



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

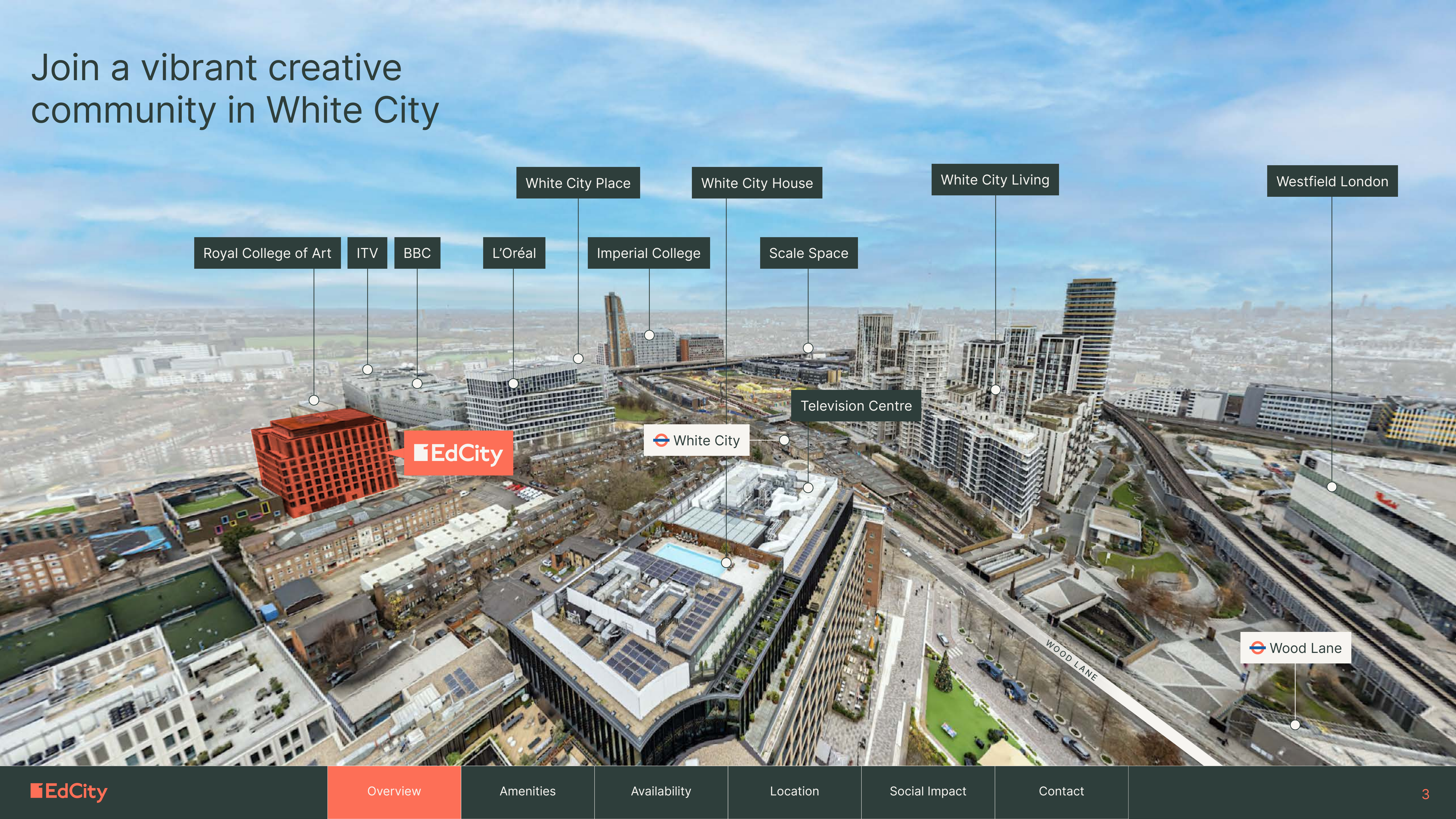
A building that puts people and planet first

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



The building at a glance

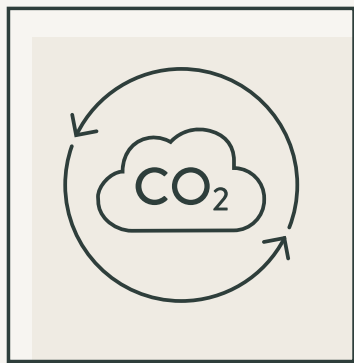


Key

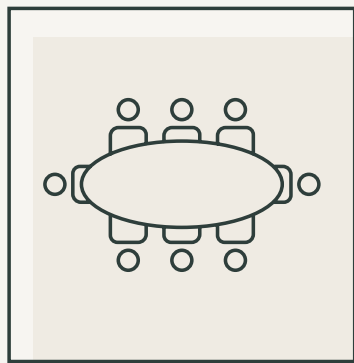
Available floors

Communal amenities

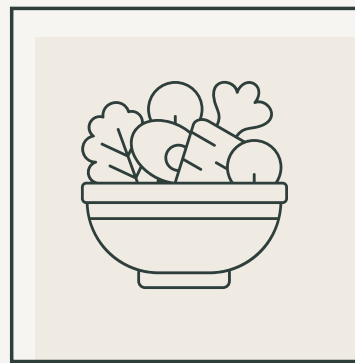
The building at a glance



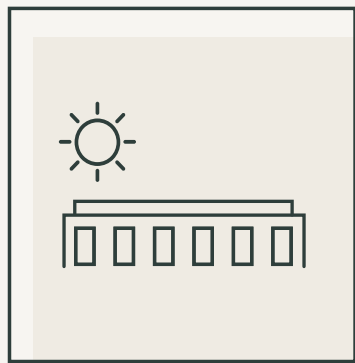
A Net-Zero Carbon
In Operation Building



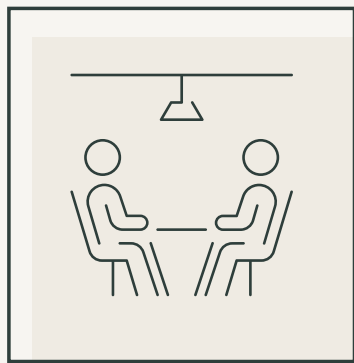
Bookable meeting rooms



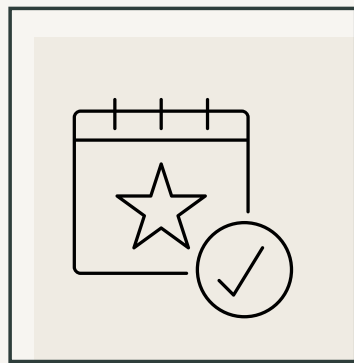
Onsite café



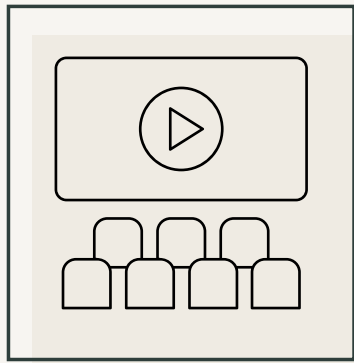
Communal roof terrace



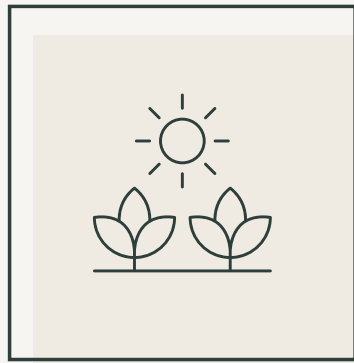
Coworking areas



Bookable event spaces



Cinema-style theatre



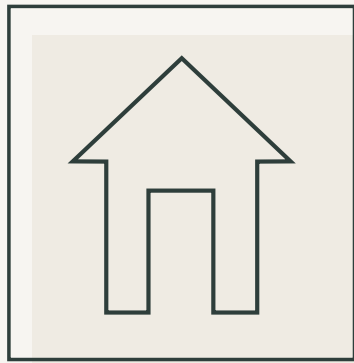
Private terraces



Podcast studio



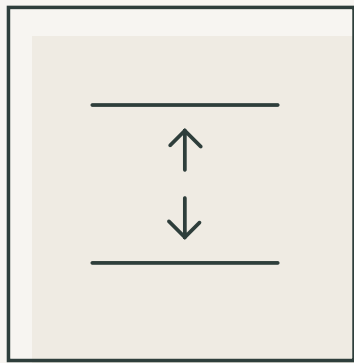
WiredScore Platinum



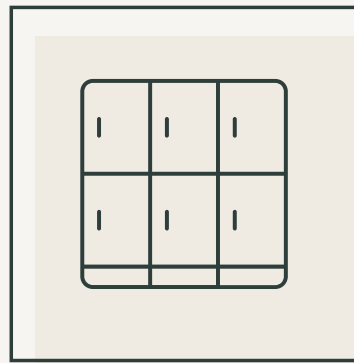
EPC Rating A



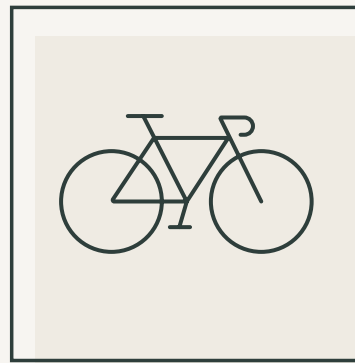
BREEAM Excellent*



3.1m floor to
ceiling height



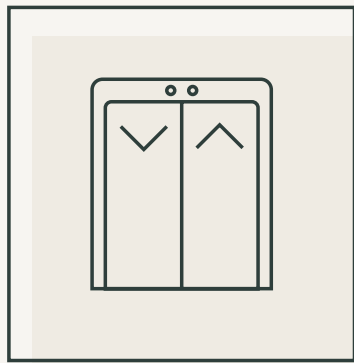
200 lockers
2 drying rooms



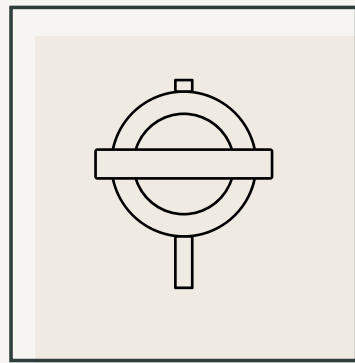
180 cycle
parking spaces



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	
■	Communal amenities
■	Ancillary
■	Core
■	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



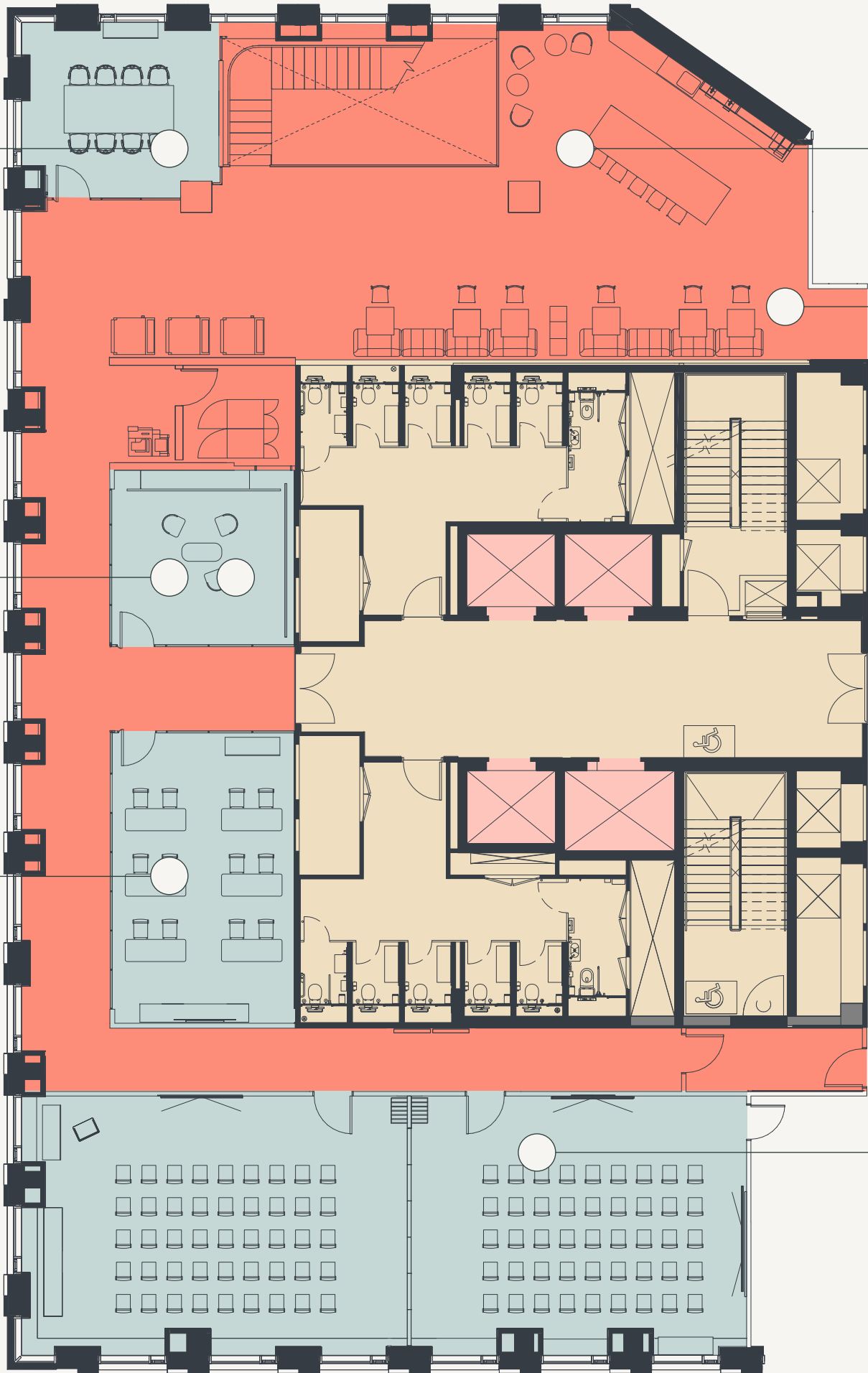
Meeting room



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

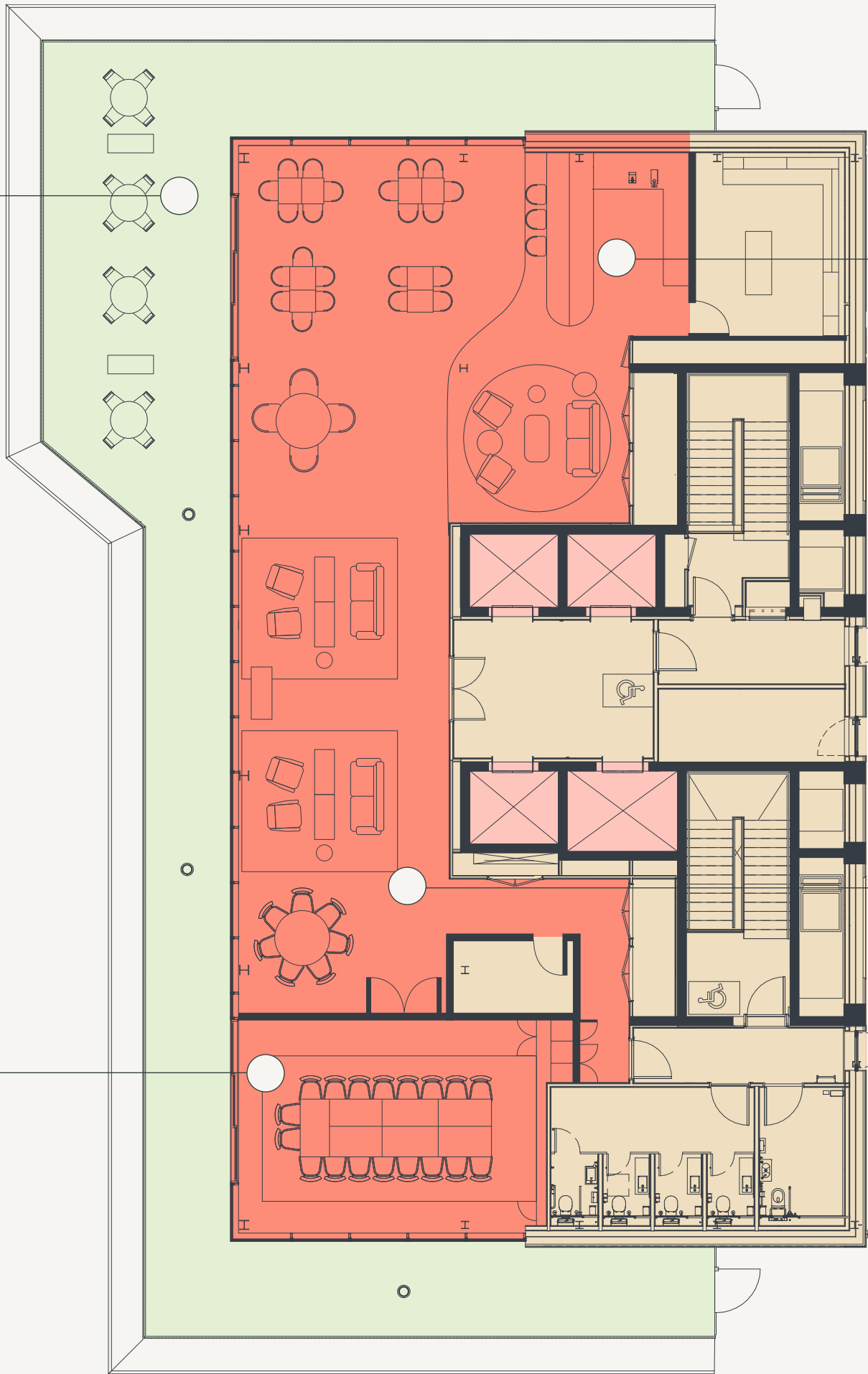
Key

Communal amenities

Communal roof terrace

Core

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)



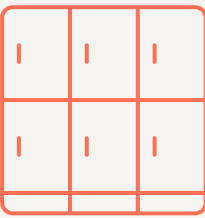
18 showers, including accessible facilities



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



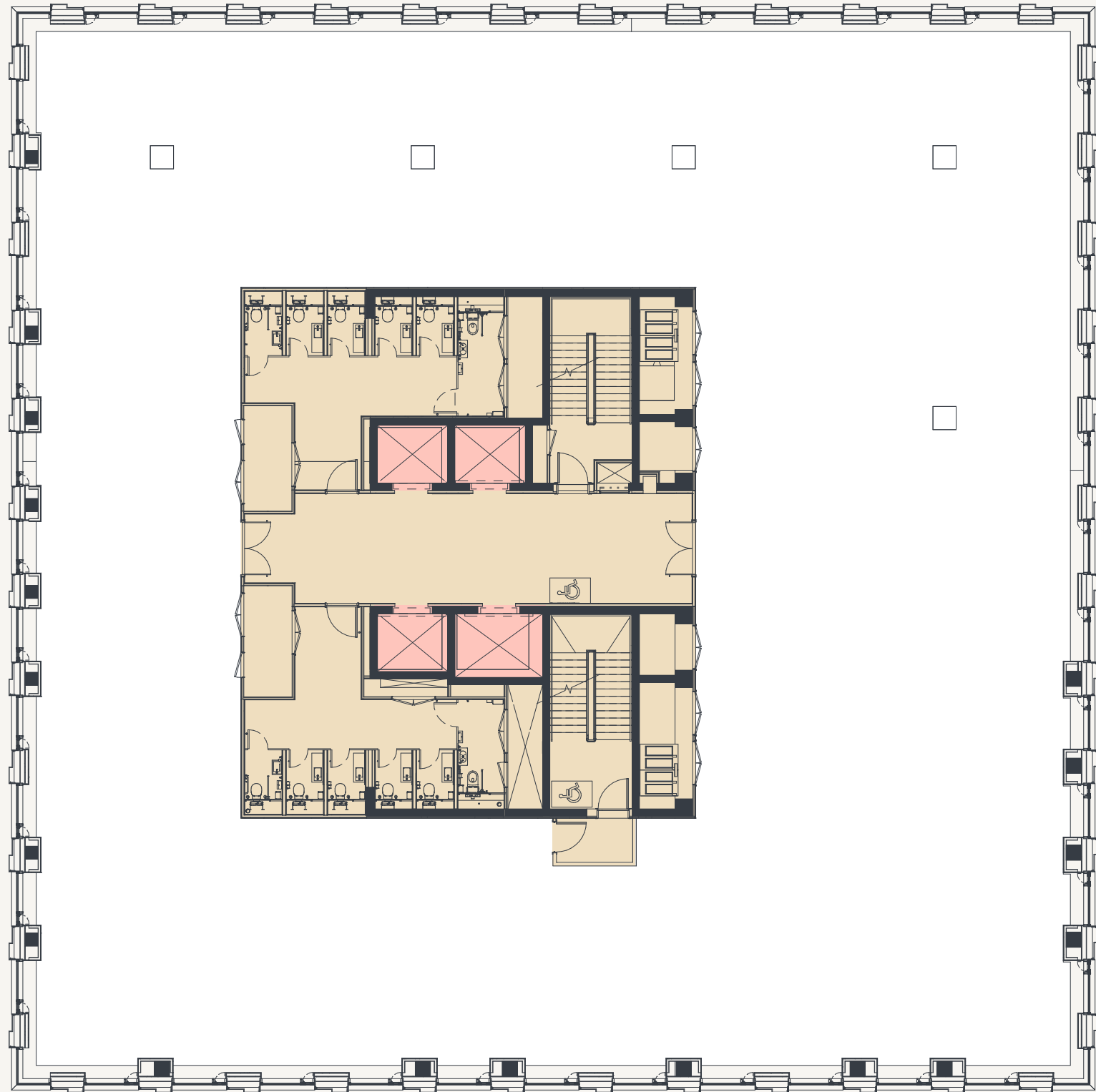


Good for you

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

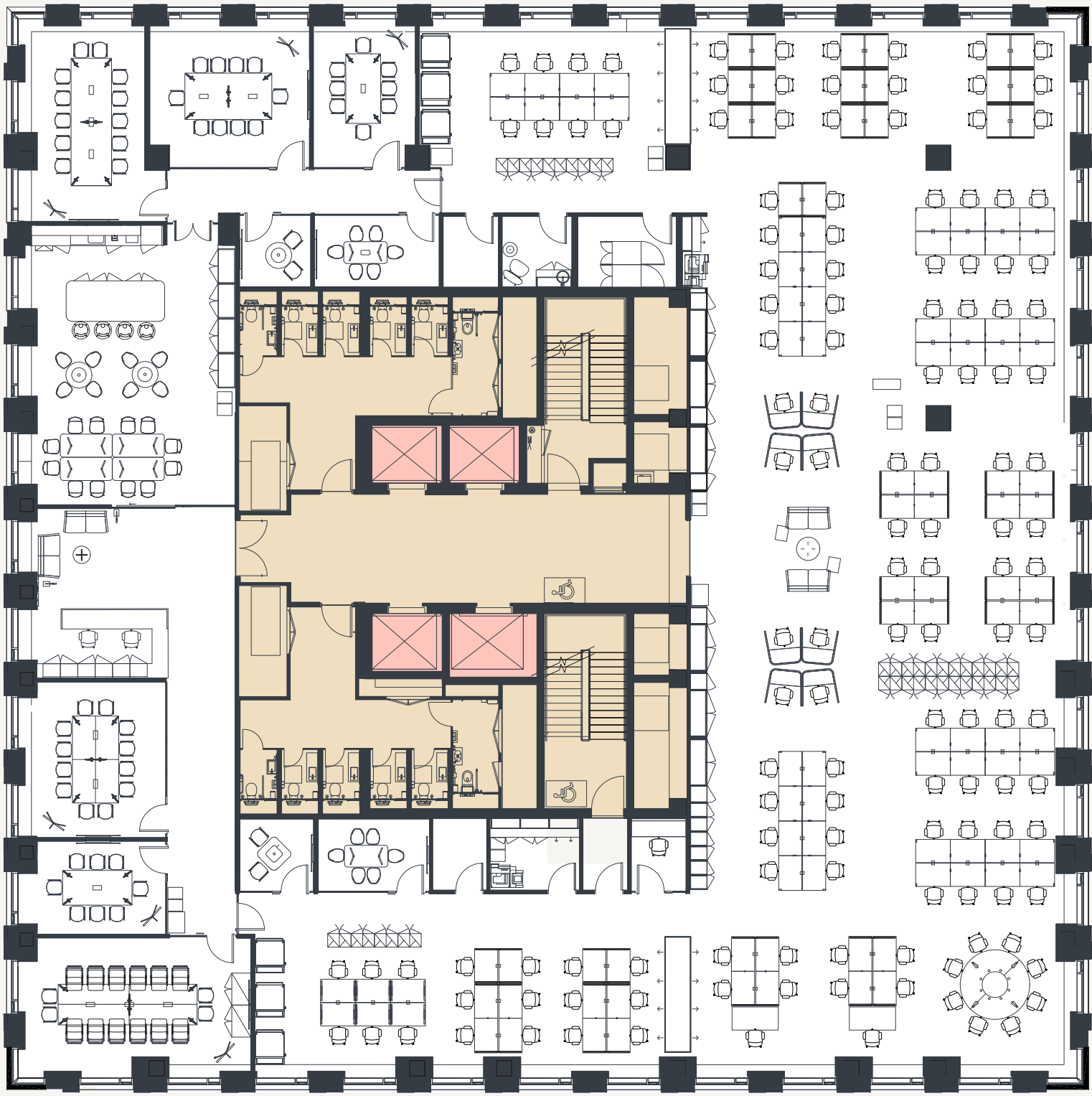
10,890 sq ft (1,012 sq m)



Key	
	Office
	Core
	Lifts

Space plan

Example layout

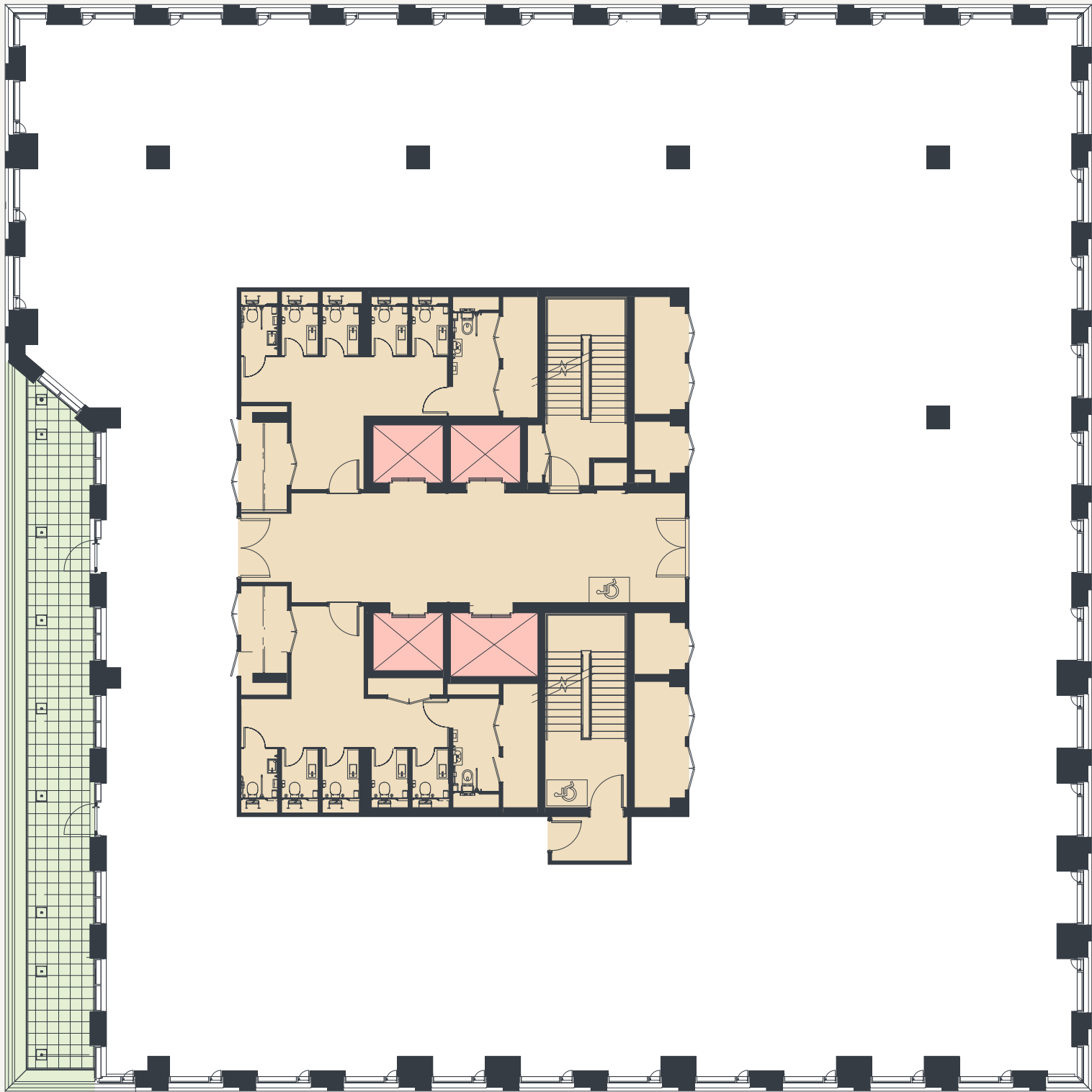


Desks (1:8)	128	12 person meeting room	3
2 person meeting room	2	16 person meeting room	1
6 person meeting room	2	Unisex WCs	10
8 person meeting room	1	Accessible WCs	2

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	
	Office
	Terrace
	Core
	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

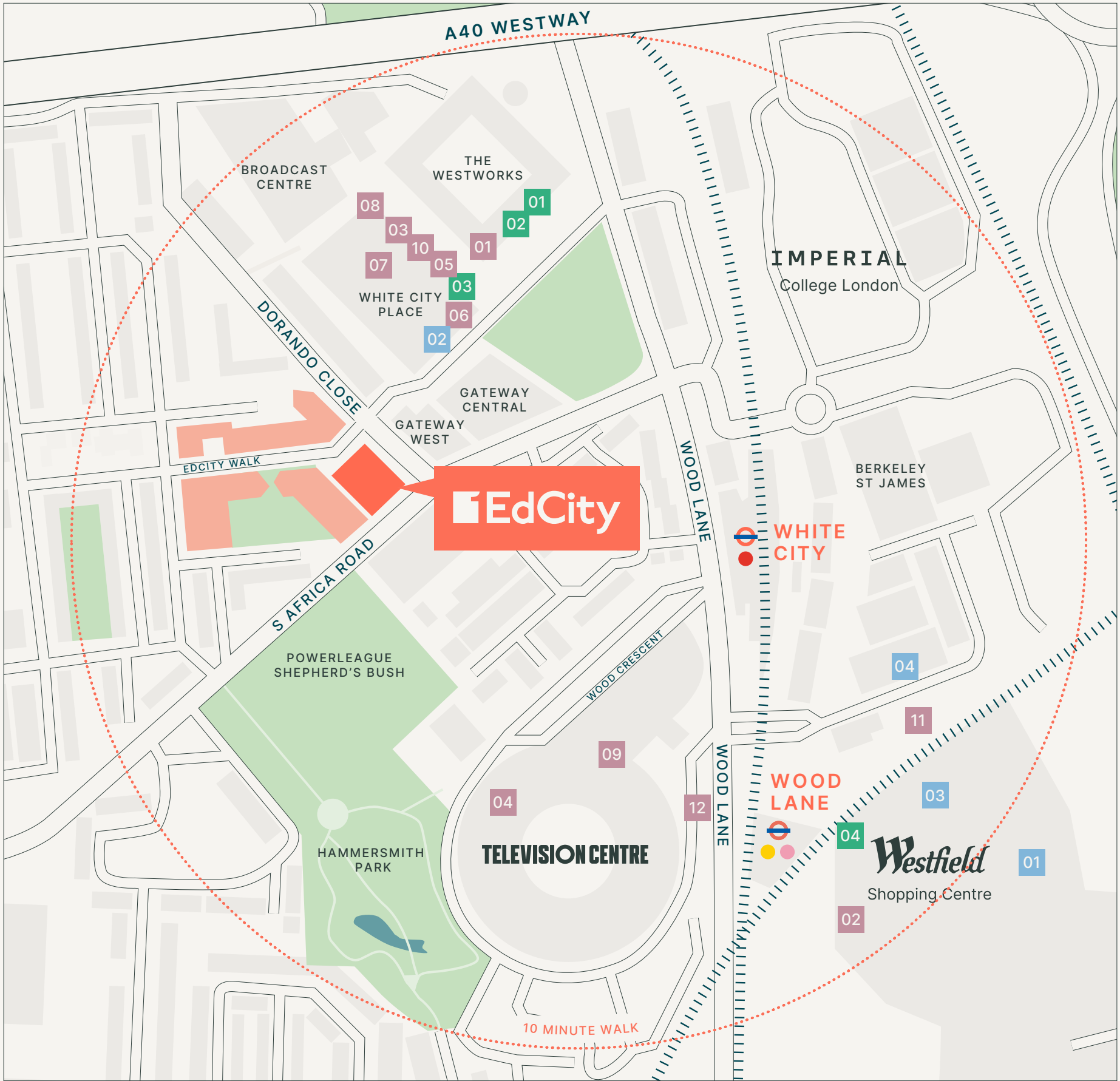
- 01 Dear Grace
- 02 Ichiba
- 03 Waka
- 04 Soho House
- 05 Shola
- 06 Starbucks
- 07 Coco Di Mama
- 08 CrussH
- 09 Endo
- 10 The Athenian
- 11 Bergamot
- 12 The Broadcaster

Retail

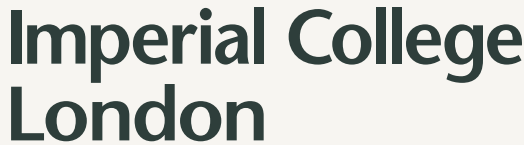
- 01 Waitrose & Partners
- 02 Tesco
- 03 John Lewis & Partners
- 04 Amazon Fresh

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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