

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.

Join our remarkable tenants. From 7,817 sq ft with 334 sq ft of terraces available.

It's time to look forward.

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



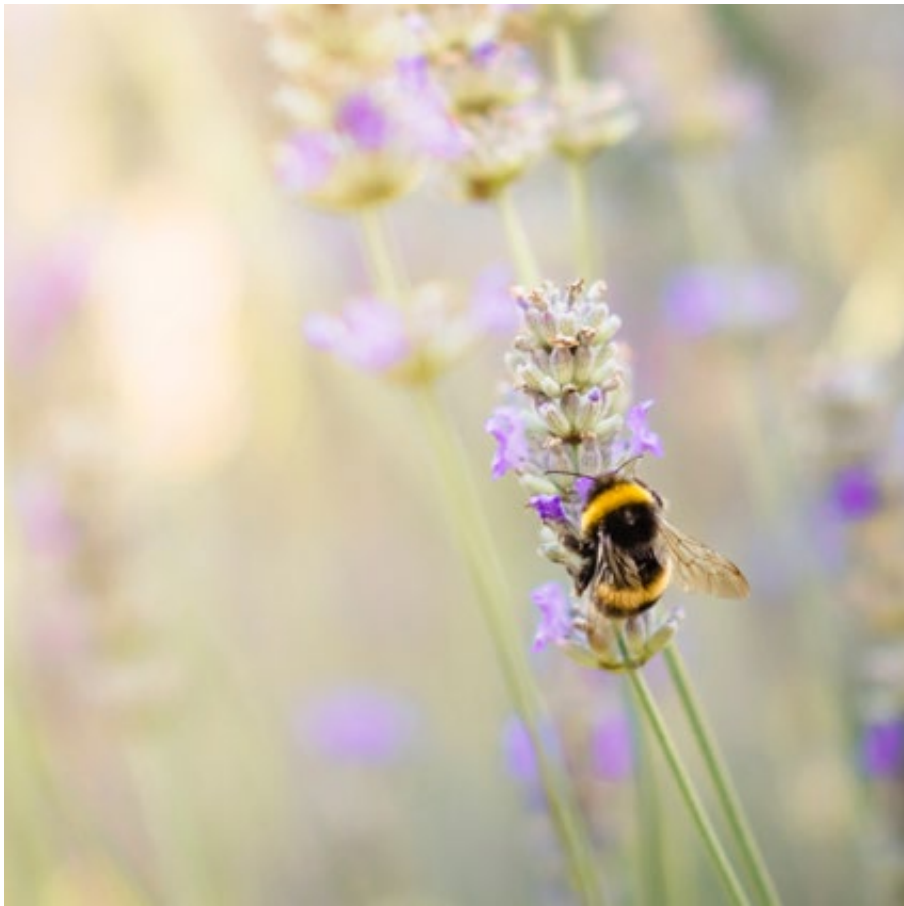


ENTRANCE SIGNAGE



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By remodelling an outdated building into a brand-new one, The Kensington Building has saved significant energy and emissions compared with building from scratch.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 (IN TOTAL)
UNDERFLOOR VENTILATION WITH ENHANCED
FRESH AIR RATES MIXED MODE OPERATION
WITH OPENING WINDOWS THROUGHOUT



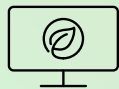
SUSTAINABLE MANAGEMENT
100% OF EXCAVATION WASTE HAS BEEN
DIVERTED FROM LANDFILL. 99% OF
CONSTRUCTION AND DEMOLITION WASTE
HAS BEEN DIVERTED FROM LANDFILL



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



TECHNOLOGY
DIGITAL TWIN ANALYTICS –
SMART OPTIMISATION



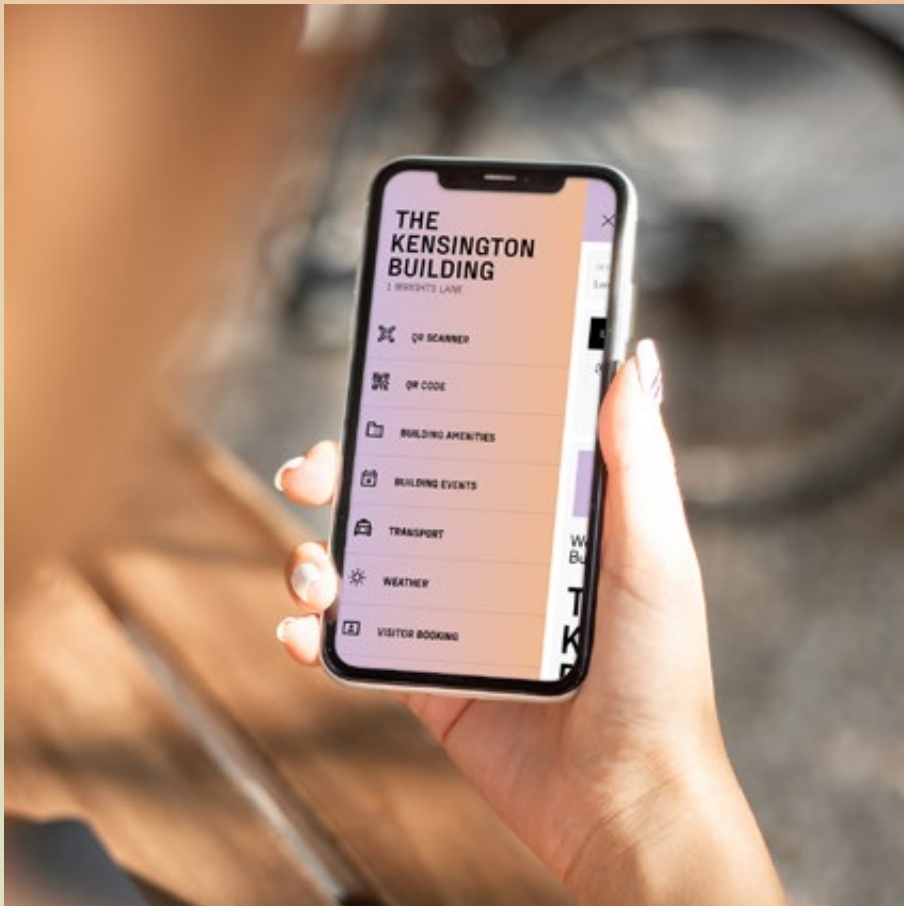
LIVE INFO
DIGITAL SCREEN WITH LIVE BUILDING
SUSTAINABILITY INFO



BCO AWARD WINNER
BCO LONDON AWARDS 2023 WINNER –
REFURBISHED/RECYCLED CATEGORY



UPPER FLOOR TERRACES



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.



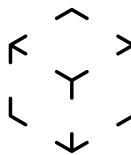
SCAN TO WATCH FILM

SMARTSPACES

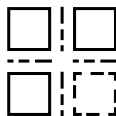
THE KENSINGTON BUILDING USES A PURPOSE BUILT APP THAT IS TAILORMADE TO PROMOTE SUSTAINABILITY AND WELLNESS, CONNECTING OCCUPIERS TO THE BUILDING’S SYSTEM AND COMMUNITY.



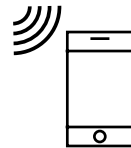
MULTIPLE CARRIERS PROVIDING HIGH SPEED FIBRE CONNECTIONS



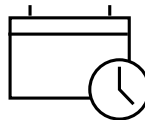
3D DIGITAL TWIN MODEL PROVIDING A SMART MANAGEMENT TOOL



VISITOR ACCESS VIA QR CODE



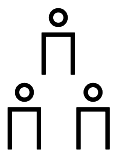
CONTACTLESS ACCESS FROM STREET TO DESK THROUGH THE SECURITY GATES AND LIFTS



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



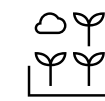
HIGHER STATE OF HAPPINESS

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 upper 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



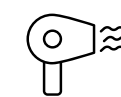
12,329 SQ FT OF ROOF TERRACES



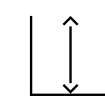
LUXURY MALE & FEMALE CHANGING FACILITIES (16 SHOWERS)



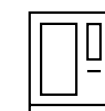
219 LOCKERS



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.



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.





RECEPTION

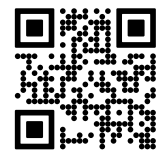
SPHERE 14 - LESLEY HILLING



“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. 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 EXPANSIVE TERRACES PROVIDE THE ULTIMATE LUNCH BREAK HANGOUT, SPACE TO MEET UP, WORKOUT AND MORE.

MAKE FRIENDS IN HIGH PLACES

LOCATED ON FLOOR 3, A PRIVATE TERRACES OFFER 2,296 SQ FT OF FLEXIBLE OUTDOOR SPACE TO MEET UP, WORK OUT AND MORE.

The beautifully landscaped, west-facing terrace is 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. On the 3rd floor terrace you can enjoy the light, space and year-round greenery.



UPPER FLOOR TERRACES

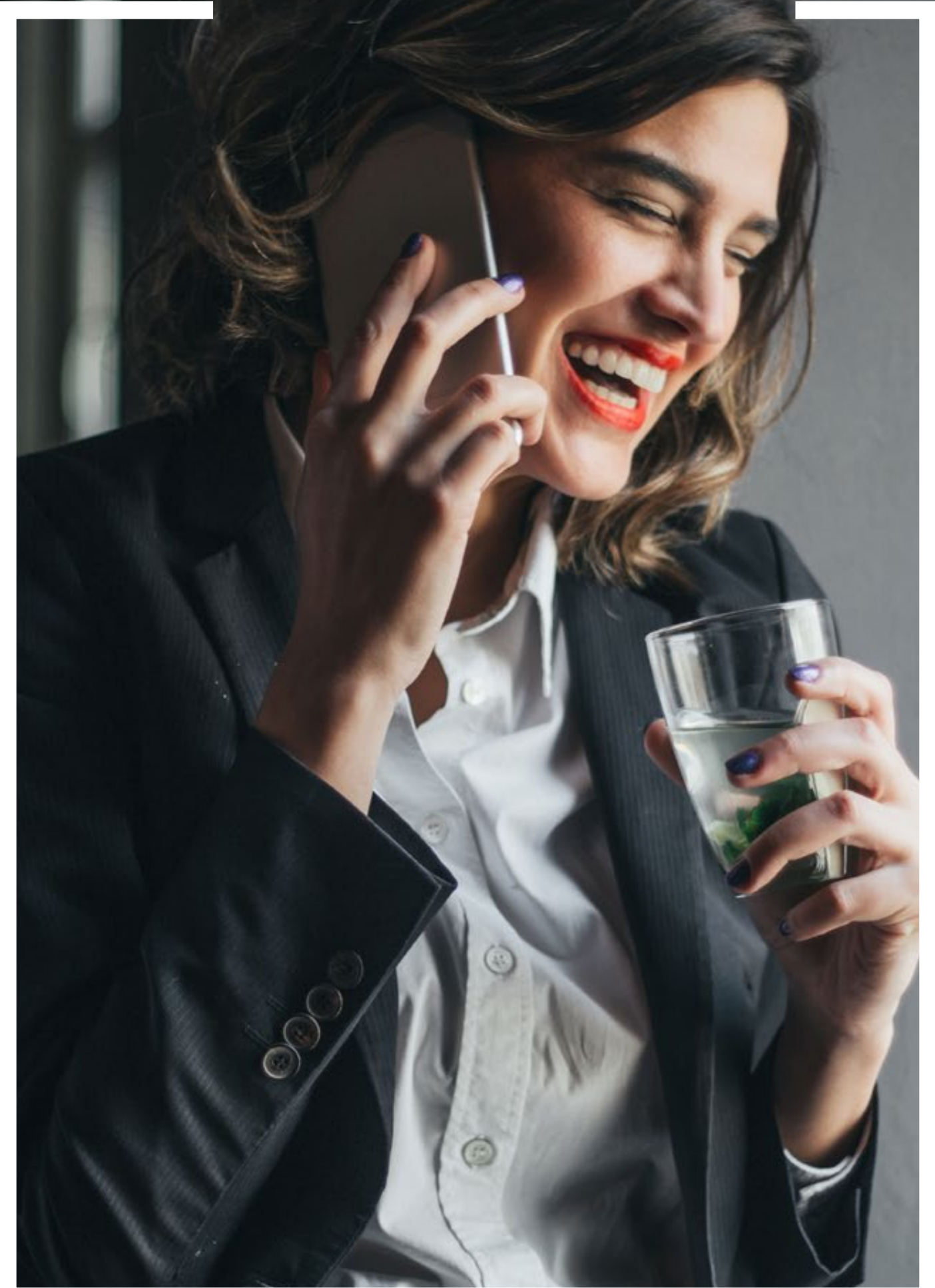


MOVE THE MEETING OUTSIDE

WITH 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 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

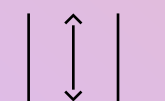
FIVE FLOORS OF LIGHT-FILLED OFFICES PROVIDE FLEXIBLE WORKSPACES DESIGNED TO MEET TODAY’S EXACTING STANDARDS.



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.



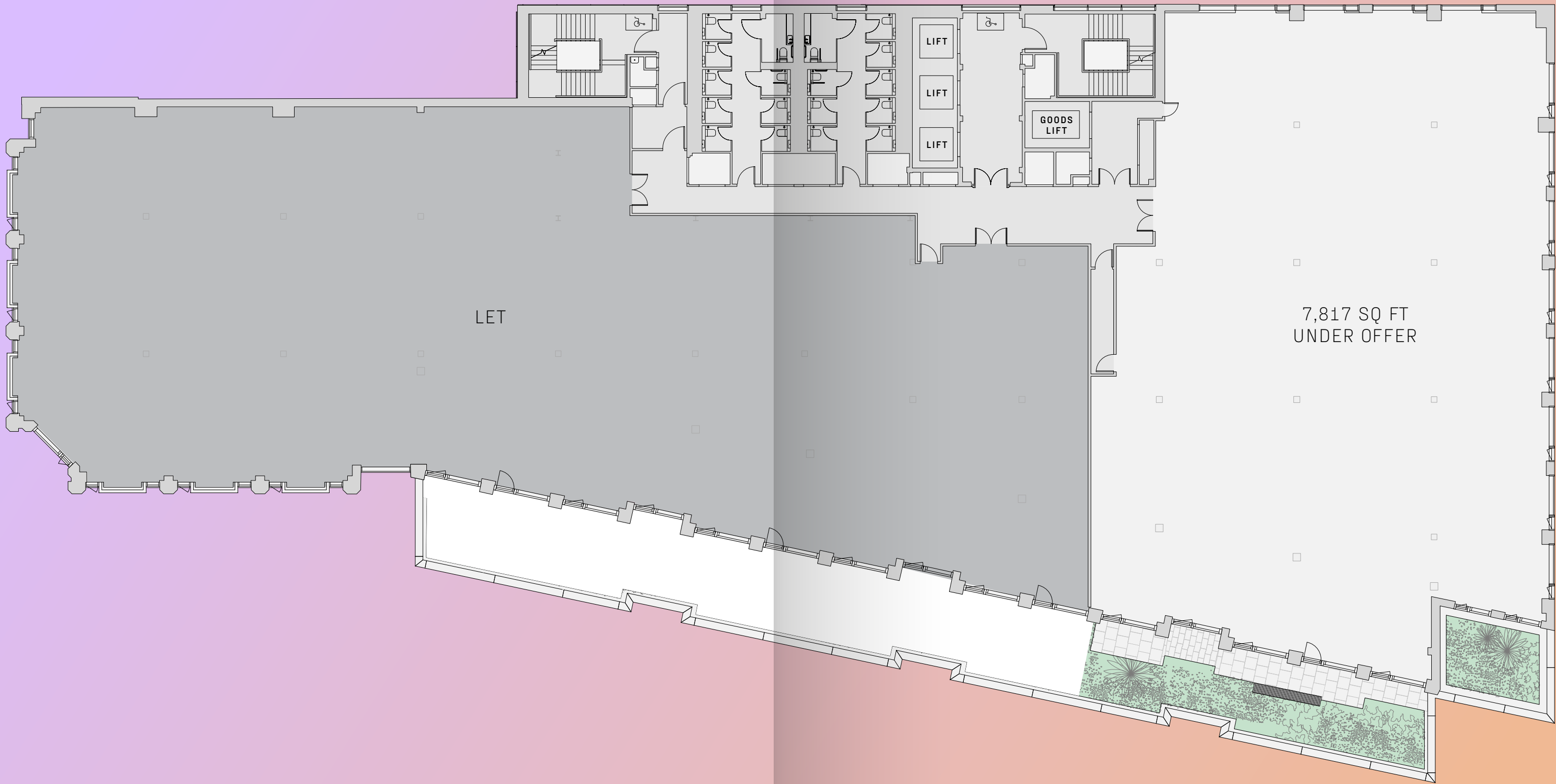
The building’s app enables contactless access around the building, and can be used to book meetings, adjust climate controls, arrange events and more.

LEVEL	OFFICE SQ M / SQ FT	TERRACE SQ M / SQ FT	FLOOR TO CEILING
5 OFFICE	LET		
4 OFFICE	ILEX CAPITAL VR CAPITAL FERRARI GROUP		
3 OFFICE	726 / 7,817 LET	31 / 334	3.30M
2 OFFICE	ESSILORLUXOTTICA		
1 OFFICE	MASLOW'S		
G OFFICE	MASLOW'S		
TOTAL AVAILABLE	726 / 7,817	31 / 334	

CROSS SECTION OF
THE KENSINGTON BUILDING



3RD FLOOR
3.30m FLOOR TO CEILING
FLOOR PLAN



OFFICE
726 SQ M /
7,817 SQ FT

TERRACE
31 SQ M /
334 SQ FT





CGI
LOWER OFFICE FLOOR





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**

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

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'**



LUXURY SHOWERS + CHANGING ROOM

CYCLE STORE



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



KENSINGTON GARDENS

HYDE PARK

THE
KENSINGTON
BUILDING

HOLLAND PARK

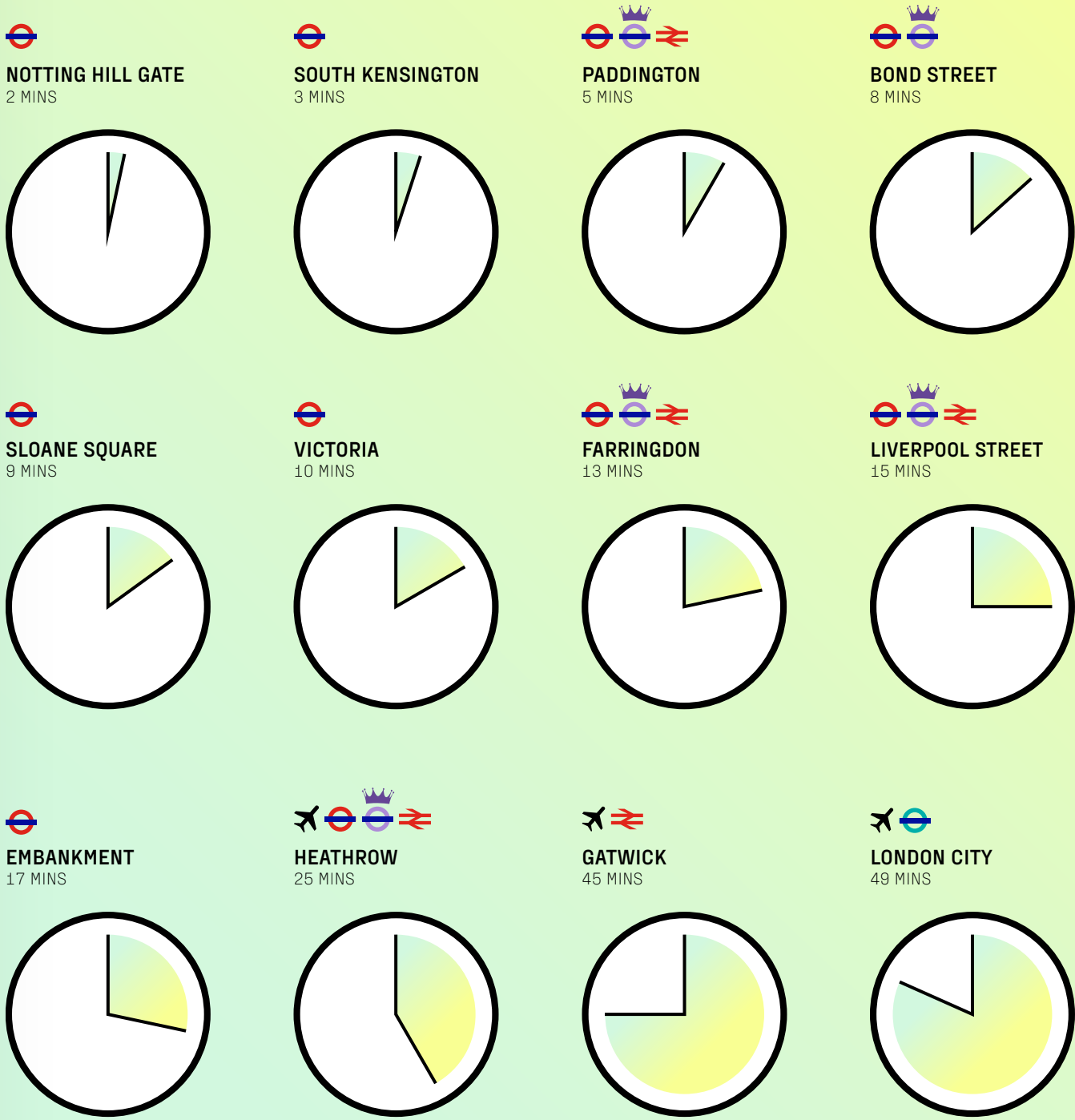


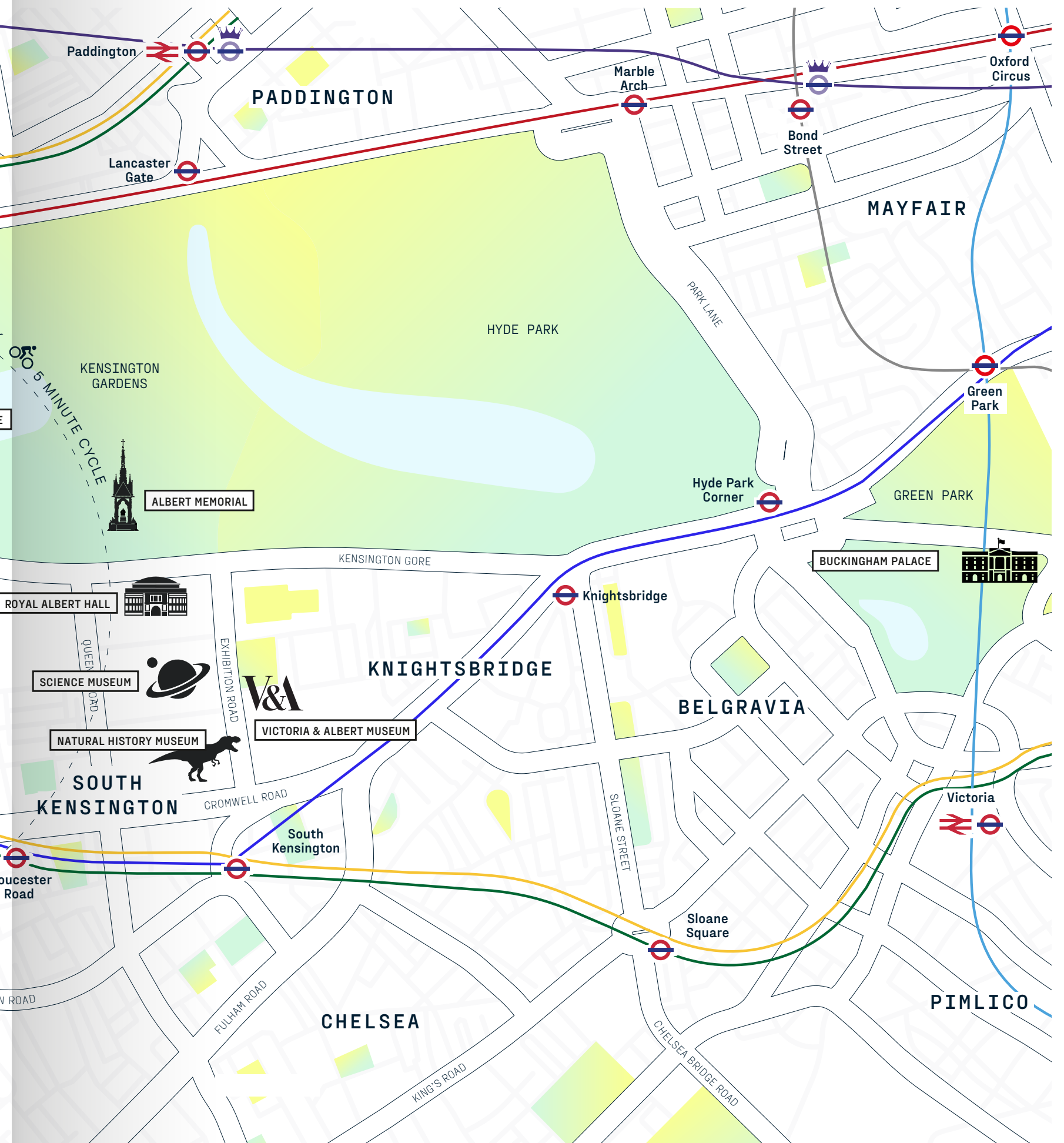
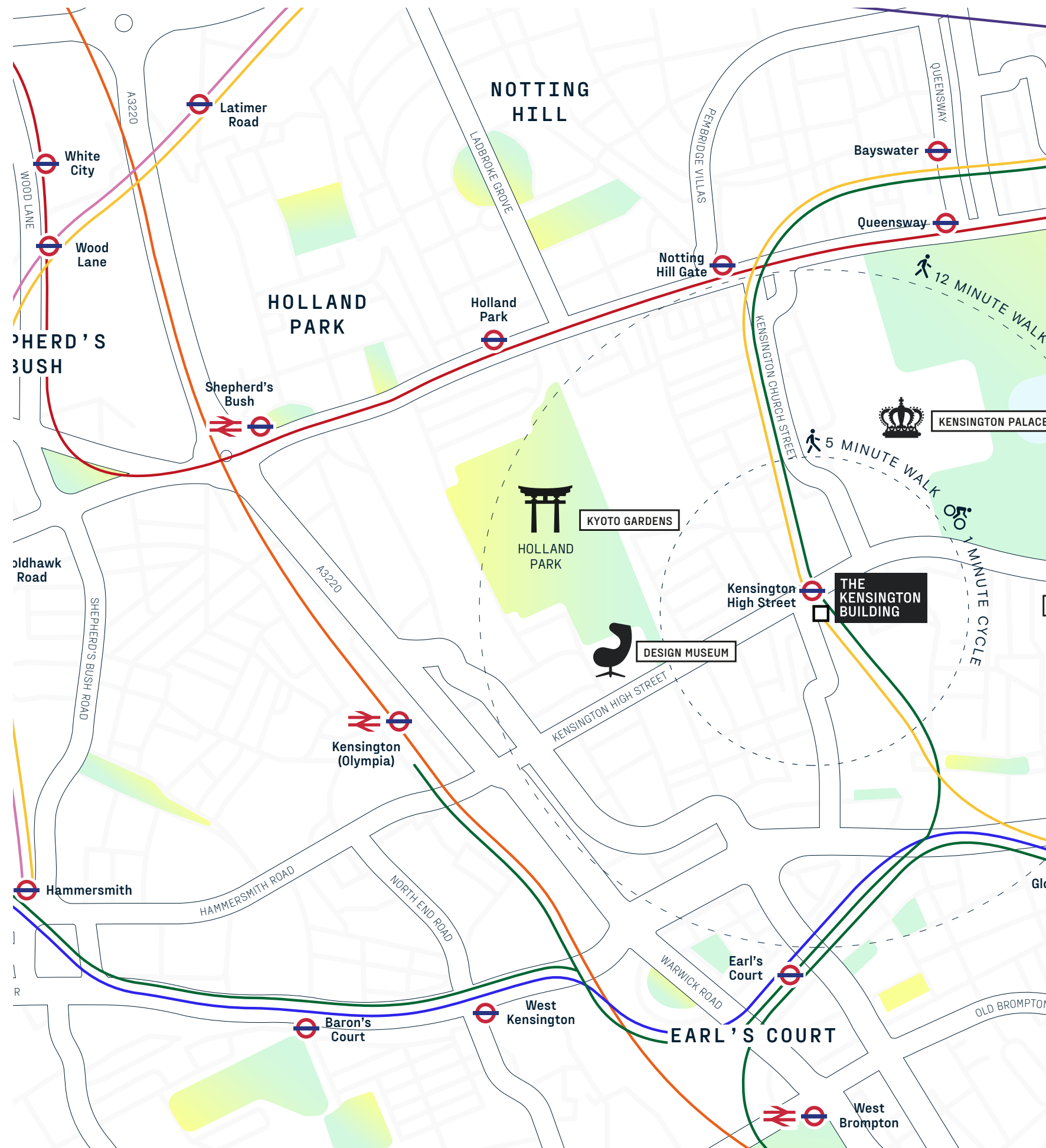
OUT OF OFFICE

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.

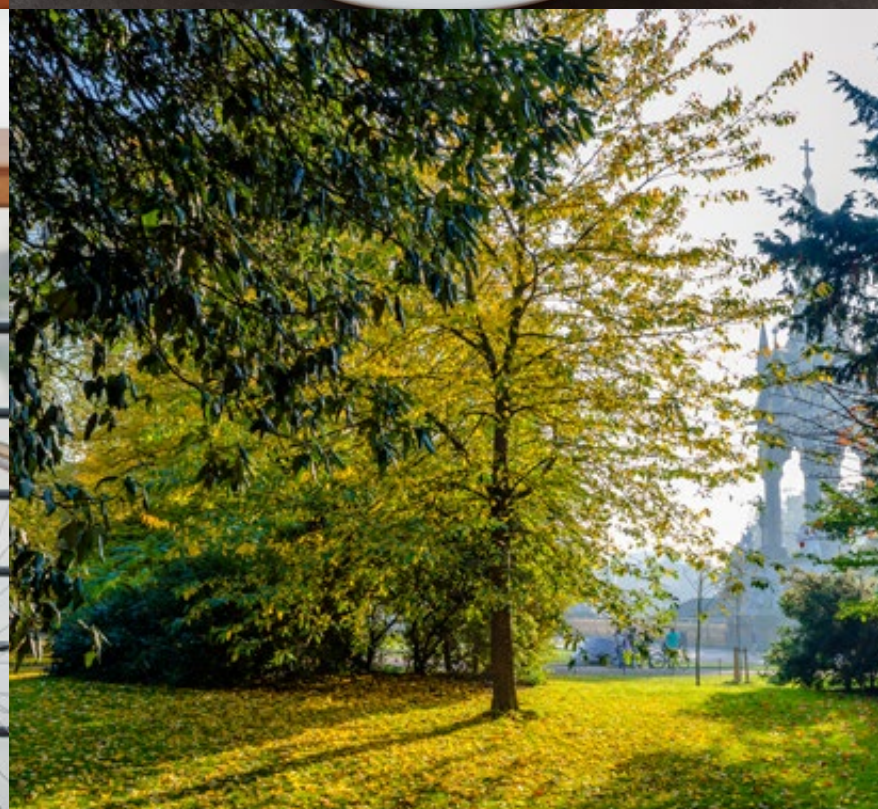
Working on Kensington High Street opens up a world of ways to spend your downtime. Step outside and enjoy the greenery of Kensington Gardens, less than a 10-minute walk from the office, catch some culture at the Royal Albert Hall and take your pick from the variety of shops, cocktail bars, pubs and restaurants,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

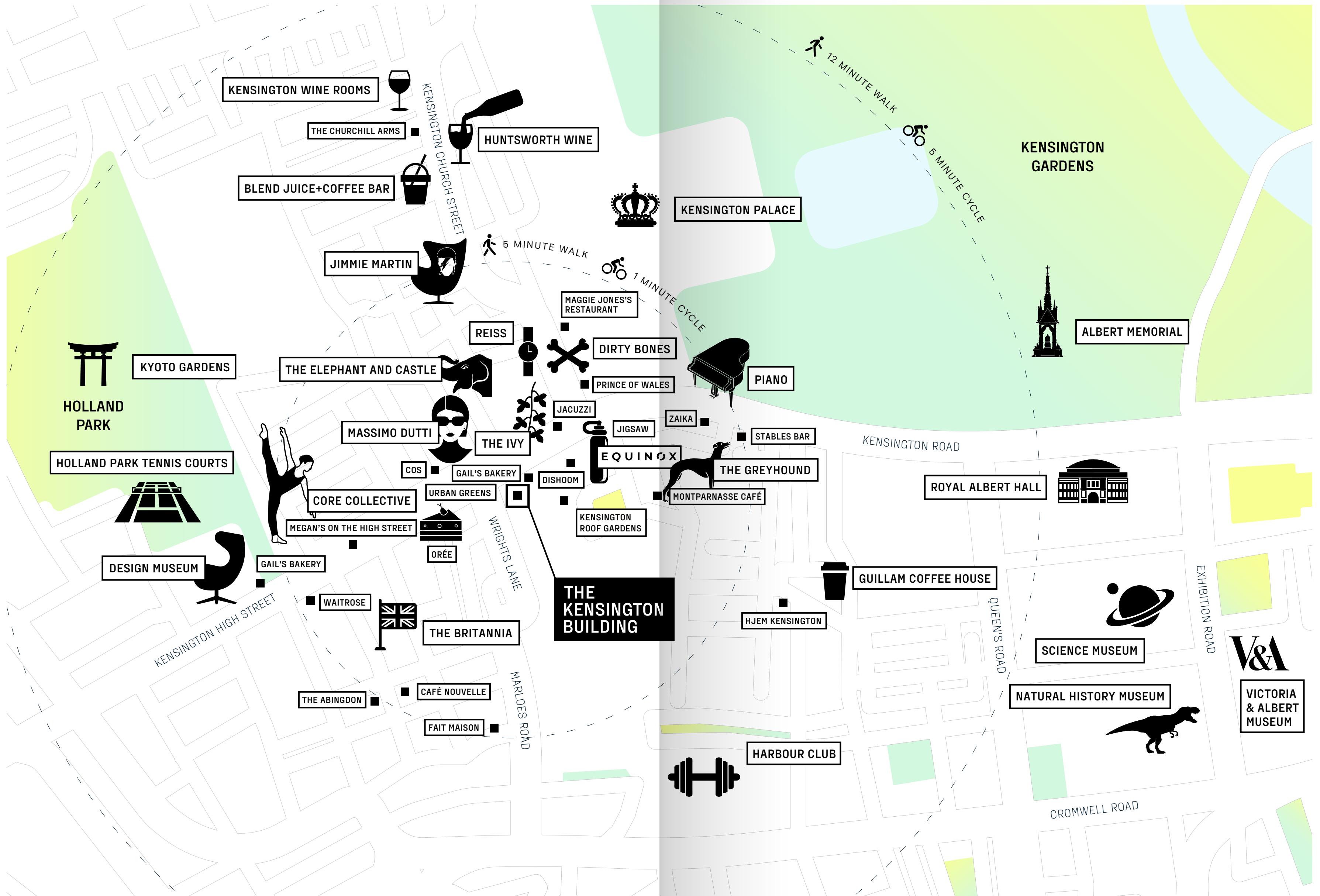
On the ground floor of the building, Wrights Arcade is a brand-new upmarket Arcade featuring Urban Greens, a healthy salad bar; Treelogy, a specialist coffee bar; and pasta restaurant Bancone.



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.

**A SUSTAINABLE DEVELOPMENT BY
ASHBYCAPITAL + JANSON URBAN**

AshbyCapital JANSON
URBAN

CONTACT LEASING AGENTS



CUSHMAN & WAKEFIELD

JAMES CAMPBELL
JAMES.CAMPBELL@CUSHWAKE.COM
+44 7738 737366

ED ARROWSMITH
ED.ARROWSMITH@CUSHWAKE.COM
+44 7736 869320



EIA REAL ESTATE

MAXIM VANE PERCY
MVP@EIA-RE.CO.UK
+44 7867 780332

ALEX KIRK
AK@EIA-RE.CO.UK
+44 7763 934271

