



One Portal Way Old Oak

**Remarkable places where science
& technology businesses grow**

1 Portal Way, London W3 6RS |

BROUGHT TO YOU BY

IMPERIAL AND



Not Just Lab Space. A Base for Growth.

One Portal Way, Old Oak puts you in the heart of a major regeneration zone, with affordable lab space, direct access to Imperial's research network, excellent transport, and a growing community of startups and talent. Made for growing teams with ambitious goals.



Old Oak
Common
Development
Coming 2030

Park Royal
Industrial Estate

North Acton
2 mins walk

IMPERIAL
Woodward Halls

IMPERIAL



One Portal Way
Old Oak

IMPERIAL
Future Development Site

IMPERIAL
Kemp Porter Student
Accommodation

King's Cross

PADDINGTON
LIFE SCIENCES

IMPERIAL
South Kensington

IMPERIAL
Victoria Industrial Estate

Hammersmith
Hospital



IMPERIAL
White City Campus

White City



Westfield

Acton Main Line
13 mins walk



Old Oak: London's next innovation community

FUTURE OF OLD OAK
COMMON STATION



Imperial's Old Oak Campus

Imperial is playing a pivotal role in the regeneration of Old Oak, helping shape the area into a new district for innovation, enterprise and urban living. From One Portal Way, Old Oak to the nearby Victoria Industrial Estate, Imperial is supporting the development of dedicated lab space, incubator facilities and flexible workspaces for science and technology ventures.

Imperial's investment in Old Oak includes dedicated student accommodation, now home to 1,200 Imperial students, as well as key worker housing that helps anchor a growing ecosystem. Old Oak Campus benefits from strong links to the area's established creative community in Park Royal, reinforcing Imperial's long-term commitment to driving place-based innovation across West London.



Imperial is investing in its ambitious vision for a new globally competitive deep tech innovation ecosystem in West London.

HUGH BRADY
IMPERIAL PRESIDENT



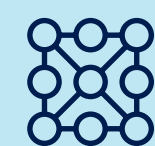
Old Oak is a new district that brings together North Acton, Willesden Junction and the area around the future Old Oak Common station superhub. It is already a vibrant mixed-use district, located adjacent to Park Royal, the UK's largest industrial estate, which is home to 1,700 exciting firms, employing 40,000 people.

Old Oak is also undergoing a major regeneration, as part of the Old Oak and Park Royal Opportunity Area, which will see London's largest brownfield development site transformed into a new urban destination.

From 2030, the new Old Oak Common station will become the UK's best-connected place - the only place where HS2, the Elizabeth Line and Great Western Main Line meet, dramatically cutting journey times and opening up direct access to key research and business hubs in central London and across the country.

As well as being a rapidly evolving district, Old Oak is also part of WestTech London - an innovation ecosystem for West London that is creating jobs, attracting investment and cementing the UK's position as a leader in science and technology.

THE REGENERATION WILL DELIVER:



£1.2bn+
Investment in infrastructure



60,000
New jobs generated



25,000
New homes built



FUTURE OF THE
IMPERIAL'S OLD OAK CAMPUS

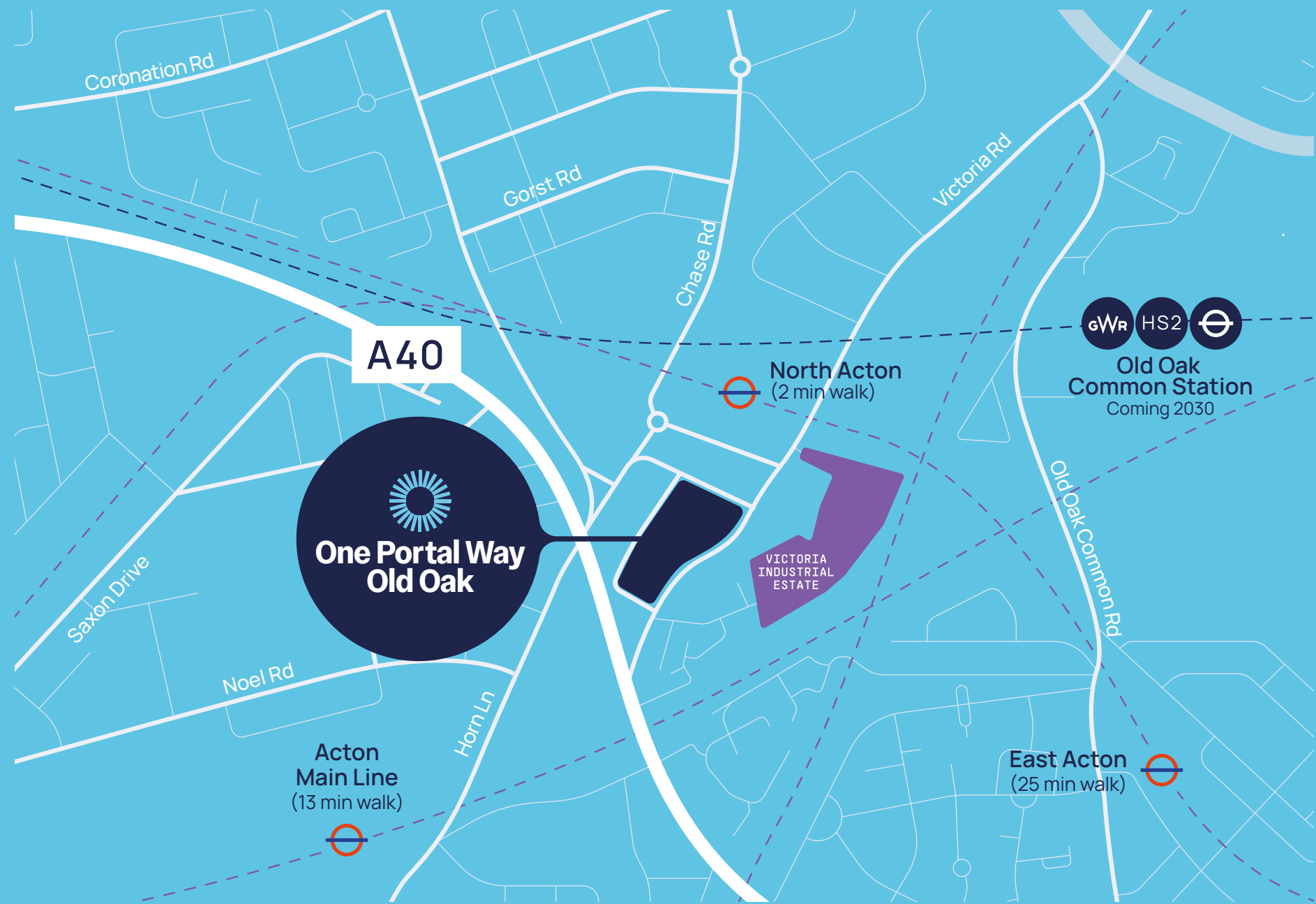
Unbeatable connectivity

With North Acton station (Central line) just a 2-minute walk away and Acton Main Line (Elizabeth Line) less than 15 minutes on foot, One Portal Way, Old Oak already offers fast, reliable connections to central London, Heathrow, and the wider South East.

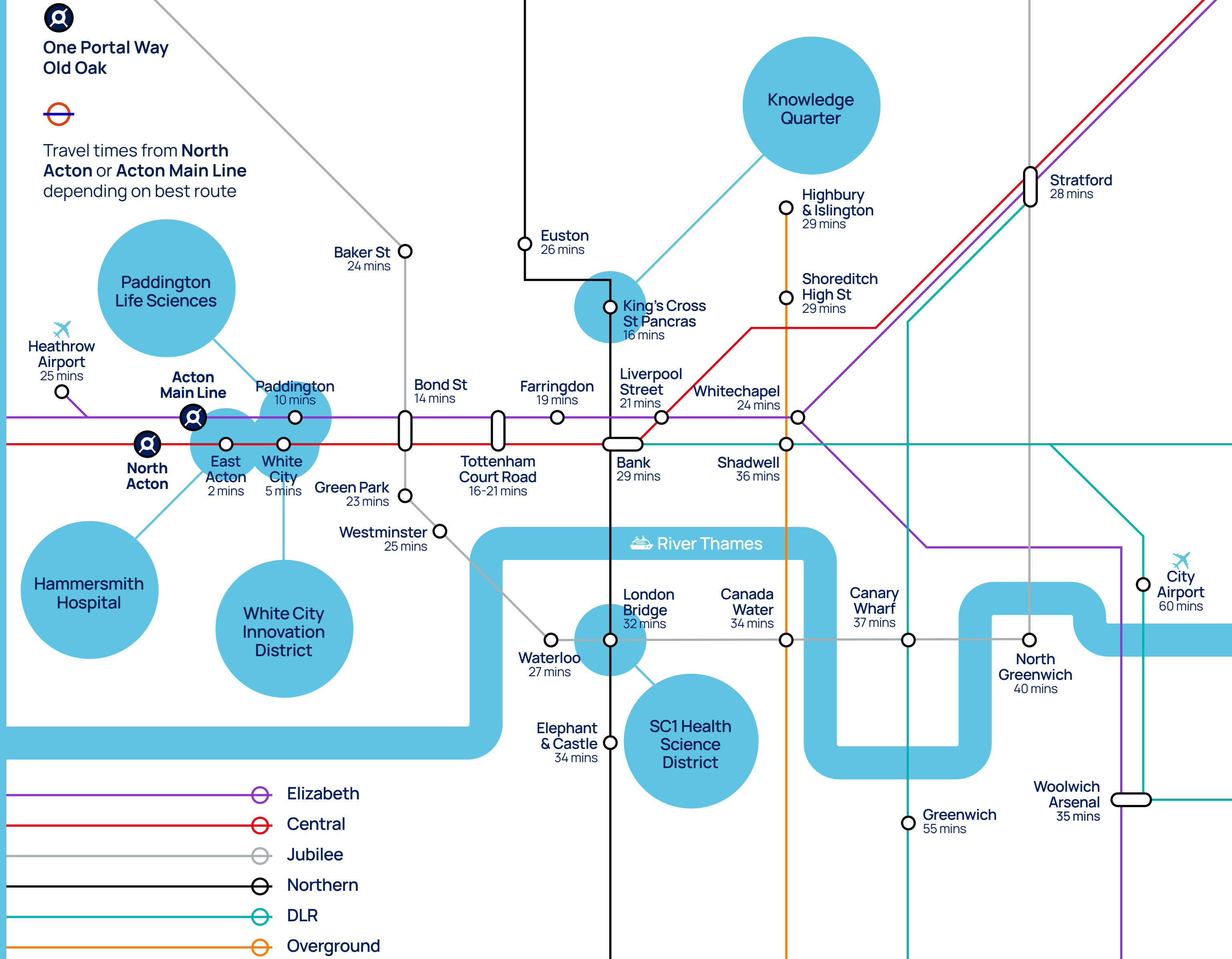
It also provides easy access to the rest of the WestTech London ecosystem, including White City, Hammersmith, South Kensington and Paddington, putting you right at the centre of the action.



Connections to Oxford every 30 mins from Shepherds Bush by Oxford Tube



SOURCE: TFL.CO.UK



Welcome to One Portal Way

At One Portal Way, Old Oak, scale-ups get the space, support and community they need to grow. With fully fitted labs and offices, cost-effective flexible terms, and direct access to Imperial's ecosystem, companies can move in and start building, without the delays, overheads or long-term commitments. Available mid 2026. Ready to go from day one.

Sciopolis IMPERIAL

Sciopolis

Sciopolis

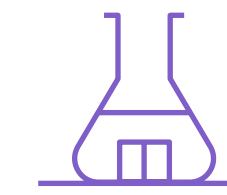
Affordable, move-in ready labs

MULTUS MEDIA, AN IMPERIAL START-UP
BASED IN WHITE CITY CAMPUS



Why Choose Us?

One Portal Way, Old Oak means more than just securing lab space – it means joining a community built to help you grow. Backed by Imperial, this is one of the few places in London offering high-spec, move-in ready labs with flexible leases, all-in pricing, and direct access to expert support.



Lab & Office Space

24 fitted labs and 29 modern offices, designed for flexibility and immediate occupancy.



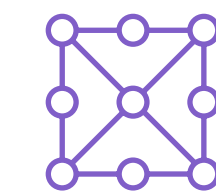
Simple, All-In Pricing

One affordable monthly bill covers operations, cleaning, utilities and shared services – no hidden costs, no surprises.



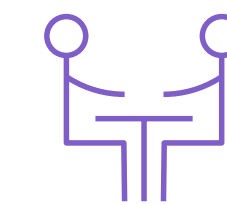
Flexible Lease Terms

Flexible lease terms that adapt as your business grows, ideal for early-stage ventures.



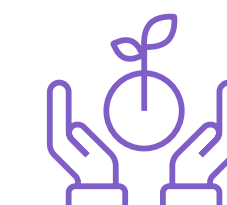
Direct Links To Imperial

On-site support from the Imperial Incubator and access to Imperial's broader innovation ecosystem and research expertise.



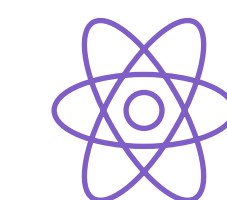
Shared Amenities

Meeting rooms, café, social areas and events to support collaboration and culture.



Member Support Services

On-site operations team, lab manager and partner network for legal, compliance, health & safety, hiring and more.



Ecosystem-Driven

A curated community of peers, plus programming designed to help you grow faster.

A community built for innovators

We know that innovation doesn't happen in isolation. Shared spaces like the on site café, event room and outdoor terrace are designed to bring people together, for collaborative thinking and downtime. Whether you're meeting over coffee, attending a founder talk, or taking a break outside, these spaces help shape the vibrant, supportive community that sets One Portal Way, Old Oak apart.



- 1 CAFÉ – A SHARED SPACE FOR CONVERSATION, COLLABORATION AND DOWNTIME
- 2 EVENT ROOM – SUITED FOR TEAM BRIEFINGS, FOUNDER TALKS AND NETWORKING EVENTS

Ground Floor

- 1 CAFÉ
- 2 TERRACE
- 3 RECEPTION
- 4 HOT DESK AREA
- MEETING ROOMS
- EVENT SPACE
- LABS
- OFFICES

Office	Area (m ²)	Lab No.	Area (m ²)
G1	43	G3	68
G2	61	G4	78
G9	46	G5	63
G10	40	G6	56
G12	34	G7	48
G13	21	G8	51
G20	85	G11	87
G21	22	G16	55
G22	28	G17	53
G23	23	G18	119
G24	22	G19	100
G28	17		
Hot Desk Area	75		



First Floor

- MEETING ROOMS
- LABS
- OFFICES

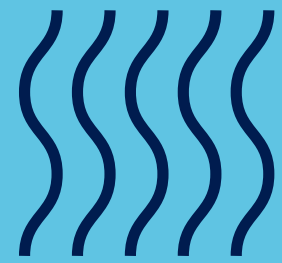
Office	Area (m ²)	Lab No.	Area (m ²)
F1	39	F5	115
F2	31	F6	86
F3	36	F7	62
F4	36	F8	58
F9	41	F10	44
F12	51	F11	47
F14	54	F13	45
F16	54	F15	58
F17	53	F18	57
F23	84	F19	53
F24	22	F20	120
F25	28	F21	49
F26	18	F22	42
F27	26		
F28	15		
F33	28		
F34	34		



Specification

From lab infrastructure to day-to-day essentials, every detail has been designed to support scientific progress. One Portal Way, Old Oak offers high-spec lab environments, specialist equipment, and a full suite of shared services and amenities, ready from day one.

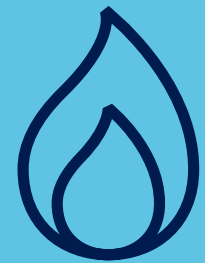
Specifications



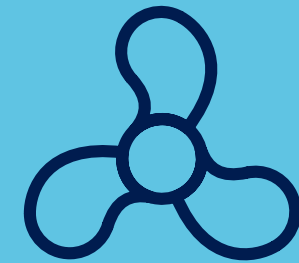
6 air changes per hour



Flexible electrical system



Gas & compressed air in each lab



Ducted extract in all labs

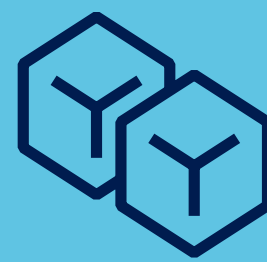
Additional Shared Services



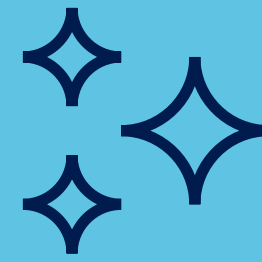
Autoclave



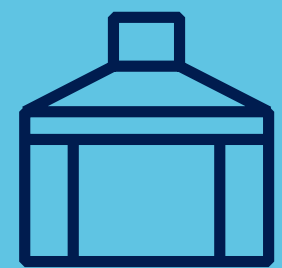
Hazardous waste disposal



Ice machine



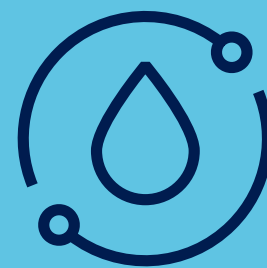
Glass wash



Gas and waste solvent stores



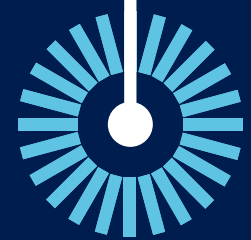
Clinical waste store



Demin Water system



Your space. Our network.



At One Portal Way, Old Oak, innovators get more than just high-spec labs and flexible leases. You're plugged into Imperial's world-class network — with access to mentors, investors and specialist support to help you grow at every stage. From curated events and peer connection to expert partners who understand the challenges of early-stage science ventures, everything here is set up to back your business.

The support you need, at every stage of your journey

One Portal Way, Old Oak is developed and operated by Sciopolis, on behalf of Imperial.

At Sciopolis we specialise in operating space tailored to early-stage and scaling science and technology businesses.

Our focus is on building a collaborative, inclusive and ambitious community. As a member, you gain direct access to the Imperial ecosystem, lab support via the Imperial Incubator, and a trusted network of partners in business, investment, equipment and talent.

How we help our members

Through our long-standing partnerships with Imperial and a network of trusted collaborators, we offer more than just a place to work. From day one, members tap into practical support, whether it's finding the right supplier, connecting with a mentor, or joining a peer-led initiative. It's all designed to make growing a science or tech venture feel more straightforward, supported, and connected.

Links to Imperial

Get direct access to Imperial and other leading institutions, opening doors to research, talent and collaboration.

Business support

Tap into practical, growth-focused advice from a network of experienced partners and professional service providers that we have carefully selected for you.

Lab support services

Access lab expertise, facilities and operational guidance through Imperial Incubator, designed for scaling science ventures.

Collaborative culture

Join a community of founders, researchers and innovators, with regular events and shared spaces that spark new connections.

Brand & marketing

Our focus on events and brand-building, will spotlight every company based at One Portal Way, Old Oak. Amplifying your successes and drawing attention to your work.

Talent attraction

Grow your team with curated introductions, trusted recruiters, and a strong network of peers and experts.

The Sciopolis team



Mark Sanders
Founder & Chairman



Charlie Mitchell
Founder & CEO



Caterina Rigoni
Marketing & Ecosystem



Zara Davidian
Operations

IMPERIAL

Powering discovery & impact

We are Imperial – a world-leading university for science, technology, engineering, medicine and business (STEMB), where scientific imagination leads to world-changing impact.

Ranked among the global top ten, we use science to explore the universe and improve lives. Across our campuses and global network, students, staff and partners collaborate on discovery, innovation and entrepreneurship. Their work tackles major challenges in health, climate change, AI, business leadership and more.

Imperial is developing lab and workspace environments tailored to science and technology ventures at every stage. These spaces host a dynamic community, with access to shared equipment, hands-on lab support, and direct links to Imperial's academic expertise. Our innovation team helps connect academics, startups and corporates to realise ambitious R&D goals and shape the future.

About Imperial

- 1st** Ranked 1st in Europe and 2nd in the world in the QS World University Rankings 2026.
- 23,000+** Current students, supported by 8,000+ staff across nine campuses.
- 250,000** Alumni connected across 213 countries worldwide.
- 381** Startups and spinouts supported through Imperial's innovation ecosystem in 2023–24.
- £268m** Raised by those companies in 2023–24, supporting over 6,000 jobs.



Being part of the Imperial Incubator enhanced our credibility as a deep-tech startup, showcasing our potential to investors.

PURAFFINITY



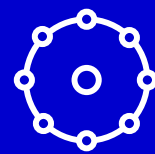
A first home for lab-based startups

Since 2006, Imperial Incubator has supported lab-based startups with the facilities, tools and community needed to grow. Companies incubated here have gone on to raise over **£622 million**, create more than **600 jobs**, and win countless industry awards. At the heart of its success is the ability to connect early-stage ventures with Imperial's wider ecosystem — opening doors to world-class research, specialist facilities, and networks typically out of reach for most startups.

We enable founders to:



Focus on the science whilst we handle onboarding and access to shared scientific equipment.



Join a dynamic startup community extending across West London and expand their network.



Sharpen their business skills with access to tailored advice and mentoring, seminars and skills development workshops.



Unlock funding with investor introductions and access to investment readiness support, Imperial accelerator programmes, grants and competitions.



Get ahead with the deep tech capabilities of a leading STEM university: including access to hard-to-find specialist equipment, top graduate talent, leading academic research and vital industry connections.



When we need to expand our team in technical areas, being close to Imperial is fantastic. Any problems we face, someone else has already faced - there is a really good supportive network.

CAI LINTON
CO-FOUNDER & COO, MULTUS

WestTech London. Built for innovation.

With world-class research institutions, a diverse talent pool, access to investment capital, a rich industrial heritage and major transport links, West London is a thriving, globally competitive innovation ecosystem.

WestTech London is building a global powerhouse for innovation and entrepreneurship, creating jobs, attracting investment and cementing the UK's position as a leader in science and technology.

Anchored by Imperial's major science and innovation locations across West London in South Kensington-Albertopolis, Paddington Life Sciences, White City Innovation District and Old Oak and Park Royal, WestTech London is a major growth initiative which is powering frontier innovation for the UK.



THE ENVIRONMENTAL RESEARCH GROUP (ERG), PART OF THE SCHOOL OF PUBLIC HEALTH, WHITE CITY



Powering Growth in WestTech London

TODAY

1,000

Frontier innovation businesses across WestTech London



2,500

Frontier innovation businesses across WestTech London

20,000

People employed in the frontier innovation



80,000

People employed in the frontier innovation sector

£9bn

Turnover from organisations in 2023



£41bn

Potential turnover from these organisations

If supported by investment, frontier innovation in WestTech London has the potential to grow by an additional +50%.

BY 2030

Available mid-2026

One Portal Way Old Oak



Want to explore the area and see
what we are building?

Please get in touch for a tour:

For more information: