

**THE  
YELLOW  
BUILDING**



**NOTTING DALE**

Up to 19,400 sq ft available



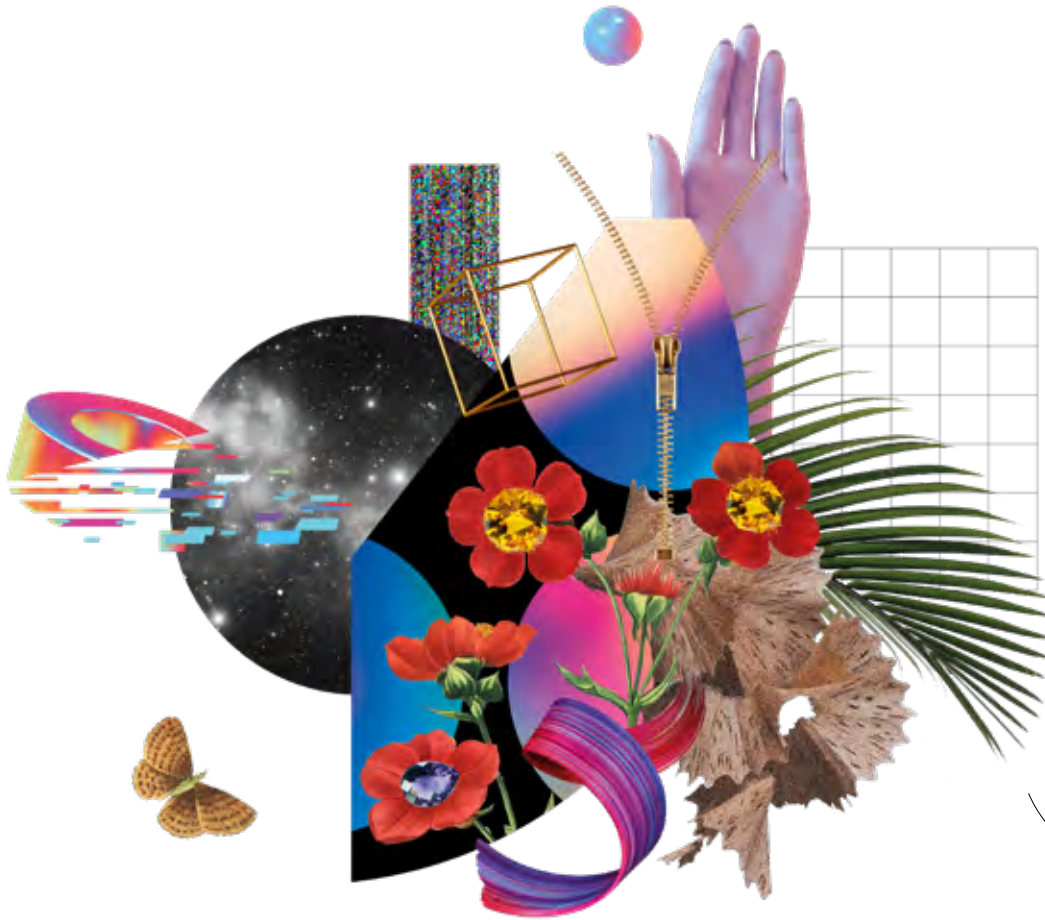
THE CAMPUS

AMENITIES

LOCATION

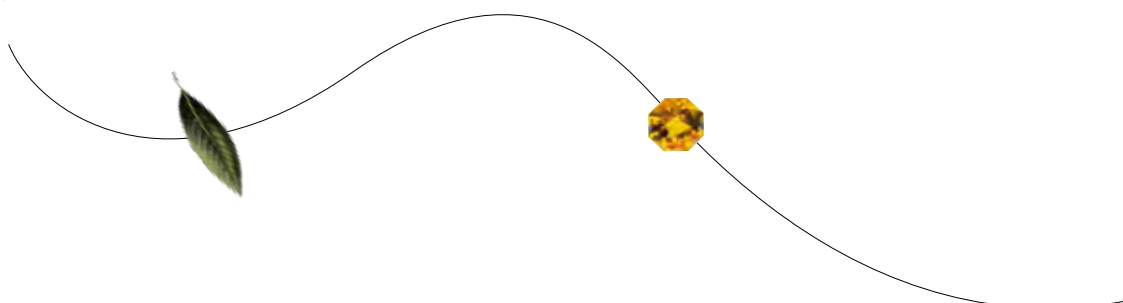
THE YELLOW BUILDING

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## A TRULY ORIGINAL CAMPUS CREATED FOR EXTRAORDINARY PEOPLE

Notting Dale's collection of design-led buildings and considered office spaces form London's most unique business campus. Its rich and rebellious heritage is kept alive through a dynamic community of occupiers from fashion and art, to technology and travel, all surrounded by world famous art and excellent on-site amenities.



Accessorize

Ambition  
Institute

Ark

AUDLEY

Bogle Architects

BIG  
GROUP

b BIOGROUP  
design network

colart

COLLAGERIE

LMAX  
XCHANGE

MONSOON

DENEOPE  
CHILVERS

Polestar

Rodial

RITA KONIG

STELL/McCARTNEY

TalkTalk

Twisted Pear

WILLA PHOENIX



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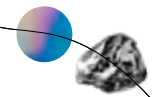
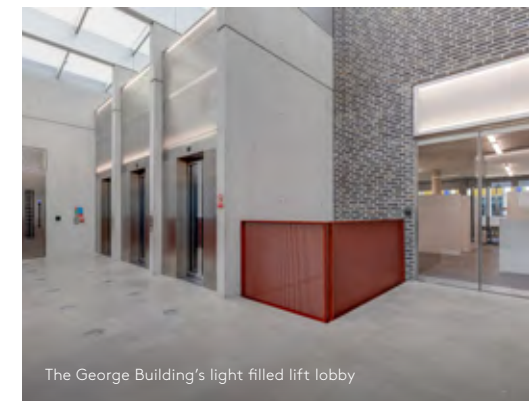
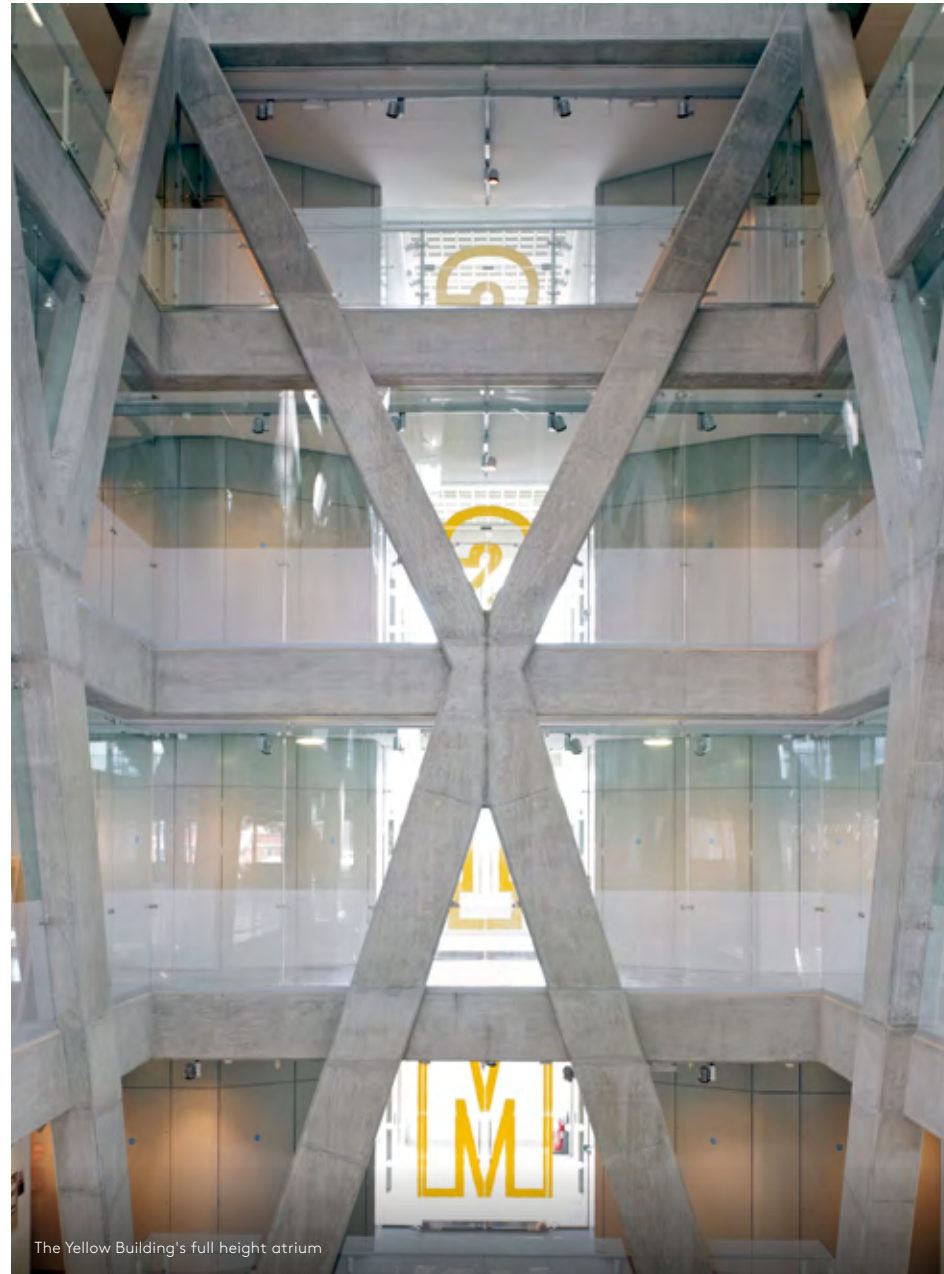
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# FORM MEETS FUNCTION

Award-winning practice Allford Hall Monaghan Morris are renowned for designing 'different buildings for very different people to use in very different ways'.

This approach to architecture is present throughout Notting Dale creating a sense of place through a set of buildings and spaces that are both beautiful and functional.



The Yellow Building's bold exterior

The Yellow Building's full height atrium

The White Building's co-working areas

The George Building's light filled lift lobby



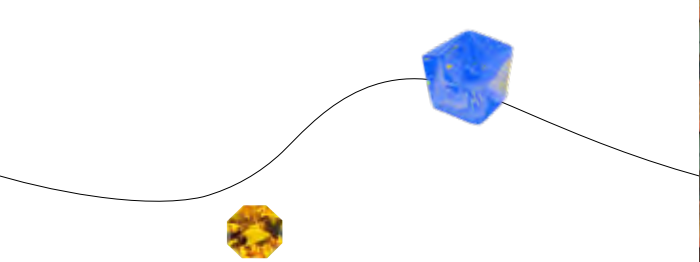
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3 Olaf Street - Stella McCartney's global head office



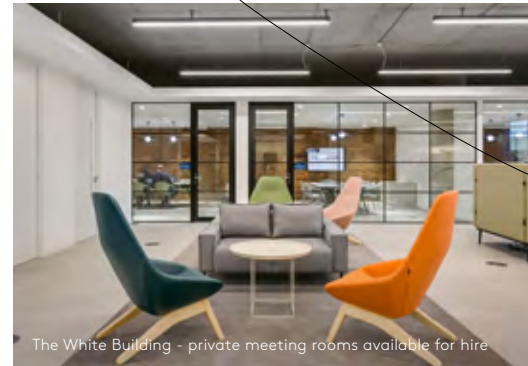
Höller's interactive Mirror Carousel art piece in The Yellow Building



Breaker's Place - a unique outdoor space connecting the campus with public art at its centre



Frestons café - Serving fresh meals using locally sourced ingredients



The White Building - private meeting rooms available for hire





Set around the focal point of the central sculpture park, each building has its own character and purpose. Global brands connect between spaces, spilling out from Frestons café, using communal event spaces and enjoying the public art.



### THE WHITE BUILDING

Bright refurbished workspace with Anytime Fitness, Frestons coffee truck and communal meeting rooms – home to TalkTalk  
**6,000 to 50,000 sq ft available**



### THE YELLOW BUILDING

The vibrant heart of Notting Dale's art and architecture – home to Monsoon, Audley, LMAX and more  
**Up to 19,400 sq ft**



### 3 OLAF STREET

Formerly the Bentley coachworks, now artfully restored and home to Stella McCartney's worldwide head office



### THE GEORGE BUILDING

Spacious Grade A offices with communal and private terraces plus Frestons café on the ground floor – home to Stella McCartney, Twisted Pear, Bogle Architects and Big Group  
**7,000 to 30,000 sq ft available**



### BREAKER'S PLACE

A unique outdoor space connecting the campus with public art at its centre



### THE BLACK BUILDING

Home to world famous fashion photography studio Wildberry



### FRESTONIA APARTMENTS

Stylish 2 and 3 bed furnished apartments



### THE STUDIO BUILDING

Studio style spaces with shared breakout areas - home to Colart, Penelope Chilvers, Rita Konig and Biogroup  
**Up to 10,000 sq ft available**



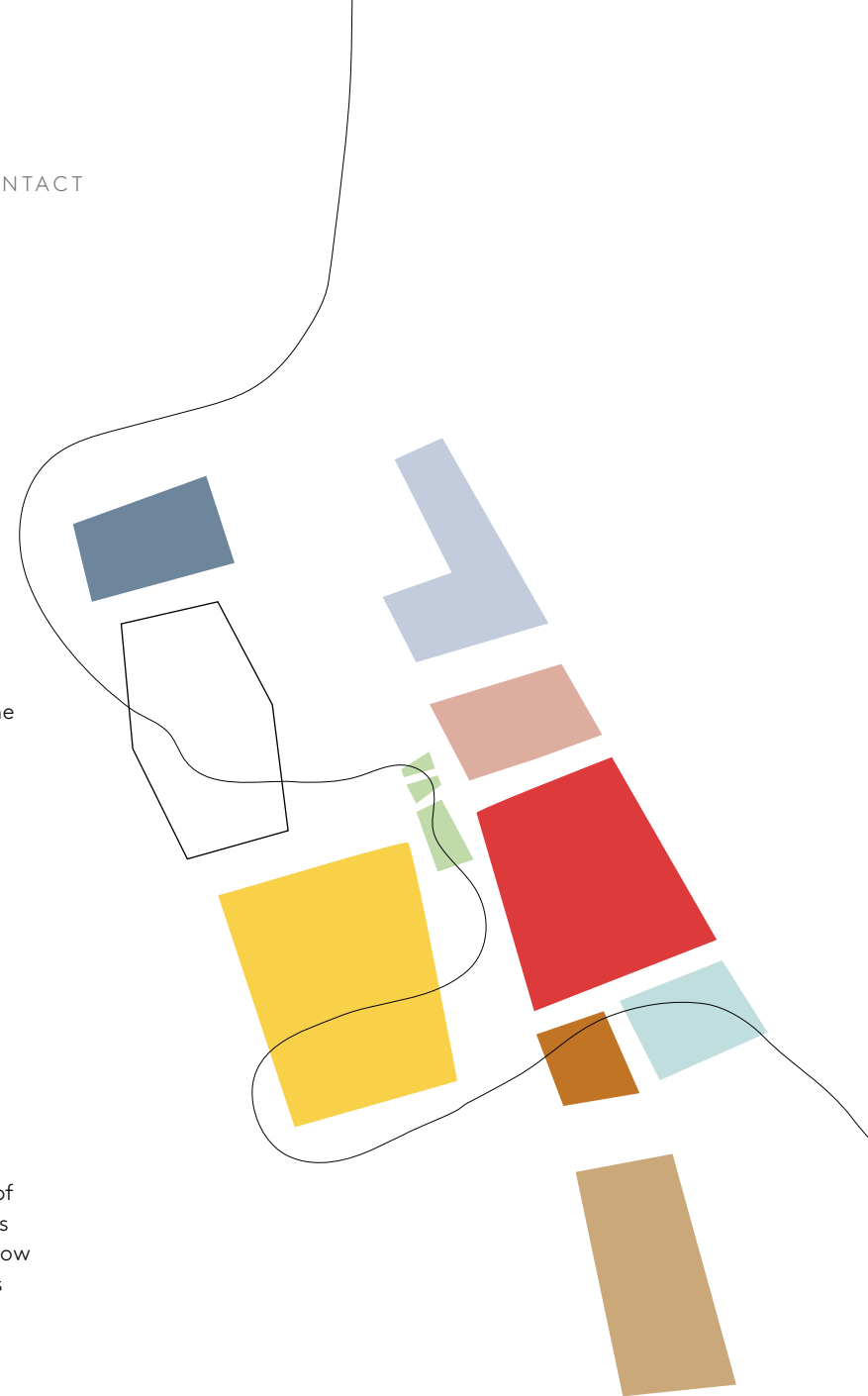
### 125 FRESTON ROAD

Four floors of workspace with a private terrace - currently undergoing refurbishment  
**Coming soon**



### PEOPLE'S HALL

Formerly the meeting place of the Republic of Frestonia, this red brick Victorian building now houses small creative studios and the Frestonian Gallery





AMENITIES

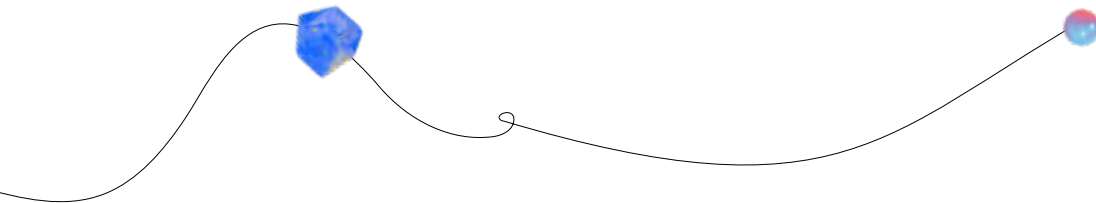
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# CREATIVE CONNECTIONS



An unrivalled contemporary art collection by world famous artists adorns the campus, truly setting it apart from any other working environment in London. Striking pieces feature throughout and connect the buildings which surround newly curated outdoor sculptures at the campus's centre, Breaker's Place.

The Frestonian Gallery offers further inspiration with diverse monthly exhibitions and regular events.



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### EVENT SPACES

The Yellow Building's award winning full-height atrium and architectural centrepiece is available for private events. Featuring world famous artworks, including a working carousel by Carsten Höller and a Jeff Koon's striking Baroque Egg with Bow, the doors open onto Nicholas Road for unique outdoor entertaining space.



### FRESTONS

Designed by Anna Hart Miller, creator of Tate's stylish cafés, Frestons contemporary scandi style space is set on the ground floor of The George Building, and offers a crafted seasonal menu of hot and cold food alongside quality coffee.



### MEETING ROOMS

The White Building's lobby provides four spacious and private meeting rooms for hire, each with screens and video conferencing facilities.



### ANYTIME FITNESS

Situated on the ground floor of The White Building and open 24/7, with state-of-the-art equipment, group workout sessions and personal training available.



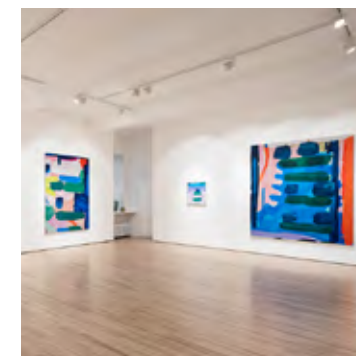
### COWORKING & TOUCHDOWN

The White Building's stylish lobby is a shared cross-campus meeting and co-working space for occupiers with booths and high tables plus Champion's Truck for refreshments.



### CHAMPION'S TRUCK

Freston's second location on the campus, the coffee truck is parked in The White Building's stylish lobby serving hot and cold drinks as well as pastries to enjoy on the go or in the surrounding break out and meeting areas.



### FRESTONIAN GALLERY

Keeping creativity alive within the People's Hall the Frestonian Gallery is open throughout the week showing a diverse and exciting exhibition programme of modern and contemporary art.



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Step beyond the campus's own world of amenities and explore a wealth of west London gems

- Bramley Road with Latimer Road station and local pub, café and supermarkets
- Explore leafy Avondale Park and Clarendon Road's charming independent names
- Ladbroke Grove for afterwork drinks and dinner at its many pubs and the Electric Cinema
- Holland Park's high-class spots from bookshops and delicatessens to fine dining and drinking
- Hundreds of shops and restaurants at Westfield a short walk over the bridge just south
- White City House and its many new openings including Puttshack, Home Slice and Cricket







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## 3 STATIONS WITHIN 10 MINUTES



LATIMER ROAD

03

MINUTE WALK



SHEPHERD'S BUSH OVERGROUND

07

MINUTE WALK



SHEPHERD'S BUSH

10

MINUTE WALK



## TRAVEL TIMES



6 MINUTES TO PADDINGTON



11 MINUTES TO OXFORD CIRCUS



19 MINUTES TO KING'S CROSS



19 MINUTES TO BANK



22 MINUTES TO FARRINGDON



34 MINUTES TO HEATHROW





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## THE CENTRE OF ATTENTION

Bright yellow stripes and concrete grids mark out this award-winning building, and inside the seven-storey high atrium links each floor with an abundance of natural light and open space. Its scale and style lends itself to housing a number of amazing pieces of art from David Hockney to Jeff Koons, and Carsten Holler to Glenn Ligon.





THE CAMPUS

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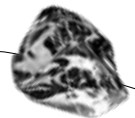
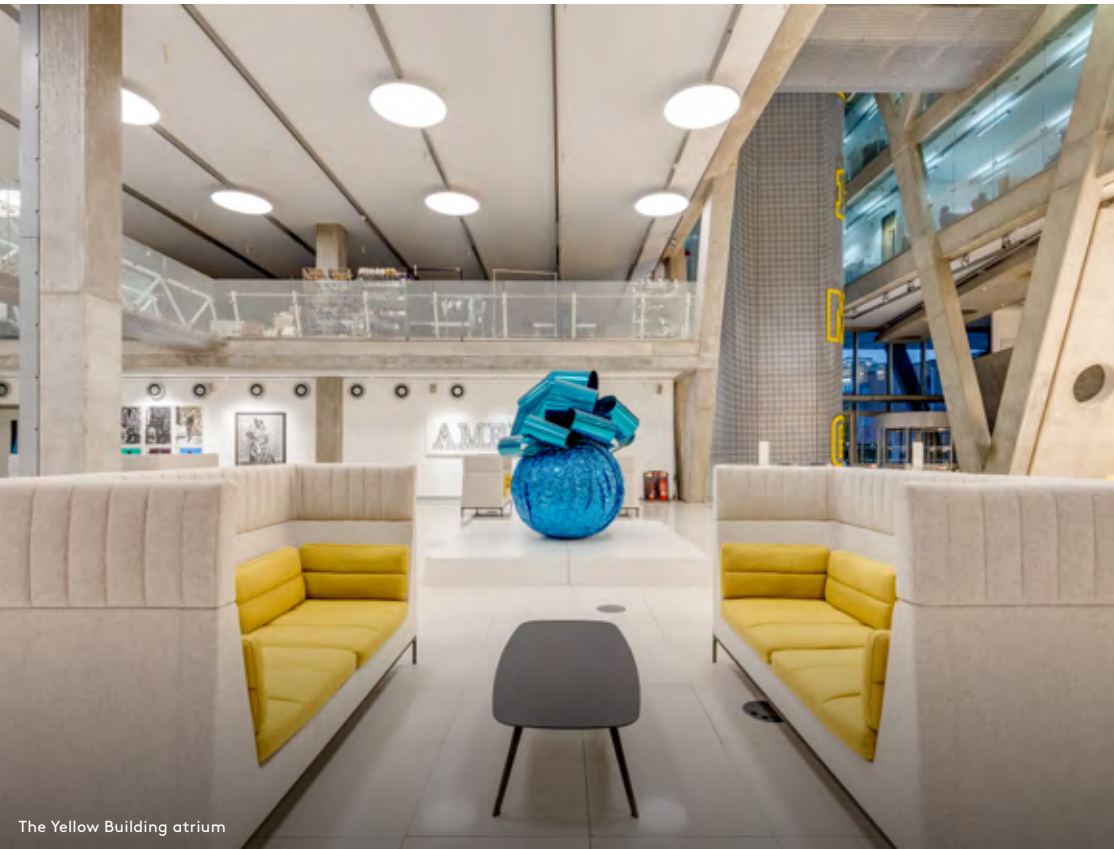
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Offering a rare opportunity to work within this award-winning creative space, the fourth floor offers a flexible and contemporary work-space with the option of taking the whole or part of the floor. The space is ready to move in and comes with a host of modern amenities including Frestons café and Champions Coffee Truck both on campus along with shower and changing facilities.

The recently-refurbished, sustainably designed ground floor atrium offers stylish touch down spots and meeting pods which are bookable via the Nottingham's occupier app.





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## SPECIFICATION

- Flexible, modern work spaces
- Superfast broadband
- Air conditioning
- Metal tiled suspended ceilings
- BREEAM 'Excellent' rating
- 4 x 10 person passenger lifts
- Goods lifts
- 24 car parking spaces and 75 cycle spaces
- 24 hour security & access
- Shower & changing facilities
- Bookable meeting rooms and touch down space is available across Campus
- Newly refurbished and wifi enabled atrium with host of co-working spaces

FLOOR	STUDIO	SQ M	SQ FT
FIFTH FLOOR			Let to Accessorize Audley Travel
FOURTH FLOOR		1,799	19,372
THIRD FLOOR			Let to Audley Travel
SECOND FLOOR			Let to LMAX Exchange Polestar
FIRST FLOOR			Let to Monsoon
GROUND FLOOR			Let to Monsoon
<b>TOTAL</b>		<b>1,799</b>	<b>19,372</b>



THE CAMPUS

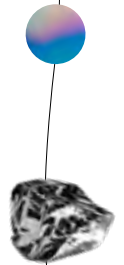
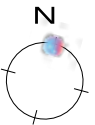
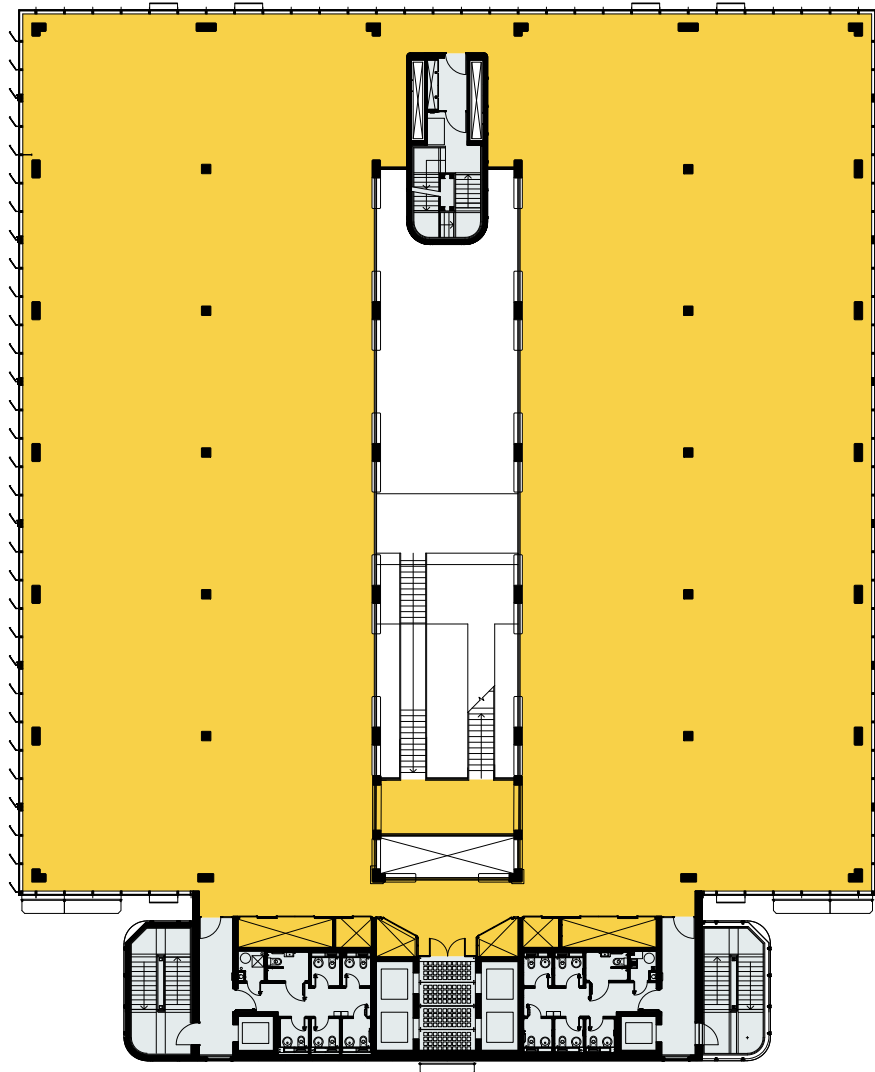
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**FOURTH FLOOR  
SINGLE OCCUPIER  
19,372 SQ FT / 1,799 SQ M**





THE CAMPUS

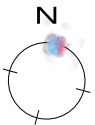
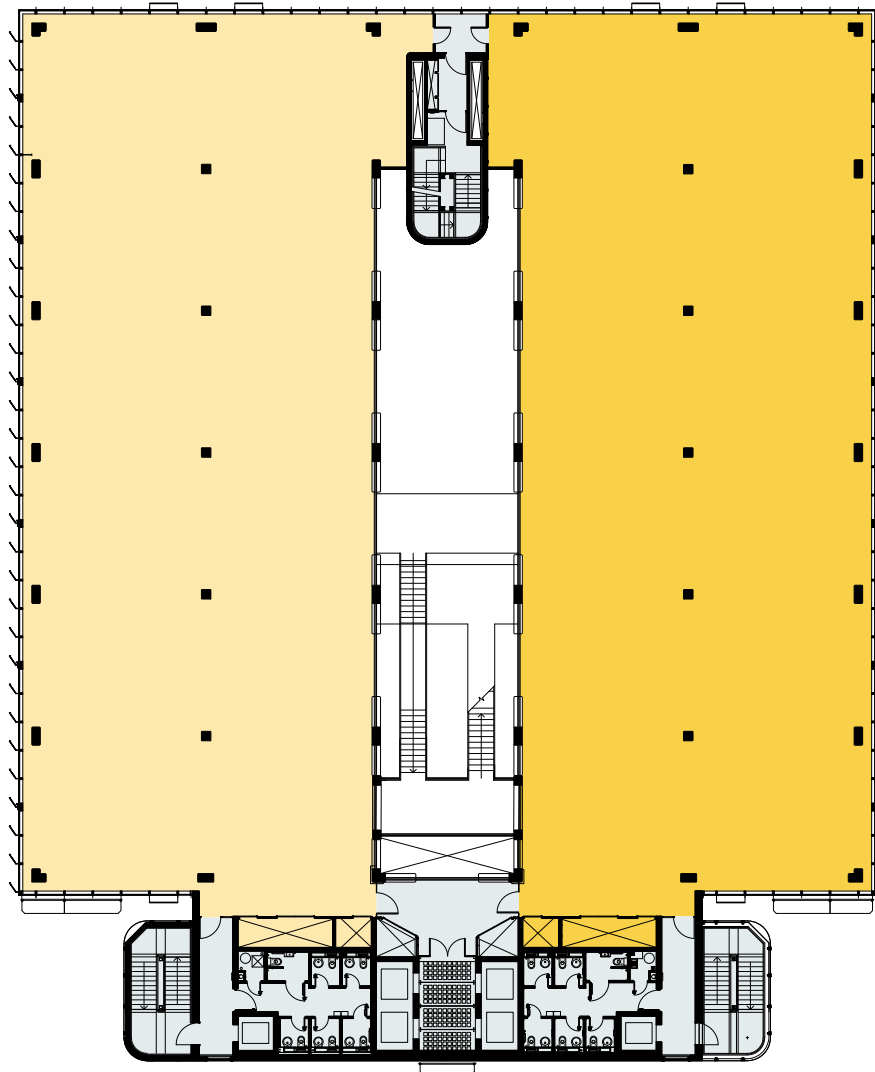
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**FOURTH FLOOR  
TWO OCCUPIERS  
9,095 SQ FT / 845 SQ M**





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