

Pembroke

Kensington Village W14

Pembroke

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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, the second floor has been part fitted and the fifth floor features a private balcony.

Right
Exterior



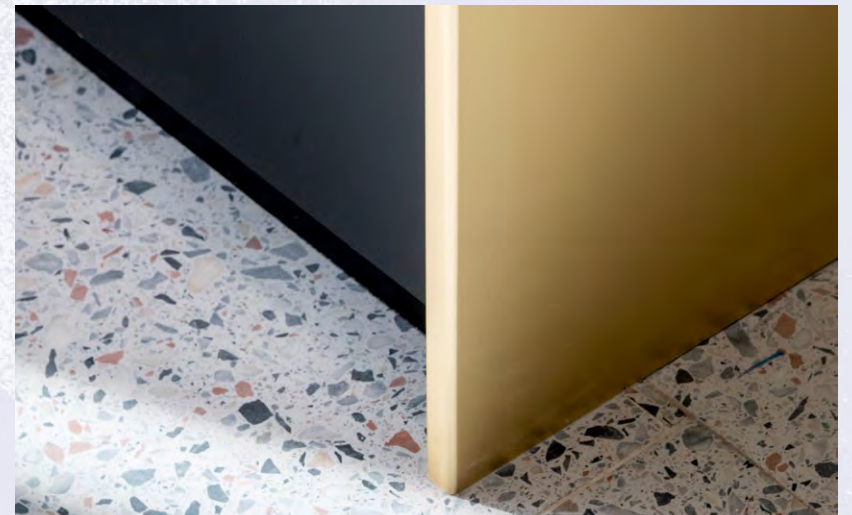


Entrance

First impressions count

The reception has been 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
Main reception



Clockwise from above
Reception desk
Reception breakout area
Finish detail
Breakout area with lift lobby

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.

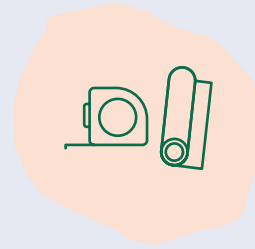


Specification

Considered spaces that work



New double height expanded reception area with terrazzo flooring



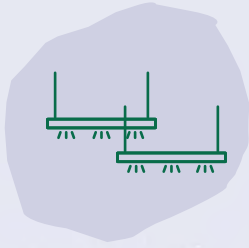
Comprehensive Cat A refurbishment of the whole building



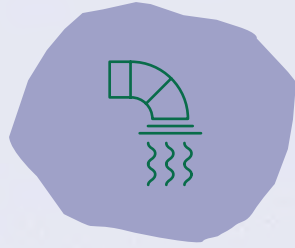
Part fitted second floor



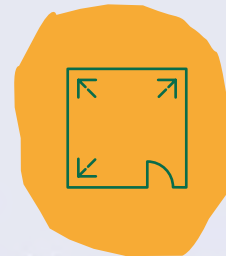
3 x 13 person passenger lifts



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



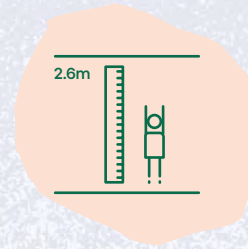
80 cycle spaces and bicycle maintenance area



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



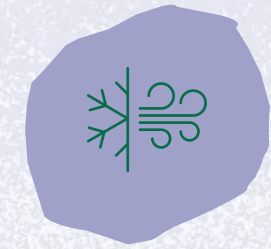
New WCs throughout



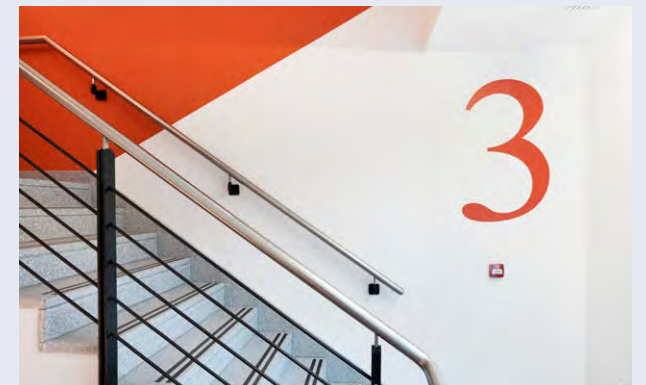
2.6-3.1m clear floor to ceiling



35 car parking spaces and 4 EV charging points



New VRF air conditioning system



Clockwise from top left
Shower room
Bike store
Stairwell detail
EV Charger

Building Amenities



End of journey facilities

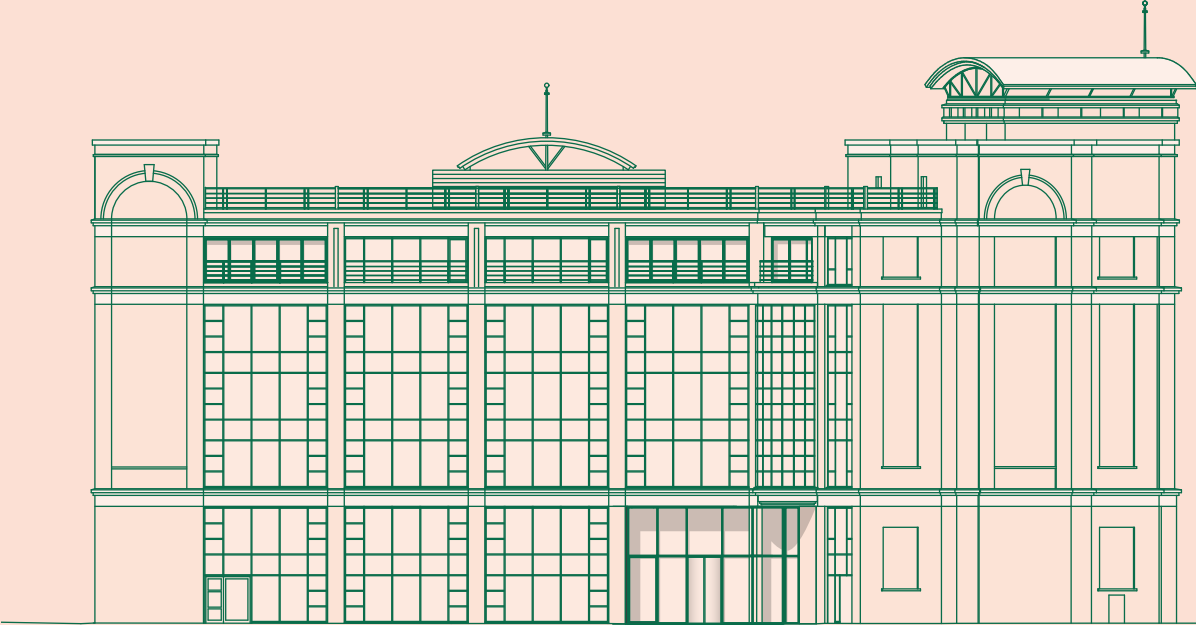


Superloos

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

Ready
for work



2nd floor show suite

The Space



2nd floor show suite

The Space



2nd floor show suite

The Space



Cat A 4th Floor

The Space



CAT A 5th floor

Floor Plans

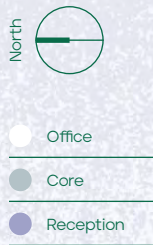
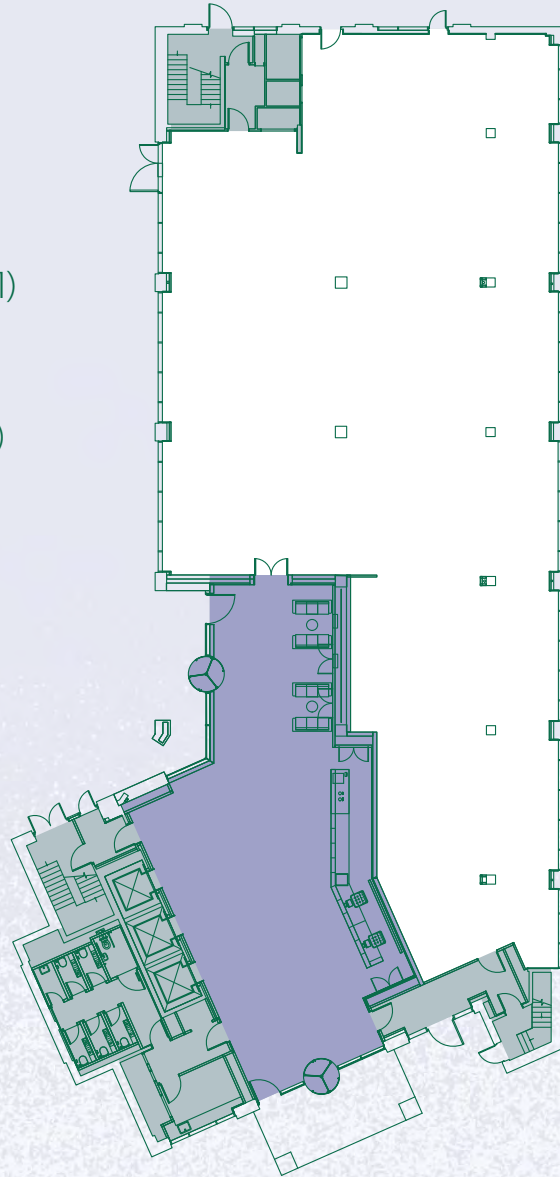
Ground Floor

Office

7,363 Sq Ft (684 Sq M)

Reception

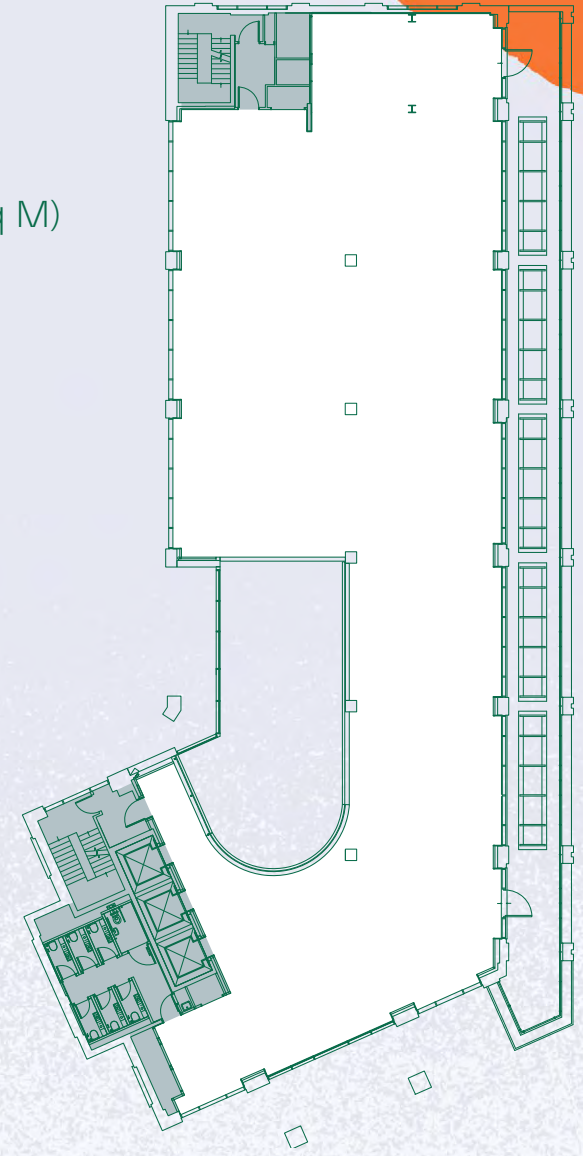
2,314 Sq Ft (215 Sq M)



For indicative purposes only.
Not to scale.

First Floor

7,373 Sq Ft (685 Sq M)



Floor Plans

Second Floor

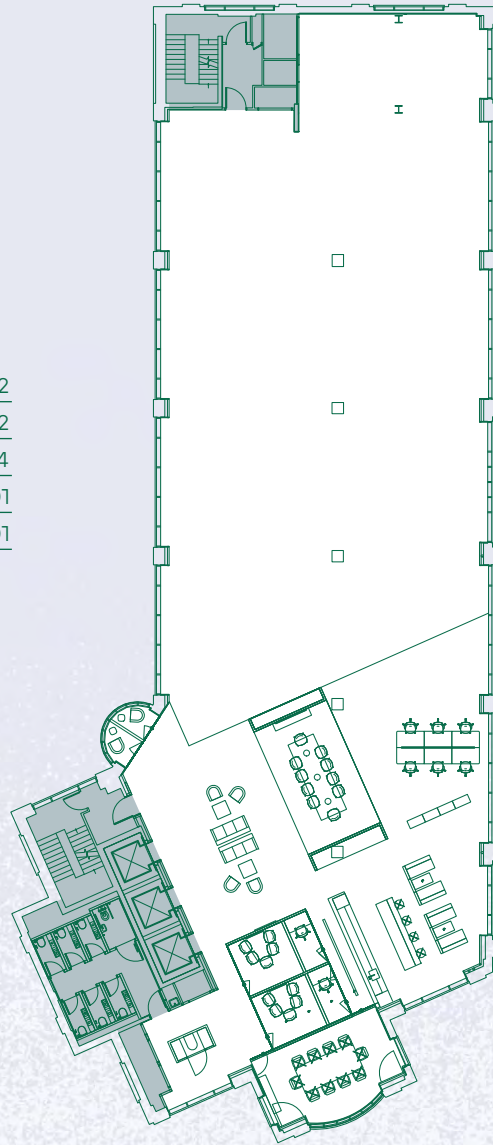
9,117 Sq Ft (847 Sq M)

Show Suite

10 Person meeting rooms	02
5 Person meeting rooms	02
Focus rooms	04
Phone pods	01
Breakout area	01

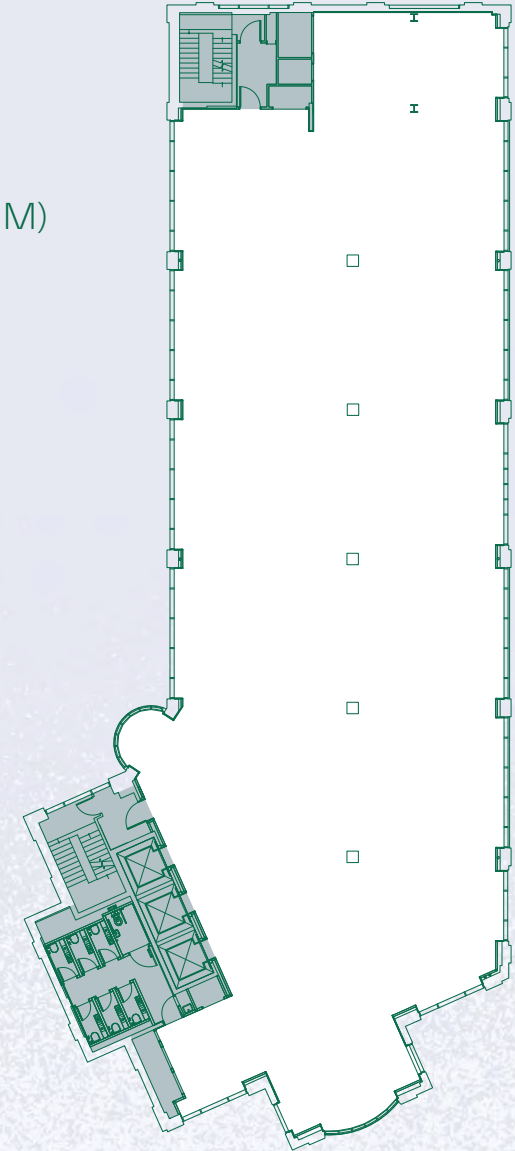


For indicative purposes only.
Not to scale.



Third Floor

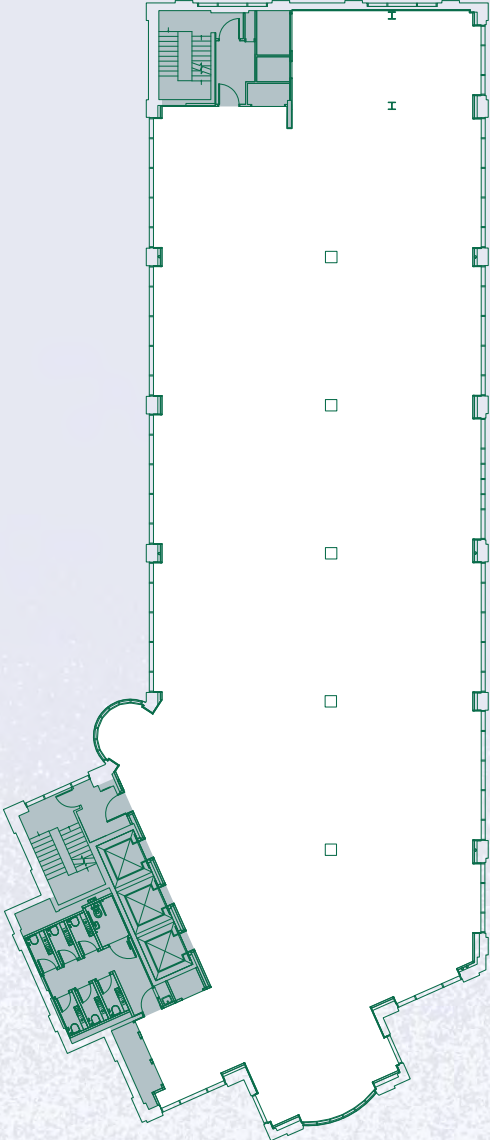
9,117 Sq Ft (847 Sq M)



Floor Plans

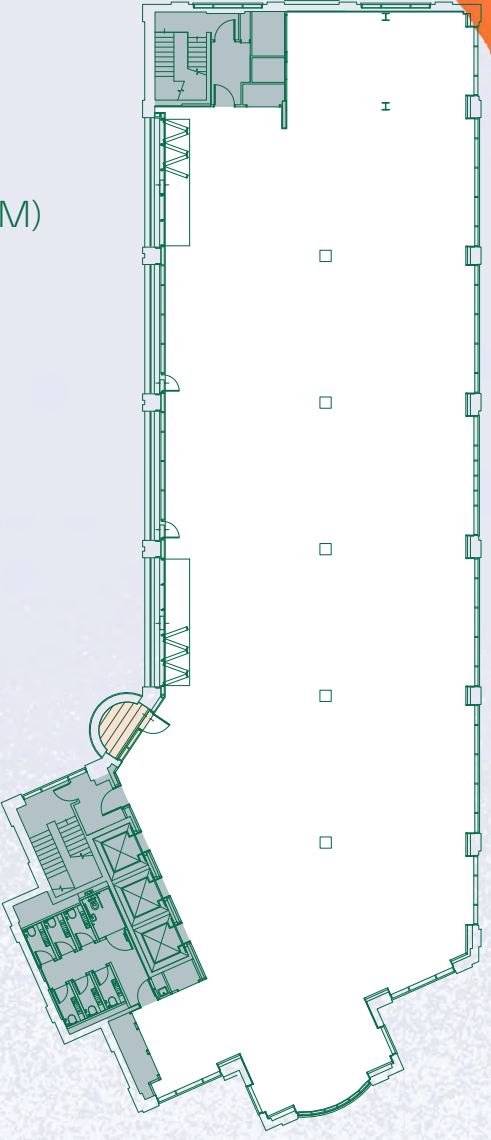
Fourth Floor

9,117 Sq Ft (847 Sq M)




Fifth Floor


8,826 Sq Ft (820 Sq M)




North




Office



Core



Balcony



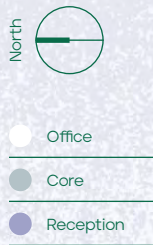
For indicative purposes only.
Not to scale.

Space Plans

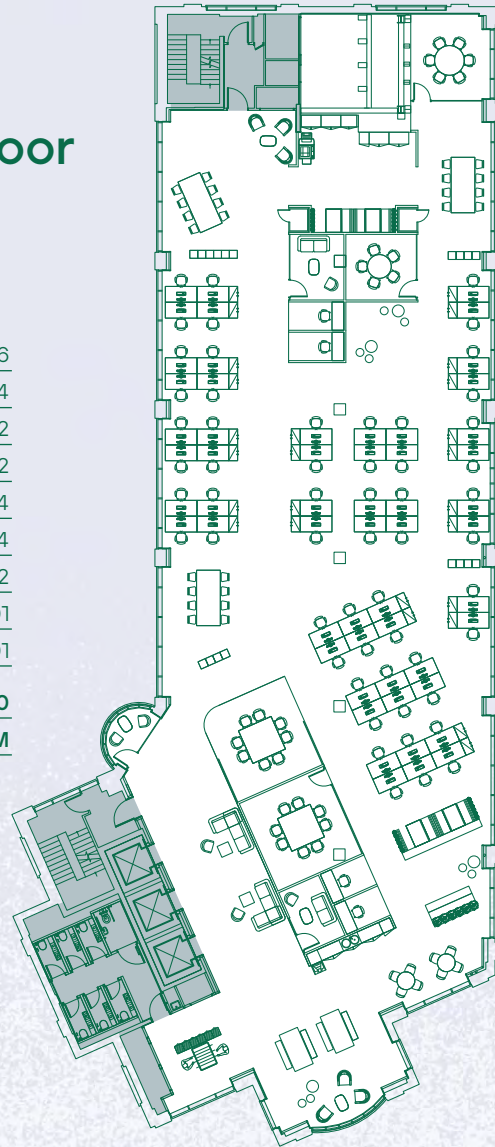
Typical Upper Floor Space Plan

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



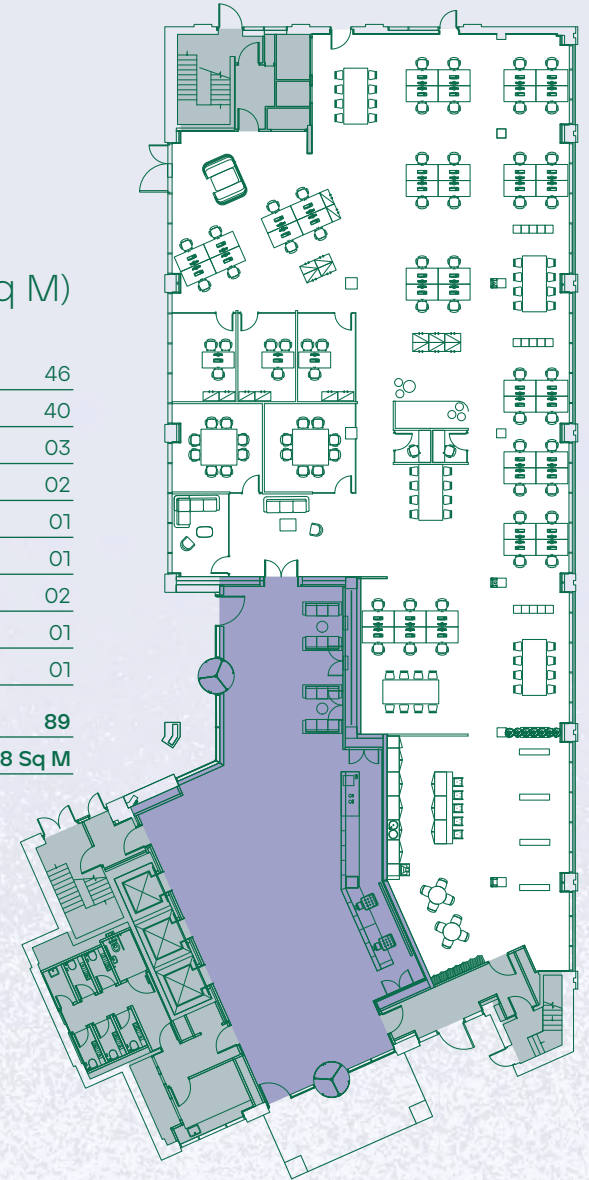
For indicative purposes only.
Not to scale.



Ground Floor Space Plan

7,363 Sq Ft (684 Sq M)

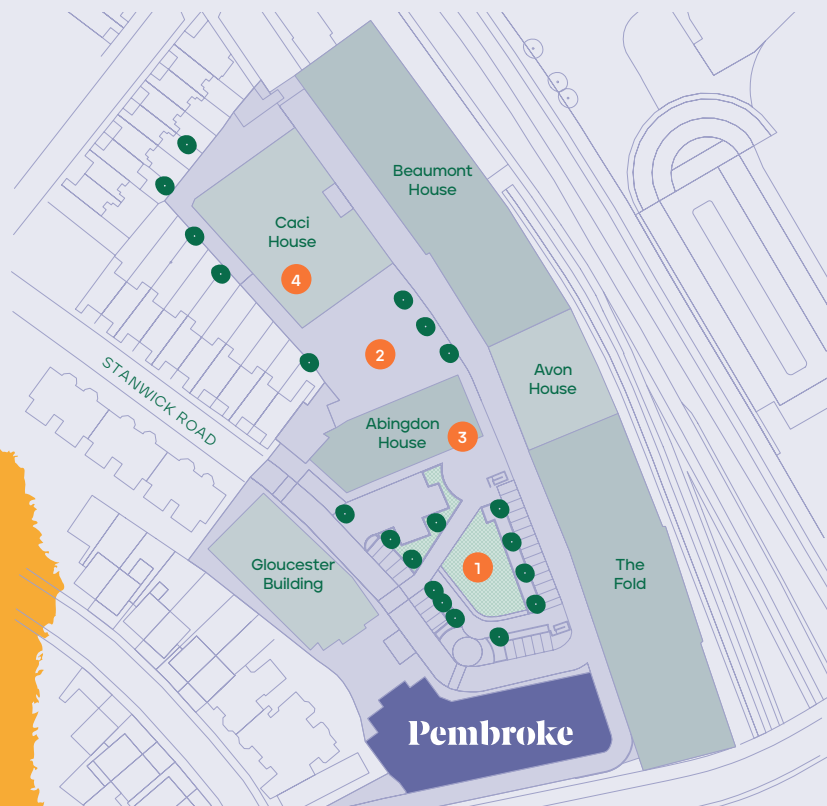
Work stations	46
Agile work stations	40
1 Person offices	03
8 Person meeting rooms	02
Informal meeting room	01
Meeting booths	01
Focus rooms	02
Breakout area	01
Meet and greet area	01
Total occupancy	89
Occupancy ratio	1:8 Sq M



Kensington Village

Right on your doorstep

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



1



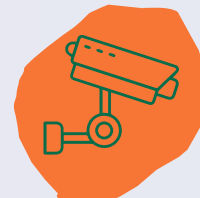
Landscaped public realm

2

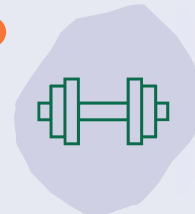


Secure underground car parking

3



24 hour monitored security at all three entrances



Onsite gym

Onsite Occupiers

4

CACI

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

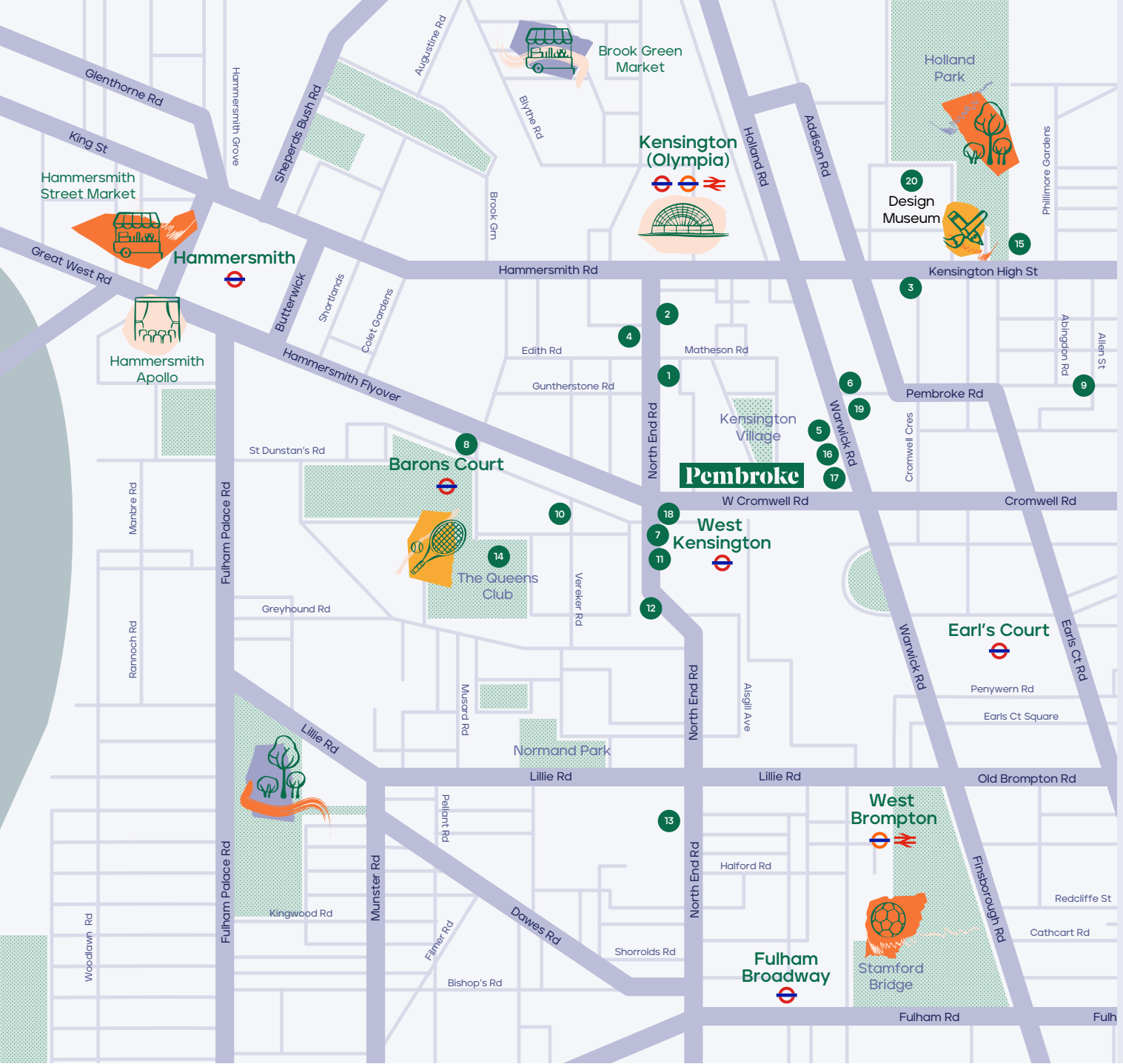


The regeneration will include:

- 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.



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

All journey times in minutes.
Source: TfL

The Building



Exterior

Further Information

Viewings

Strictly through joint sole letting agents.



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