



South Africa Road, White City



From circa 5,000 sq ft to 41,511 sq ft of brand new office space designed with unique social impact in White City



# A building that puts people and planet first

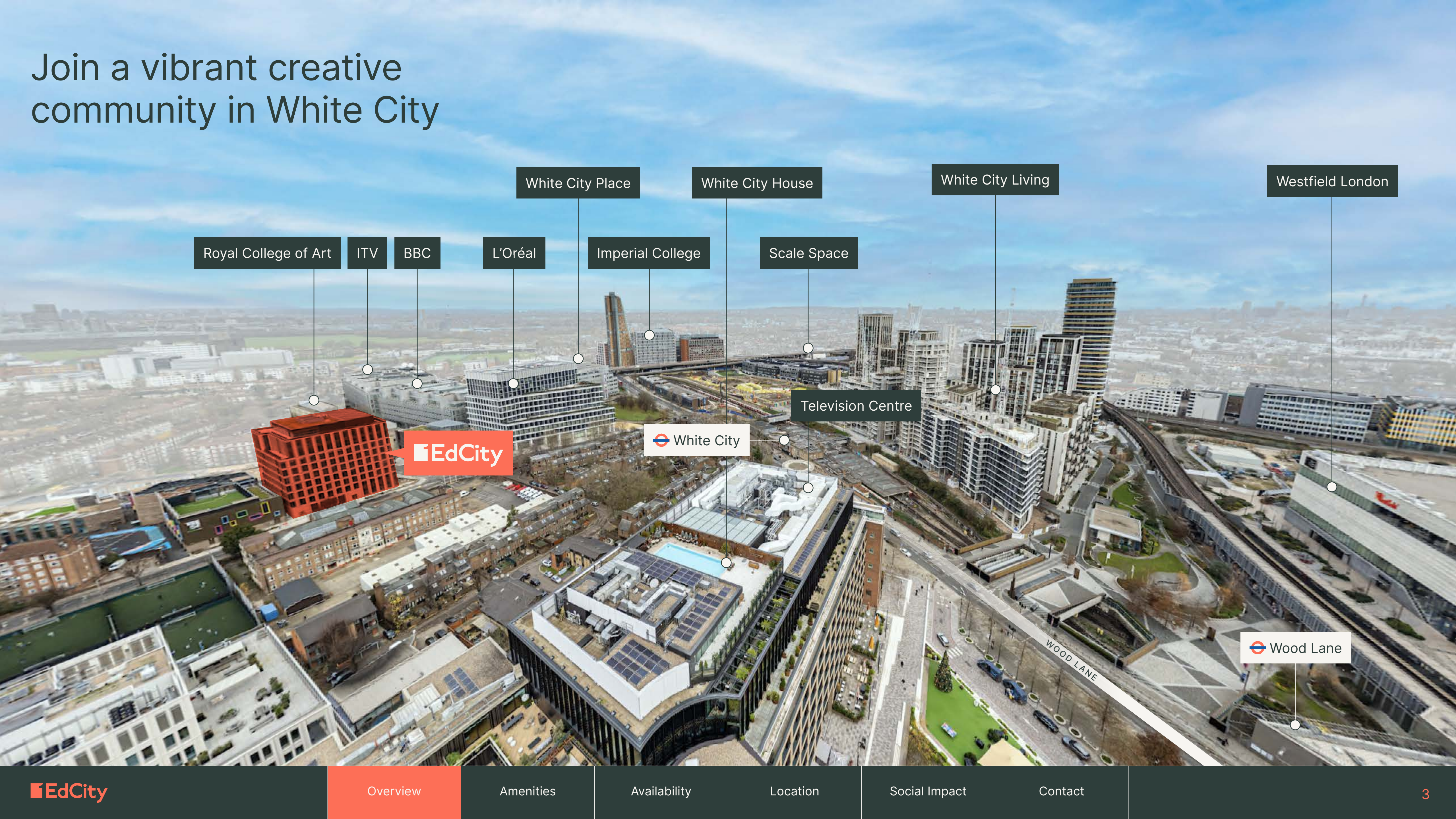
Nestled in the creative hub of White City, 1EdCity offers exemplary workspace and collaboration focused amenities designed to nurture wellbeing. Floors flooded with brain-boosting natural light are complemented by generous outdoor space including a rooftop terrace with panoramic London views. Enjoy an energising welcome with our café and coworking space in reception, perfect for informal catch ups and healthy lunches to power you through the day.

But 1EdCity goes beyond workspace, offering unique social impact. Income generated from the building will support Ark, a charity that works to transform children's lives through education.





# Join a vibrant creative community in White City



Royal College of Art

ITV

BBC

L'Oréal

White City Place

Imperial College

White City House

Scale Space

White City Living

Westfield London

Television Centre

White City

Wood Lane



# The building at a glance



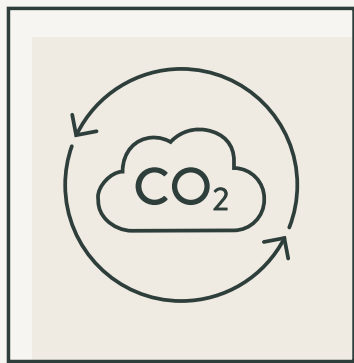
Key

Available floors

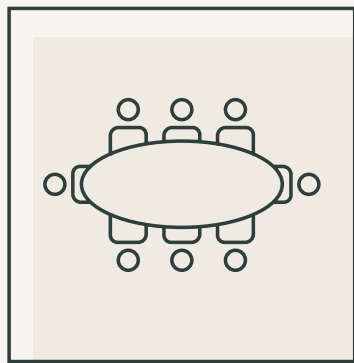
Communal amenities



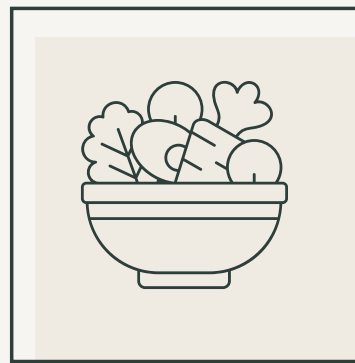
# The building at a glance



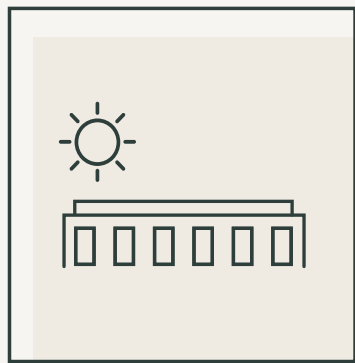
A Net-Zero Carbon  
In Operation Building



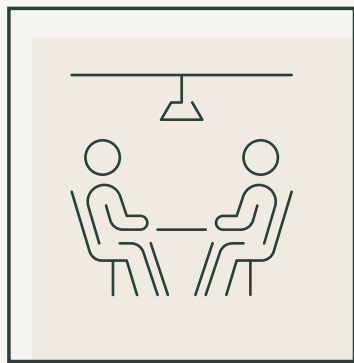
Bookable meeting rooms



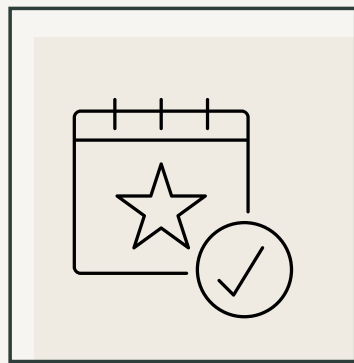
Onsite café



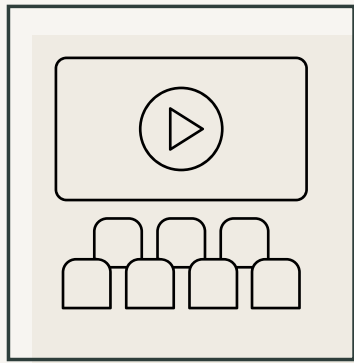
Communal roof terrace



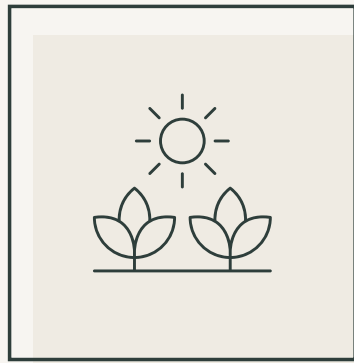
Coworking areas



Bookable event spaces



Cinema-style theatre



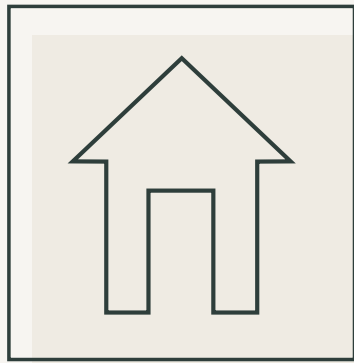
Private terraces



Podcast studio



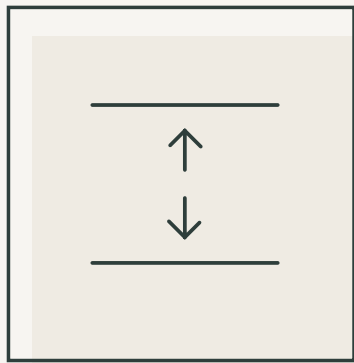
WiredScore Platinum



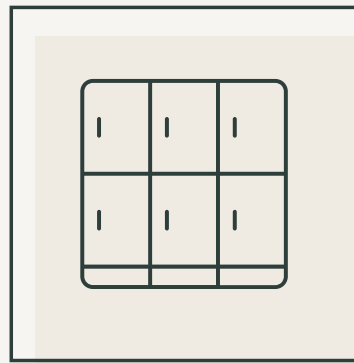
EPC Rating A



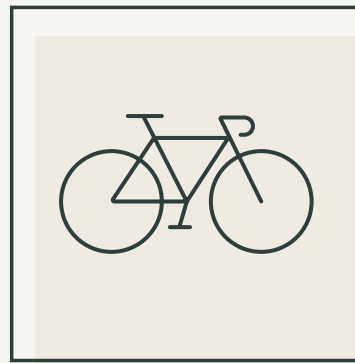
BREEAM Excellent\*



3.1m floor to  
ceiling height



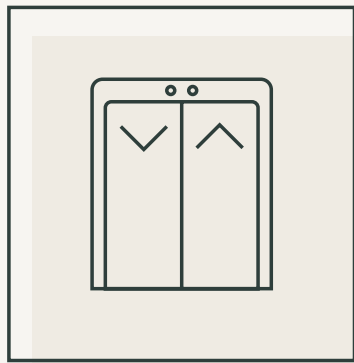
200 lockers  
2 drying rooms



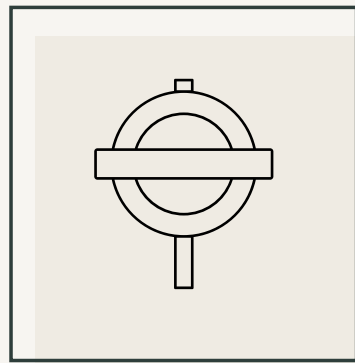
180 cycle  
parking spaces



18 showers, including  
accessible facilities



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



3 tube lines  
within 6 mins walk

\*On track to achieve



**Café & open space**  
Perfect for informal  
catch ups & meetings



**End of trip**  
Premium changing  
facilities & cycle storage



**Roof terrace**  
Enjoy sweeping views  
from the Thames to  
Wembley Stadium



**Podcast studio**  
Share your ideas with  
the world



# The future of workspace

**Cinema-style theatre**  
Suitable for team &  
client presentations



**Rooftop collaborative space**  
Bring your exec team together in  
the exclusive boardroom or host  
a drinks reception for 100 people  
in the flexible space.





Where  
business  
meets  
enjoyment





# Ground floor

8,007 sq ft (744 sq m)



Coworking / breakout



Cinema-style theatre



Reception



Café & open space

Key	
<span style="color: red;">■</span>	Communal amenities
<span style="color: grey;">■</span>	Ancillary
<span style="color: yellow;">■</span>	Core
<span style="color: pink;">■</span>	Lifts

Floor plans not to scale. For identification purposes only



# Ground floor

From vibrant coworking spaces designed for collaboration to a lively on-site café perfect for networking, 1EdCity offers a dynamic environment where business meets enjoyment.



Whether you're hosting a presentation in the cinema-style theatre, or simply finding inspiration in a creative workspace, every detail is designed to enhance productivity and spark new ideas. In-house hospitality services provided by the café supports a seamless experience from drinks receptions in our rooftop space to sandwich lunches in meetings. At 1EdCity, work isn't just a necessity — it's an experience.





# First floor



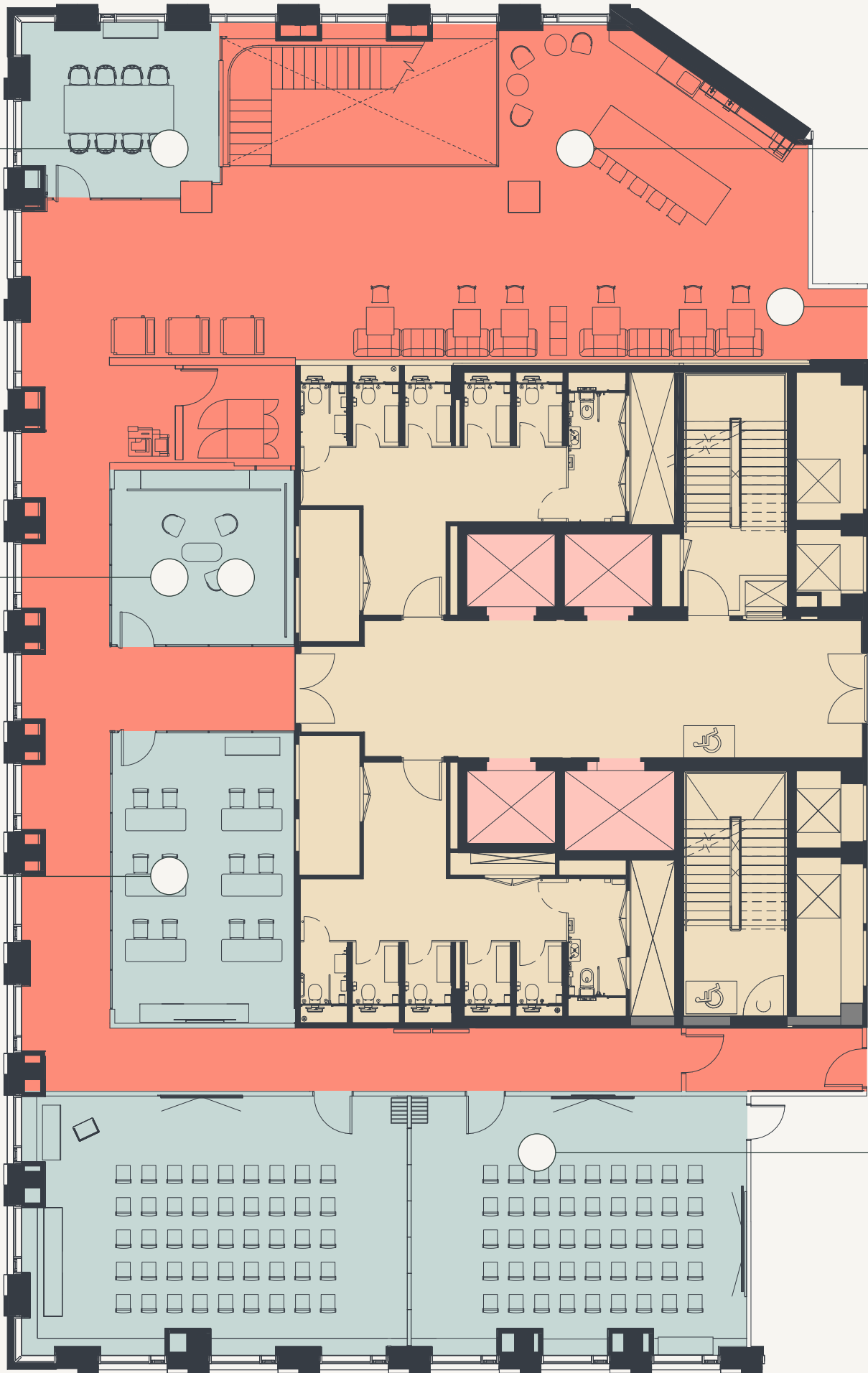
Meeting room



Seminar room



Podcast studio



Phone booths



Breakout space and kitchen



Flexible meeting rooms can be combined for up to 100 people

Key

Communal amenities
Bookable spaces
Core
Lifts

Floor plans not to scale. For identification purposes only



# Ninth floor

5,205 sq ft (484 sq m)

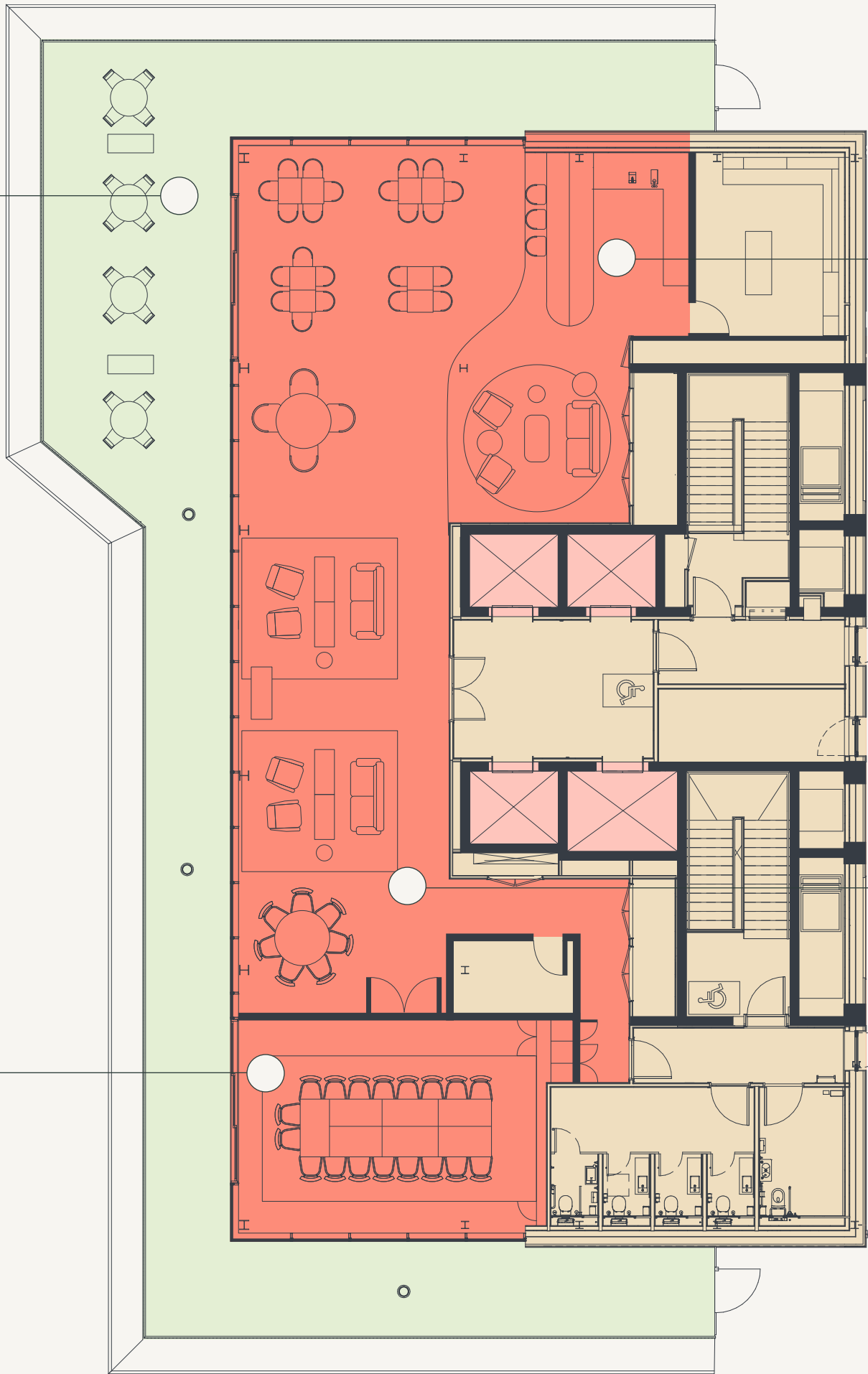


Roof terrace



Boardroom

Key	
<div></div>	Communal amenities
<div></div>	Communal roof terrace
<div></div>	Core
<div></div>	Lifts



Events bar with catering kitchen



Event space

Floor plans not to scale. For identification purposes only



# Ninth floor

The rooftop level offers an extraordinary events venue for up to 100 people.



The stunning wraparound landscaped terrace offers panoramic views of London from the Thames to the Wembley Arch. Fitted with a stylish bar and a catering kitchen managed by the in-house café, the space effortlessly transforms from collaborative workspace to a venue for a drinks reception. The boardroom provides an exceptional space for reflection and problem-solving.



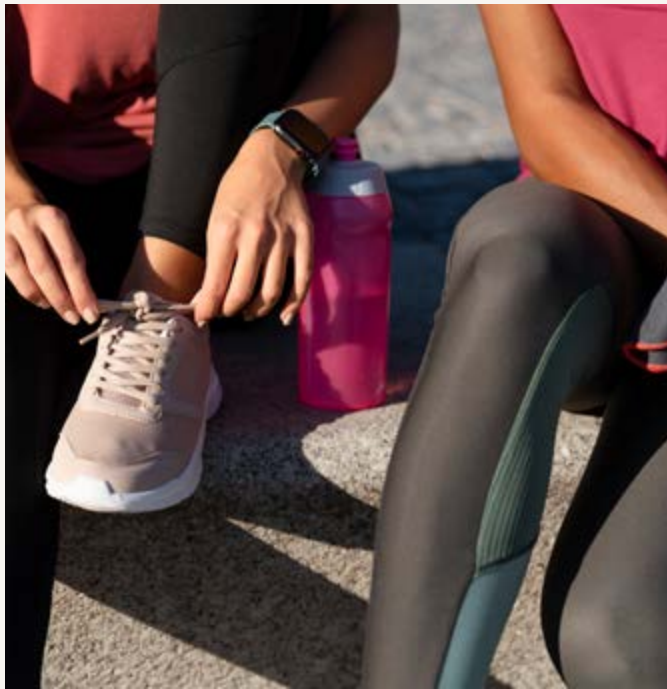


# Lower ground

1,909 sq ft (177 sq m)



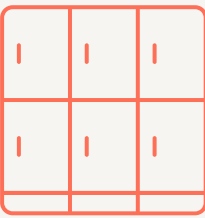
18 showers, including accessible facilities



180 cycle spaces



Dyson hairdryers and towel service included



Changing rooms  
200 lockers  
2 drying rooms



Key

Cycle parking
Changing rooms
Ancillary
Core
Lifts

Floor plans not to scale. For identification purposes only



# A building with a new perspective







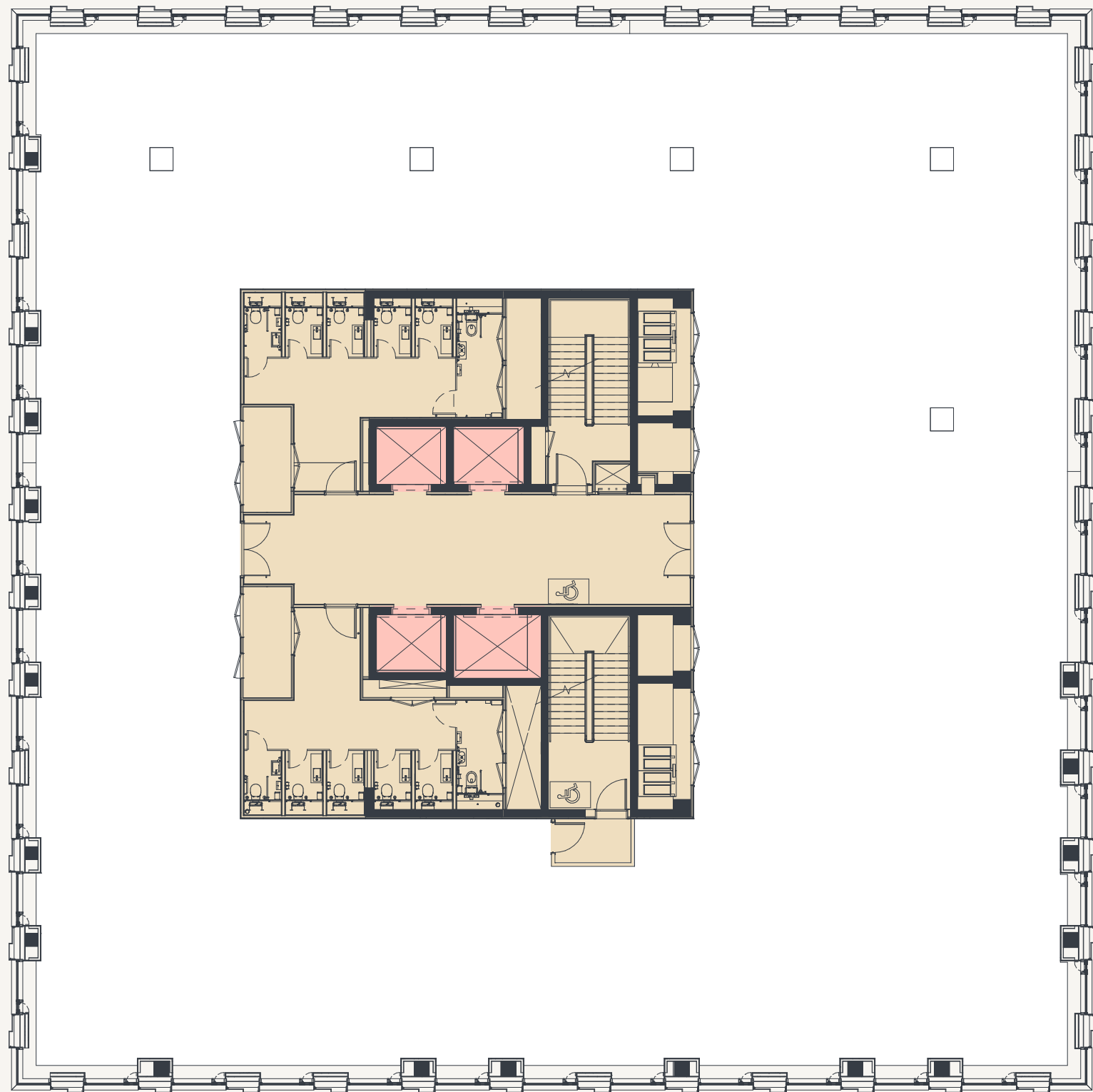
# Good for you

1EdCity nurtures wellbeing with generous spaces for quiet reflection or friendly conversation. Large open floorplates with 3m+ ceiling heights are flooded with brainboosting natural light. Three of the available floors offer refreshing private terraces. Flexibility is built-in, with a soft spot to connect floors, few columns to interrupt the flow, and the potential to split the floorplate. 1EdCity is flexible, beautiful, and sustainable – the building achieves BREEAM Excellent, WiredScore Platinum and an EPC A rating.



# Typical floor

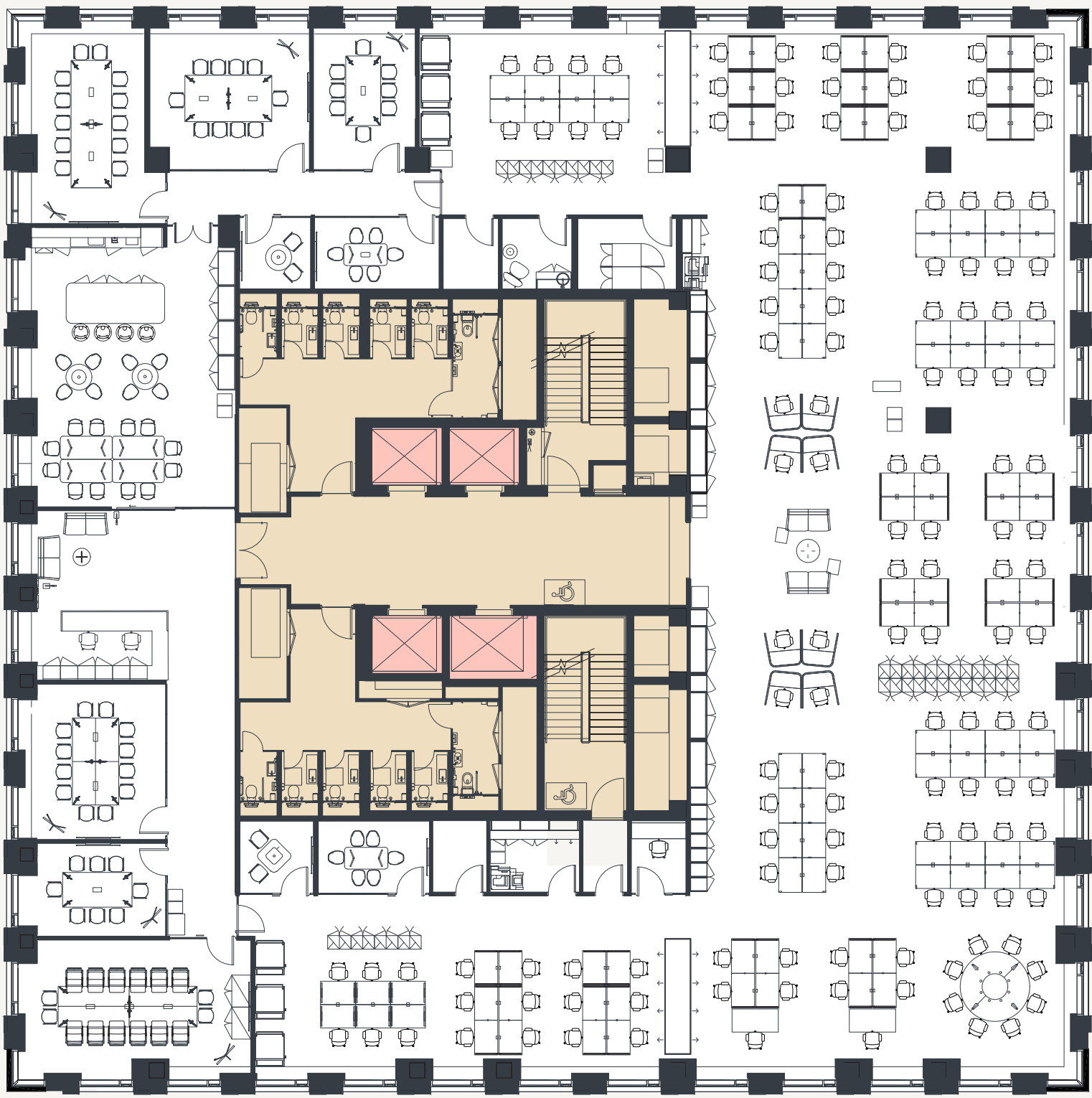
10,890 sq ft (1,012 sq m)



Key	
	Office
	Core
	Lifts

# Space plan

Example layout



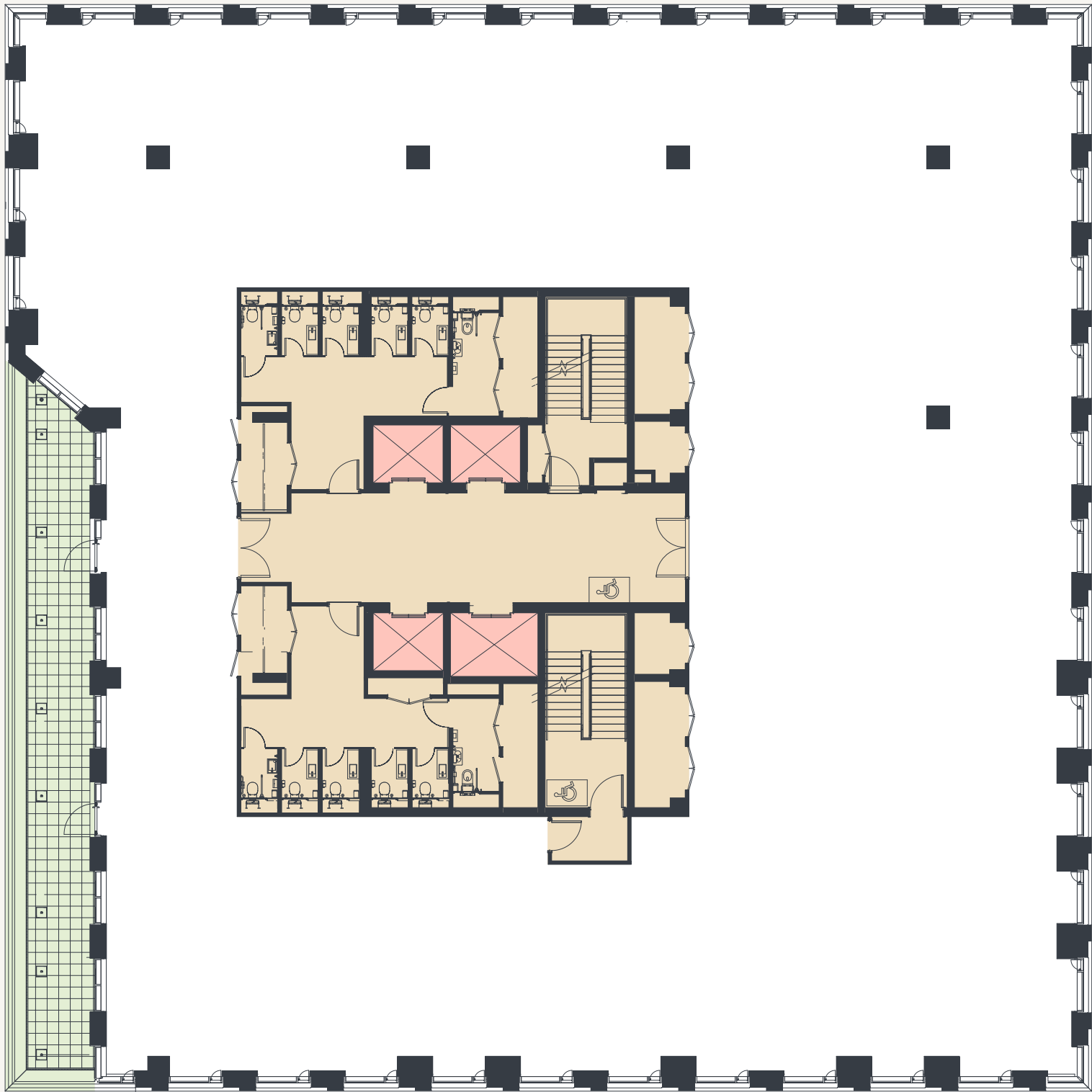
Desks (1:8)	128	12 person meeting room	3
2 person meeting room	2	16 person meeting room	1
6 person meeting room	2	Unisex WCs	10
8 person meeting room	1	Accessible WCs	2

Floor plans not to scale. For identification purposes only



# 6th floor with terrace

10,175 sq ft (945 sq m) | Terrace: 531 sq ft (49 sq m)



Key	
<div></div>	Office
<div></div>	Terrace
<div></div>	Core
<div></div>	Lifts

Floor plans not to scale. For identification purposes only





# A thriving community for ideas and innovation





# Your city in the city

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 Lane.



## Connections

- 32 MINS CANARY WHARF  
Access to Elizabeth Line
- 24 MINS LIVERPOOL STREET  
Access to Elizabeth Line
- 23 MINS WATERLOO
- 22 MINS FARRINGTON  
Access to Elizabeth Line
- 21 MINS KING'S CROSS  
ST. PANCRAS
- 18 MINS CLAPHAM JUNCTION
- 12 MINS BOND STREET  
Access to Elizabeth Line
- 7 MINS PADDINGTON  
Access to Elizabeth Line



- 10 MINS HAMMERSMITH
- 10 MINS EALING BROADWAY  
Access to Elizabeth Line
- 30 MINS HEATHROW  
Access to Elizabeth Line





# 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.



**Westfield**

**300+**  
stores including major  
retailers like Apple, Zara,  
and Marks & Spencer.

**4,500**  
parking spaces plus electric  
vehicle charging stations

**30m+**  
annual visitors

**17**  
screen cinema plus bowling  
and climbing wall

**Restaruants and Cafés**

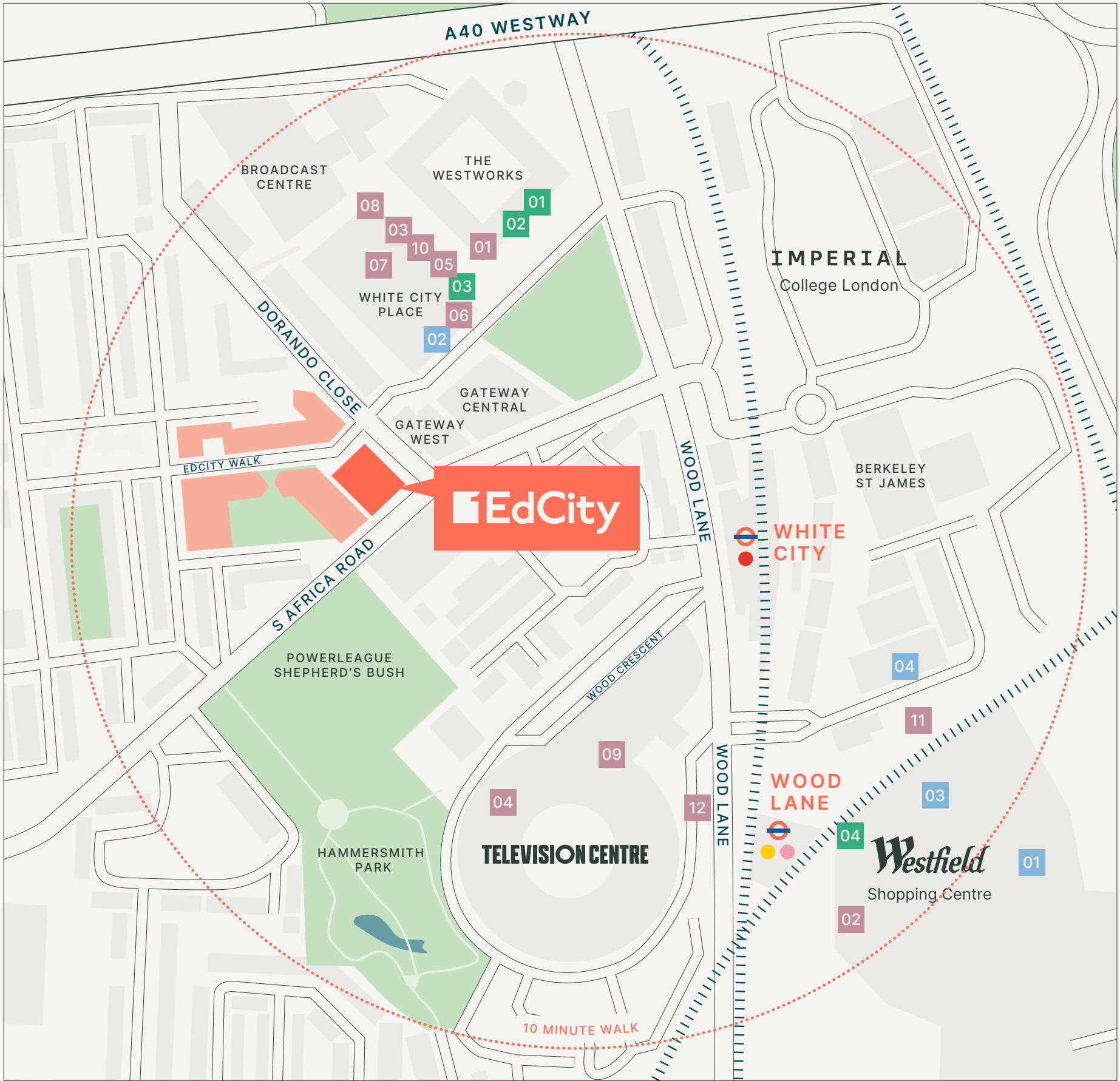
- 01 Dear Grace
- 02 Ichiba
- 03 Waka
- 04 Soho House
- 05 Shola
- 06 Starbucks
- 07 Coco Di Mama
- 08 CrussH
- 09 Endo
- 10 The Athenian
- 11 Bergamot
- 12 The Broadcaster

**Retail**

- 01 Waitrose & Partners
- 02 Tesco
- 03 John Lewis & Partners
- 04 Amazon Fresh






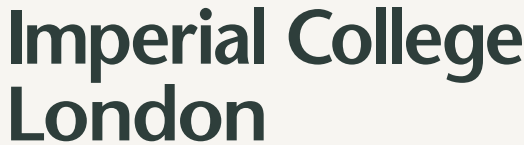



















**Leisure and Wellness**

- 01 F45
- 02 Blackline EMS
- 03 Fix Your Cycle
- 04 All Star Lanes





# A vibrant business community



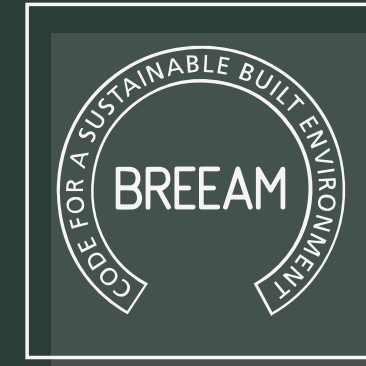
# Office space designed with unique social impact





# A Net-Zero Carbon In Operation Building

Progressive sustainability and ESG credentials



BREEAM Excellent\*



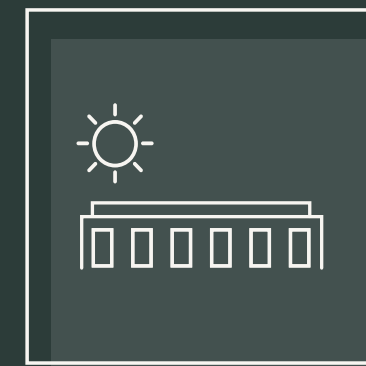
EPC Rating A



WiredScore Platinum



Green sedum roof



Communal roof terrace for reflection & fresh air



End-of-trip amenity to encourage active & low-carbon journeys

\*On track to achieve





Transforming lives through education

# 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.







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