

# One Knightsbridge Green

SW1



work/life in  
perfect balance

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

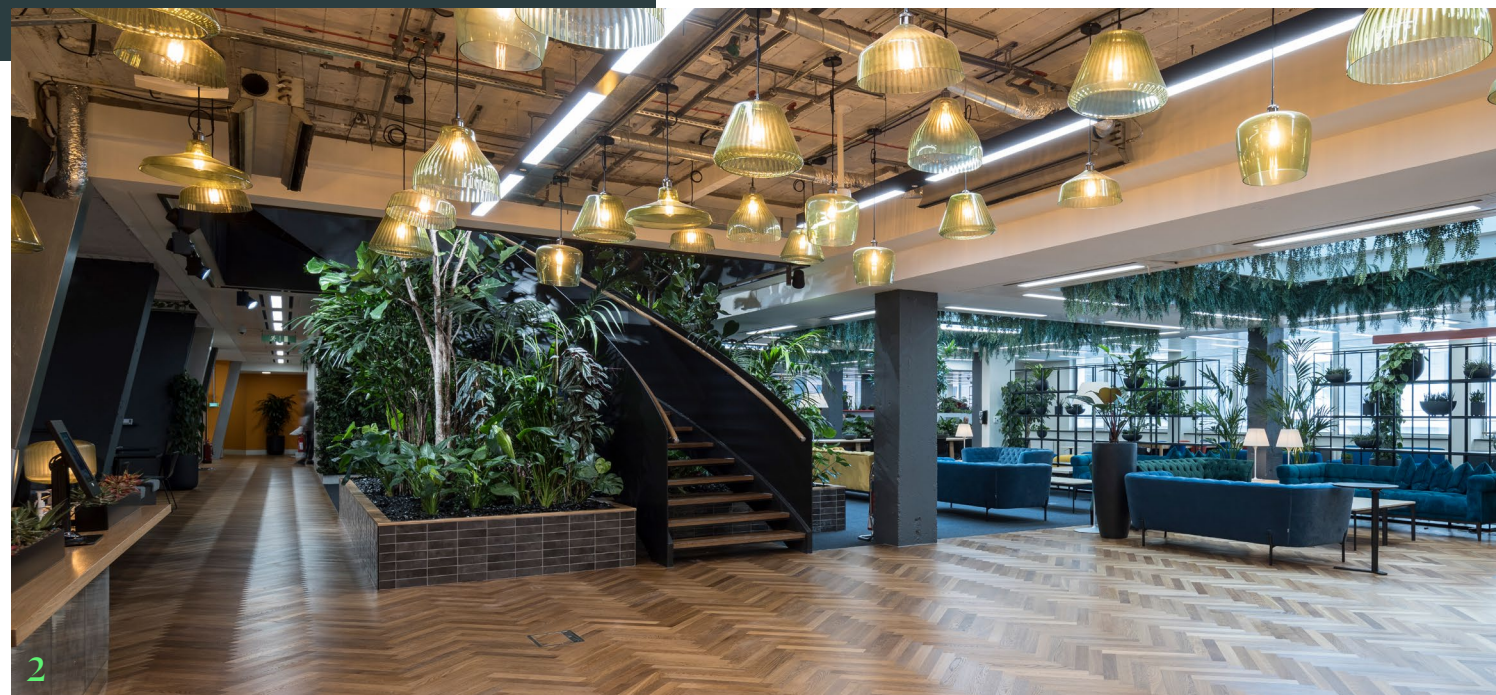


# The Building

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 workspace in either a fitted out or plug & play standard – with a stunning terrace accessed from the 1st – 3rd floors.












1st – 3rd floors provide 46,984 sq ft of high quality plug and play space.





## Highlights

-  'Plug & Play' space on 1st, 2nd and 3rd floors. Fitted out 4th floor.
-  Feature internal staircase linking 1st - 3rd floors.
-  Roof terrace.
-  Raised floors.
-  Manned reception.
-  Air conditioned.
-  Showers.
-  Bike spaces.
-  Car parking.
-  Commercial kitchen.

**Left:**  
2nd Floor Roof Terrace



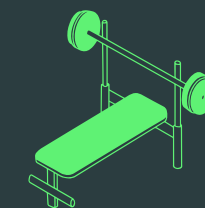
Featuring a  
5,000 sq ft private  
terrace on the  
2nd floor.



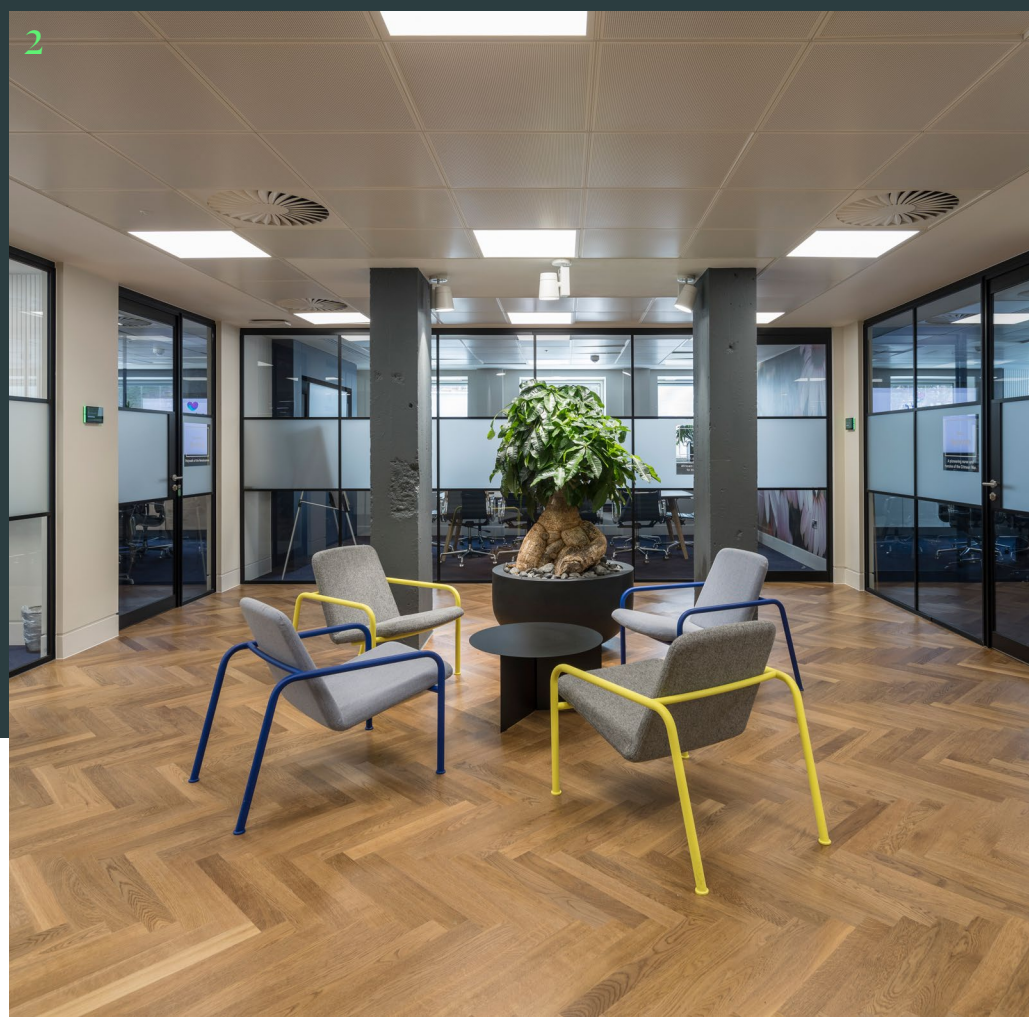


*Fitted Out*  
Considered  
design details  
throughout.

Onsite gym space  
to keep the mind  
and body sharp



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









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 plug & play 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	Plug & Play	16,581	1,540.4
2nd	Plug & Play	16,391	1,522.8
1st	Plug & Play	14,012	1,301.8
Total		63,580	5,906.8

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

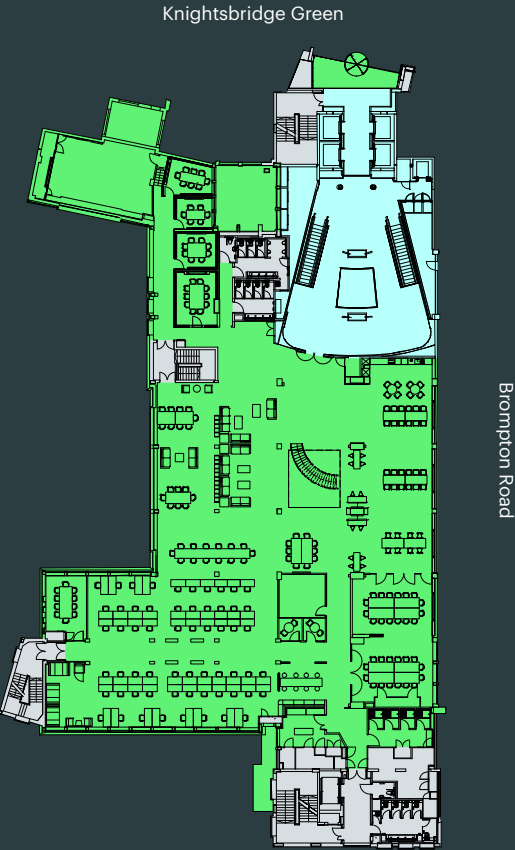


Floor Plans

1st Floor

14,012 sq ft (1,301.8)

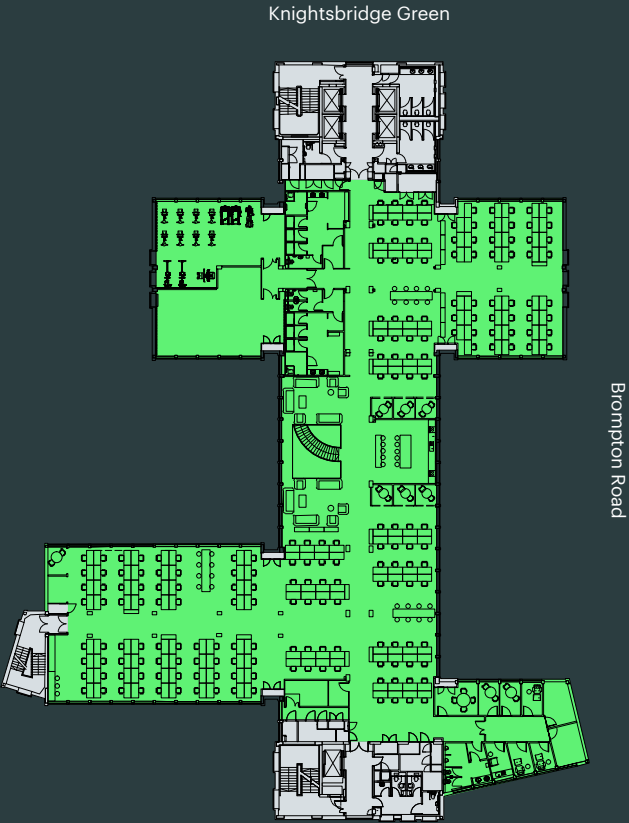
Open Plan Desks	60
Meeting Rooms	7
Phone Booths	2
Kitchen	1



3rd Floor

16,581 sq ft (1,540.4)

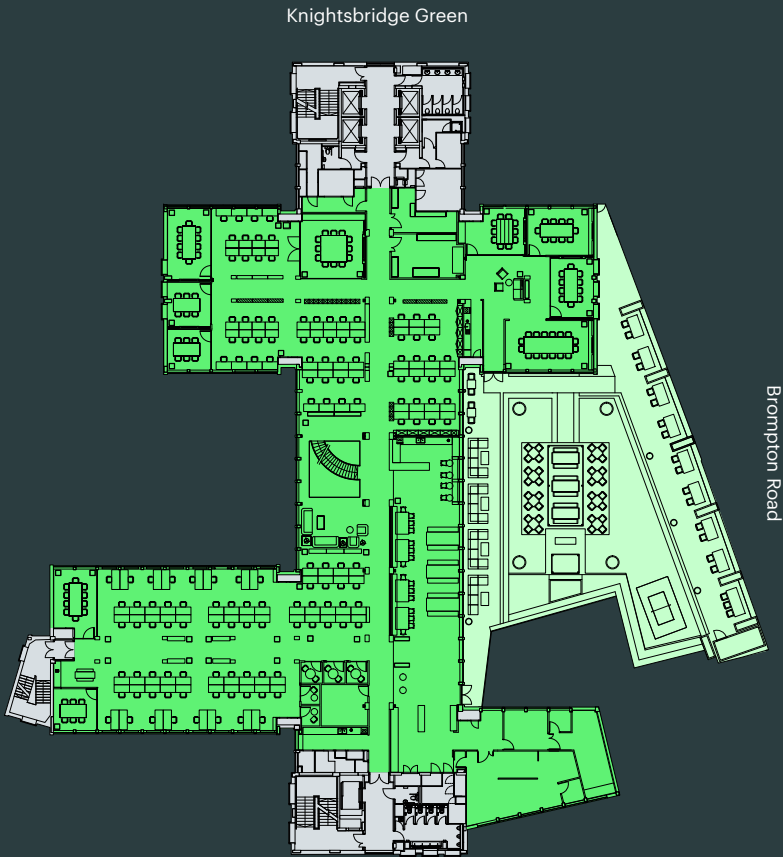
Open Plan Desks	206
Meeting Rooms	1
Phone Booths	9
Kitchen	1



2nd Floor

16,391 sq ft (1,522.8)

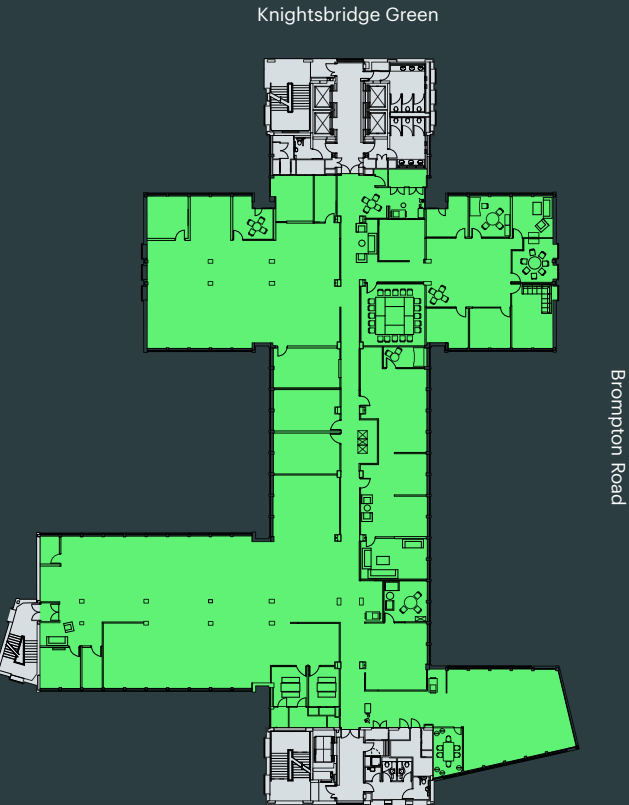
Open Plan Desks	140
Meeting Rooms	10
Phone Booths	5
Kitchen	1



4th Floor

16,596 sq ft (1,541.8)

Meeting Rooms	18
Kitchenette	2



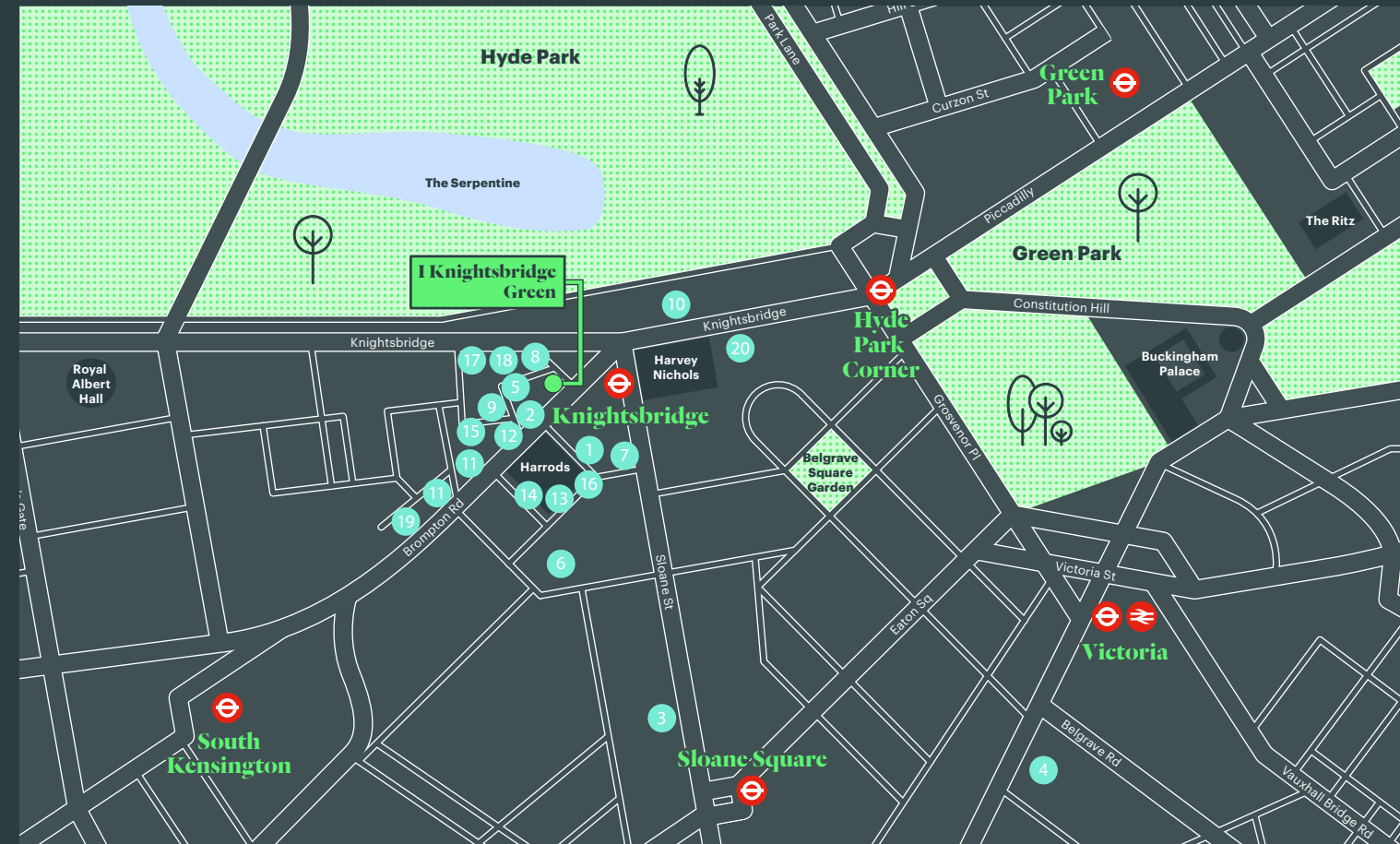


## Local Area

# 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



## Further Information

### Terms

Upon application

### Viewings

Strictly through joint sole letting agents.

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