

An innovative bar &
restaurant opportunity
in a creative new
West London destination



IMPERIAL

Element is a brand-new building in a brand-new location that draws attention and builds profile.

Located in the heart of Imperial's White City Campus, Element enjoys a unique setting beneath the dramatic concrete canopy of the Westway: energisingly urban and authentically individual.

Offering 5,400 sq ft of internal space plus an extensive outdoor offer, Element is conceived to meet the needs of a dynamic new community keen to explore new social experiences.

With Imperial as a long term landlord this is an opportunity to innovate. Here a visionary F&B brand can push boundaries and challenge the status quo.

AN EXCEPTIONAL OPPORTUNITY



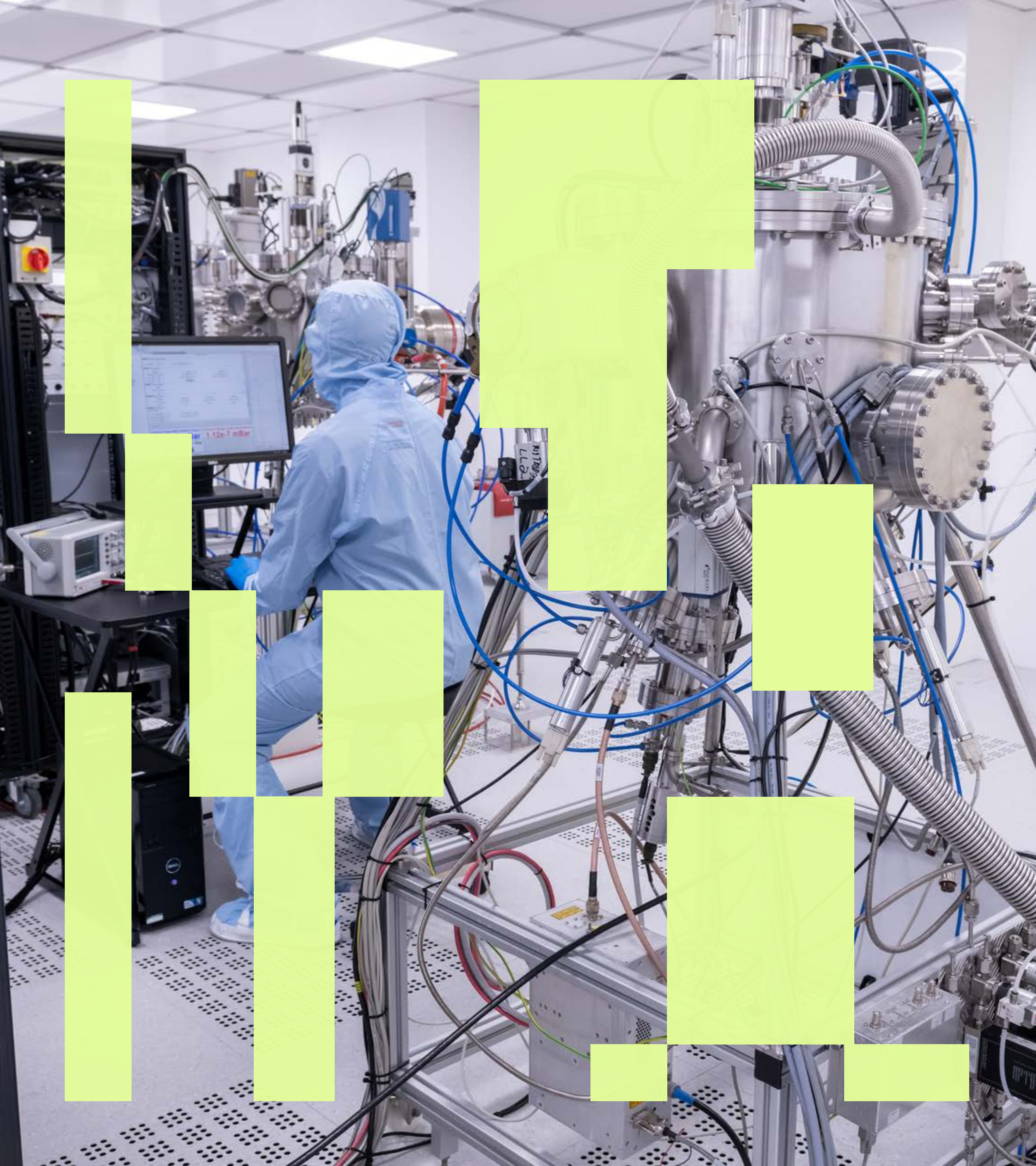
- 5,400sqft INTERNAL SPACE
- 3,000sqft EXTERNAL SPACE
- SPREAD OVER 2 FLOORS

DISCOVER



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

Element sits alongside a new Student Hub at the centre of Imperial's rapidly expanding White City Campus. Already home to 5,000 staff and students, and over 100 innovative businesses, Element will be surrounded by a steady flow of people at all times of day.



IMPERIAL & WHITE CITY CAMPUS

Imperial is Europe's #1 university*. Focused on science, technology, medicine and business, it attracts the best and brightest from around the world. These pioneering minds are motivated by discovery of the new and the different.

White City Campus is where these forward thinkers discover opportunities to expand their horizons and, by the time it is

complete, it will be home to a daily population of +25,000 professionals, students, residents and visitors.

Imperial's new Campus is the anchor of the White City Innovation District and is connected to existing business and residential communities, in White City and beyond.

* QS World University Rankings, 2024

CONNECT



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Since 2017, White City and the broader area has attracted over £6 billion of investment from high-growth businesses including climate tech, medtech, AI and life sciences.

Element sits at the meeting point of Imperial's established Campus to the north and the growing Campus being developed to the south.

Today, the Campus welcomes 5,000 people to live, work, study, teach and conduct research. Imperial's specialisms in Chemistry, Biomedical Engineering, and Molecular Sciences, are all based here, along with the pioneering School of Public Health. Additionally there are over 800 on-Campus homes for staff and students and the private sector.

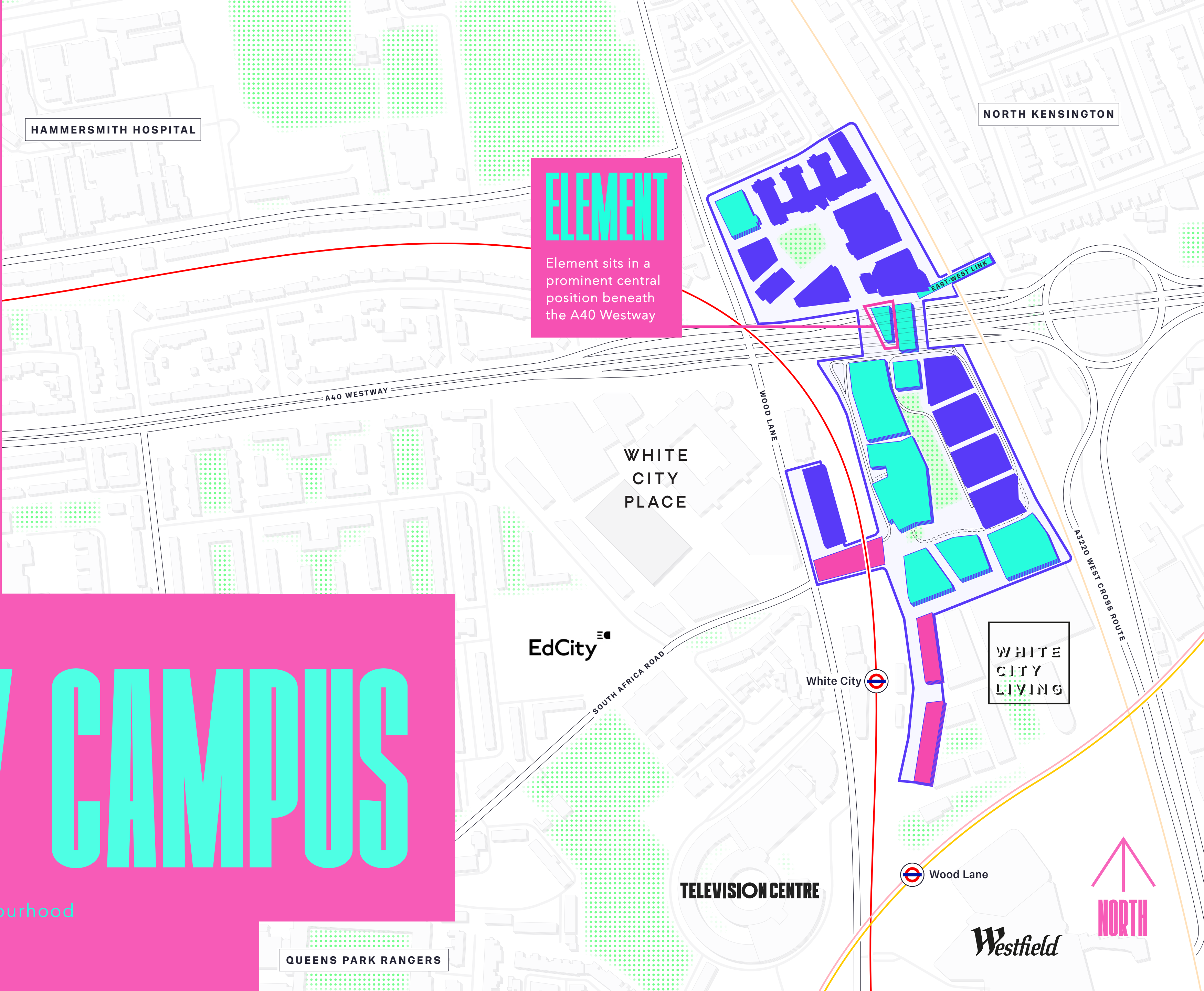
As it grows to accommodate 25,000 people over the coming years, the Campus will add new innovation facilities, HQ-offices for start-ups and corporates, academic and research spaces, multiple F&B offerings, a hotel, private, student and affordable housing, and expansive new green public spaces.

Element will sit at the heart of all this, serving a lively, ever-growing Campus community as well as the wider White City neighbourhood.

● Under Construction ● Occupied ● Planning approved

WHITE CITY CAMPUS

An outstanding vision for an entirely new neighbourhood



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:

1

BBC

2

itv

3

L'ORÉAL

4

NOVARTIS

5

Blenheim Chalcot

6

Royal College of Art

Retail and leisure:

7

Westfield

8

the hoxton

9

SOHO HOUSE

10

THE BROADCASTER

11

Electric CINEMA

12

QUEENS PARK RANGERS 1881

Developers include:

St James

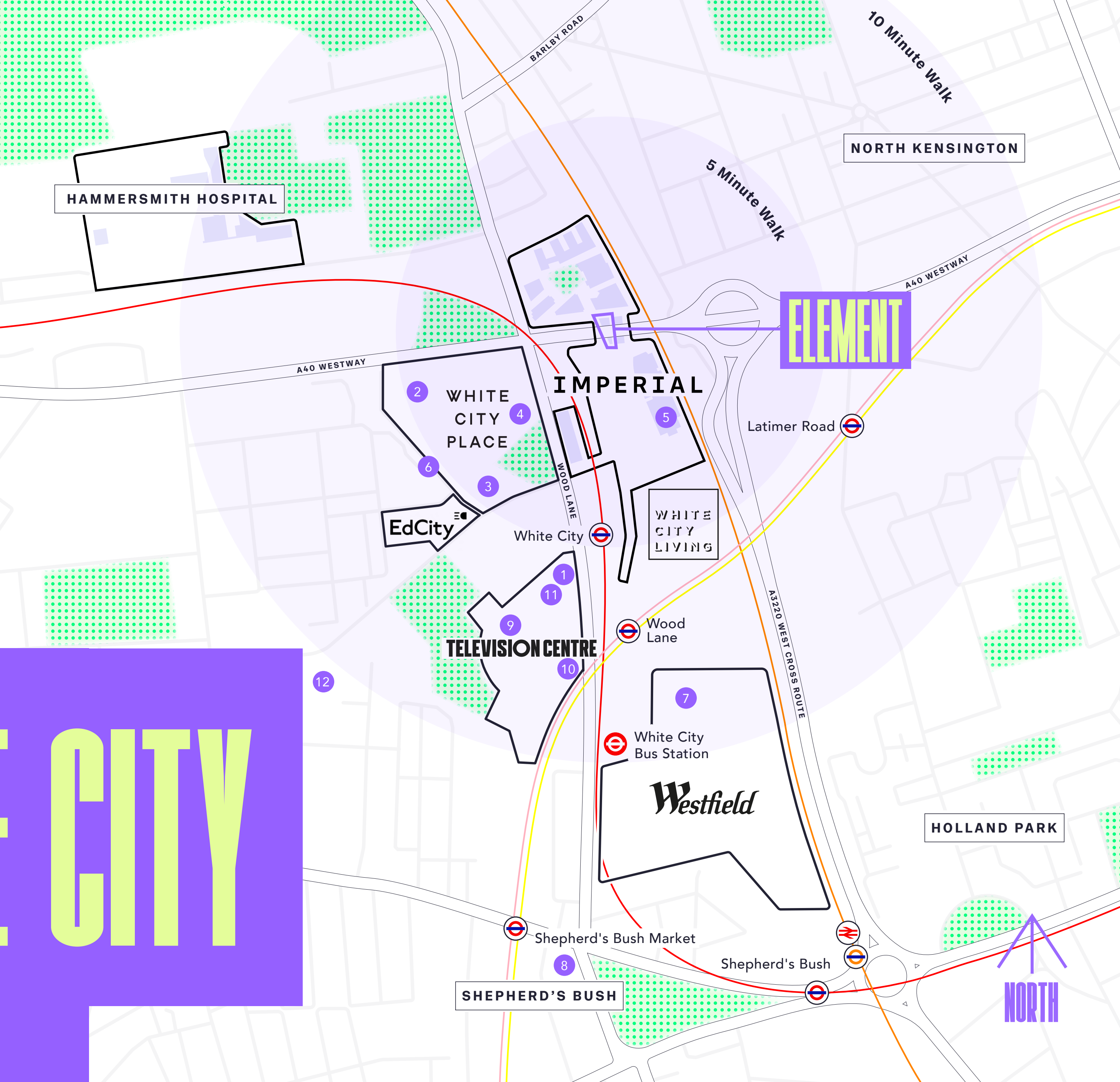
Designed for life

STANHOPE

UNIBAIL-RODAMCO-WESTFIELD

EXPLORE WHITE CITY

Become part of an already thriving community



AN UNDERSERVED CATCHMENT

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



CAMPUS*
POPULATION
15,000

*by 2029 rising to
25,000 by 2039*

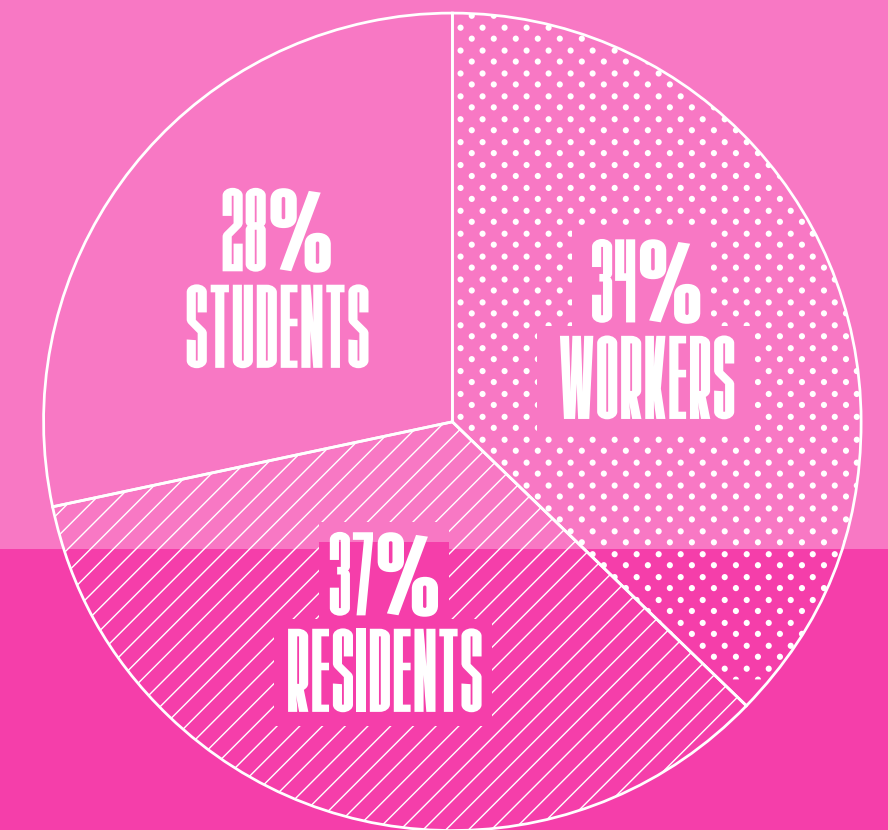
* Imperial's White City Campus

LOCAL
POPULATION
60,000

*by 2029 rising to
75,000 by 2039**

* Within a 10 minute walk

WHITE CITY CAMPUS POPULATION SPLIT 2029



Over half of local
residents are

UNDER
35 YRS*

* Within a 10 minute walk

With the development
of the White City
Campus, footfall is set

TO RISE
+40%

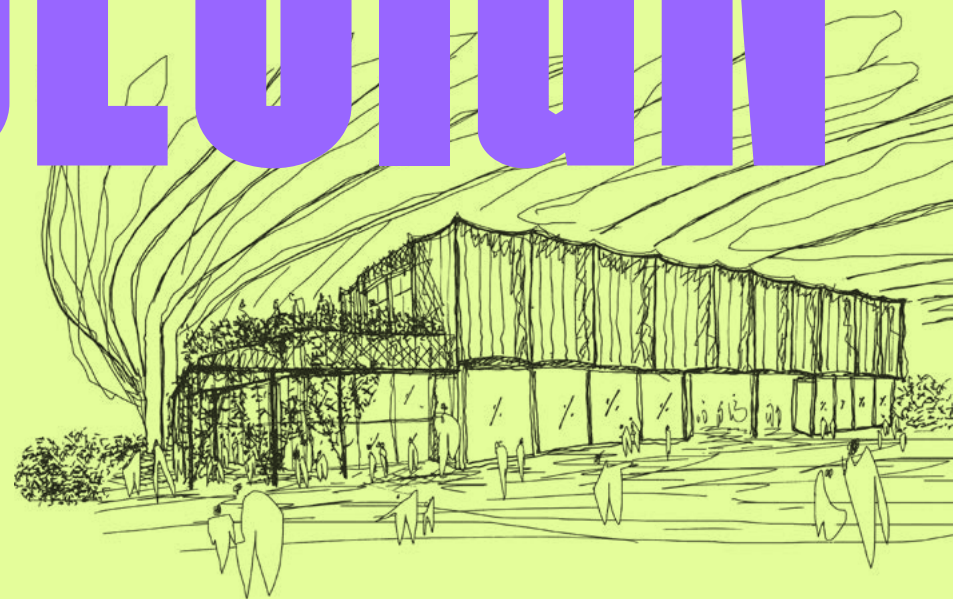
*by 2029 (70% by 2039
vs. 2024 levels)*

Annual footfall is
anticipated to reach

6.8M
PEOPLE

*by 2029 rising to
8.6m by 2039*

STRIKING, SUSTAINABLE DESIGN



"We're creating a highly sustainable, adaptable building - maximising daylight, using upcycled façade materials and a timber structure. "

Michael Fostiropoulos
Turner Works, Element architects

Designed by award-winning practice Turner Works, Element is a purpose-built, standalone venue that seamlessly integrates sustainability with thoughtful, contemporary design.

Arranged over two floors with customer terraces on both, it supports diverse operator concepts while advancing Imperial's net zero 2040 ambition.

Both visually and conceptually it stands apart. There is nothing else nearby to compete.

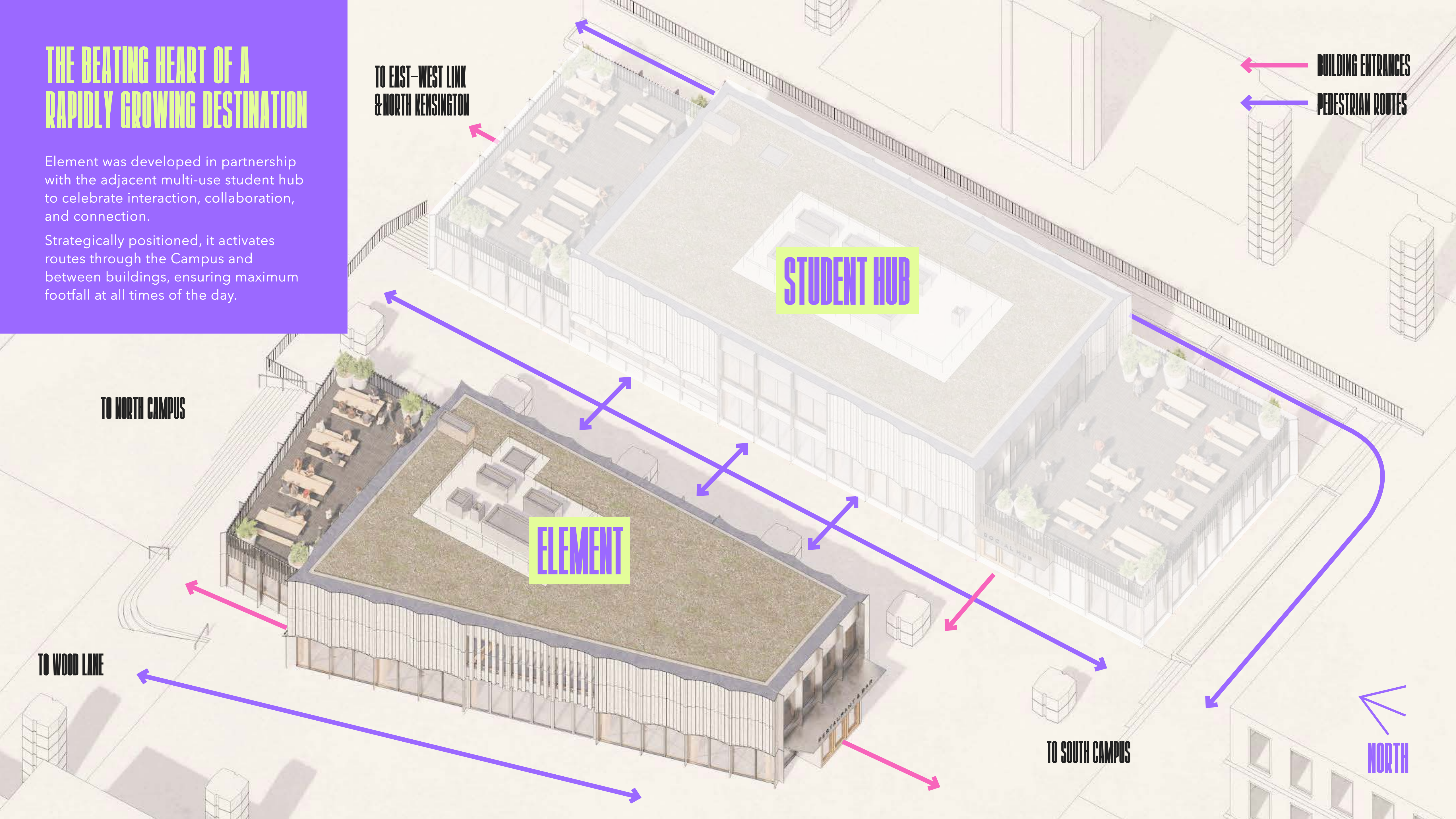


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THE BEATING HEART OF A RAPIDLY GROWING DESTINATION

Element was developed in partnership with the adjacent multi-use student hub to celebrate interaction, collaboration, and connection.

Strategically positioned, it activates routes through the Campus and between buildings, ensuring maximum footfall at all times of the day.



TO EAST-WEST LINK
& NORTH KENSINGTON

BUILDING ENTRANCES
PEDESTRIAN ROUTES

STUDENT HUB

TO NORTH CAMPUS

ELEMENT

TO WOOD LANE

TO SOUTH CAMPUS

NORTH

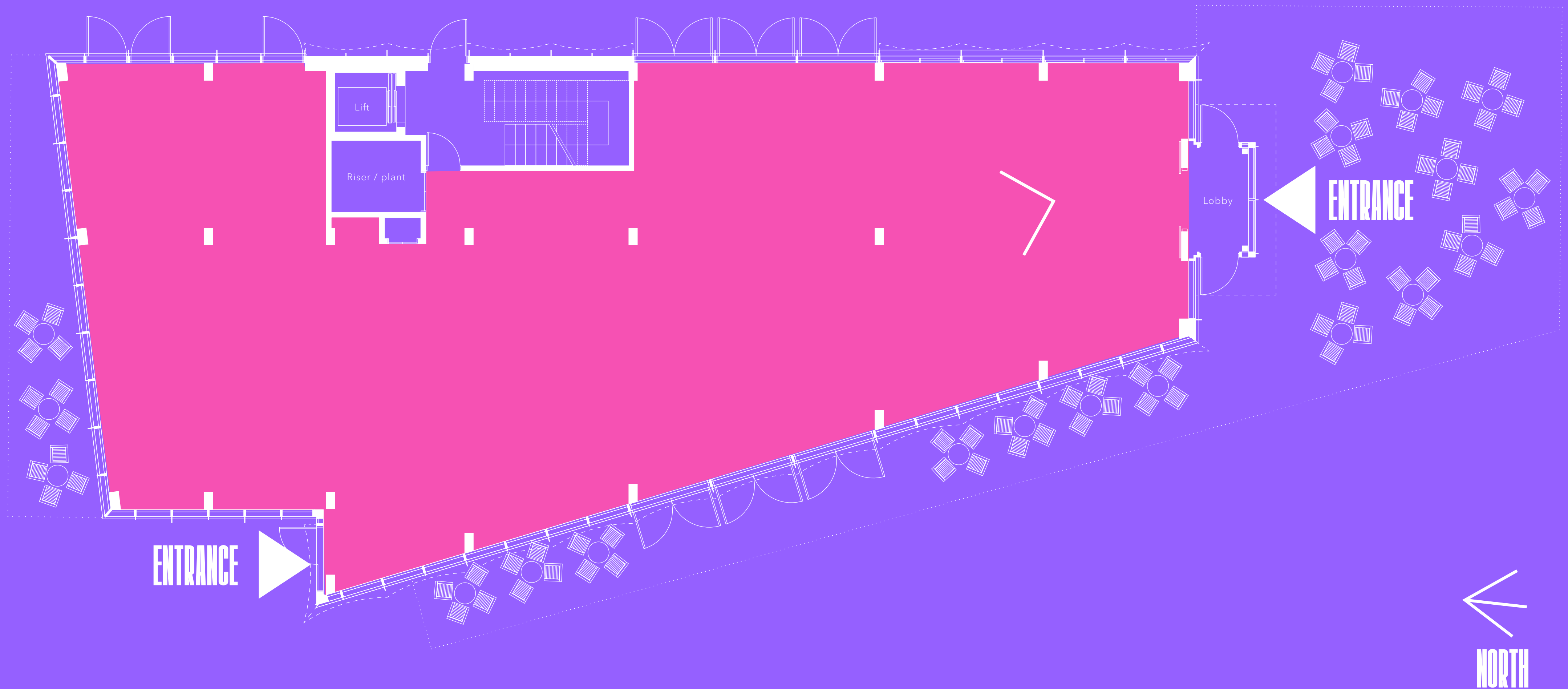
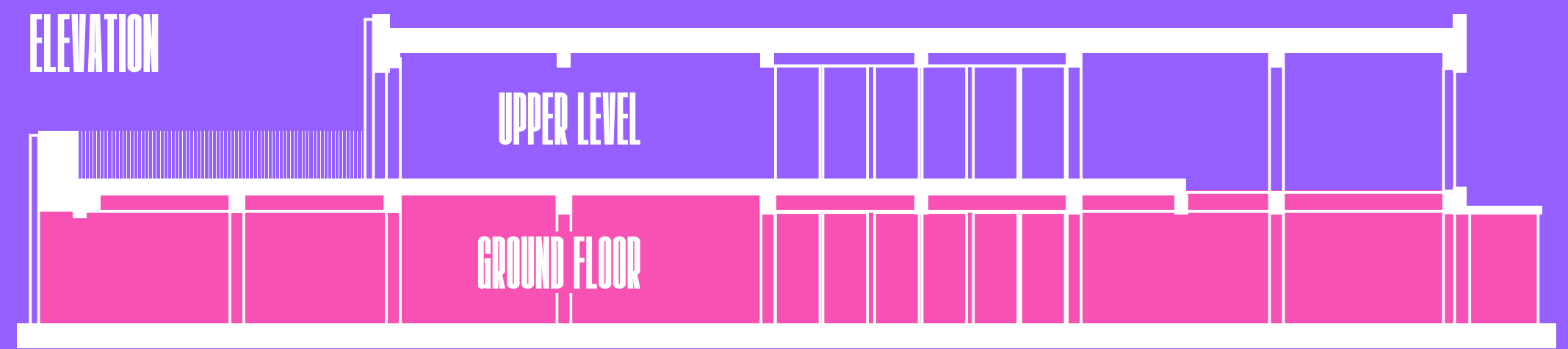
GROUND FLOOR PLAN

Internal area:

**347 SQ M /
3,735 SQ FT**

External area:

**186 SQ M /
2,000 SQ FT**



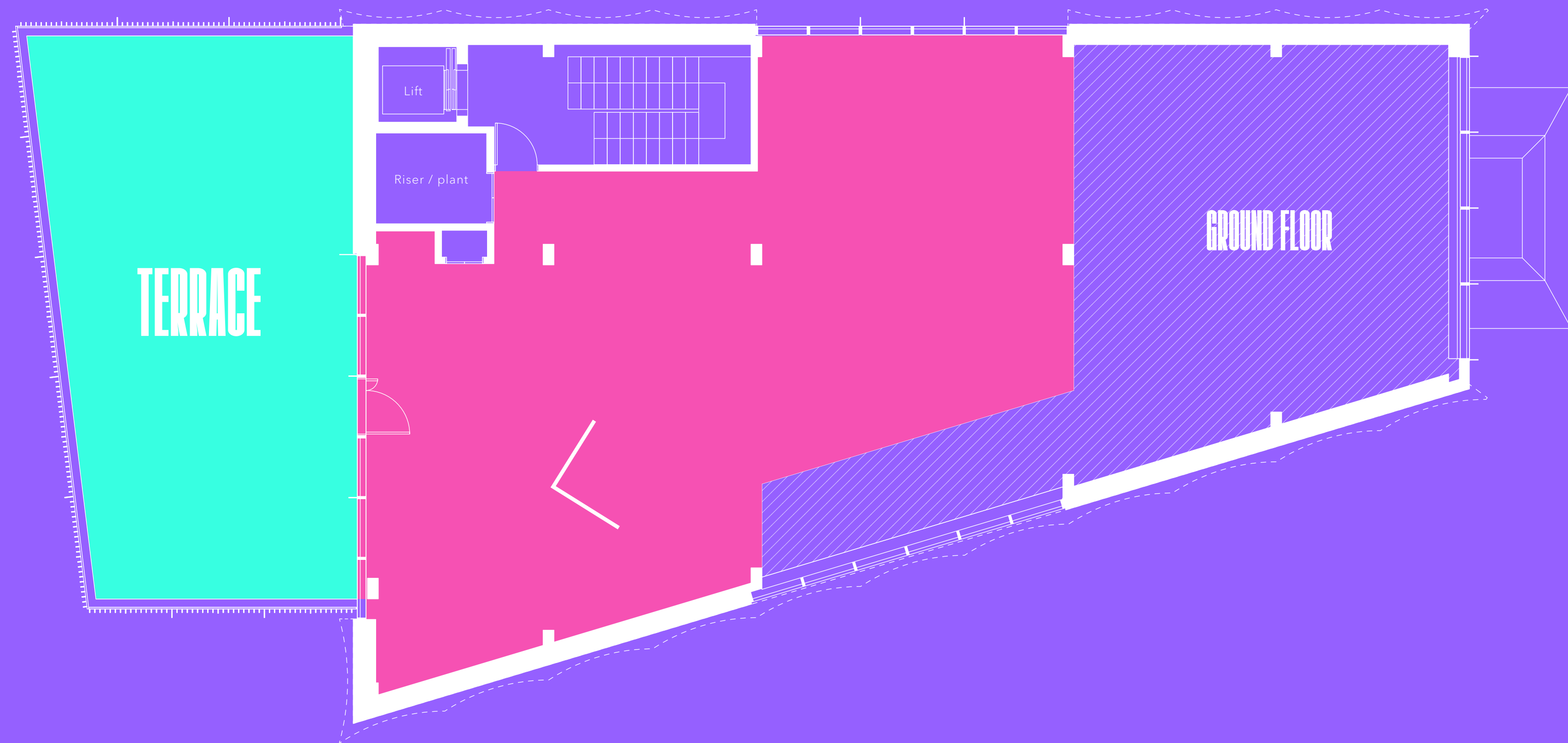
UPPER LEVEL PLAN

Internal area:

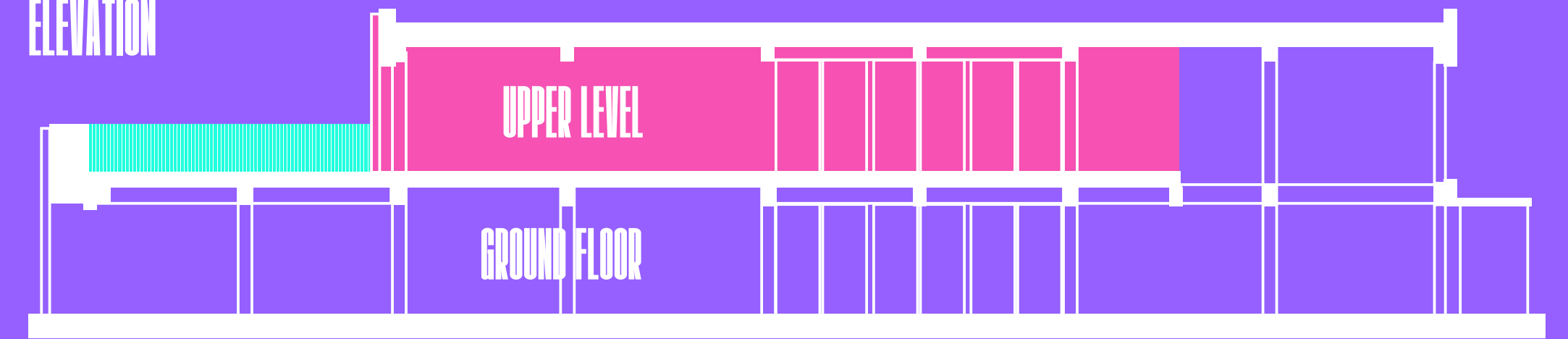
**156 SQ M /
1,679 SQ FT**

External area:

**93 SQ M /
1,000 SQ FT**



ELEVATION



SPECIFICATION / TERMS

Electrical supply	3 phase 300 Amp / 210 kVA
Gas supply	None
Kitchen extract	800 x 800 mm kitchen extract duct. Extract fan and attenuator to be installed by tenant
Water supply	32 mm MDPE supply to ground floor, occupier to extend from this point
Drainage	100 mm diameter connections provided, to suit kitchen and accessible WC on ground floor, and capped drainage points at first floor for toilets and additional bar
Fresh air intake	800 x 800 mm fresh air intake duct
EPC	EPC available upon request (rating of B)
Air conditioning	Cooling equipment to be installed by the tenant. Locations for external condenser offered on the roof
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)
Rent	Upon application. The base rent will be exclusive of rates, VAT (if applicable) and all other outgoings. The operator will be required to put forward a percentage of turnover, such that the higher of the base rent or turnover is payable
Business rates	To be assessed
Service charge	A service charge is payable, details upon request
Planning	The premises benefit from Sui Generis (drinking establishment) and Class E (restaurant) planning uses
Licensing	A late-night premise licence has been applied for by the landlord, which will be transferred to the incoming tenant
Estimated PC date:	Q3 2026



CONTACT



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IMPERIAL

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