

KNIGHTSBRIDGE GATE

# 75 KNIGHTSBRIDGE

LONDON

First floor

9,849 SQ FT  
950 SQ M

Second floor

7,965 SQ FT  
740 SQ M





KNIGHTSBRIDGE GATE IS A TRULY

# MIXED DEVELOPMENT

*offering retail, office and 15 luxury residences*



INDEPENDENT

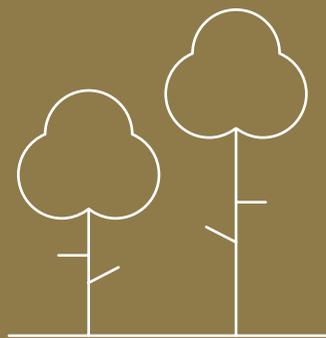
# RETAIL UNITS

*delivered by Knightsbridge Gate*



# APPLE & BURBERRY

*to occupy K1 on the south side of Knightsbridge*

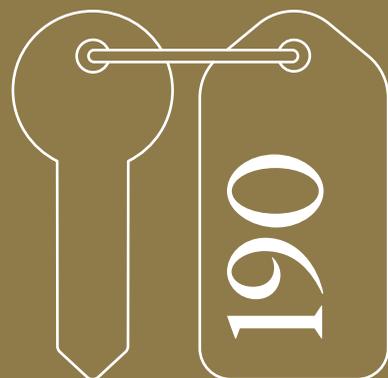


# 350

# ACRES

*of green space at*

# HYDE PARK



# ROOMS

*delivered by the new*

# PENINSULA HOTEL

# 3 MINUTES



*walk to Knightsbridge Station*



*exciting new*

# ARTISAN BRANDS



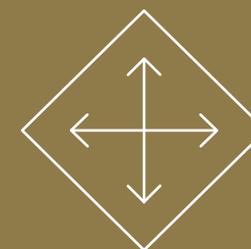
# AL FRESCO DINING

*In Pavillion Road, Motcomb and Elizabeth Street*



# MAJOR UPGRADE

*Lift access to the platforms ready in 2020*



*up to*

# 18,000

# sq ft

# OFFICE SPACE

*delivered by Knightsbridge Gate*





Established Character



New Players

# The unveiling of a masterpiece

First floor

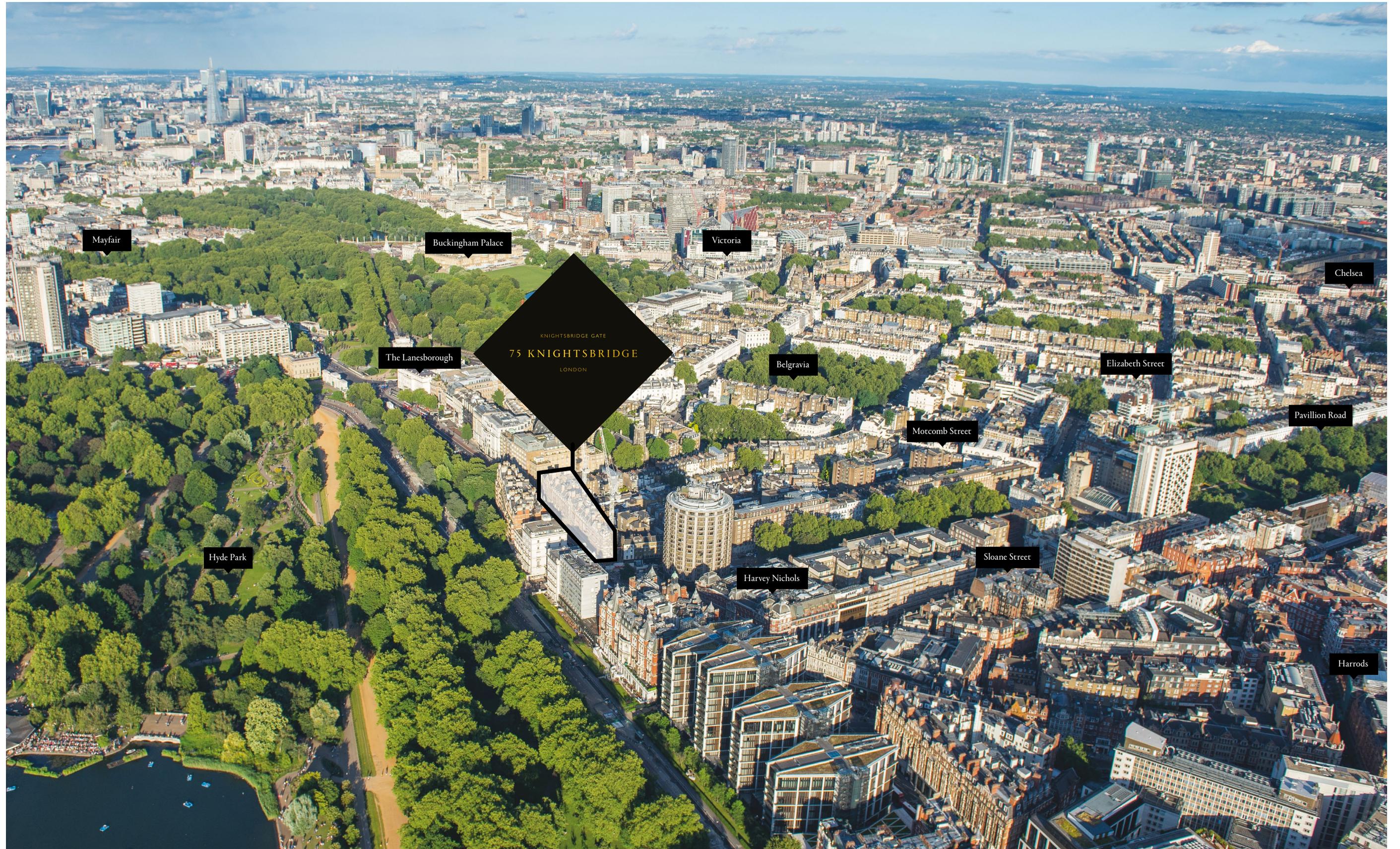
9,849 SQ FT  
950 SQ M

Second floor

7,965 SQ FT  
740 SQ M

Knightsbridge Gate is a new mixed-use development in a highly desirable London location that's undergone a renaissance in recent years. Just across the street from Hyde Park, 75 Knightsbridge at Knightsbridge Gate offers 18,000 sq ft of stylish office space split over two floors. Behind its beautifully restored Grade II façade, high-spec interiors and quality facilities create the ultimate modern workspace.





### Restaurants & bars

- 1 Ottolenghi
- 2 Granger & Co
- 3 The Roasting Party
- 4 Starbucks
- 5 Thomas Cubitt
- 6 The Good Life Eatery
- 7 Peggy Porschen
- 8 The Alfred Tennyson
- 9 Zuma
- 10 Zafferano
- 11 Mosimann's
- 12 The Grenadier
- 13 Wilton Arms
- 14 The Star Tavern
- 15 The Antelope
- 16 Dinings SW3
- 17 Scalini
- 18 Sale & Pepe

### Wellbeing

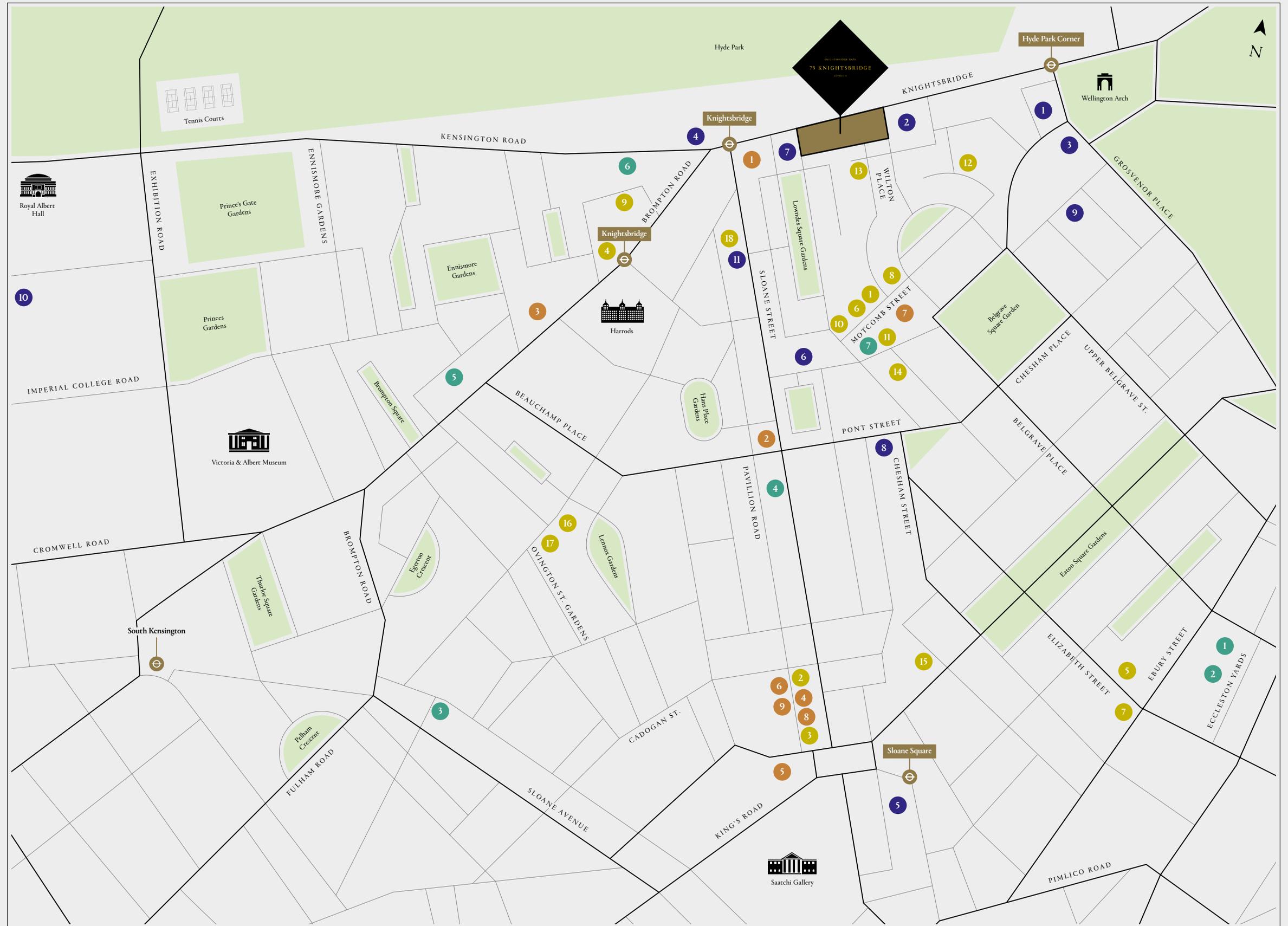
- 1 Re:Mind
- 2 Barry's Bootcamp
- 3 KX Fitness
- 4 Sloane Street Surgery
- 5 Equus Training
- 6 Pure Balance Yoga
- 7 Grace Belgravia

### Hotels

- 1 The Lanesborough
- 2 The Berkeley
- 3 The Peninsula
- 4 Mandarin Oriental
- 5 Hotel Costes
- 6 The Wellesley
- 7 Jumeirah Hotel
- 8 The Hari Hotel
- 9 COMO The Halkin
- 10 The Bulgari
- 11 The Park Tower Hotel

### Retail

- 1 Harvey Nichols
- 2 Sloane Street
- 3 Waitrose
- 4 Bread Ahead
- 5 Peter Jones
- 6 Nacoora
- 7 Rococo Chocolates
- 8 London Cheesemongers
- 9 The Chelsea General Store





### Train journey times\*

- 7 mins BOND STREET
- 10 mins OXFORD CIRCUS
- 10 mins VICTORIA
- 15 mins WATERLOO
- 16 mins KING'S CROSS
- 16 mins PADDINGTON
- 167 mins CHARING CROSS
- 18 mins EUSTON
- 20 mins BANK
- 21 mins LIVERPOOL STREET
- 21 mins LONDON BRIDGE
- 25 mins FARRINGDON



### Walking journey times\*

- 6 mins KNIGHTSBRIDGE
- 6 mins HYDE PARK CORNER
- 10 mins HARRODS
- 4 mins MOTCOMB STREET
- 9 mins PAVILLION ROAD
- 16 mins SLOANE SQUARE
- 15 mins ELIZABETH STREET



\*Approximate travel times from Google maps and TFL



## The changing face of Knightsbridge

Knightsbridge is changing. The regeneration of Pavilion Road and Motcomb Street has created a contemporary village feel, attracting some of the best retailers in town and enticing a younger crowd to the carefully curated shops and bars. The result is a neighbourhood that offers an outstanding place to work, shop and socialise.



Waitrose

## Notcomb Street

Take a stroll down this charming cobbled street lined with independent boutique shops. Stop for coffee and pastries al fresco, or pop in to the Alfred Tennyson pub for an after-work pint.

Rococo Chocolates



The Fine Cheese Co



Pavillion Road



Grainger & Co.

## *Pavillion Road*

Packed with artisan brands, independent traders and high-end eateries, this is the ideal lunchtime destination. Pick up dinner at Provenance Butchers or sample a great glass of white at Pavilion Wine.

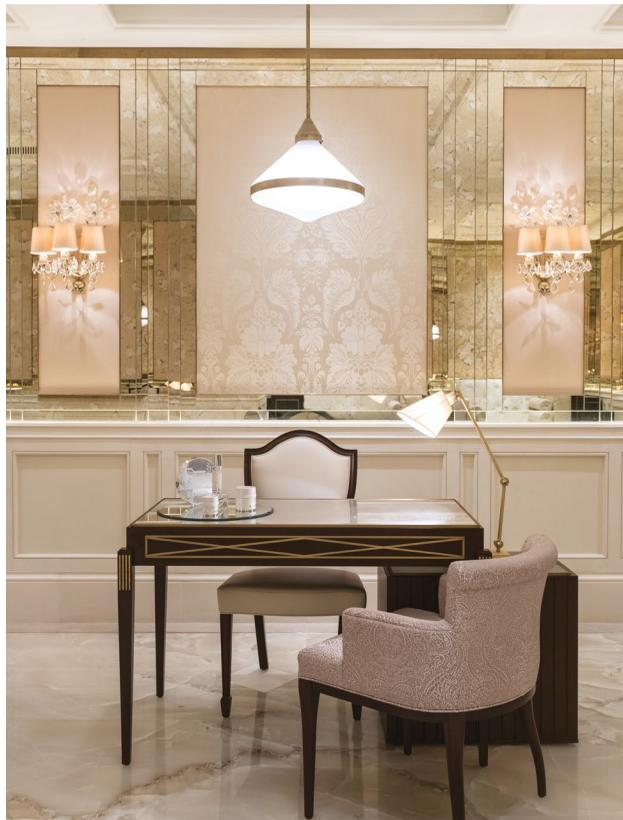
Natoora



## Hyde Park

Knightsbridge Gate is lucky enough to have the magnificent Hyde Park on its doorstep. Enjoy a picnic lunch with colleagues on the green landscaped lawns or go for a run round the Serpentine after work.





The Lanesborough

## Hotel Royalty

Knightsbridge is home to some of London's most prestigious five-star hotels, from the recently reopened Mandarin Oriental to the elegant Lanesborough, renowned for its afternoon teas and fine dining.

The Peninsula London





Re:Mind



Wild by Tarr

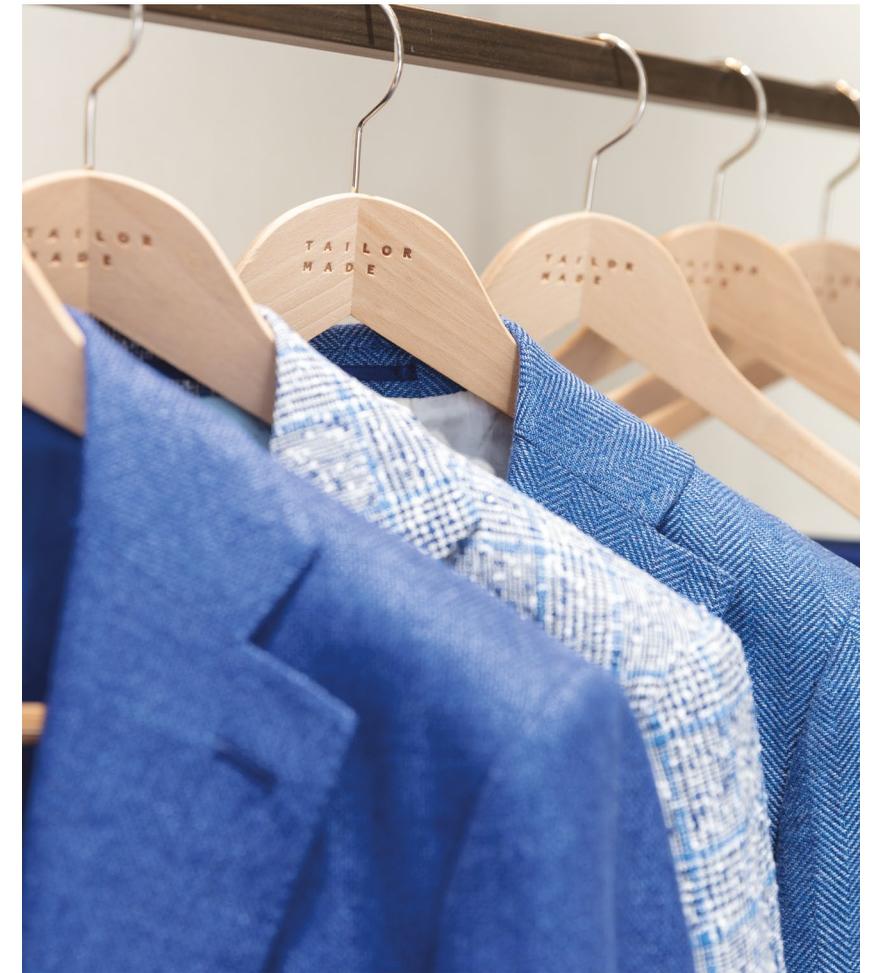
Peggy Porschen



## South Belgravia

Eccleston Yards attracts plenty of creative talent to its modern offices and courtyard cafés, while Elizabeth Street's specialist shops and village character make it the perfect place to take clients for a coffee.

Tailor Made



# *Knightsbridge Gate*

A dynamic mix of small independent boutiques and international flagship stores will occupy up to thirteen retail units at Knightsbridge Gate, helping to make it one of the area's most exciting new destinations.



## A workspace with character

The stunning exterior of Knightsbridge Gate is in the Queen Anne style, built in red brick with stone dressings. Designed by W.D. Caröe in 1904, the façade has been lovingly restored to retain the gravitas and splendour befitting such a prestigious address. Inside, Knightsbridge Gate is a modern building designed to meet all the requirements of a contemporary and flexible workplace.

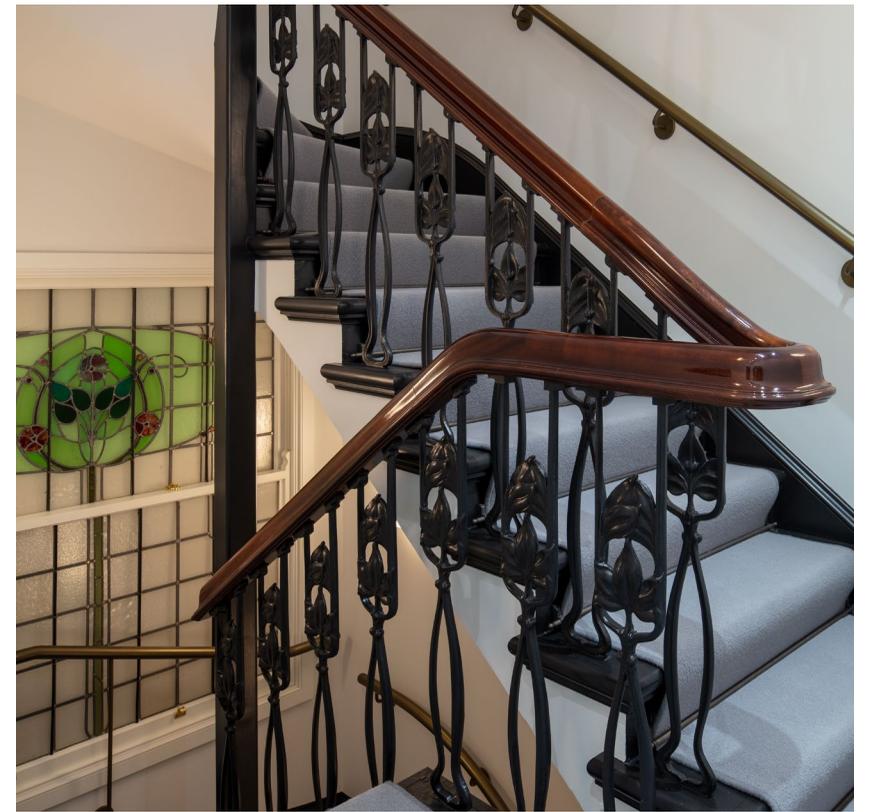
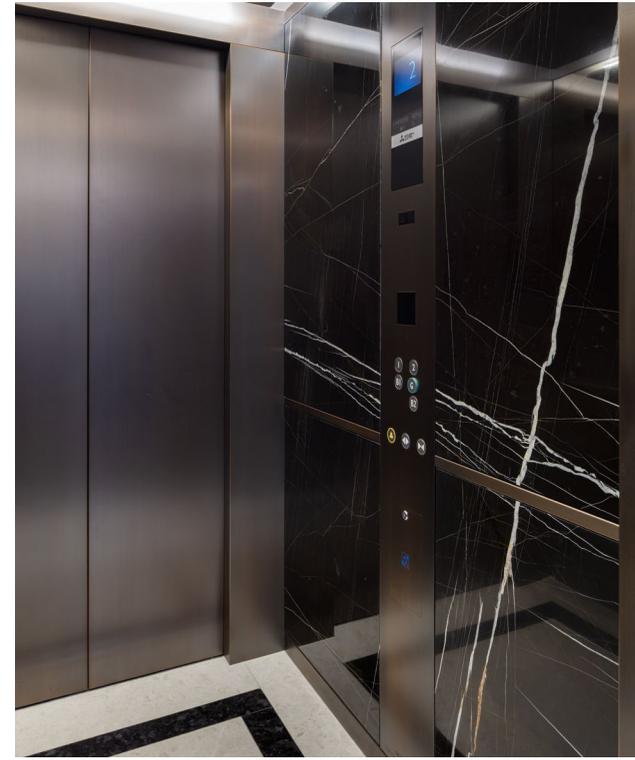
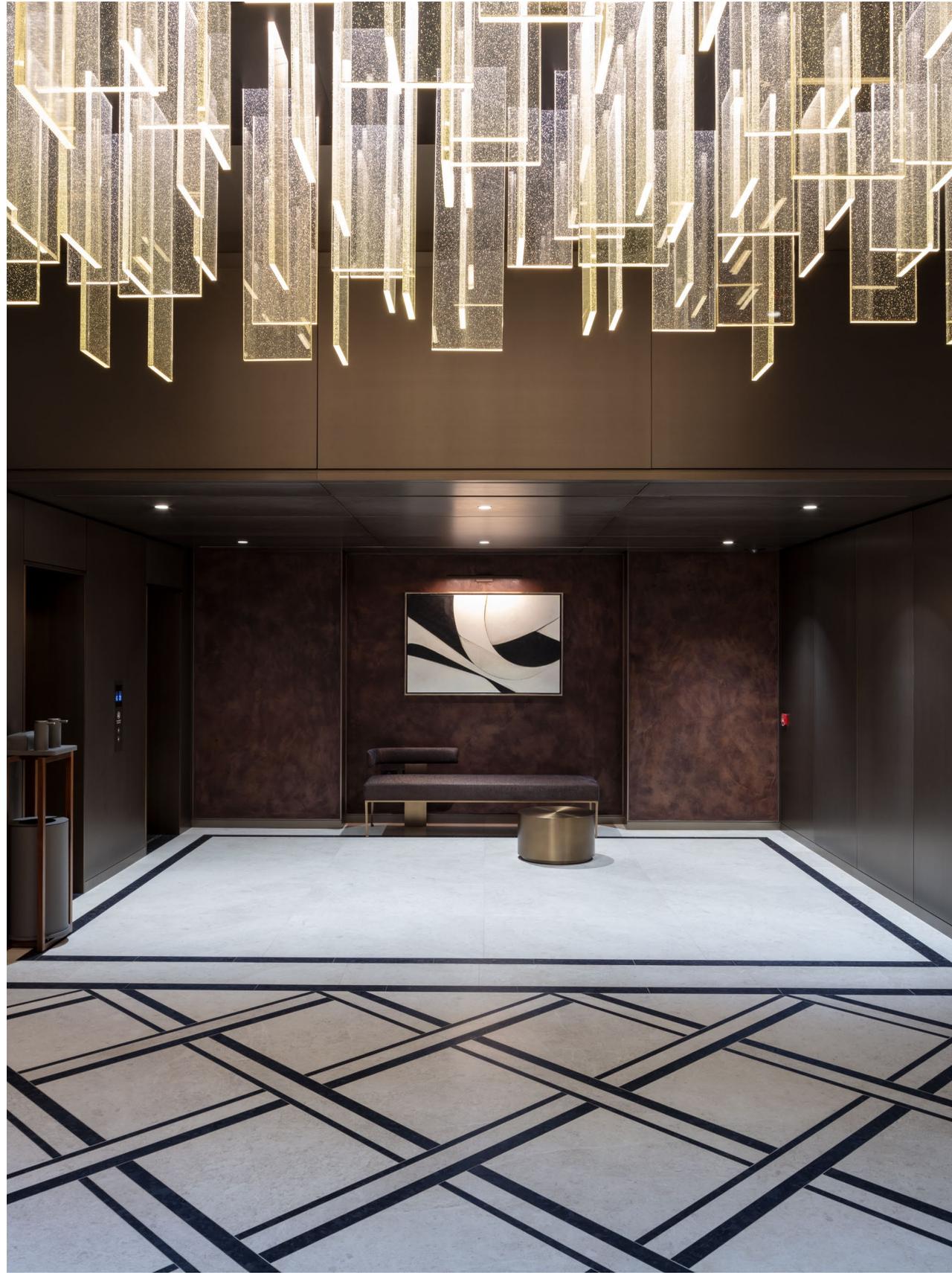




## Office entrance

75 Knightsbridge boast an elegant entrance designed by March & White, featuring a bespoke chandelier and striking flooring.





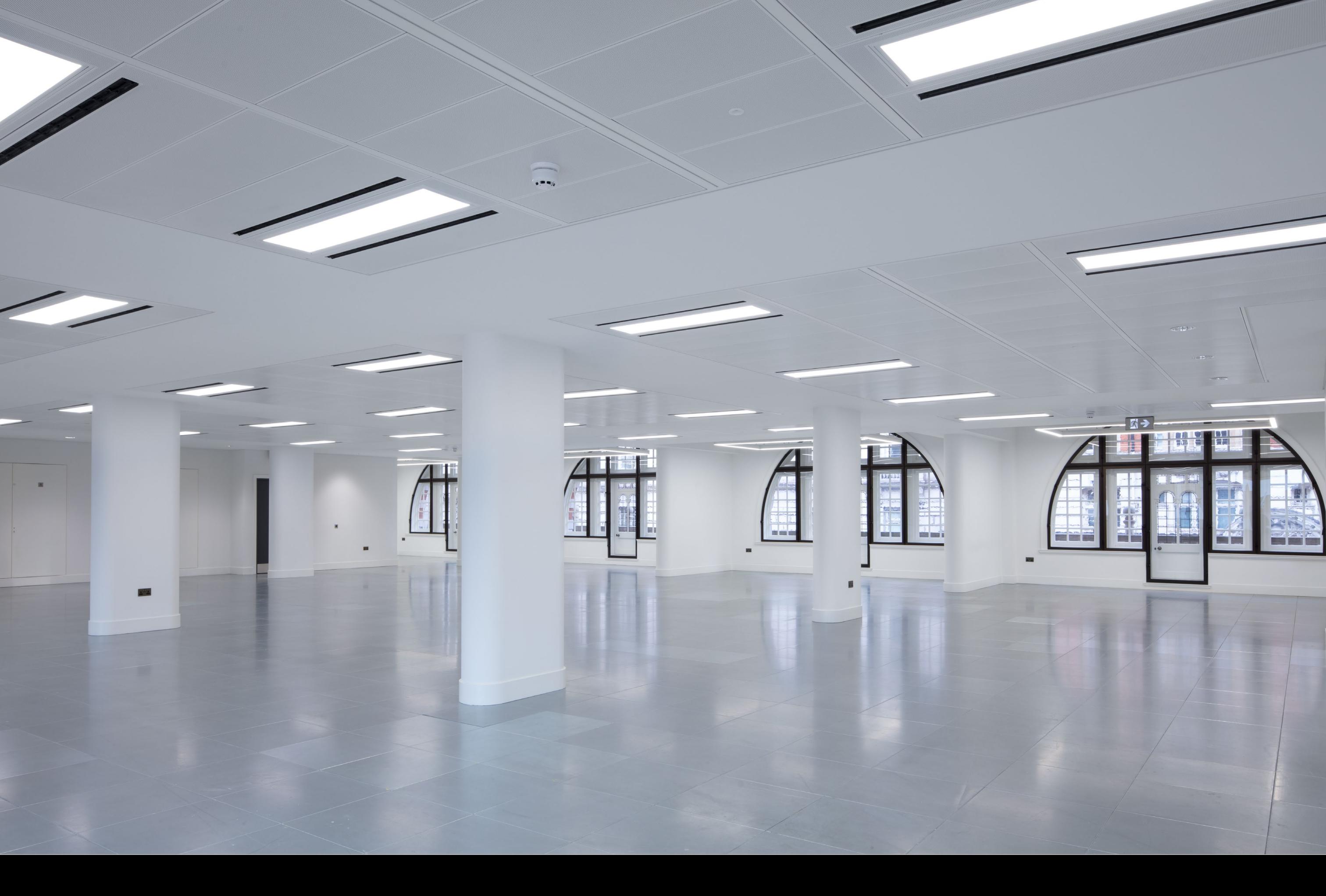
## Labour of love

Designed by architects Dixon Jones, the office accommodation at 75 Knightsbridge Gate is beautifully finished by international design house March and White. The carefully considered interiors are the watchword in luxury, embracing elegance with an edge while referencing the building's heritage.



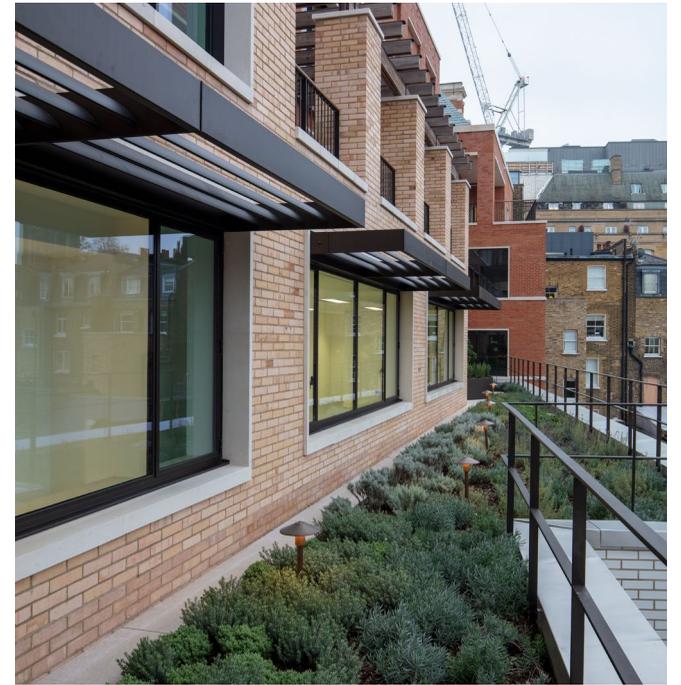
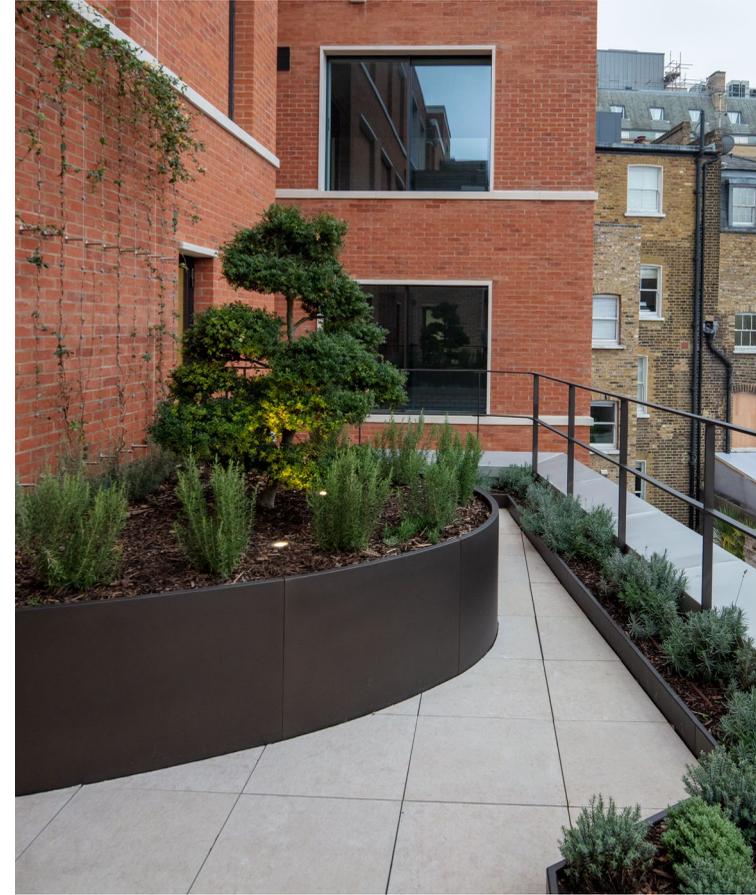










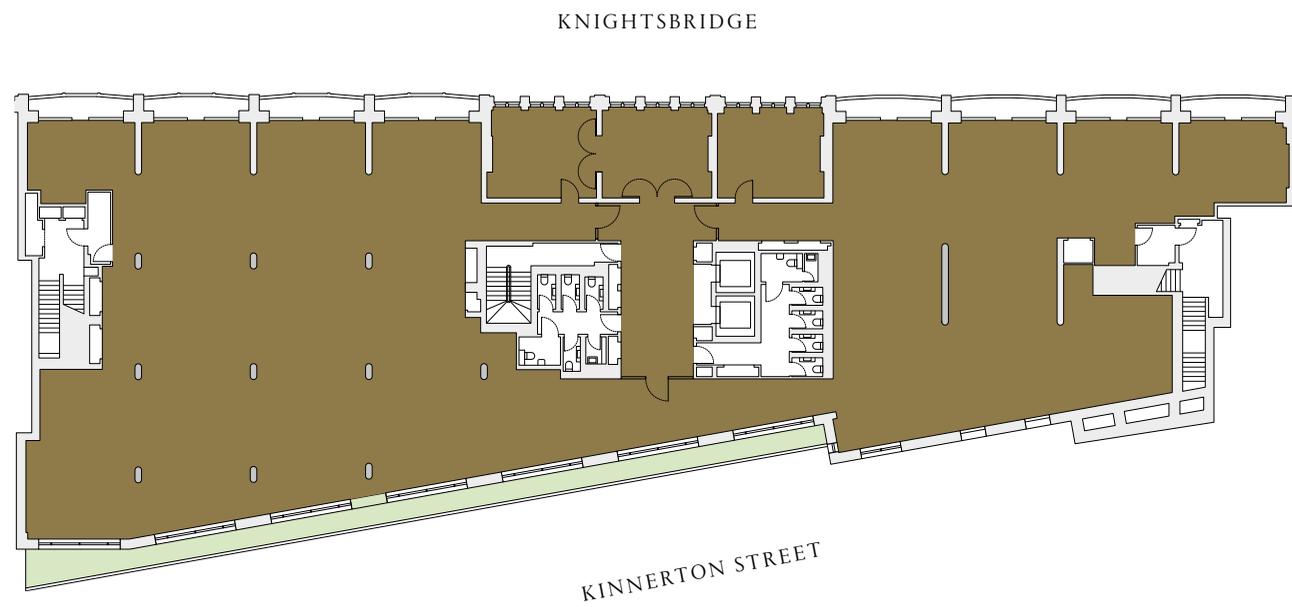




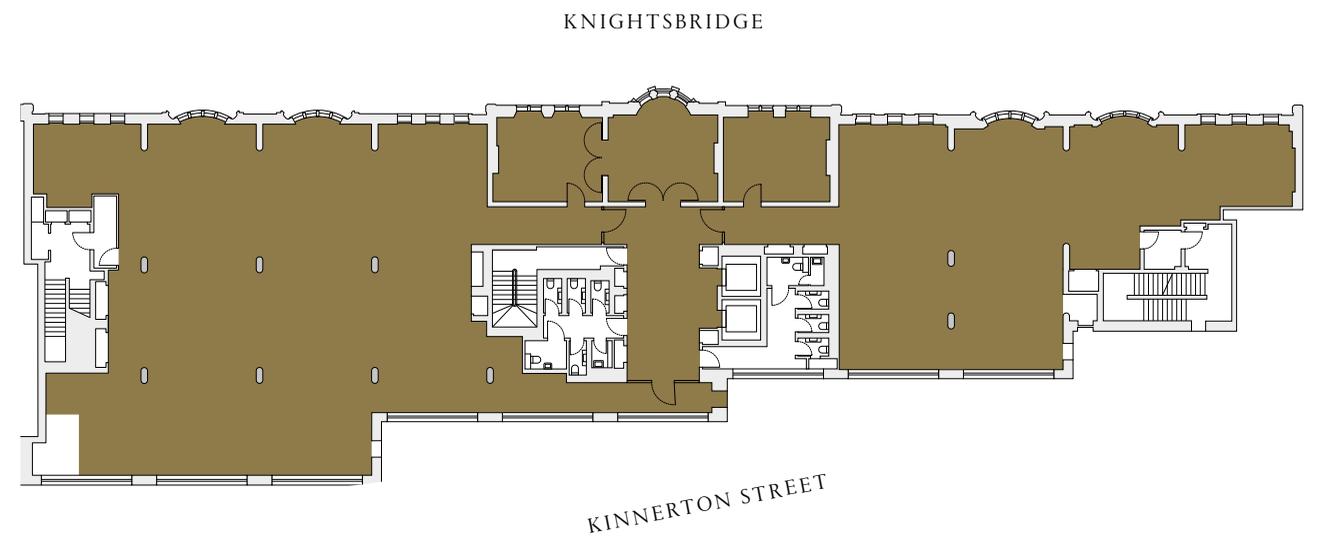
# Floor plans

75 Knightsbridge at Knightsbridge Gate offers a total of 17,814 sq ft / 1,690 sq m of office space, spread over two floors.

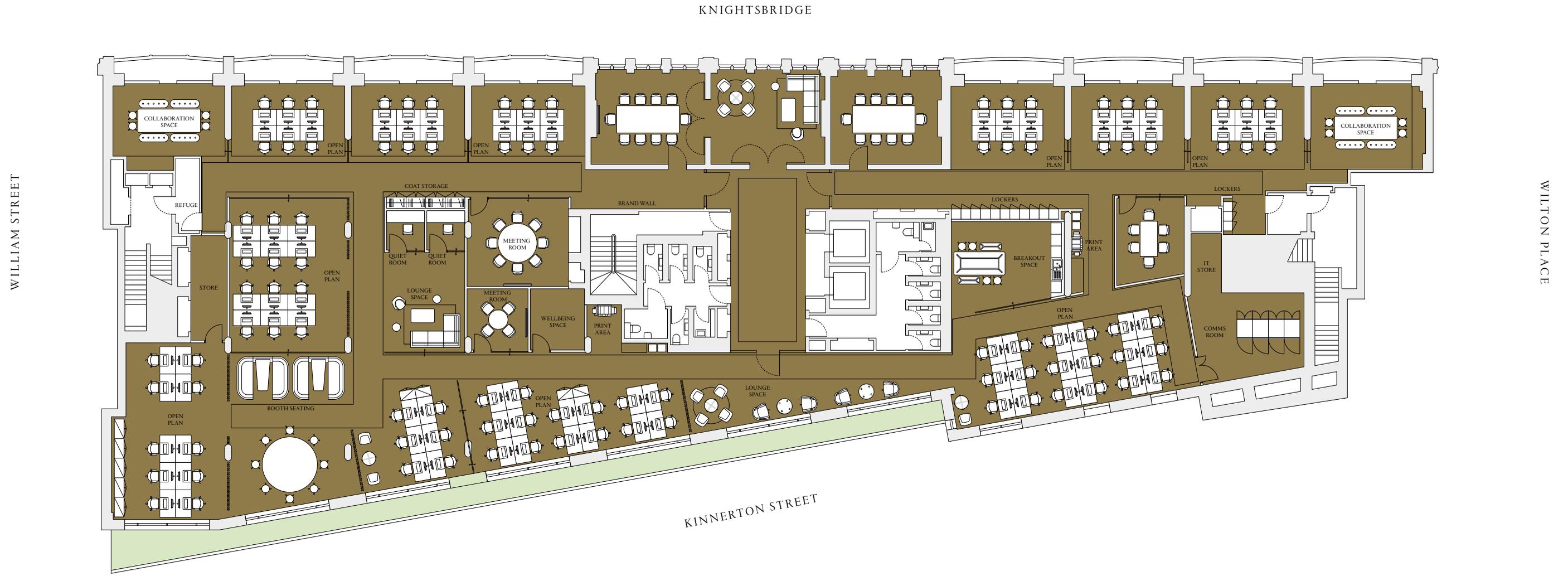
## First floor



## Second floor



# First floor space plan

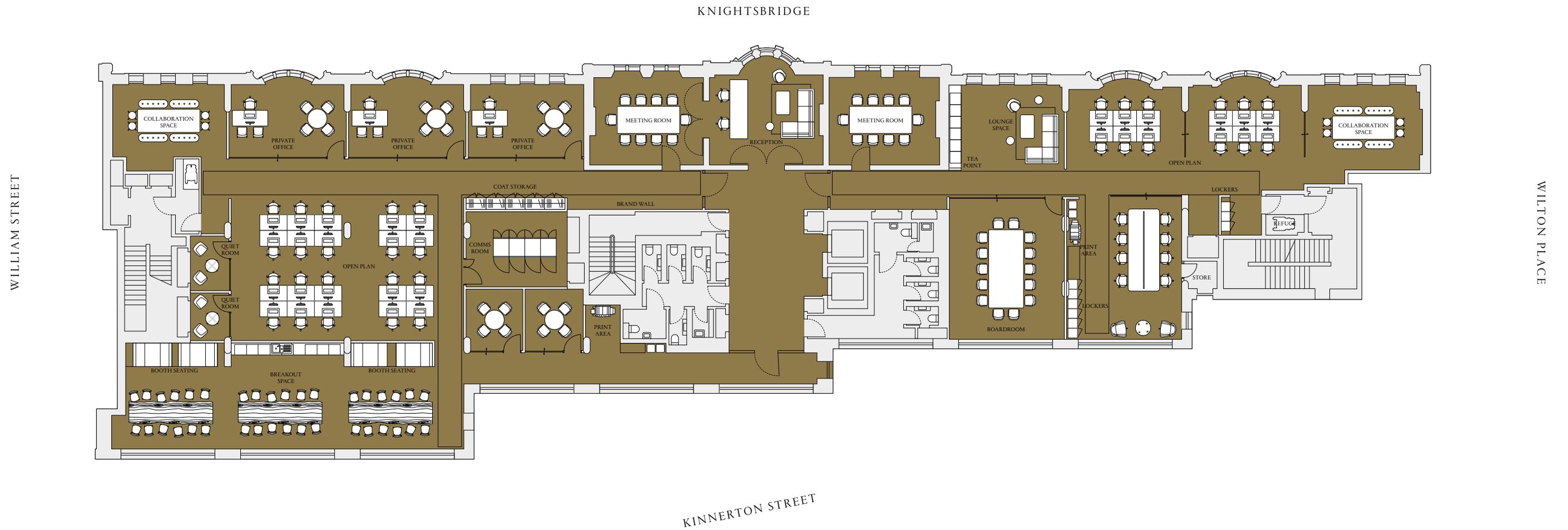


NET LETTABLE SPACE

■ 9,849 SQ FT | 950 SQ M



# Second floor space plan

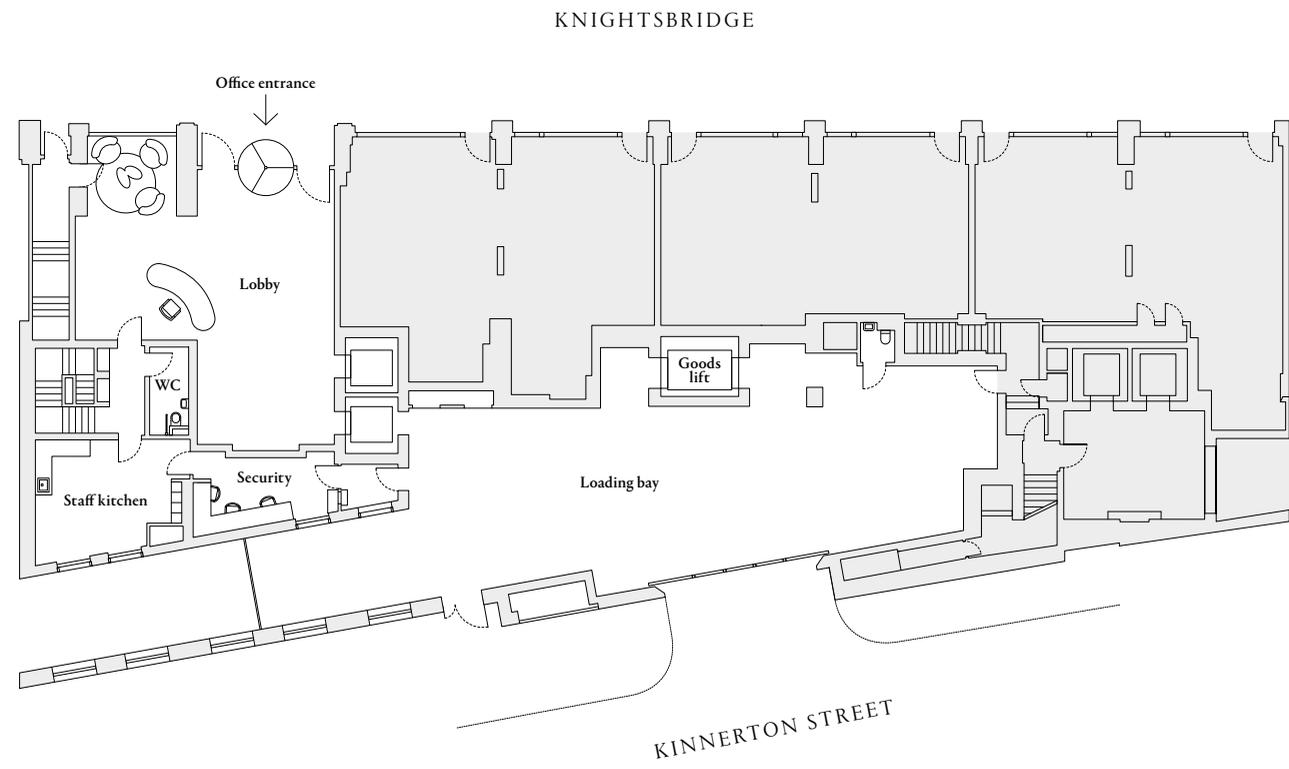


NET LETTABLE SPACE

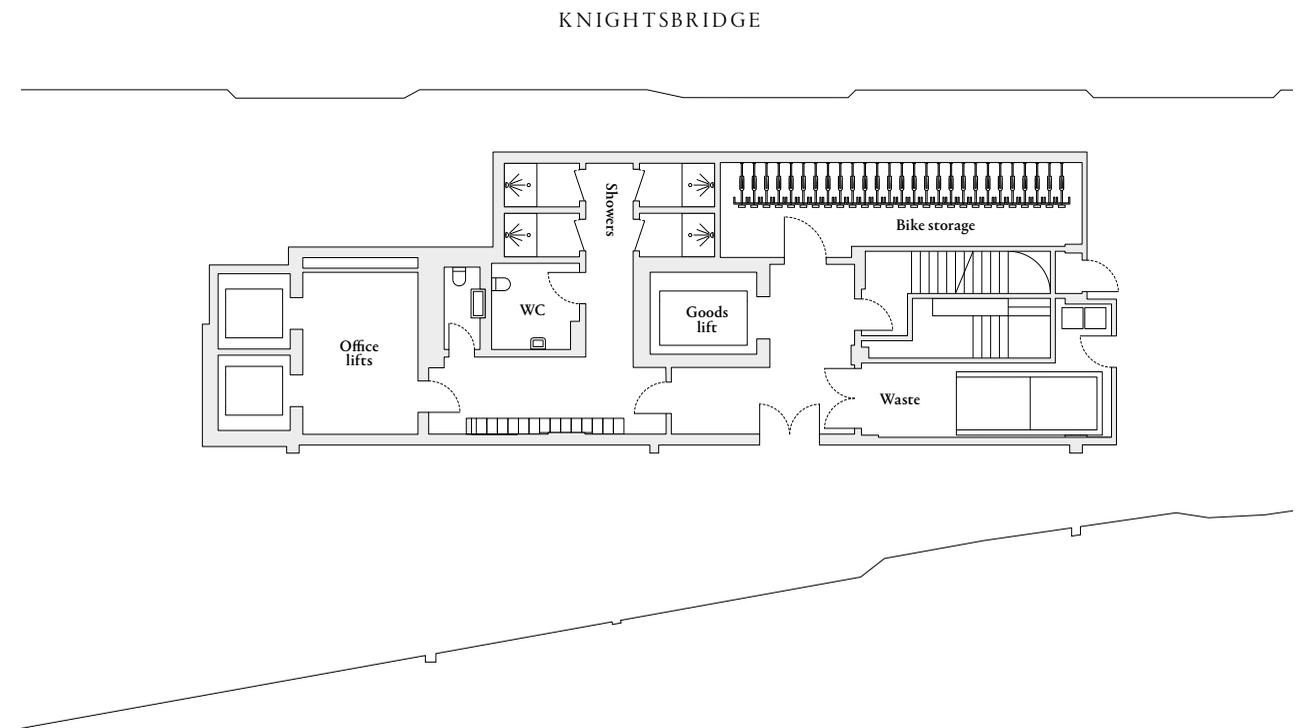
■ 7,965 SQ FT | 740 SQ M



# Ground floor



# Second basement





**27  
bike racks**



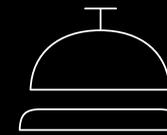
**1:10 sq ft  
base occupancy**



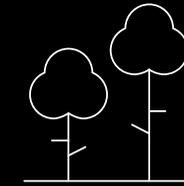
**Up to 13  
onsite retailers**

## Designed for success

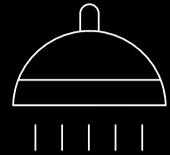
At 75 Knightsbridge, stunning architecture, sumptuous interiors and future-proof design sit side-by-side with a strong focus on health and wellbeing – benefits like an onsite commissionaire, bike spaces, showers and changing facilities. Add to these the unrivalled central London location and you have everything your organisation needs to thrive and attract the best talent through your doors.



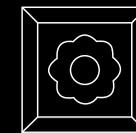
**Onsite  
Commissionaire**



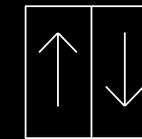
**Opposite  
Hyde Park**



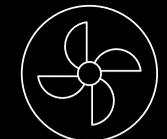
**Showers and  
changing facilities**



**Meeting rooms with  
period features**



**2  
Passenger lifts**



**Four Pipe Coil Air  
Conditioning**

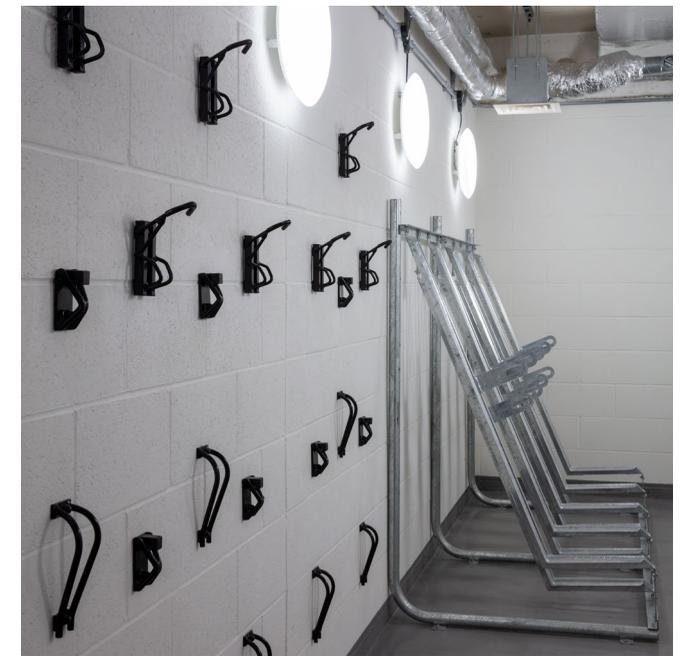


Locker room



Shower facilities

Bike storage



# Specification

- Fully accessible raised flooring – 150mm typical
- Occupancy density – 1 person per 10 sq m
- 4 – Pipe fan coil air conditioning
- Inset LED lighting
- (2.7m floor to ceiling height minimum)
- 27 bike racks/27 lockers/5 showers
- Target BREEAM rating is very good for the offices
- Target EPC rating is B/C
- 1 x 13 person lift serving all office floors including the service yard (so doubles as a good lift).
- 1 x 10 person lift serving all office floors

## CONTACT



Ben Lewis  
+44 (0)20 7861 1197  
ben.lewis@knightfrank.com

Francesca Skinner  
+44 (0)20 3967 7095  
francesca.skinner@knightfrank.com

Oliver Watkins  
+44 (0)20 7861 1547  
oliver.watkins@knightfrank.com

Jamie Shuttle  
+44 (0)7788 414332  
jshuttle@edwardcharles.co.uk

Sean Cunningham  
+44 (0)7827 985858  
scunningham@edwardcharles.co.uk

Ian Bradshaw MRICS  
+44 (0)7468 525486  
ibradshaw@edwardcharles.co.uk

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