

THE KENSINGTON BUILDING

**LOOK FORWARD.
THINK VOLUME.**

ONE SELF-CONTAINED WORKSPACE
26,000 SQ FT



OVERVIEW

A BUILDING WITHIN A BUILDING

EXPRESS WHO YOU ARE IN
THE KENSINGTON BUILDING
ACROSS TWO SOARING AND
SELF-CONTAINED FLOORS.

Explore an exclusive opportunity to connect the ground floor (3,396 sq ft) and 1st floor (22,927 sq ft) offices for your own voluminous workplace. Create a dedicated reception and social space on the ground floor for a truly self-contained community.

All in an inspiring building and prized London location, adjacent to High Street Kensington tube station.

**BCO LONDON AWARDS 2023 WINNER -
REFURBISHED/RECYCLED CATEGORY**



GO TO NEW HEIGHTS

ELEVATE THE WORKING DAY
AND PEOPLE'S WELLBEING
WITH AMPLE HEAD SPACE.

Located in the Royal Borough of Kensington and Chelsea, your neighbours include the iconic V&A, Natural History Museum and Science Museum, inspiring our comparison of ceiling heights with standard offices.

HEIGHT

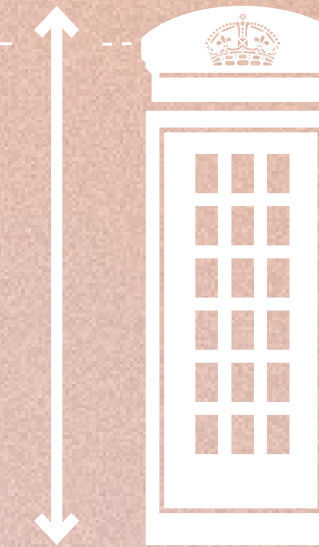
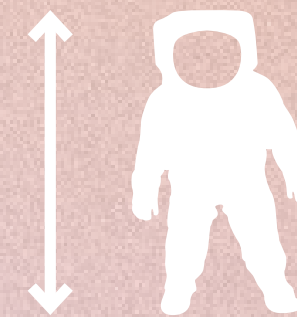
1ST FLOOR: 3.9M CEILING HEIGHT

2.7M
STANDARD OFFICE

2.74M
LONDON
PHONE
BOX

3.5M
T-REX

1.55M
TIM PEAKE



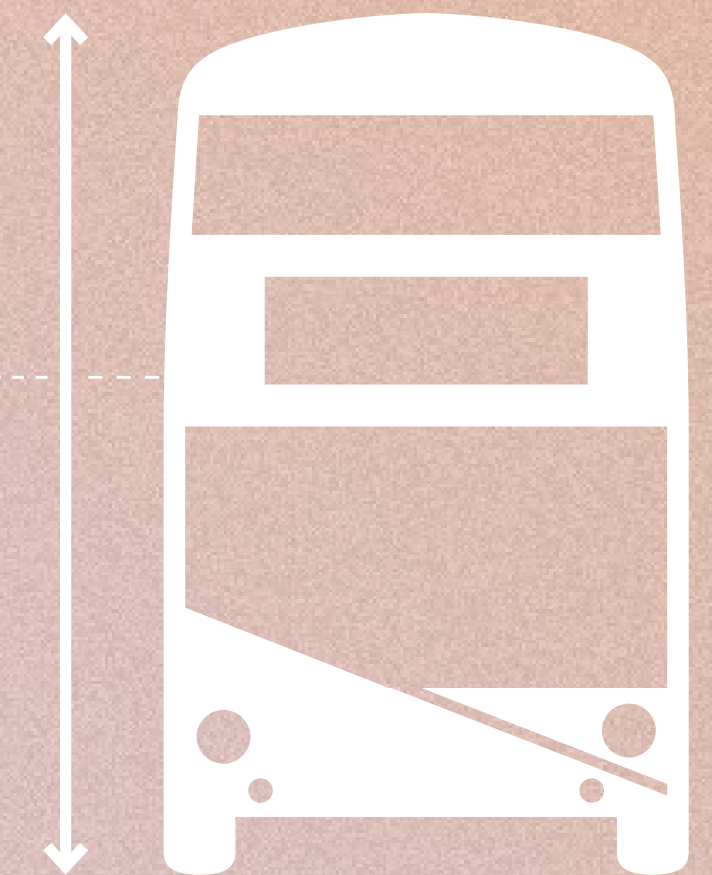
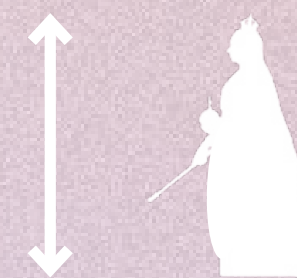
GROUND FLOOR: 5.2M CEILING HEIGHT

2.7M
STANDARD OFFICE

3.04M
POLAR
BEAR

4.4M
LONDON
DOUBLE
DECKER
BUS

1.5M
QUEEN
VICTORIA

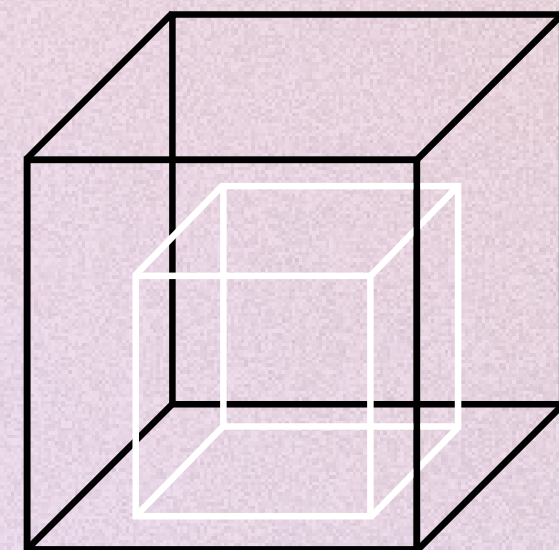


TURN UP THE VOLUME

BRING YOUR PEOPLE TOGETHER
AND INSPIRE COLLABORATION
ACROSS SPACIOUS FLOORPLATES,
WITH 51% EXTRA VOLUME
AND HUGE WINDOWS FOR AN
ABUNDANCE OF NATURAL LIGHT.

VOLUME COMPARISON

- THE KENSINGTON BUILDING
9,949CM³
- TYPICAL OFFICE
6,603CM³

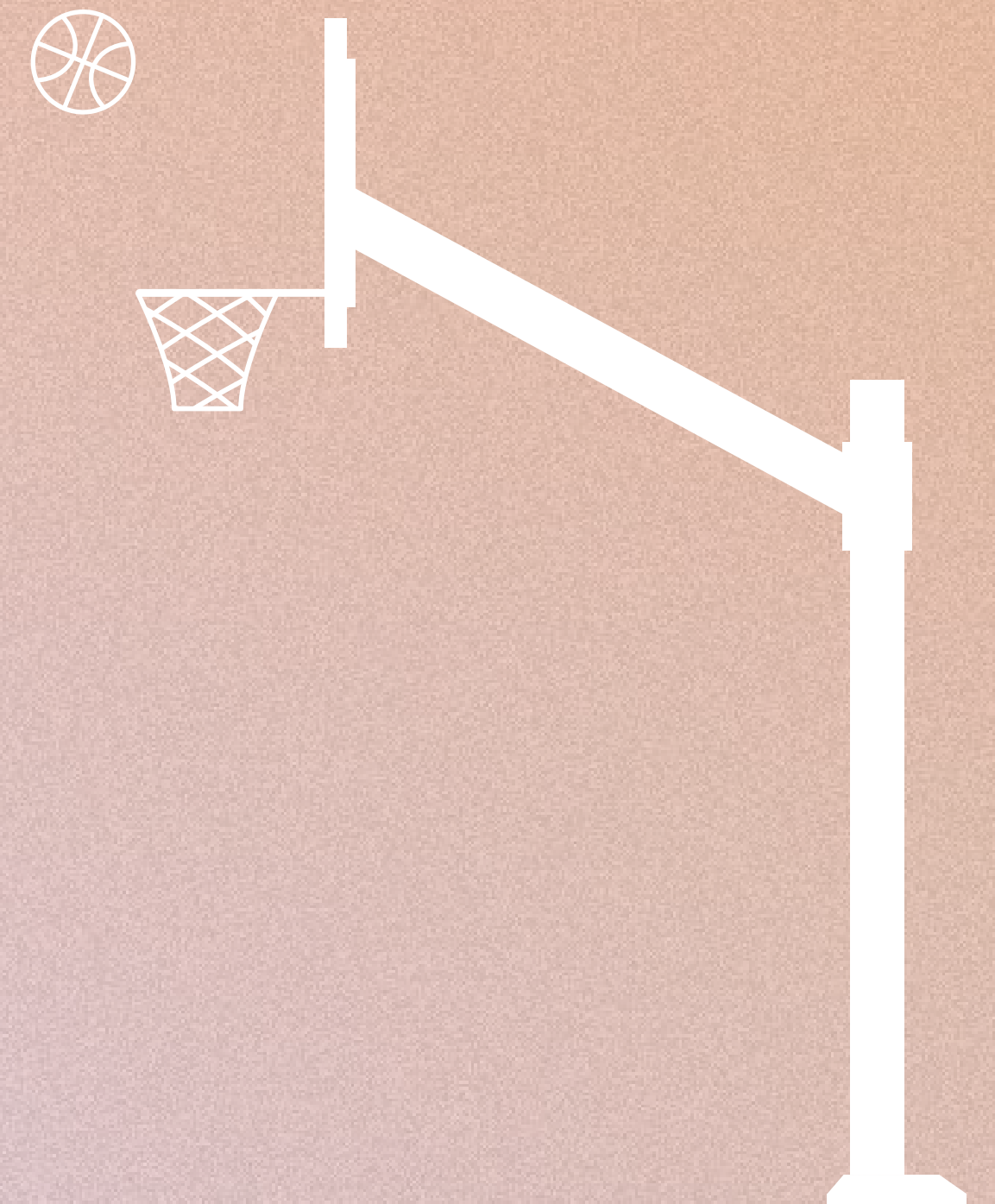


VOLUME

GROUND FLOOR
CEILING HEIGHT

TYPICAL OFFICE
CEILING HEIGHT

WORK CAN BE A SLAM DUNK
ON THE GROUND FLOOR



ALL CONNECTED

AN INDEPENDENT WORKPLACE

TWO FLOORS TO MAKE YOUR OWN,
WITH THE OPPORTUNITY TO BRING
THE SPACES TOGETHER AS ONE.

Connect the ground and first floors with an internal
staircase and a 9.8m feature atrium, reached through
your own private entrance.

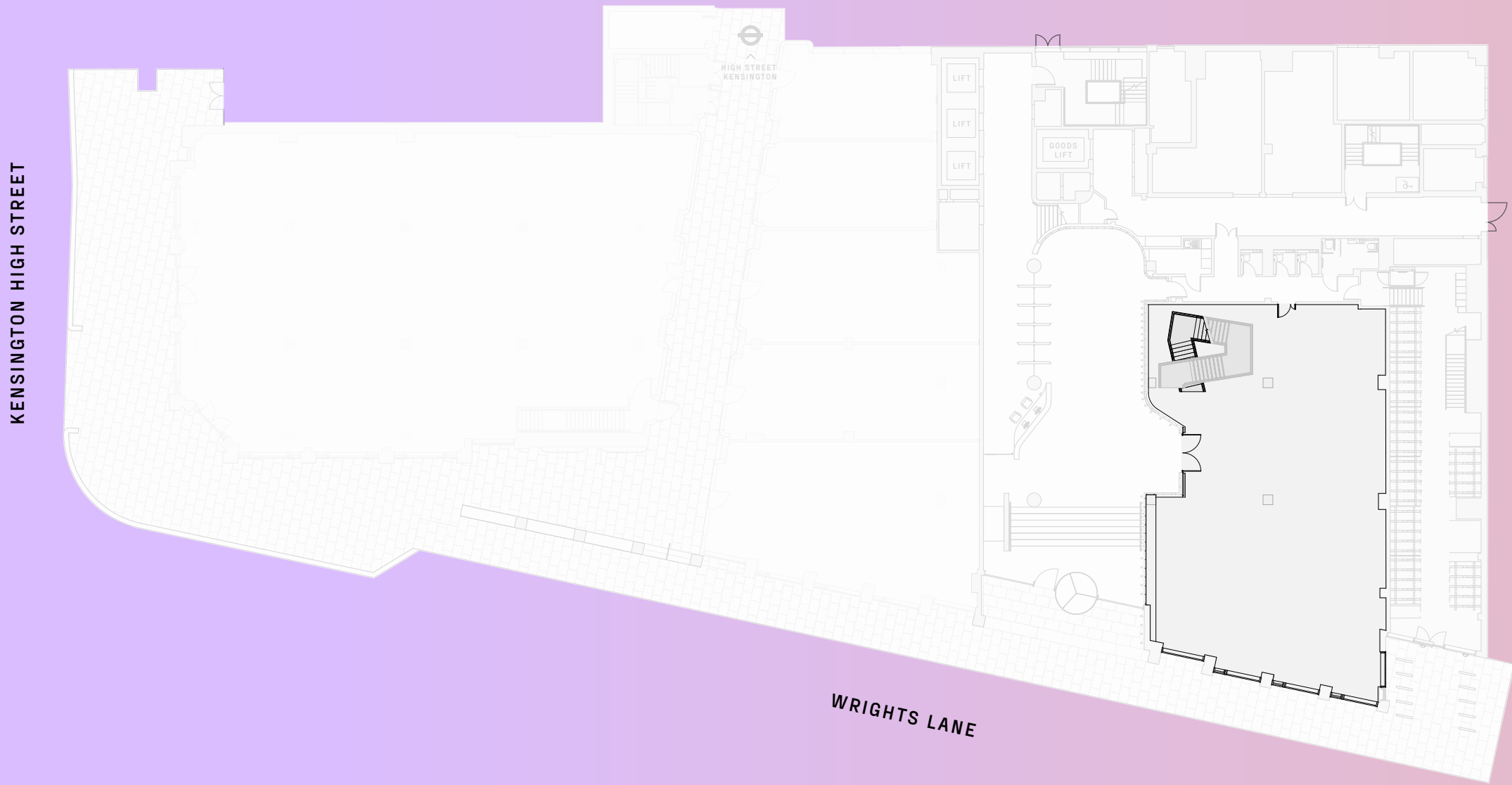
| LEVEL | OFFICE SQ FT | OFFICE SQ M | FLOOR TO CEILING |
|----------|-----------------|----------------|---------------------|
| 1 OFFICE | 22,927 | 2,130 | 3.90M |
| G OFFICE | 3,396 | 316 | 5.20M |
| TOTAL | 26,323 | 2,446 | |

CROSS SECTION

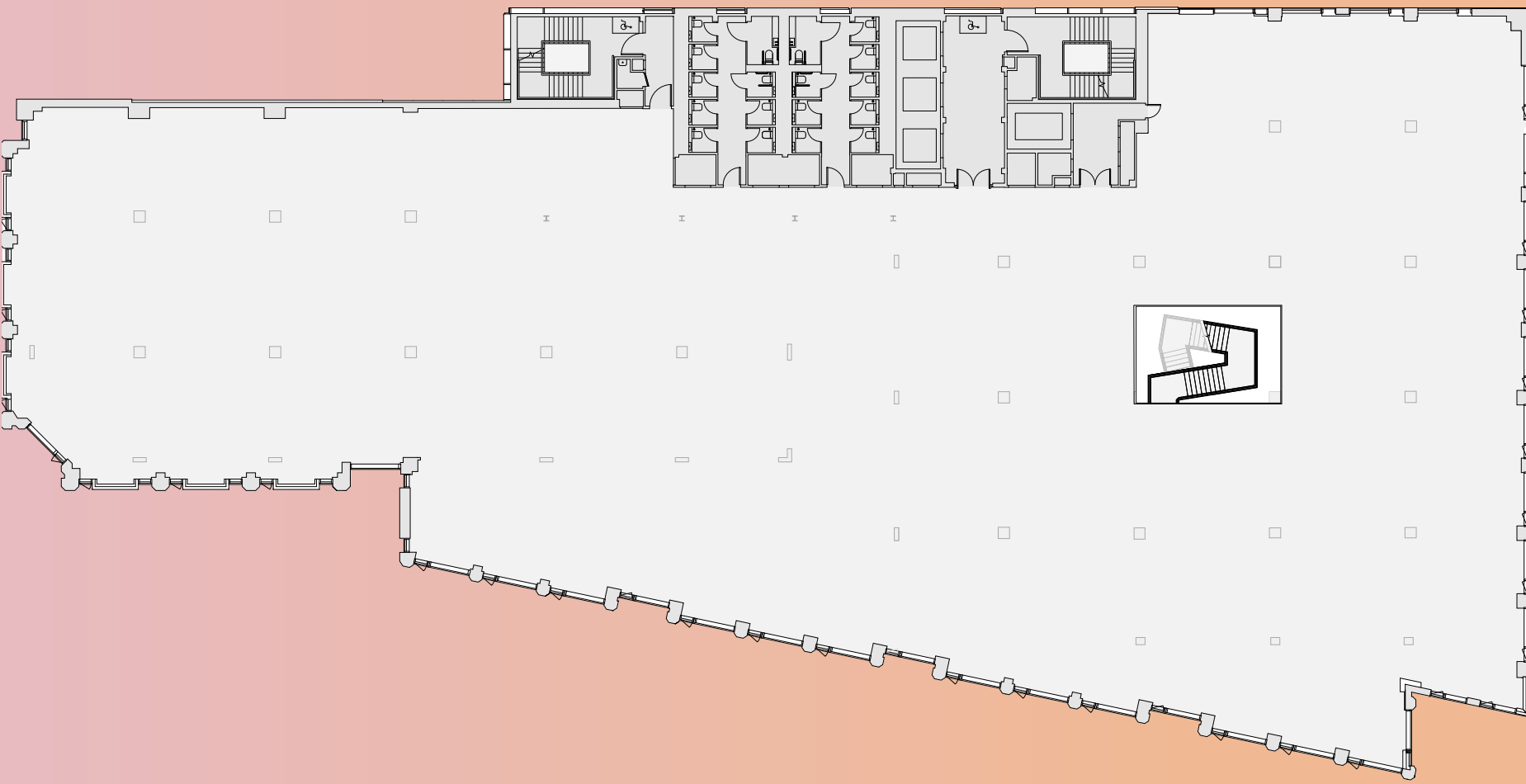


FLOOR PLANS

GROUND FLOOR OFFICE 3,396 SQ FT



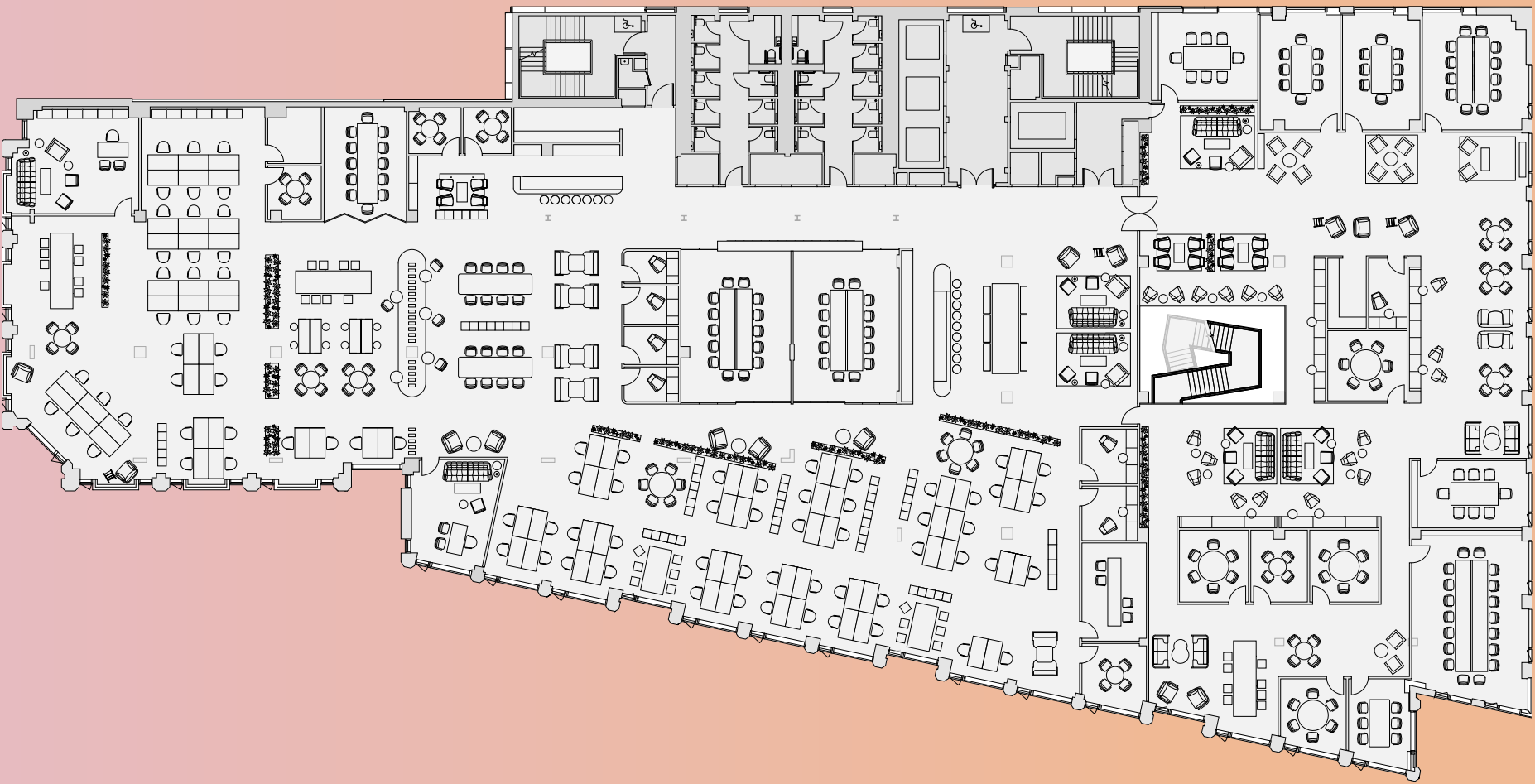
1ST FLOOR OFFICE 22,927 SQ FT



SPACE PLANS

GROUND FLOOR OFFICE 3,396 SQ FT

1ST FLOOR OFFICE 22,927 SQ FT



CGI
GROUND FLOOR OFFICE



CGI
1ST FLOOR OFFICE



SUMMARY

TWO LIGHT-FILLED OFFICE FLOORS

THE COMBINED FLOORS PROVIDE FLEXIBLE WORKSPACES, DESIGNED TO MEET TODAY'S EXACTING STANDARDS WITH FIRST-CLASS FACILITIES. FILL EVERY DAY WITH GREATER EXPERIENCES AT THE KENSINGTON BUILDING.

THE OPPORTUNITY:

GROUND + 1ST FLOOR = 26,323 SQ FT

- ❑ AN INNOVATIVE BUILDING IN A **PRIZED POSITION** ON KENSINGTON HIGH STREET
- ❑ **LIGHT AND SPACIOUS OFFICES** WITH **HIGH CEILINGS, LARGE WINDOWS** AND **FLOORPLATES**
- ❑ **CONTACTLESS ACCESS** TO THE BUILDING AND OFFICES VIA A **SMARTPHONE APP**
- ❑ **165 CYCLE SPACES**, LUXURIOUS **SHOWERING** AND **CHANGING FACILITIES**
- ❑ **SUSTAINABLY POWERED**, ENERGY EFFICIENT AND **RATED BREEAM 'EXCELLENT'**
- ❑ **BCO LONDON AWARDS WINNER 2023 –** REFURBISHED/RECYCLED CATEGORY



LEASING AGENTS

CUSHMAN & WAKEFIELD

JAMES CAMPBELL

JAMES.CAMPBELL@CUSHWAKE.COM

+44 7738 737366

HECTOR MACNEAL

HECTOR.MACNEAL@CUSHWAKE.COM

+44 7885 201163

EIA REAL ESTATE

MAXIM VANE PERCY

MVP@EIA-RE.CO.UK

+44 7867 780332

ALEX KIRK

AK@EIA-RE.CO.UK

+44 7763 934271