

IMPERIAL IMPERIAL WAY

Your window onto White City

Curated retail, lifestyle
and F&B opportunities



Imperial Way is a new social thoroughfare at the heart of a thriving West London destination.

Set within White City Living's community of over 2,500 homes, it connects directly to Imperial's White City Campus – drawing a steady flow of residents, professionals and students. Just south through Exhibition Park lies Westfield London, Europe's largest shopping hub, adding to the area's appeal.

With Imperial as a long-term landlord committed to innovative placemaking, these prime, double-height units form a curated mix of lifestyle experiences.

Make your brand a beloved part of people's day-to-day lives – a place they return to time and again.

BRING YOUR VISION

TO

WHITE CITY



THIS IS ALL-NEW WEST LONDON

Imperial Way is part of the £8 billion, mixed-use regeneration of White City.

Five flexible units available from early 2026.

- ◆ JUST 2 MINS FROM WHITE CITY AND WOOD LANE STATIONS
- ◆ > 12 MILLION YEARLY TUBE USERS
(WHITE CITY AND WOOD LANE STATIONS)
- ◆ 2,500+ NEW HOMES AT WHITE CITY LIVING, WITH ADDITIONAL RETAIL AND OFFICE SPACE
- ◆ 5 ACRES OF PUBLIC PARKS AND OPEN SPACES
- ◆ A GROWING CAMPUS COMMUNITY OF OVER 5,000 TODAY - EXPANDING TO 25,000 BY 2035
- ◆ IMPERIAL IS DEVELOPING 3.8 M SQ FT OF MIXED-USE SPACE, INCLUDING:
 - >3M SQ FT OF OFFICE AND ACADEMIC SPACE
 - >100,000 SQ FT OF RETAIL AND DINING AMENITIES

SOURCE: TFL'S NETWORK DEMAND DASHBOARD AND WHITE CITY LIVING, ST JAMES



Imperial Way looking east with White City Living apartments by St James above, and Westfield London to the right

CGIs are illustrative only and should not be relied upon for accuracy. Please refer to the final design drawings.

AVAILABLE
FROM
Q1 2026

A BIG WINDOW OF OPPORTUNITY FOR YOUR BRAND

Unit S1: Opportunities for outdoor seating within beautifully landscaped surrounds, benefitting from high levels of passing footfall

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- ◆ PROMINENT CORNER UNITS
- ◆ STRIKING DOUBLE-HEIGHT GLAZING
- ◆ HIGH CEILINGS FOR BRIGHT, VOLUMINOUS INTERIORS
- ◆ FLEXIBLE FLOORPLATES FROM 74 SQ M UP TO 715 SQ M
- ◆ BASEMENT SPACES AVAILABLE

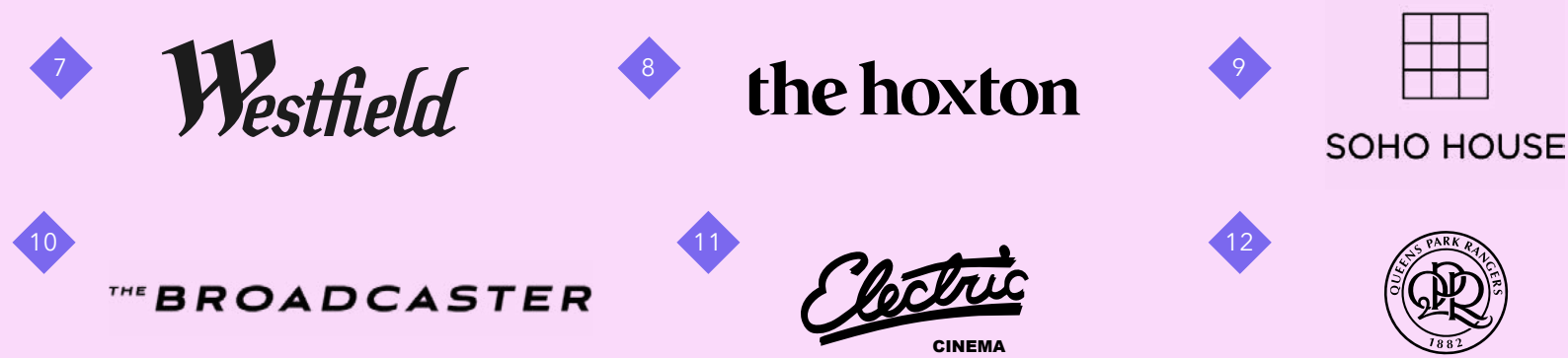
IN GOOD COMPANY

White City is a dynamic and fast-evolving destination, attracting major occupiers and investors, and a host of big name brands who have already made it their home.

MAJOR OCCUPIERS INCLUDE:



RETAIL & LEISURE INCLUDING:

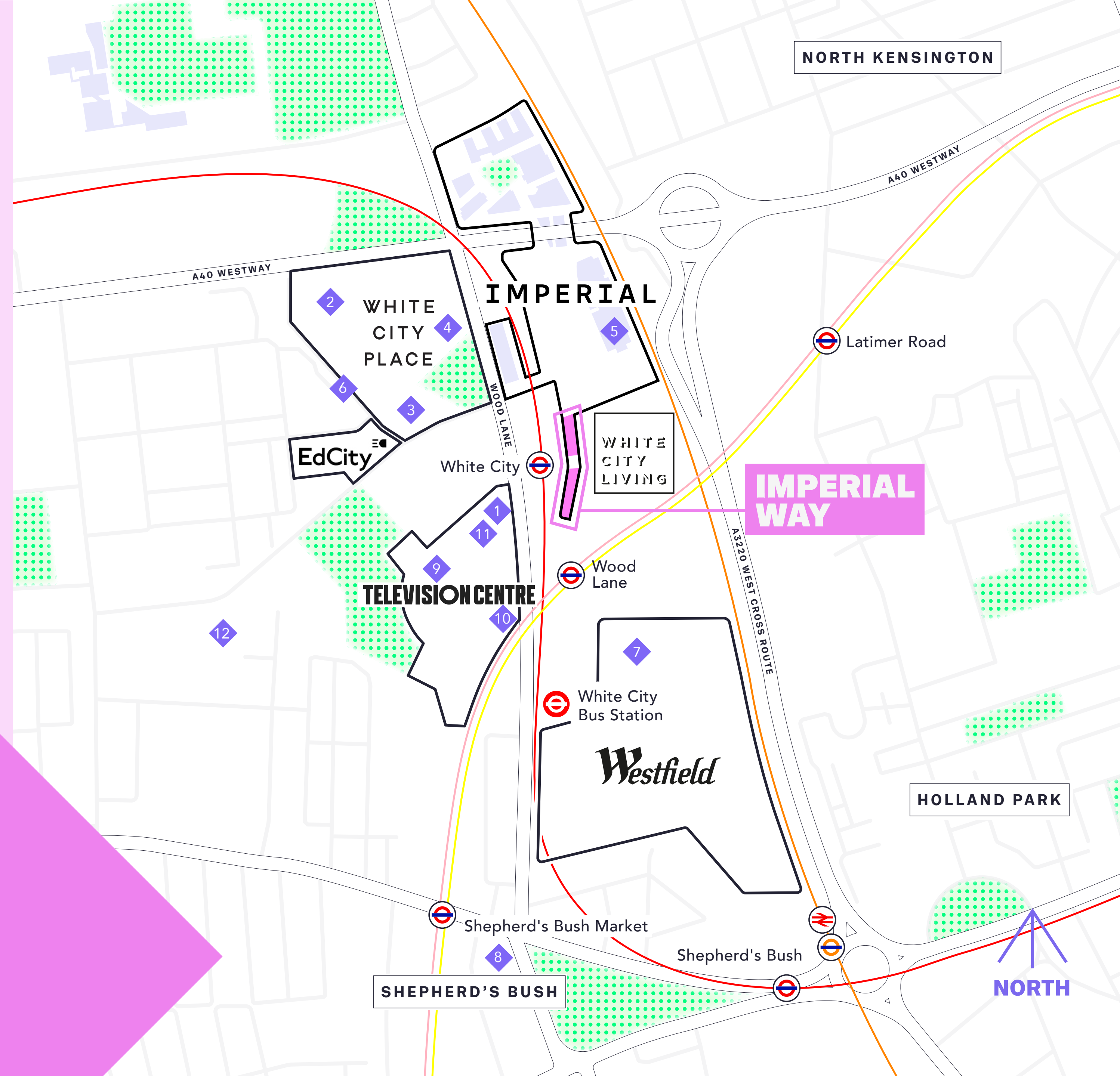


DEVELOPERS INCLUDE:



EXPLORE WHITE CITY

Become part of an already thriving community



A YOUTHFUL & UNDERSERVED CATCHMENT

Imperial Way will benefit from a greater presence of 18-34-year olds than the London average, driving demand for opportunities to gather and socialise.

SOURCE FOR ALL STATS: CACI

LOCAL POPULATION
60k

by 2029, rising to 75,000 by 2039*

* Within a 10 minute walk

Annual footfall is anticipated to reach

6.8 MILLION PEOPLE

by 2029, rising to 8.6m by 2039

Over half of local residents are

AGED UNDER <35 YEARS

Within a 10 minute walk



CAMPUS POPULATION SET TO REACH
15k

by 2029, rising to 25,000 by 2039*

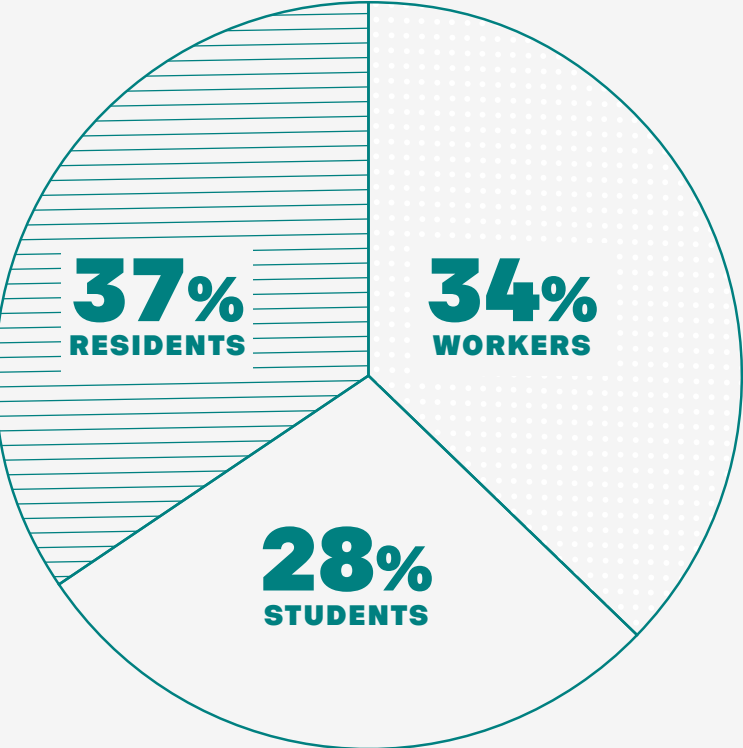
* Imperial's White City Campus

With development of the White City Campus, footfall

SET TO RISE
+40 PERCENT

by 2029 (70% by 2039 vs. 2024 levels)

WHITE CITY CAMPUS POPULATION SPLIT 2029





MAKE EUROPE'S NO.1* UNIVERSITY YOUR NEIGHBOUR

* QS World University Rankings, 2024

Imperial Way is just a few minutes' walk to Imperial's White City Campus, which anchors the White City Innovation District. By the time the campus is fully complete, it will be home to a daily population of over 25,000 professionals, students, residents and visitors.

Currently, the Imperial community includes 5,000 people working, teaching, studying and researching across world-class specialisms. Imperial also supports a growing wave of exciting university spin-

outs and deep-tech startups incubated on-site, bringing fresh entrepreneurial energy to the neighbourhood.

Focused on science, technology, medicine and business, Imperial attracts the best and brightest globally. These pioneering minds are motivated by curiosity and discovery. They are hungry for knowledge – and stimulating retail, food and beverage, wellness and lifestyle experiences within strolling distance.



Imperial Way provides a new pedestrian link between White City Station and the Imperial White City Campus, featuring a distinctive undulating waterway along the route.

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Imperial Way links up the community beautifully, providing ample connections to nature.

Moments away, lies Imperial's White City Campus. This includes three acres of public space, centred around a green square at the heart of the southern campus – a mix of natural, educational and social spaces to meet up, relax and explore together.

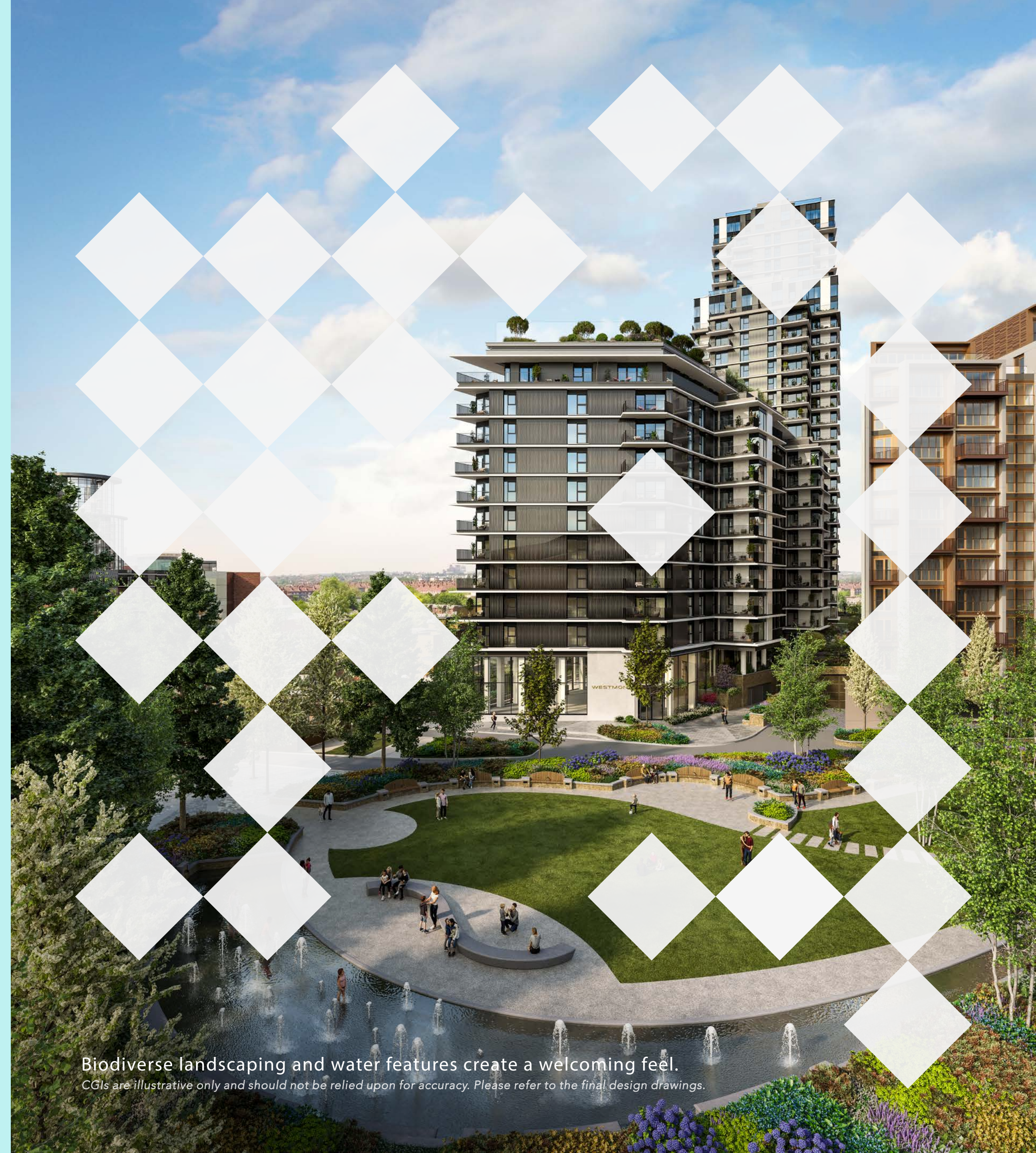
Imperial is committed to achieving Net Zero carbon (Scope 1 and 2) across the entire campus estate by 2040. Our comprehensive Sustainability Strategy will help drive meaningful change in both embodied and operational carbon through leading sustainable design.



WEAVING NATURE

INTO THE

NEIGHBOURHOOD



Biodiverse landscaping and water features create a welcoming feel.
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CREATE YOUR IDEAL SPACE

➤ [CLICK UNIT TO VIEW](#)

Flexible floorplates allow any number of units to be combined within the Westmont South Building (units S1-S4).

116 SQ M - 715 SQ M
1249 SQ FT - 7696 SQ FT
AVAILABLE



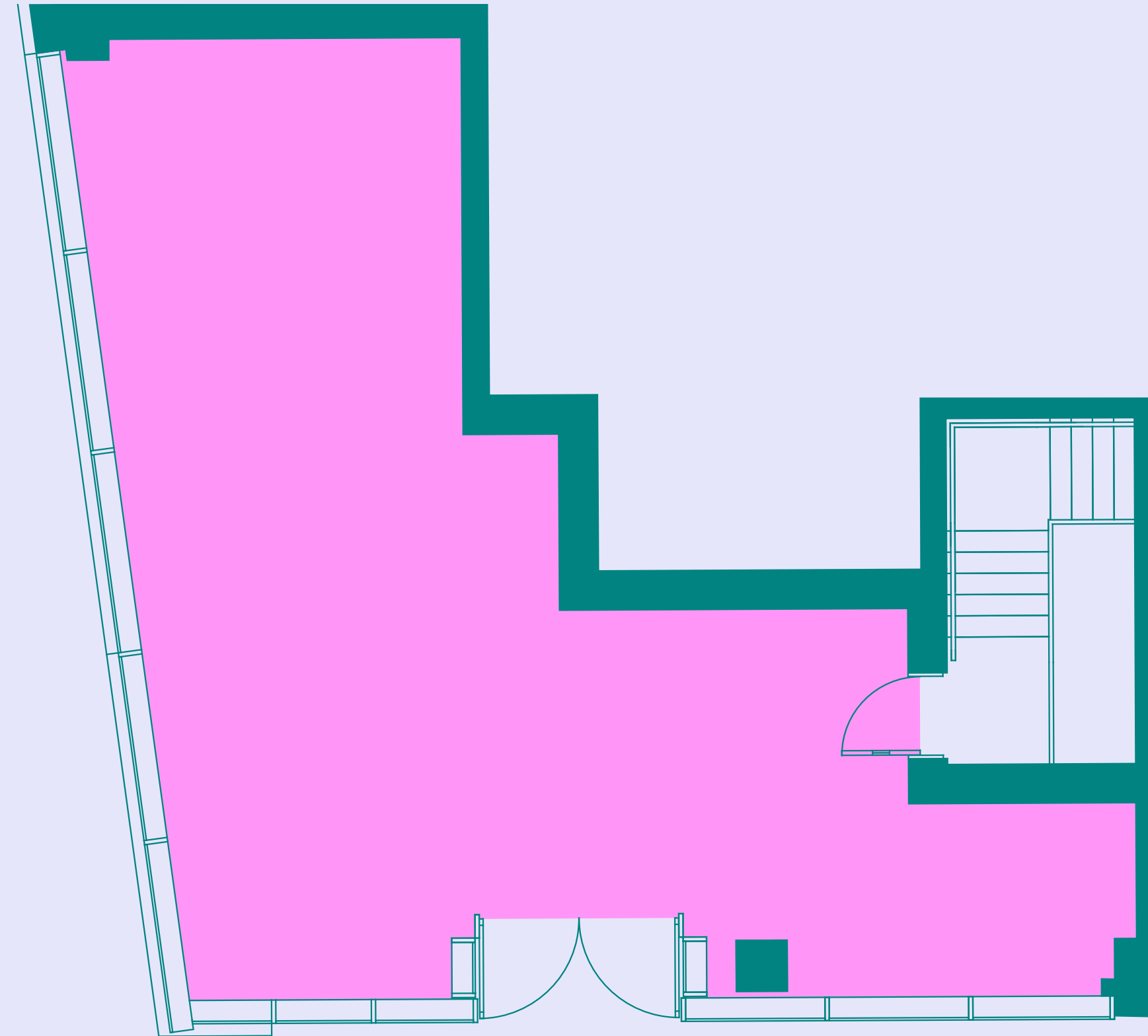
UNIT N1

Net internal area:

**74 SQ M /
797 SQ FT**

Ceiling height:

4.26M



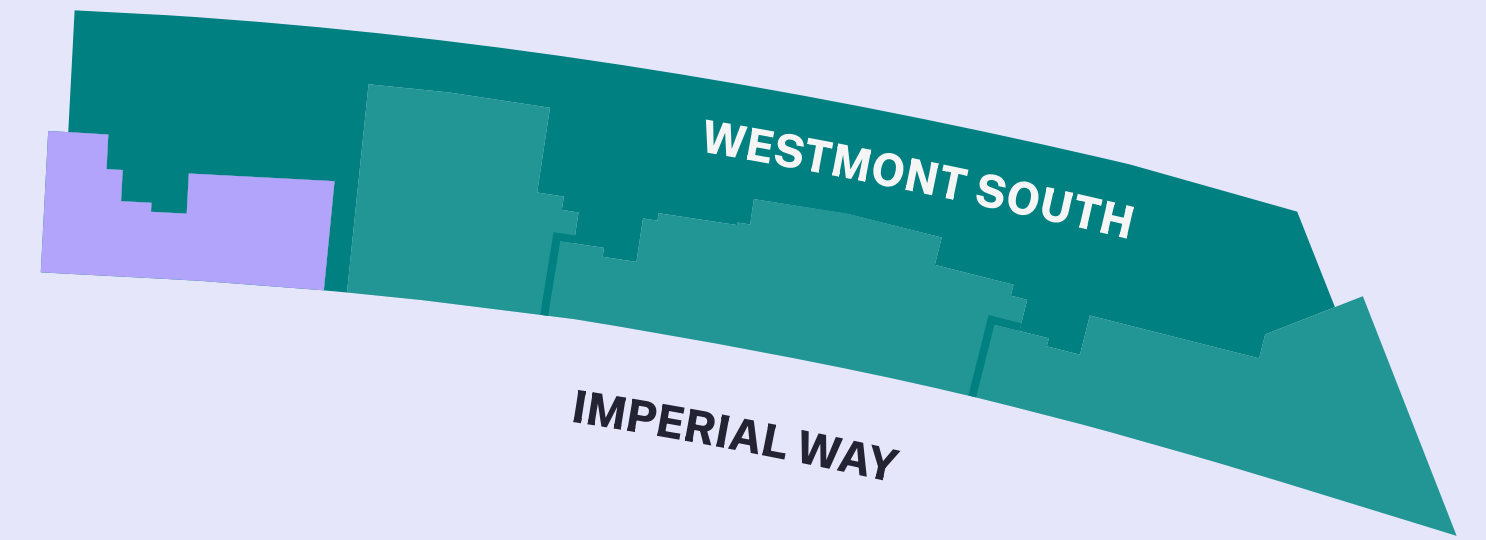
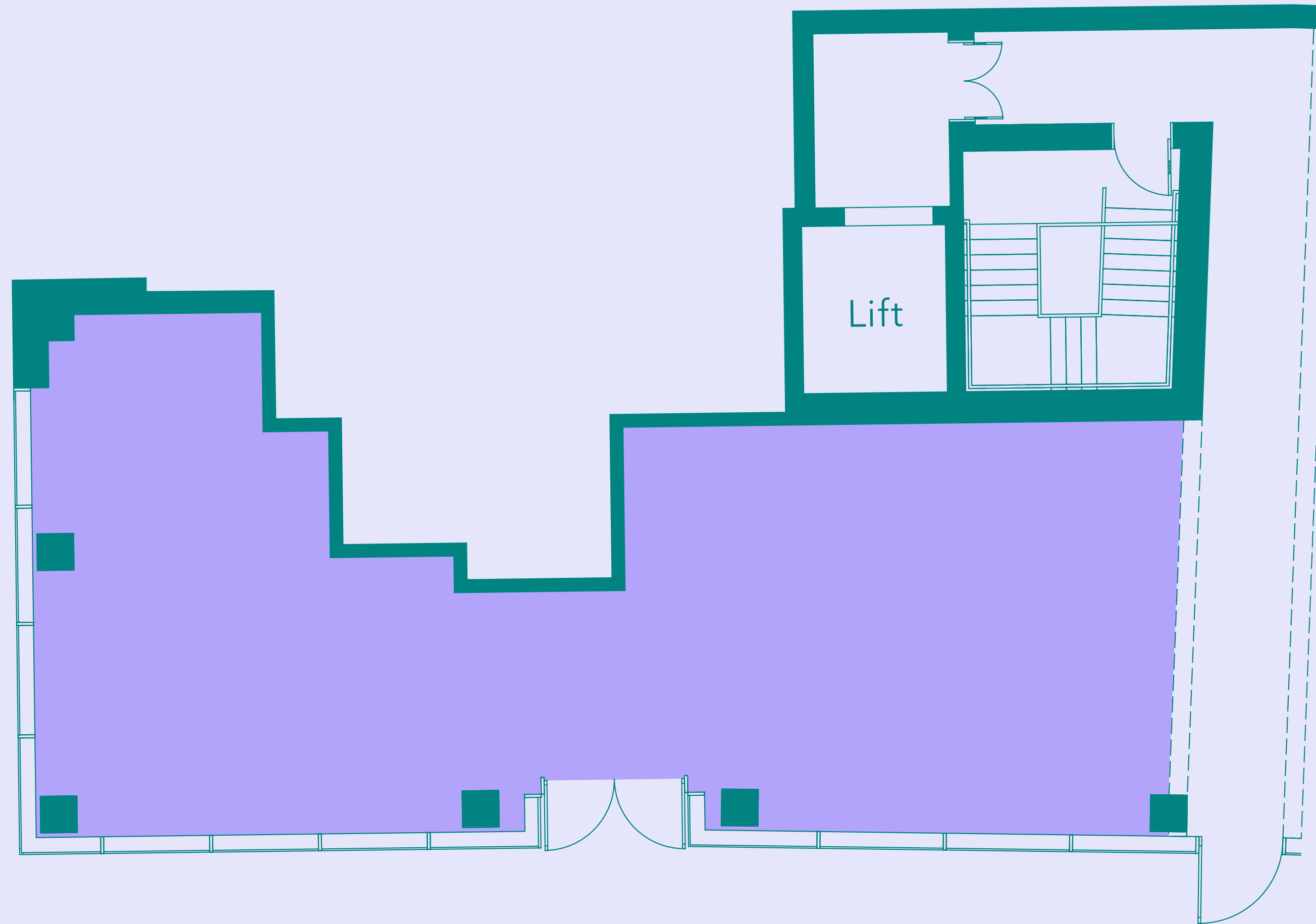
UNIT S1

Net internal area:

**115 SQ M /
1,238 SQ FT**

Ceiling height:

4.26M



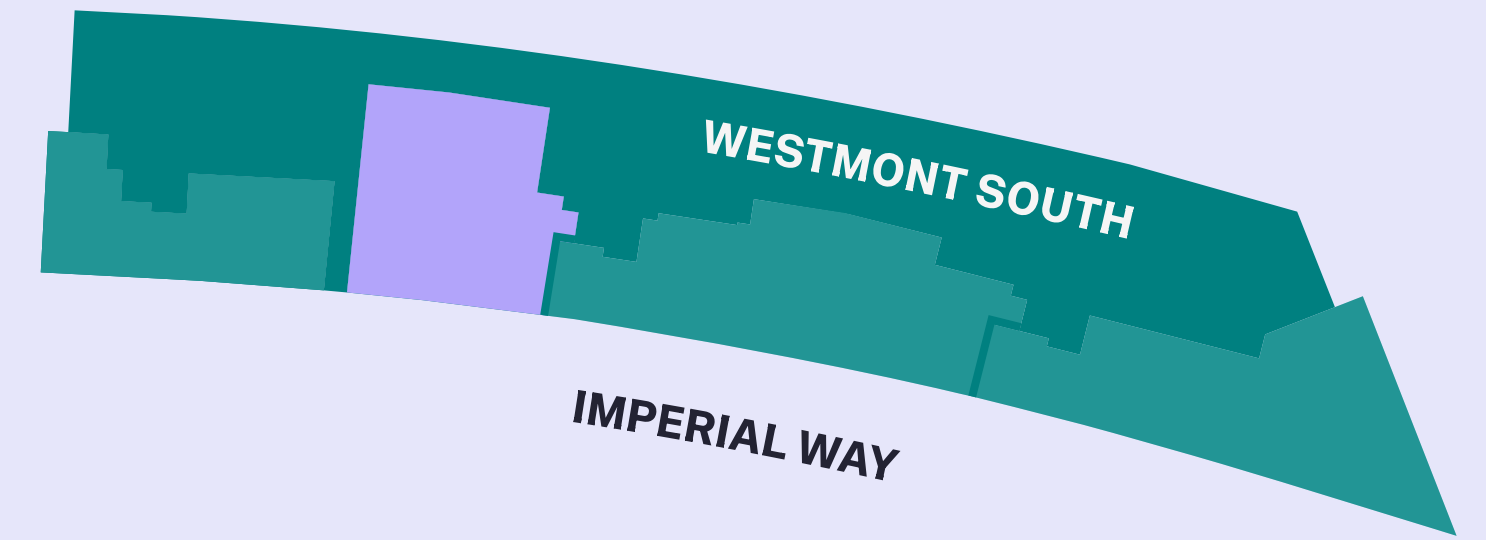
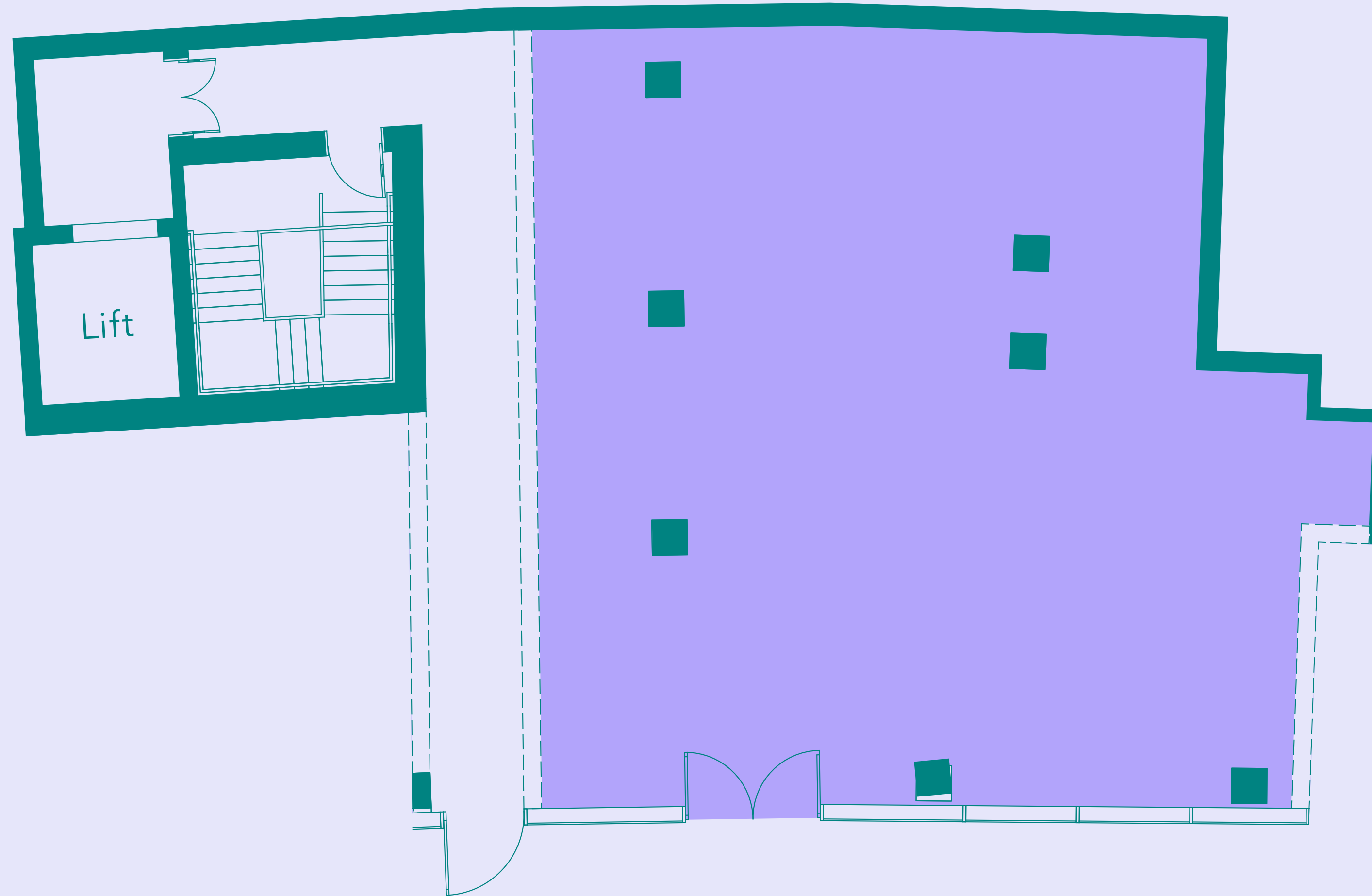
UNIT S2

Net internal area:

**162 SQ M /
1,743 SQ FT**

Ceiling height:

5.26M



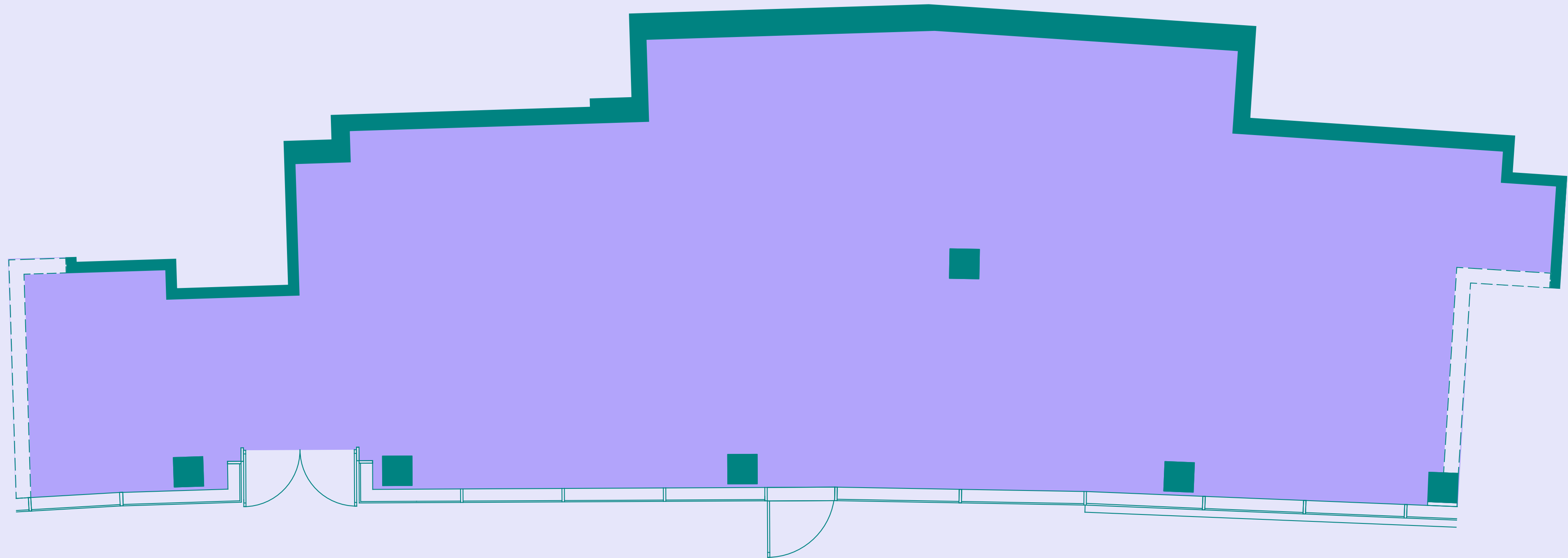
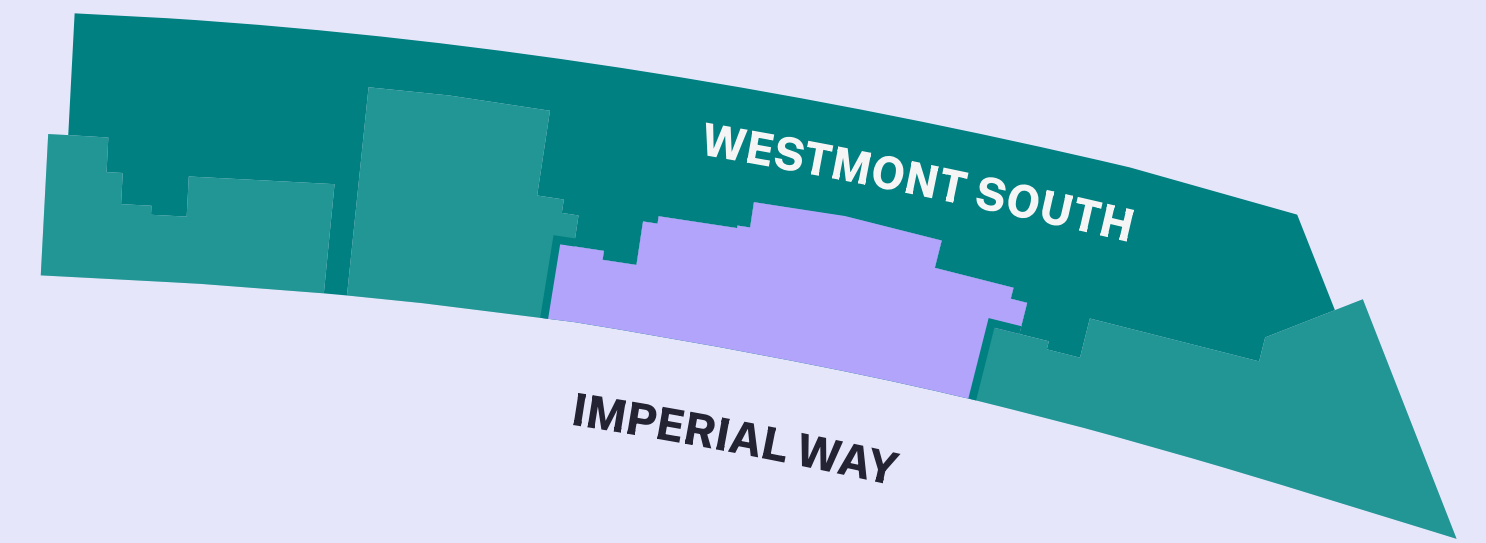
UNIT S3

Net internal area:

**217 SQ M /
2,336 SQ FT**

Ceiling height:

5.91M



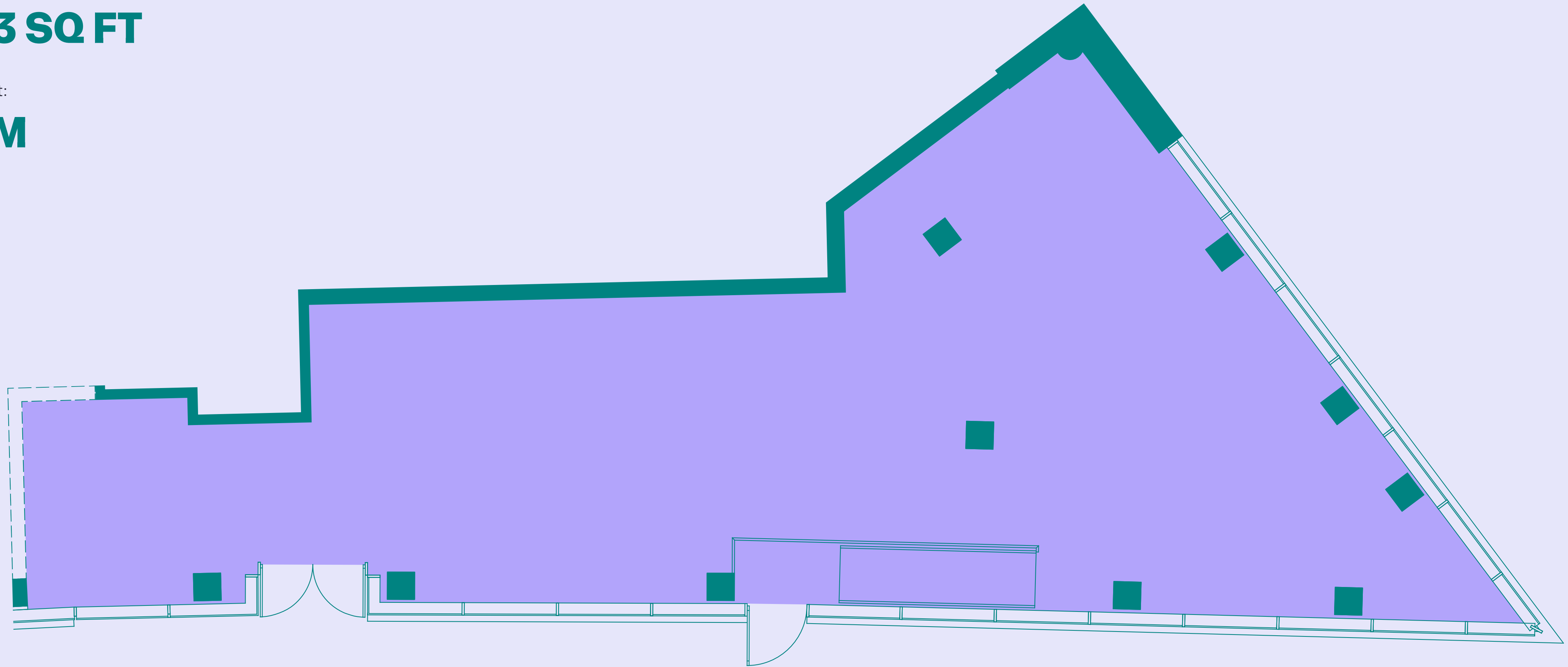
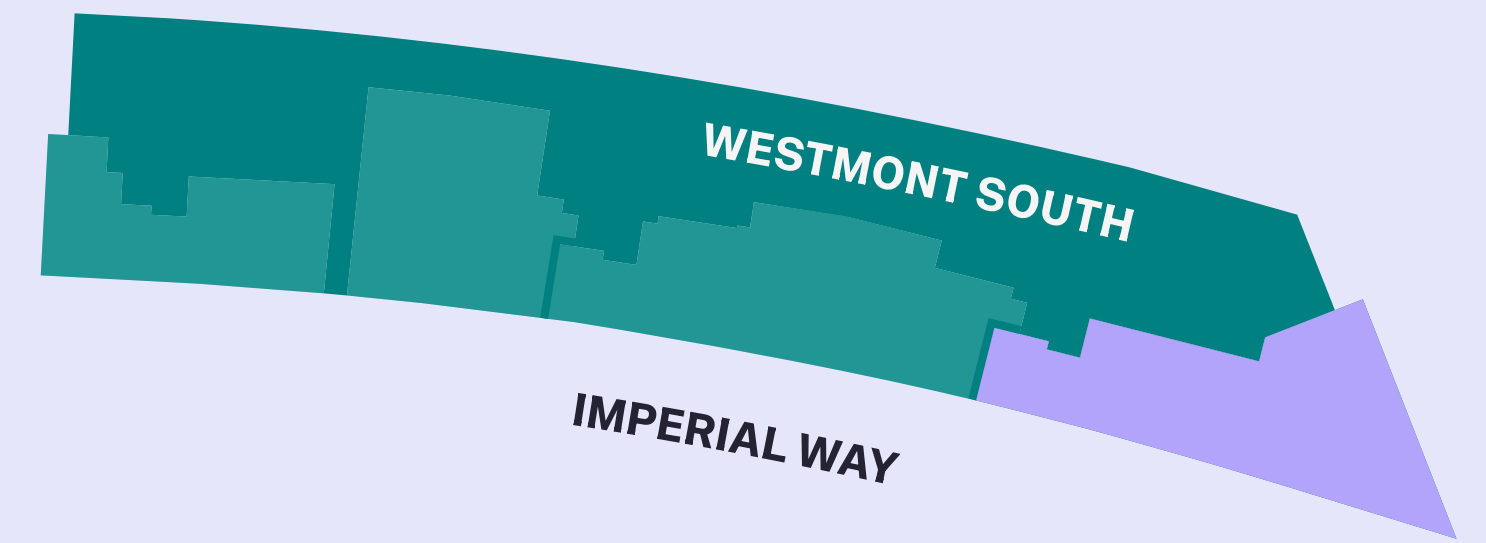
UNIT S4

Net internal area:

**214 SQ M /
2,303 SQ FT**

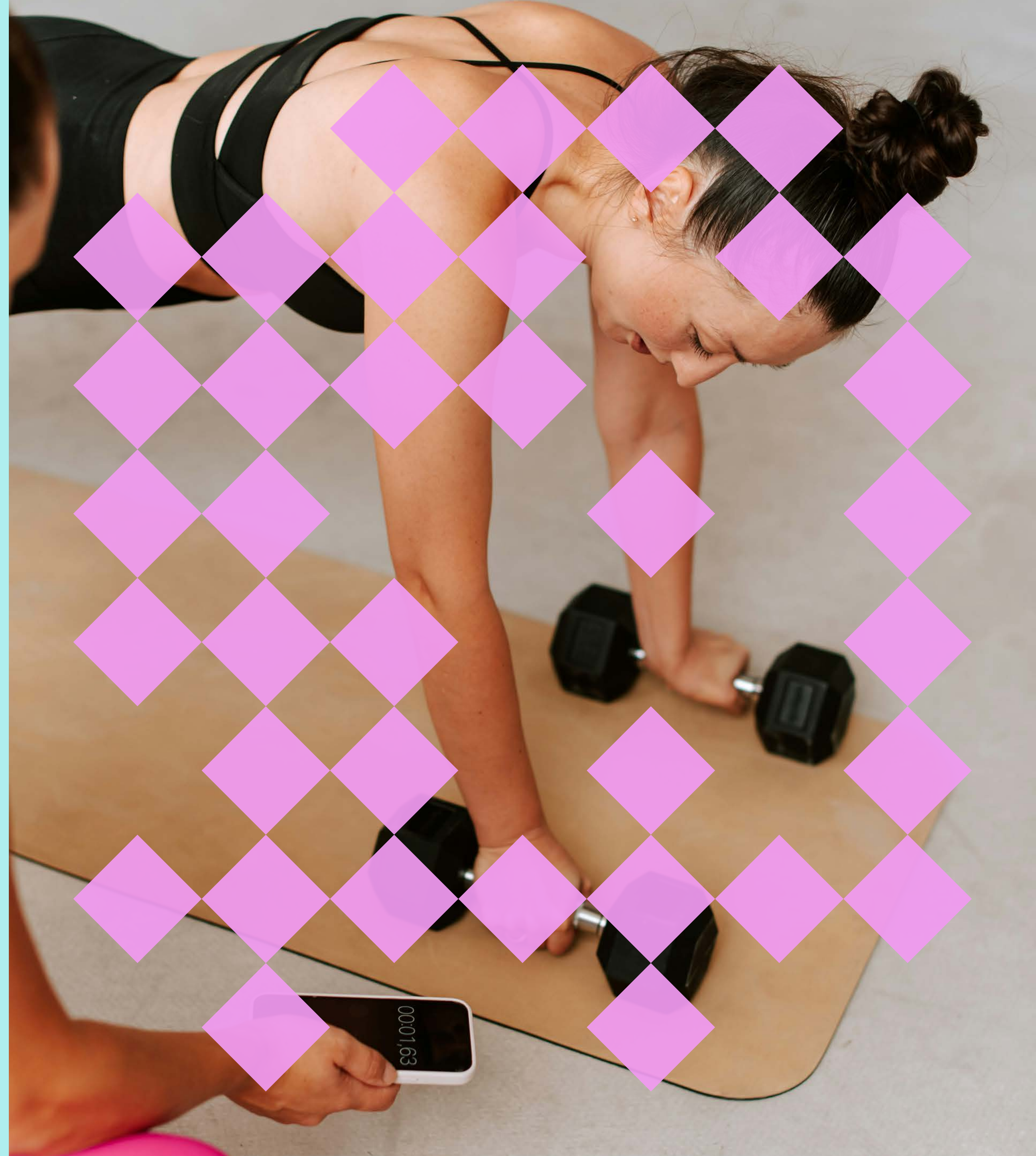
Ceiling height:

6.56M

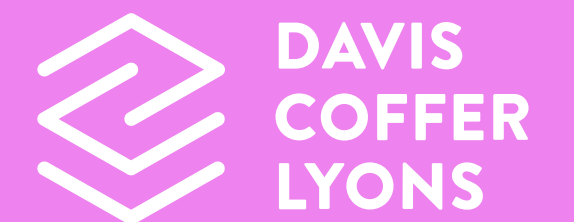


SPECIFICATION / TERMS

Electrical supply	To be confirmed
Gas supply	None
Water supply	32 mm MDPE boosted supply, 2 bar minimum to ground floor rear of unit
Drainage	160 mm diameter connections at all levels
Telecom/Fibre	BT Fibre / Hyperoptic Fibre to be provided to rear of unit
Sprinkler	A capped commercial sprinkler connection will be provided at the rear of the units at ground floor. Tenant to ensure compliance with fire strategy
Fire Alarm	Tenant to install their own fire alarm system. An interface point for connection to the Landlord's system will be provided
Air conditioning	Cooling equipment to be installed by the tenant. Locations for external condensers will be provided at basement Level 2. A route will be provided for the tenant to install condenser pipework
Ventilation	A louvred section will be provided above the glazed shop front for the tenant to connect ventilation ductwork. Extract ventilation will be provided to the basement areas to achieve two air changes per hour
Kitchen extract	Kitchen extract permitted via re-circulation system only. To be installed by the tenant, subject to landlord consent
Tenure	A new full repairing and insuring lease for a term to be agreed. The lease will be contracted outside of the Landlord & Tenant Act 1954 Part II (as amended)
External seating	External seating areas will be offered by way of separate licence, 1.5m clear pedestrian walkway required
Rent	A late-night premise licence has been applied for by the landlord, which will be transferred to the incoming tenant
Business rates	To be assessed post occupation, interested parties should seek their own advice
Service charge	A service charge is payable, details upon request
Planning	Retail, commercial and leisure space within Classes A1-A3, B1, D1-D2. Bar use may be permitted subject to planning and superior landlord consent
EPC	A valid EPC will be provided
Estimated PC date	Q1 2026



BE AT THE HEART OF IT ALL



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