



KNIGHTSBRIDGE GATE

75 KNIGHTSBRIDGE

LONDON



Introducing

*a UNIQUE workspace
for a MODERN business
in a LANDMARK
Knightsbridge location*

Creating

*a new FASHIONABLE
destination for GLOBAL
influencers in this
LUXURY neighbourhood*





KNIGHTSBRIDGE GATE IS A TRULY

MIXED DEVELOPMENT

Offering retail, office and 15 luxury residences



INDEPENDENT RETAIL UNITS

delivered by Knightsbridge Gate



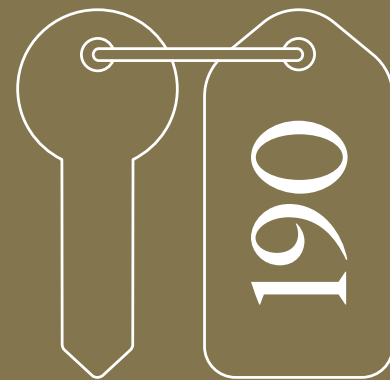
APPLE & BURBERRY

to occupy K1 on the south side of Knightsbridge



350 ACRES

of green space at
HYDE PARK



ROOMS

delivered by the new
PENINSULA HOTEL



walk to Knightsbridge Station



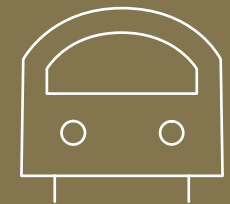
exciting new

ARTISAN BRANDS



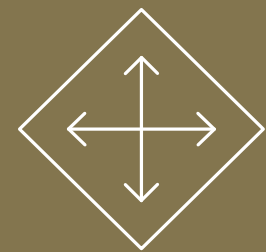
AL FRESCO DINING

In Pavillion Road, Motcomb and Elisabeth 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

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 facade, high-spec interiors and quality facilities create the ultimate modern workspace.







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



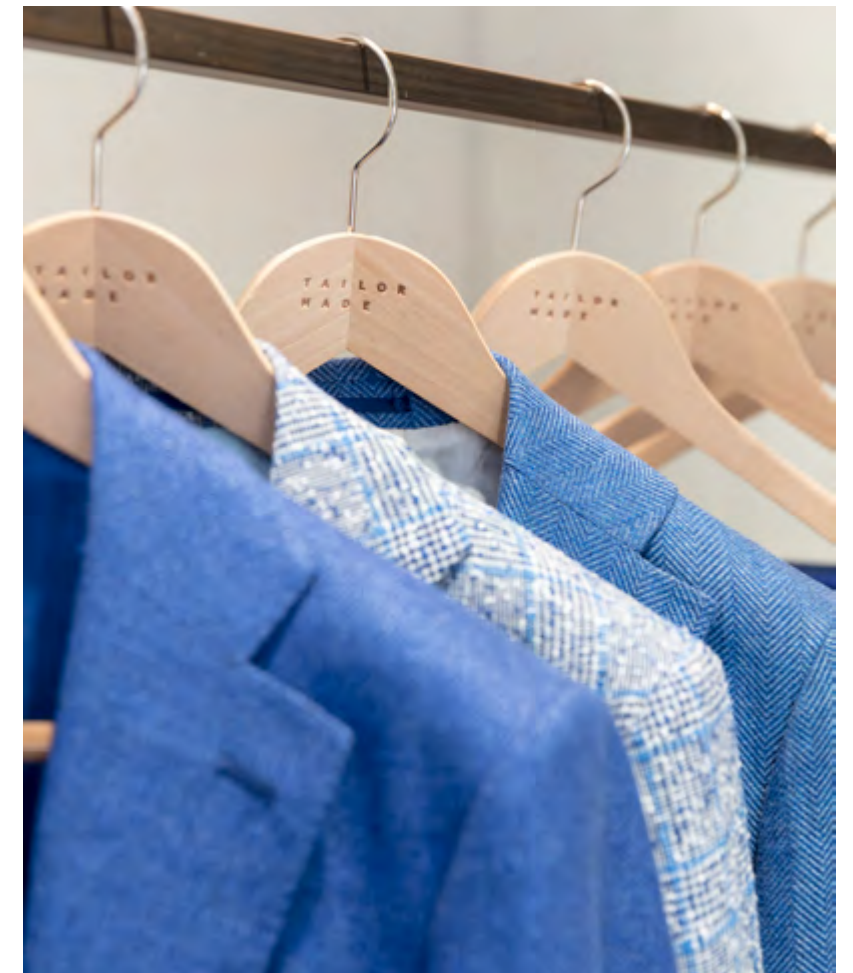


Re:Mind



Wild by Tarr

Tailor Made



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.



Knightsbridge Gate from William Street

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.



Knightsbridge Gate from Wilton Place



Entrance to 75 Knightsbridge



Ladurée at Harrods



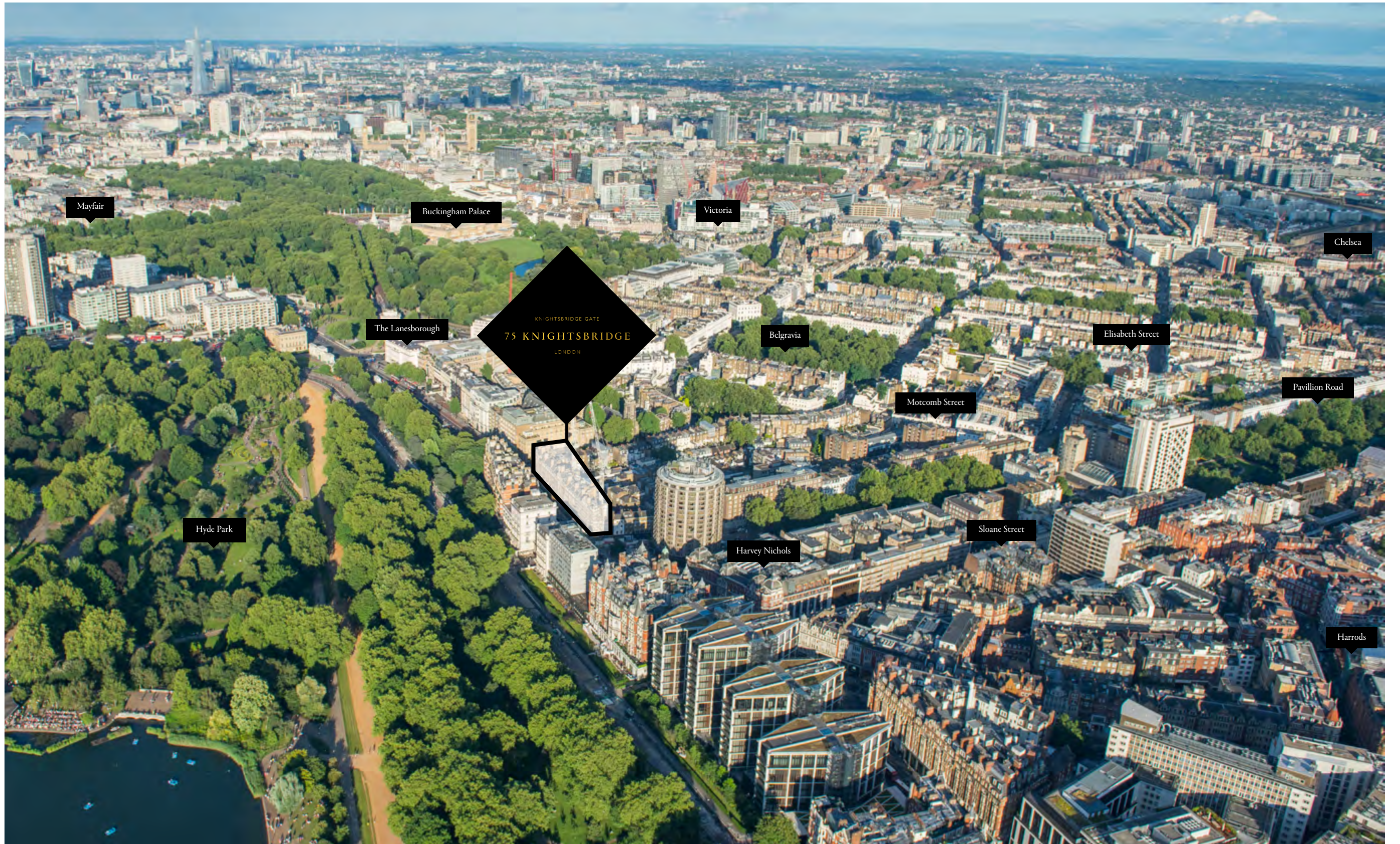
Sloane Street

London Emporia

Knightsbridge is one of the world's most famous shopping destinations, from the luxury designer boutiques on Sloane Street to iconic department stores Harrods and Harvey Nichols.



Harvey Nichols



Mayfair

Buckingham Palace

Victoria

Chelsea

The Lanesborough

KNIGHTSBRIDGE GATE
75 KNIGHTSBRIDGE
LONDON

Belgravia

Elisabeth Street

Pavillion Road

Hyde Park

Morcomb Street

Sloane Street

Harvey Nichols

Harrods

Restaurants, bars & pubs

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

Wellbeing

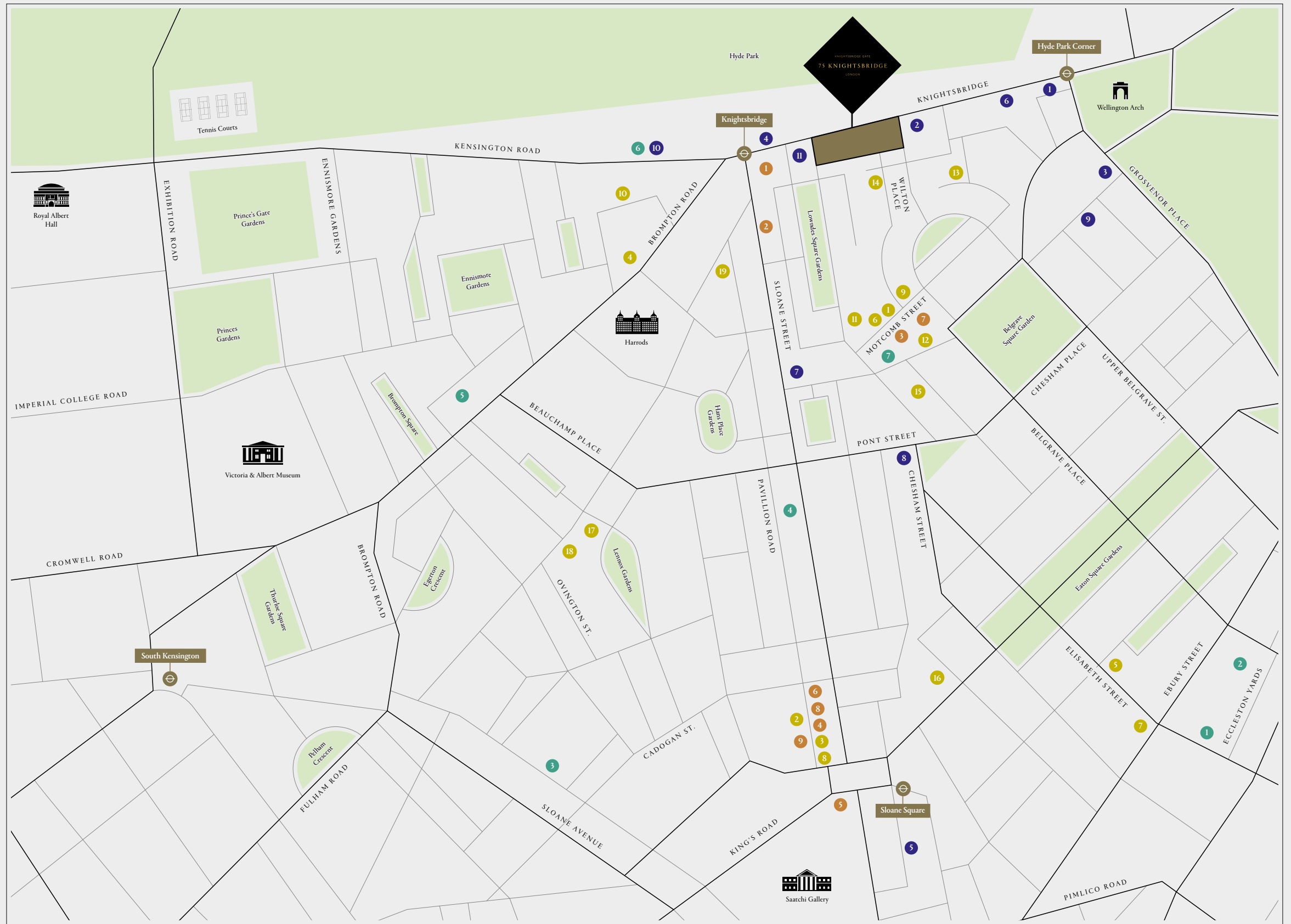
- 1 Re:Mind
- 2 Barry's Bootcamp
- 3 KX Fitness
- 4 Sloane Street Surgery
- 5 Equus Training
- 6 Pure Balance Yoga
- 7 Grace Belgravia

Hotels

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

Retail

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





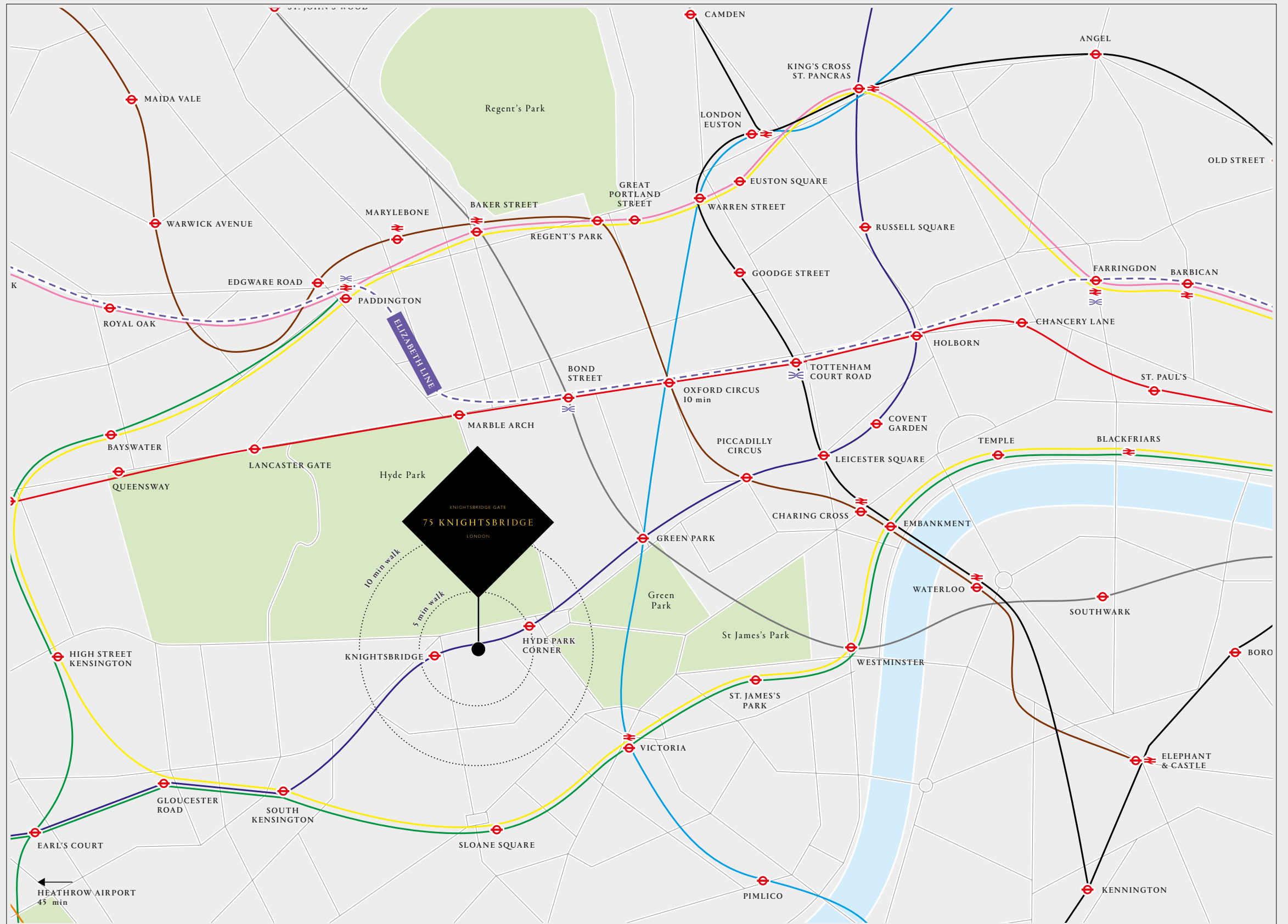
Train journey times*

- 7 min BOND STREET
- 10 min OXFORD CIRCUS
- 10 min VICTORIA
- 15 min WATERLOO
- 16 min KINGS CROSS
- 17 min CHARING CROSS
- 16 min PADDINGTON
- 18 min EUSTON
- 20 min BANK
- 21 min LIVERPOOL STREET
- 21 min LONDON BRIDGE
- 25 min FARRINGDON



Walking journey times*

- 7 min KNIGHTSBRIDGE
- 10 min HYDE PARK CORNER
- 10 min HARRODS
- 15 min MOTCOMB STREET
- 16 min PAVILLION ROAD
- 17 min SLOANE SQUARE
- 16 min ELISABETH STREET
- 18 min SLOANE SQUARE



*Approximate travel times from Google maps and TfL

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 WD Caroe 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.





New 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.

Computer generated image and indicative design for illustration purposes only





Computer generated image and indicative design for illustration purposes only



Computer generated image and indicative design for illustration purposes only



**27
Bike Racks**



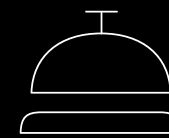
**1:10 sq ft
Base Occupancy**



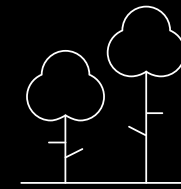
**Up to 13
onsite retailers**

Designed for success

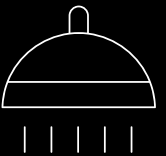
At 75 Knightsbridge, stunning architecture, sumptuous interiors and future-proof design sit side-by-side with a strong focus on health and wellbeing – benefits like an onsite commissionare, bike spaces, showers and changing facilities. Add to these the unrivalled central London location and you have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



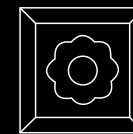
**Onsite
Commissionare**



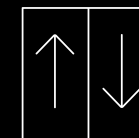
**Opposite
Hyde Park**



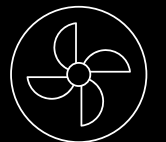
**Showers &
changing facilities**



**Meeting rooms with
period features**



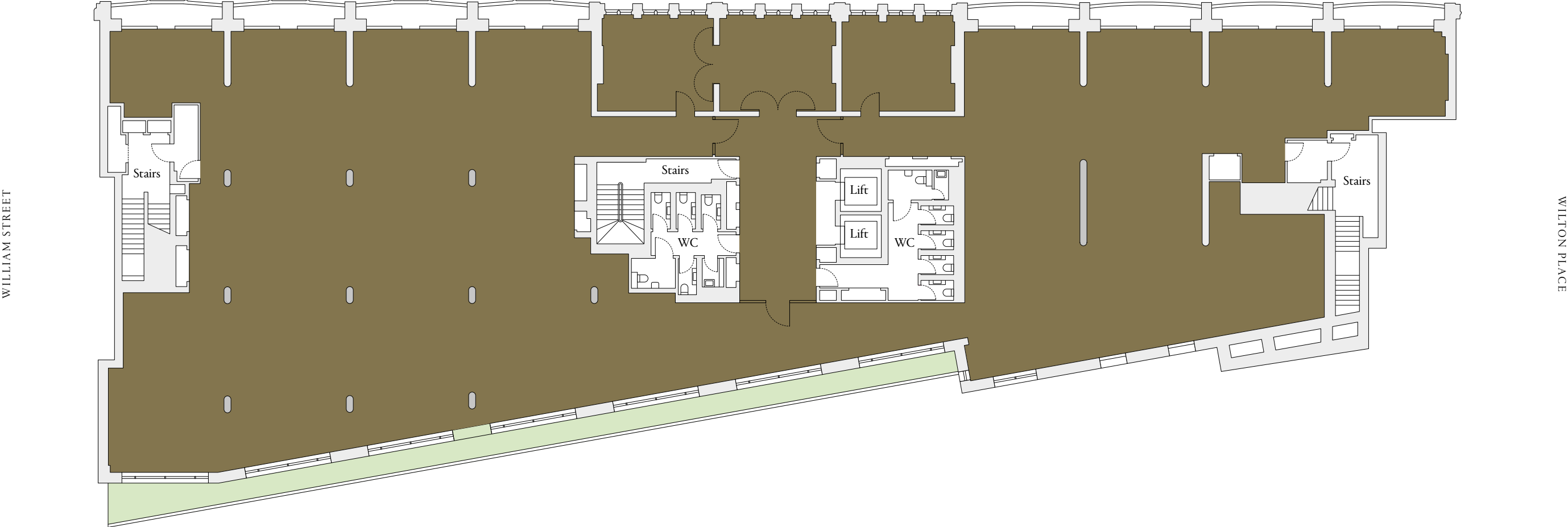
**2
Passenger Lifts**



**Four Pipe Coil Air
Conditioning**

First Floor

KNIGHTSBRIDGE



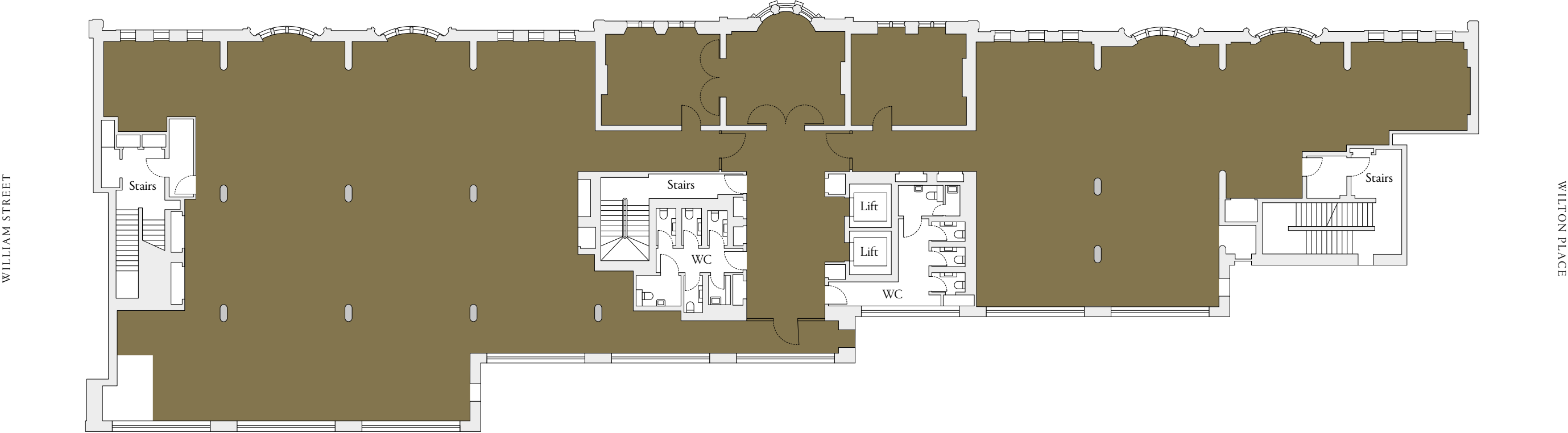
NET LETTABLE SPACE

■ 9,849 SQ FT | 950 SQ M



Second Floor

KNIGHTSBRIDGE

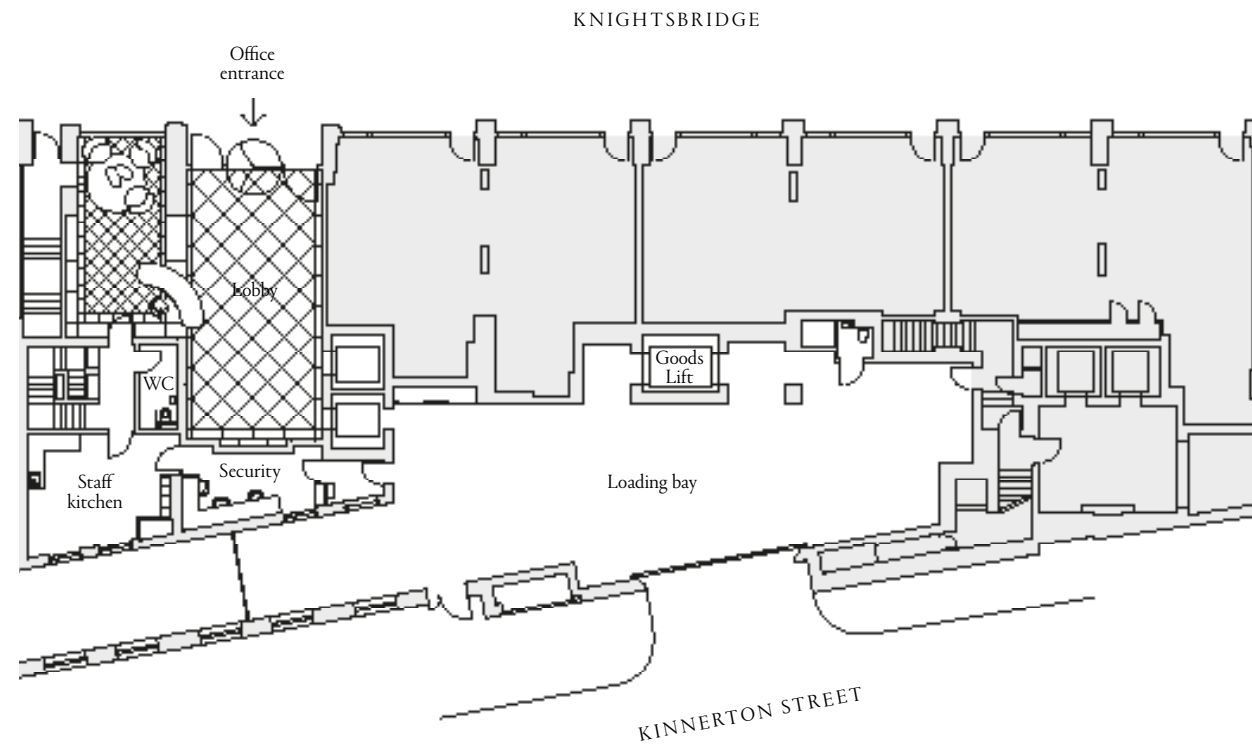


NET LETTABLE SPACE

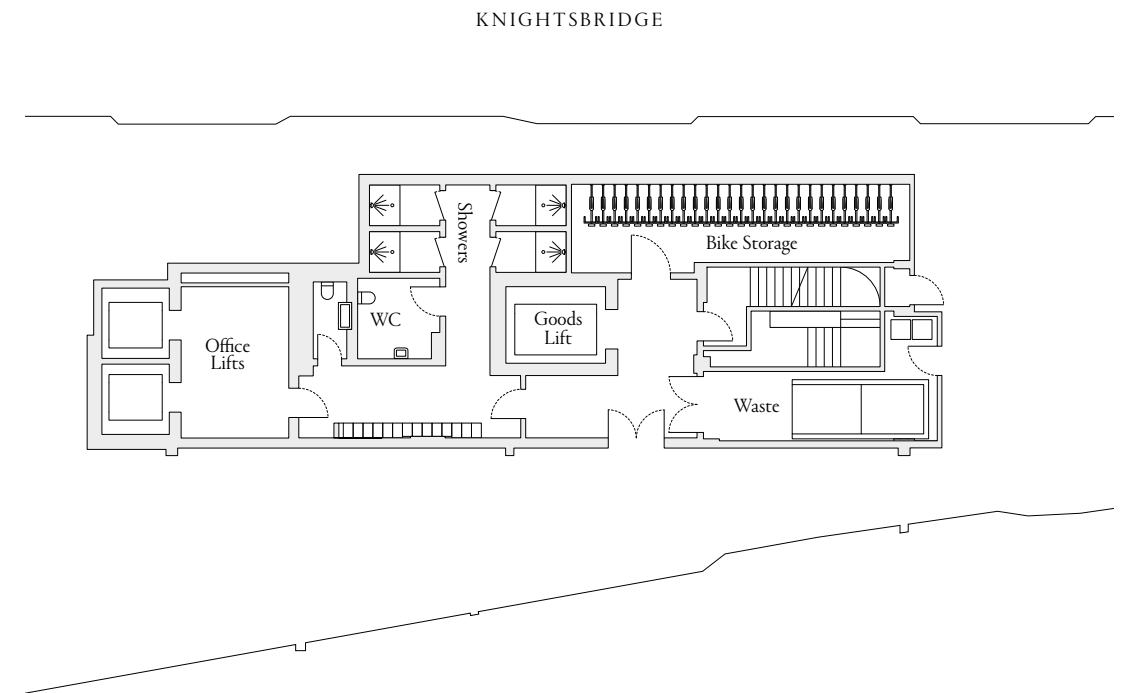
■ 7,965 SQ FT | 740 SQ M



Ground floor



Second Basement



Specification

Contact

KNIGHTSBRIDGEGATE.COM



Kathryn Cripps
+44 20 7861 1196
kathryn.cripps@knightfrank.com

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

1.0 INTRODUCTION

The purpose of this Specification is to describe works by the developer in finishing the office areas to Category 'A' standard. It should be read in conjunction with the Base Building Definition for shell & core.

2.0 OFFICE FINISHES

2.1 WALLS

Mist plus three coats of vinyl matt emulsion finish is provided on core walls, internal and external columns and other exposed walls in office area (unless preformed components).
Walls: Meeting rooms: The retained rooms feature plaster cornices, panels and timber skirtings, with mahogany doors and period ironmongery. Fireplaces are also provided.

2.2 FLOORS

Medium grade (to PSA Method of Building Performance Specification MOB PF2 PS/SPU March 1992) raised access flooring with to be bullet pointed of 150mm on all office floors (inclusive of panel & comprising 600 x 600mm tiles. The minimum floor thickness be not less than 100mm. Note; The MOB loadings for medium grade are as follows:
Concentrated static load: Not less than 4.5 kN over 300 mm sq. and not less than 3.0 kN over 25 mm sq.
Uniformly distributed load: Not less than and 8.0 kN/m2.
All necessary plenum barriers, fire breaks and closure details to be provided.
The concrete floor has a sealant applied to it prior to the installation of the raised floor.
An 8mm zone has been allowed for carpets, to be provided by tenants, with landlord contribution of £??/m2.
Applied skirting to the drylined core walls.
Meeting rooms: Sealed timber flooring on raised floor, species / sizing TBC.

2.3 SUSPENDED CEILINGS

Suspended ceiling comprising fully accessible polyester powder coated perforated metal pan ceiling tiles, fixed into a drop-in suspension system. Suspended ceiling includes fully recessed luminaires / downlighters and grilles etc, fire stopping, access panels and insulation matting fully concealed in black plastic wrapping. Suspension system and fixings above ceiling level are of galvanised steel. The ceiling tile or plank system is laid out modular grid centred on the base building grid. Two layer plasterboard margins to perimeter on galvanised steel suspension system, skim

coat plaster, mist and three coats of emulsion complete with fully recessed luminaires / down lighters as necessary.
The office ceiling system has an acoustical absorption NRC value of approximately 0.7.
The perimeter ceiling detail is compatible with achieving an average room-to-room octave band sound level difference over the range 125Hz-4kHz of 38dB.
Fire stopping / cavity barriers are to be installed by tenants to suit internal layouts etc, except at tenancy subdivisions.

CEILINGS ADJOINING FAÇADE TO KNIGHTSBRIDGE

To avoid cutting across the tall original windows, ceilings to these areas will comprise plasterboard fixed directly to the concrete soffits (with 40mm void for wiring). The higher ceilings will be joined to the main office area ceilings with plasterboard bulkheads. Light fittings are suspended from the ceiling and aligned on the windows.

CEILINGS ADJOINING FAÇADE TO KNIGHTSBRIDGE – RETAINED ROOMS

Retained rooms are to have ceilings installed close to their original heights, comprising two layers of plasterboard on galvanised steel suspension system, skim coat plaster, and fitted with cornices. The ceilings will be finished with mist and three coats of emulsion complete with lighting & smoke detectors as necessary.

2.4 WINDOW BLINDS

Manual roller blinds are fixed in front of all external windows. Details TBC

2.5 INTERNAL SIGNS

Statutory signs are provided

3.0 OFFICE SERVICES

3.1 MECHANICAL SERVICES

3.2 DESIGN CRITERIA

3.2.1 EXTERNAL DESIGN CRITERIA

Summer 30°C db 20°C wb
Winter -4°C db -4°C wb
Air Cooled condenser plant ambient selection 35°C db
External condensing plant to operate at reduced capacity up to a maximum of 400C and a minimum of -50C.

3.2.2 INTERNAL DESIGN CRITERIA ALLOWANCES

1. Temperature tolerances quoted are control tolerances only. Plant and equipment to be designed to maintain specified temperatures.

Important notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. This document contains Computer Generated Images. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Knight Frank LLP is a limited liability partnership registered in England with registered number OC309934. Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names. May 2019

KNIGHTSBRIDGE GATE

75 KNIGHTSBRIDGE

LONDON