



ONE DERRY ST
KENSINGTON

CUT FROM A DIFFERENT CLOTH

A unique thread in the fabric of Kensington history, One Derry Street sits on the site where talented workers, seamstresses, tailors lived and worked, filling the floors of Derry & Tom's department store with the clothes that spilled out onto the fashionable streets of Kensington.



STYLISH SPACE

Now a contemporary warehouse workspace of 30,000 sq ft, the building offers a unique, headquarters opportunity for the next generation of makers, doers and thinkers.

DRAPED IN GREENERY

Experience the fresh allure of One Derry Street's vibrant green walkway. The lush surroundings provide a welcoming arrival experience that perfectly blends nature with modern design.





TAILORED FOR DISCRETION

One Derry Street is set back from Kensington High Street and accessed via its own private 'Pocket Park' walkway.

Pocket Park

ONE DERRY STREET



Emerging from the pocket park walkway you are greeted by a contemporary remodelled entrance beyond a landscaped courtyard.

Entrance Arrival

This bright and spacious courtyard is one of three, accessible from the ground floor.



Ground Floor Courtyard



Ground Floor Reception



Ground Floor Reception



Ground Floor Reception



Stairwell



Ground Floor



The characterful warehouse floors have been carefully reconsidered as modern work space.

Ground Floor



Second Floor



Roof Terrace

In the style of our famous neighbour, an events-ready roof garden provides a private venue to relax, entertain and bask in lush, green surroundings.



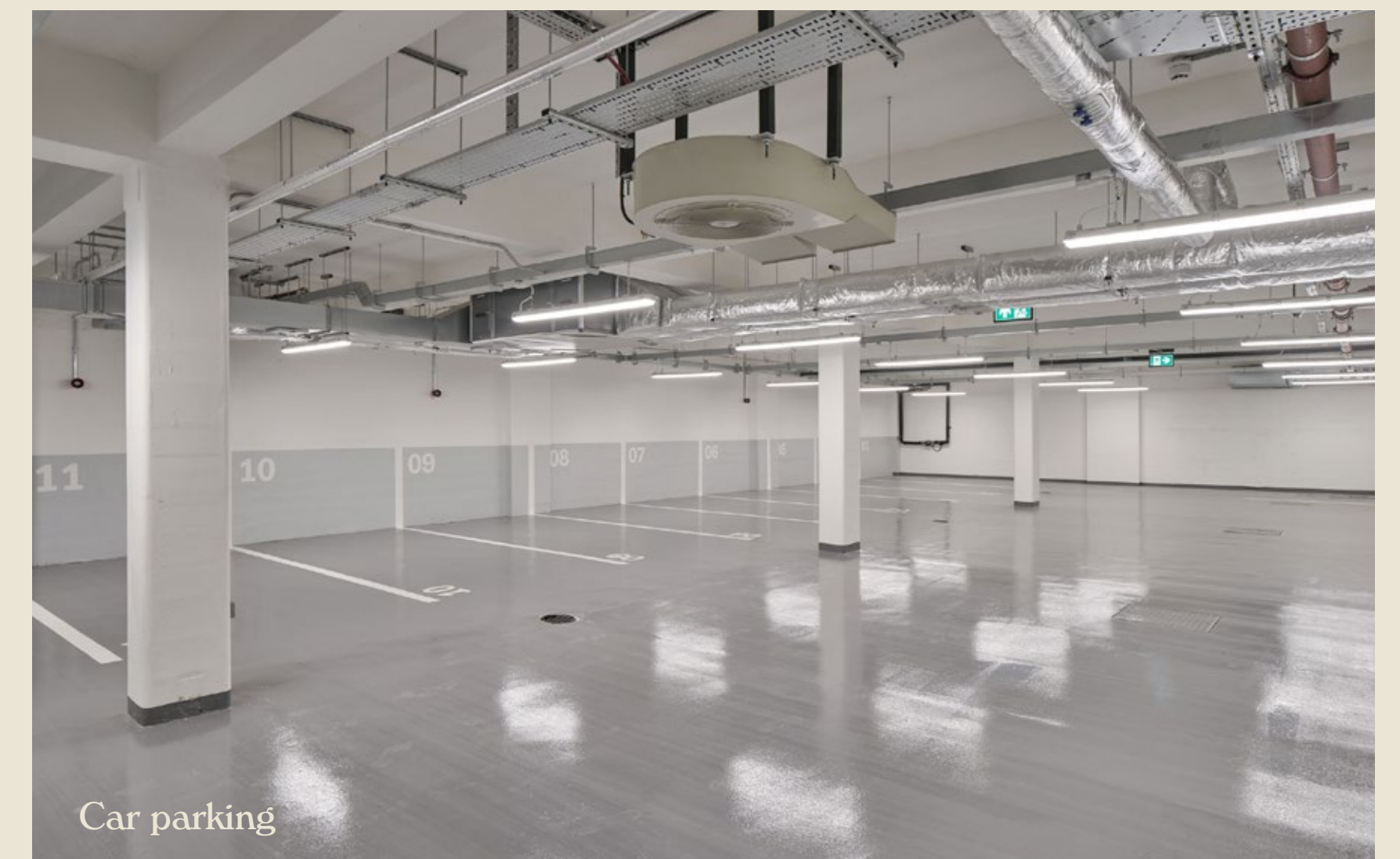
End-of-journey facilities and vehicular access



End-of-journey facilities



End-of-journey facilities



Car parking

OFFICE SPACE

TERRACE & COURTYARDS

FLOOR

SQ FT

SQ FT

ROOF TERRACE

–

2,164

THIRD

6,817

–

SECOND

7,906

–

FIRST

8,309

–

GROUND

10,441

2,897

Total

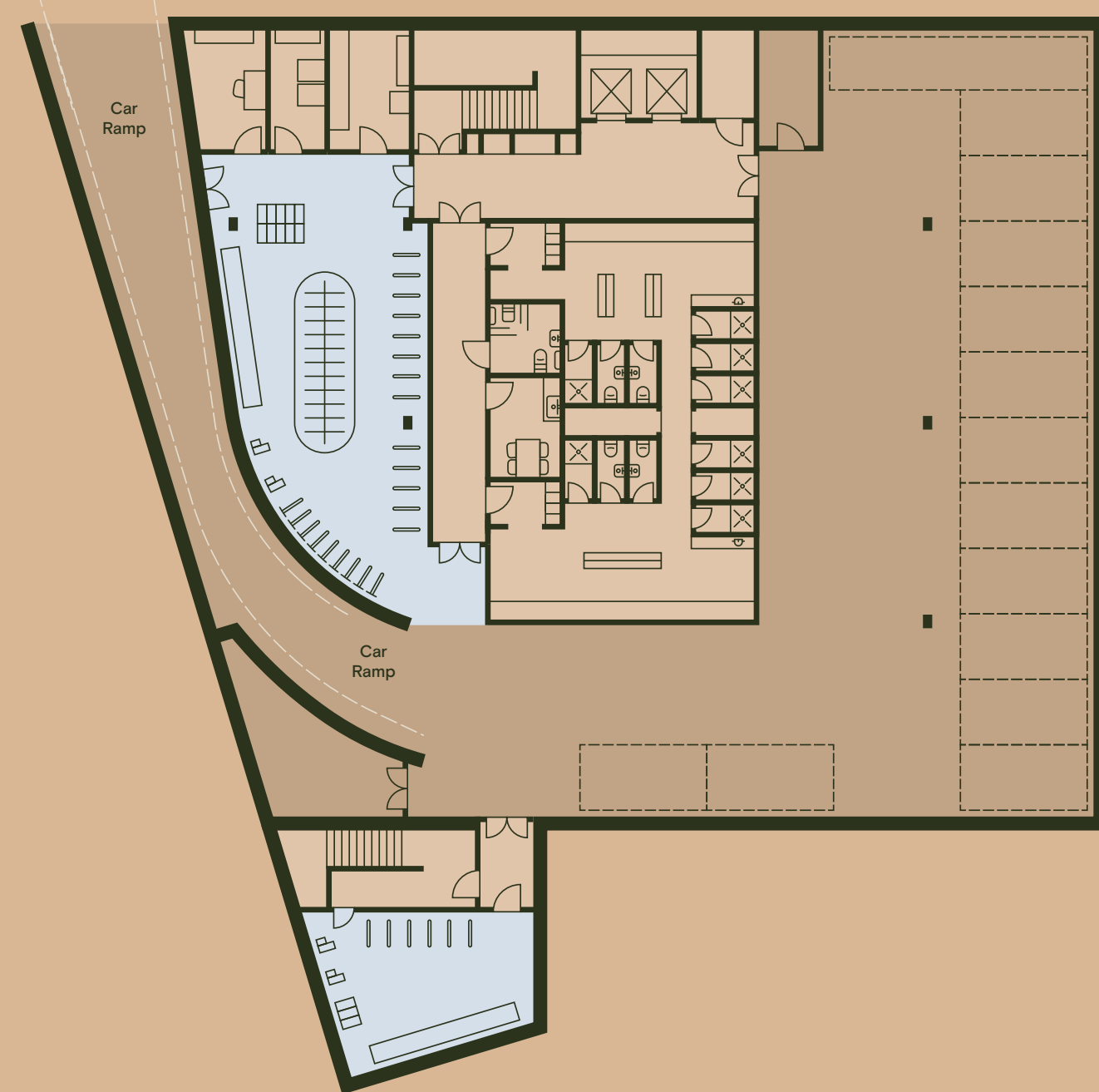
33,473

5,061

MADE TO
MEASURE

Spacious, open floors
encourage productivity.

BASEMENT



- 13 Car parking spaces
- 63 Cycle storage spaces
- 8 Showers
- 4 WCs

*Plans not to scale. Indicative only.

- Car parking
- Cycle storage
- Core / changing

GROUND

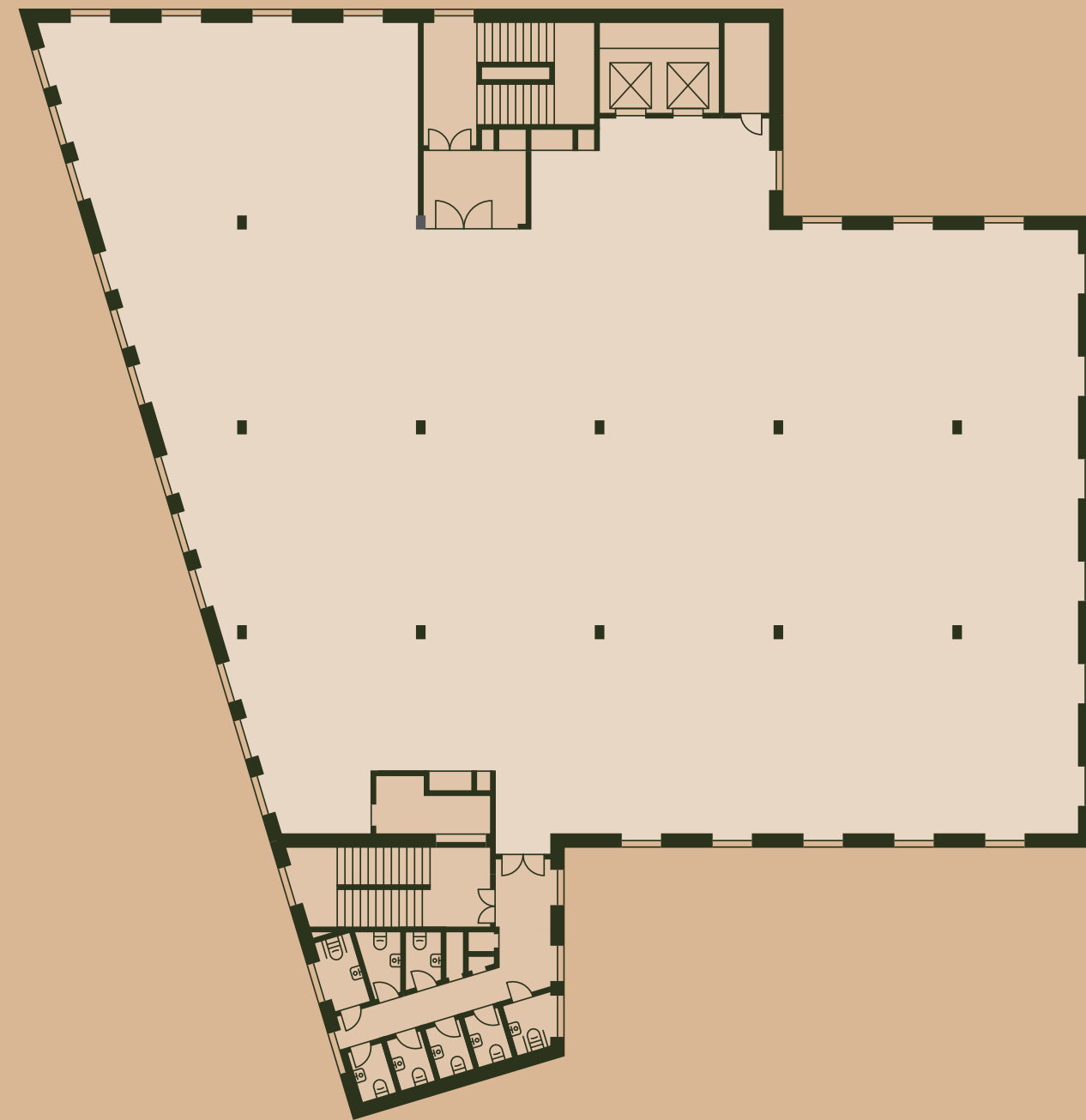


Workspace
10,441 SQ FT
970 SQ M

Courtyard
2,897 SQ FT
269.1 SQ M

- Courtyard
- Office
- Core

FIRST

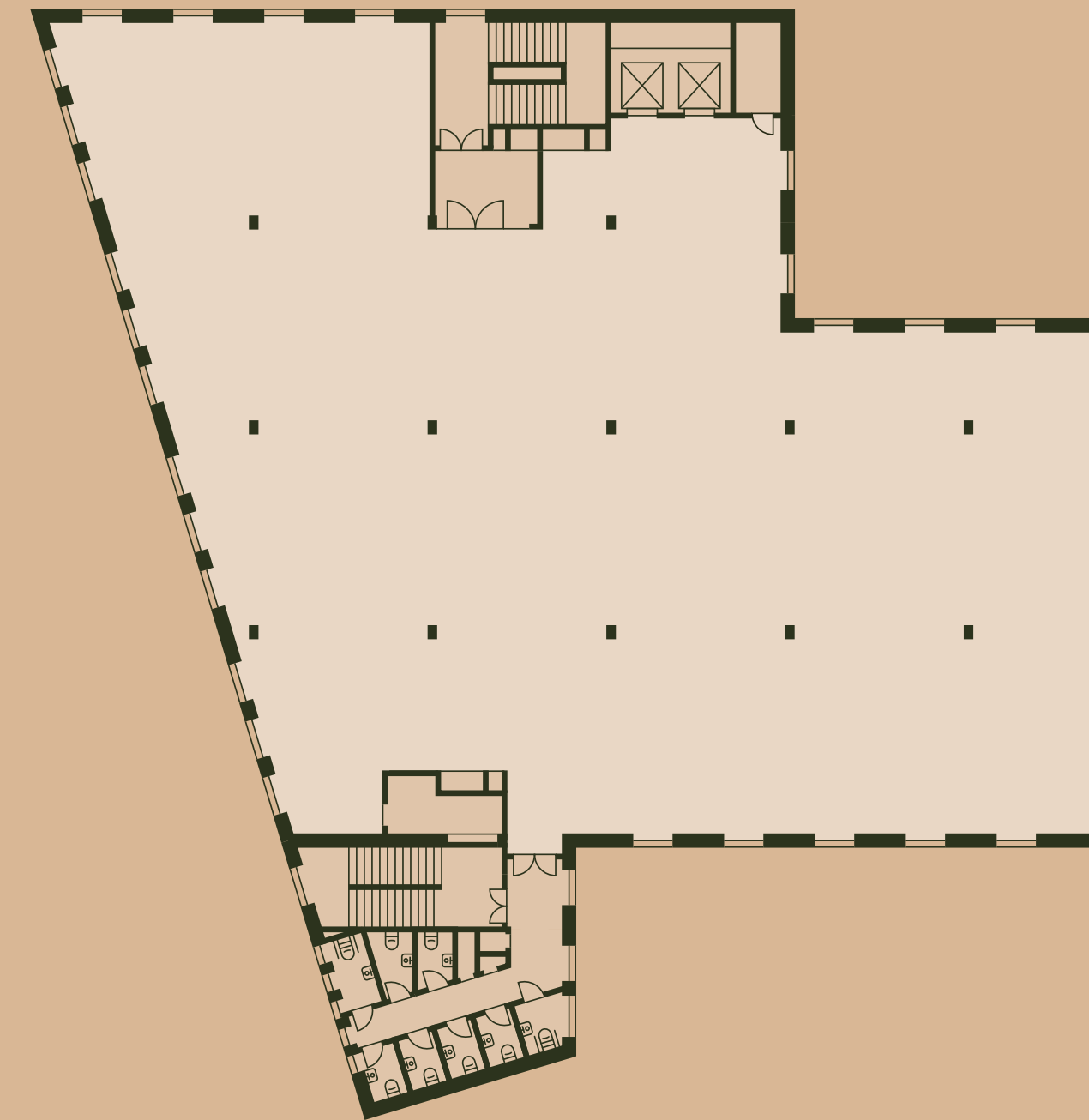


8,309 SQ FT
771.9 SQ M

- Office
- Core

*Plans not to scale. Indicative only.

SECOND

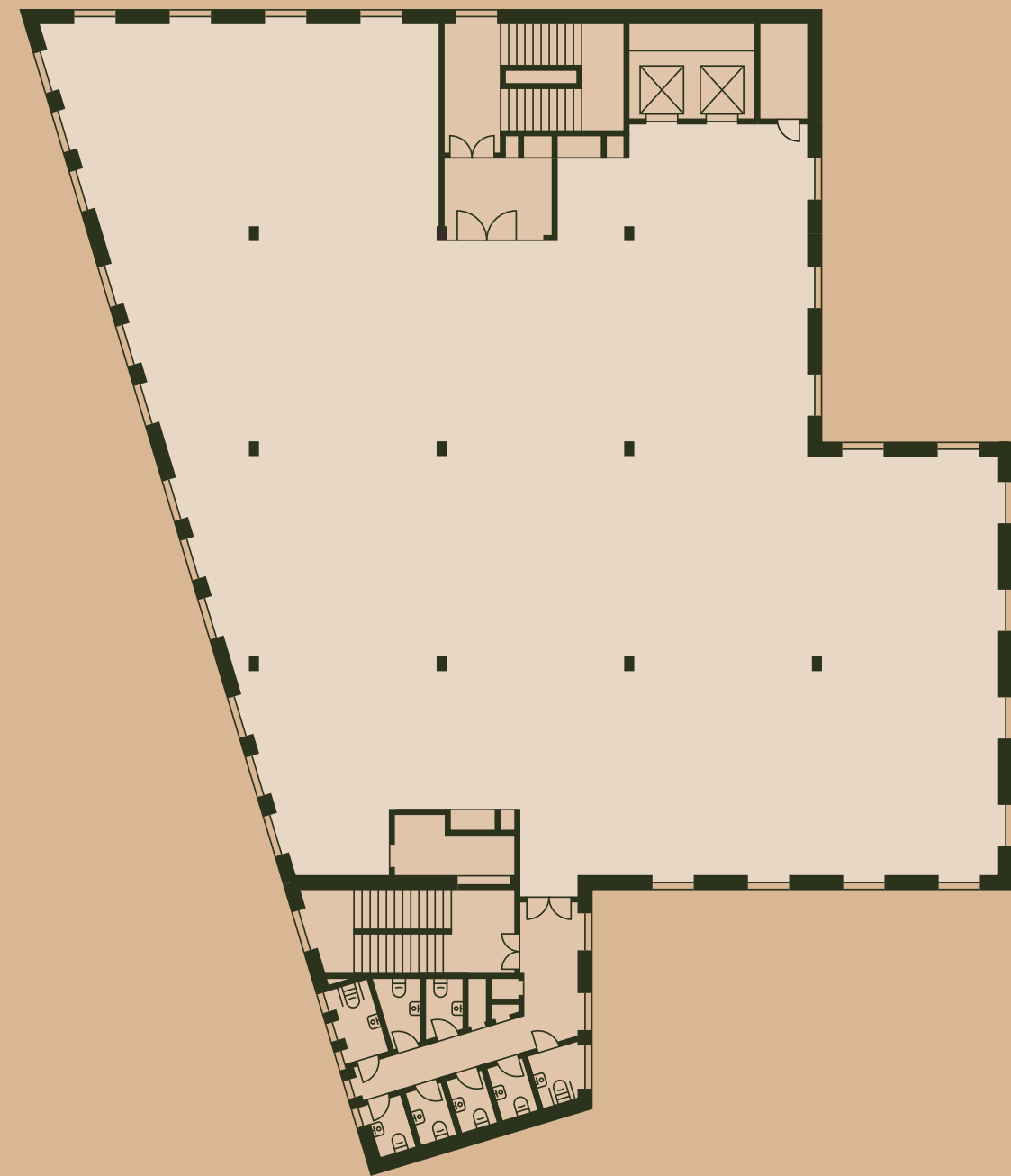


7,906 SQ FT
734.5 SQ M

- Office
- Core



THIRD

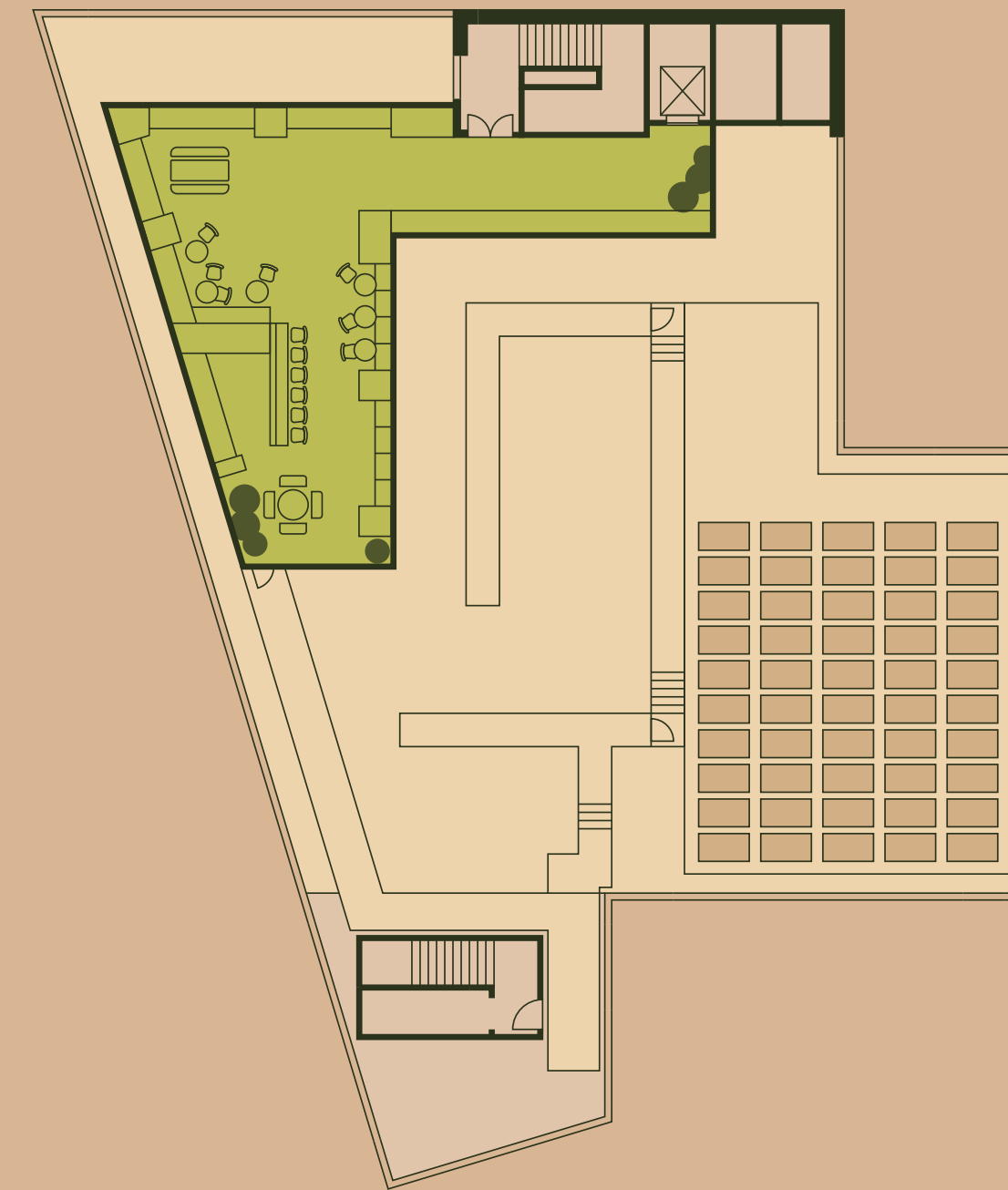


6,817 SQ FT
633.3 SQ M

- Office
- Core

*Plans not to scale. Indicative only.

ROOF TERRACE



2,164 SQ FT
201 SQ M

- Terrace
- PV Panels
- Core
- Plant

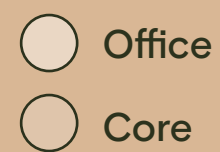


SPACEPLAN: OPEN PLAN



90 Desks

- 1 12 person meeting room
- 1 10 person meeting room
- 3 6 person meeting rooms
- 1 3 person meeting room
- 1 Kitchenette
- 4 Call booths
- 4 Break out areas



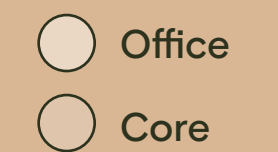
*Plans not to scale. Indicative only.

SPACEPLAN: CELLULAR



54 Desks

- 1 12 person meeting room
- 2 10 person meeting rooms
- 3 6 person meeting rooms
- 2 4 person meeting rooms
- 1 3 person meeting room
- 5 Private offices
- 1 Kitchenette
- 4 Call booths
- 7 Break out areas



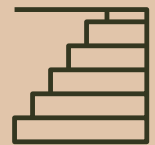
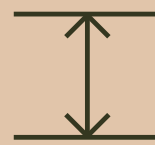

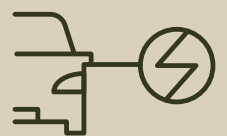








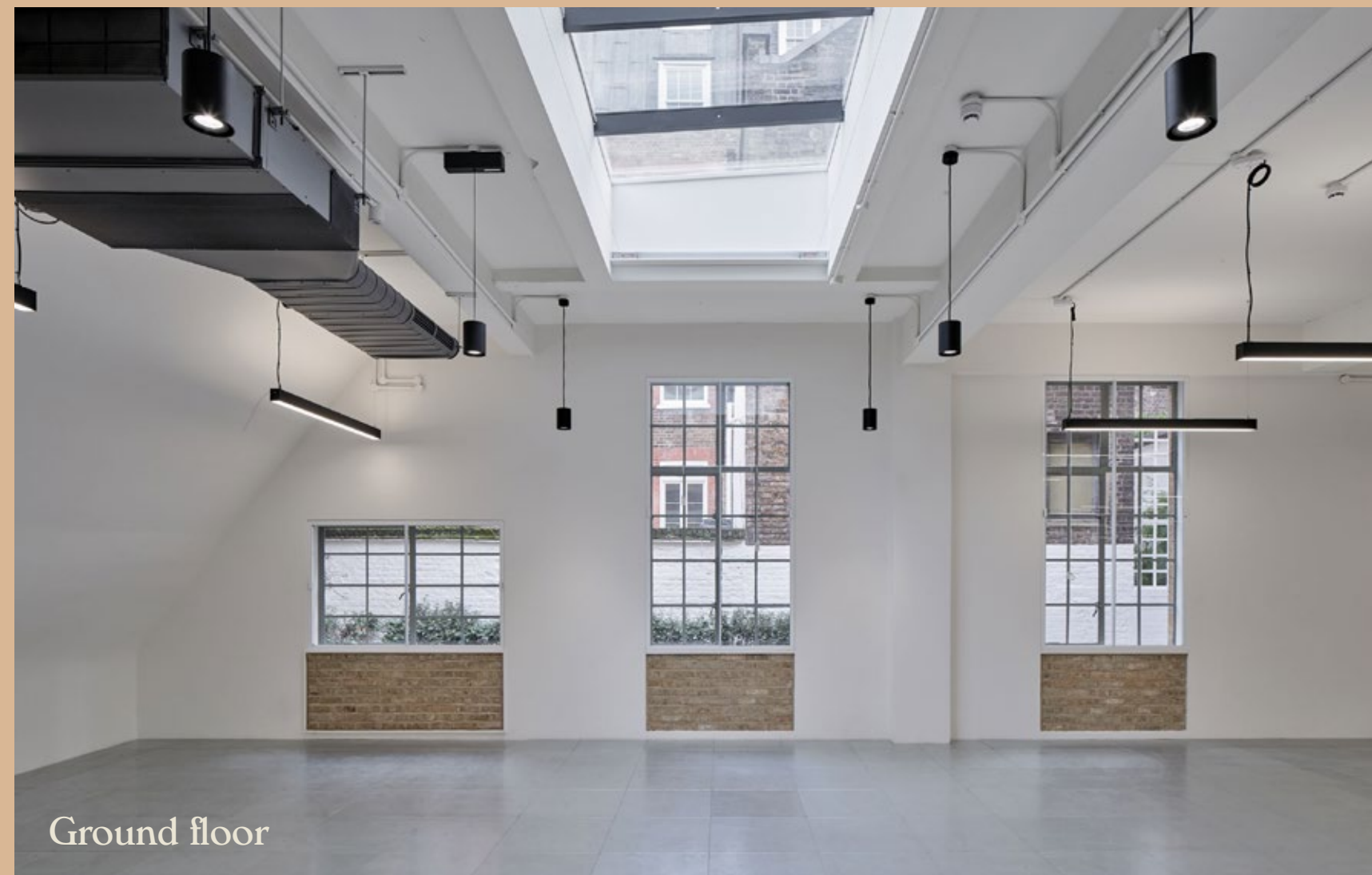
DRESSED TO IMPRESS

The refurbished building has been carefully considered to include a modern, innovative specification.

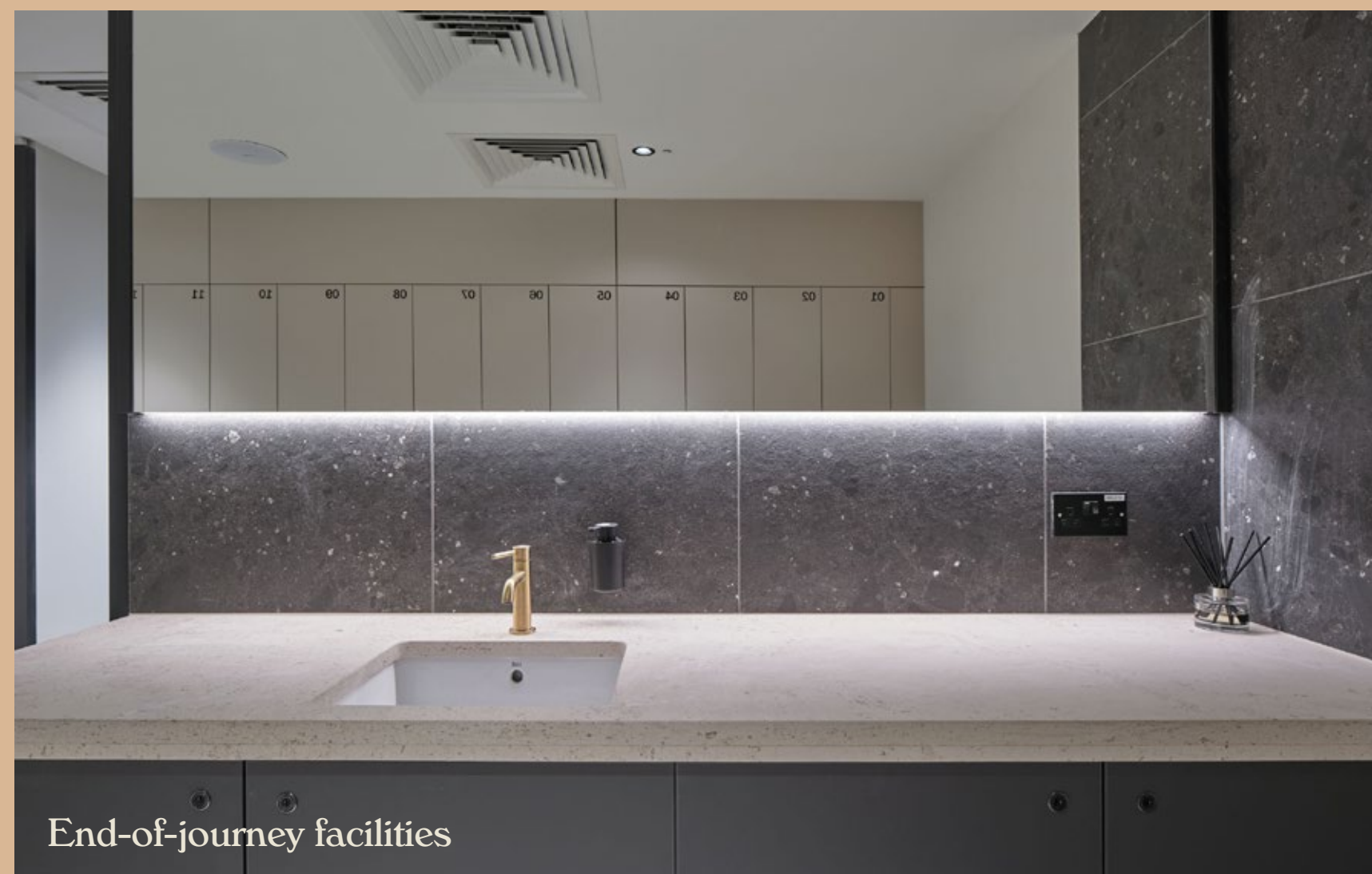
FORMER WAREHOUSE WITH CRITTALL WINDOWS THROUGHOUT



 <p>OCCUPATIONAL DENSITY OF 1:8 SQ. M</p>	 <p>13 UNDERGROUND CAR PARKING SPACES</p>	 <p>BASEMENT SPACE PROVIDED FOR OCCUPIER STORAGE OR GYM</p>	 <p>3.22M TO 3.81M RAISED FLOOR TO SOFFIT</p>
 <p>1,700 SQ FT ENTERTAINMENT STANDARD LIFT ACCESSED ROOF TERRACE</p>	 <p>ELECTRIC VEHICLE CHARGING POINTS</p>	 <p>EXPOSED VRF HEATING/ COOLING WITH FRESH AIR, SUPPORTED BY OPENABLE WINDOWS</p>	 <p>FULL FIBRE CONNECTIVITY</p>
 <p>63 BASEMENT BICYCLE SPACES</p>	 <p>2 X 13-PERSON PASSENGER LIFTS</p>	 <p>DIMMABLE LED LIGHTING</p>	 <p>CLUB-STANDARD CHANGING FACILITIES 88 LOCKERS, 8 SHOWERS / VANITY STATIONS & TOWEL SERVICE</p>



Ground floor



End-of-journey facilities



Lifts

SUSTAINABLE MEASURES



COMPREHENSIVELY REFURBISHED

Carbon embodied carbon emissions relating to the retrofit refurbishment of One Derry Street are 207kCO₂e/m² as compared to the 2030 LETI design target for new build office building of less than 350KgCO₂e/m².



ELECTRIC HEATING AND COOLING

90m² of new PV panels have been installed and all energy used at the building is and will be renewably sourced reducing the operational carbon consumed at the property.



CYCLE PARKING

Plus electric charging points for electric vehicles of all kinds.



EPC RATING A BREEAM EXCELLENT

At design stage, potentially increasing upon completion.



OPENABLE WINDOWS

Secondary glazing, and newly insulated roof.



GREEN PLANTED SPACES

And entertainment standard roof terrace.



LED LIGHTING

Low energy dimmable.



SHOWERS AND CHANGING

Encouraging sustainable travel options. A towel service and drying cupboards will be provided.



VENTILATION SYSTEM

On each floor, saving fan and vrf heat/cool power.

PART OF THE FABRIC OF THE WEST-END

One Derry Street is located in the heart of the West-End just seconds from High Street Kensington Station.

The area is synonymous with style and fashion as well as being the home of many major occupiers.

PERFECTLY PLACED

AMENITIES

- 1 Whole Foods Market
- 2 Kensington Roof Gardens
- 3 Equinox Gym
- 4 Six Physio
- 5 Megan's
- 6 Zuaya
- 7 Zaika
- 8 Montparnasse Cafe
- 9 Hjem
- 10 Da Mario
- 11 Gail's Bakery
- 12 Holland Park Outdoor Gym
- 13 The Gore Hotel
- 14 The Gloucester Arms
- 15 Japan House
- 16 The Royal Albert Hall
- 17 The Design Museum
- 18 The Serpentine
- 19 The V&A
- 20 Science Museum
- 21 No 16. Firmdale Hotel

OCCUPIERS

- 1 Ilex Capital
- 2 Luxottica
- 3 Mulberry
- 4 LVMH
- 5 The Daily Mail
- 6 Warner Music
- 7 Apax Partners
- 8 Manchester United
- 9 Ineos
- 10 Winton Capital Management
- 11 Invest Industrial
- 12 Dorchester Services



CULTURAL THREADS

Kensington is London's culture centre with many world-famous institutions just a minutes walk away.

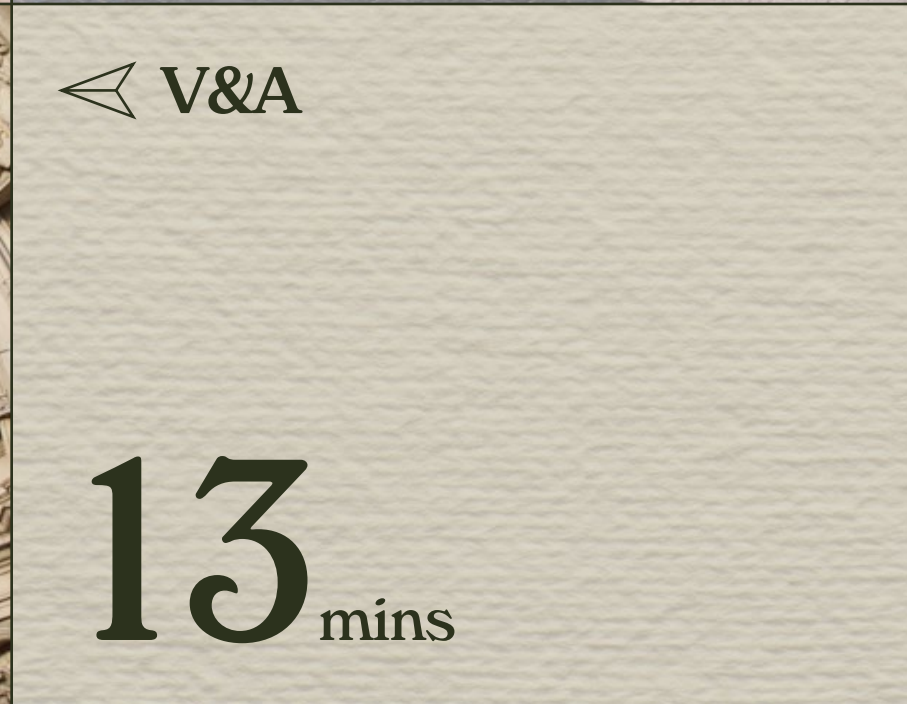
14 mins

SCIENCE MUSEUM



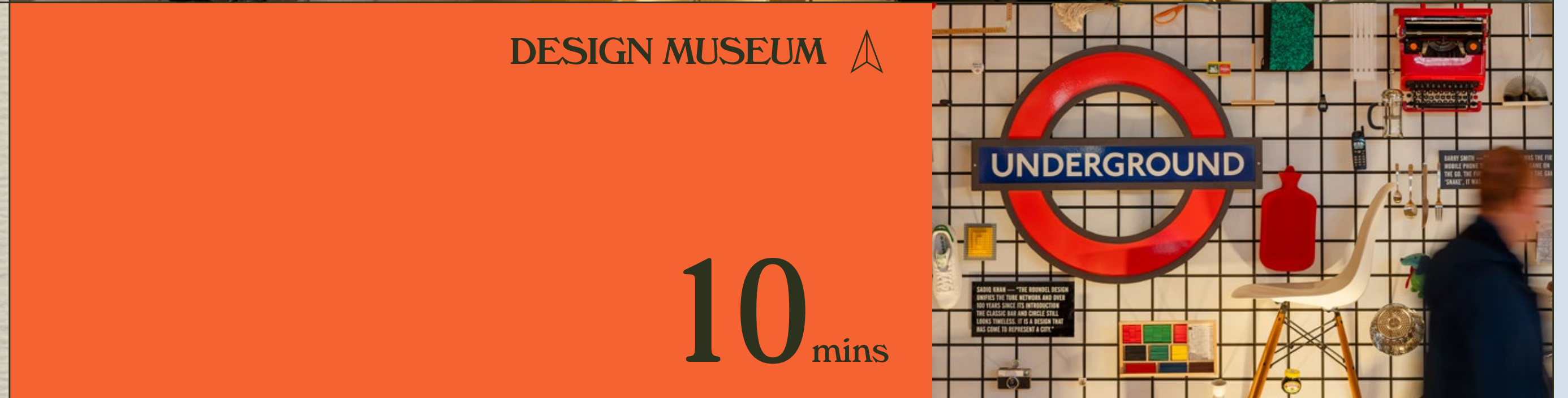
V&A

13 mins



DESIGN MUSEUM

10 mins





JACUZZI ➤

03 mins

⬅️ ZAIKA

06 mins



PARIS BAGUETTE ➤

05 mins



HAUTE CUISINE

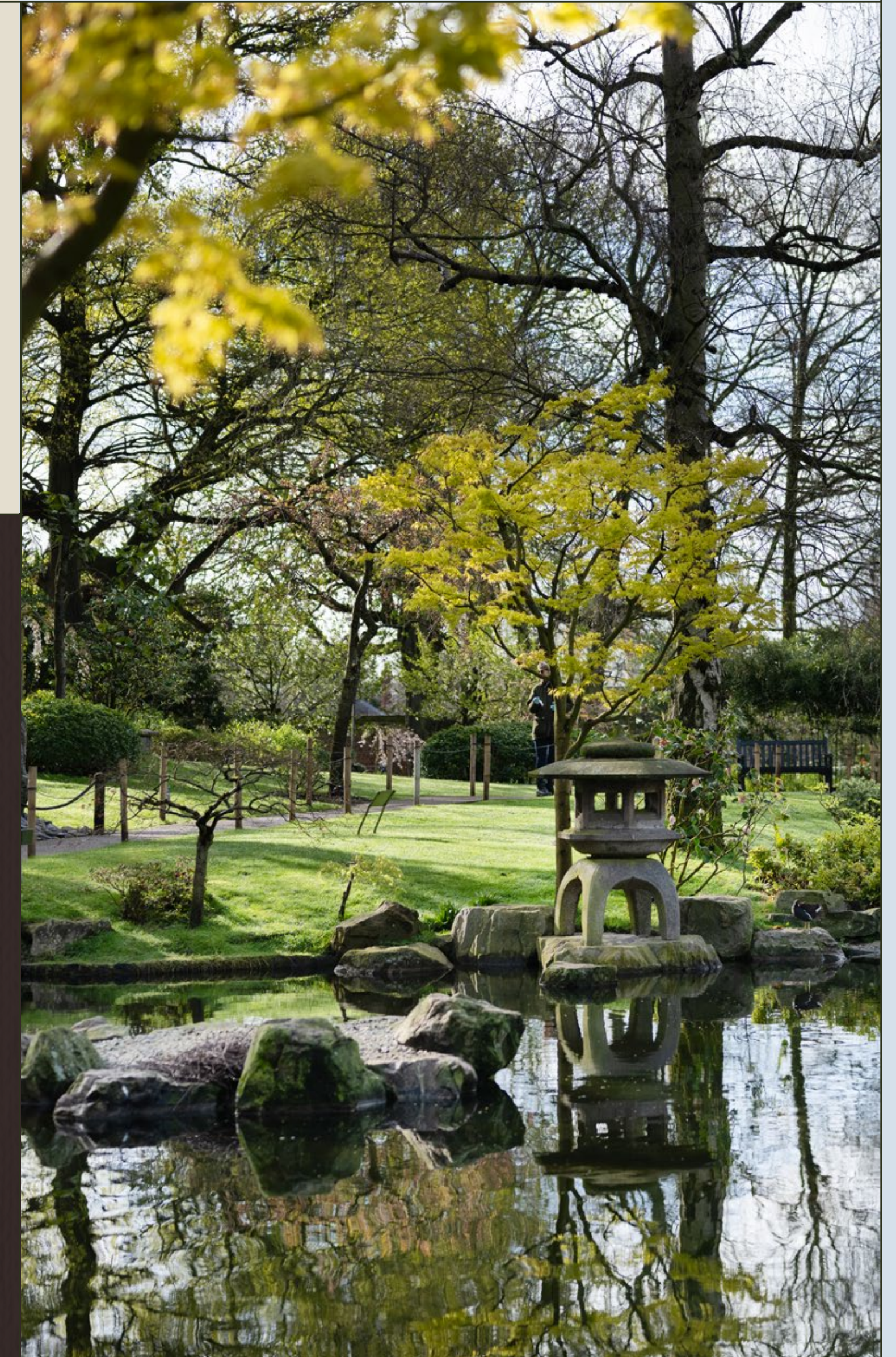
Food and drink options are plentiful and range from quick and convenient to Michelin starred institutions.

SPACE TO BREATHE

One Derry Street is close to two of London's most beautiful green spaces, Hyde Park and Holland Park.

HOLLAND PARK ➤

10 mins



➤ HYDE PARK

10 mins



A SHORT CUT TO THE UNDERGROUND

The building features its own dedicated exit from the excellently connected High Street Kensington underground station.

01 mins



HIGH STREET KENSINGTON



02 mins



NOTTING HILL GATE



10 mins



VICTORIA



02 mins



SOUTH KENSINGTON



12 mins



FARRINGDON



04 mins



PADDINGTON



14 mins



LIVERPOOL STREET



09 mins



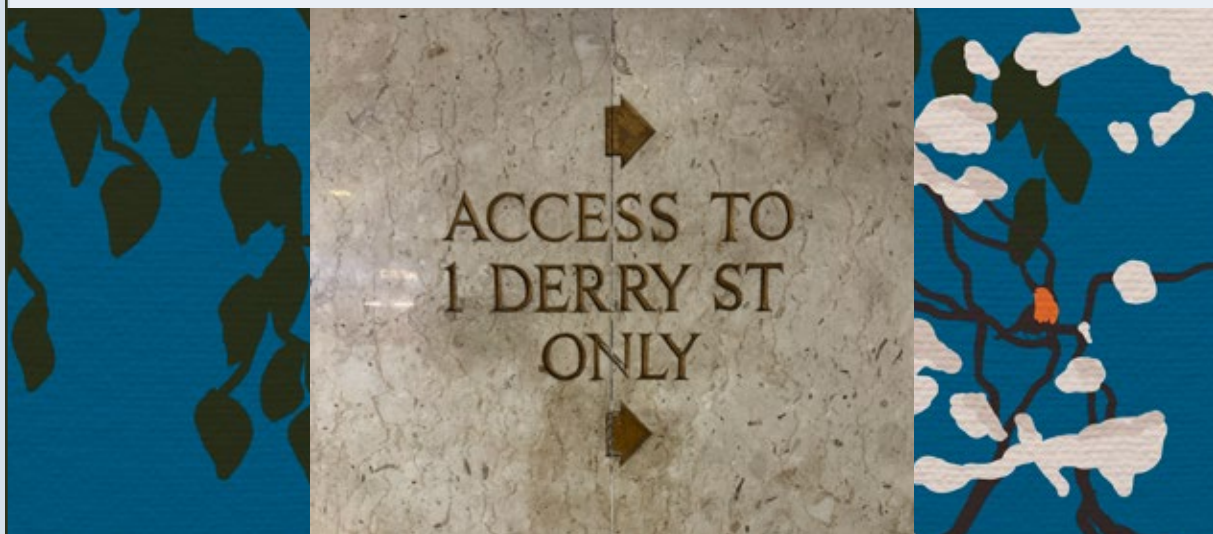
BOND STREET



25 mins



HEATHROW AIRPORT



PART OF A WIDER PORTFOLIO

One Derry Street is privately owned and sits within a wider London portfolio totalling approximately 2m sq ft and valued at circa £3bn. A long term investor, the company stand for sustainability, innovation and durability. Over the past 30 years, the business's core focus has been to develop and maintain strong partnerships with its occupiers and to invest in its assets to deliver some of London's most exciting commercial spaces.



80 STRAND

480,000 sq ft

Occupiers: Sharkmob, Pearson, Virgin Active, Darktrace, IK Partners, Michael Page, ECI Partners, Vitality, Orega, Product Madness and Lululemon



ELEPHANT

250,000 sq ft +

An iconic Art Deco landmark in the heart of the West End



5 STRATTON STREET

103,000 sq ft

Occupiers: Egerton Capital, Melrose Plc, GSA Capital Services, HSBC, Park Square Capital, Pictet & Cie and Langans



LIBERTY STORE

123,000 sq ft +

Home of the world famous retail brand



70 BERNERS STREET

295,000 sq ft

Occupiers: Gamesys, Next, The Gym Group, Arros (restaurant), Beautypie and Wintermute



KENSINGTON ESTATE

840,000 sq ft +

Occupiers: Daily Mail, Equinox, M&S, H&M, Dishoom, Hobbs, Kensington Roof Gardens Jigsaw, Wholefoods, Japan House and Mango

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