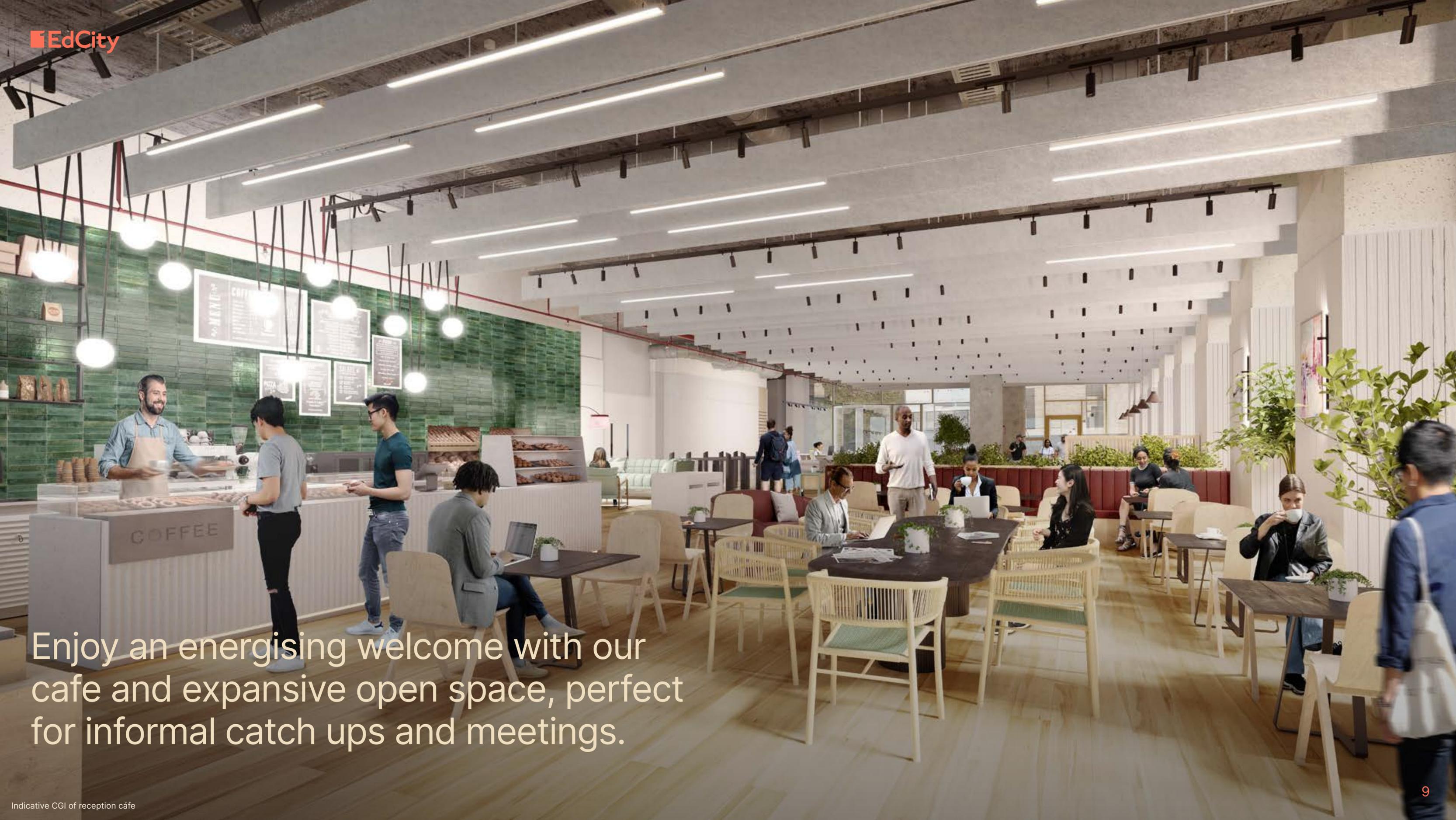


Indicative CGI of public realm



EdCity

9  
8  
7  
6  
5  
4  
3  
2  
1  
0



Enjoy an energising welcome with our cafe and expansive open space, perfect for informal catch ups and meetings.



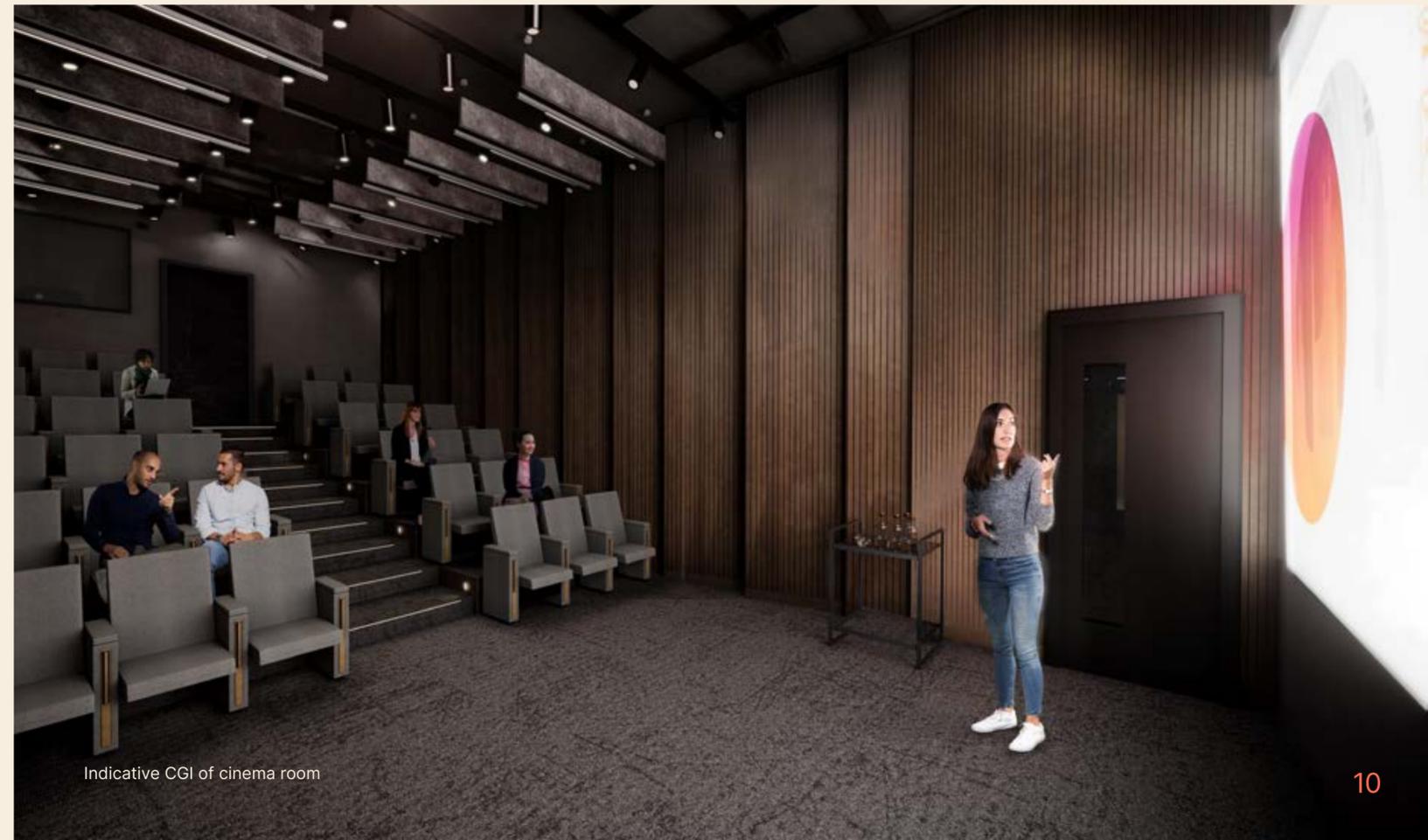
# Amenities to cater for the modern occupier



1EdCity has been designed as a place where people can do their best work.

Healthy and eco-conscious travel is encouraged with generous cycle storage and premium facilities. There's a cinema-style theatre, podcast studio, and the multi-purpose ninth floor provides a boardroom, collaborative workspace and a stunning terrace.

And because 1EdCity is for everyone, all these spaces are yours to use – just book your spot.



# The future of workspace

Cafe & open space  
Perfect for informal  
catch ups & meetings

Roof terrace  
With outdoor kitchen for  
entertaining & events

End of trip  
Premium changing  
facilities & cycle storage

Podcast studio  
Share your ideas with  
the world

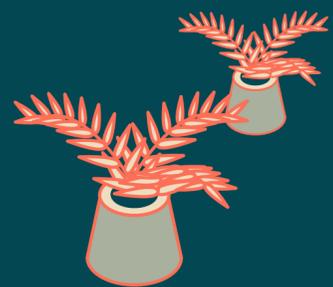
Cinema-style theatre  
Perfect for team & client  
presentations

Multi-purpose space  
9th floor boardroom &  
collaboration area



## Progressive sustainability and ESG credentials

# A Net-Zero Carbon In Operation Building



Targeting WiredScore Platinum



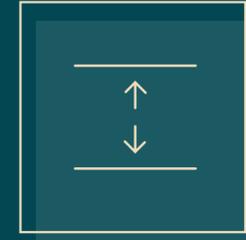
Targeting EPC Rating B



Targeting BREEAM Excellent



Green sedum roof



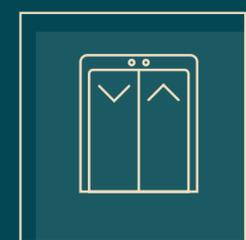
3.1m floor to ceiling height



10 unisex and 2 accessible WCs per typical floor



172 cycle parking spaces



4 x 17 person passenger lifts  
1 x goods / cycle lift



204 lockers  
18 showers  
2 drying rooms



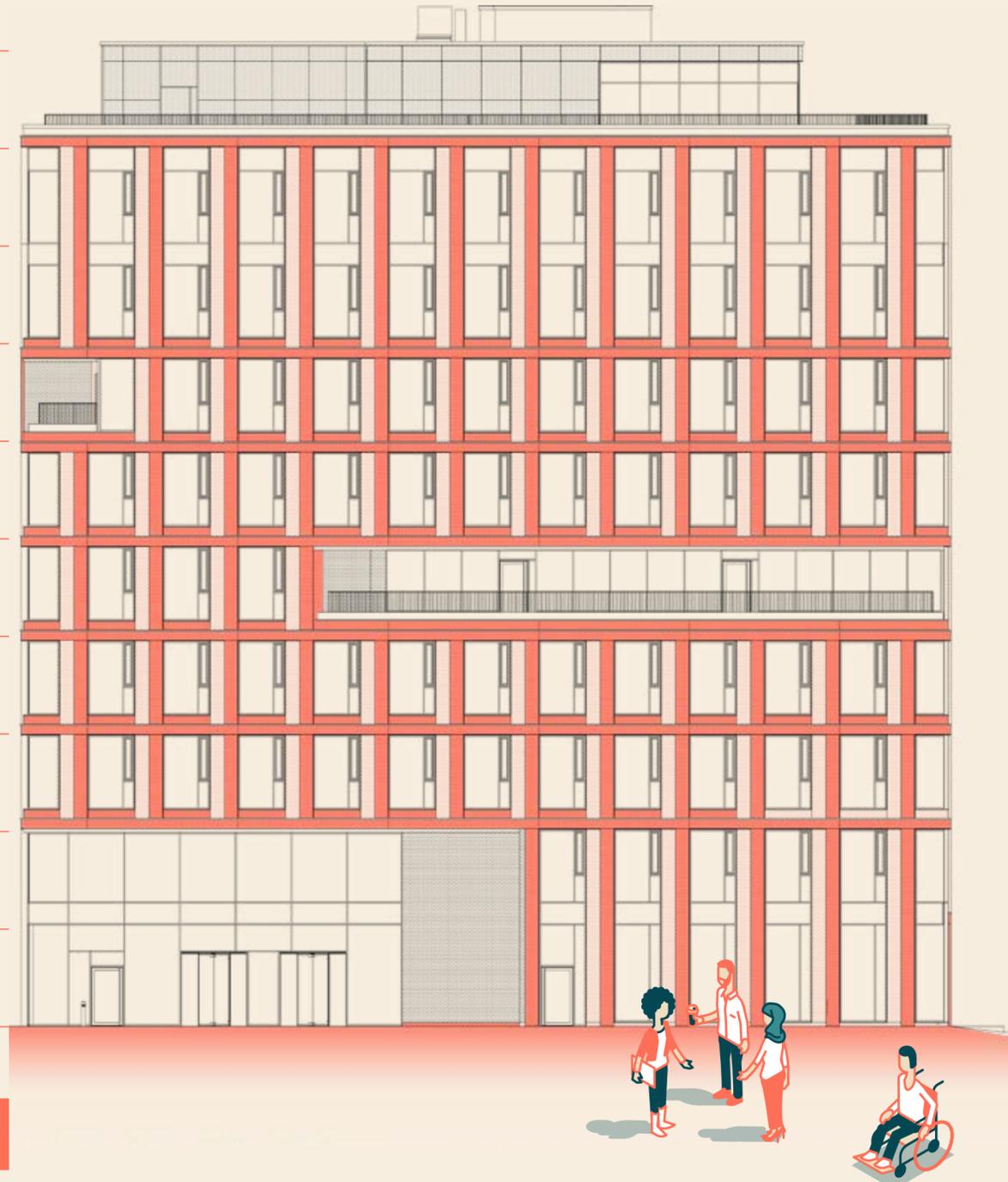
# Good for you

1EdCity nurtures wellbeing. Large open floorplates with 3m+ ceiling heights – flooded with brain-boosting natural light – meet refreshing outdoor spaces, including landscaped private terraces and a communal rooftop oasis overlooking the city. The building is on target for BREEAM Excellent, WiredScore Platinum and an EPC B rating.



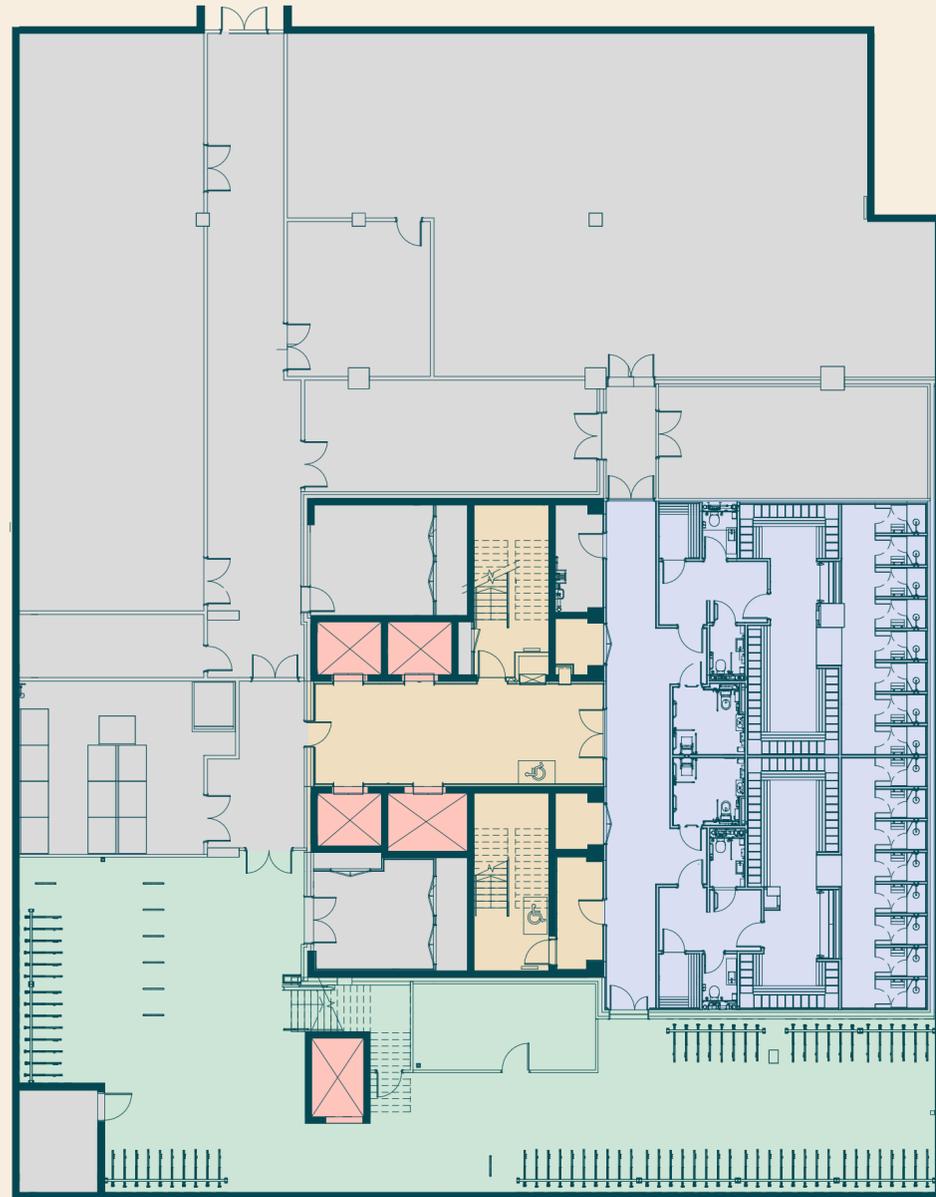
# Schedule of areas

	Sq ft	Sq m	Terrace
9			Communal tenant lounge 1,947 sq ft (181 sq m)
8	10,173	945	
7 (Private terrace)	10,175	945	531 sq ft (49 sq m)
6 (Private terrace)	10,273	951	517 sq ft (48 sq m)
5	10,890	1,012	
4 (Private terrace)	10,158	944	592 sq ft (55 sq m)
3		LET	
2		LET	
1		LET	
Ground			Communal amenity space
Basement			End-of-trip amenity
<b>Total</b>	<b>51,669</b>	<b>3,786</b>	<b>3,587 sq ft (333 sq m)</b>



# Basement

1,909 sq ft (177 sq m)



**Key**

- Cycle Parking
- Changing Rooms
- Ancillary
- Core
- Lifts

# Ground

8,007 sq ft (744 sq m)

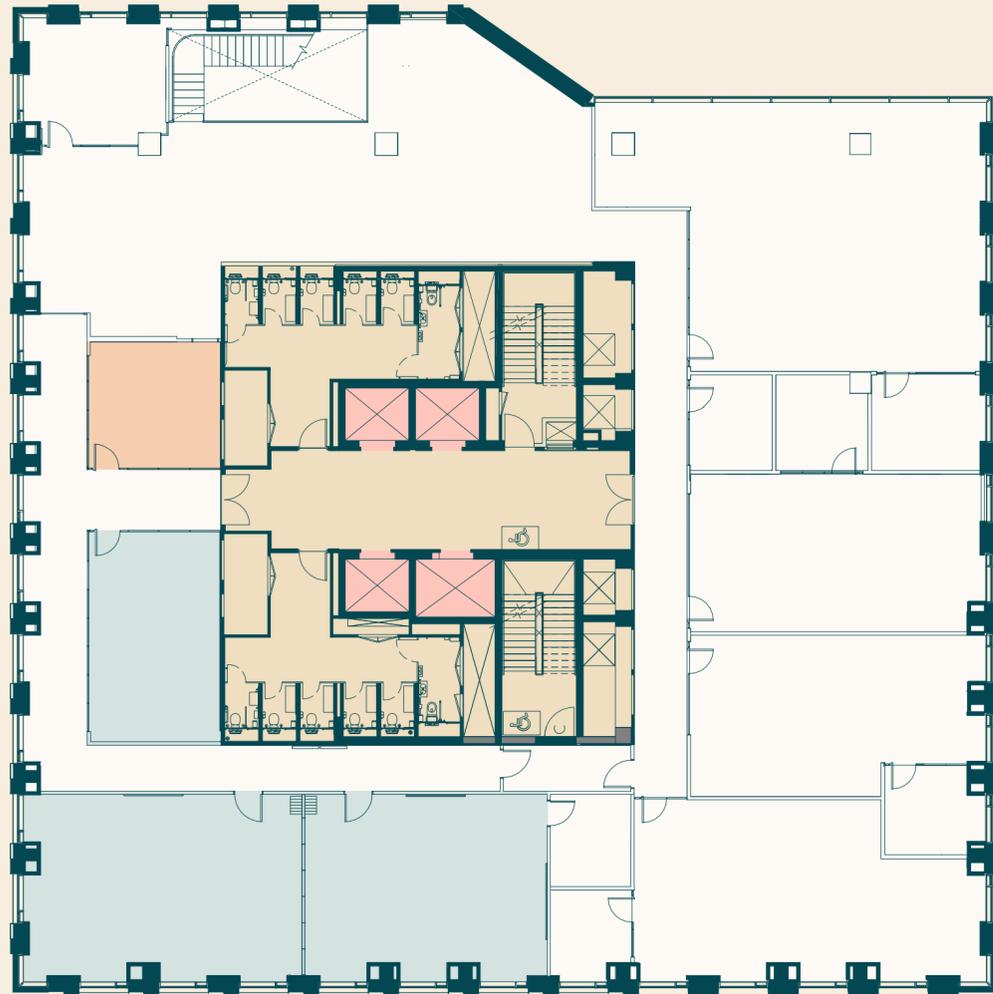


**Key**

- Reception
- Café
- Lab space
- Cinema-style theatre
- Ancillary
- Core
- Lifts

# Communal facilities

Training rooms and Podcast studio

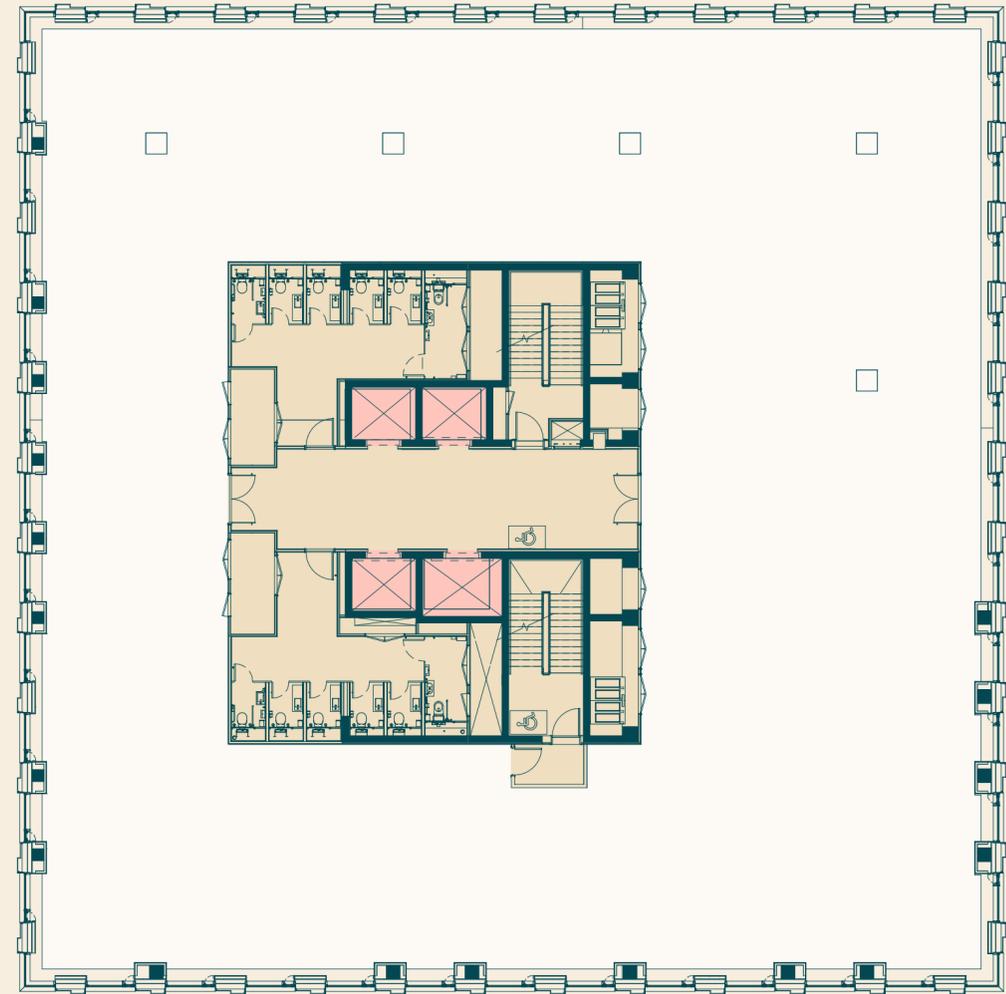


**Key**

- Office
- Training rooms
- Podcast studio
- Core
- Lifts

# Typical floor

10,890 sq ft (1,012 sq m)

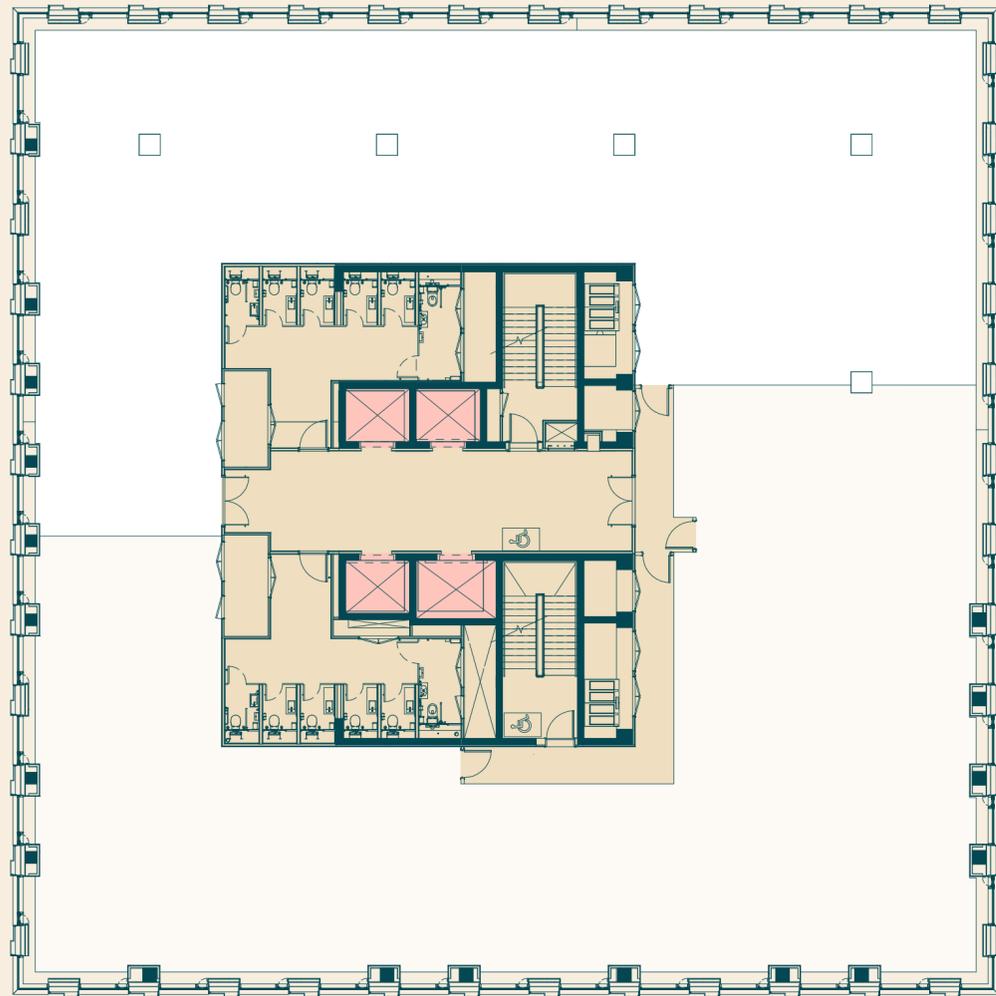


**Key**

- Office
- Core
- Lifts

# Typical floor

Indicative floor split

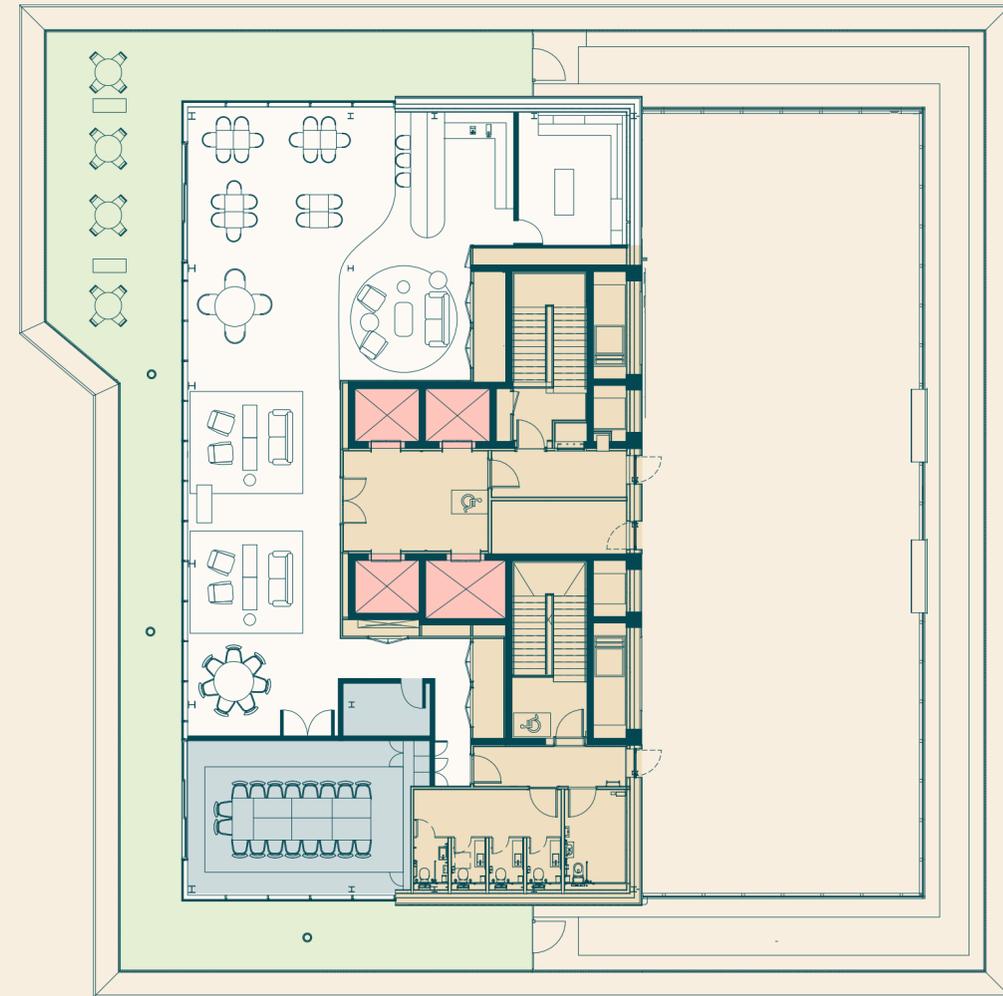


**Key**

- Office
- Core
- Lifts

# 9th floor

5,205 sq ft (484 sq m)



**Key**

- Communal Roof Terrace
- Office
- Boardroom
- Core
- Lifts



# Your city in the city



White City is a cutting-edge destination, home to a truly unique mix of science, education, tech, finance, fashion and media businesses and institutions.

Companies are flocking here, from start-ups to global giants, all eager to become part of a centre for innovation.



# Local occupiers



YOOX  
NET-A-PORTER  
GROUP



Imperial College  
London



ME+EM



Autolus

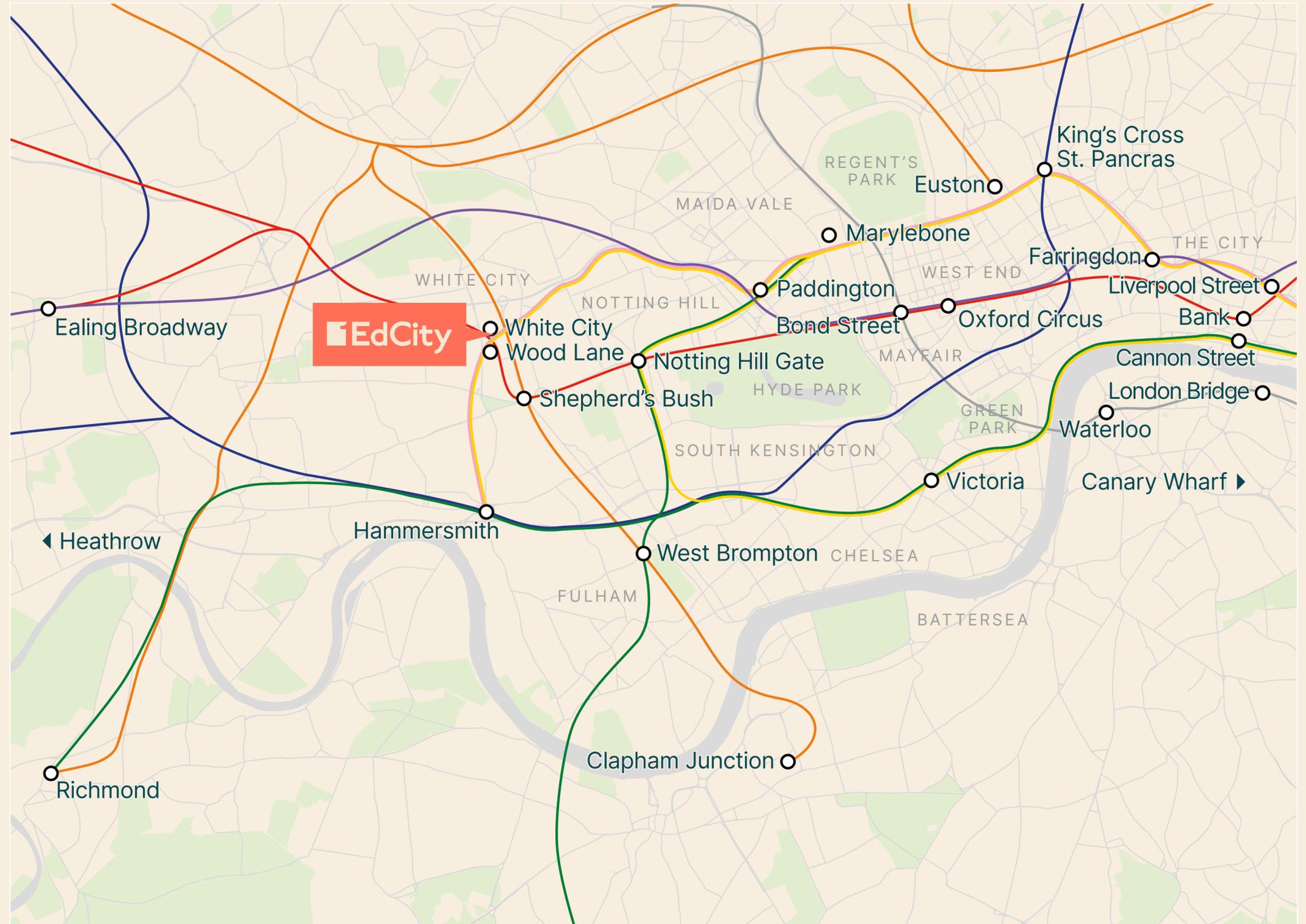
# One of London's most connected areas

1EdCity is brilliantly located to make your way in, out and around the capital. Walk five minutes to White City Underground Station, jump on the Central line and you'll reach Oxford Circus in 15 minutes. For the Circle and Hammersmith & City lines, head to Wood Green.

- Paddington**  
(Elizabeth line) 8 mins
- Mayfair**  
12 mins
- Clapham Junction**  
15 mins
- Soho**  
16 mins
- The City**  
20 mins
- King's Cross  
St Pancras International**  
20 mins
- Victoria**  
20 mins
- Bank & Waterloo**  
22 mins
- London Bridge**  
25 mins
- St James's Square**  
25 mins
- Heathrow**  
30 mins
- Canary Wharf**  
32 mins

## Key to lines

- Central
- Northern
- London Overground
- Piccadilly
- Elizabeth line
- Hammersmith & City
- Circle
- District
- Victoria



Source: Times sourced from TfL and Crossrail websites and based on station-to-station journey times from White City, Wood Lane or Shepherd's Bush overground stations

Imperial College  
London



7 mins 

 White City

10 mins 

Television Centre

 Wood Lane

*Westfield*  
Shopping Centre

A3220

Uxbridge Road

Shepherd's Bush 

Shepherd's Bush 

# From brilliant green spaces to the retail focus of West London



Work or play, night and day, White City has it all. There is an endless choice of restaurants and bars, a vibrant local arts scene, abundant outdoor space, and the ultimate retail experience on your doorstep at Westfield.



Rooftop pool at White City House



Hammersmith Park



John Lewis flagship store



The Broadcaster pub & restaurant

# Local amenities



THE **BROADCASTER**



BERGAMOT



SOHO HOUSE

CRUS2H



waka



THE  
ATHENIAN

Puttshack



SHOLA  
KARACHI KITCHEN

TESCO

KRICKET  
White City



ALL STAR LANES

WAITROSE  
& PARTNERS

JOHN LEWIS  
& PARTNERS

amazonfresh

Television Centre

Westfield

COCO  
DI MAMA

HOMESLICE

ENO  
AT THE ROTUNDA



# A building with a conscience



# 1EdCity: our purpose



Imagine you could offer opportunities to young people simply by going to work.

## Be part of something with purpose

Working at 1EdCity offers a ground-breaking opportunity to change the lives of young people in the community and beyond. Income generated by the building will support Ark, a charity that works to transform children's lives through education.

## What is Ark?

Ark exists so that all children, regardless of background, can access an excellent education and opportunities in life. They run 39 schools, directly supporting 30,000 students with over 300,000 benefiting from their wider ventures. They work where they can make the biggest difference, tackling the most challenging problems facing young people today. Ark created 1EdCity and it will be their new HQ.

## What is EdCity?

EdCity is a not-for-profit development funded by Ark and the London Borough of Hammersmith and Fulham. It's a fantastic addition to the White City Innovation District, providing a new state-of-the-art educational hub, office space, community facilities and over 100 affordable homes. It's a place to work, learn, live and play – a place that's creating real opportunities for the White City community and beyond.

## 1EdCity.com

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