



# 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







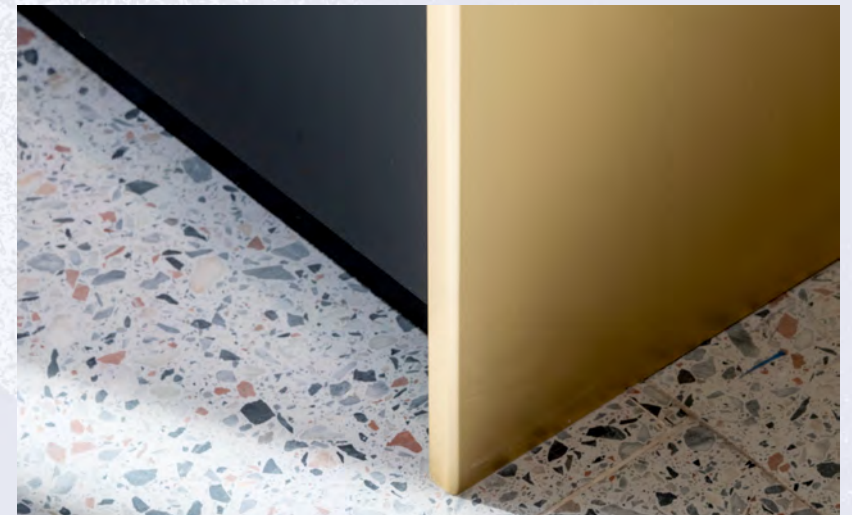
## Entrance

# 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

# 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.



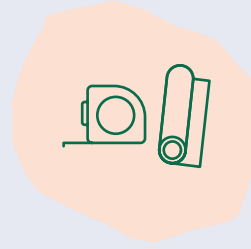


## Specification

# Considered spaces that work



New double height  
expanded reception area  
with terrazzo flooring



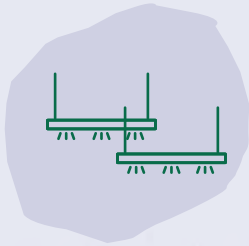
Comprehensive  
Cat A refurbishment  
of the whole building



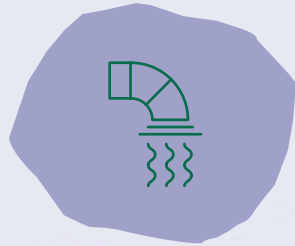
Part fitted  
second floor



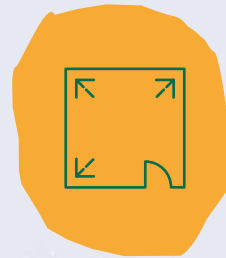
3 x 13 person  
passenger lifts



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



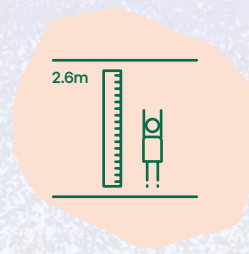
80 cycle spaces  
and bicycle maintenance  
area



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



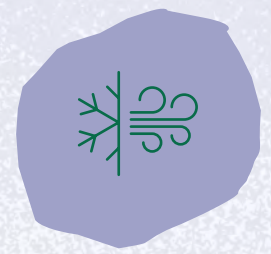
New WCs  
throughout



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

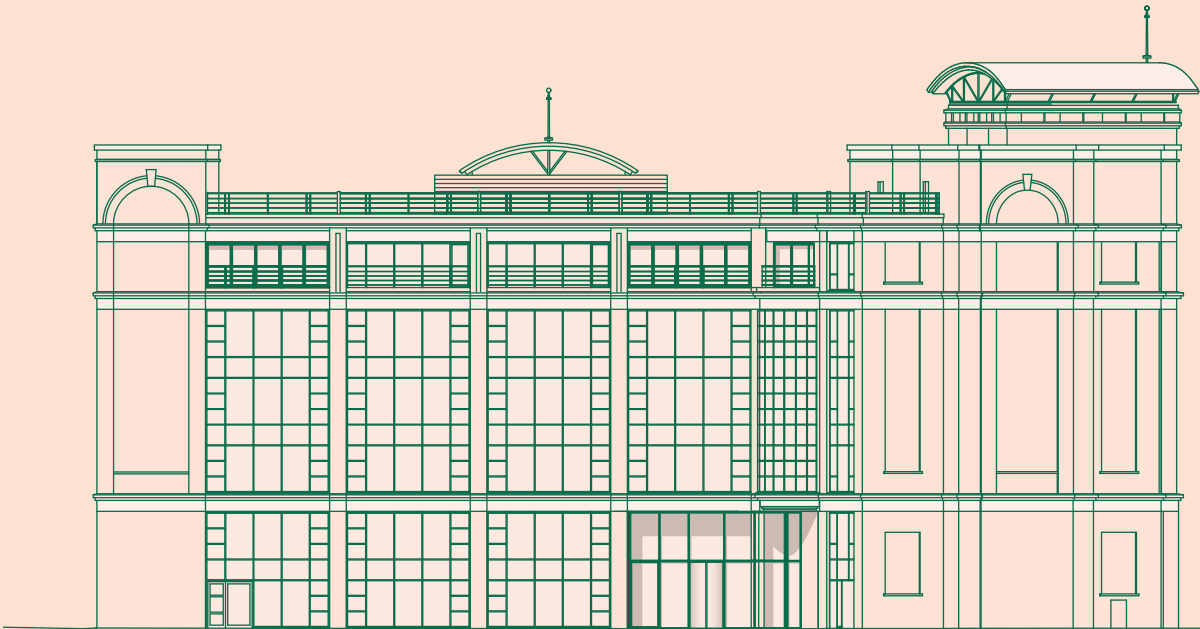


Superloos

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)

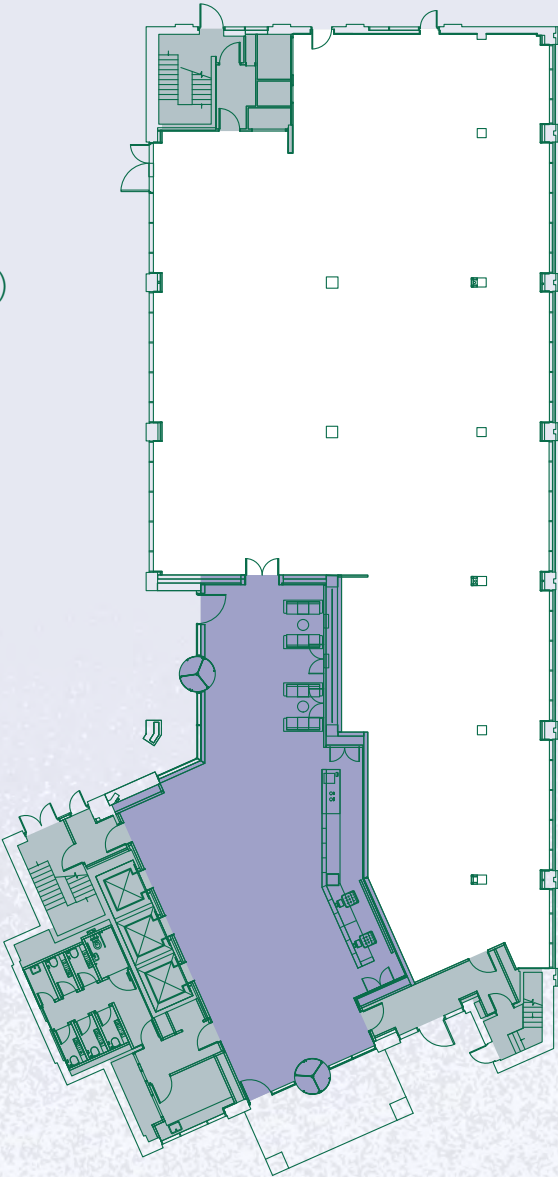
North

Office

Core

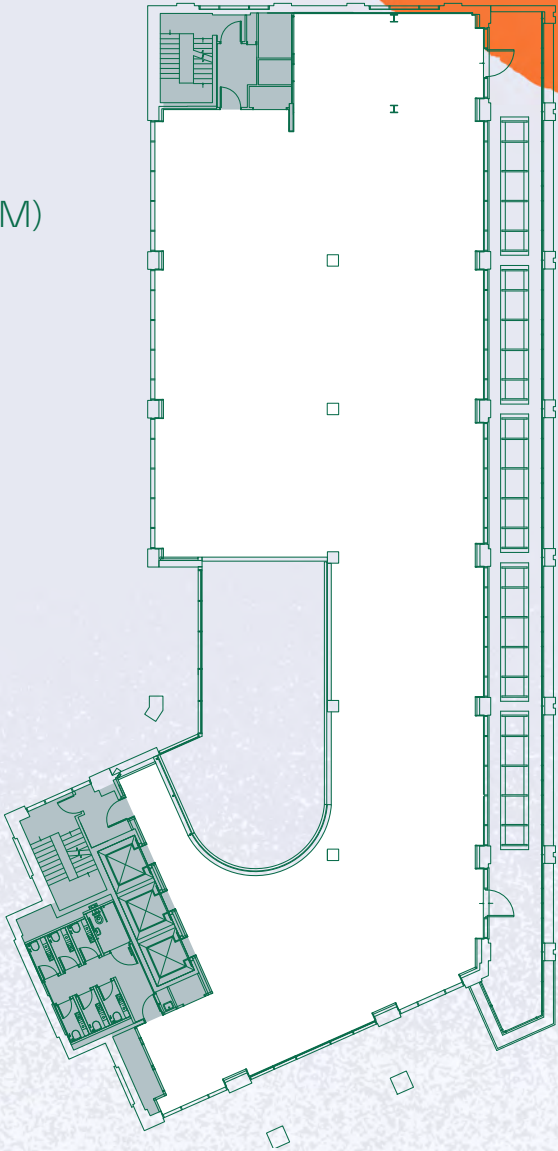
Reception

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)

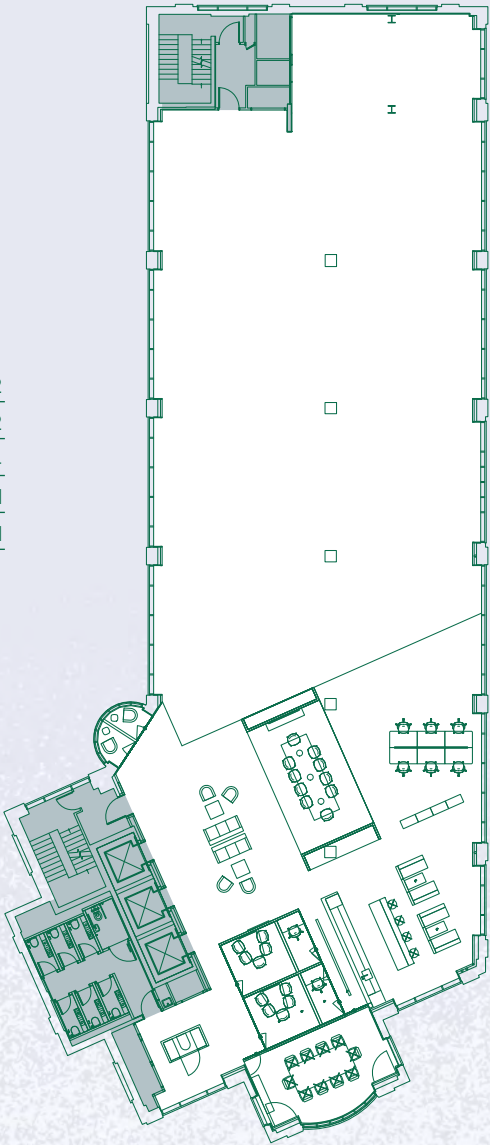
Show Suite

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



- Office
- Core

For indicative purposes only.  
Not to scale.



Third Floor

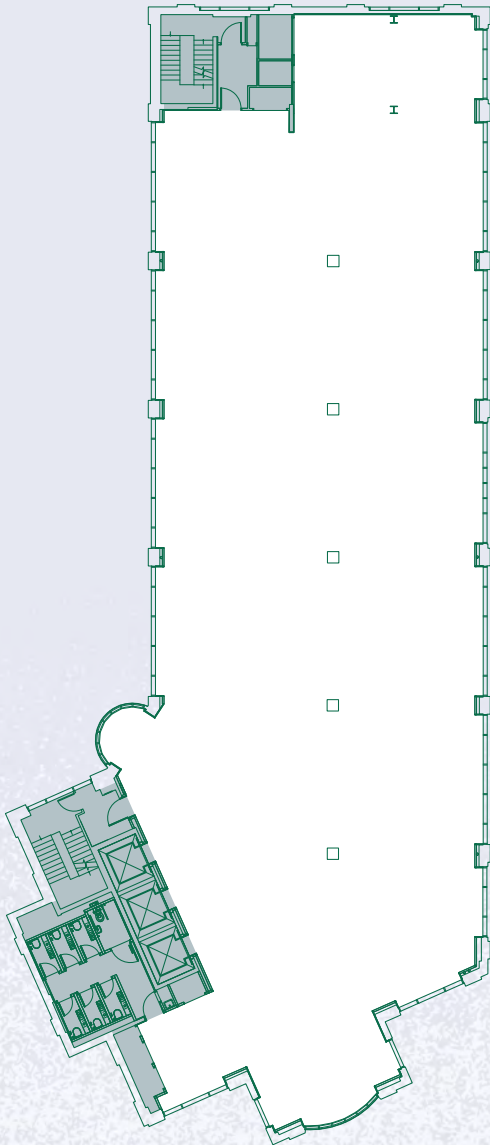
9,117 Sq Ft (847 Sq M)



Floor Plans

Fourth Floor

9,117 Sq Ft (847 Sq M)



North

Office

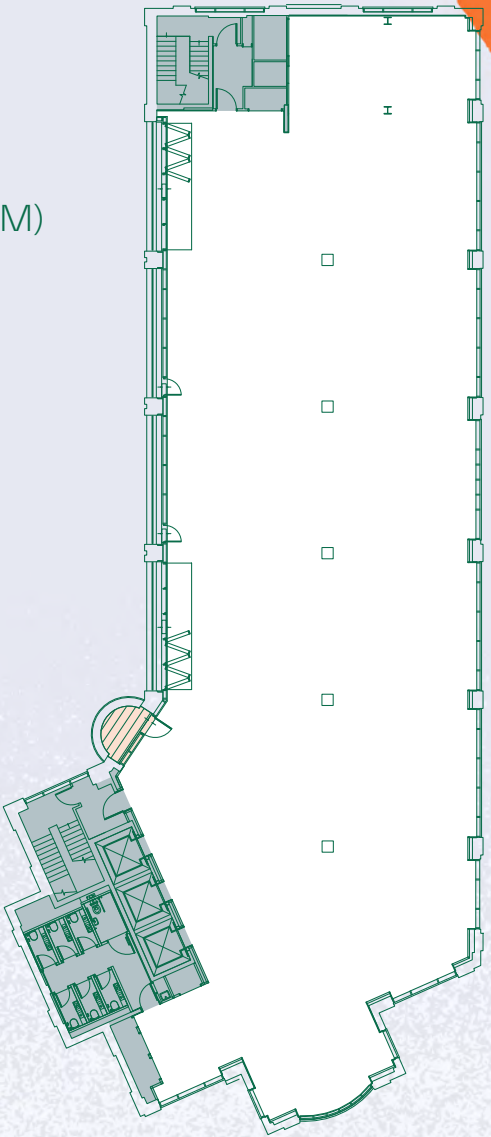
Core

Balcony

For indicative purposes only.  
Not to scale.

Fifth Floor

8,826 Sq Ft (820 Sq M)

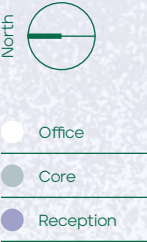




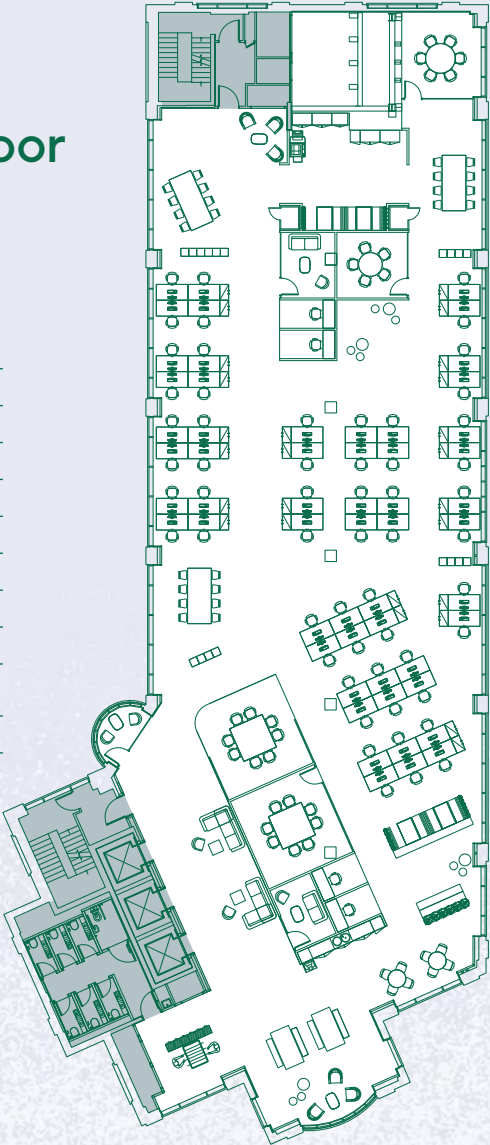
# Typical Upper Floor Space Plan

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



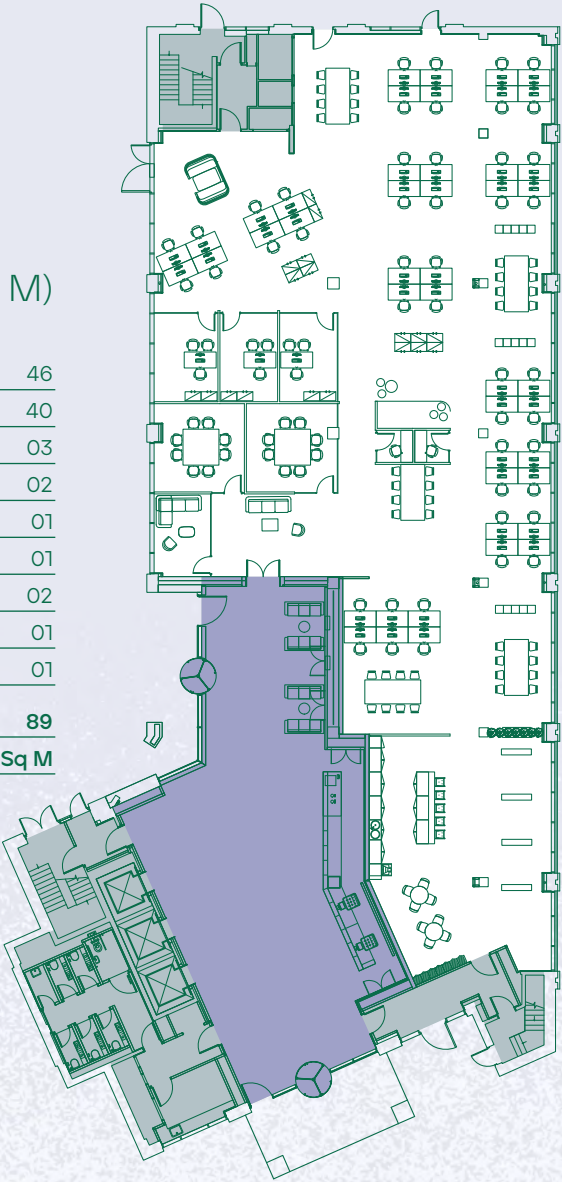
For indicative purposes only.  
Not to scale.



# 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

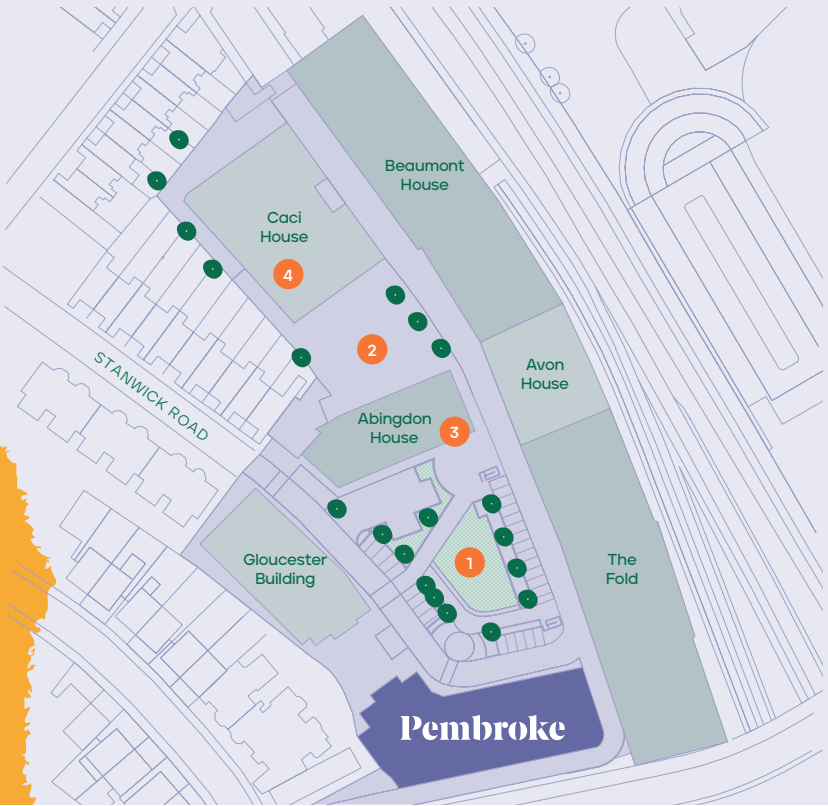




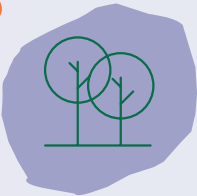
# Kensington Village

## Right on your doorstep

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



1



Landscaped public realm

2



Secure underground car parking

Onsite Occupiers

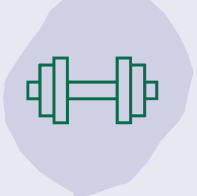
4

3



24 hour monitored security at all three entrances

3



Onsite gym

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

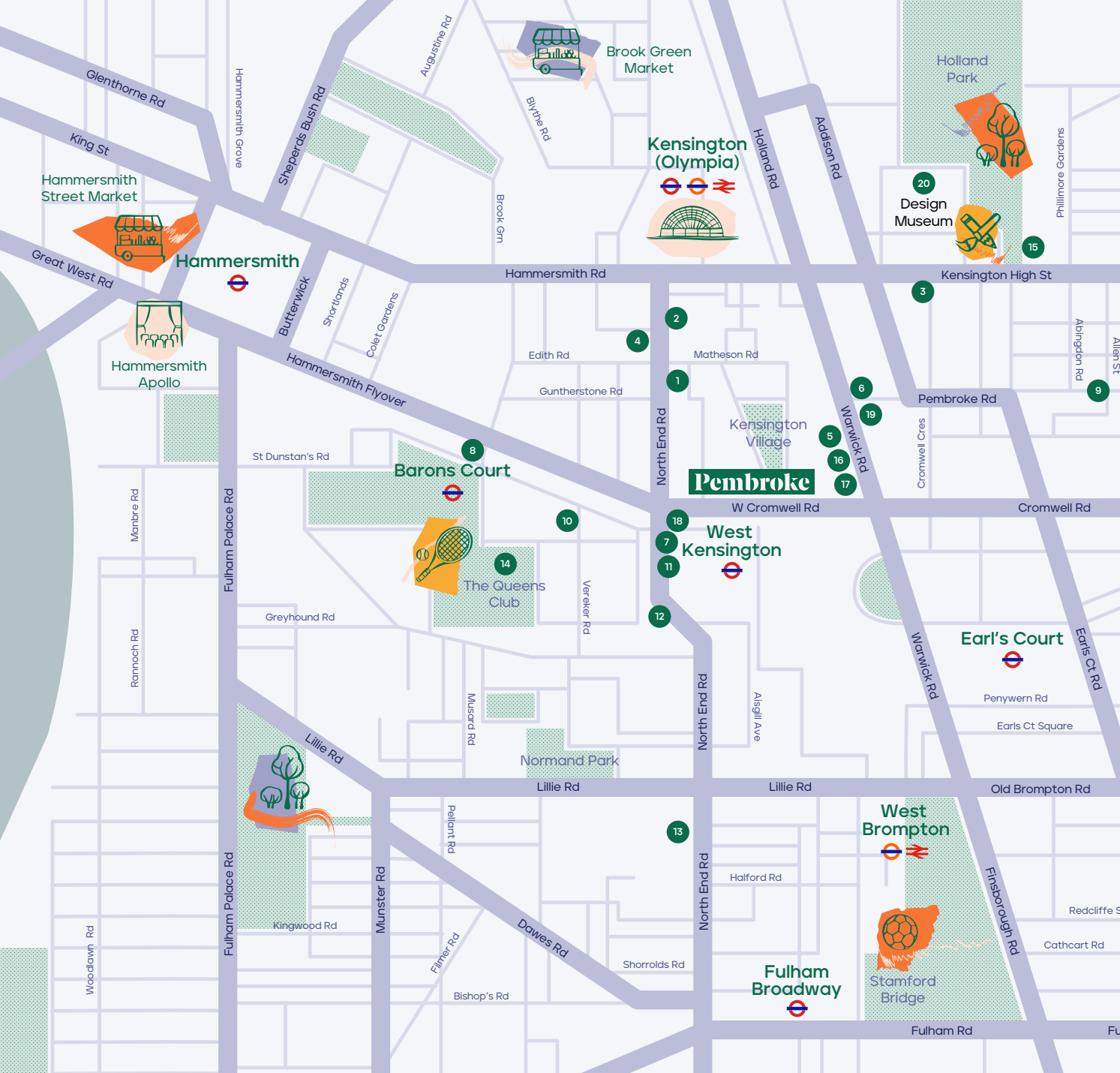


The regeneration will include:

- 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



# 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

Walk times  
from Pembroke



West Kensington



03

Kensington  
(Olympia)



10

Earl's Court



10

West Brompton



20

Journey  
times from  
West Kensington



Hammersmith



03

Victoria



10

Paddington



18

Blackfriars



18

Journey  
times from  
Earl's Court



Bond Street



13

Canary Wharf




22

Battersea  
Power Station



22

Heathrow



39



The Building



Exterior



## Further Information

### Viewings

Strictly through joint sole letting agents.



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