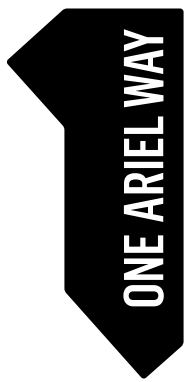




FULLY FITTED OFFICES
FOR A TURNKEY SOLUTION WITH
FANTASTIC VIEWS OVER WEST LONDON

AVAILABILITY 4TH FLOOR | 13,576 SQ FT

ONE ARIEL WAY



CONTENTS

OVERVIEW	3
COMMUNITY	4
NEIGHBOURS	5
CONNECTIONS	6
SHOP. EAT. PLAY	7
WESTFIELD SQUARE	8
THE BUILDING	9
FLOOR PLANS	12
SUSTAINABILITY	14
SPECIFICATION	16
MORE INFO	18

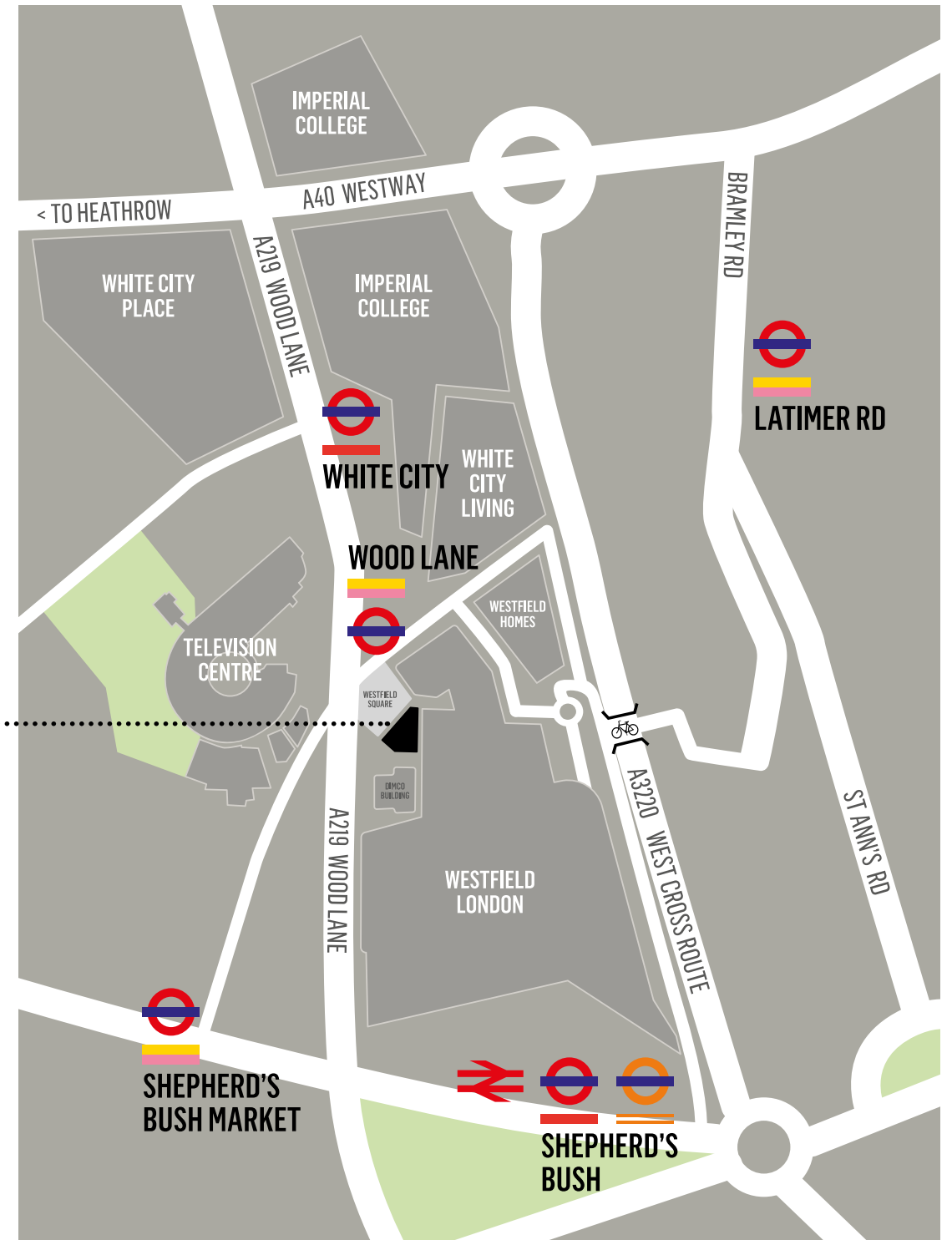
OVERVIEW

ONE ARIEL WAY

Located at the north-west of the Westfield London extension, this new mixed-use building features four floors of highly specified office space (three of which are currently let).

An impressive dedicated office reception at ground floor directs people and guests up to the private offices, which are situated above the restaurant and retail extension.

The 4th floor is the last floor remaining following the letting of the 3rd floor offices to Vue Entertainment. Benefitting from floor to ceiling glazing overlooking Westfield Square with panoramic views over west London, it is also within 5 minutes walk of 3 tube lines.



COMMUNITY

IMPERIAL COLLEGE

- White City Campus and the Scale Space scheme, including a publicly accessible square, accommodation, leisure and retail facilities, a conference centre and homes

WHITE CITY LIVING BY ST JAMES

- 1,800 new homes
- New public green and park
- Business centre
- Cafés, bars and restaurants

WESTFIELD RELAY PARK

- Planning permission granted in Dec 2022 for 1,700 new homes, a new cultural and creative hub 'The Makery', a 1.4-acre public courtyard and more than 2,500 sq m of commercial spaces plus a dedicated community space.



WHITE CITY



WOOD LANE

ONE ARIEL WAY

SOHO HOUSE

TELEVISION CENTRE

- BBC Worldwide
- 950 new homes
- Restaurants and bars

AT THE HEART OF A NEW COMMUNITY

One Ariel Way is situated between new mixed use, office, retail, university and residential developments such as Westfield, St James White City Living and Television Centre. In total, around 6,000 new homes are coming to White City. Imperial College's growing White City presence means even more people moving to the area.

WESTFIELD LONDON

- 2.6 million sq ft of retail & leisure
- Over 350 brands including 90 F&B and leisure offers
- 230,000 sq ft John Lewis flagship store
- More than 60 places to eat and drink
- The Ministry: opening 2024 combining workspace, a multi-studio fitness offer and a rooftop bar and restaurant
- The Village: 15 luxury brands and plans for a Medical and Wellness Hub
- 27 million annual visits



WHITE CITY PLACE

White City Place is a creative business district with 700,000 sq ft of new office space. 3,000 BBC staff will continue to make the area a vibrant and creative working environment. 124,000 sq ft has pre-let to the world's largest cosmetics company L'Oreal.



IMPERIAL COLLEGE

This world-leading science-based university is investing £3bn in a 25-acre site, creating a new hub designed to sit at the intersection of commerce and industry.



A NEW PUBLIC PARK

The initial phase includes bridging over the Central line tracks opposite Television Centre and creating a major new public park for local residents and visitors to enjoy.



WOOD LANE ARCHES

Transport for London is opening 31 of its railway arches near Wood Lane Tube station, creating a diverse mix of commercial, leisure and retail space as well as new pedestrian passageways and cycle parking.



WESTFIELD LONDON

Westfield London's expansion provides an additional 740,000 sq ft of new retail, cafés, restaurants and leisure, bringing the UK's No.1 ranked shopping centre (Source: CACI) up to a total of 450 outlets.



WHITE CITY LIVING

Designed by Patel Taylor and set within eight acres of green open spaces, White City Living by St James offers over 1,800 new homes as well as boutique shops, bars and restaurants.



WHITE CITY HOUSE

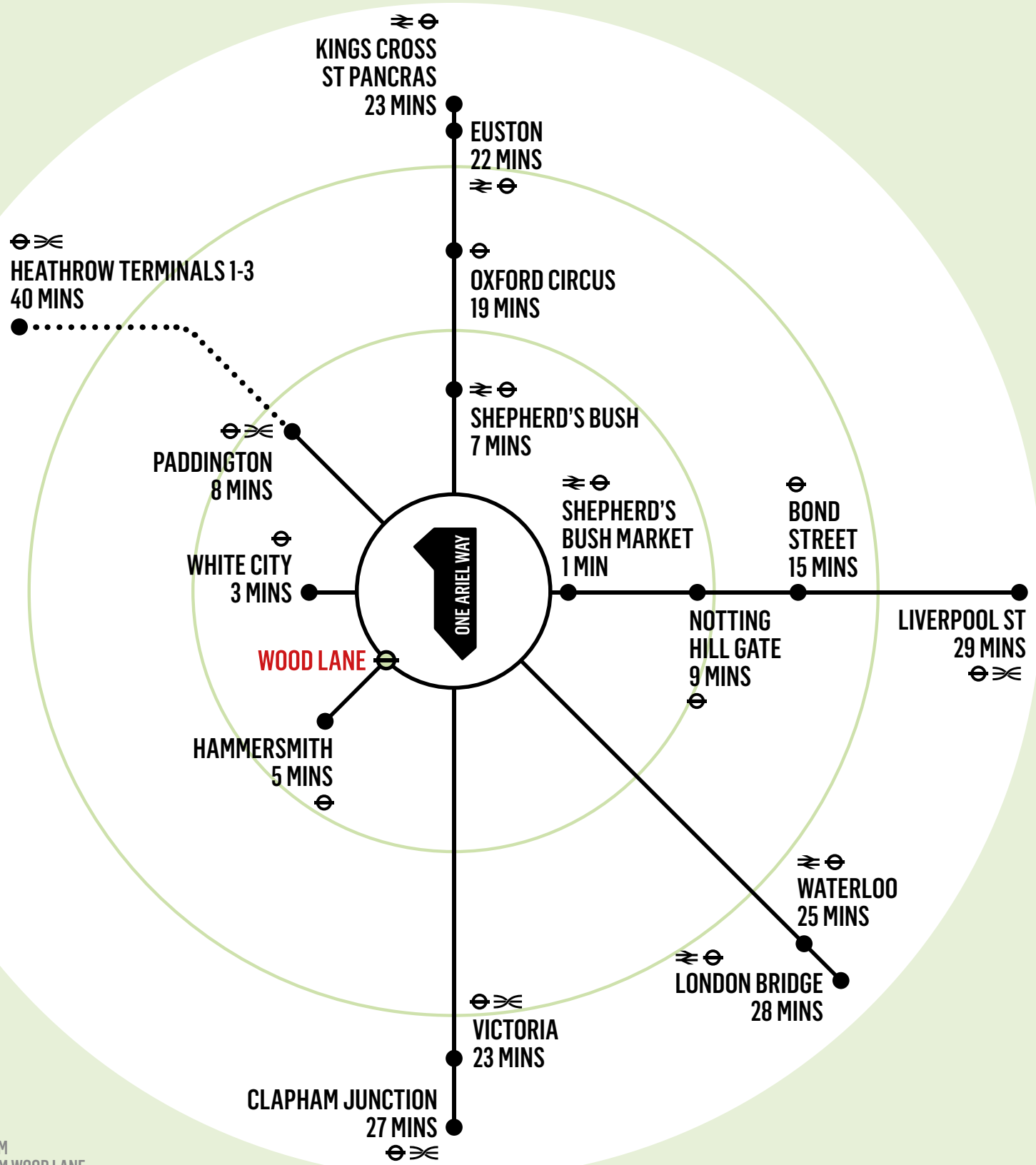
“ It's a brilliant area; it's very well positioned. And I believe strongly that White City will pop and will change dramatically over the next couple of years.

NICK JONES
FOUNDER, SOHO HOUSE

NEIGHBOURS

WESTFIELD LONDON OFFICE OCCUPIERS				
LOCAL OFFICE OCCUPIERS				

CONNECTIONS



BY TUBE & RAIL

Wood Lane underground station (Circle line and Hammersmith & City) is a stone's throw from the building. Nearby is the Central line at White City underground station; and the London Overground at Shepherd's Bush station. Southern Trains for Willesden Junction and Clapham Junction also stop at Shepherd's Bush station.



BY BUS

There are two bus stations at Westfield London with eight lines servicing White City Bus Station and another seven stopping at Shepherd's Bush.



BY ROAD

There is a direct link to the West Cross Route (A3220), the Westway (A40) and Wood Lane (A219) and only 25 minutes drive to Heathrow.



BY BIKE

There are five Santander Cycling sites around the Westfield centre. Cycle parking is also available near the main entrances and in the building itself.

SOURCE: CITYMAPPER.COM
LONDON TRANSPORT FROM WOOD LANE

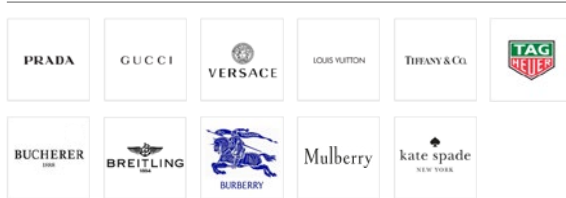
SHOP. EAT. PLAY.

EVERYTHING YOU NEED ON YOUR DOORSTEP

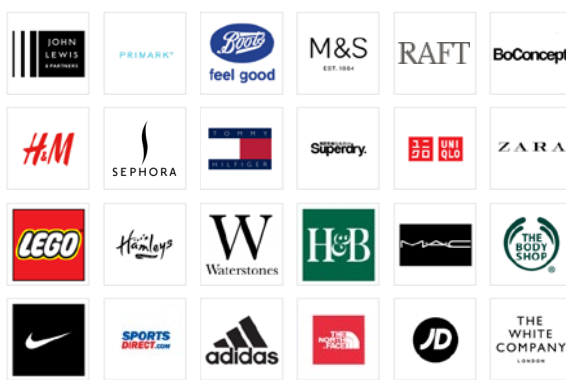
Westfield London is home to more than 350 brands including 90 F&B and leisure offers. The £600 million expansion has attracted new and exciting partners, positioning Westfield London as Europe's largest retail, dining and leisure destination.

The Westfield experience offers the world's most exciting brands; a diverse dining selection; and, an annual calendar of events which connects customers with ground-breaking and innovative experiences across fashion, fitness, music and entertainment.

LUXURY



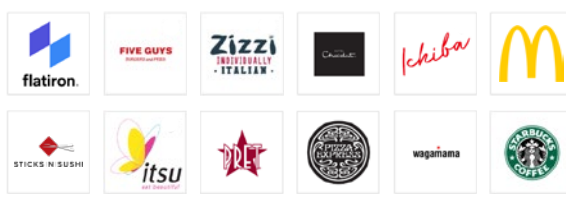
SAMPLE RETAILERS



TECH



FOOD



ENTS



WESTFIELD SQUARE



ROLL OUT THE RED CARPET ON A NEW EVENT SPACE

Be a part of the action and enjoy prime balcony views of the many high profile events and activities programmed for the newly created Westfield Square.



ONE ARIEL WAY



ONE ARIEL WAY

TENANTS
L-RODAMCO-WESTFIELD



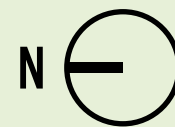
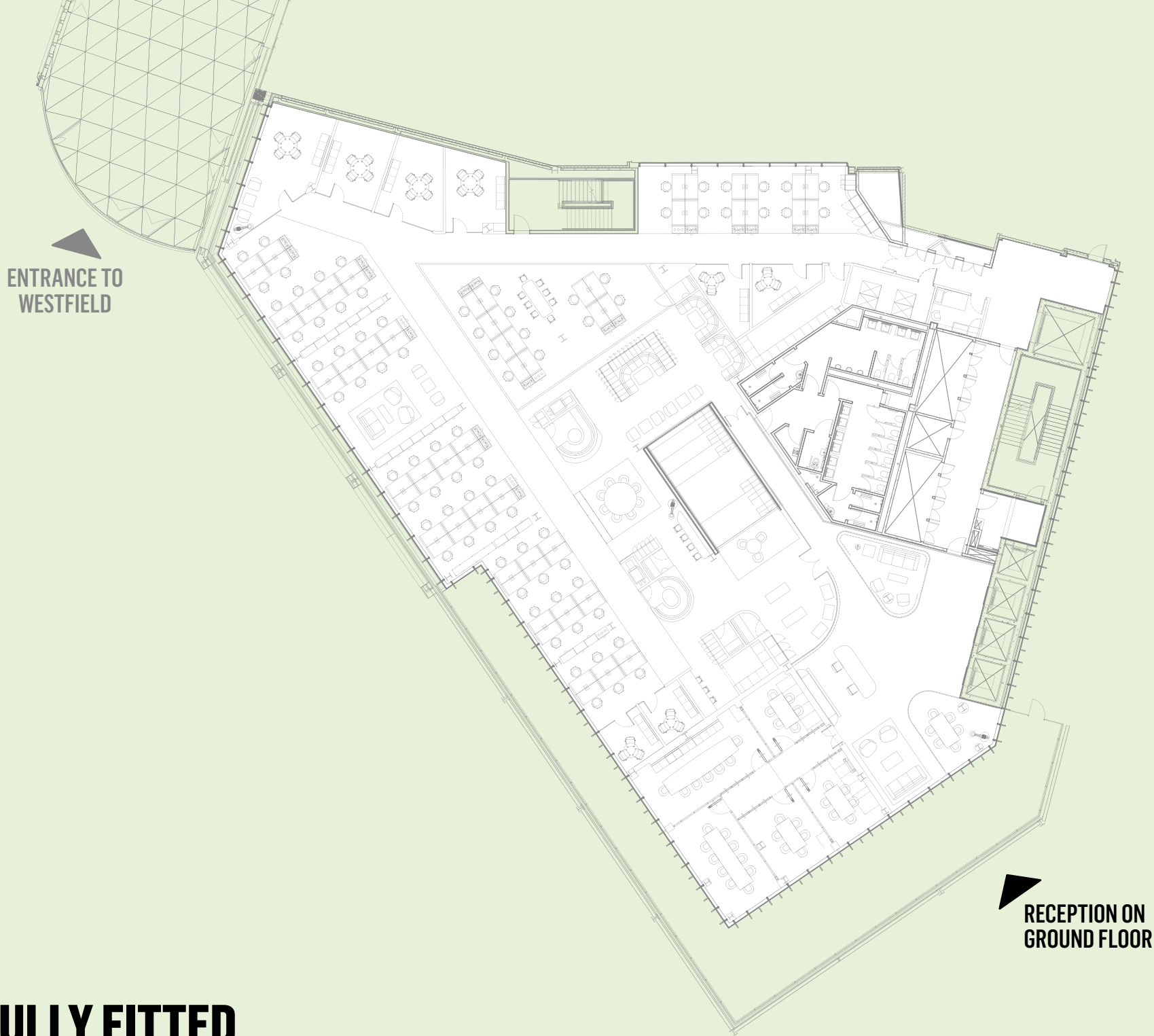


FLOOR PLANS

FLOOR 4

FULLY FITTED

OFFICE SPACE: 13,576 SQ FT / 1,261 SQ M





TOGETHER AT URW

SUSTAINABILITY



SHOWERS
DRYING & LOCKERS



SECURE CYCLE
PARKING

BREEAM®

RATED BREEAM
EXCELLENT



EPC
'B' RATING

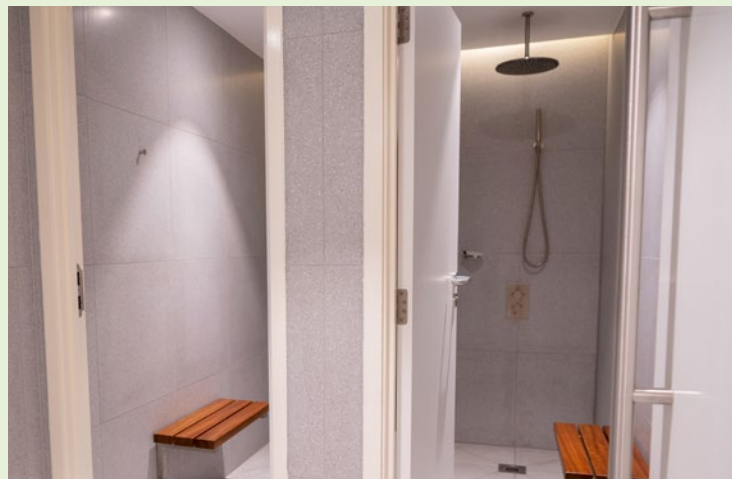
ESG & SUSTAINABLE FEATURES

Westfield's Better Places 2030 strategy is structured by three ESG pillars: Better Spaces, Better Communities, and Better Together. Westfield is on target to cut its carbon emissions by 50%, be a catalyst for growth within the communities in which it operates, as well as empowering its people to become sustainability & diversity change-makers.

All electricity procured across the asset is 100% renewable. A procurement reference can be provided on request. The asset has an advanced Building Management System for energy optimisation and efficiency control. Ariel Way is also fitted with low energy usage LED and passive infrared sensor (PIR) lighting.

The asset is zero waste to landfill, with a mix of on-site and off-site recycling, and participation in a waste to energy recovery scheme.

There are low water usage aerators on taps and waterless urinals, as well as the use of energy efficient boosted cold-water pumps.



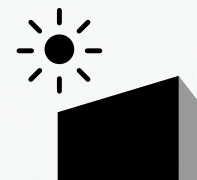
SPECIFICATION



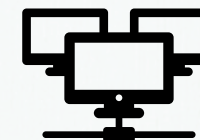
HIGH SPECIFICATION
& PERFORMANCE



FULLY
FITTED



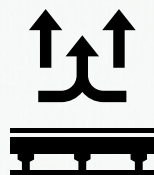
FANTASTIC
VIEWS



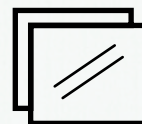
DESIGNED TO 1 PERSON
PER 8 SQ M



CAR
PARKING



RAISED FLOORS WITH UP TO
2.85M FLOOR TO CEILING



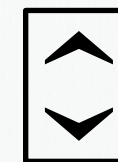
FULL-HEIGHT
GLAZING



NEW LIGHTING
(LG7)



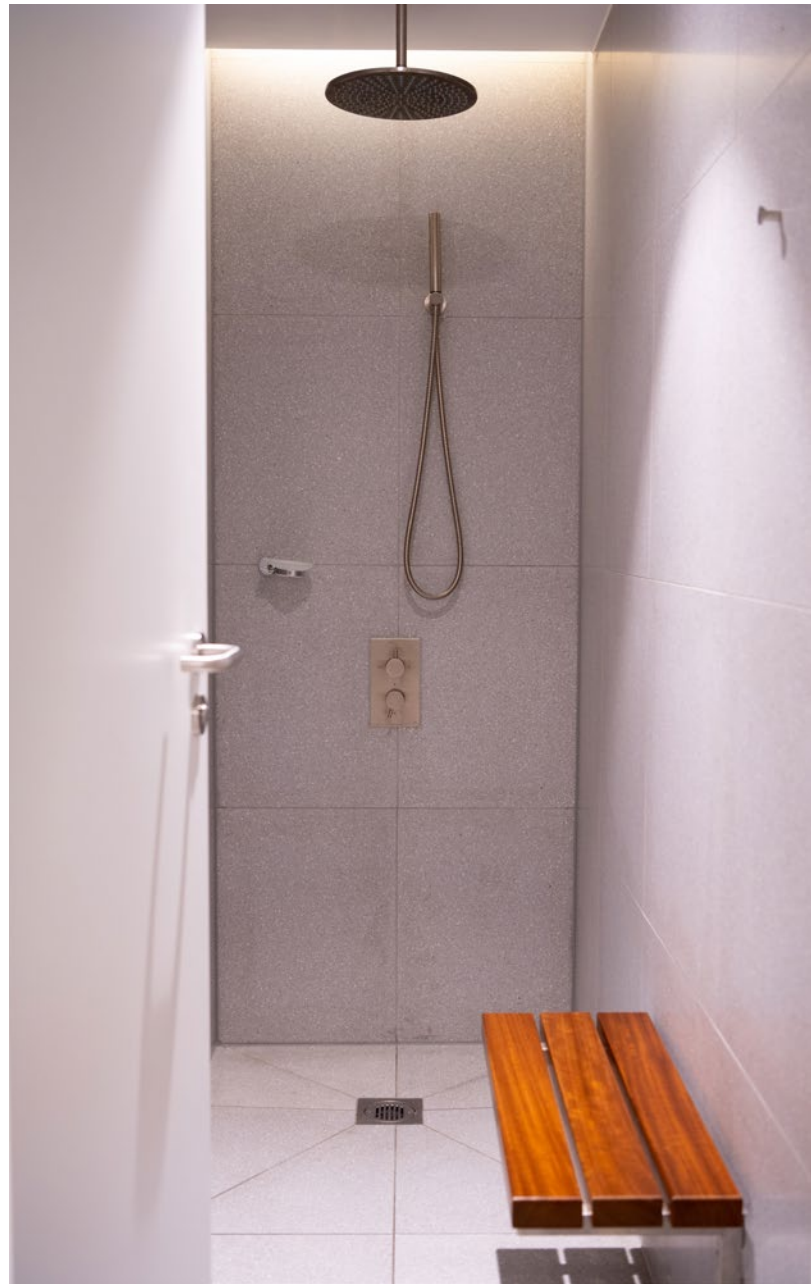
NEW 4-PIPE FAN COIL
AIR CONDITIONING



3 PASSENGER LIFTS
& 1 GOODS LIFT

SPECIFICATION





MORE INFO

The 4th floor is fully fitted, giving a turnkey solution that includes highly specified meeting rooms, private offices, kitchens, and break-out areas.

RENT

Guide rent £58.50 per sq ft

RATES

Approximately £21.45 per sq ft

SERVICE & ESTATE CHARGE

Approximately £11.11 per sq ft

TERMS

New leases are available for terms to be agreed

EPC

'B' rating

CONTACT US

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WEBSITE

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Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Brochure artwork completed February 2019 and revised June 2023.