

One Knightsbridge Green

SW1



work/life in
perfect balance

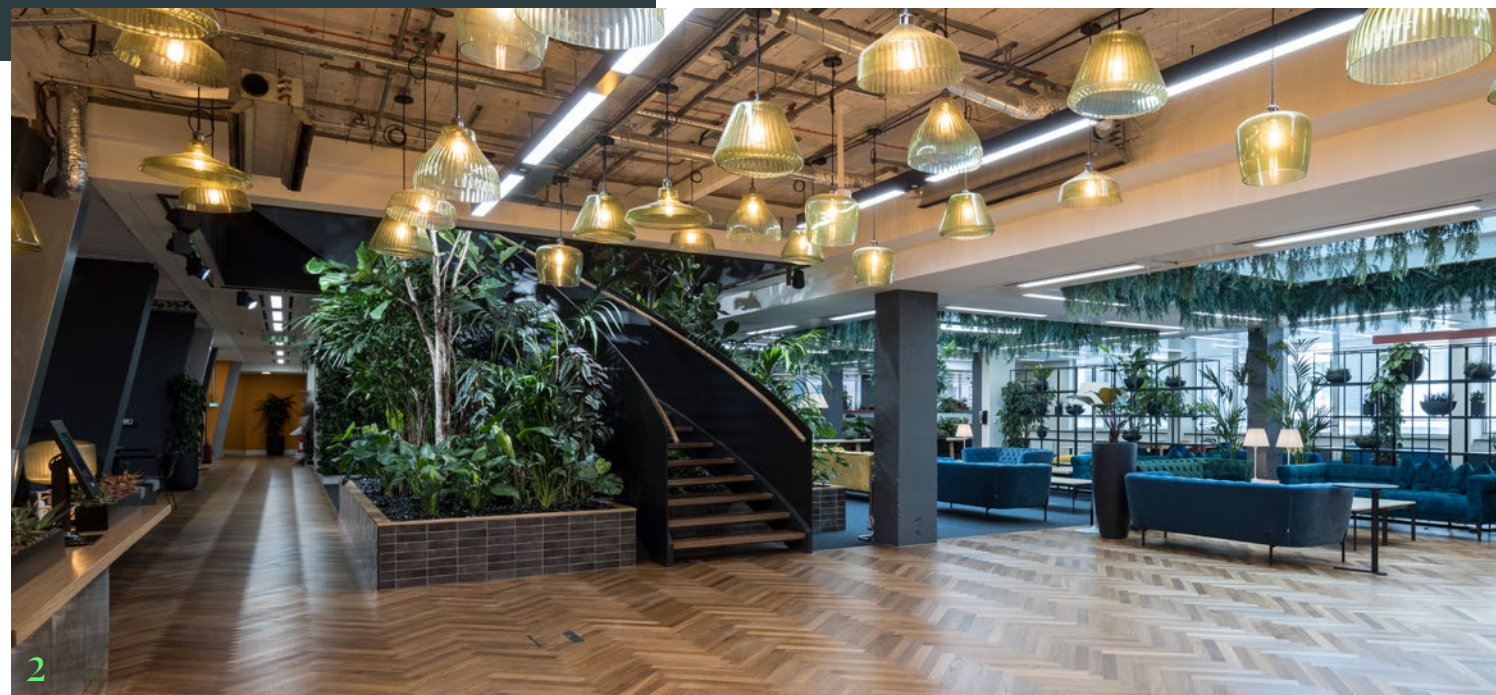
14,012 – 63,580 sq ft
fitted space available

The Building

63,580 sq ft of fitted space across four floors in a landmark building.

1 Knightsbridge Gardens is situated in the heart of Knightsbridge – between Harrods and Hyde Park.

The building offers exceptional, high specification fitted workspace with a stunning terrace accessed from the 1st – 3rd floors.



Up to 63,580 sq ft of fitted space in a landmark building on flexible term.



Highlights

-  Fitted 1st, 2nd, 3rd and 4th floors.
-  Feature internal staircase linking 1st - 3rd floors.
-  Roof terrace.
-  Raised floors.
-  Manned reception.
-  Air conditioned.
-  Showers.
-  Bike spaces.
-  Car parking.
-  Kitchen.
-  Goods lift and loading bay.

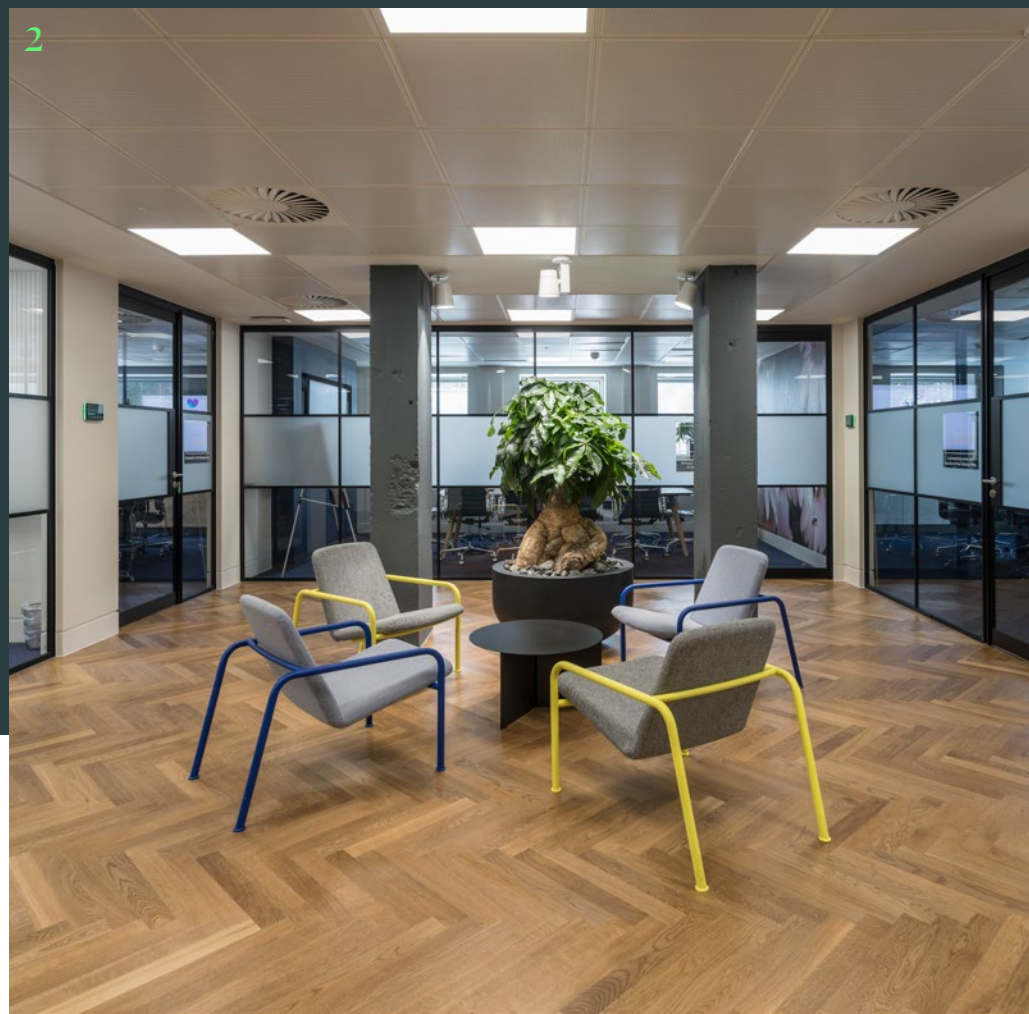
Left:
2nd Floor Roof Terrace



Featuring a
5,000 sq ft private
terrace on the
2nd floor.

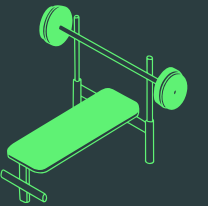


- 1. Meeting room - 2nd floor
- 2. Breakout area - 2nd floor
- 3. Gym
- 4. Kitchen - 3rd floor



Fitted Out
Considered
design details
throughout.

Onsite gym space
to keep the mind
and body sharp





Fitted Out

Spaces so you can get straight to it.

Contemporary design details feature throughout the available floors.

The 4th floor is fitted-out to provide open plan working with private offices and meeting rooms. The floor also offers teapoints and access to WCs and a shower.

The 1st – 3rd floors provide high quality fitted space including meeting rooms, break out areas, open plan desks, a wellness area, gym and access to the stunning terrace.



Availability

Floor	Finish	Sq Ft	Sq M
4th	Fitted	16,596	1,541.8
3rd	Fitted	16,581	1,540.4
2nd	Fitted	16,391	1,522.8
1st	Fitted	14,012	1,301.8
Total		63,580	5,906.8

Floors are available together or on a floor by floor basis on terms to be agreed.

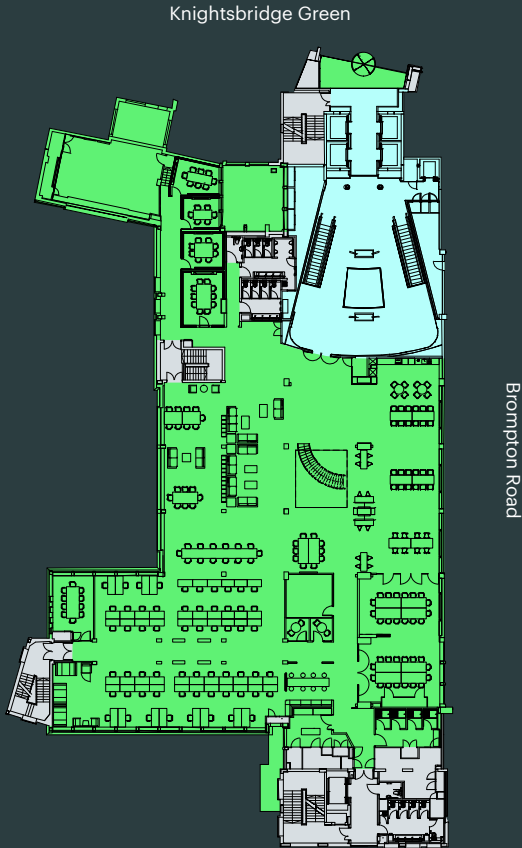
- 1. Internal staircase
- 2. 3rd floor open-plan desks
- 3. 1st floor breakout area

Floor Plans

1st Floor

14,012 sq ft (1,301.8)

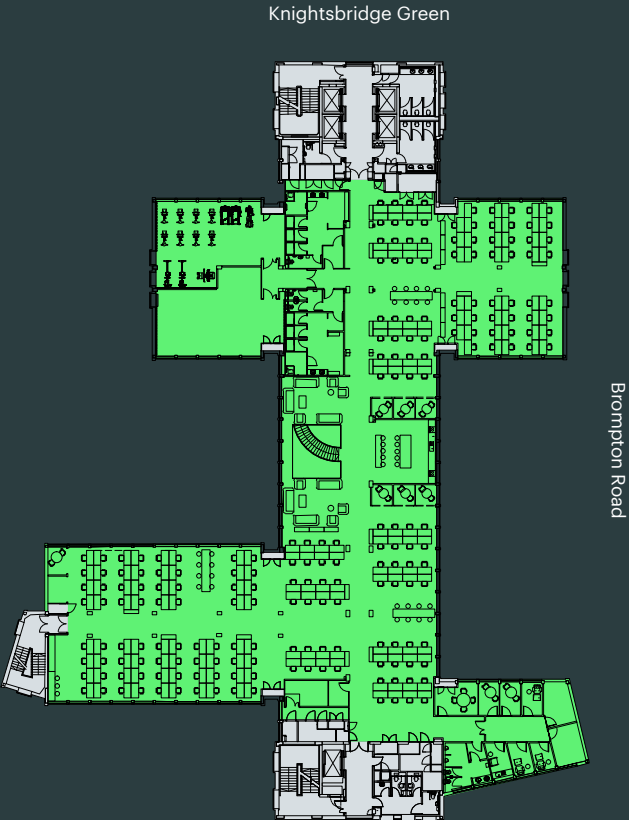
Open Plan Desks	60
Meeting Rooms	7
Phone Booths	2
Kitchen	1



3rd Floor

16,581 sq ft (1,540.4)

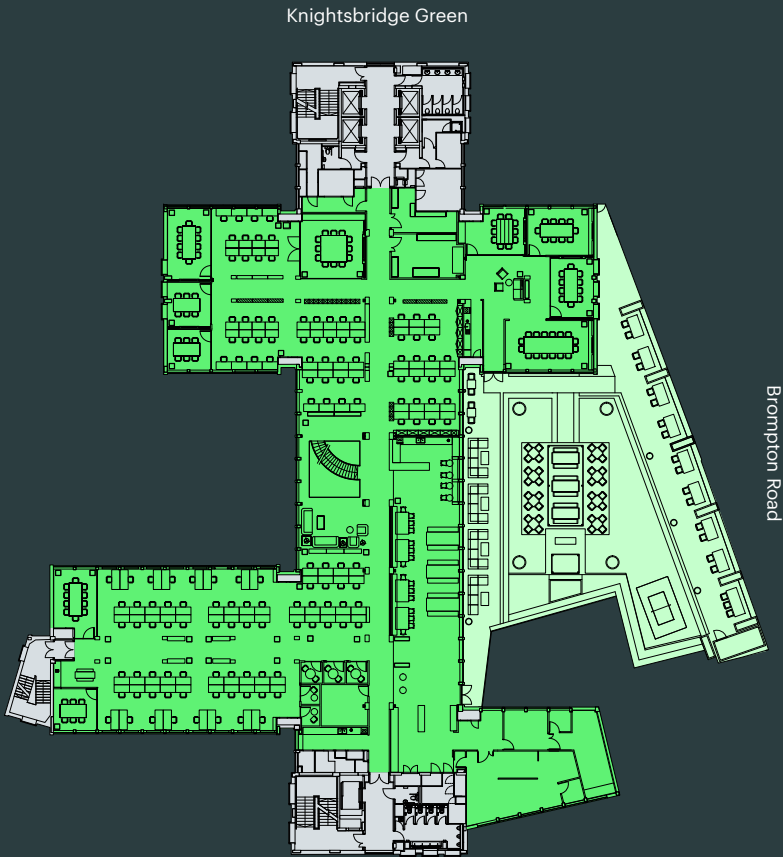
Open Plan Desks	206
Meeting Rooms	1
Phone Booths	9
Kitchen	1



2nd Floor

16,391 sq ft (1,522.8)

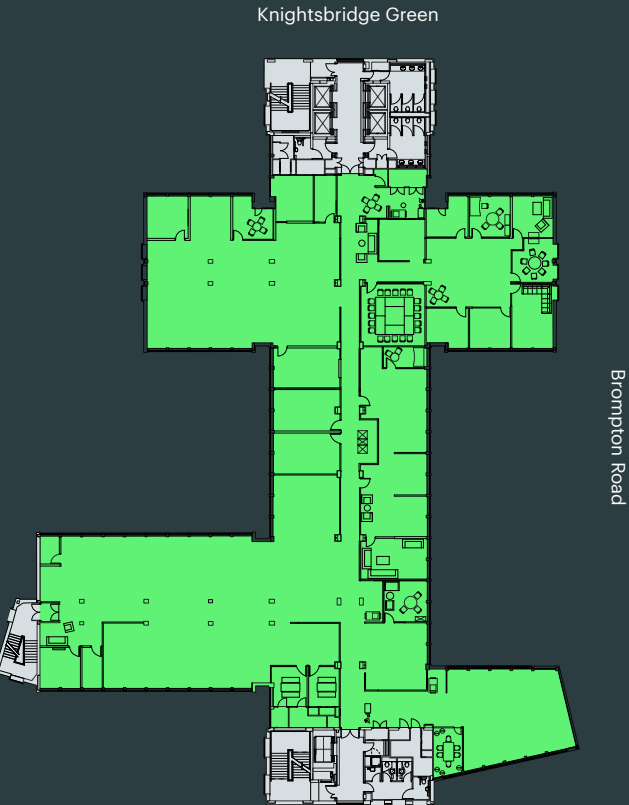
Open Plan Desks	140
Meeting Rooms	10
Phone Booths	5
Kitchen	1



4th Floor

16,596 sq ft (1,541.8)

Meeting Rooms	18
Kitchenette	2

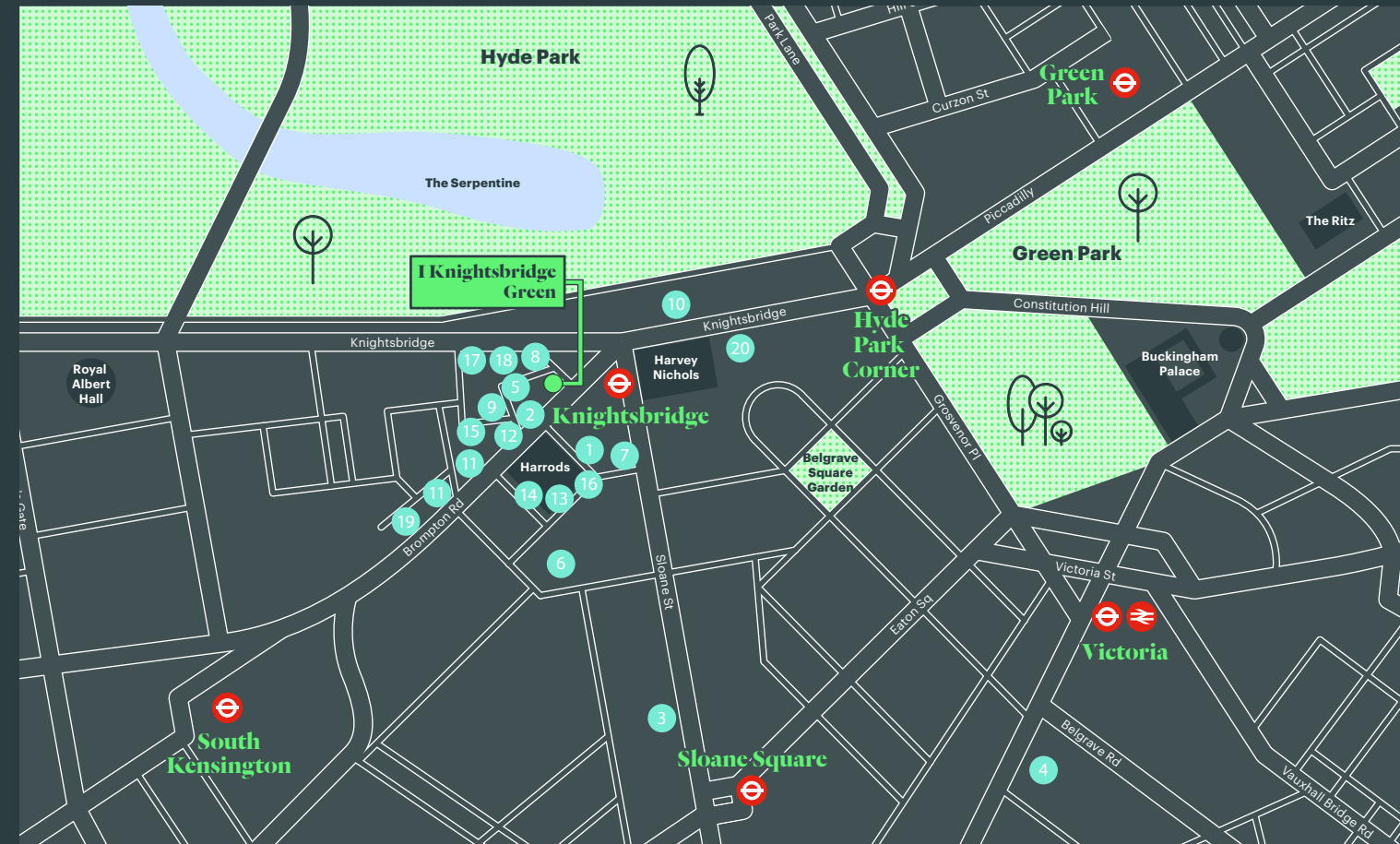


Local Area

Situated in prestigious Knightsbridge.

The building is located in the heart of Knightsbridge between the famous Harrods and Hyde Park, providing a balanced mix of exceptional amenities.

Transport connections are excellent with Knightsbridge (Piccadilly line), South Kensington (Circle and District Lines) and Sloane Square (Circle and District Lines) Underground Stations all within easy walking distance. Numerous bus routes operate in the nearby vicinity providing further transport connections as well cycle routes close by.



Local Occupiers

1. Ineos
2. Pharo Advisors
3. Marshall Wace
4. Google

Bars & Restaurants

5. Zuma
6. Harry's Dolce Vita
7. Sale e Pepe
8. Buddha Bar
9. Signor Sassi
10. Dinner by Heston Blumenthal

Grab & Go

11. Pret A Manger
12. Wasabi
13. EL&N London
14. Laduree at Harrods
15. Starbucks
16. Carpo

Fitness

17. Pure Balance Yoga
18. Workshop Gymnasium
19. Eqvvs Training
20. The Berkeley Hotel Fitness Centre

Connections

Knightsbridge

02 minutes
 

Hyde Park Corner

07 minutes
 

South Kensington

10 minutes
 

Bond Street

12 minutes
 

Waterloo

14 minutes
 

Victoria

15 minutes
 

Charing Cross

16 minutes
 

Paddington

22 minutes
  

Heathrow Airport

52 minutes


Gatwick Airport

59 minutes


All journeys times taken from the building entrance. Source: TfL

LOCATION

Further Information

Terms

Upon application

Viewings

Strictly through joint sole letting agents.

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E i A
REAL ESTATE

JAI | JAMES ANDREW
INTERNATIONAL

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