

INTRODUCTION

DISCOVER LANCER SQUARE

AT THE HEART OF IT ALL

IMPECCABLY CONNECTED

POISED FOR SUCCESS

**A NEIGHBOURHOOD
LIKE NO OTHER**

DESIGNED FOR YOU

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**THIS PRESTIGIOUS NEW ADDRESS
IN THE HEART OF THE ROYAL
BOROUGH OF KENSINGTON AND
CHELSEA OFFERS OVER 47,000 SQ FT
OF EXCEPTIONAL GRADE A OFFICE
SPACE IN ONE OF LONDON'S MOST
COVETED LOCATIONS.**



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DISCOVER LANCER SQUARE

For businesses looking for a new home, Lancer Square offers more than 47,000 sq ft of premium office space across five floors in a central London location close to Kensington Gardens. Easily accessible via fast, convenient travel connections, the offices are in a prime position on Kensington Church Street, at the heart of one of London's most desirable neighbourhoods. Occupiers will benefit from high-performing, flexible workspaces finished to an exacting specification, with exclusive access to a private roof terrace.



Lancer Square is situated in one of the capital's most highly prized locations. Close to Royal Parks and iconic cultural destinations, and with unrivalled shopping on its doorstep, it has superb connections to central London and beyond.

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AT THE HEART OF IT ALL

- 01 — HYDE PARK
- 02 — KENSINGTON GARDENS
- 03 — KENSINGTON HIGH STREET
- 04 — HIGH STREET KENSINGTON STATION
- 05 — KENSINGTON PALACE
- 06 — KENSINGTON PALACE GARDENS
- 07 — KNIGHTSBRIDGE
- 08 — ROYAL ALBERT HALL
- 09 — THE ALBERT MEMORIAL
- 10 — THE CITY
- 11 — CANARY WHARF
- 12 — MAYFAIR
- 13 — SOHO
- 14 — PADDINGTON STATION



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IMPECCABLY CONNECTED

BY CAR

- 7 min KNIGHTSBRIDGE
- 10 min PADDINGTON
- 30 min HEATHROW
- 40 min KING'S CROSS
- 60 min CITY AIRPORT
- 78 min GATWICK

BY TRAIN

- 10 min PADDINGTON
- 15 min VICTORIA
- 22 min OXFORD CIRCUS
- 23 min WATERLOO
- 29 min FARRINGTON
- 30 min KING'S CROSS
- 34 min LIVERPOOL STREET
- 40 min HEATHROW
- 45 min CITY AIRPORT
- 60 min GATWICK
- 90 min STANSTED AIRPORT

ON FOOT

- 3 min HIGH STREET KENSINGTON
- 8 min KENSINGTON GARDENS
- 11 min NOTTING HILL GATE
- 16 min ROYAL ALBERT HALL
- 16 min GLOUCESTER ROAD

SOURCE: TfL

POISED FOR SUCCESS



With flexible floorplates designed to suit the needs of a variety of different occupiers, Lancer Square is an outstanding opportunity for discerning companies to make their home at this prestigious Kensington address.



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- 01 — KENSINGTON ARCADE
- 02 — NOTTING HILL FARMERS' MARKET
- 03 — WAITROSE & PARTNERS
- 04 — WHOLEFOODS

WELLBEING

- 05 — CORE COLLECTIVE
- 06 — EQUINOX KENSINGTON
- 07 — GINSEN KENSINGTON CLINIC
- 08 — SKIN BY SIMONA
- 09 — SPINADDIKTS
- 10 — THE KENSINGTON STUDIO
- 11 — THE ORGANIC PHARMACY
- 12 — URBAN FLOW YOGA
- 13 — VIRGIN ACTIVE

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- 14 — THE BAGLIONI
- 15 — THE MILESTONE HOTEL
- 16 — THE ROYAL GARDEN HOTEL

BARs

- 17 — BAR 190
- 18 — THE BUILDER'S ARMS
- 19 — THE CHURCHILL ARMS

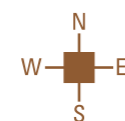
RESTAURANTS

- 20 — AKIRA AT JAPAN HOUSE
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- 22 — DISHOOM
- 23 — ENOTECA ROSSO
- 24 — GRATO
- 25 — KITCHEN W8
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- 27 — MELABES

- 28 — PLATTER
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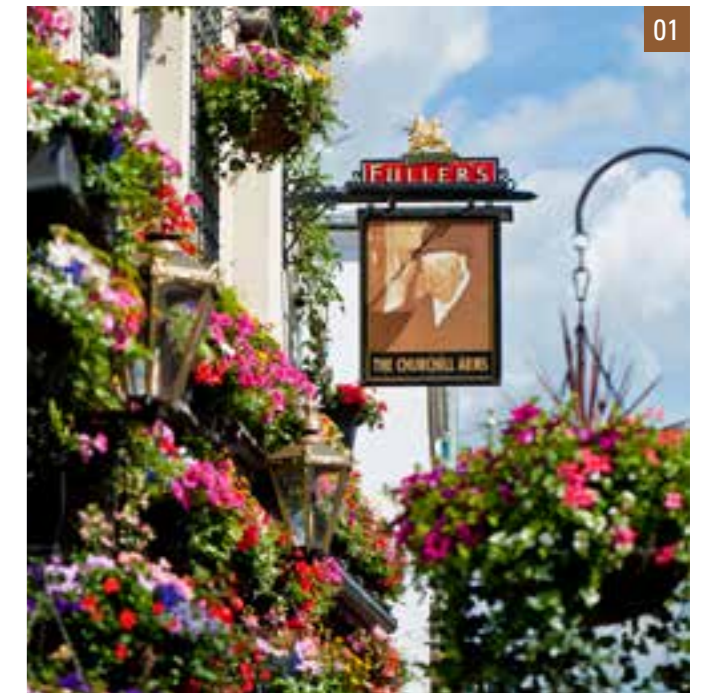
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Defined by green spaces, charming side streets and a mix of independent boutiques, restaurants and bars alongside high-end brands, Kensington has a unique village atmosphere all of its own. Among its many upmarket dining destinations are Launceston Place and Akira at Japan House, while local gyms include Equinox Kensington and Core Collective.



01

A UNIQUE VILLAGE VIBE



02

01
THE CHURCHILL ARMS
Kensington Church Street

02
LAUNCESTON PLACE
Launceston Place

YOU'RE IN GOOD COMPANY

From media and music to fashion and finance, a number of world-class companies have chosen to make Kensington their home. Mulberry's headquarters are adjacent to Lancer Square, while Warner Music, dmg media and Partners Capital are among the many other high-profile businesses close by.

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Mulberry



WARNER MUSIC

dmg::media

energy

SONY MUSIC



PARTNERS
CAPITAL



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MAKING AN ENTRANCE

EVERY DETAIL CONSIDERED

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47,695
SQ FT

OF PREMIUM OFFICE SPACE
ACROSS SIX FLOORS

1,879
SQ FT

ROOF TERRACE FOR EXCLUSIVE
USE BY OFFICE TENANTS

100
CYCLE SPACES

SECURED ON
LOWER GROUND FLOOR

SEPTEMBER
2021

COMPLETION

**SQUIRE
& PARTNERS**

AWARD-WINNING ARCHITECTS
AND INTERIOR DESIGNERS

WIRED SCORE

TARGETING PLATINUM

5,087
SQ FT

GARDEN SQUARE AT
THE HEART OF THE SITE

BREEAM

RATED EXCELLENT

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MAKING AN ENTRANCE

Designed by award-winning architects Squire & Partners, the striking high-ceilinged entrance lobby greets staff and clients with a grand sense of arrival. With its bespoke, sculptural reception desk and elegant marble flooring, the lobby sets the standard found across all five floors of the office accommodation beyond.

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EVERY
DETAIL
CONSIDERED



At lower ground level, Lancer Square's best-in-class amenities include 100 secure cycle storage spaces and 8 showers. Stylish changing rooms are fitted to a high-specification finish with porcelain floors, stone vanity units and contrasting dark timber benches and lockers.

SPACE TO GROW

The spacious floorplates have generous floor-to-ceiling heights and can be configured to suit the specific needs of occupiers. All floorplates above ground are designed to CAT A standard, featuring raised floors and suspended ceilings with bespoke recessed lighting.



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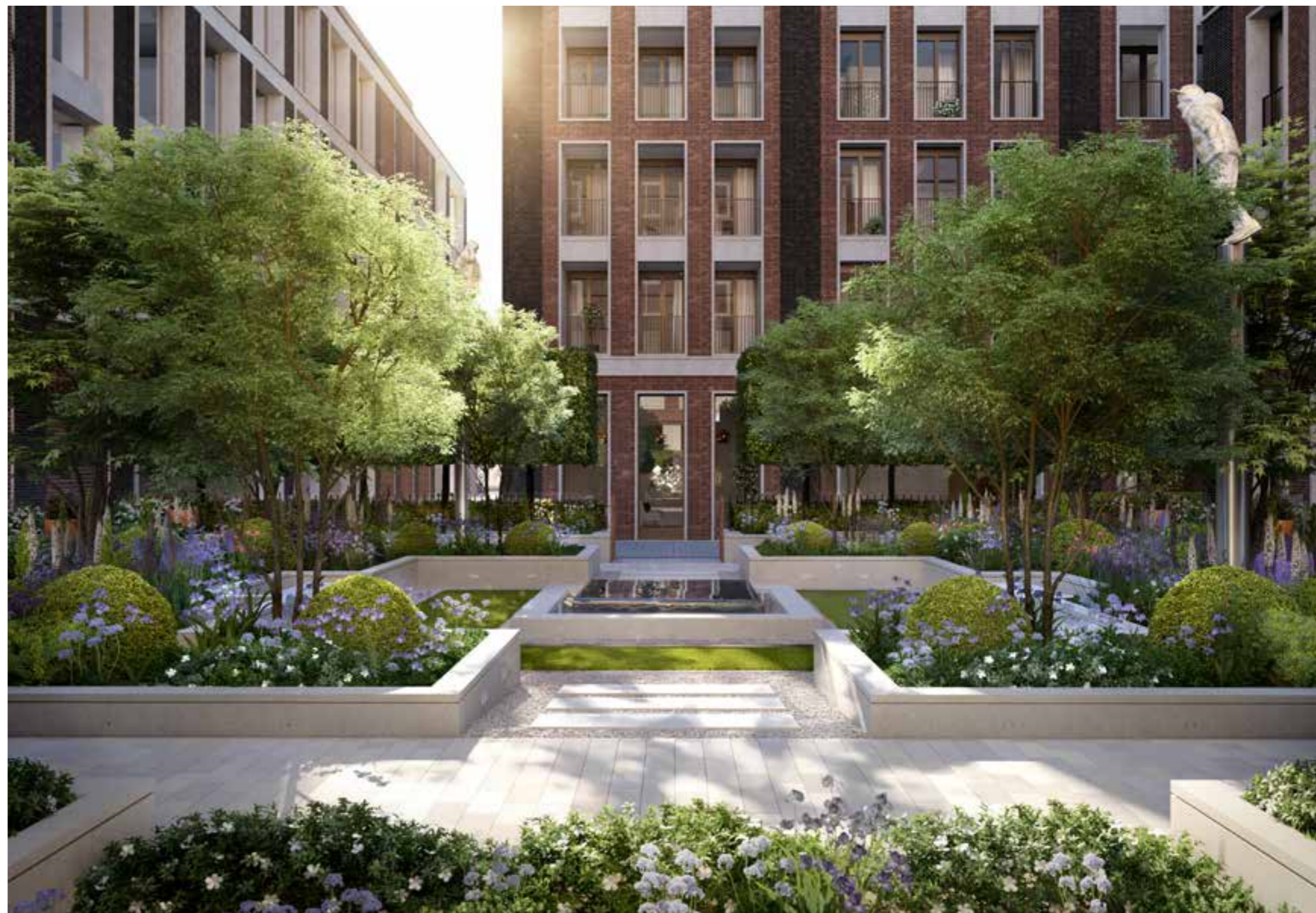
SPACE TO GROW

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At the centre of Lancer Square, a secluded 5,087 sq ft landscaped garden square provides a calming space to relax at lunchtime, while the roof terrace, over 1,800 sq ft in size, is ideal for breakout meetings against the stunning backdrop of St Mary Abbots Church spire and the rooftops of Kensington.



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SITE PLAN

GROUND FLOOR
BLOCK ONE

LOWER GROUND 1

LOWER GROUND 2
BLOCK THREE

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

FOURTH FLOOR

FIFTH FLOOR

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OFFICES LANCER SQUARE
ACCOMMODATION



OFFICES LANCER SQUARE
SCHEDULE OF AREAS



FLOOR	OFFICE AREA		TERRACE AREA	
FIFTH			175 SQ M	1,879 SQ FT
FOURTH	360 SQ M	3,872 SQ FT	150 SQ M	1,615 SQ FT
THIRD	553 SQ M	5,951 SQ FT		
SECOND	629 SQ M	6,771 SQ FT		
FIRST	627 SQ M	6,750 SQ FT		
GROUND – RECEPTION	94 SQ M	1,012 SQ FT		
GROUND (BLOCK ONE)	191 SQ M	2,051 SQ FT		
LOWER GROUND	1,978 SQ M	21,288 SQ FT		
TOTAL	4,432 SQ M	47,695 SQ FT	325 SQ M	3,494 SQ FT

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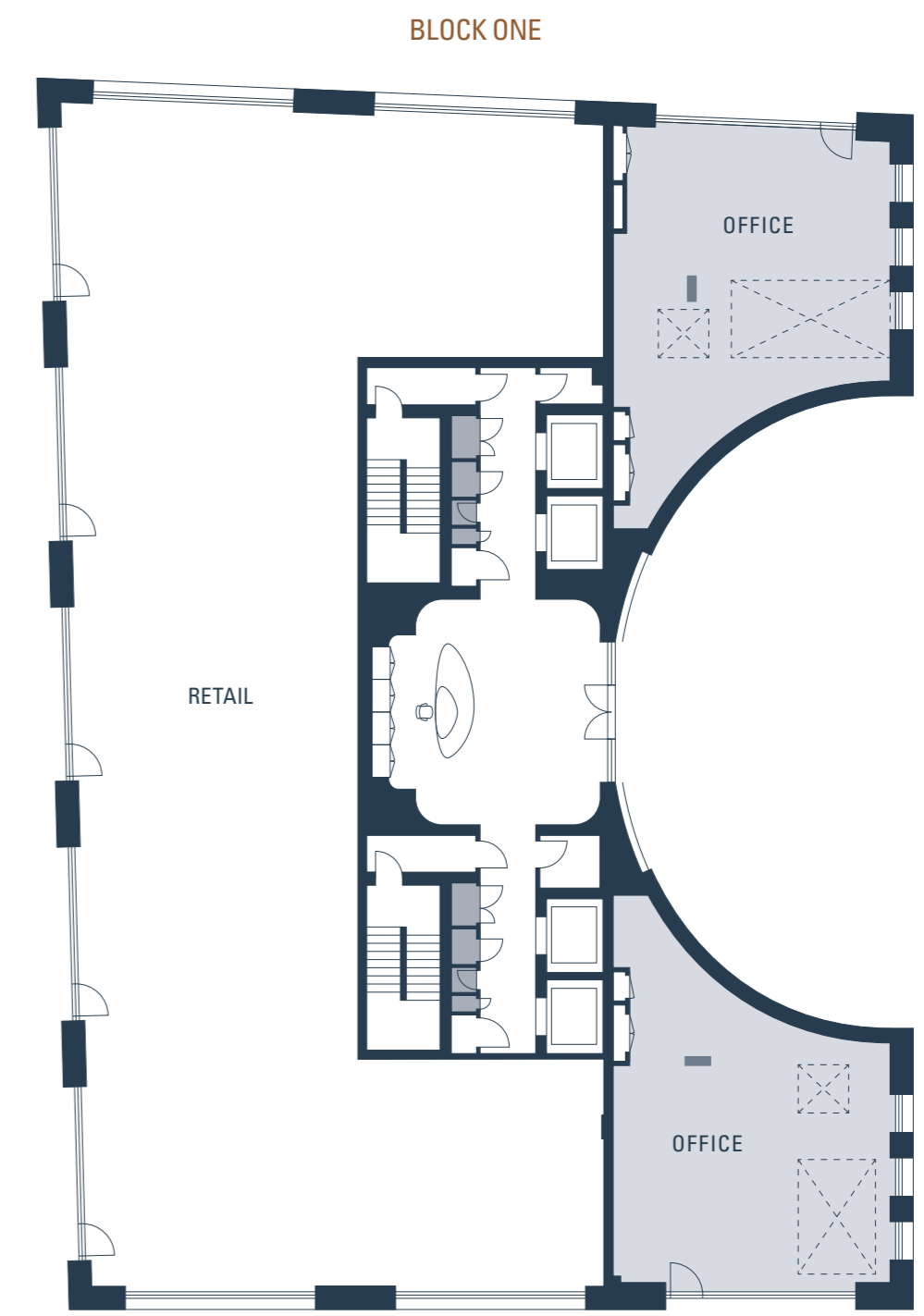
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OFFICES LANCER SQUARE
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OFFICES LANCER SQUARE
GROUND FLOOR



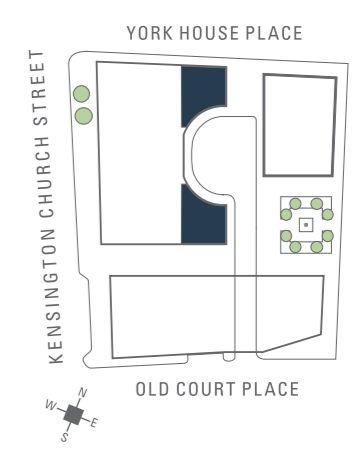
OFFICE
 RISERS
 ROOF LIGHT

SOFT SPOTS FOR FURNITURE LIFT AND STAIRCASE



GROUND	191 sq M	2,051 sq FT
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Floorplan illustrations show the layout of the accommodation only, are not to scale, and must not be relied upon as a statement of fact. Measurements are taken from arrow markers. All measurements are approximate only. East-facing units with obscured windows.



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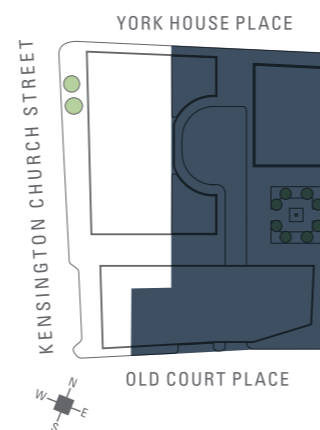


OFFICES LANCER SQUARE
LOWER GROUND 1

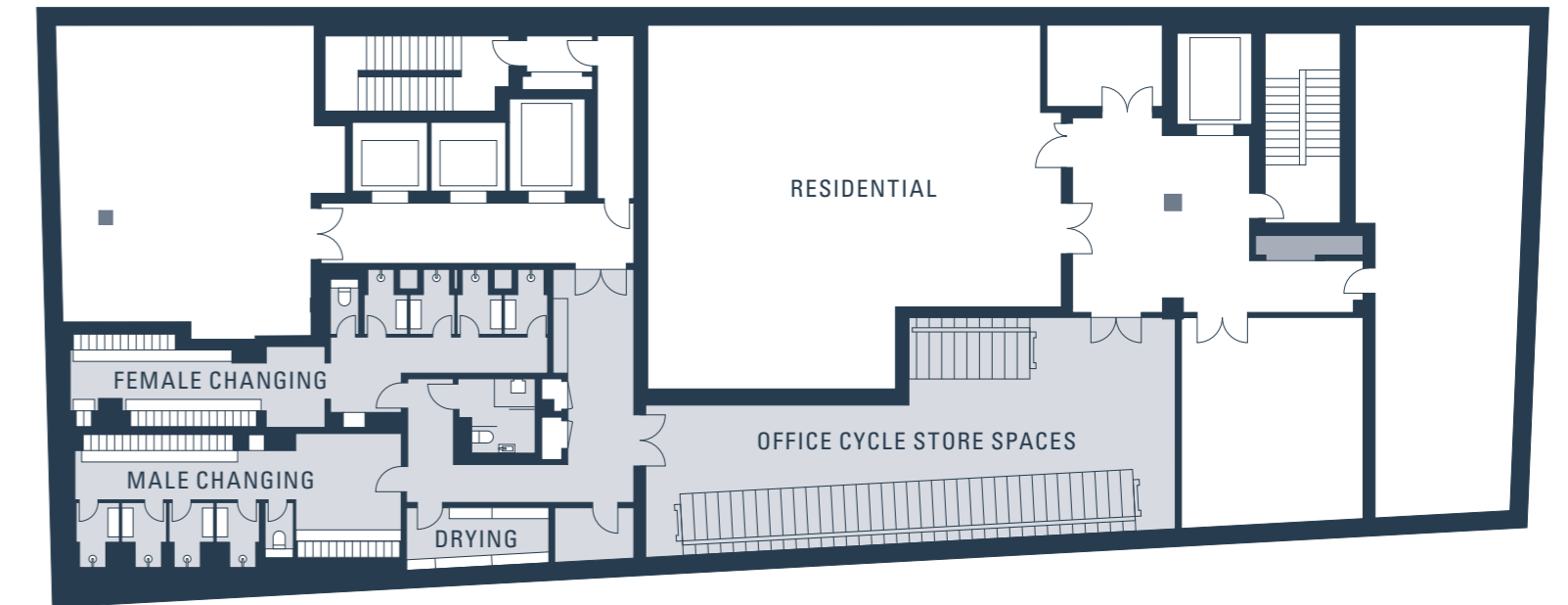


LOWER GROUND 1 1,978 sq M 21,288 sq FT

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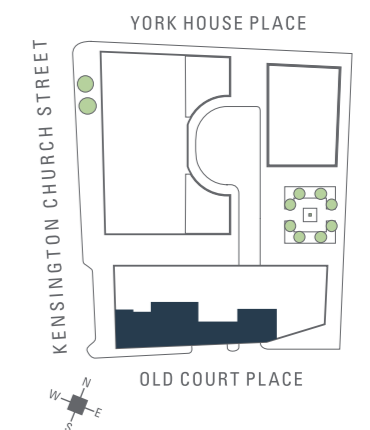


OFFICES LANCER SQUARE
LOWER GROUND 2



LOWER GROUND 2 1,978 sq M 21,288 sq FT

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FOURTH FLOOR

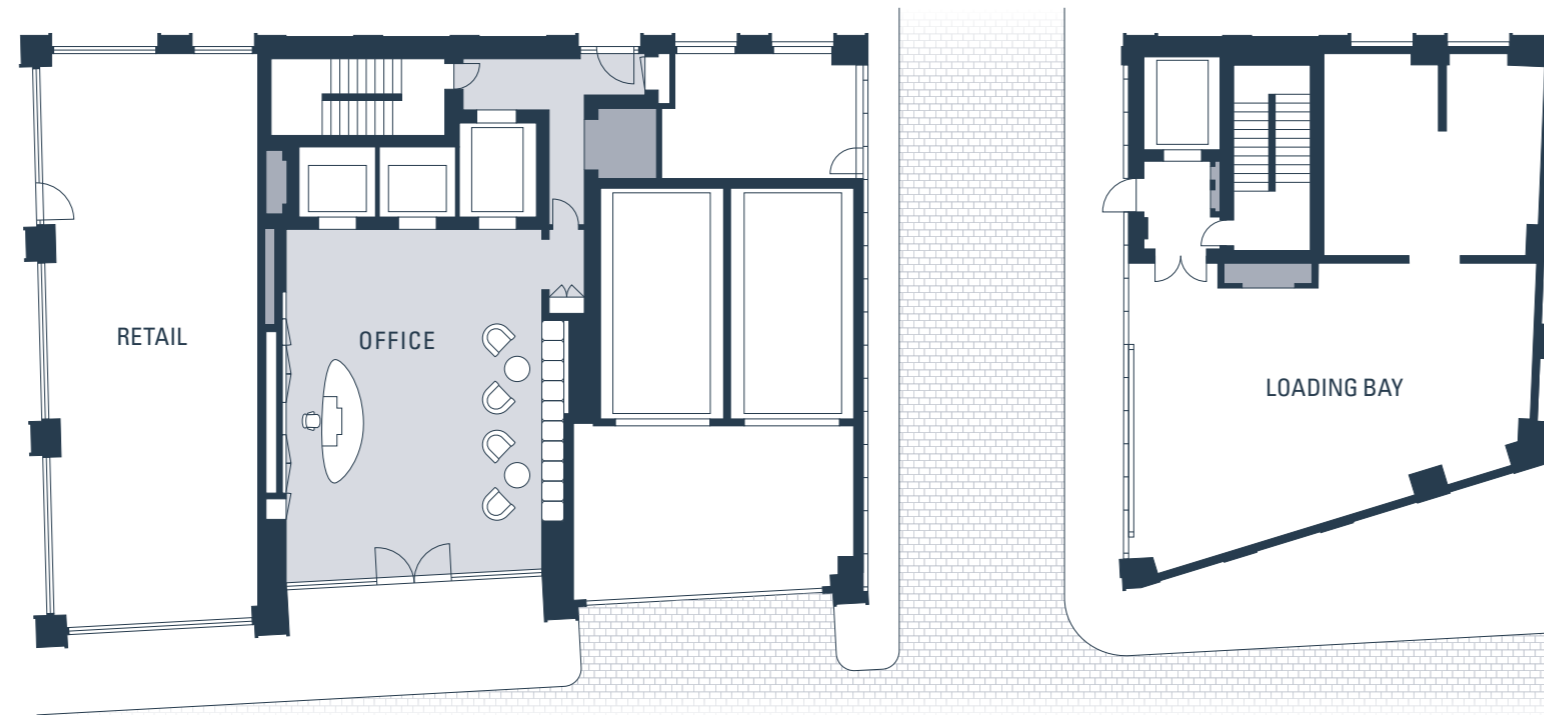
FIFTH FLOOR

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OFFICES LANCER SQUARE
GROUND FLOOR



OFFICE RISERS

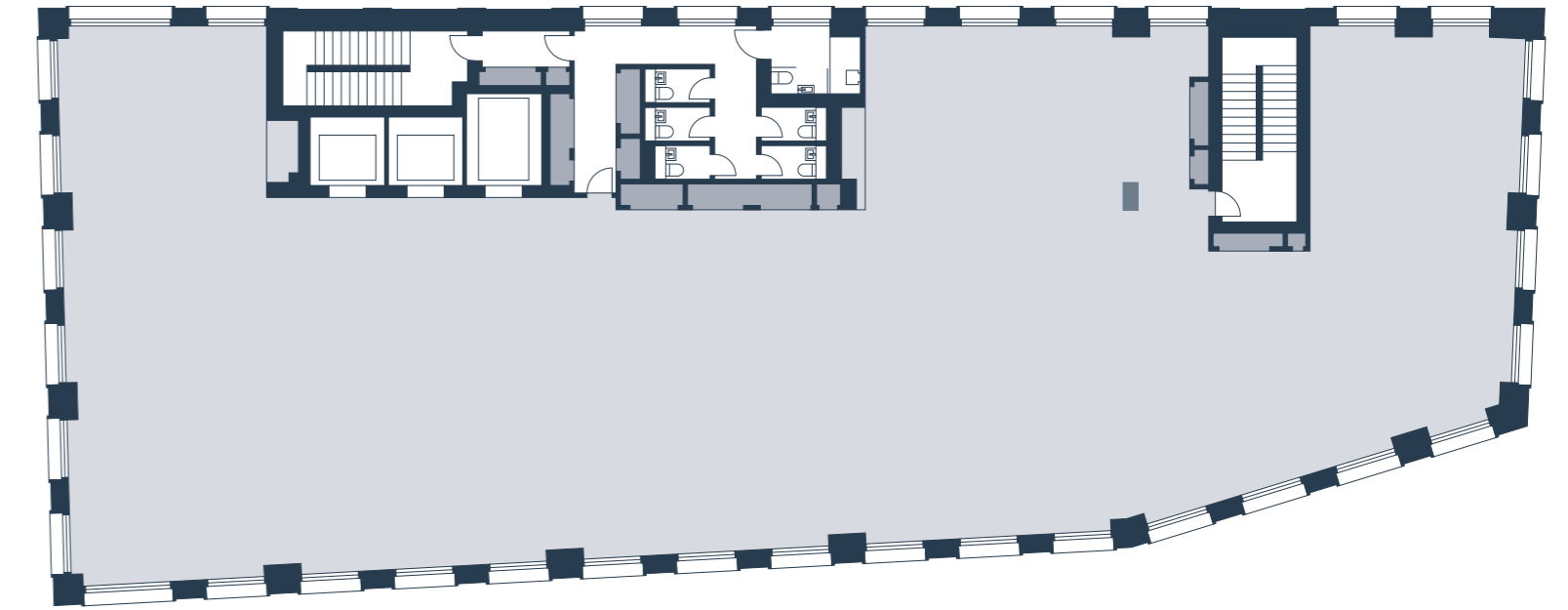


GROUND – 94 sq M 1,012 sq FT
RECEPTION

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FIRST FLOOR

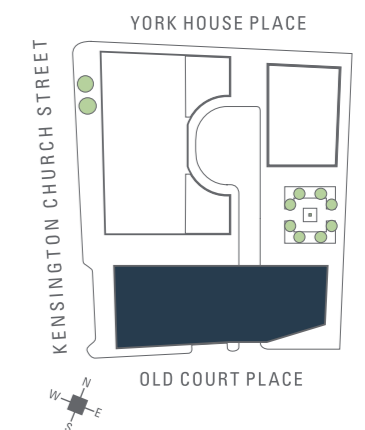


OFFICE RISERS



FIRST 627 sq M 6,750 sq FT

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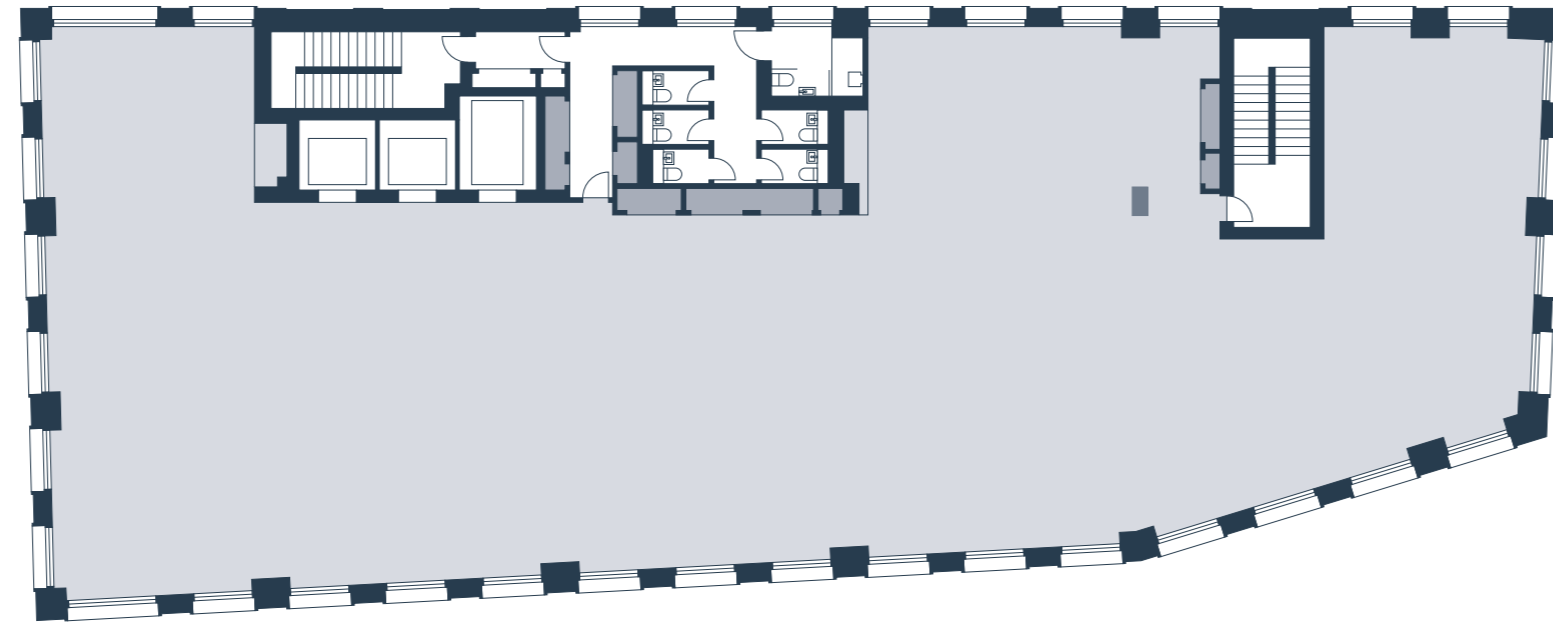
FIFTH FLOOR

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SECOND FLOOR



OFFICE RISERS

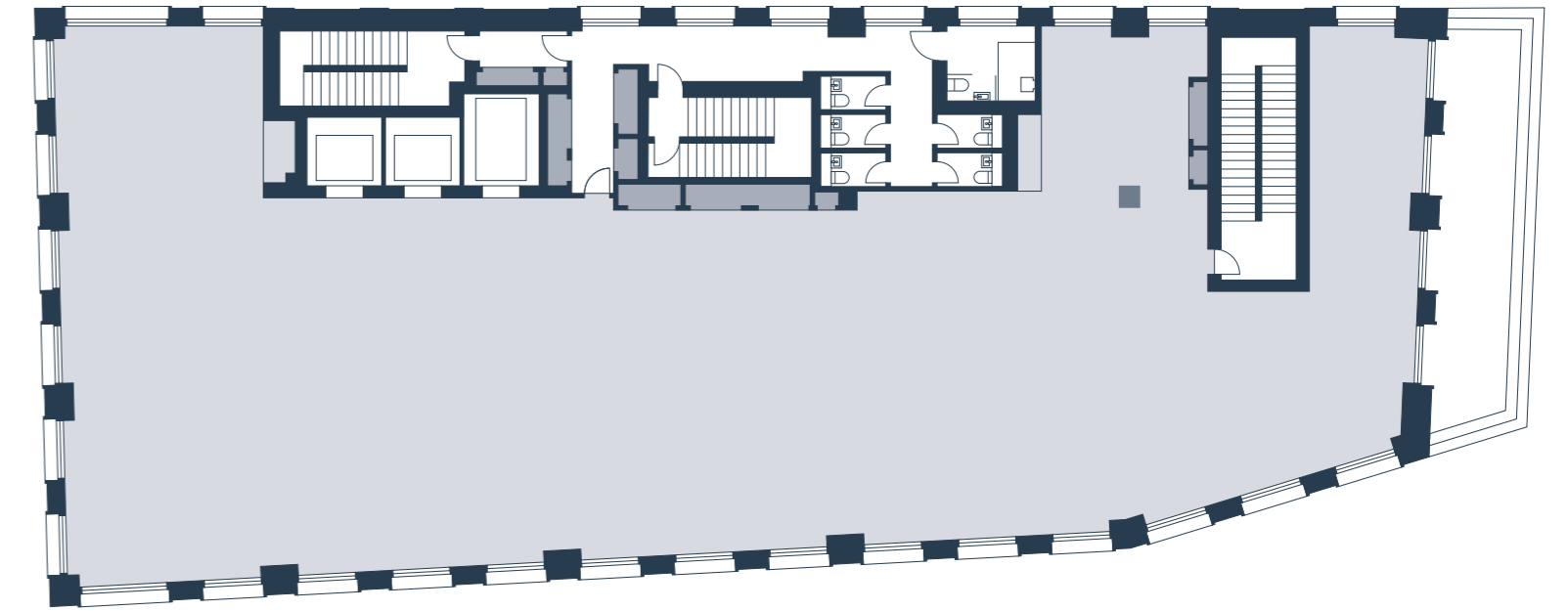


SECOND 629 sq M 6,771 sq FT

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OFFICES LANCER SQUARE
THIRD FLOOR

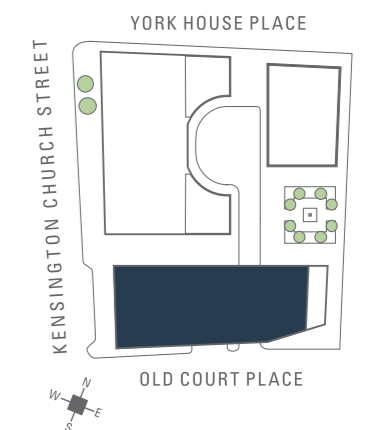


OFFICE RISERS



THIRD 553 sq M 5,951 sq FT

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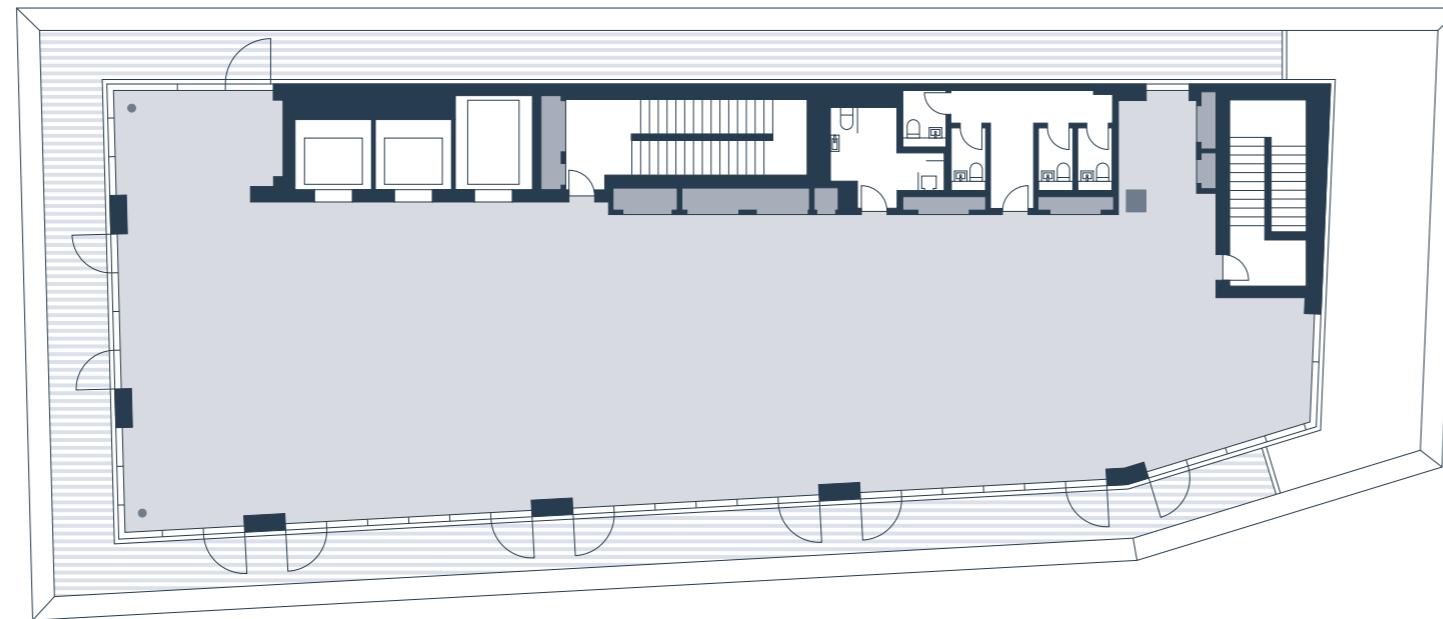
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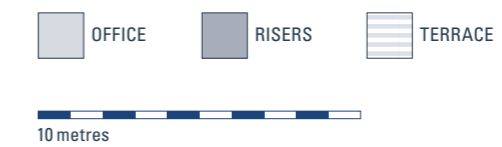
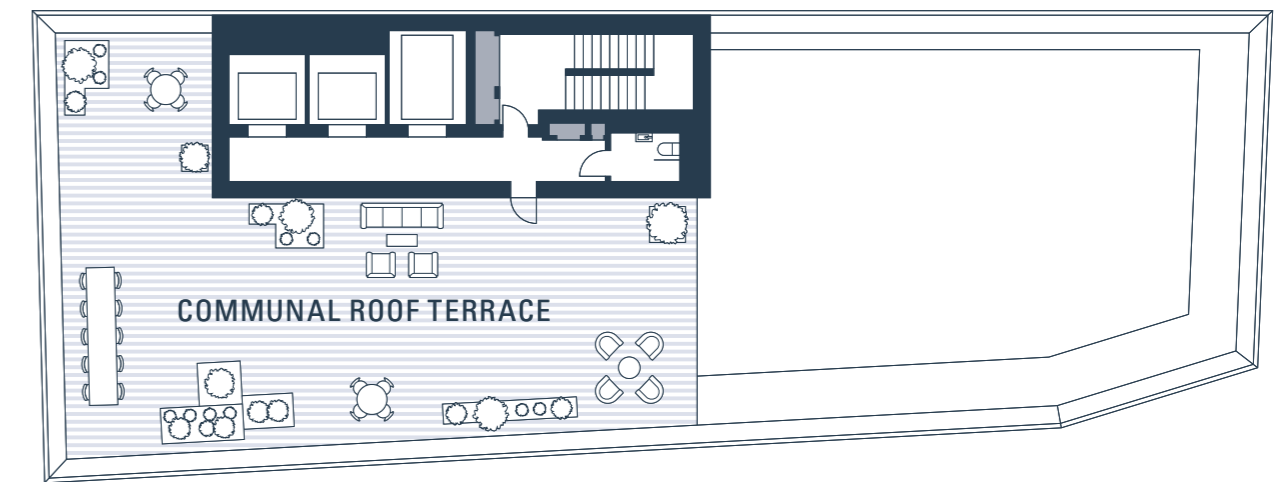


FOURTH	360 sq M	3,872 sq FT
TERRACE	150 sq M	1,615 sq FT

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FIFTH FLOOR



FIFTH – TERRACE	175 sq M	1,879 sq FT
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1. FABRIC AND CAPACITY

1.1 SUPERSTRUCTURE

Lower Ground Floor

- Reinforced in-situ concrete with local downstand beams and intermittent columns.

Block Three above ground

- Steel frame with concrete composite floors.

1.2 FAÇADE

- Precast concrete brick and stone-clad composite panels.
- Full-height aluminium-framed double-glazed units.
- Portland stone window surrounds and string courses.

1.3 FLOOR LOADING

- Office areas: 4.0 kN/m² 0.8 kN/m².

2. OFFICE RECEPTION AND COMMON AREAS

2.1 MAIN BUILDING ENTRANCE AND LIFT LOBBY

Reception

- loor: large format natural stone meeting slip-resistance requirements, inset matwell and provision for services to future security turnstiles.
- Ceiling: painted plasterboard with integrated wall washers at wall perimeters and lift reveals combined with recessed LED downlights. Pendant lights over the reception desk.
- Wall: natural stone and painted plasterboard with joinery feature-wall with bronze frames and inlays.

Reception desk and furniture

- Bespoke reception desk with pewter finish with specialised artwork details.
- Wall-recessed guest seating.

External walls

- Full-height glazing framed by precast brick panels.
- Double-glazed units contained in a dark-bronze anodised aluminium cladding system.

2.2 GROUND FLOOR OFFICES

- Floor: to furnish by future tenant.
- Ceiling: painted plasterboard.
- Wall: painted plasterboard.
- Soft spots to connect to Lower Ground Floor if required.

2.3 CORE

- Floor: large format porcelain tiled floor.
- Ceiling: painted plasterboard.
- Wall: painted plasterboard.
- Doors: American Walnut veneered finish.

2.4 LIFT ENTRANCE

- Lift lobbies: to tenant fit-out. Lifts open directly onto floorplate.
- Floor: raised-access floor.
- Ceiling: painted plasterboard.
- Wall: painted plasterboard.

2.5 LIFTS

- Building is served by machine-roomless passenger and goods lifts as indicated on plans.
- Access control for tenant security.

Passenger lifts (Lower Ground 2 to Fifth Floor)

- Capacity: 13-person.
- Speed: 1.6 m/s.

Combined passenger/goods lift (Lower Ground 2 to Fifth Floor)

- Capacity: 17-person.
- Speed: 1.6 m/s.
- This secondary goods lift is located in Core 4 and serves Lower Ground floors to top floor.

Goods lift

- Capacity: 17-person.
- Speed: 1.0 m/s.
- This main service lift is located in Core 5 and serves the loading bay at Ground Floor providing service, cyclist, staff and refuse access to Lower Ground floors 1 and 2.

2.6 CAR PARKING

- 2no. car parking spaces including 1no. disabled parking space.
- Access to Lower Ground Floor 2 car park via designated car lifts located on the Ground Floor – lift entrance.
- Access control and decorative automatic gates.

2.7 CYCLISTS' FACILITIES AND SHOWERS

- 100no. cycle places and lockers provided in dedicated cycle storage in Lower Ground Floor 2 – 'Cyclepod' double stacking rack system.
- Access to cycle store and facilities is via access-controlled service lift in the undercroft at Ground Floor level.
- Drying room area.

Changing/shower provision

- Separate male and female changing, locker and shower area provided for office tenants and visitors.

- 8no. in total (4 male and 4 female) with 2no. separate WCs and 1no. unisex disabled WC/ shower.

- Direct passenger access from cycle stores and facilities to all office floors.

Cycle store area and cycle drying room

- Floor: resin-painted concrete.
- Ceiling: exposed soffit and services.
- Wall:
 - Cycle drying room: painted plasterboard and tiling.
 - Cycle store: painted plasterboard and painted blockwork.

Changing room areas

- Floor: porcelain tiles.
- Ceiling: painted plasterboard.
- Wall: painted plasterboard/tiling.

Sanitaryware and accessories

- Wall-hung WC pans with concealed cisterns.
- Single toilet-roll holders.
- Coat hooks on cubicle doors.
- Proprietary showertrays, frameless shower doors and fixed thermostatic shower control and shower head.
- Electric point for hand dryer.

Cycle store lobby

- Floor: ceramic tiling.
- Ceiling: painted plasterboard.
- Wall: painted plasterboard.

2.8 LOADING BAY

- Loading bay sized to permit access by a typical refuse vehicle operated by RBKC Council.

3. OFFICE FLOORS

3.1 OCCUPANCY LEVEL

- Means of escape: 1 person per 6m².
- Roof terraces occupancy: 60 persons.
- Internal climate: 1 person per 10m².
- Lift provision: 1 person per 10m².
- Sanitary provision: 1 person per 10m².
- Toilet ratio: unisex provision to BS6465-1.
- 2006 + 80% occupancy.
- BREEAM 1 person per 10m².

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OFFICES LANCER SQUARE
SPECIFICATIONS

3.2 BLOCK 3 CAT A OFFICES

- Floor: 600mm x 600mm access flooring medium-duty 150mm raised floor zone (top of slab-to-floor finish) together with a raised floor-to-ceiling height of 2,700mm.
- Ceiling: metal suspended ceiling system to suit 1,500mm square planning module with perforated 450mm x 1,350mm ceiling tiles.
- Wall: painted plasterboard.

3.3 LOWER GROUND FLOOR OFFICE

- Floor: 600mm x 600mm access flooring medium-duty 130mm raised floor zone (top of slab-to-floor finish).
- Ceiling: exposed services with natural daylighting provided by 9no. rooflights.
- Wall: painted plasterboard.

3.4 CORE TOILETS/SHOWERS

- Typical office floor provides 5no. unisex WCs and 1no. disabled shower and WC.
- Floor: porcelain tiles.
- Ceiling: painted plasterboard.
- Sanitaryware and accessories:
 - Wall-hung WC pans with concealed cisterns, wall-hung basin.
 - Single toilet-roll holders.
 - Coat hooks on cubicle doors.
- DDA: approved Document M compliant WC suite on each office floor.

4. MECHANICAL SERVICES

Mechanical installations design parameters

Outside air temperature

- Summer 30°C db 20°C wb.
- Winter –4°C (sat).

Office

- Design Average Operative Temperature in summer (for cooling).
- 24°C (+/-2°C).

- Design Average Operative Temperature in winter (for heating).

- 20°C (+/-2.0°C).

Stairs

- No control.

WC areas

- Heated only.
- 20°C (+/-2.0°C) air temperature.

Entrance lobby

- Design average operative temperature in summer (for cooling).
- 24°C (+/-2.0°C).
- Design average operative temperature in winter (for heating).

- 20°C (+/-2.0°C).

Back of house

- Heated only.
- 20°C (+/-2.0°C) air temperature.

Comms room

- Design average operative temperature in summer (for cooling).
- 22°C (+/-2.0°C).
- Design average operative temperature in winter (for heating).
- 22°C (+/-2.0°C).

Ventilation

- Outdoor air supply:
 - Office: 1.5l/s/m².
 - Toilets: 10a/c/h.
- Showers and changing areas: 10a/c/h.
- Entrance lobby: 12l/s/person.
- Refuse store: 10a/c/h.
- Changing room/WC (Basement): 10a/c/h.

Internal air quality

- Office ventilation rates are designed for 1.5l/s/m².

Cooling/heating

- 4-pipe fan coil units with perimeter slot diffusers positioned within 1m of the façade.

4.1 ACOUSTIC PERFORMANCE

- A maximum noise criteria of NR 38 from the base Building Services installation.
- The maximum internal noise criteria for building services are as follows:
 - Office: NR 38.
 - Toilets: NR 45.
 - Staircases: NR 45.
 - Reception area: NR 40.
 - Car park: NR 55.
 - Bicycle store: NR 50.
 - Shower/changing: NR 45.

4.2 SECURITY SYSTEMS

Access control, intruder detection and alarm and video door entry systems

- Full and comprehensive integrated access control and intruder alarm system.

Closed Circuit Television Systems (CCTV)

- Site CCTV system installed across the site and interfaced with residential intercom system, door access, security system and BMS. Fixed mini-dome digital video cameras providing full coverage of the communal and shared areas on Ground Floor and Lower Ground floors complying with Rotakin test and BS EN 50132.

4.3 LIGHTING

- Main reception: average 150–200 Lux (at floor level).
- Common corridors: average 100 Lux (at floor level).
- Stair cores: 150 Lux (on stair tread).
- Lift lobbies: average 100–200 Lux (at floor level).
- Lifts: 200 Lux (at floor level).
- Offices: average 300 Lux (open plan office space).
- Average 500 Lux task lighting at desk level for paper based activities to be provided in fit-out.
- Car park: average 100 Lux with 300 Lux at entrance ramps/lifts.
- Back of House facilities: average 100–200 Lux.
- Front of House facilities: average 100–200 Lux.
- Plant rooms (general): average 200 Lux (additional task lighting may be required to specific high risk machinery/plant).

5. SUSTAINABILITY

5.1 TARGETS

- BREEAM: Excellent.

6. ADDITIONAL FACILITIES

6.1 ROOF TERRACE

- Communal roof terrace at Sixth Floor level with composite timber decking and lighting/power/data/water supply/drainage provision.

6.2 OUTSIDE SPACE

- Formal landscaped square.



INTRODUCTION

A NEIGHBOURHOOD
LIKE NO OTHER

DESIGNED FOR YOU

ACCOMMODATION

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A JOINT DEVELOPMENT BY



DEVELOPMENT MANAGER

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