

Pembroke

Kensington Village W14

Pembroke

The Building

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The Space

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Overview

Pembroke – at the heart of Kensington Village

Beyond the landscaped public realm, the building offers 53,227 sq ft of stunning refurbished workspace over ground and five upper floors with a private balcony on the fifth floor.

Right
Exterior CGI





Entrance

First impressions count

The reception will be finished to a high specification and offers occupiers and visitors a warm welcome. It also provides a communal breakout space - perfect for informal meetings or team catch ups.

Left
Reception CGI

ESG Credentials

Looking out for your team and the planet

Pembroke is a highly sustainable office building with ESG and tenant well-being front and centre in the design process.



Specification

Considered spaces that work



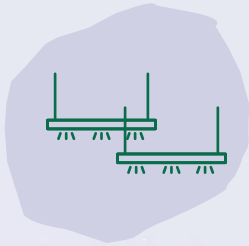
Comprehensive Cat A refurbishment of the whole building



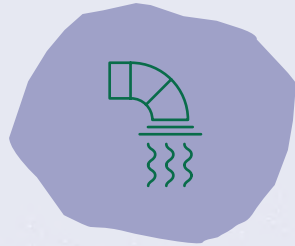
New double height expanded reception area with terrazzo flooring



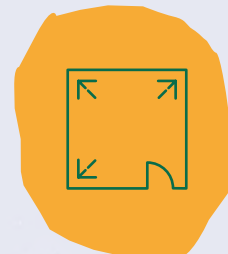
3 x 13 person passenger lifts



Automatic dimmable suspended LED lighting in office space



New hybrid raft ceiling system with partially exposed concrete soffit and services



Flexible design to allow for single HQ or multi let floor by floor lettings



9 showers, drying room & 100 lockers



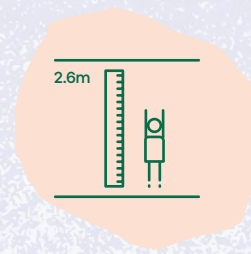
80 cycle spaces and bicycle maintenance area



Occupational density of 1:8 sq m and means of escape at 1:6 sq m



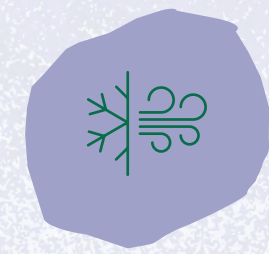
New WCs throughout



2.6–3.1m clear floor to ceiling



35 car parking spaces and 5 EV charging points

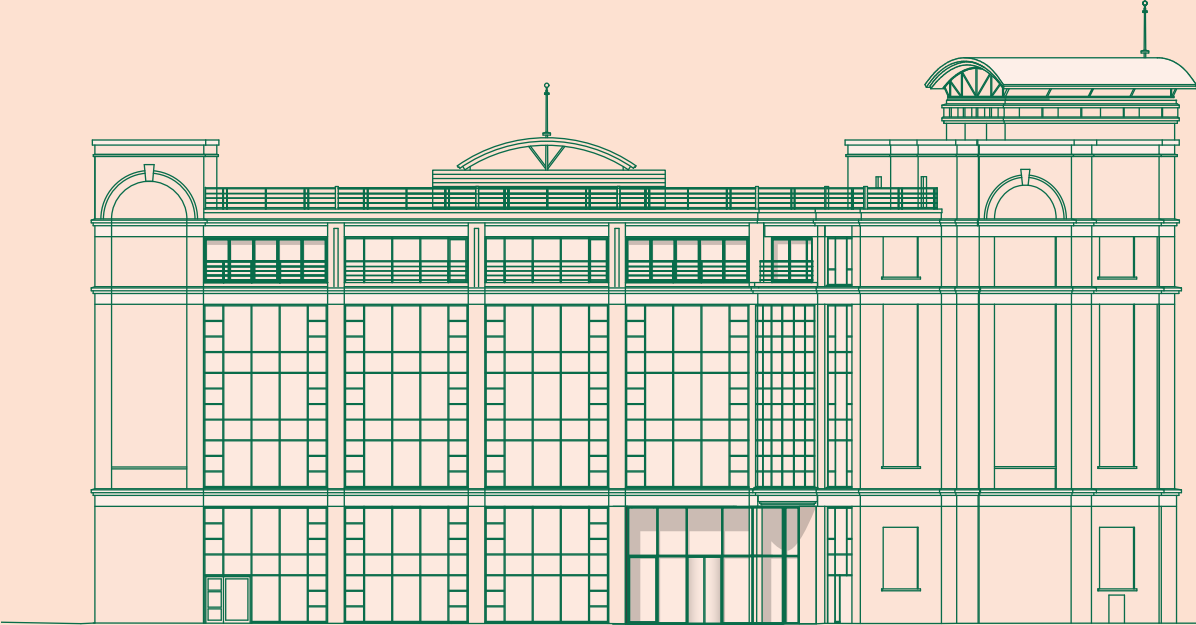


New VRF air conditioning system

The Space

Schedule of areas

| Floor | Use | Sq M | Sq Ft |
|---------------------|-----------|--------------|---------------|
| 5th | Office | 820 | 8,826 |
| 4th | Office | 847 | 9,117 |
| 3rd | Office | 847 | 9,117 |
| 2nd | Office | 847 | 9,117 |
| 1st | Office | 685 | 7,373 |
| Ground | Office | 684 | 7,363 |
| | Reception | 215 | 2,314 |
| Total Office | | 4,730 | 50,913 |
| Total | | 4,945 | 53,227 |



* All floor areas are approximate Net Internal Area (NIA).
Subject to final measurement upon completion of development.

The Space



Indicative Cat A Floor CGI

The Space



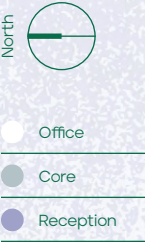
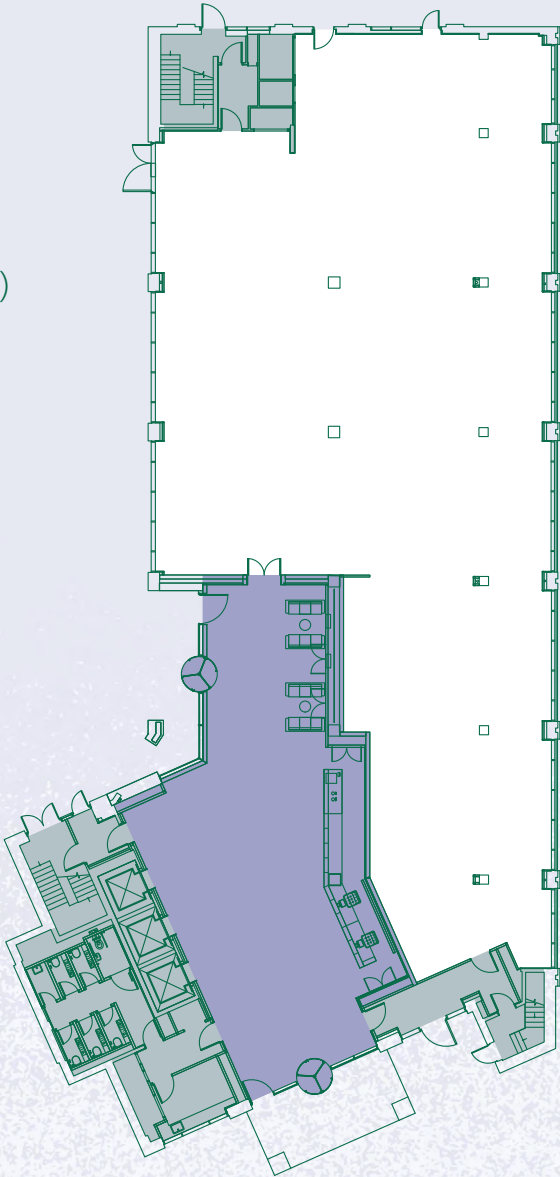
Indicative Cat B Floor CGI

Floor Plans

Ground Floor

Office
7,363 Sq Ft (684 Sq M)

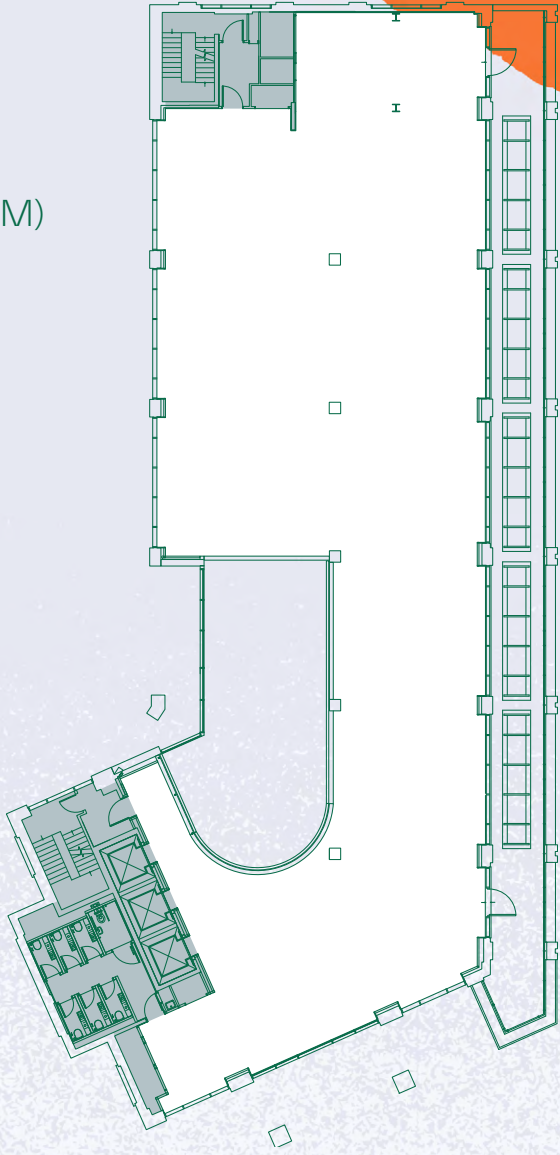
Reception
2,314 Sq Ft (215 Sq M)



For indicative purposes only.
Not to scale.

First Floor

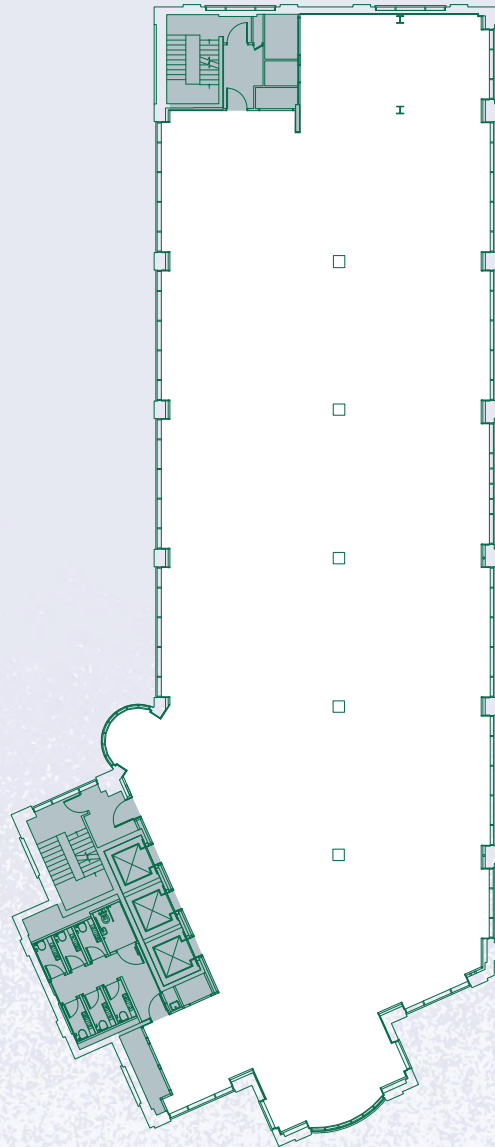
7,373 Sq Ft (685 Sq M)



Floor Plans

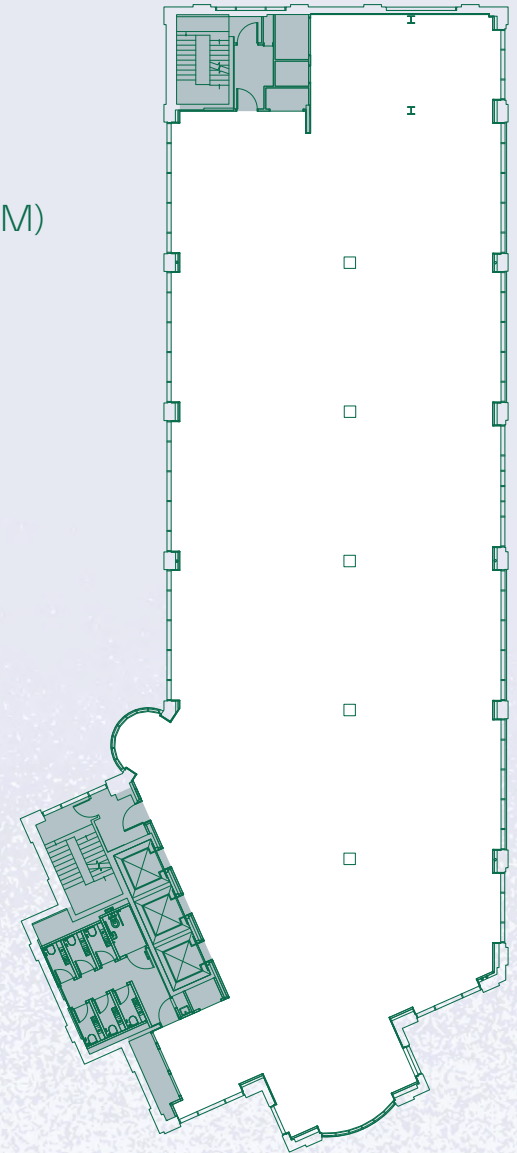
Second Floor

9,117 Sq Ft (847 Sq M)



Third Floor

9,117 Sq Ft (847 Sq M)



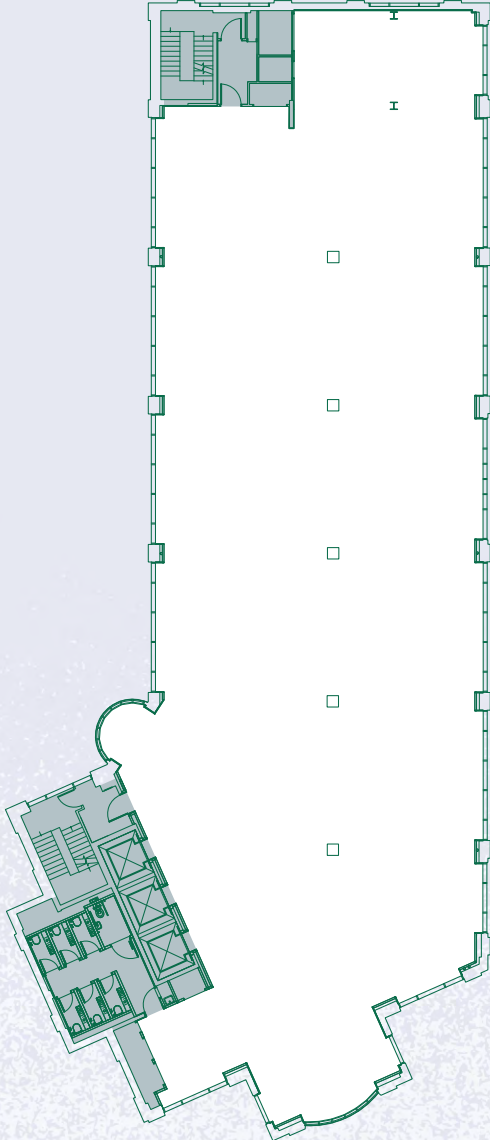
- Office
- Core

For indicative purposes only.
Not to scale.

Floor Plans

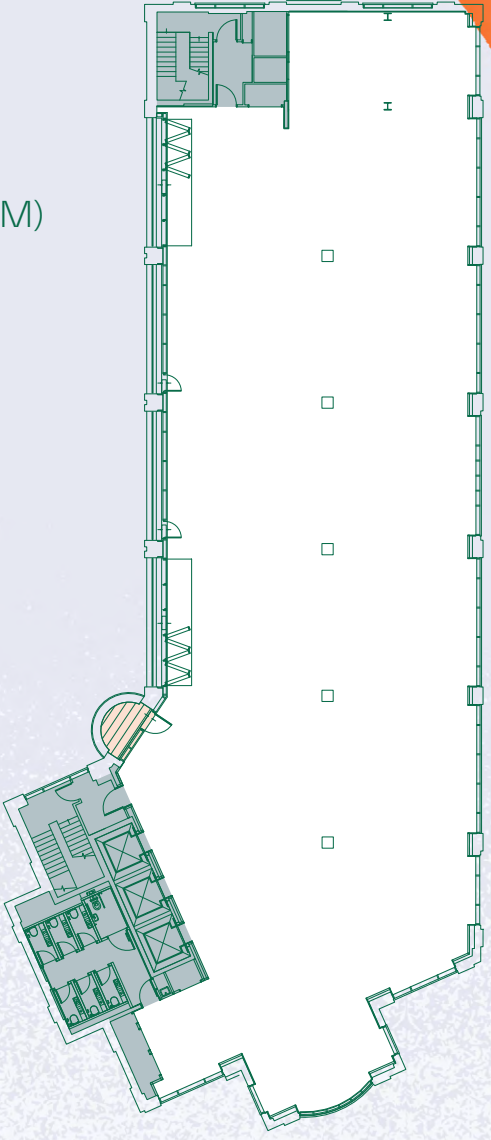
Fourth Floor

9,117 Sq Ft (847 Sq M)




Fifth Floor


8,826 Sq Ft (820 Sq M)




North




Office



Core



Balcony



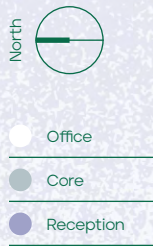
For indicative purposes only.
Not to scale.

Space Plans

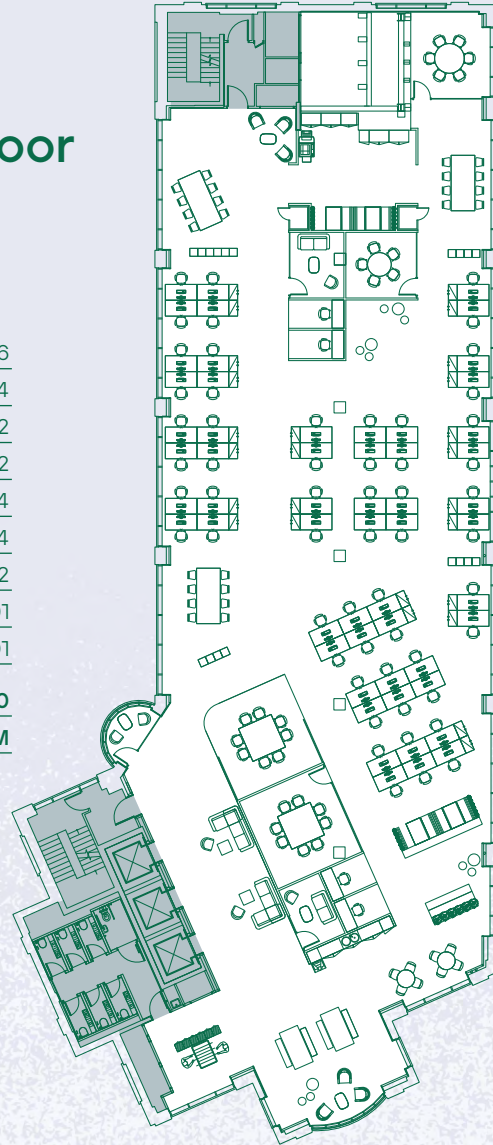
Typical Upper Floor Space Plan

9,117 Sq Ft (847 Sq M)

| | |
|------------------------|------------------|
| Work stations | 56 |
| Agile work stations | 24 |
| 8 Person meeting rooms | 02 |
| 6 Person meeting rooms | 02 |
| Meeting booths | 04 |
| Focus rooms | 04 |
| Phone pods | 02 |
| Breakout area | 01 |
| Meet and greet area | 01 |
| Total occupancy | 80 |
| Occupancy ratio | 1:10 Sq M |



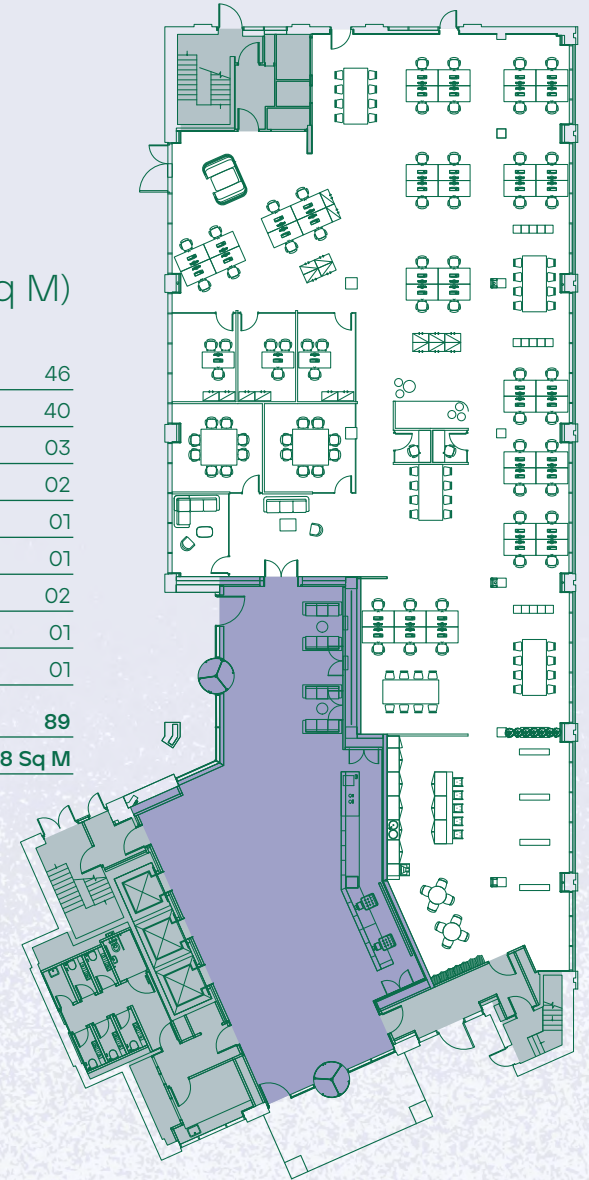
For indicative purposes only.
Not to scale.



Ground Floor Space Plan

7,363 Sq Ft (684 Sq M)

| | |
|------------------------|-----------------|
| Work stations | 46 |
| Agile work stations | 40 |
| 1 Person offices | 03 |
| 8 Person meeting rooms | 02 |
| Informal meeting room | 01 |
| Meeting booths | 01 |
| Focus rooms | 02 |
| Breakout area | 01 |
| Meet and greet area | 01 |
| Total occupancy | 89 |
| Occupancy ratio | 1:8 Sq M |



Building Amenities



Changing Rooms CGI

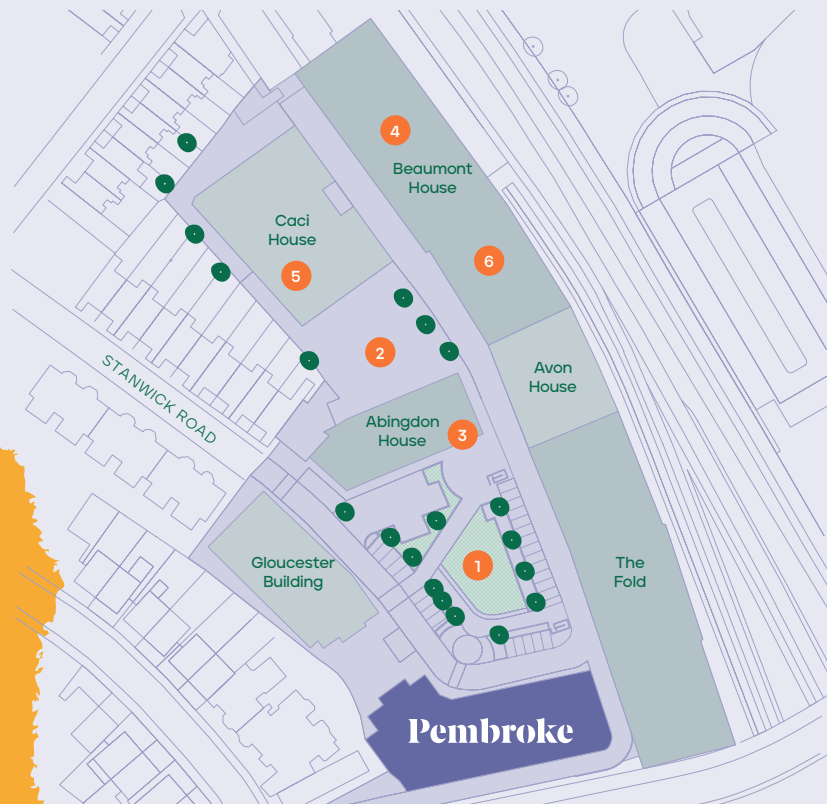


WC CGI

Kensington Village

Right on your doorstep

Kensington Village provides occupiers with an environment to promote innovation and collaboration.



1



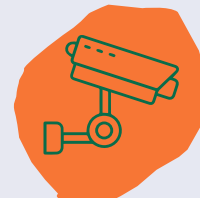
Landscaped public realm

2

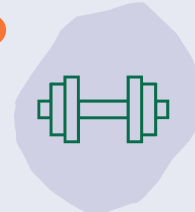


Secure underground car parking

3



24 hour monitored security at all three entrances



Onsite gym

Onsite Occupiers

4

ARRIVAL

5

CACI

6

ROBONETICA

Local Area

All at your fingertips



Beyond Kensington Village, Pembroke provides occupiers with a diverse amenity offering nearby, perfect for grabbing that early morning coffee, lunch fix or post work pint.

- 1 The Design Museum
- 2 Romulo Café
- 3 Coffee Underground
- 4 Chapter Coffee Roasters

Development

London's newest cultural landmark

The £1 billion regeneration of Olympia is set to create destination for art, culture, education, entertainment, exhibitions, music, food, drink and work.



2.5
acres of
public realm

20+
restaurants, bars
and eateries

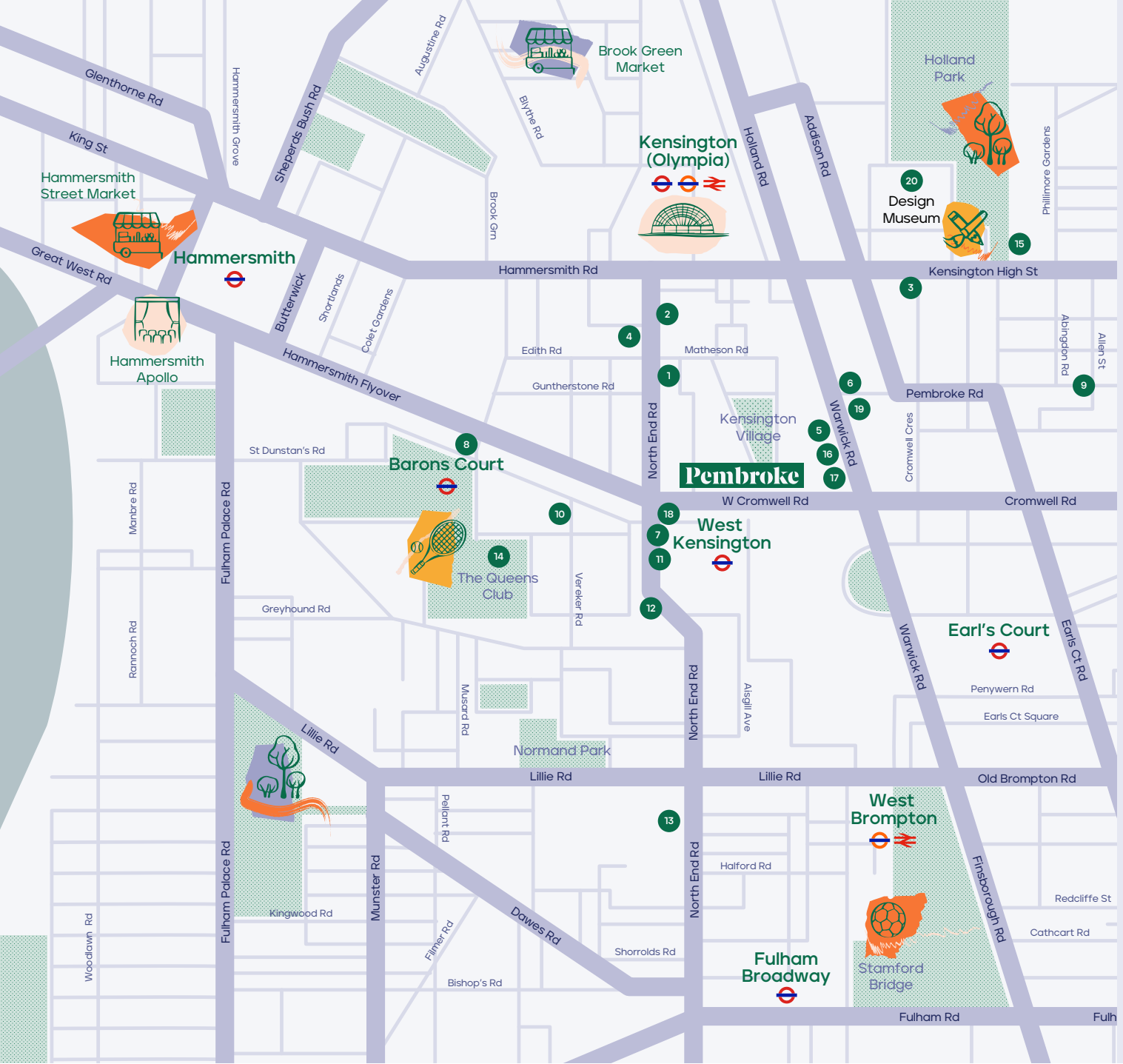


The regeneration will include:

- 4,400 capacity live music venue
- 1,575 seat performing arts theatre
- Four major exhibition halls
- School for the creative arts
- Gym
- Two lifestyle hotels

1 Olympia Master Plan CGI

2 Olympia Roof Garden CGI



Amenities

- 1 [Chapter Coffee Roasters and Bar](#)
- 2 [The Cumberland Arms](#)
- 3 [Romulo Café](#)
- 4 [Bite Café](#)
- 5 [Maria G's](#)
- 6 [Cacciari's](#)
- 7 [Famous Three Kings](#)
- 8 [Gail's Bakery](#)
- 9 [La Piccola Deli](#)
- 10 [The Curtains Up](#)
- 11 [Brioche Coffee & Brunch](#)
- 12 [Little Waitrose](#)
- 13 [The Gym Group](#)
- 14 [Queens Club](#)
- 15 [Rebel Kensington High Street](#)
- 16 [Residence Inn by Marriott](#)
- 17 [Tesco](#)
- 18 [Coffee Underground](#)
- 19 [Mohsen](#)
- 20 [Design Museum](#)

Connections

Get around town

Kensington Village is situated between Hammersmith and Kensington, adjacent to the Cromwell Road (A4). West Kensington underground station is just a three minute walk away from Pembroke – with Earl's Court and Olympia stations within a ten minute walk.

Walk times from Pembroke



West Kensington
03



Kensington (Olympia)
10



Earl's Court
10



West Brompton
20



Journey times from West Kensington



Hammersmith
03




Victoria
10












Paddington
18




Blackfriars
18




-  Bakerloo line
-  Central line
-  Circle line
-  District line
-  Jubilee line
-  Hammersmith & City line
-  Metropolitan line
-  Piccadilly line
-  Victoria line

Journey times from Earl's Court



Bond Street
13




Canary Wharf
22




Battersea Power Station
22




Heathrow
39




All journey times in minutes.
Source: TfL

Further Information

Viewings

Strictly through joint sole letting agents.



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