

# THE KENSINGTON BUILDING

1 WRIGHTS LANE, LONDON W8

**LOOK FORWARD. THINK VOLUME.**

THE KENSINGTON BUILDING IS  
AN INSPIRING PLACE, POWERED  
BY SUSTAINABILITY, TECHNOLOGY,  
WELLBEING AND A PEOPLE-  
CENTRED APPROACH –  
ALL THE WAY TO THE ROOF.

Discover an exciting new workplace destination  
with 94,734 sq ft of office space and 12,329 sq ft  
of terraces designed for maximum collaboration  
and wellbeing, in a stand-out location.

**It's time to look forward.**







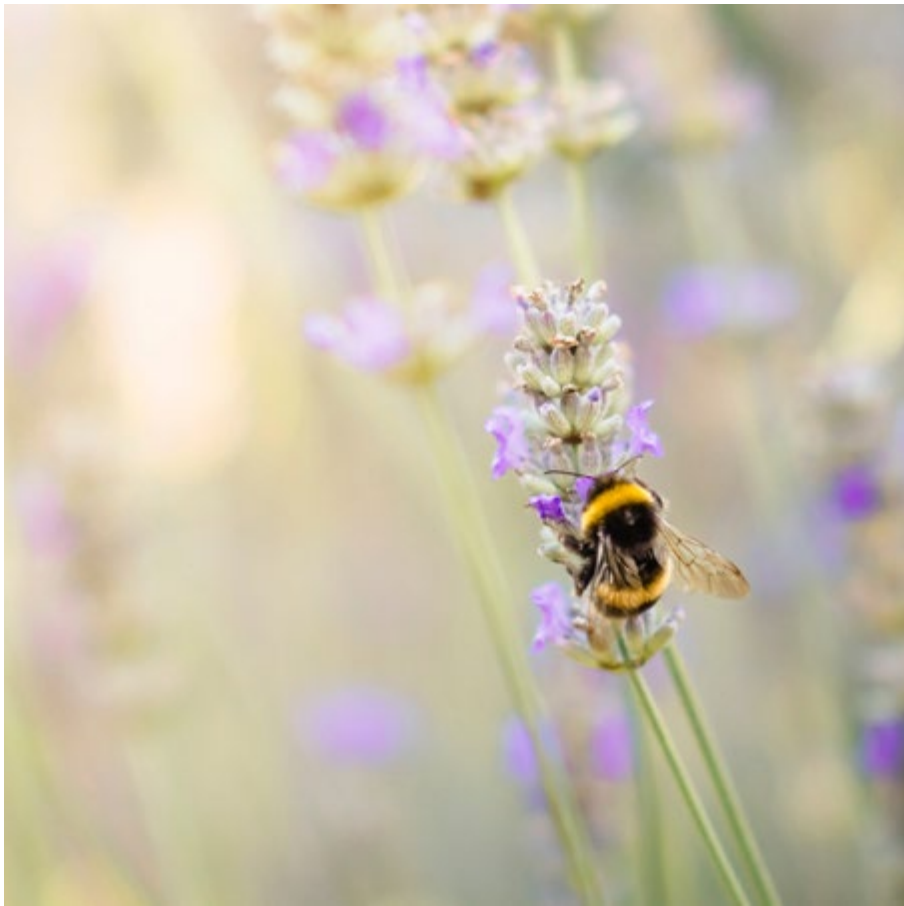
ENTRANCE SIGNAGE



GROUND FLOOR LIFT LOBBY







SERIOUSLY SUSTAINABLE

THE KENSINGTON BUILDING OFFERS SUSTAINABILITY ON EVERY LEVEL, FROM CONSTRUCTION METHODS AND MATERIALS TO ENERGY EFFICIENCY AND WILDLIFE FRIENDLY GREENERY.

By remodelling an outdated building into a brand-new one, The Kensington Building has saved significant energy and emissions compared with building from scratch. It all adds up – 100% of excavation waste and 99% of construction and demolition waste has been diverted from landfill, 100% of electricity comes from a renewable source, and re-purposing the building’s existing frame has saved thousands of tonnes in CO2 emissions. Plus, the 12,329 sq ft of terraces are a boost for biodiversity.

The building has achieved **BREEAM Excellent**.



**ENERGY EFFICIENCY**  
ENERGY EFFICIENT PLANT (EPC B RATING)  
HEAT RECOVERY UNITS  
HIGH EFFICIENCY LED LIGHTING  
ROOFTOP PV SYSTEM



**TRANSPORTATION**  
6A PTAL SCORE –  
SECONDS FROM HIGH STREET KENSINGTON  
UNDERGROUND STATION



**DESIGN FEATURES**  
12,329 SQ FT GREEN TERRACES  
UNDERFLOOR VENTILATION WITH ENHANCED  
FRESH AIR RATES MIXED MODE OPERATION  
WITH OPENING WINDOWS THROUGHOUT



**SUSTAINABLE MANAGEMENT**  
100% OF EXCAVATION WASTE HAS BEEN  
DIVERTED FROM LANDFILL. 99% OF  
CONSTRUCTION AND DEMOLITION WASTE  
HAS BEEN DIVERTED FROM LANDFILL



**CARBON FOOTPRINT**  
4,500 TONNES CO2e – 30% REDUCTION IN  
CARBON COMPARED TO A TYPICAL NEW BUILD



**TECHNOLOGY**  
DIGITAL TWIN ANALYTICS –  
SMART OPTIMISATION



**LIVE INFO**  
DIGITAL SCREEN WITH LIVE BUILDING  
SUSTAINABILITY INFO

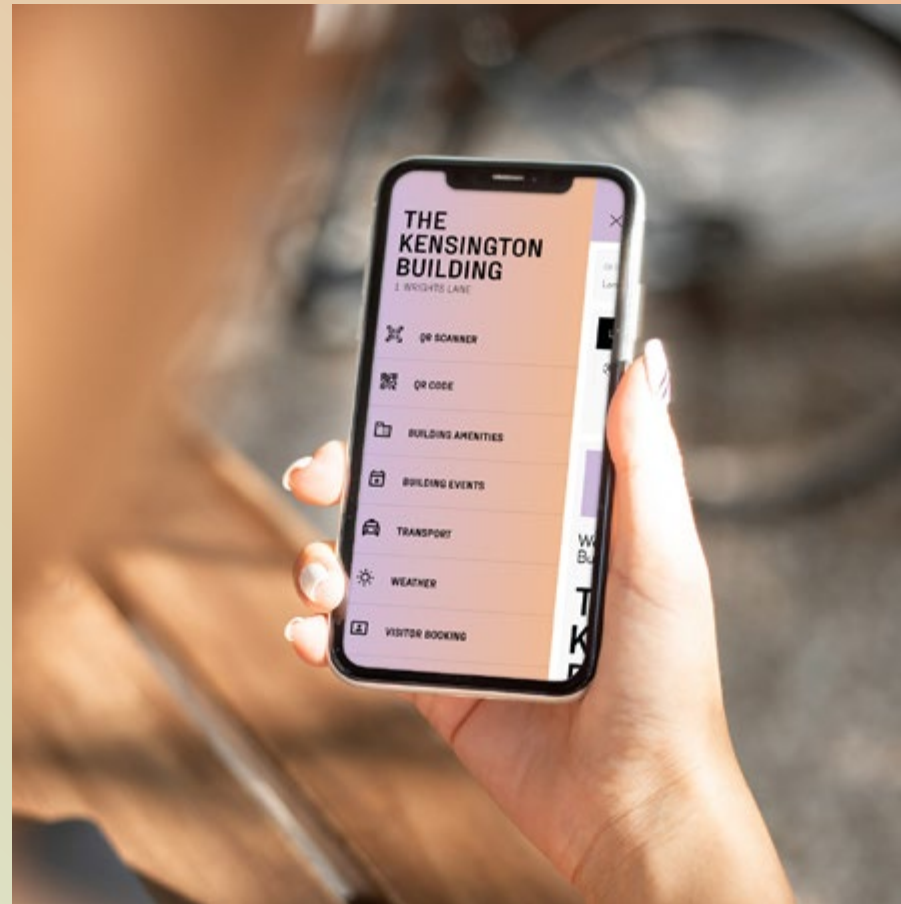


**ECOLOGY**  
FULLY MANAGED BEEHIVES









## TECH THAT MAKES YOUR DAY

THE SMART TECHNOLOGIES INTEGRATED THROUGHOUT THE BUILDING OFFER THE FREEDOM TO FOCUS ON WHAT'S IMPORTANT, AND MAKE GOING ABOUT YOUR BUSINESS A BREEZE.

Everyone who works at The Kensington Building can use the dedicated app to get contactless access wherever they need to be. It kicks in as soon as you enter the building, and controls security gates, lifts and opens doors as you move around inside. No more rummaging around for card passes or lanyards. It can even control the A/C, heating and lighting in specific areas. Visitors, meanwhile, can be granted contactless access using a QR code.



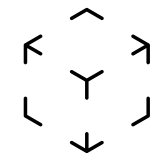
SCAN TO WATCH FILM

## SMARTSPACES

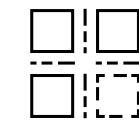
THE KENSINGTON BUILDING USES A PURPOSE BUILT APP THAT IS TAILORMADE TO PROMOTE SUSTAINABILITY AND WELLNESS, CONNECTING OCCUPIERS TO THE BUILDING'S SYSTEM AND COMMUNITY.



MULTIPLE CARRIERS PROVIDING HIGH SPEED FIBRE CONNECTIONS



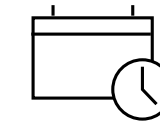
3D DIGITAL TWIN MODEL PROVIDING A SMART MANAGEMENT TOOL



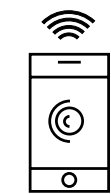
VISITOR ACCESS VIA QR CODE



CONTACTLESS ACCESS FROM STREET TO DESK THROUGH THE SECURITY GATES AND LIFTS

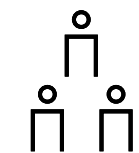


EVENT INFORMATION AND BOOKINGS



SMART FUNCTIONS INCLUDE:

- Temperature controls
- Energy usage monitoring
- Provision for occupancy sensors
- Lighting control
- Air quality monitoring



BUILDING COMMUNITY AND SOCIAL WALL



WIFI CONNECTIVITY IN ALL COMMON AREAS





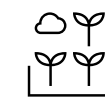
## HIGHER STATE OF HAPPINESS

EVERYDAY WELLBEING IS AT WORK THROUGH THE BUILDING'S LIGHT-FILLED OFFICES, PLENTIFUL CYCLE PARKING, LUXURIOUS SHOWER ROOMS, VAST ROOF TERRACES AND MORE.

The 165 cycle parking spaces, showering and changing facilities encourage cycling into work, or it's a seamless journey from High Street Kensington Underground Station that sits adjacent to the building. Inside, the high ceilings, floor to ceiling windows and plentiful natural light mean that, whatever floor you're on, you'll have the best seat in the house. On the top three floors, large terraces offer the space to breathe, connect with colleagues and enjoy the incredible views across London.



165 CYCLE SPACES AND A BICYCLE REPAIR STATION



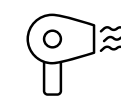
12,329 SQ FT OF ROOF TERRACES



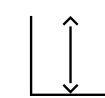
LUXURY MALE & FEMALE CHANGING FACILITIES (16 SHOWERS)



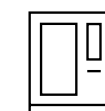
219 LOCKERS



COMPLIMENTARY TOWELS, HAIRDRYERS AND HAIR STRAIGHTENERS



GENEROUS FLOOR TO CEILING HEIGHTS ON EVERY FLOOR



WATER FOUNTAIN AND SMART VENDING MACHINE



WELL STANDARD GOLD





# THE BUILDING

THE KENSINGTON BUILDING'S STRIKING  
ARCHITECTURE IS A BREATH OF FRESH  
AIR YET COMPLETELY AT HOME IN ITS  
HISTORIC SURROUNDINGS.





CGI  
THREE VAST TERRACES



## TURN UP THE VOLUME

WITH HUGE WINDOWS AND HIGH CEILINGS FEATURING THROUGHOUT, WHATEVER FLOOR YOU'RE ON, YOU'LL HAVE THE BEST SEAT IN THE HOUSE.

The offices at The Kensington Building have, on average, 33% more cubic metre space versus a typical building offering a finished ceiling height of 2.7 metres.







## RECEPTION



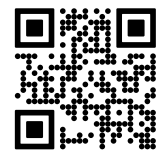
## SPHERE 14 - LESLEY HILLING



“THE PIECE IS ABOUT MEMORY AND THE PASSAGE OF TIME. THE SPHERE IS MADE OF A SALVAGED WOODEN STRUCTURE FILLED WITH A LIFETIME’S COLLECTED MATERIALS.”

LESLEY HILLING, ARTIST

A feature of the reception area is an artwork by London artist Lesley Hilling. Made specifically for The Kensington Building, the piece re-purposes ‘waste’ objects such as fragments of marble, wood, metal and other salvaged items that caught the artist’s eye. This fascinating piece is suspended from the ceiling and lit from within.



SCAN TO WATCH FILM





## ABOVE & BEYOND

LIGHT, SPACE, HEIGHT, VIEWS  
– THESE ARE OFFICES TO GET  
EXCITED ABOUT.

Inside you'll find a thoroughly modern take on how the workspaces of today should look and feel, with clever interior design and carefully chosen natural materials that create a warm, inviting atmosphere. Three huge terraces are the icing on the cake.









**RECEPTION MATERIALS**

The light and spacious reception offers a warm welcome to all. Here, beautiful natural materials meet a contemporary industrial vibe, and integrated technology makes for a smoother journey to your desk.

**TEXTURAL TIMBER**

A bespoke ash timber feature wall injects an interesting natural texture.

**SCULPTURAL MARBLE**

The reception desk is carved from Nero Marquina marble, a striking focal point.

**CLEAN-LINED CONCRETE**

Concrete columns enhance the reception's lofty ceiling height and lend the space a subtle industrial edge.

**ELEGANT BRICKWORK**

A brick feature wall draws the building's exterior design within, and is a nod to Kensington's period architecture.

**FEATURE ARTWORK**

Made specifically for The Kensington Building by London Artist Lesley Hilling.

**NATURAL STONE**

Floors are laid with grey basalt, with entrance stair treads accented in contrasting limestone.



**EXTERIOR MATERIALS**

Formerly the site of Ponting's department store, The Kensington Building retains the grand proportions of the original floor plates and ceiling heights to give the spaces light and volume rarely found in the new-builds of today.

**GLAZING**

Glazing is framed by finely detailed metalwork.

**BRICKWORK**

White limestone echoes the pale white Roman brick and Portland stone of the neighbouring buildings.

**OFFICE MAIN ENTRANCE**

A 3.5 metre high revolving door finished in bronze effect powder coating with motorised pass door adjacent.

**BRONZE**

Bronze-effect powder-coated aluminium adds an industrial edge.





# THE TERRACES

THE BUILDING'S THREE EXPANSIVE TERRACES PROVIDE THE ULTIMATE LUNCH BREAK HANGOUT, SPACE TO MEET UP, WORKOUT AND MORE.



### MAKE FRIENDS IN HIGH PLACES

LOCATED ON FLOORS 3, 4 AND 5, THREE PRIVATE TERRACES OFFER A COMBINED 12,329 SQ FT OF FLEXIBLE OUTDOOR SPACE TO MEET UP, WORK OUT AND MORE.

Each of the beautifully landscaped, west-facing terraces are designed to promote wellbeing and adapt to a range of situations and needs, whether you need seclusion in which to focus on work or have lunch, space to get together or host a big event, or get some fresh air. Whichever terrace you're out on, enjoy the light, space and year-round greenery.







CGI  
UPPER FLOOR TERRACES



## MOVE THE MEETING OUTSIDE

WITH THREE HUGE TERRACES,  
GETTING SOME HEADSPACE – OR  
SWITCHING UP YOUR WORKSPACE  
– IS EASY.

The large terraces bordered by green planting play a key role in the building's commitment to sustainability and the wellbeing of its people, providing valuable space to breathe, take a break and enjoy the uninterrupted views across London and atmosphere of buzzing Kensington below.

## THE CENTRE OF ATTENTION

The fifth floor terrace features a showpiece of a space for working, gathering and hosting. This ultra-flexible area can be used with café-style tables, chairs or benches for everyday meeting and al fresco working, be easily transformed for lunchtime yoga sessions, and accommodate up to 200 people standing for a special event.







# THE OFFICES

THE OFFICES AT THE KENSINGTON  
BUILDING BRING TOGETHER  
FORWARD-THINKING INTERIOR  
DESIGN AND FIRST-CLASS  
FACILITIES TO MAKE EVERYDAY  
WORKLIFE MORE ENJOYABLE.







**MOREYSMITH IMAGINATIVELY  
CREATED A SERIES OF DESIGNS  
FOR THE KENSINGTON BUILDING TO  
ATTRACT TENANTS FROM A RANGE  
OF INDUSTRIES.**

KEY DESIGN ELEMENTS INCLUDE  
FEATURE STAIRCASES LINKING  
THE FLOORS WHILST MAXIMISING  
THE VIEWS THROUGHOUT,  
A RESIDENTIAL AMBIENCE WITH  
SOCIAL SPACES ON ARRIVAL.

Linda Morey-Burrows, Founder and Principal Director at MoreySmith said: *“Our vision for the Kensington Building was to create a range of different interactive designs that illustrate the potential of the exceptional space the building provides across industries. The designs maximise the natural daylight and views connecting to the surrounding natural elements to provide a biophilic design to foster wellbeing and open collaborative working.”*

*“More than ever, tenants are seeking a residential-style environment that provides a comfortable and relaxed ambience to work, beyond just a desk. This has been achieved through the use of natural materials and colour palette and by creating a varied and flexible layout that encourages communal working, informal meetings and socialising.”*





A PLACE TO BE INSPIRED

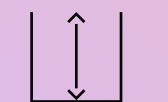
FIVE FLOORS OF LIGHT-FILLED OFFICES PROVIDE FLEXIBLE WORKSPACES DESIGNED TO MEET TODAY’S EXACTING STANDARDS.



To encourage cycling to work, the building has a brightly decorated cycle store offering private and secure storage for up to 165 bikes.



Next to the cycle store, luxury showers and changing rooms make it easy to freshen up after the journey into work or prep for a night out.



Ceiling heights of up to 5 metres fill spaces with natural light and create a sense of space and openness.



The building’s app enables contactless access around the building, and can be used to book meetings, adjust climate controls, arrange events and more.

LEVEL	OFFICE SQ M / SQ FT	TERRACE SQ M / SQ FT	FLOOR TO CEILING
5 OFFICE	792 / 8,524	689 / 7,413	2.90M TO 5.50M
4 OFFICE	1,569 / 16,886	243 / 2,620	3.27M
3 OFFICE	1,865 / 20,070	213 / 2,296	3.30M
2 OFFICE	2,130 / 22,931		3.50M
1 OFFICE	2,130 / 22,927		3.90M
G OFFICE	316 / 3,396		5.20M
G RECEPTION	222 / 2,393		4.60M
TOTAL	8,802 / 94,734*	1,145 / 12,329	

\* EXCLUDES GROUND FLOOR RECEPTION

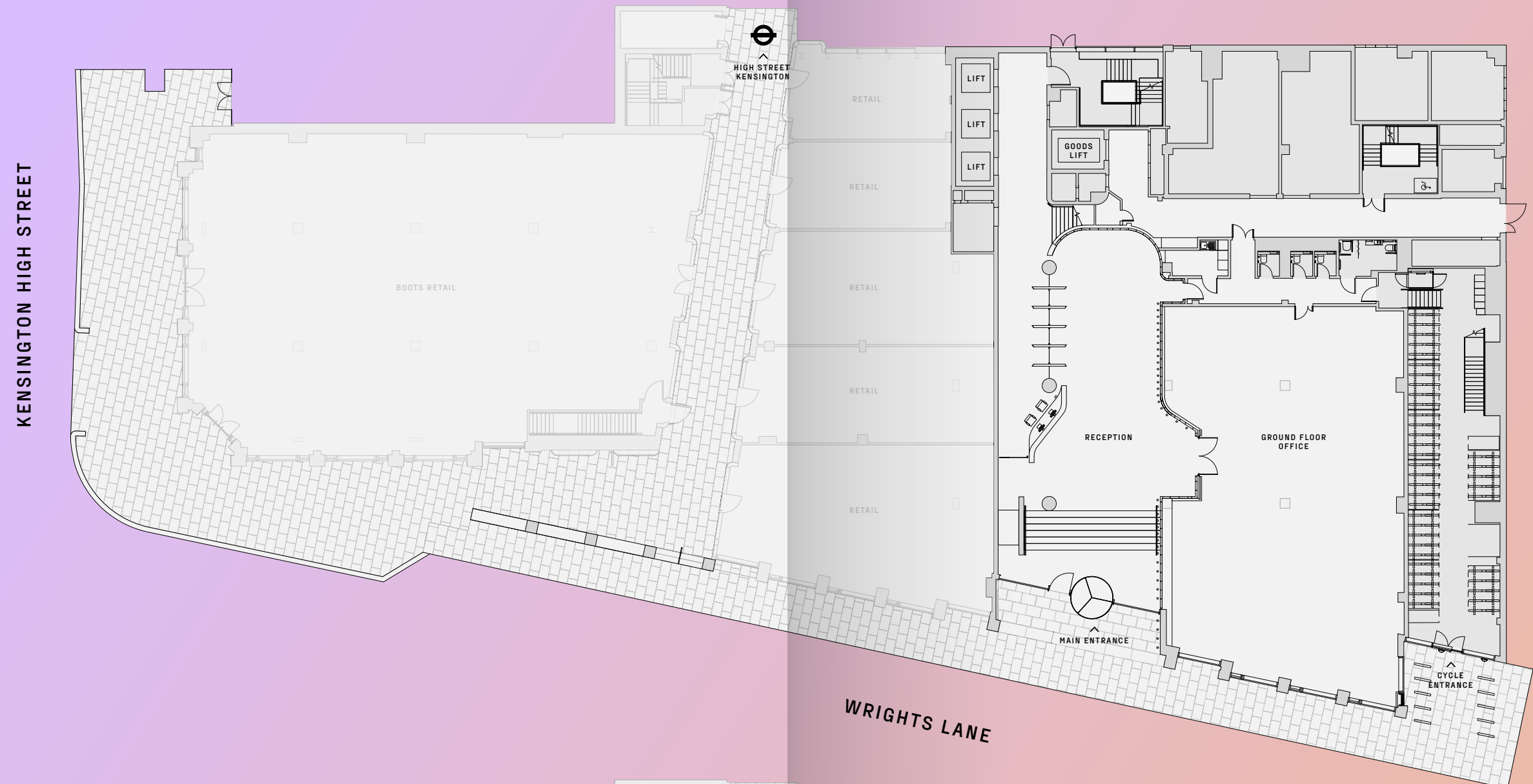


CROSS SECTION OF  
THE KENSINGTON BUILDING



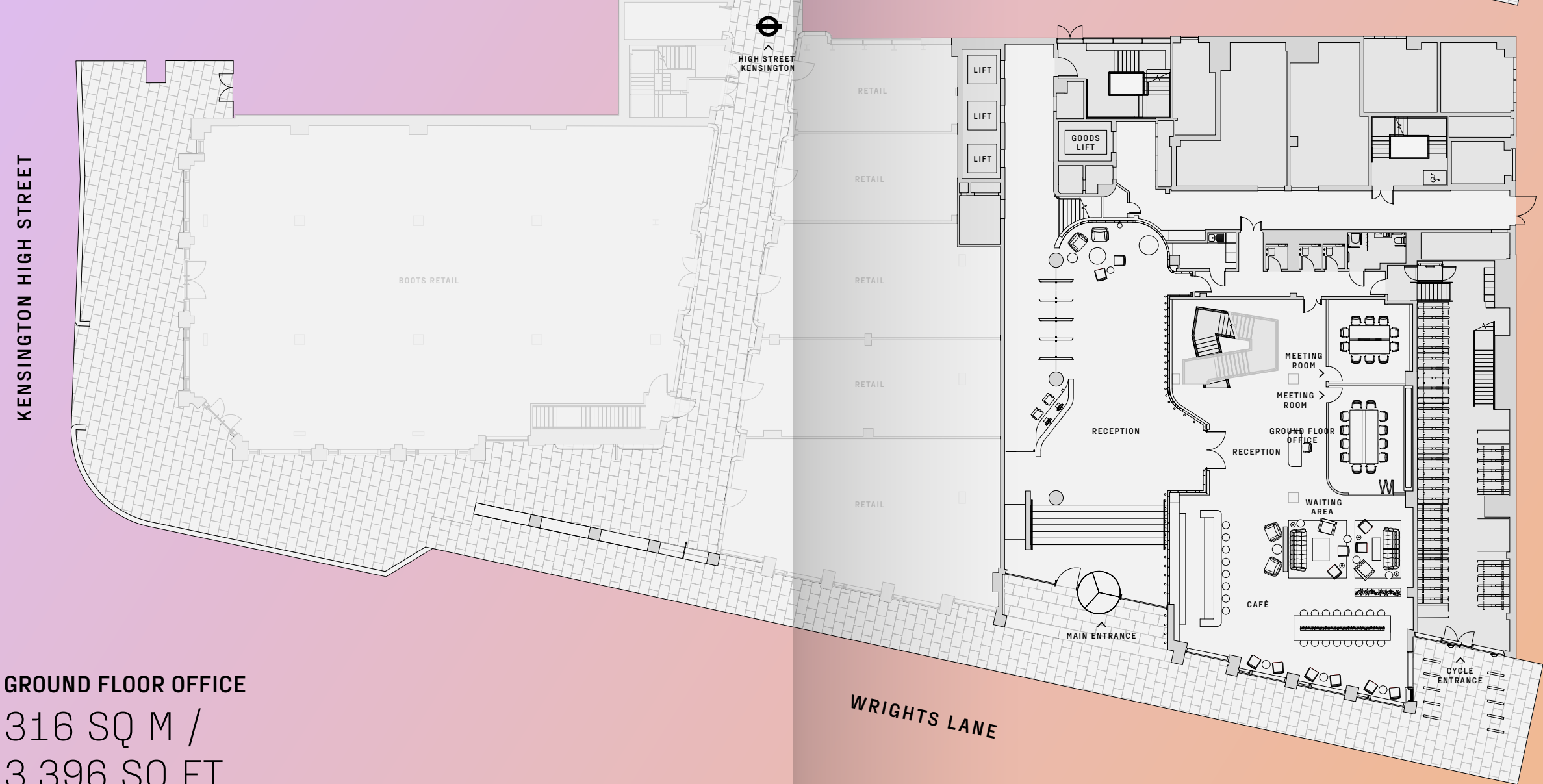


GROUND FLOOR



RECEPTION  
222 SQ M /  
2,393 SQ FT

GROUND FLOOR OFFICE  
316 SQ M /  
3,396 SQ FT

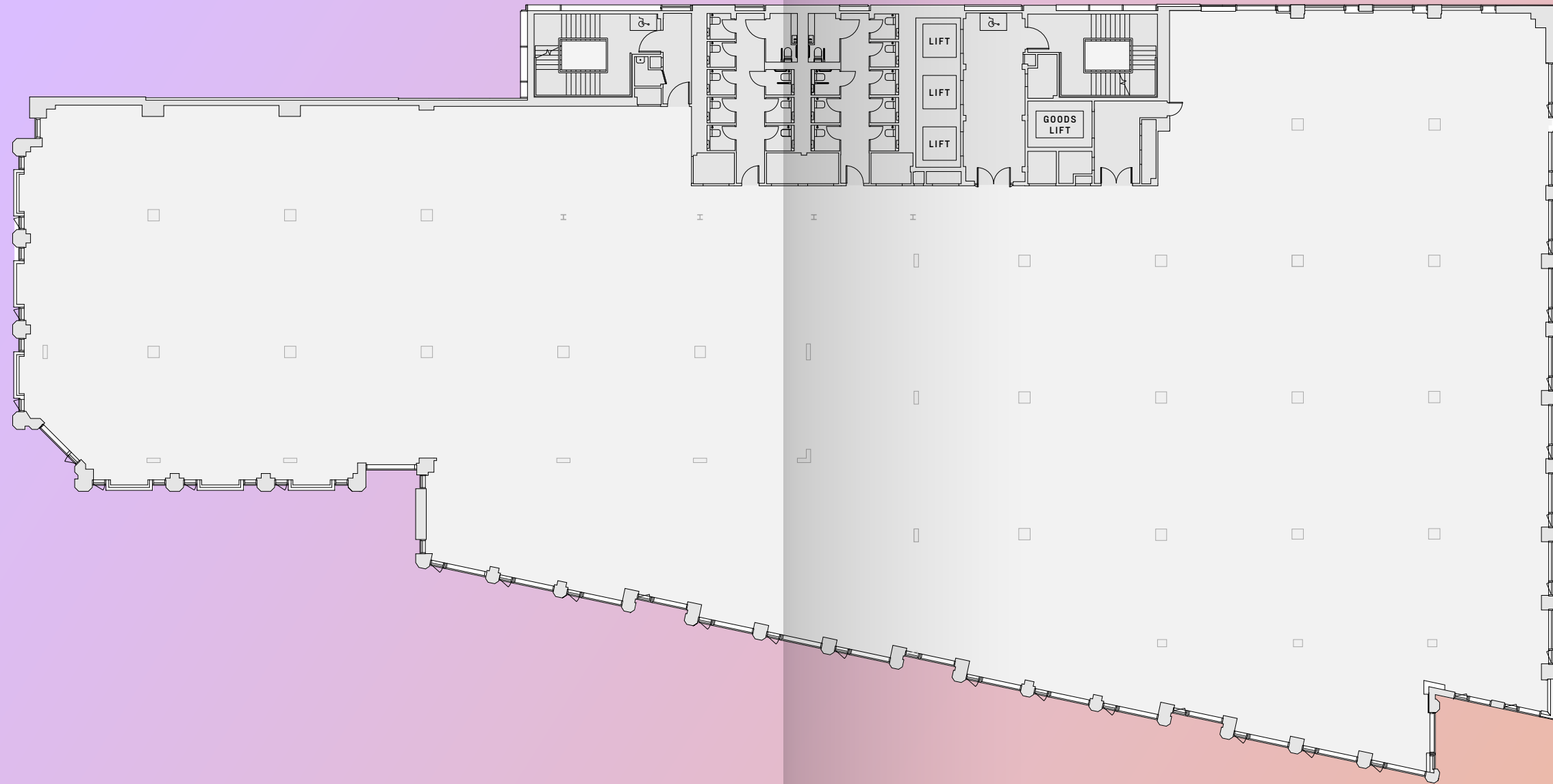




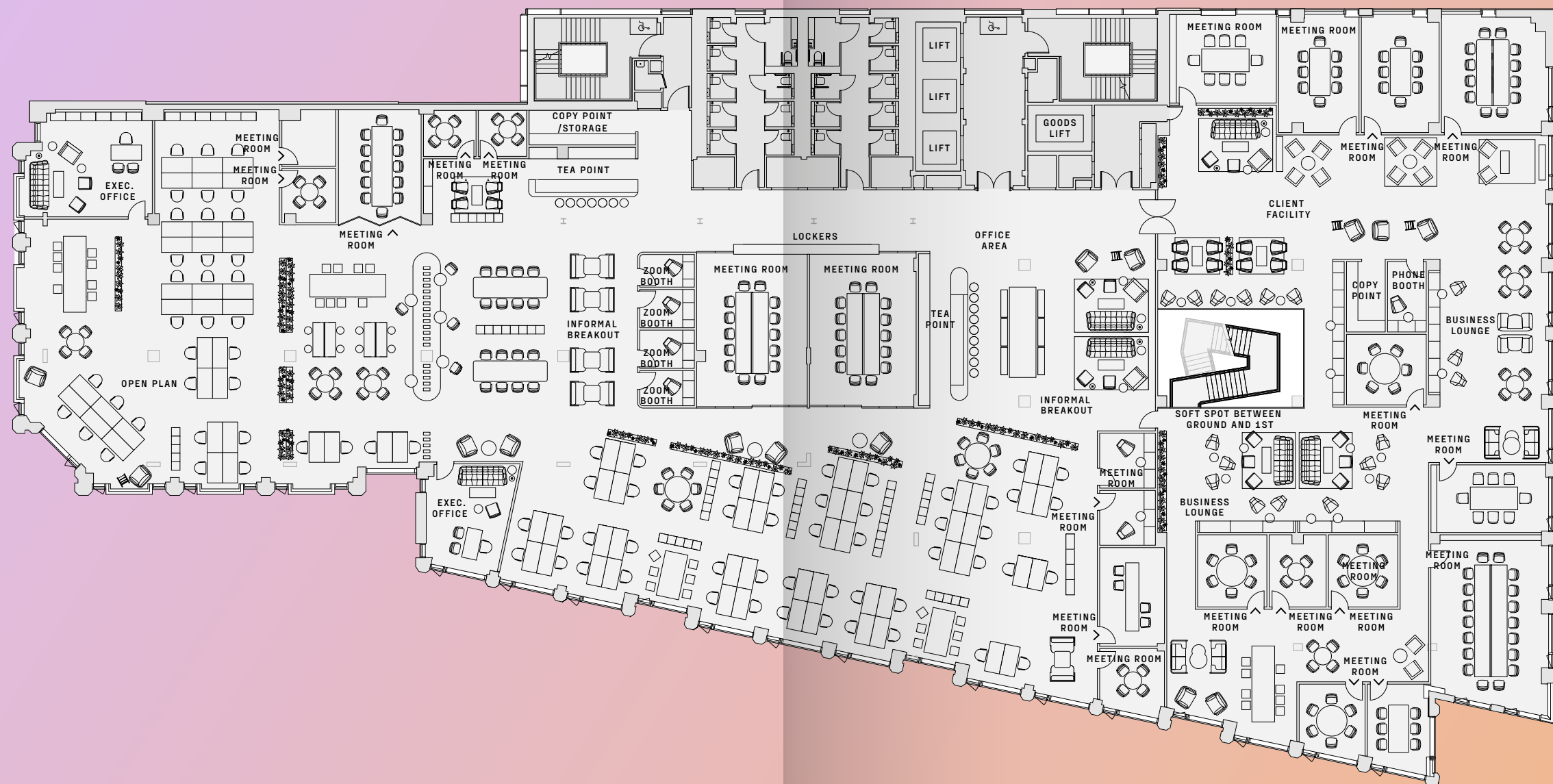




1ST FLOOR  
FLOOR PLAN



SPACE PLAN  
1:9 SQ M OCCUPATIONAL DENSITY  
SHOWING 88 WORK STATIONS



OFFICE  
2,130 SQ M /  
22,927 SQ FT





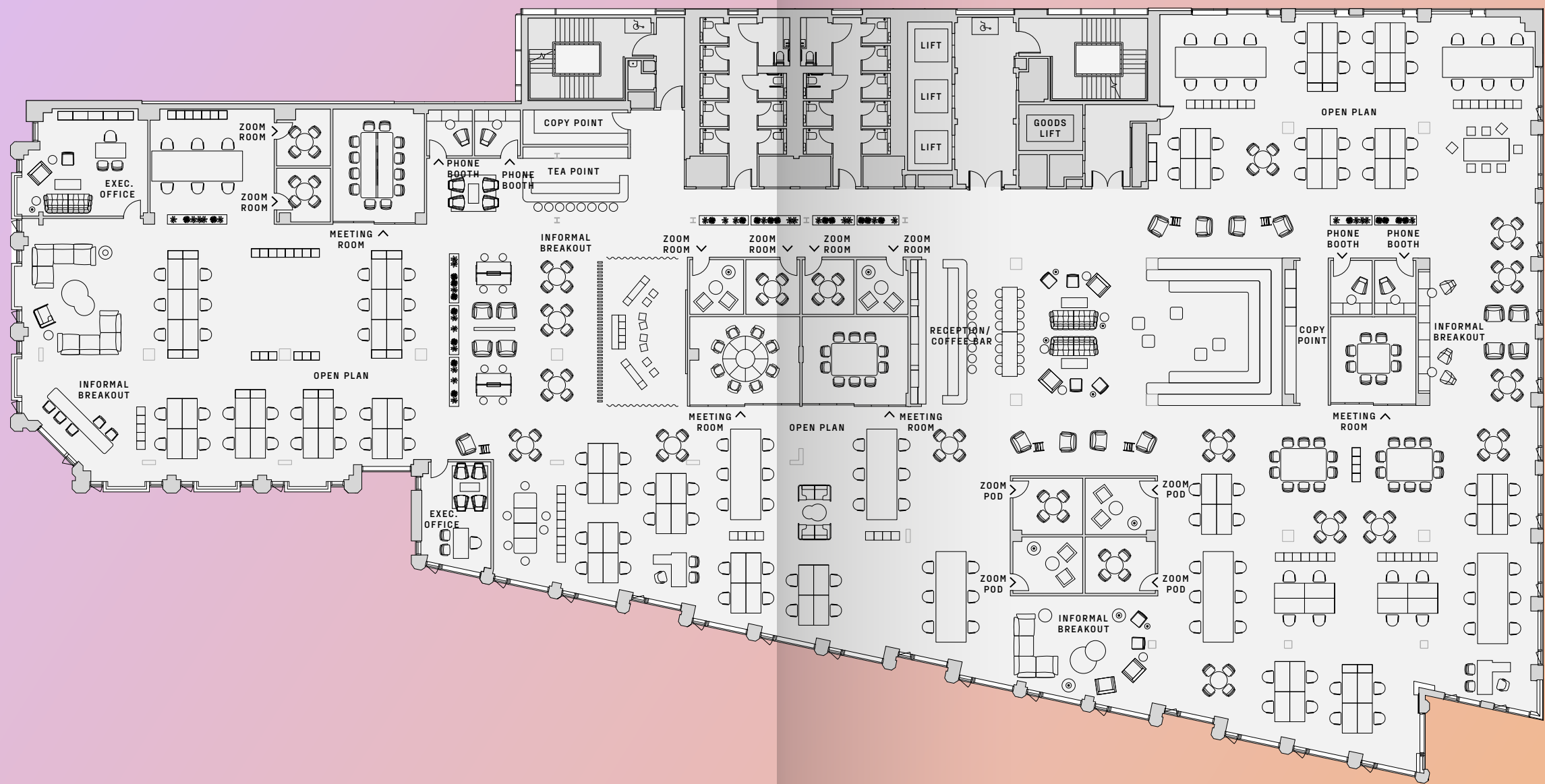




2ND FLOOR  
FLOOR PLAN



SPACE PLAN  
1:9 SQ M OCCUPATIONAL DENSITY  
SHOWING 158 WORK STATIONS



OFFICE  
2,130.3 SQ M /  
22,931 SQ FT





CGI  
2ND FLOOR OFFICE

CGIs provided by Linda Morey-Burrows, of London-based interior design firm MoreySmith



3RD FLOOR  
FLOOR PLAN



OFFICE  
1,865 SQ M /  
20,070 SQ FT

TERRACE  
231 SQ M /  
2,296 SQ FT

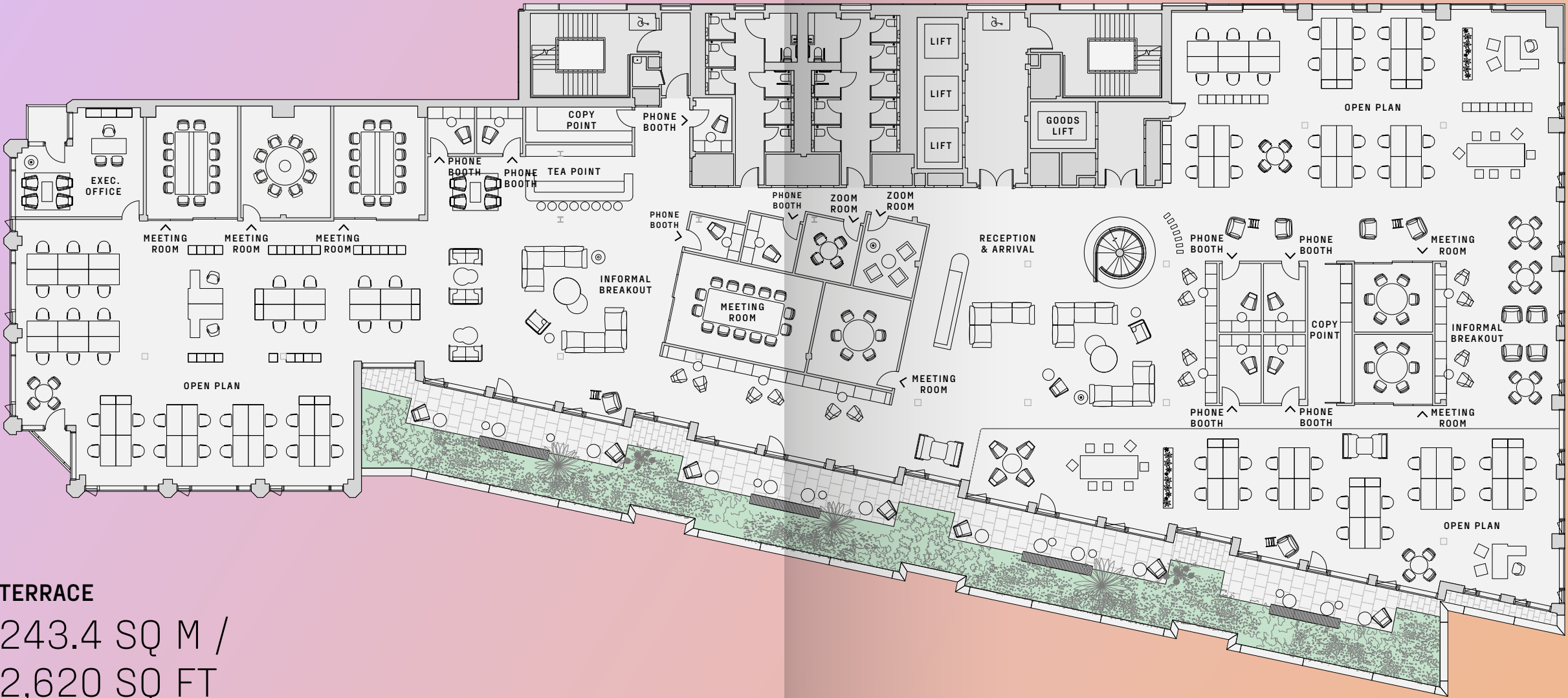




4TH FLOOR  
FLOOR PLAN



SPACE PLAN  
1:10 SQ M OCCUPATIONAL DENSITY  
SHOWING 150 WORK STATIONS



OFFICE  
1,568.7 SQ M /  
16,886 SQ FT

TERRACE  
243.4 SQ M /  
2,620 SQ FT













5TH FLOOR  
FLOOR PLAN



SPACE PLAN  
1:16 SQ M OCCUPATIONAL DENSITY  
SHOWING 48 WORK STATIONS



OFFICE  
792 SQ M /  
8,524 SQ FT

TERRACE  
689 SQ M /  
7,413 SQ FT









AN INNOVATIVE BUILDING  
IN A **PRIZED POSITION** ON  
KENSINGTON HIGH STREET

DESIGN BY LEADING LONDON  
ARCHITECTURE PRACTICE  
**PILBROW & PARTNERS**

94,734 SQ FT OF **HIGH QUALITY  
OFFICE SPACE** OVER SIX FLOORS

12,329 SQ FT **PRIVATE GREEN  
TERRACES** ON THE 3RD, 4TH  
AND 5TH FLOORS

RECEPTION AREA WITH  
**LUXURIOUS, SUSTAINABLE  
MATERIALS** AND **ORIGINAL  
ART INSTALLATION**

**WIREDSCORE PLATINUM**

**CONTACTLESS ACCESS** TO  
THE BUILDING AND OFFICES  
VIA A SMARTPHONE APP

**LIGHT AND SPACIOUS OFFICES**  
WITH HIGH CEILINGS, LARGE  
WINDOWS AND FLOORPLATES

**165 CYCLE SPACES,**  
LUXURIOUS SHOWERING  
AND **CHANGING FACILITIES**

CONNECTED TO **WRIGHTS  
ARCADE, KENSINGTON**

**SUSTAINABLY POWERED,**  
ENERGY EFFICIENT AND **RATED  
BREEAM 'EXCELLENT'**







# THE LOCATION

HOME TO GLORIOUS PARKS AND  
GREAT SHOPPING, WORLD-CLASS  
CULTURE AND A LIVELY AFTER-  
WORK FOOD AND DRINK SCENE,  
KENSINGTON IS THE PLACE TO BE.



THE LOCATION

AERIAL VIEW







**OUT OF OFFICE**

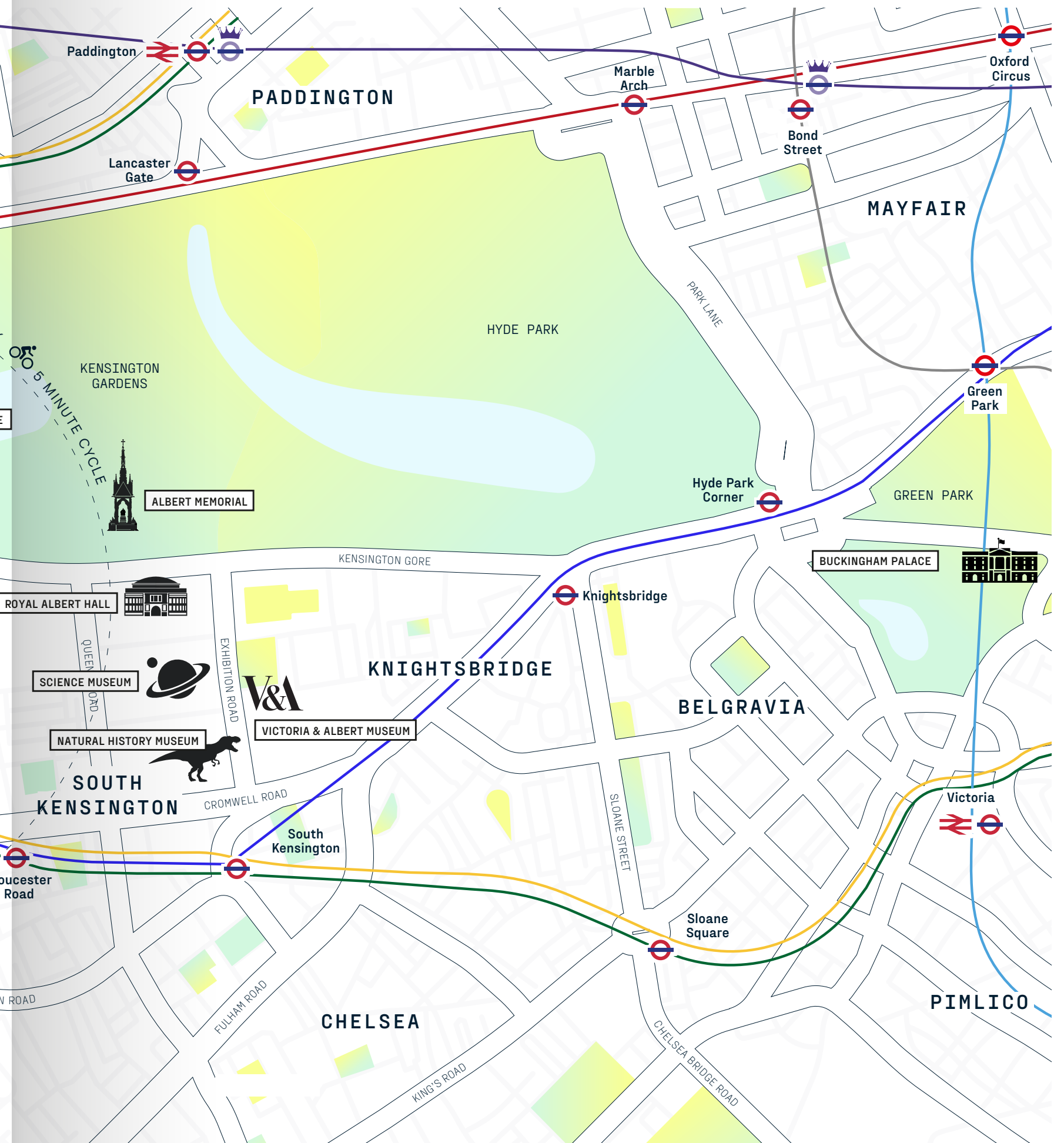
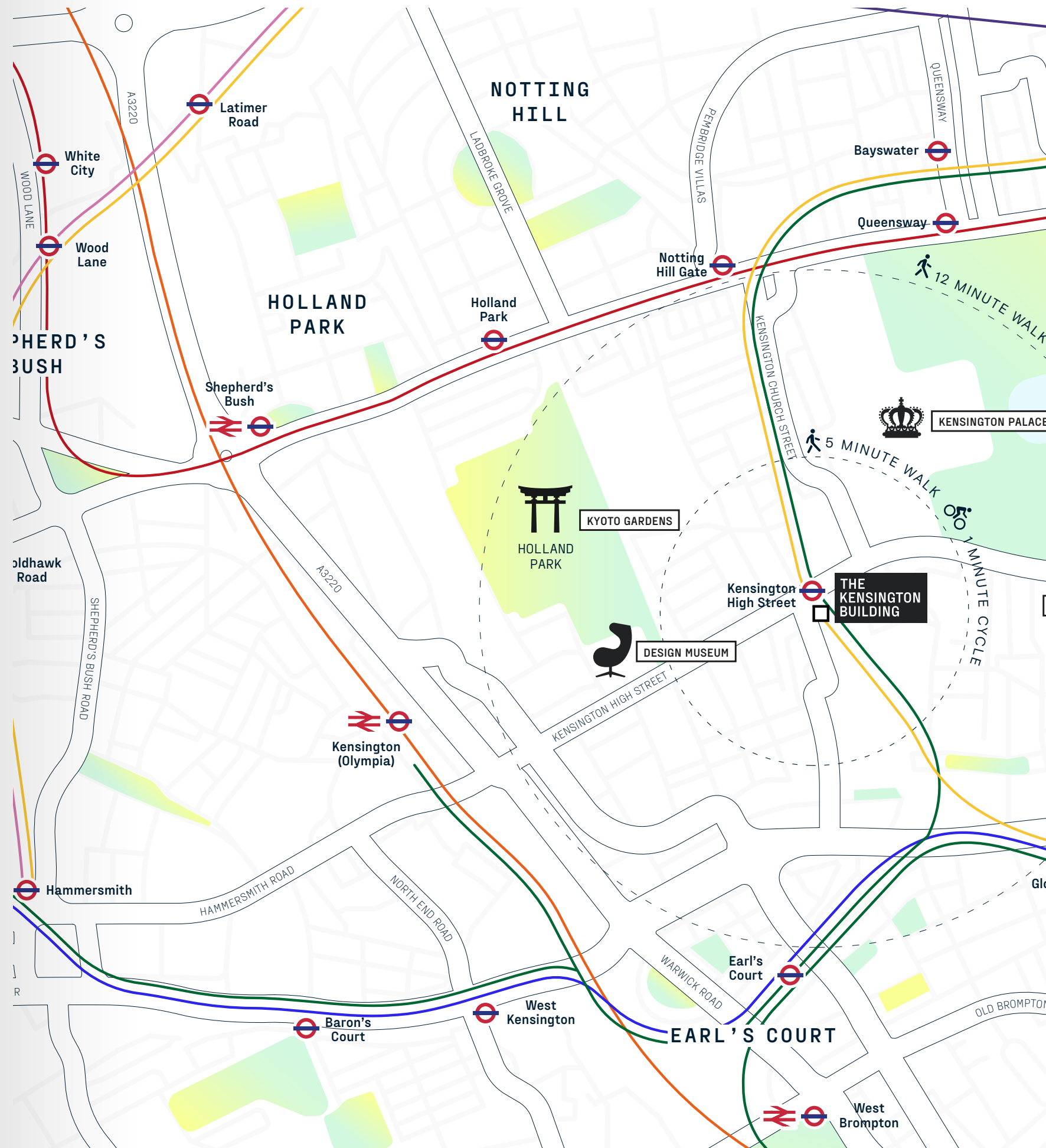
THE KENSINGTON BUILDING PLACES YOU IN THE HEART OF THIS VIBRANT AND MULTI-FACETED NEIGHBOURHOOD, AND WITH HIGH STREET KENSINGTON TUBE STATION NEXT DOOR, YOU'RE WELL-CONNECTED TO THE REST OF LONDON TOO.

**TRAVEL TIMES**

\* TRAVEL TIMES TAKEN FROM GOOGLE AND TRANSPORT FOR LONDON









## THE PLACE TO BE

FOR THE BEST OF KENSINGTON'S  
ECLECTIC SOCIAL SCENE,  
SHOPPING AND PARK LIFE,  
KEEP IT CLOSE TO WORK.

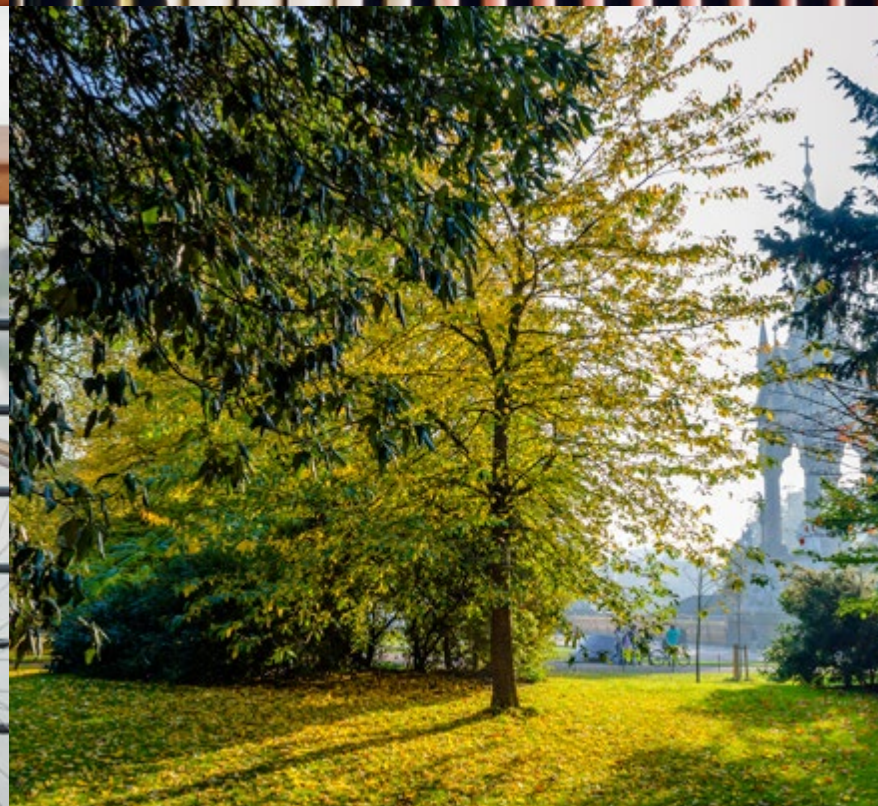
Working on Kensington High Street opens up a world of ways to spend your downtime. Step outside and enjoy the greenery of Kensington Gardens, less than a 10-minute walk from the office, catch some culture at the Royal Albert Hall and take your pick from the variety of shops, cocktail bars, pubs and restaurants, all just moments from work.



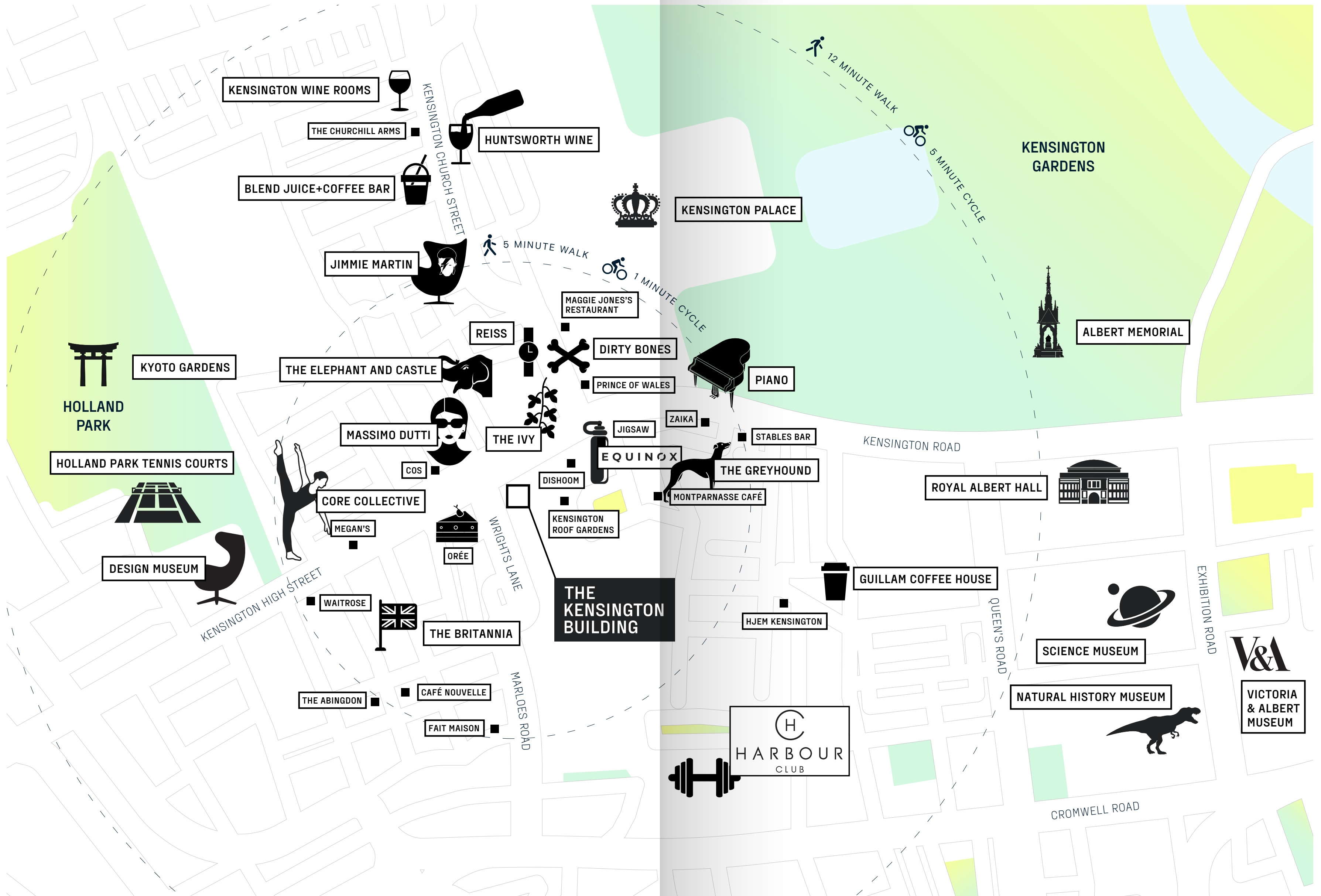
SCAN TO WATCH FILM













VIEW FROM KENSINGTON HIGH STREET





THE KENSINGTON BUILDING  
IS BROUGHT TO YOU BY  
PEOPLE PASSIONATE ABOUT  
CREATING THE WORKSPACES  
OF THE FUTURE.

**AN EXCITING DEVELOPMENT BY  
ASHBYCAPITAL + JANSON URBAN**

AshbyCapital JANSON  
URBAN

## CONTACT LEASING AGENTS



### CUSHMAN & WAKEFIELD

**RICHARD HOWARD**

RICHARD.HOWARD@CUSHWAKE.COM

+44 7764 810217

**HECTOR MACNEAL**

HECTOR.MACNEAL@CUSHWAKE.COM

+44 7885 201163

E i A

REAL ESTATE LONDON

### EIA REAL ESTATE

**MAXIM VANE PERCY**

MVP@EIA-RE.CO.UK

+44 7867 780332

**ALEX KIRK**

AK@EIA-RE.CO.UK

+44 7763 934271



