

One Knightsbridge Green

SW1



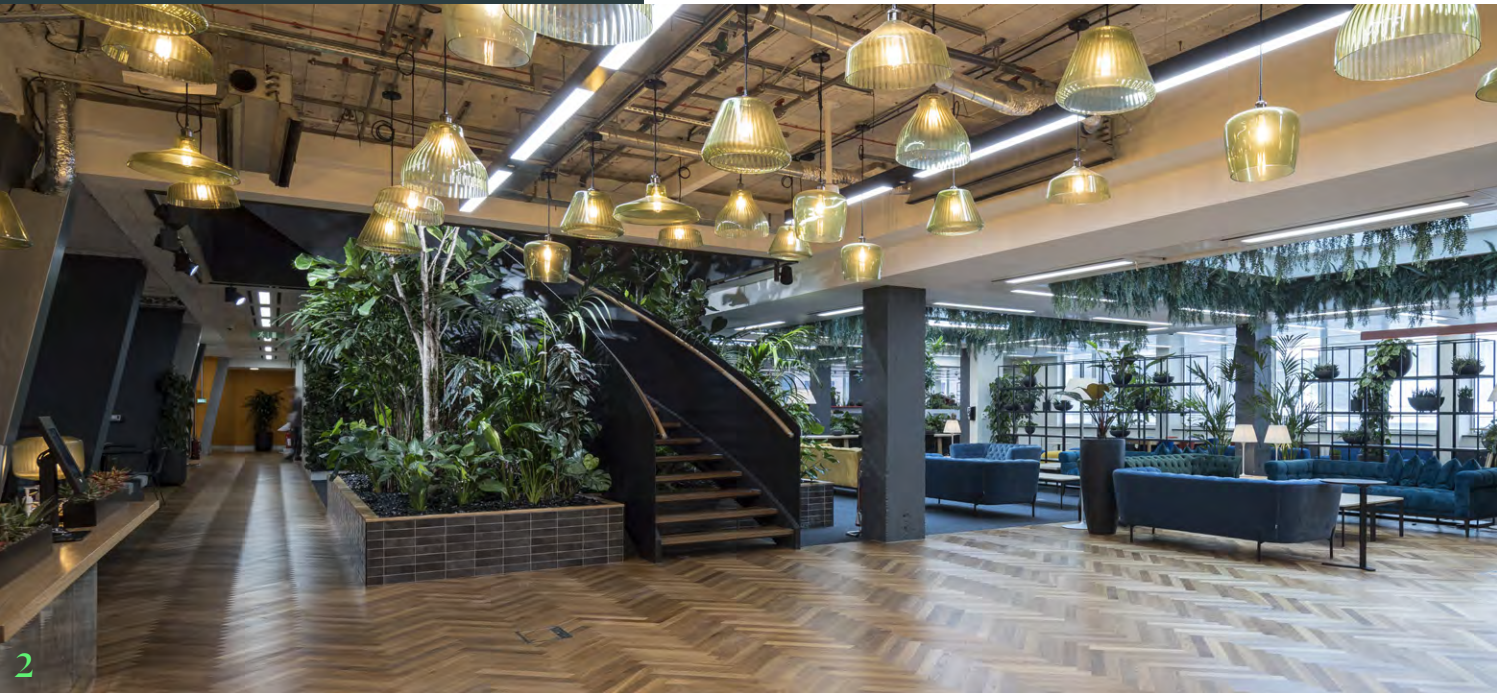
work/life in
perfect balance

16,596 – 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 and 2nd floors.
-  Roof terrace.
-  Raised floors.
-  Manned reception.
-  Air conditioned.
-  Showers.
-  Bike spaces.
-  Car parking.

Left:
2nd Floor Roof Terrace

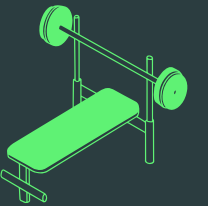


Featuring a
5,000 sq ft private
terrace on the
2nd floor.



Fitted Out
**Considered
 design details
 throughout.**

Onsite gym space
 to keep the mind
 and body sharp



1. ????????????
2. ????????????
3. ????????????
4. ????????????





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. There is an opportunity for this floor to be sub-divided into two similar sized units.

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

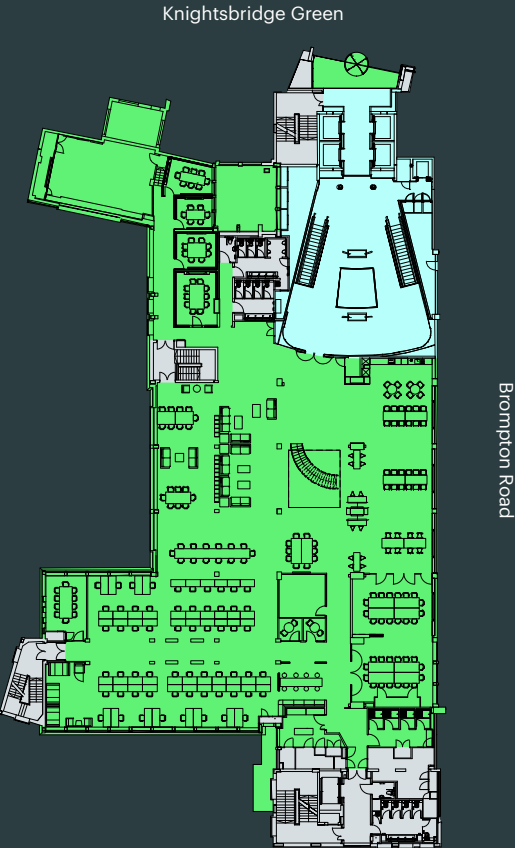
- 1. ?????????????
- 2. ?????????????
- 3. ?????????????

Floor Plans

1st Floor

14,012 sq ft (1,301.8)

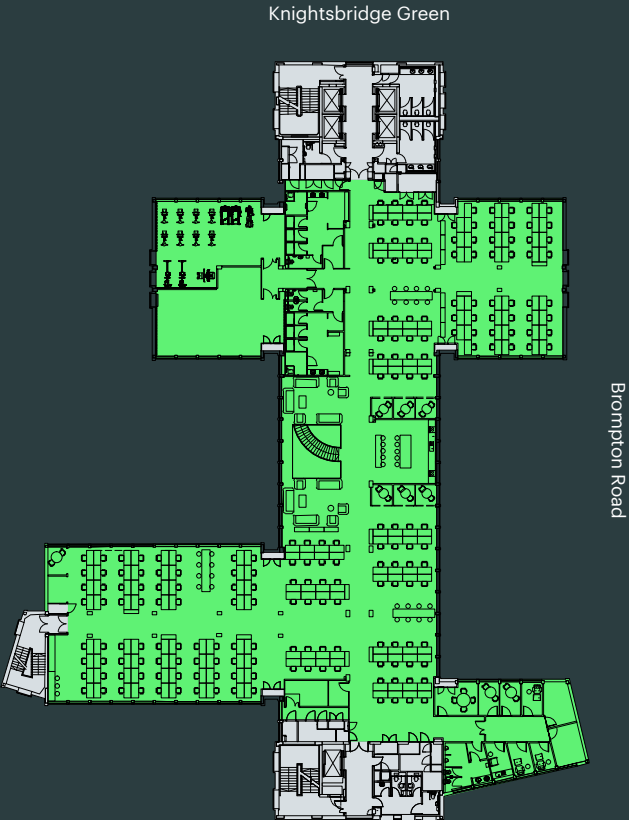
Open Plan Desks	xx
Meeting Rooms	xx
Breakout Areas	xx
Teapoint	xx



3rd Floor

16,581 sq ft (1,540.4)

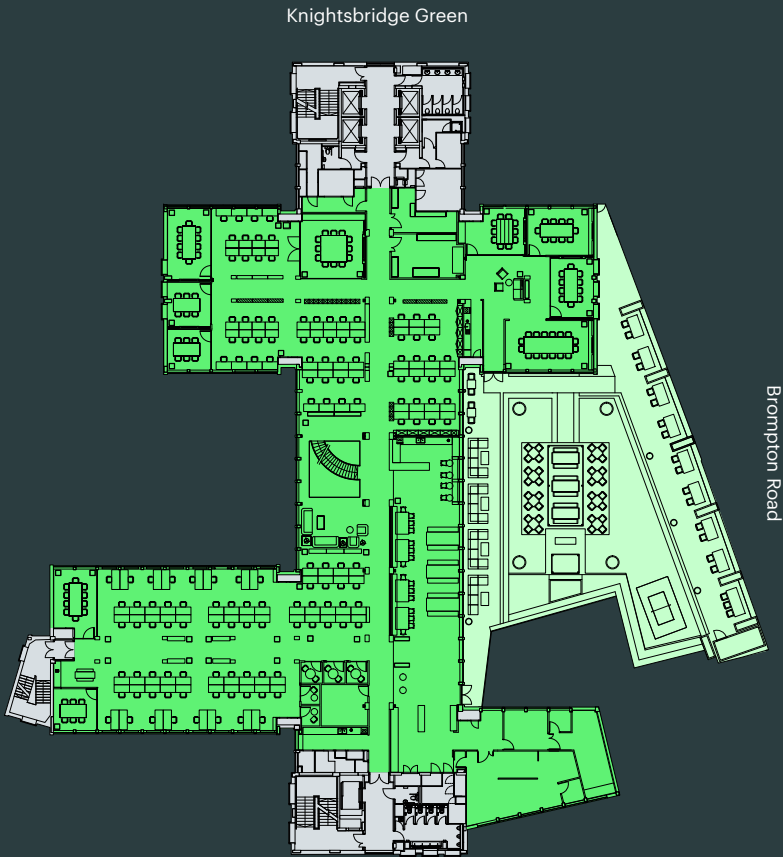
Open Plan Desks	xx
Meeting Rooms	xx
Breakout Areas	xx
Teapoint	xx



2nd Floor

16,391 sq ft (1,522.8)

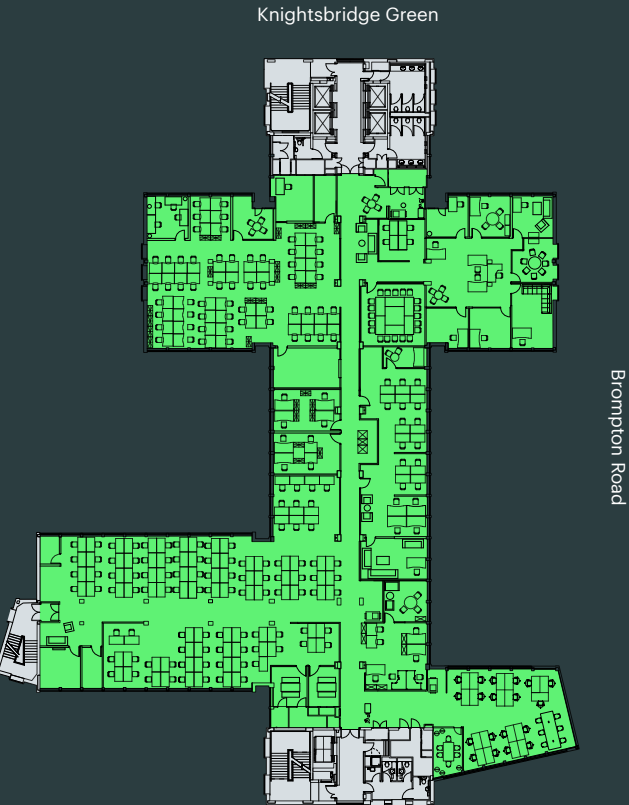
Open Plan Desks	xx
Meeting Rooms	xx
Breakout Areas	xx
Teapoint	xx



4th Floor

16,596 sq ft (1,541.8)

Open Plan Desks	xx
Meeting Rooms	xx
Breakout Areas	xx
Teapoint	xx

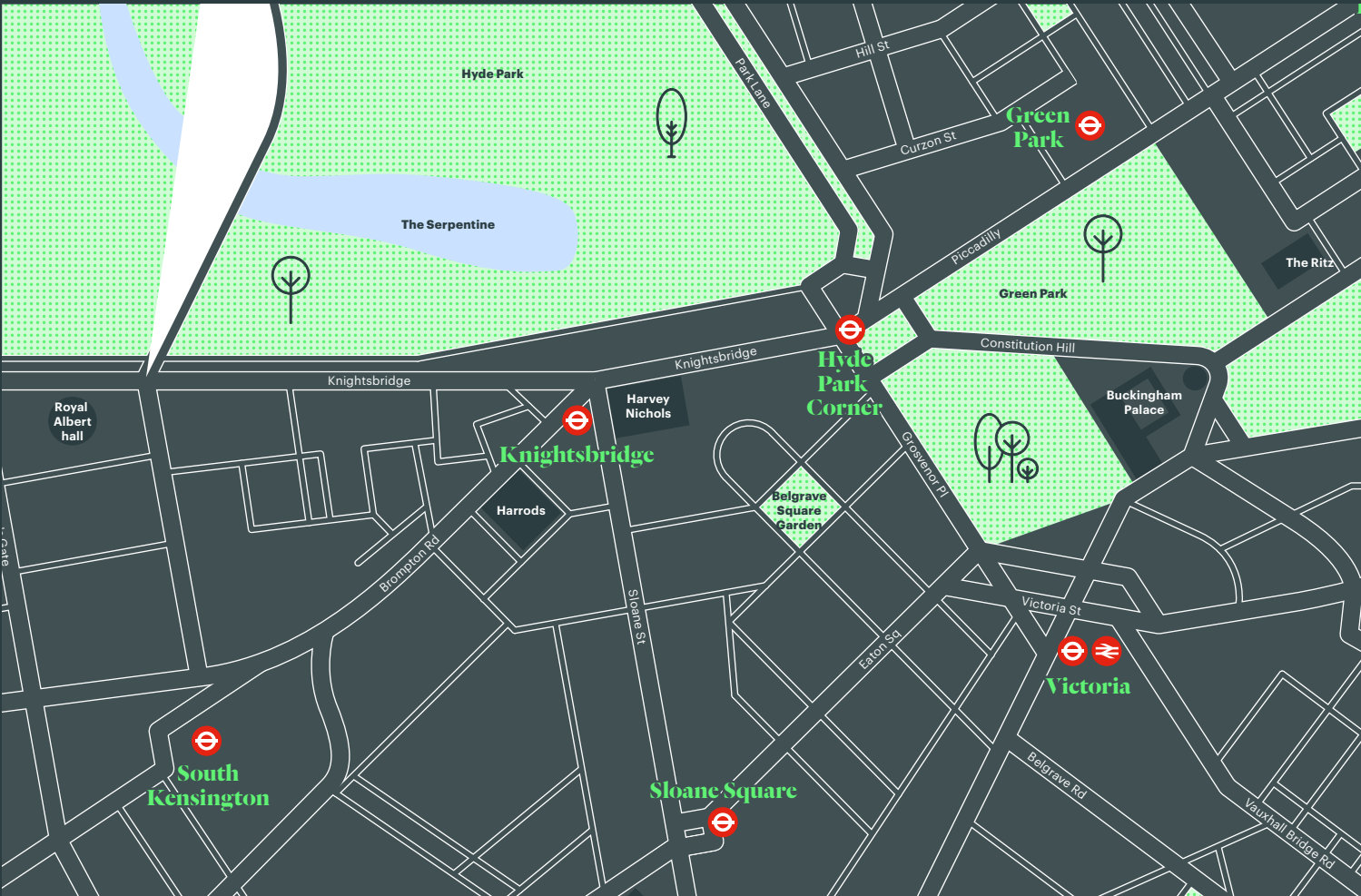
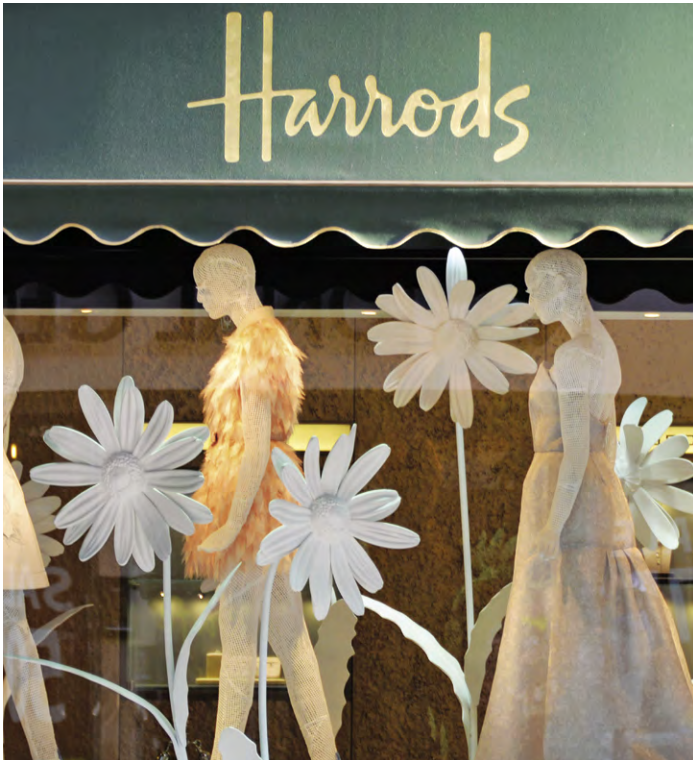


Local Area

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. ?????? | 7. ?????? |
| 2. ?????? | 8. ?????? |
| 3. ?????? | 9. ?????? |
| 4. ?????? | 10. ?????? |
| 5. ?????? | 11. ?????? |
| 6. ?????? | 12. ?????? |

Bars & Restaurants

- | |
|------------|
| 13. ?????? |
| 14. ?????? |
| 15. ?????? |
| 16. ?????? |
| 17. ?????? |
| 18. ?????? |

Retail

- | |
|------------|
| 19. ?????? |
| 20. ?????? |
| 21. ?????? |
| 22. ?????? |
| 23. ?????? |
| 24. ?????? |

Fitness

- | |
|------------|
| 25. ?????? |
| 26. ?????? |
| 27. ?????? |
| 28. ?????? |
| 29. ?????? |
| 30. ?????? |

Connections

01 minutes walk	Knightsbridge	06 minutes	Green Park	08 minutes walk	Hyde Park Corner	11 minutes	Victoria
12 minutes	Bond Street	14 minutes	Charing Cross	15 minutes	Waterloo	19 minutes	Paddington

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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Misrepresentations Act 1967: Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. September 2022.

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