

B E M O R E  
W I M B L E D O N  
A B O U T I T

2 2  
W R



R I P  
U P

T H E  
R U L E  
B O O K



00  
01

● Wimbledon is changing. At 22 Worple Road, we're developing space to meet that change head on.

With the arrival of dynamic businesses and buzzing venues, this is a place where the balance between work and leisure can easily be found.

2 2   W O R P L E   R O A D  
L O N D O N   S W 1 9   4 D D



T H I N K

U R B A N

N O T

S U B U R B A N

22 Worple Road has been designed by leading Shoreditch-based architect BuckleyGrayYeoman to provide a cutting-edge working environment for tomorrow's office occupiers.

Wimbledon's newest and most ambitious office development will deliver approximately 43,530 sq ft IPMS3 in **Q2 2019**.

All the space is being created using exceptional materials sourced from all over the world, generating a product of Scandinavian simplicity, with modern building technology at its heart.



FIRST

IMPRESSIONS

COUNT

● The spacious, sleek reception area provides an unmistakable sense of prestige upon arrival at 22 Worple Road.

Exposed concrete ceilings and beams, feature tube lighting and polished plaster walls combine with contemporary furniture to provide a cool, urban setting.



S P A C E



T H I N K

T O

06  
07

● BuckleyGrayYeoman's design incorporates a stunning communal timber-decked terrace of nearly 2,000 sq ft above 4th floor level, providing great entertainment space, somewhere to check emails or take a call, or just look out across the rooftops of Wimbledon.

B E

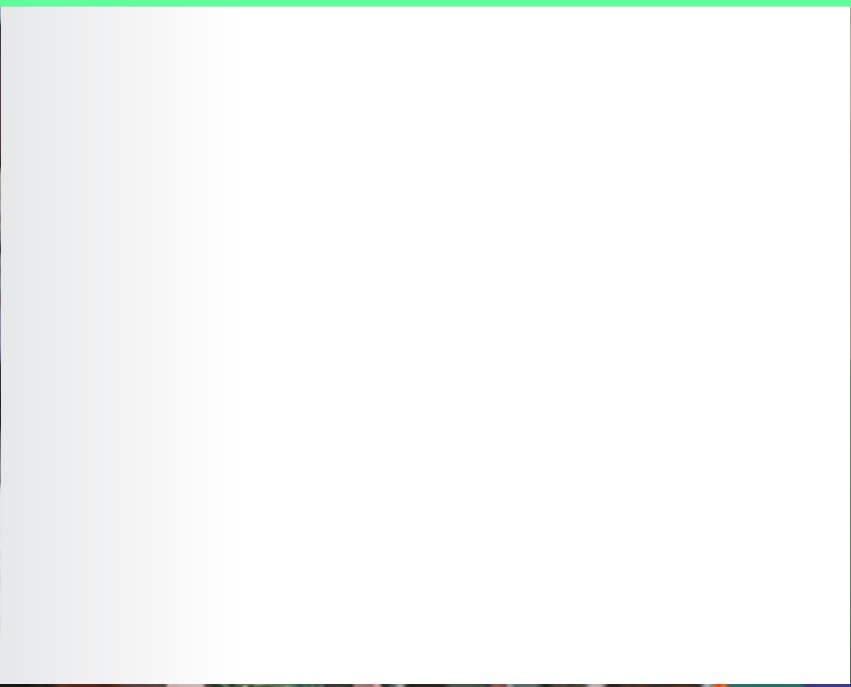
I N

T H E

T H I C K

O F

T H I N G S



- Wimbledon is ideally placed for business, being only a short hop from central London but also within easy striking distance of London's suburbs and hinterland for customers and staff alike.

Being the main transport hub for South West London, thousands of workers pour into the town centre every day, creating a fantastic buzz in the cafés, bars, shops and public spaces. The gyms are all packed too – appearance is everything.



# STEP INTO YOUR COMFORT ZONE



● An amazing array of welcoming eateries and bars form the setting for Wimbledon's thriving social scene.

Wimbledon workers can enjoy everything from traditional London boozers such as "The Alex", through to table tennis-and-craft-beer joint SMASH, to smart cocktails at "601". On the food front, choose from metro favourites like Wahaca, Wagamama and GBK, or go for high-end cuisine at San Lorenzo or Sticks'n'Sushi.





# R E F R E S H A N D U N W I N D

## 601 Queen's Rd

Offering Wimbledon's newest roof terrace, 601 Queen's Rd serves an extensive drinks menu including wines, carefully curated cocktails and house-made lemonades, available from morning coffee to a late nightcap.

## Sticks'n'Sushi

Top quality, fresh and beautiful sushi. Stylishly delivered in a dark wood room with a bar that wouldn't look out of place in a five-star Singapore hotel.

## Roxie Steakhouse

This is the place to come for your red meat fix, with quality cuts of beef sourced from around the world. Chicken, prawns and calamari are also on the menu.

## San Lorenzo

Founded in 1969, this is a well-established Wimbledon favourite. Authentically family-run, it's the go-to place for tennis stars, locals in the know, and visitors who hunger for Italian flavours from the old country.

## Wahaca

Mexican street food comes to Wimbledon. Burritos, enchildas and the like are rustled up speedily, with a great range of drinks to go alongside.

## The Alexandra

"The Alex" is a time-honoured Wimbledon favourite, with upstairs bar The Loft offering a great range of craft beers and diner-style food.

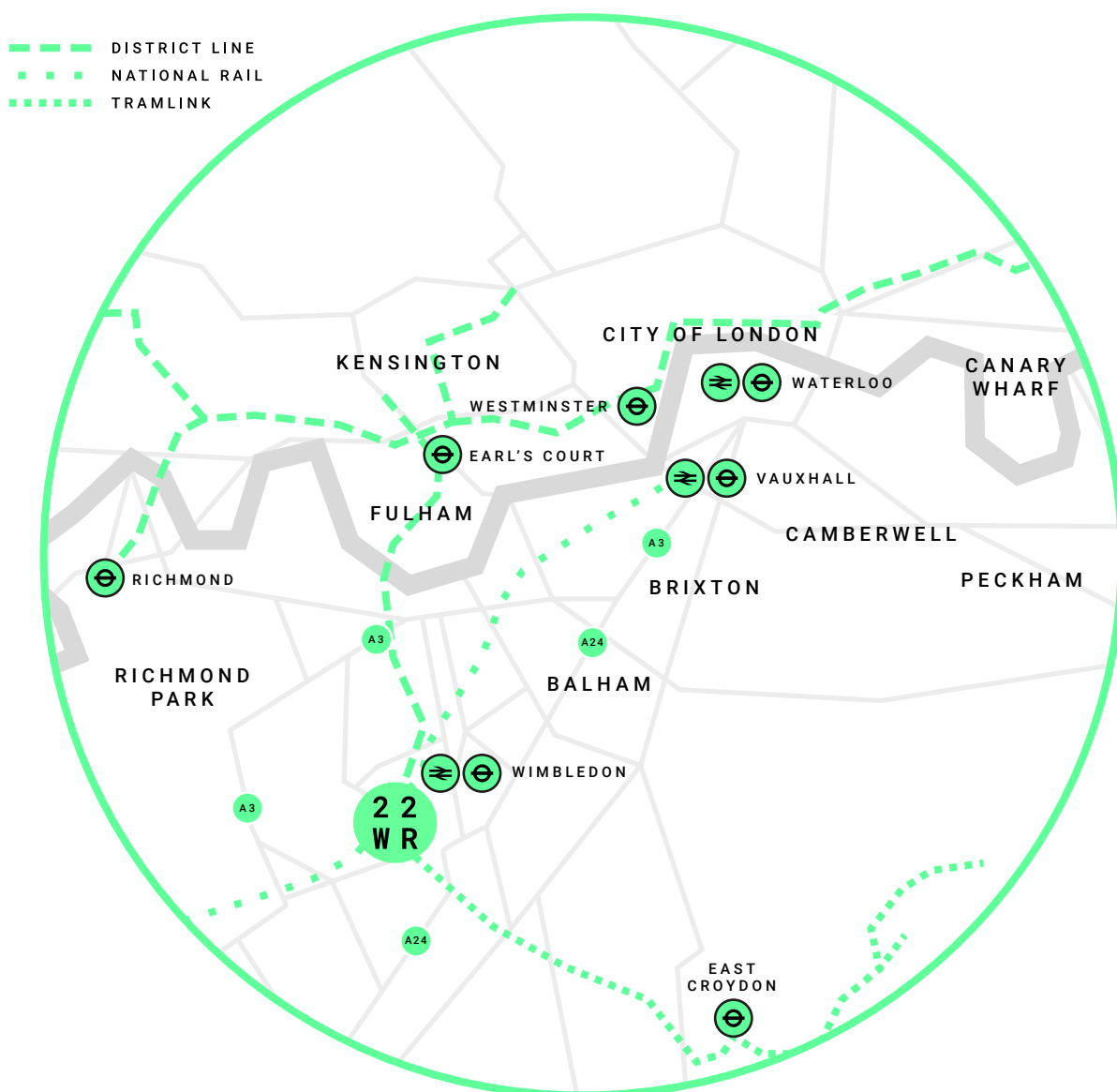
## Wagamama

Needs no introduction. Tasty Japanese noodle dishes and ramens at a lunchtime-friendly budget. Try the sake?

## SMASH

Buzzing new table tennis bar with a great vibe, offering craft beer, cocktails and pizza from lunchtime onwards. Our favourite!

A  
W E A L T H  
O F  
C O N N E C T I O N S



22 Worple Road is located at the heart of Wimbledon town centre, so the building is easily accessible from all directions, via many modes of transport.

Wimbledon Station is only 3 minutes walk from the building and provides express mainline rail services to London Waterloo in only 17 minutes, passing through Vauxhall (Victoria Line) and Clapham Junction (for direct trains to Gatwick Airport and Brighton).

The District Line also runs from Wimbledon via Putney and Fulham up to Earl's Court, from where central London, Heathrow and many other destinations are accessible.

The Croydon Tramlink provides a crucial east-west connection from Wimbledon, opening up access from a huge South London staff pool and connects to the Luton-Brighton Thameslink branch at East Croydon.

And not forgetting road transport – numerous local bus routes pass through Wimbledon, and the nearby A3 provides a swift route to the M25 at Junction 9.

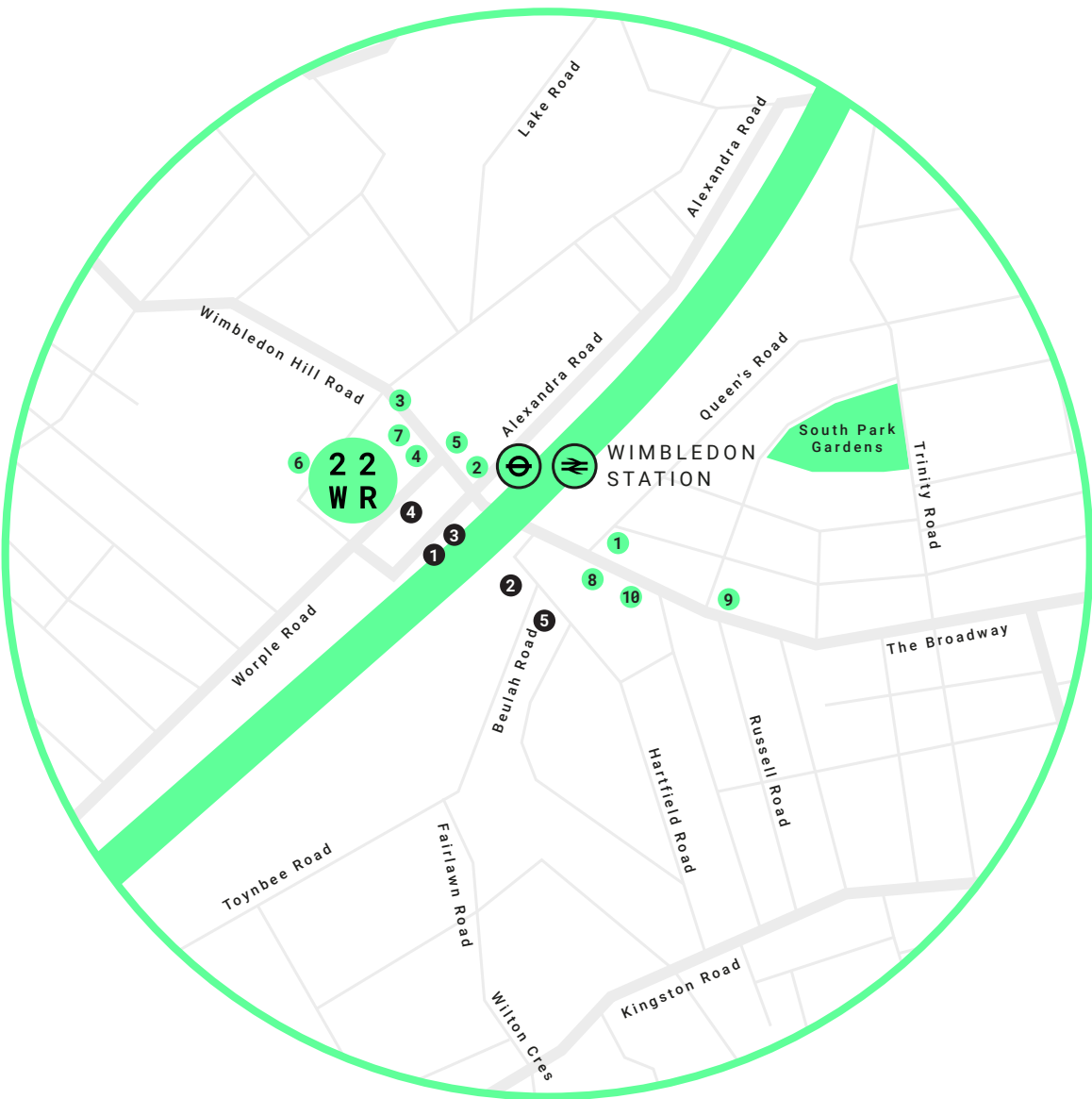
DRIVING DISTANCE (MILES)		FASTEST TIMES (MINUTES)	
A3	0.3	Vauxhall	12
The South Circular	3	Earl's Court	17
Heathrow	13	Waterloo	17
M25	14	Croydon (Tramlink)	30
		Richmond	35

# KEEPING UP APPEARANCES



People like to look and feel good these days. Before or after work, there are plenty of opportunities in central Wimbledon to exercise and let off steam.

Gyms: leading operators are plentiful. Virgin Active is opposite 22 Worple Road and Nuffield Health is only a few minutes away on The Broadway. For the more ambitious, up the hill Wimbledon Common offers great off-roading (whether on foot or by bike) in over 1000 acres of untamed common land.



## LOCAL AMENITIES

- |  |                                       |
|--|---------------------------------------|
| 1 601 Queen's Rd<br>4 Queen's Road           | 6 Virgin Active<br>21 Worple Road     |
| 2 Roxie Steakhouse<br>29 Wimbledon Hill Road | 7 Wagamama<br>46-48 Wimbledon Hill Rd |
| 3 Sticks'n'Sushi<br>58 Wimbledon Hill Road   | 8 Wahaca<br>35 The Broadway           |
| 4 San Lorenzo<br>38 Wimbledon Hill Road      | 9 SMASH<br>82 The Broadway            |
| 5 The Alexandra<br>33 Wimbledon Hill Road    | 10 Odeon IMAX<br>39 The Broadway      |

## LOCAL OCCUPIERS

- |                                      |
|--------------------------------------|
| 1 Coty UK<br>5 St George's Rd        |
| 2 Close Brothers<br>1 Hartfield Road |
| 3 Capsticks LLP<br>1 St George's Rd  |
| 4 LIDL HQ<br>19 Worple Road          |
| 5 Kindred<br>17 Hartfield Rd         |

S P A C E

T O

STUNNING OPEN  
PLAN SPACE  
WITH EXPOSED  
COFFER CEILINGS

I N S P I R E



Indicative CGI

# A BUILDING OF DISTINCTION

ARCHITECT  
BuckleyGrayYeoman

OUTLINE  
SPECIFICATION

Floor to Ceiling Heights

- (FFL to structural soffit)
- Ground floor: 2.95m
- First floor: 2.95m
- Second floor: 2.95m
- Third floor: 2.72m
- Fourth floor: 3.00m

Raised Floor

150mm FSL-FFL raised floor with clear space zone for distribution of power, voice and data cabling and any other tenant services.

Ceiling

Exposed painted concrete coffer ceilings with services raft to the centre of the floorplate.

Lighting

Suspended LED light fittings, 400 lux average, from structural soffit.

Mechanical Services

Variable refrigerant flow (VRF) comfort heating and cooling system.

Occupancy Standards

Lifts – Occupancy 1 person per 8 m² with 80% utilisation.

Design Occupancy – 1:8 sq m / person of net lettable area for design of building services

Plant Servicing – 1:8 sq m / person

Means of Escape – 1:6 sq m / person

WCs – 1:10 sq m / person

FACILITIES

Lifts

2 x 11 person lifts serving ground to 4th floors, with one lift serving the basement.

WCS

Separate male and female washroom areas on each floor.

Parking

13 x car parking spaces (2 of which have electrical car charging points)

Showers and Changing

4 x showers and 36 x lockers

Cycling

34 x cycle space and 3 x cycle stands

Landscaping and Terraces

The entrance to Worple Road will receive enhanced, new landscaping. Terraces will be provided at fourth floor and roof level, with composite timber decking and planters at roof level.

DATA &  
COMMUNICATIONS

Targeting Wired Certified Gold (84/100)



ENVIRONMENTAL  
CREDENTIALS

- BREEAM Target "Very Good"
- EPC Target "B"
- Design For Performance – THREE have subscribed to the DFP initiative, supported by the Better Building Partnership, alongside other leading landlords. This grades actual in-use energy performance of the property.



PAINTED  
BRICKWORK

STAINED  
OAK

CERAMIC  
TILES

POLISHED  
PLASTER

CORRUGATED  
SPANDREL

NEW  
GREENERY

P L A N

A H E A D



43,530 SQ FT  
ARRANGED  
OVER 5  
FLOORS

ROOF TERRACE  
1,970 sq ft 183 sq m

FOURTH FLOOR  
7,233 sq ft 672 sq m

FOURTH FLOOR TERRACE  
872 sq ft 81 sq m

THIRD FLOOR  
8,299 sq ft 771 sq m

SECOND FLOOR  
8,299 sq ft 771 sq m

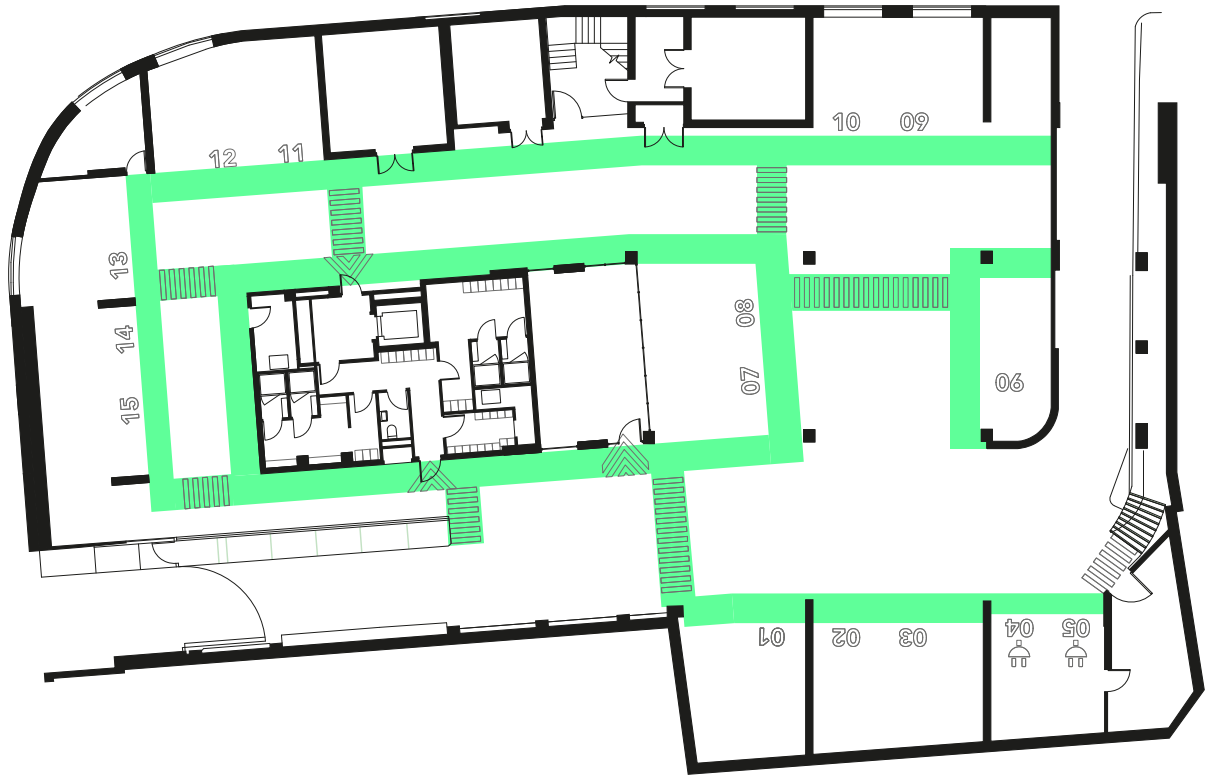
FIRST FLOOR  
8,299 sq ft 771 sq m

GROUND FLOOR  
7,718 sq ft 717 sq m

RECEPTION  
840 sq ft 78 sq m

Note: Indicative areas, measured on an IPMS3 basis in accordance with the RICS Property Measurement (1st Edition, May 2015). To be re-measured on PC of the development.

**BASEMENT**



**GROUND FLOOR**

7,718 sq ft 717 sq m

**RECEPTION**

840 sq ft 78 sq m



**FIRST FLOOR**

8,299 sq ft 771 sq m



**SECOND FLOOR**

8,299 sq ft 771 sq m



THIRD FLOOR

8,299 sq ft 771 sq m



FOURTH FLOOR

7,233 sq ft 672 sq m

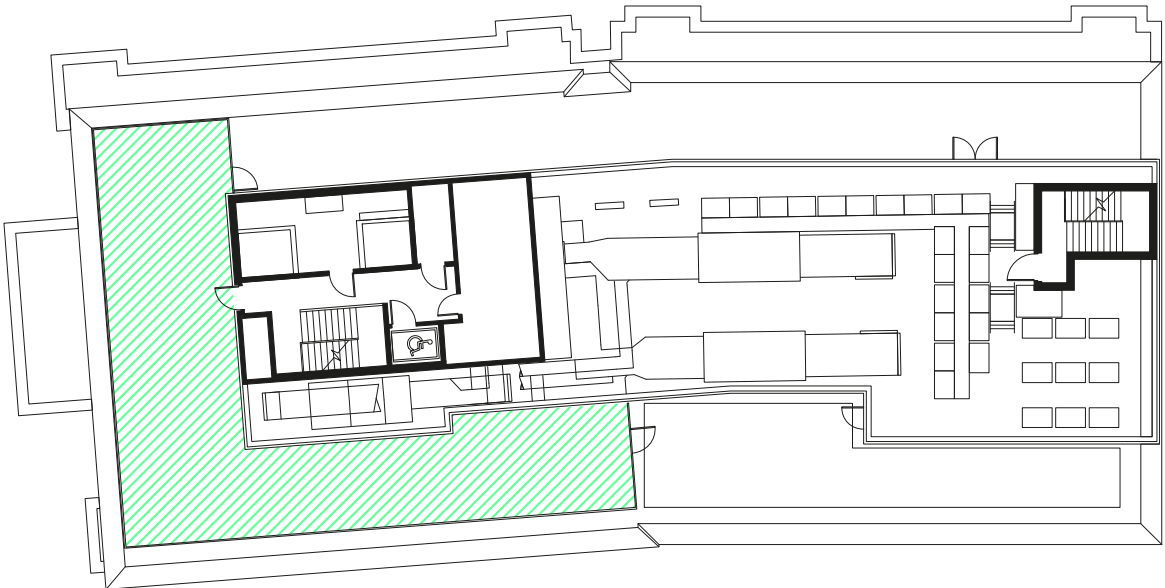
FOURTH FLOOR TERRACE

872 sq ft 81 sq m



ROOF TERRACE

1,970 sq ft 183 sq m





# C O N T A C T



● **ALEX LEWIS**  
020 3940 5575  
alex@lewisco.co.uk

● **CLAUDIA HARLEY**  
020 3940 5561  
claudia@lewisco.co.uk



● **WILL FOSTER**  
020 7861 1293  
will.foster@knightfrank.com

● **JACK RILEY**  
020 7861 5375  
jack.riley@knightfrank.com

A DEVELOPMENT BY



Misrepresentation Act: IMPORTANT. These particulars do not form part of any contract. The Developer nor any of their directors, employees or agents are authorised to give or make any warranty or representation on behalf of any party. Whilst information and particulars are given in good faith, intending purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. All negotiations are subject to contract. Photos: July 2018. October 2018. BS3055. Design by bandstand Ltd | 020 7494 8800



**22WORPLE.CO.UK**