

WESTFIELD
LONDON

Health Care Village

W12

THE FUTURE OF ACCESSIBLE HEALTHCARE

IN A UK FIRST, WESTFIELD
LONDON ARE LAUNCHING
A CURATED MEDICAL AND
WELLNESS HUB.

The Healthcare Village at Westfield London will dedicate 50,000 sq ft of premium space to the provision of Health and Wellness services. This dedicated hub will comprise of Private Doctors, Diagnostics, Wellness Retail and other complementary services in response to customer demand for high quality, accessible on-demand healthcare. This will be a community built around cross-referrals, non-compete and best in class operators.

The Healthcare Village sits directly above The Village, home to the beautiful, luxury boutiques within the mall. The Healthcare offering integrates seamlessly into the wider Westfield London offering whilst remaining a tranquil and discrete destination allowing visitors to bridge waiting times in a pleasant environment.



HEALTHCARE VISION



GP & DIAGNOSTICS

MENTAL HEALTH

FERTILITY

WOMEN'S HEALTH

NUTRITION

DENTISTRY

PHYSIO



£11bn

UK Private Healthcare Market

6.2m

NHS patients awaiting treatment*

WELLNESS VISION



CRYOTHERAPY

RED LIGHT THERAPY

DERMATOLOGY

IV DRIPS

HYPERBARIC CHAMBERS

BODY SCANNING

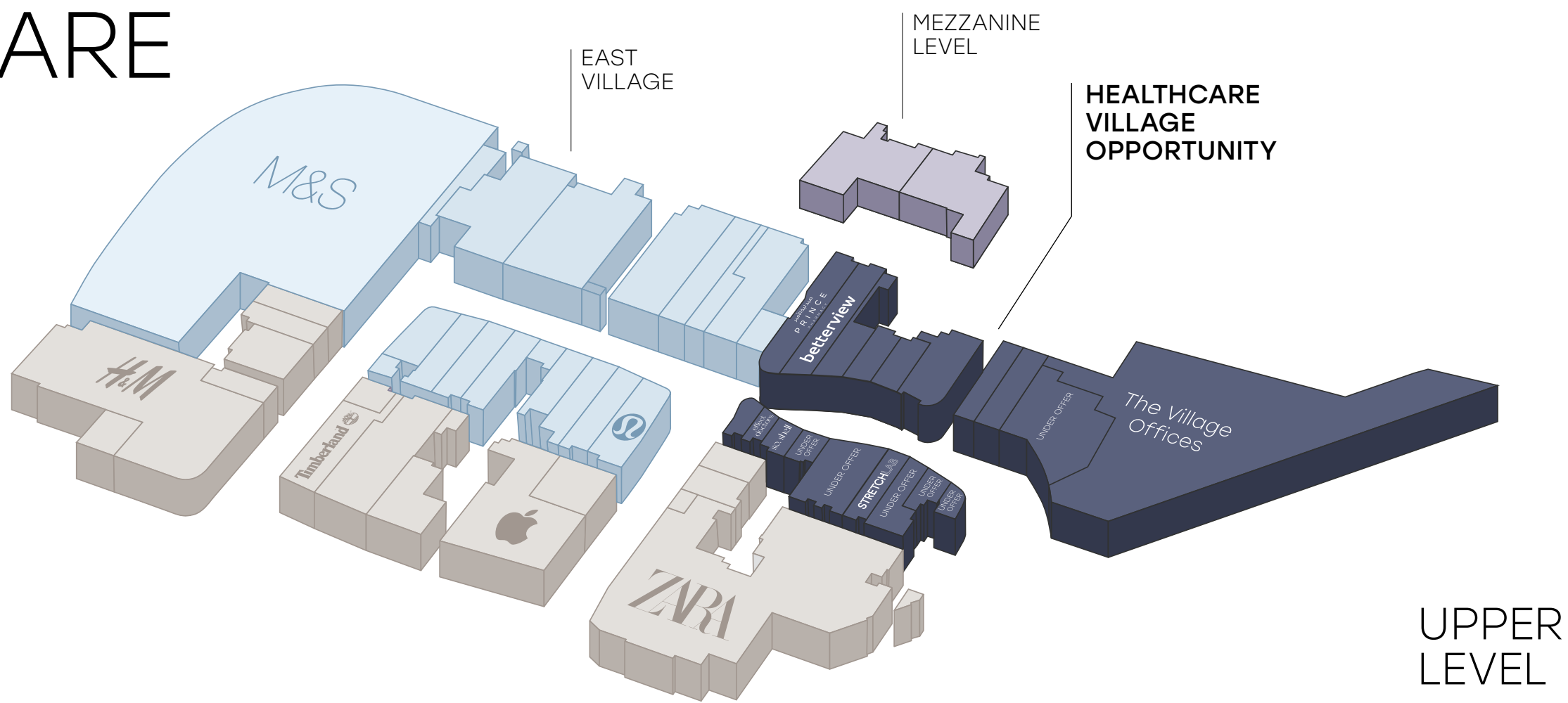
PODIATRY



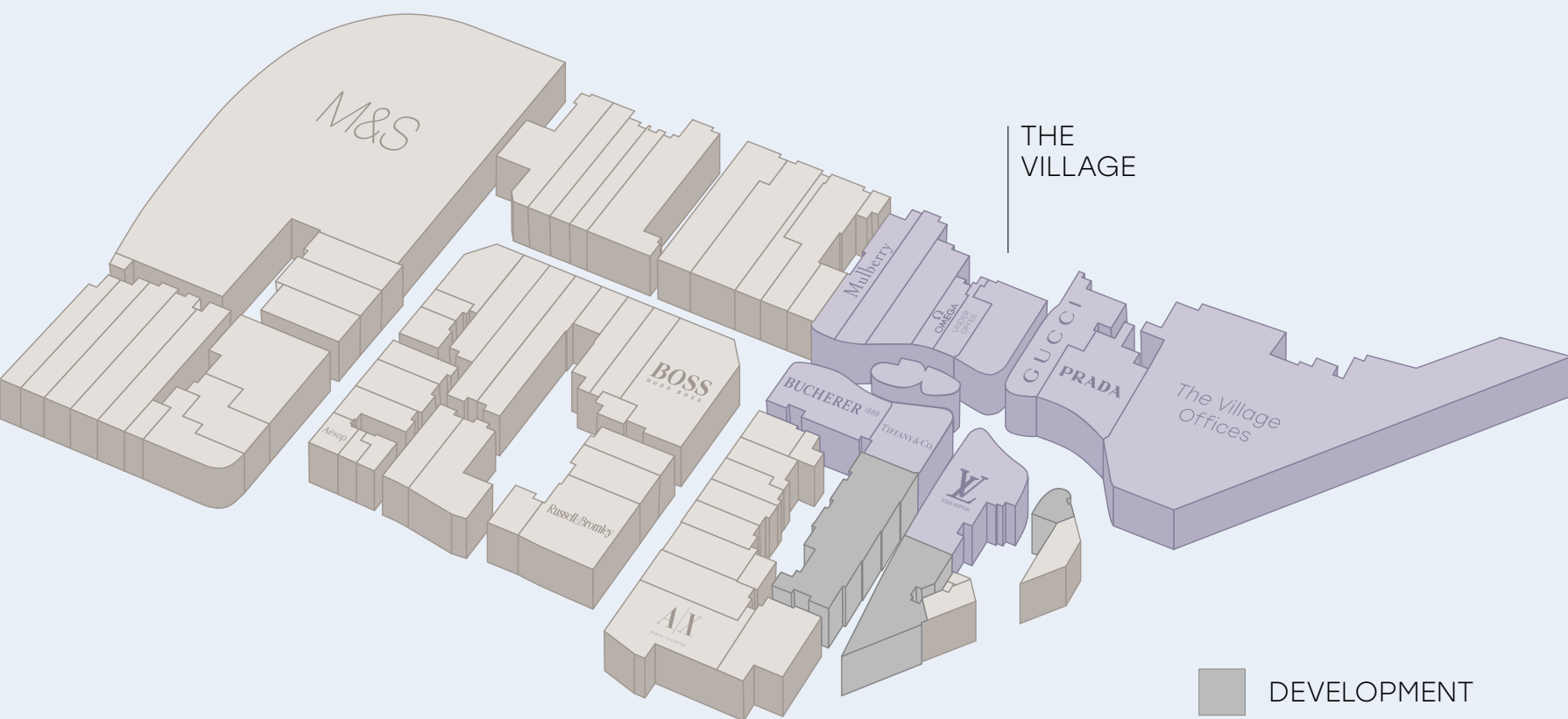
£1.3tn

GLOBAL
CONSUMER
WELLNESS
MARKET

HEALTHCARE VILLAGE



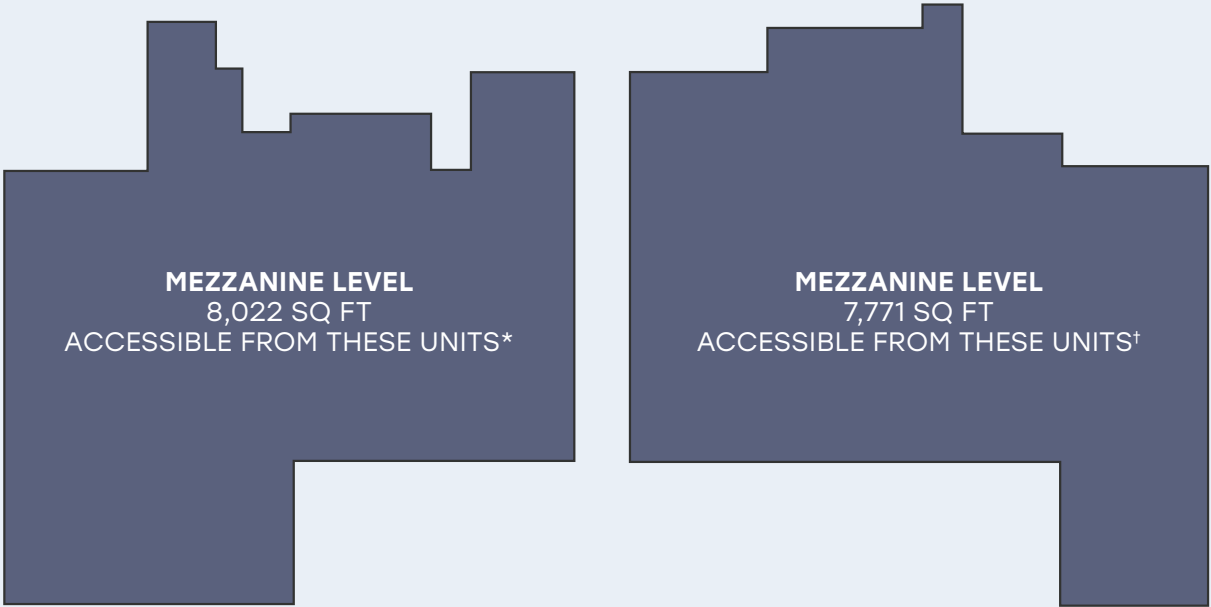
LOWER LEVEL



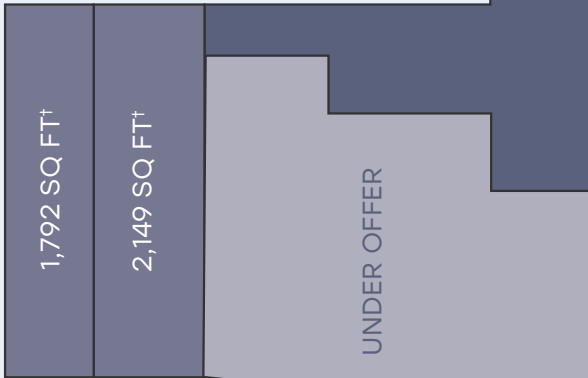
HEALTHCARE VILLAGE

15,793 SQ FT
of premium
space available

MEZZANINE
LEVEL



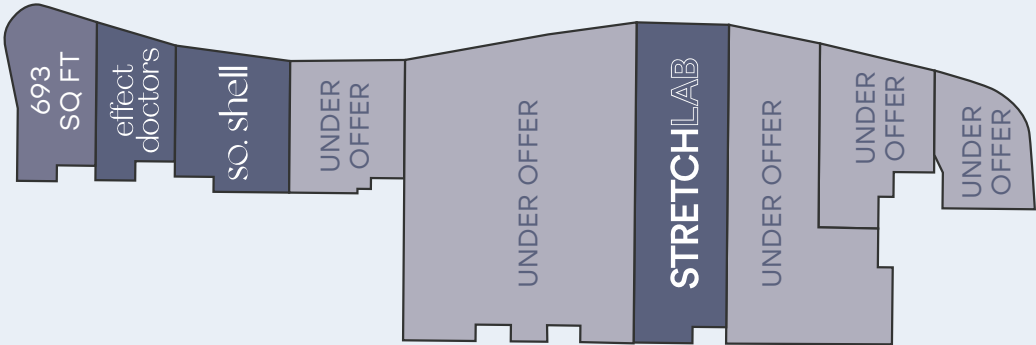
UPPER
LEVEL



THE VILLAGE OFFICES

Units available ranging between

500-11,000
SQ FT



Direct access
to valet car
parking and
Gymbox



5,200

Secure car parking spaces
Discrete and direct access
to valet parking



LOCATION MAP

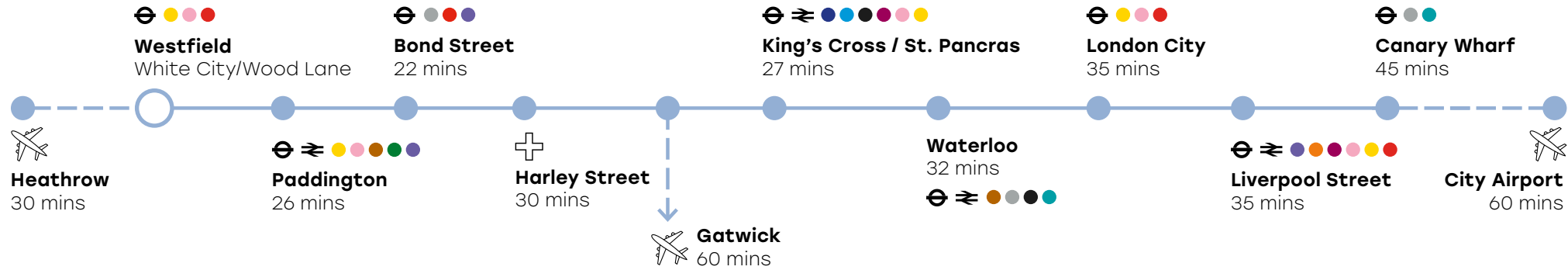
HOSPITALS
IN THE AREA

7

- 1. Central Middlesex Hospital
- 2. Hammersmith Hospital
- 3. Charing Cross Hospital
- 4. Care+ Hospital
- 5. Chelsea & Westminster Hospital
- 6. Royal Brompton Hospital
- 7. St Mary's Hospital
- 8. Harley Street



CORE OF THE COMMUNITY



Largest

Shopping Centre in Europe

#1

ranked UK Shopping Centre*

2.5m sq ft

of premium space in West London

450+

Stores

12+

Luxury Brands

90+

Places to eat and drink



*Source: 2024 CACI UK Rankings

CATCHMENT AREA

10.7m

Total population with easy access to Westfield London

Primary Catchment
Total Population:

1,147,271

Secondary Catchment
Total Population:

1,478,766

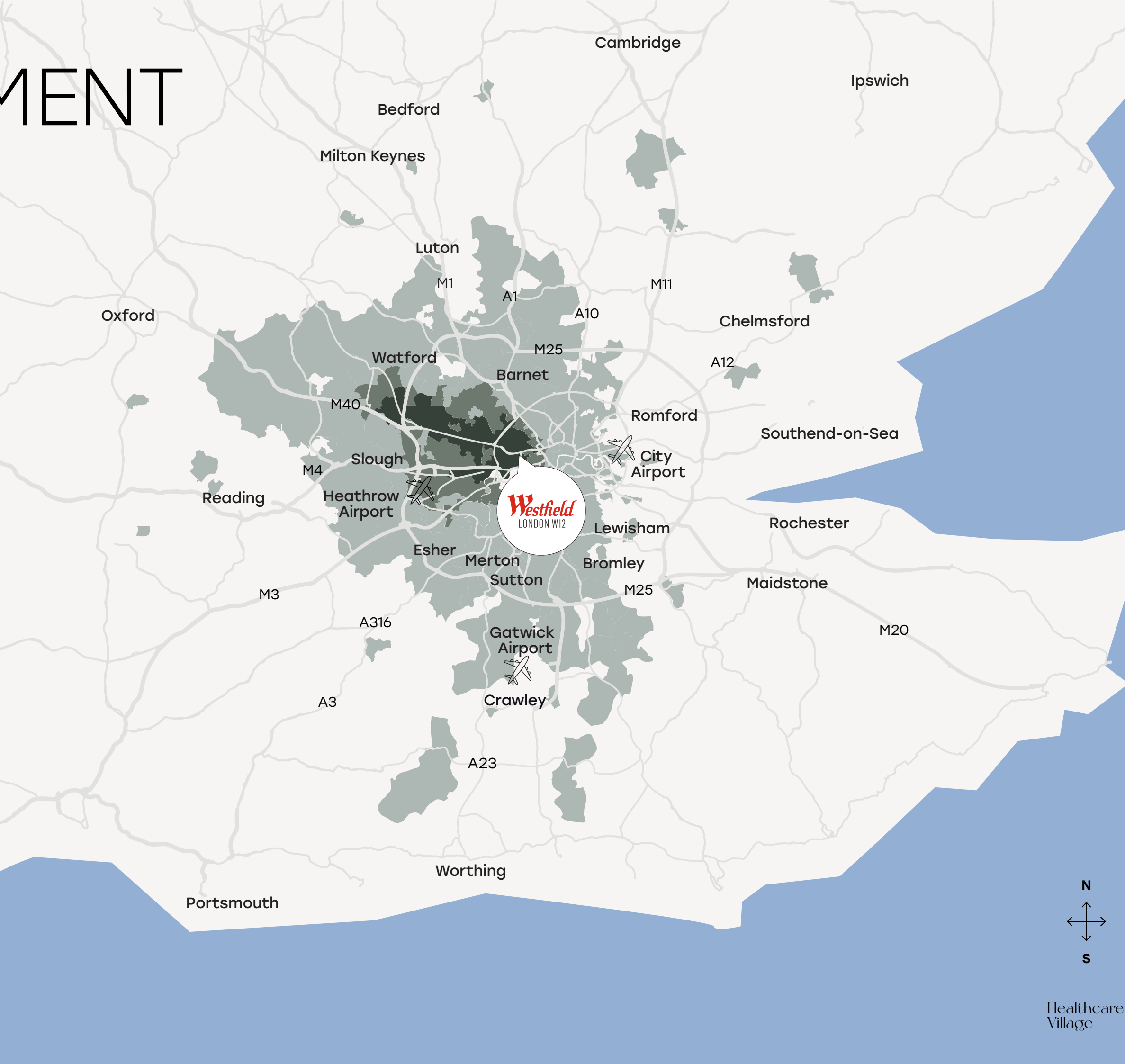
Tertiary Catchment
Total Population:

2,123,548

Total Trade Area:

4,749,585

Source: 2024 CACI retail footprint



OUR AUDIENCE

60%

of customers sit within the top three affluent ACORN Consumer Groups

- Luxury Lifestyles
- Established Affluence
- Thriving Neighbourhoods



Westfield London Dwell Time

95 mins



£701m

Luxury Lifestyles

£830m

Established Affluence

£1bn

Thriving Neighbourhoods

Weighted Spend Potential

73%

OF UK CUSTOMERS CONSIDER WELLNESS A TOP PRIORITY IN THEIR EVERYDAY LIVES.

Source: McKinsey & Company

With the significant rise in NHS backlogs and longer waiting times for patients, the demand for hospital treatments is outstripping capacity and patients are looking for other accessible options.

Gender Split

49%

Male

51%

Female

£1bn

2024 Annual Sales

27m

2024 Annual Footfall

40

Frequency of visits per year

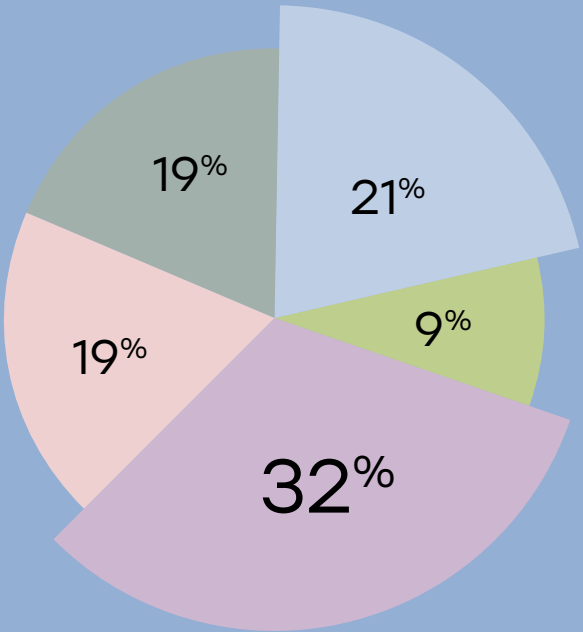
£134

vs

£1,268

Westfield London average retail spend

Westfield London average luxury spend



Age Range

Under 18

18-25 years

25-45 years

45-60 years

60+ years

WHITE CITY PLACE

1.5M SQ FT OFFICE
ACCOMMODATION
BBC HQ
ITV HQ
HUCKLETREE CO WORKING
ROYAL COLLEGE OF ART
L'OREAL HQ
ME + EM HQ
YOOX NET A PORTER

IMPERIAL COLLEGE LONDON

WHITE CITY CAMPUS
1 MILLION SQ FT CAMPUS
SCALE SPACE - 200,000 SQ
FT OFFICE
ACCOMMODATION
IMPERIAL BUSINESS SCHOOL

BERKELEY ST JAMES

WHITE CITY LIVING 2,500
NEW HOMES

WESTFIELD

FUTURE
RESIDENTIAL
DEVELOPMENT

THIS IS WHITE CITY

WHITE CITY



WOOD LANE

TELEVISION CENTRE

1,295 HOMES
400,000 SQ FT OFFICE
ACCOMMODATION
BBC STUDIOS
SOHO HOUSE - WHITE CITY HOUSE
PVH HQ
PUBLICIS HQ

Westfield
LONDON W12

WESTFIELD LONDON

450+ STORE,
90 PLACES TO EAT,
115,000 SQ FT OFFICES;
URW UK HQ,
VUE HQ,
VENTURE X (CO-WORKING),
NET A PORTER HQ

SHEPHERD'S BUSH



SHEPHERD'S BUSH

5,000+

New Homes in the White City area

30,000

Workers

LANDLORD INVESTMENT

£10million invested into transforming the public realm. The patient and customer journey is at the forefront of our statement village entrance design and brand activation window. In addition to this the public realm will include;

- New seating areas
- Ceiling treatment
- New lighting
- Acoustic treatment

Healthcare Village, First Floor



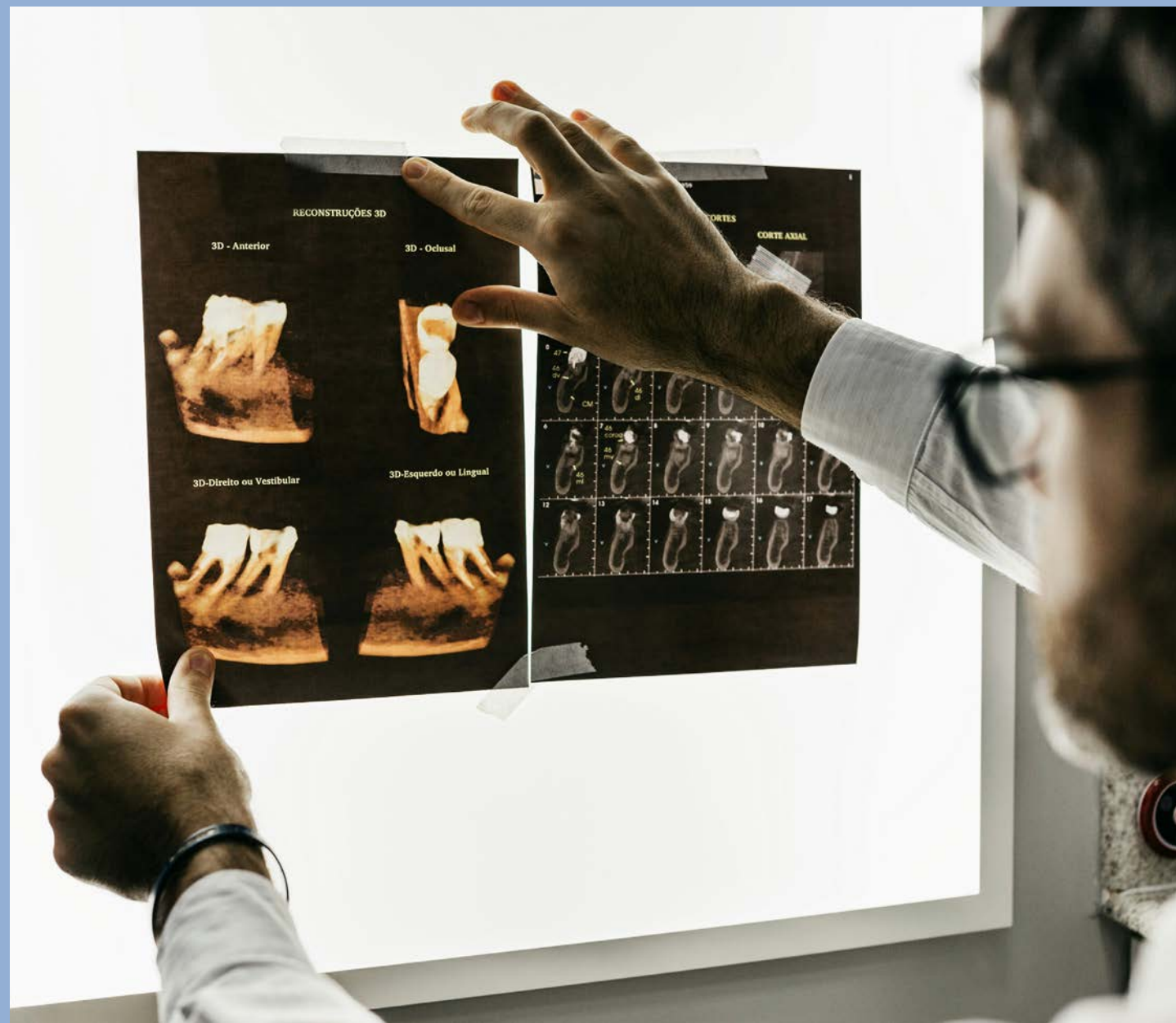
The Village, Luxury Retail Ground Floor



£10m

New entrance to The Village





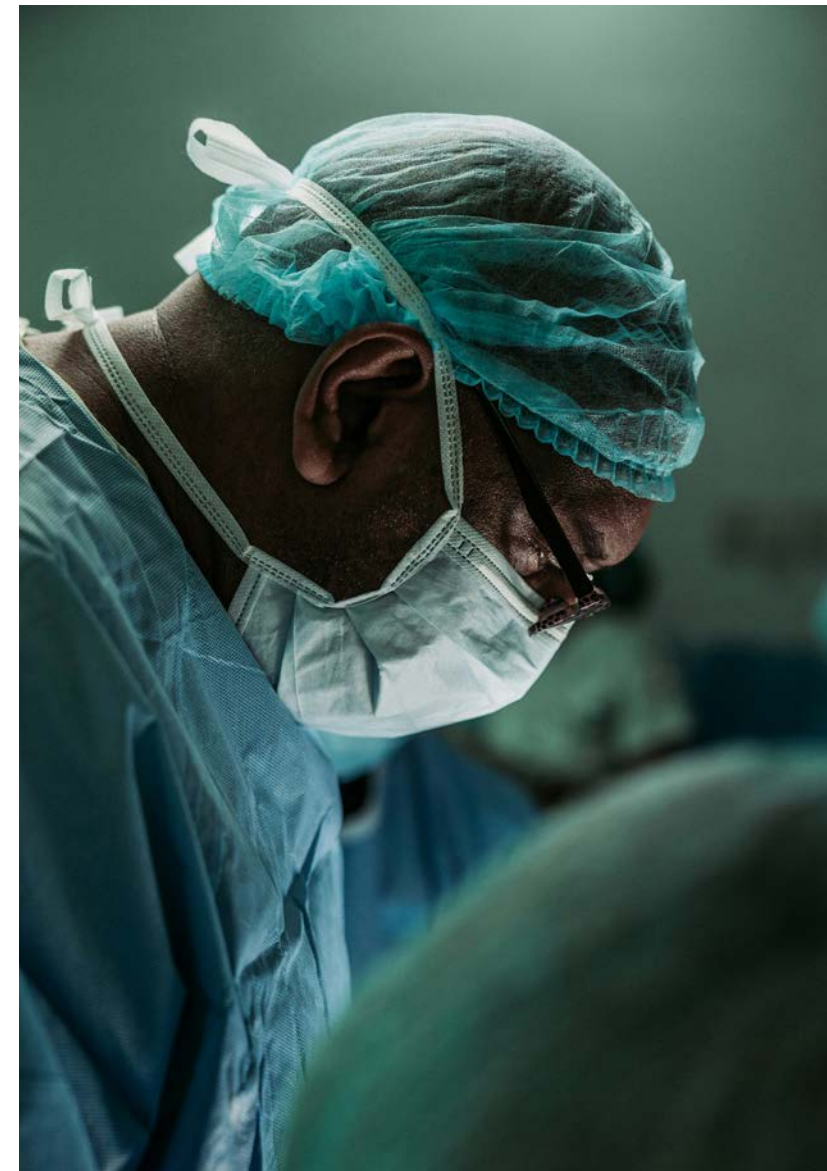
HEALTHCARE VILLAGE SPECIFICATION

CAPPED OFF SERVICES TO EACH UNIT

- Boosted Cold Water
- Drainage / Condenser Water for Tenant cooling and heating
- General Extract / Toilet Extract / Supply Air via the Mall / Power Supply
- Tenant Interface Panel for connection to landlord fire alarm system
- All meter readings are remotely monitored

TENANT TO INSTALL AS PART OF THEIR FIT OUT

- Sprinklers
- Lighting
- Heating and Cooling System (plant space available on roof)
- Security and Fire Alarm
- WCs
- Flooring
- Any Vertical Circulation required (lifts and stairs)



- Mains supply range from 100 amp to 4,000 amp subject to unit size
- Goods lift in common landlord areas linking direct to basement service yard
- Floor to ceiling height - average of 4.4 meters
- CAT 6 voice and data cabling
- Clear space for diagnostics and equipment with 8 meters between columns
- Floor loading 5kn/m2 (surveys have been undertaken and verified loading for MRI and CT scanners)
- Access points for MRI machines to the units
- Vibration survey undertaken showing no noticeable vibrations detected
- Where applicable, risers for a MRI quench pipe can be accommodated in most locations
- Shop fronts are in place
- 10 designated ambulance arrival points

GLOBAL EXPERIENCE

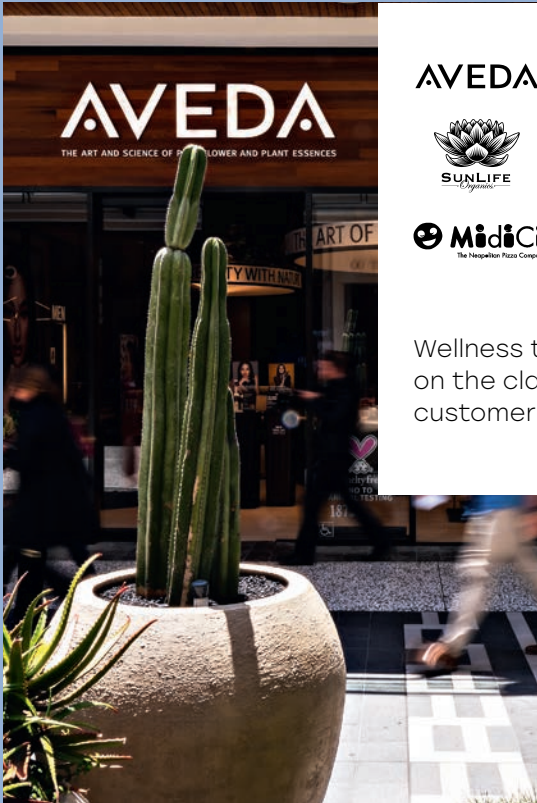
Westfield Century city in Los Angeles USA, showcases our teams' experience in curating a thriving health and wellbeing destination. With a mix of primary healthcare, IVF treatment, a gym and selection of beauty brands the healthcare village perfectly complements the wider mix of retail, leisure and restaurants driving customer spend, loyalty and repeat visits.

HEALTH & WELLNESS TENANTS



EQUINOX

Wellness around a premium fitness operator and sportswear stores



AVEDA



Wellness tenants on the classic customer journey



PELOTON

Orangetheory FITNESS

NH NEXT|HEALTH®

Wellness around micro-fitness boutiques and preventative health



UCLA Health

Health centre with UCLA

19%

of total tenants are Health & Wellness

10%

of Centre GLA, 12,000m2



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