



BASEONE

Join London's newest science and technology hub

sciopolis.co.uk/baseone

1 Portal Way · North Acton · London · W3 6RS

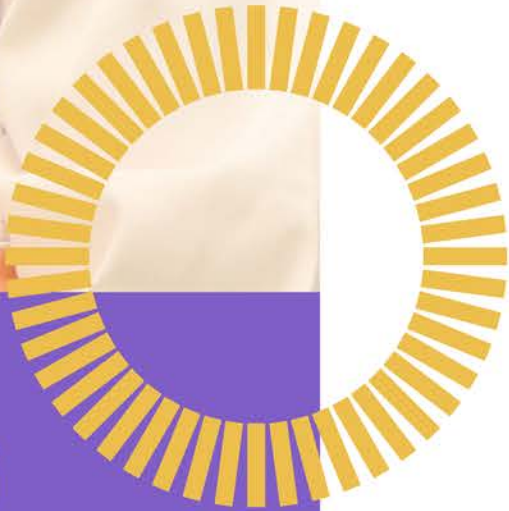

Sciopolis

IMPERIAL



SPACE FOR SCALING INNOVATION

Developed by Sciopolis in partnership with Imperial College London and located in well-connected North Acton, Base One offers cost-effective lab and office space alongside a full spectrum of workspace and a curated ecosystem of support services.



- High quality and affordable** ✓
- Ready-to-occupy lab and office space
 - Most affordable lab space in London
 - Meeting, event, Cafe and outdoor space

Perfect for scaling science and technology companies across all sectors ✓

Backed by Imperial and with Imperial Incubator onsite via a Lab Manager, providing on the ground technical and enterprise support ✓

Adjacent to unique, Imperial-owned industrial space, to execute process development and early-stage manufacturing within central London ✓

Excellent public transport links. It sits in Zone 2, a short walk from North Acton on the Central Line and close to Acton Main Line, on the Elizabeth Line ✓

Close ties to Imperial's White City Campus and linked to an exciting local community of scientists, makers and artists in nearby Park Royal ✓

Flexibility in fit-out, with expert support to develop the space you need. Access to founder-specific business partners, talent and funding to grow your business ✓

MORE THAN A BUILDING.

BASEONE

Our members benefit from an active programme of support: from curated introductions to suppliers and specialists, to events, networking and direct access to the Imperial network.



Curated community



Business support service



Imperial network access



Great food, via onsite Cafe



Shared equipment room



Regular events & networking



Talent introduction network



Marketing promotion and amplification



Built for science, with a landlord who understands R&D

YOUR OWN LAB. IN LONDON. FOR £61K PER YEAR.

Entry private lab, 42m² → £61,000/year, or £5,084/month.
One bill, everything in: rent · service charge · utilities · Wi-Fi · cleaning · building management · community activity · socials · all shared amenities.

No dilapidations. No fit-out. No surprises.

Founders budget in monthly burn and headcount, not £/ft².

TEAM OF 10-12?

£12k/month, ~£144k/year, fully fitted, fully serviced.

Based on 56m² lab (£6,500/mo) + 46m² office (£5,568/mo)



AVAILABLE NOW, SINGLE BILL, ALL INCLUSIVE.

LABORATORY SPACE | AVAILABLE SIZES & PRICING

Size Range	Lab People	Price (monthly)	Price (annual)
42–55m ²	3–5	from £5,100/mo	from £61,000/yr
56–70m ²	5–8	from £6,500/mo	from £78,300/yr
78–90m ²	8–9	from £9,450/mo	from £113,300/yr
100–120m ²	10–12	from £11,650/mo	from £140,000/yr
120–250m ²	13–25	from £15,100/mo	from £180,800/yr

PRIVATE OFFICES | AVAILABLE SIZES & PRICING

Size Range	Desks	Price (monthly)	Price (annual)
15–25m ²	3–4	from £1,900/mo	£22,600/yr
26–35m ²	5–8	from £3,250/mo	£39,200/yr
36–45m ²	8–10	from £4,350/mo	£52,300/yr
46–53m ²	10–12	from £5,550/mo	£66,800/yr
54–65m ²	12	from £6,780/mo	£81,350/yr
84–100m ²	18	from £10,550/mo	£126,550/yr

Dedicated desks from £450/person/month. Monthly payment available on all office spaces

IMPERIAL INCUBATOR

OUR LAB MANAGER IS ONSITE

Imperial Incubator, the university's first home for lab-based startups, has an integral involvement.

Bringing over 20 years' experience of helping startups to grow, the Incubator is contributing comprehensive technical, business and relationship-building support to all our tenants.

This includes facilitating access to advanced equipment, prototyping facilities and research centres, academic expertise, skilled graduates and valuable industry contacts.

By benefitting from resources that are typically out of reach to them, early-stage companies can accelerate their development.

Equipment training and inductions, supporting lab safety

Peer to peer mentoring and support

Access to advanced equipment and suppliers

Introductions to investors and to graduate talent

Regular events across the Imperial network

**Imperial Incubator offers
expert support and networks,
without leaving the building.**

WORKSPACE AT A GLANCE.

	Hot Desk	Dedicated Desk	Private Office
Monthly price	£300/person	£450/person	From £135/ft²
Private / enclosed	—	—	✓
Assigned space	—	✓	✓
Access control	—	✓	✓
Printing credits	—	✓	✓
Meeting room credits	—	✓	✓
Breakout areas & teapoints	✓	✓	✓
Private garden access	✓	✓	✓
Ground-floor Cafe	✓	✓	✓
WiFi	✓	✓	✓
Phone booths & quiet rooms	✓	✓	✓
Event Spaces (payable)	✓	✓	✓
Personal storage locker	Add-on	Add-on	Add-on
UK registered address	—	—	Add-on



MEETING ROOMS

Private, bookable rooms for focused conversations, client meetings and video calls - included via monthly credit allowance.

- Rooms from 2-12 people
- AV / screen / VC facilities and onsite IT support
- Onsite catering available via our ground-floor Cafe

MEETING ROOM CREDITS

included with dedicated desks and private offices only.

QUIET ROOMS & PHONE BOOTHS

To balance the energy of our hub, quiet rooms and phone booths are scattered throughout the building, ready whenever you need to concentrate.

- Soundproofed acoustic enclosures
- Suitable for short calls or conversations
- No booking required
- Available across both floors

OUR HIRE RATES

Available to members and external organisations.

Room	Size	Seats	Hourly/Half Day	Full Day
Small meeting rooms	9–16m ²	2–4	£35/£125	£210
Medium meeting rooms	20–27m ²	6–10	£50/£175	£300
Boardroom	27m ²	12	£70/£245	£420



HOST WITH US

Whether you are running an investor day, a team workshop, a product launch or a training session, Base One has the space and the onsite support to make it happen. Open to members and external organisations alike, with onsite catering available throughout.

Contact us for a tailored quote based on your specific requirements.



Flexible Event space

Up to 80 seated, configurable as two rooms, with 136" LED screen and catering options available



LARGE EVENT SPACE

Our flagship space opens into the Cafe and reception for larger receptions.

- Up to 80 seated; configurable as 2 x 40-person
- Up to 100–200 people for receptions, spilling into Cafe area
- 136-inch LED screen
- Semi-private or open format - highly flexible
- Onsite catering available



MEDIUM EVENT SPACE

A more private, dedicated space for workshops, training and presentations.

- Capacity: Up to 40 seated
- Teams native, with IT support
- Teaching or meeting configuration possible
- Onsite catering available via our Cafe
- Available to members and external hirers



BOARD ROOM

Why build your own, if you can rent ours?

- Capacity: 12 people
- Teams native, with IT support
- Onsite catering available via our Cafe
- Available to members and external hirers





PRIVATE GARDEN

STEP OUTSIDE.
STAY IN THE
COMMUNITY.

Tucked behind the building, it's a genuinely rare amenity for inner London.

Sometimes the best thinking happens away from a screen. Our private members' garden gives every workspace member a place to decompress, take a call in the open air, eat lunch away from their desk or simply recharge.

Available for private hire: events, socials and BBQs.

ONSITE CAFE

Our onsite Cafe serves up delicious, reasonably priced hot food and barista coffee, also available for meeting room and event catering.

- Specialty coffees
- Hot meals with vegetarian options and chef specials
- All your socials and events brilliantly catered for

EVENT SPACES: HIRE RATES

Available to members and external organisations.

Room	Size	Seats	Hourly / Half Day	Full Day
Large Event space	93m ²	Up to 80	£790 (half day)	£1,350
Medium Event space	53m ²	40	£150 / £525	£900
Board Room	27m ²	12	£70 / £245	£420
Garden Hire	93m ² +	Up to 150+	Half Day hire only	£790



WELL CONNECTED. STRATEGICALLY PLACED.

NEAREST TUBE STATIONS

2 min walk **North Acton**
Central Line (Zone 2)

13 min walk **Acton Main Line**
Elizabeth Line

23 min walk **Willesden Junction**
Overground & Bakerloo

EASY TUBE CONNECTIONS TO:

5 min **Hammersmith Hospital**
1 stop away

10 min **Imperial White City Campus**
2 stops away

19 min **Oxford Circus**

30 min **King's Cross**

50 min **Heathrow T5**

ADJACENT TO

5 min walk **Grapht Works - advanced
manufacturing site**
150m away



JOIN A GROWING FRONTIER INNOVATION ECOSYSTEM

A catalyst for investment, jobs and inclusive growth.

WestTech London is the innovation ecosystem that is empowering the future of scientific and technological collaboration.

Established by Imperial College London, the world-leading STEMMB university, WestTech London unites stakeholders around a shared mission to unlock the potential of west London's innovation landscape.

Capitalising on world-class universities and research institutions, a diverse talent pool, rich industrial heritage and major transport links to Britain and the world to deliver a thriving, globally competitive innovation ecosystem.

It is anchored by four major research and innovation clusters – Albertopolis, Paddington Life Sciences, White City Innovation District and Old Oak Innovation Cluster – and connects a network of science, research and healthcare locations across West London.



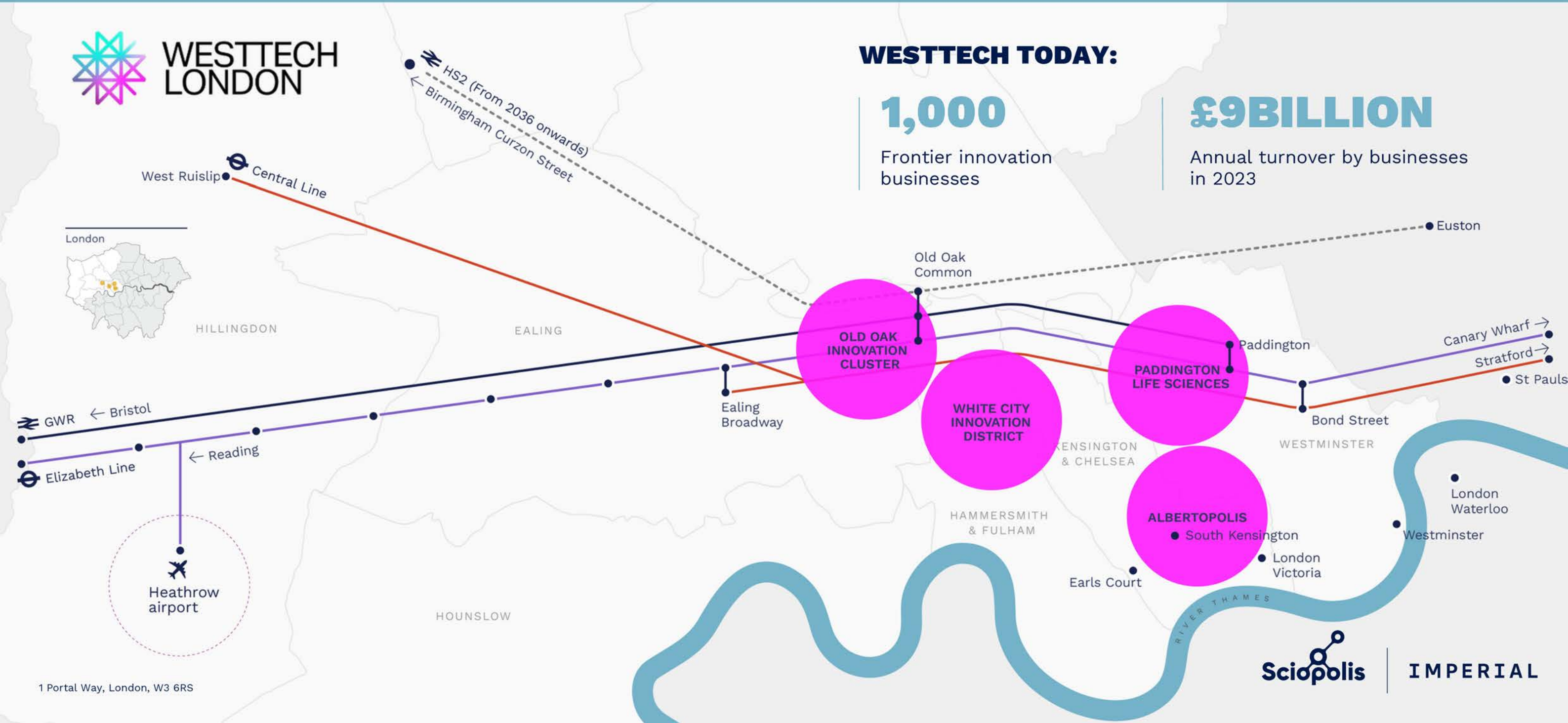
WESTTECH TODAY:

1,000

Frontier innovation businesses

£9BILLION

Annual turnover by businesses in 2023



BACKED BY IMPERIAL

Base One is part of Imperial, ranked second globally (QS 2026) and first in the UK for science, technology, engineering, medicine and business.

Imperial tackles the challenges that matter: health, climate, AI and beyond. Its innovation spaces are built for science and deep-tech ventures at every stage, from first experiments to scale-up.

As a Base One member, you're plugged into that world: shared equipment, hands-on lab support and direct links to Imperial's academics as well as connections to founders, researchers and industry to turn ambitious R&D into real results.

IMPERIAL

1ST

Ranked 1st in Europe and 2nd in the world in the QS World University Rankings 2026.

23,000+

Current students supported by 8,000+ staff across nine campuses.

250,000

Alumni connected across 213 countries worldwide

381

Startups and spinouts supported through Imperial's innovation ecosystem in 2023–24.

£268M

Raised by those companies in 2023–24, supporting over 6,000 jobs



GROUND FLOOR

- 1

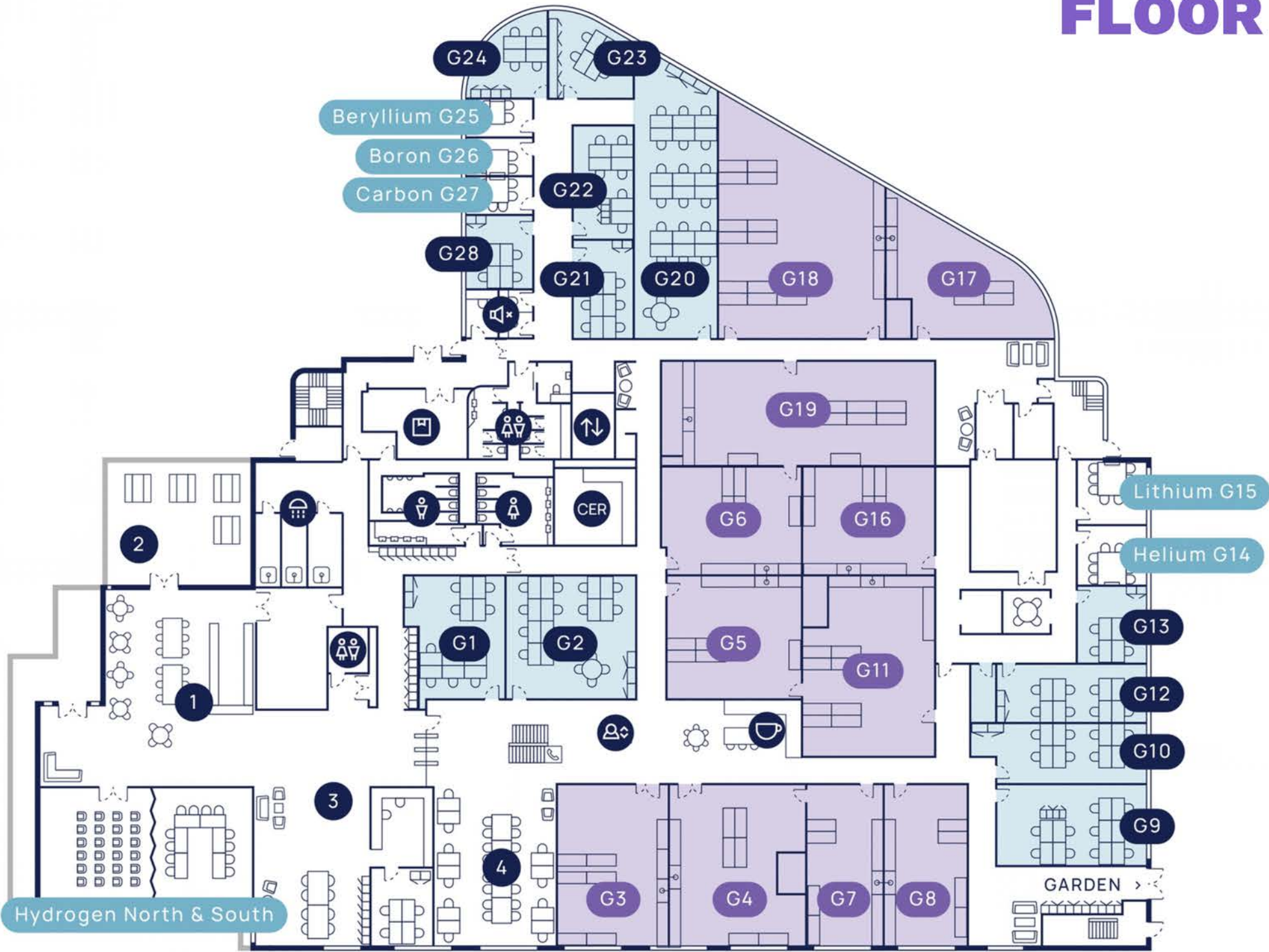
CAFE
- 2

TERRACE
- 3

RECEPTION
- 4

HOT DESK AREA
- BATHROOMS
- CER
- GOODS IN
- GOODS LIFT
- MEETING ROOMS
- LARGE EVENT SPACES
- LABS
- OFFICES
- QUIET ROOMS
- TEA POINT
- PASSENGER LIFT
- SHOWERS

Office	Area (m²/ft²)	Lab No.	Area (m²/ft²)
G1	43 / 463	G3	68 / 732
G2	61 / 656	G4	78 / 839
G9	46 / 495	G5	63 / 678
G10	40 / 430	G6	56 / 603
G12	34 / 366	G7	48 / 516
G13	21 / 226	G8	51 / 549
G20	85 / 915	G11	87 / 936
G21	22 / 237	G16	55 / 592
G22	28 / 301	G17	53 / 570
G23	23 / 247	G18	119 / 1280
G24	22 / 237	G19	100 / 1076
G28	17 / 183		
Meeting Room	Area (m²/ft²)	Hot Desk Area	Area (m²/ft²)
Beryllium G25	9 / 97	Hot Desk Area	76 / 818
Boron G26	9 / 97	Event Space	Area (m²/ft²)
Carbon G27	10 / 108	Hydrogen	89 / 958
Lithium G15	16 / 172		
Helium G14	16 / 172		



FIRST FLOOR

- MEETING ROOMS

QUIET ROOM

BATHROOMS

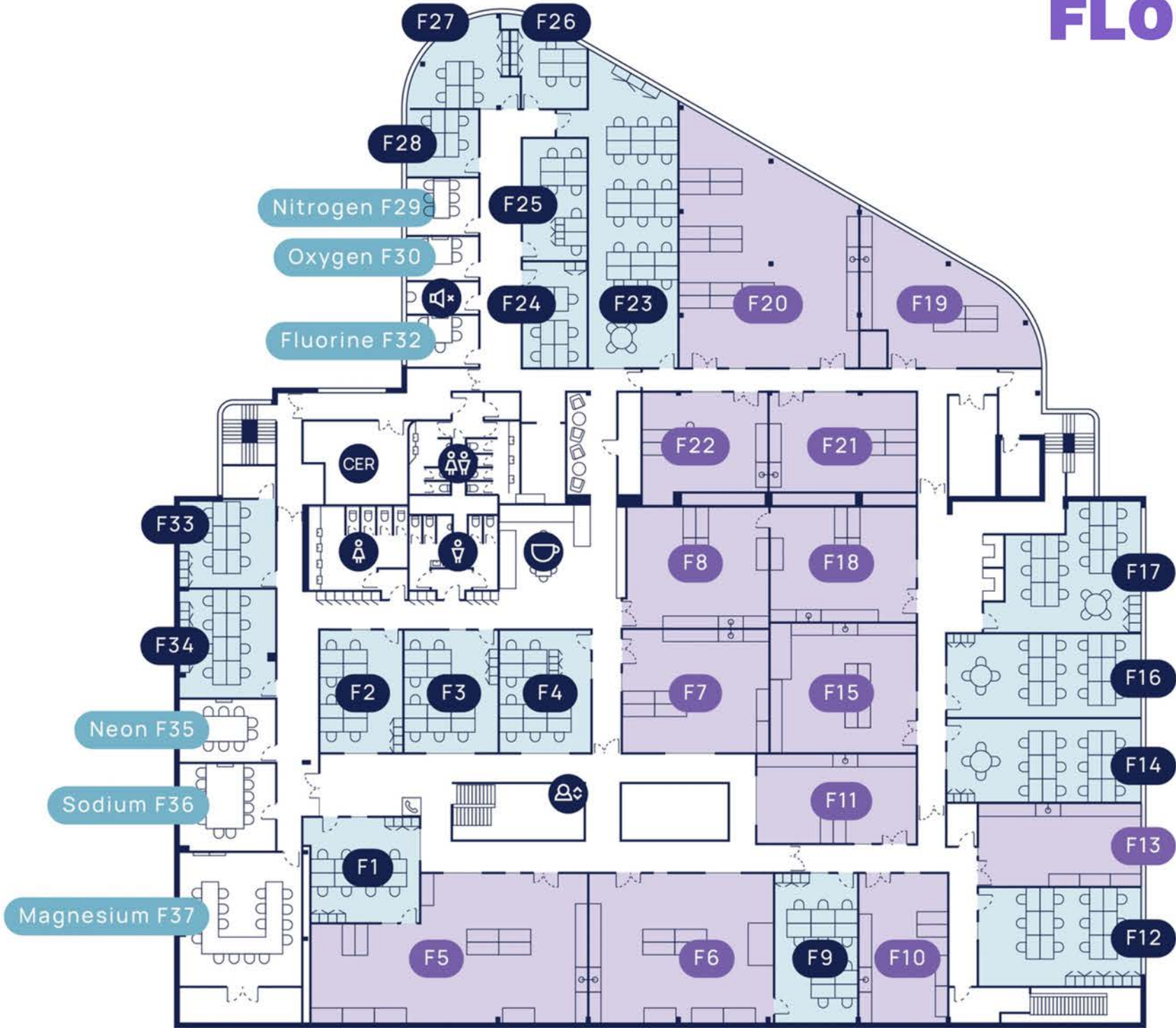
CER CER
- F LABS

F OFFICES

TEA POINT

PASSENGER LIFT

Office	Area (m²/ft²)	Lab No.	Area (m²/ft²)
F1	39 / 420	F5	115 / 1237
F2	31 / 334	F6	86 / 925
F3	36 / 387	F7	62 / 667
F4	36 / 387	F8	58 / 624
F9	41 / 441	F10	44 / 473
F12	51 / 549	F11	47 / 506
F14	54 / 581	F13	45 / 484
F16	54 / 581	F15	58 / 624
F17	53 / 570	F18	57 / 613
F23	84 / 904	F19	53 / 570
F24	22 / 237	F20	120 / 1291
F25	28 / 301	F21	49 / 527
F26	18 / 194	F22	42 / 452
F27	26 / 280	Meeting Room	Area (m²/ft²)
F28	15 / 161	Fluorine F32	12 / 129
F33	28 / 301	Magnesium F37	53 / 570
F34	34 / 366	Neon F35	20 / 215
		Nitrogen F29	13 / 140
		Oxygen F30	10 / 108
		Sodium F36	27 / 291





WANT TO BE A PART OF IT?

Base One is operated by science-specialist Sciopolis on behalf of Imperial College London

**GET IN
TOUCH**

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