



I-HUB
White City, London

Imperial College
London

The perfect home for scaling scientific innovators

Based in White City and co-located with Imperial College London, the I-HUB offers a variety of affordable and flexible tenancy options for companies at every stage of their growth.



Co-location & Collaboration

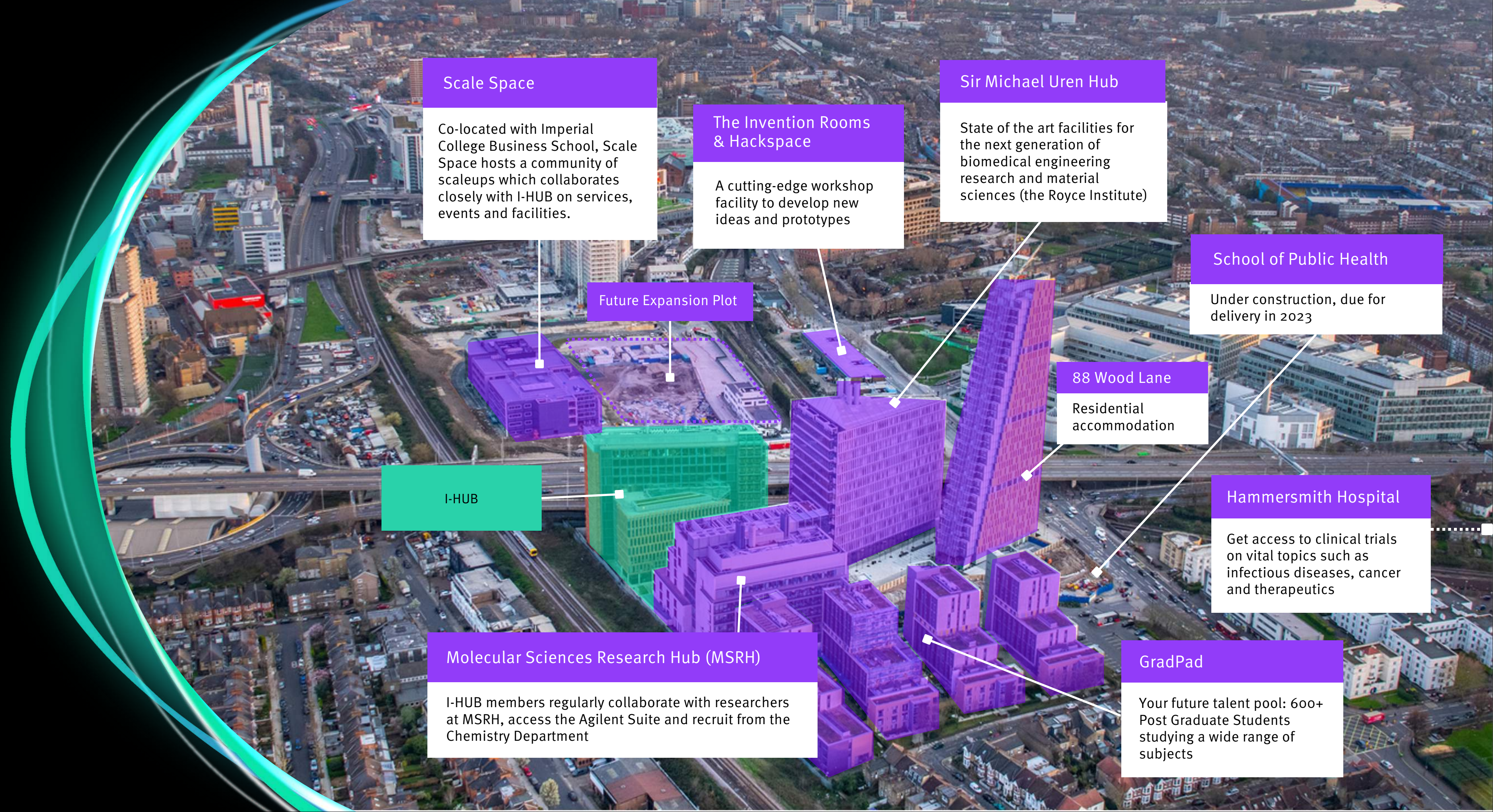
The I-HUB sits at the heart of the White City Innovation District and is part of the Imperial College White City Campus.

The rapid and unpredictable nature of scientific and technological progress challenges us to rethink the traditional university campus. Our new campus responds to this era of disruptive innovation with new spaces for collaborative partnerships and new approaches to interdisciplinary technological advancement. The addition of the White City and Hammersmith campus to the Imperial ecosystem turbocharges the combined impact of our discovery and invention on global challenges.

Imperial College
London



WHITE CITY
INNOVATION
DISTRICT



Scale Space

Co-located with Imperial College Business School, Scale Space hosts a community of scaleups which collaborates closely with I-HUB on services, events and facilities.

The Invention Rooms & Hackspace

A cutting-edge workshop facility to develop new ideas and prototypes

Sir Michael Uren Hub

State of the art facilities for the next generation of biomedical engineering research and material sciences (the Royce Institute)

School of Public Health

Under construction, due for delivery in 2023

88 Wood Lane

Residential accommodation

Hammersmith Hospital

Get access to clinical trials on vital topics such as infectious diseases, cancer and therapeutics

Future Expansion Plot

I-HUB

Molecular Sciences Research Hub (MSRH)

I-HUB members regularly collaborate with researchers at MSRH, access the Agilent Suite and recruit from the Chemistry Department

GradPad

Your future talent pool: 600+ Post Graduate Students studying a wide range of subjects



Accelerating Discovery Advancing Society

I-HUB accelerates new discoveries by actively connecting its members to talent, services, facilities and world-leading research, helping them to scale and advance solutions that transform our society.

How?

- Space & facilities built for R&D: grow your business in an environment designed for innovation with high-quality labs, adaptable workspaces and cutting-edge facilities.
- Services for scaling up: we know what it takes to grow a business like yours. That's why we offer a curated list of services including access to the best talent, scientific suppliers and service partners that we have vetted for you
- A community that moves you: solve problems and grow faster through collaboration with academic experts, talented Imperial students and our thriving community of innovative scientific businesses..





Space & Facilities built for R&D

We know what it takes to operate and scale R&D businesses because we do it too. As part of Imperial College London, we offer cutting-edge facilities ready for all your research needs - now and as you grow. With high-quality labs, flexible office space and room for expansion, I-HUB is designed to scale with your business.

- High-quality lab space – Accelerate your business' research with state-of-the-art and ready-to-occupy labs from 280 sq ft.
- Flexible office space – Configure your workspace in a layout that suits your needs. From individual offices to whole floors, our quality spaces are designed to scale with your business.
- Leading analytical equipment – Being located on Imperial College London's White City Campus means you get access to some of the best analytical equipment, like the Molecular Sciences Research Hub and the Royce Institute in the Sir Michael Uren building.
- Advanced rapid prototyping – Bring your ideas to life at Imperial College London's Advanced Hackspace, using the latest prototyping equipment, engineering workshops and support from their expert technicians.





I-HUB Laboratories

I-HUB laboratories on the lower building parts (Levels -1, 1 & 2) are modular and range from 280ft.² - 1,000ft.² with some comprising an integrated write-up room. All are fitted with lab benches and piped lab gases. These labs support a community of over 30 companies within the eco-system.

Ideal for mid-stage and high-tech high-growth companies looking for combination wet lab and office space.

Features include:

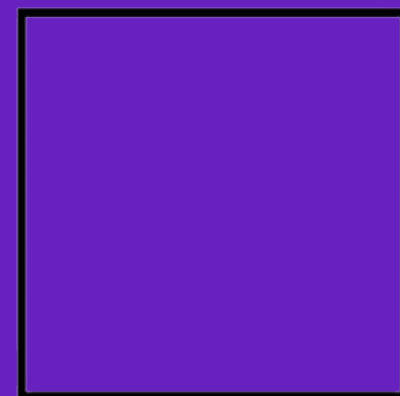
- Mechanical ventilation for recirculating and extracting fume hoods
- Chemical resistant work stations, wall shelving and under bench storage
- Piped gases and compressed air
- Safety sink drainage
- 3-phase electrical supply
- Demineralised water supply
- Separate write-up space in larger units
- Goods lift with oxygen depletion monitor
- Shared equipment room housing autoclave, glass washer and ice machine

Larger, single floor labs are seen on Levels 3, 7 & 11 which are operated by single members, designed and fitted to their own specification for labs and offices.

Office spaces & Central Working

Offices provide the crucial back office support needed to help your scaling business and are located on the Lower Ground, Ground, First and Second floors of I-HUB. The furnished, private offices range from 178 sq. ft – 500 sq. ft and can support teams of 3 to 15 people.

We also offer alternate spaces on the 4th Floor provided by Central Working White City. They provide flexible co-working desks, fixed offices and virtual HQ options.



**CENTRAL
WORKING**



Services for scientific scale-ups

Grow faster and better by leaning on us for support. Whether that's seeking out the best new talent from Imperial College London or keeping your existing teams up to date on the latest learnings from the expert community. And for when you need specialist support, you can rely on our list of proven service partners to get the job done right.



Brilliant talent at your doorstep

Get access to the top R&D and business talent from Imperial College London. Our year-round programmes, including our Careers Fair, Internships and Summer Placements, have proven successful in placing great talent throughout our community.



Access to state of the art equipment

With Imperial College London's White City Campus as your new home, enjoy access to state-of-the-art facilities and world-leading academic resources. Make better discoveries faster, by sharing insights and developing ideas with like-minded businesses and subject-matter experts.



Academic support to advance your discovery

Find an expert to support your company's research and development. Talk to us about your challenge and we'll do our best to connect you with appropriate academics from Imperial College London.



An engaging community event programme

Find the next great idea, meet your next collaborator or learn from your peers at any of our socials and member events throughout the year. All I-HUB members are welcome, so bring your whole team along.

A thriving community

Join our thriving community that is designed to help our members innovate faster and scale sustainably.



“Any problems we face, someone else has already faced: there is a really good supportive network”

Reka Tron,
co-founder and COO
Multus
Based at I-HUB since 2020

Multus started off at SynBIC, the synthetic biology society within Imperial, and then we went on from there to the Hackspace, another Imperial facility where you can hack your project. Initially, there was an open lab there that we could use to do our proof of concept, but then it got pretty crowded and we had to find our next space. For a short period we moved to a shipping container, which wasn't very suitable for growing animal cells, so we had to find a proper building to work in. And we looked around at quite a few spaces, but I-HUB was a clear winner because there is really good access to talent, due to it being on campus.

Another key element is the support you get in this building. There are lots of other life science companies here, which really helps going through the typical scaling challenges. Any problems we face, probably someone else has faced before us, and we can all help each other.

There is a really good supportive network from the White City Incubator itself, which arranges so many services on a day to day basis, which we don't even realise we needed. When you look at it from an operations perspective, it's actually really important that those things are already in place.

Reka Tron and Cai
Linton, COO and
CEO of Multus.





“True collaboration is people working together as a single team and it's easier to achieve if they can co-locate.”

Eric Yeatman
Chair, Executive Board
I-X

We wanted for I-X to be based around the technical fields of AI machine learning and data sciences, so moving into I-HUB was a great opportunity to bring people together, in a University 2.0 sort of way.

Right from the beginning we wanted this project to be very collaborative, both within the different faculties of Imperial, but also with external companies. And this fits in perfectly with the ethos of I-HUB and White City, because here you have lots of technology companies available to collaborate and, from their part, interested in getting more involved with Imperial's activities.

We anticipate that quite a few spinout companies will come from I-X activities and we would hope that those companies then would stay locally and keep their interactions strong with the ecosystem and with Imperial.

For bigger organisations, it would be great if they could bring a group of people here over an extended period of time and really working with us.

True collaboration is people working together as a single team and I think it's easier to achieve that if people can co-locate to some extent. There are great opportunities here in the area that you can't get elsewhere: companies can rent a single office, they can take a whole floor, or they can build their own building, or rent a building across the road. There are many different kinds of opportunities to do that already: we have collaborators that have taken offices in this building because they want to be close to us.

It's just a very early stage, but I see that developing and I think that's good for them, good for the College and good for us.

Available spaces

Level 9

A new lab and office opportunity

The current floor space is undergoing an exciting development project, set to yield two demised areas tailored for both a lab and office element, each spanning an estimated 5,000 ft². Designed to meet the needs of scaling businesses on their growth journey, Level 9 will feature new, purpose-built lab facilities alongside a Cat B standard office setup, ideal for supporting business operations. We're actively seeking interest from scaling companies eager to secure new space on pre-let terms.

Contact: p.beard@imperial.ac.uk

Level 9 is currently at a BCO Cat A specification.

The whole floor is 11,947 Ft² (1,110 M²).

Occupancy allowance: 1 person per 8m² NIA-

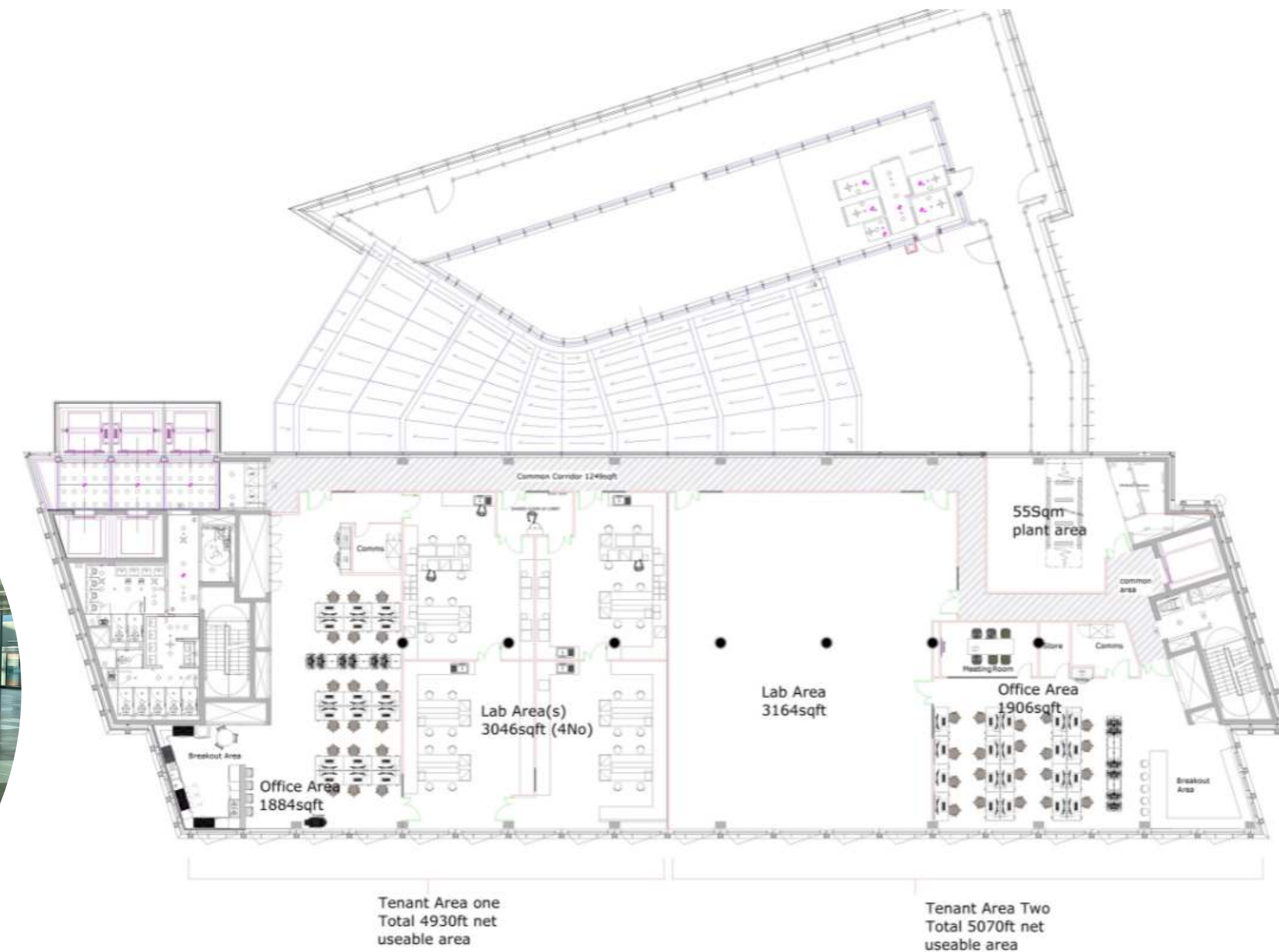
Floor loading: Imposed load of 3kN/m² plus 1.0kN/m² for lightweight partitions.

Fully accessible raised floors with typical clear void of 150mm.

Ceiling height: 2.75m raised floor to soffit.

Air conditioning: ceiling mounted four pipe fan coil, offices internal temperature 19°C – 24°C.

Lighting allowance: 350-500 lux



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Level 11

CAT B office / a new lab and office opportunity

I-HUB Level 11 is a flexible space that can support scaling businesses seeking to grow and continue their growth journey. The current floor space is configured as a CAT B office suite and is arranged over 8,108 ft² as well as an adjoining external Terrace (south facing aspect) comprising 2,793 ft².

For developing businesses seeking a combined lab & office format, Level 11 is the right location to align scientific activities and support functions within the same demise. The configuration can support lab operations for 60% of the internal floor space for c.4,400 ft² of dedicated lab space with remaining space taken as open plan office, meeting rooms and amenity. The provision of the Terrace (2,793 ft²) also allows for the location of lab-based support equipment such as air-handling to be placed externally (subject to planning) within a compound area, whilst retaining a share of the space for amenity benefit.

For a direct let as an office, the space is ready (subject to any modifications required) for occupation and can serve well as a corporate facility.

Contact: p.beard@imperial.ac.uk

Level 11 is currently at a BCO Cat B specification.

The whole floor is 8,108 Ft² (753.25 M²).

Occupancy allowance: 1 person per 8m² NIA-

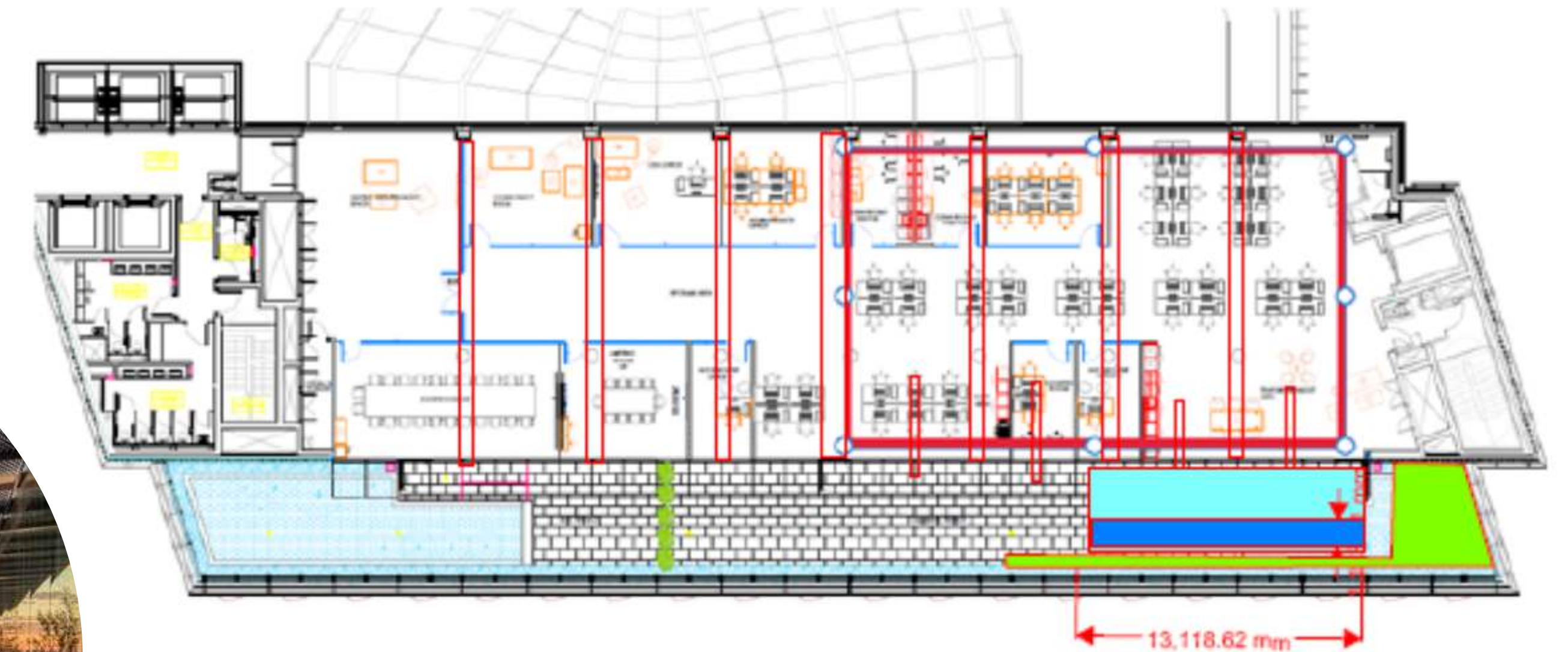
Floor loading: Imposed load of 3kN/m² plus 1.0kN/m² for lightweight partitions

Fully accessible raised floors with typical clear void of 150mm.

Ceiling height: 2.75m raised floor to soffit.

Air conditioning: ceiling mounted four pipe fan coil, offices internal temperature 19°C – 24°C.

Lighting allowance: 350-500 lux



A well-established
scientific community
awaits you

Companies located in I-HUB, A-Z

ADC THERAPEUTICS
ARBOREA
BASF
CENTRAL WORKING
CC BIOTECH
CONCERT BIOTECHNOLOGY
CYBIO NORTHERN EUROPE (ANALYTIK JENA UK)
EMPHATIQ
ENDRESS & HAUSER
ESYA
H₂GO
IMPERIAL IX
INVITRO GENETICS (COOPER GENOMICS)
LIFT BIOSCIENCES
VALINK THERAPEUTICS
MICROGRAPHIA BIO
MINA THERAPEUTICS
NATO, Defence Innovation Accelerator for the North Atlantic
MULTUS BIOTECHNOLOGY
MYTOS
PEAR BIO
POLYMATERIA
PRECISION ROBOTICS
QUELL THERAPUETICS
RFC POWER
SAFE INTELLIGENCE
SIXFOLD BIOSCIENCE
SOLENA MATERIALS
SYNBICITE

Companies located in Central Working 4th Floor, I-HUB) A-Z

BIOME TECHNOLOGIES
CC BIOTECH
COMPLEMENT THERAPUETICS
CYANOFEED
DEFENCE INFRASTRUCTURE ORGANISATION
ESYA
FLARE BRIGHT
G SCAN OU
COGRAMMAR
HUAWEI TECHNOLOGIES RESEARCH & DEVELOPMENT (UK)
ICAPPIC
ILASP
MICROGRAPHIA BIO
LIFT BIOSCIENCES
MITRA BIO
MYTOS
NMES GROUP AB
ORIGIO
PEAR BIO
QUAISR
QUELL THERAPUETICS
RIO TINTO
SAAB UK
SIXFOLD BIOSCIENCE
SMART RESPIRATORY PRODUCTS
STELLAR ADVANCED CONCEPTS
UNIVERSITY OF EXETER



Get in touch

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