RoyaltyStudios

Notting Hill W11

Unique offices available

Royalty Studios, 105-109 Lancaster Road, W11 is available following a complete refurbishment. It has exceptional natural light with skyline views from the upper floors. Royalty Studios is unique in Notting Hill.

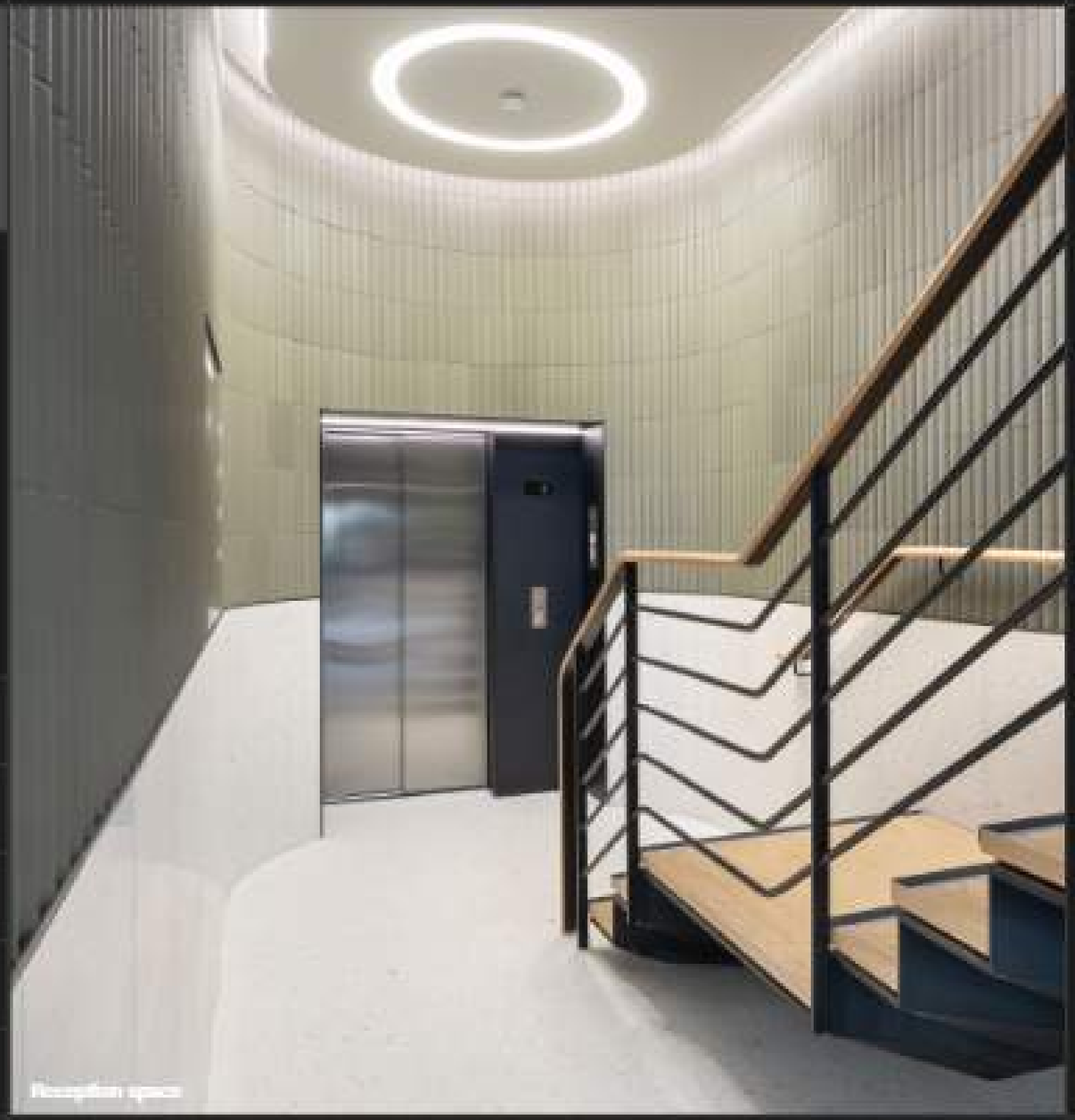
The building has 17,400 sq ft of workspace remaining, available in varying units from 1,000 sq ft.

EPC rating A

All-electric building



Exterior onto Lancaster Road



Reception space



1st floor office



4th floor terrace



3rd floor workspace

The lowdown

Royalty Studios has sustainability at its core. Using cross-laminated timber (CLT) instead of steel and concrete for the structure reduces the building's carbon footprint and gives the building a unique aesthetic.

The offices offer flexible space, and will have high-quality, premium finishes, designed for a variety of users in the heart of Notting Hill.

There is private bicycle storage, car parking, and showers available. Occupiers will also have discounted access to a gym, swimming pool, and sauna next door.

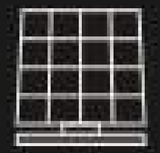
SUSTAINABILITY



EPC rating
A



229 tonnes CO_2 sequestered by CLT used in the building



Solar power
(42 panels)



86% reduction in CO2 from using cross-laminated timber (CLT)

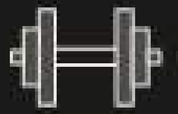
SPECIFICATION



External bicycle storage and showers.



Super-fast fibre internet



Discounted access to local gym, swimming pool & sauna



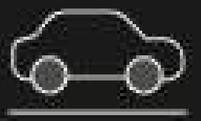
DDA space available



Natural ventilation



Comfort cooling



Private off-street car parking and EV charging



Excellent natural light


1st floor kitchenette


Exterior detail


1st floor workspace


Exterior landscaping


All the floors
are flooded with
natural light.

Accommodation

Royalty Studios offers flexible leasing options, with full floors or individual suites available from 1,015 sq ft.

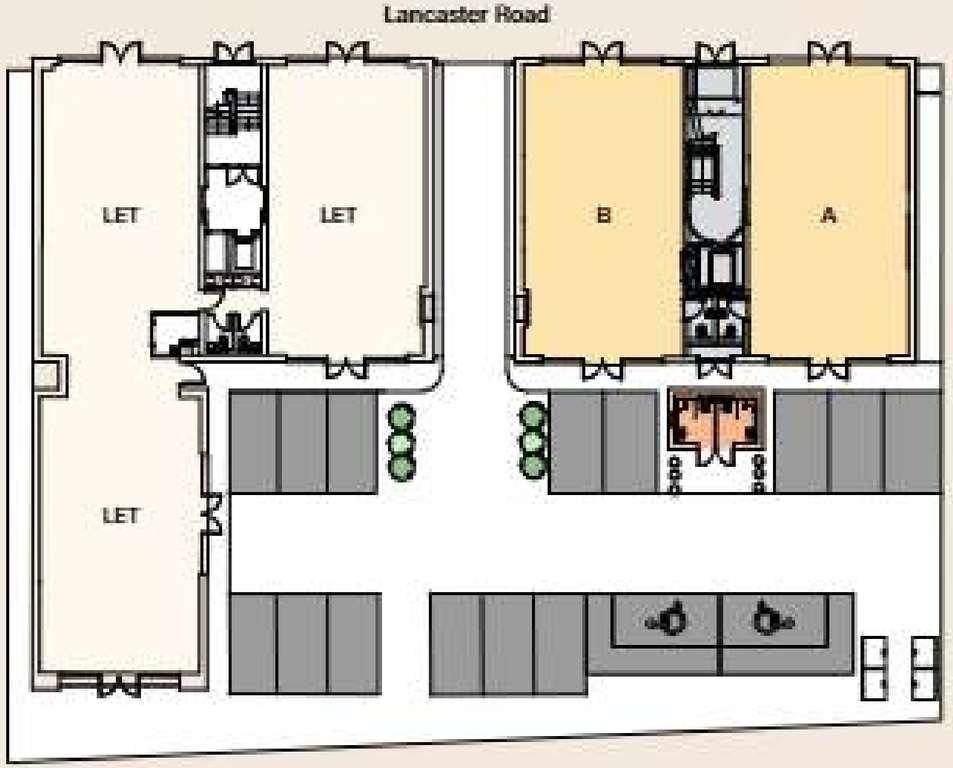
Designed for a range of occupiers, Royalty Studios has stylish entrances and is DDA compliant.

Spaces are flexible: meeting rooms, breakout spaces and kitchens can be installed by arrangement.

FLOOR	SQ FT	SQ M	SPLIT OPTIONS (SQ FT)
Fourth	4,184	388.7	-
Third	4,477	415.9	962 / 2,522 / 3,485
Second	2,222	206.4	978 / 1,243
First	4,497	417.8	978 / 1,243 / 2,275 / 3,518
Ground	2,037	189.3	1,021 / 1,016
TOTAL	**17,416**	**1,618.0**	

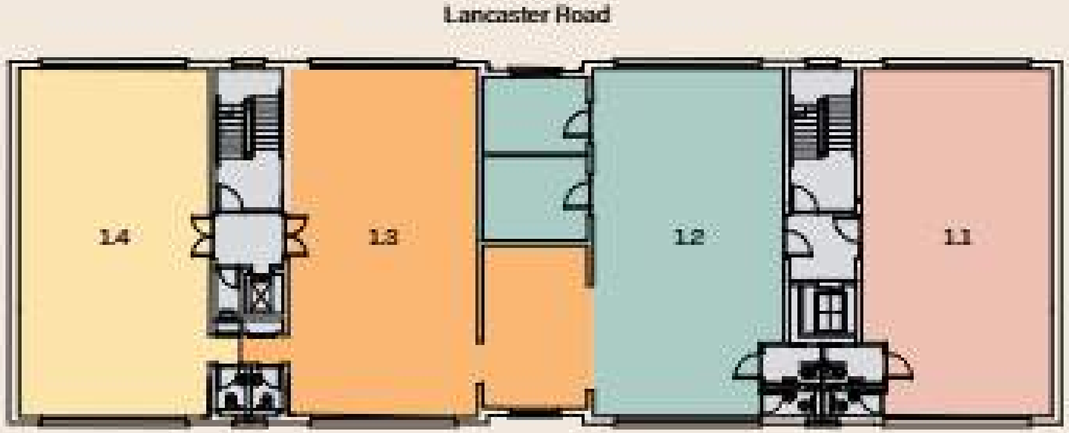
GROUND FLOOR
SUITE A - 1,021 SQ FT / 94.8 SQ M
SUITE B - 1,016 SQ FT / 94.4 SQ M

Floor plans for indicative purposes only. Not to scale.



Office · Showers · Core · Car Parking – 16 spaces

FIRST FLOOR
4,497 SQ FT / 417.8 SQ M



Unit 1.4
1,009 sq ft

Unit 1.3
1,266 sq ft

Unit 1.2
1,243 sq ft

Unit 1.1
978 sq ft

SECOND FLOOR
2,222 SQ FT / 206.4 SQ M



Unit 2.2
1,243 sq ft

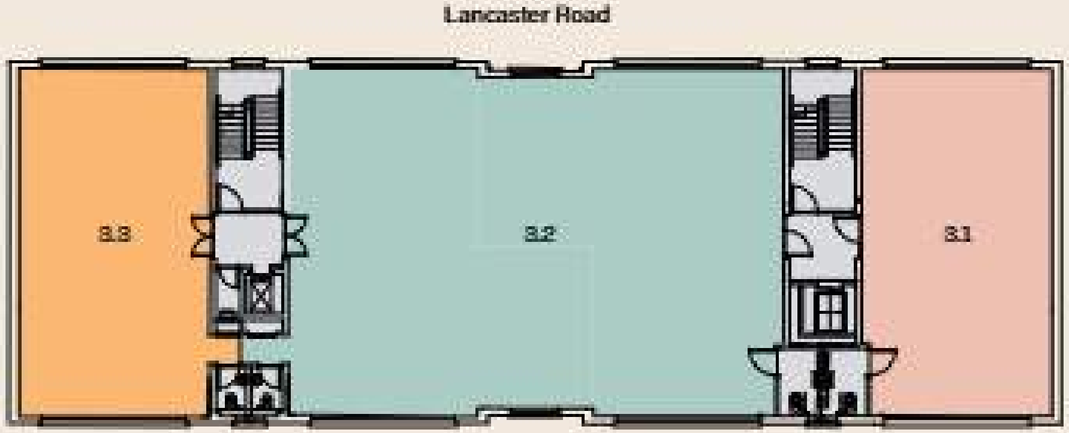
Unit 2.1
978 sq ft

Terrace Core

N

Floor plans for indicative purposes only. Not to scale.

THIRD FLOOR
4,477 SQ FT / 415.9 SQ M

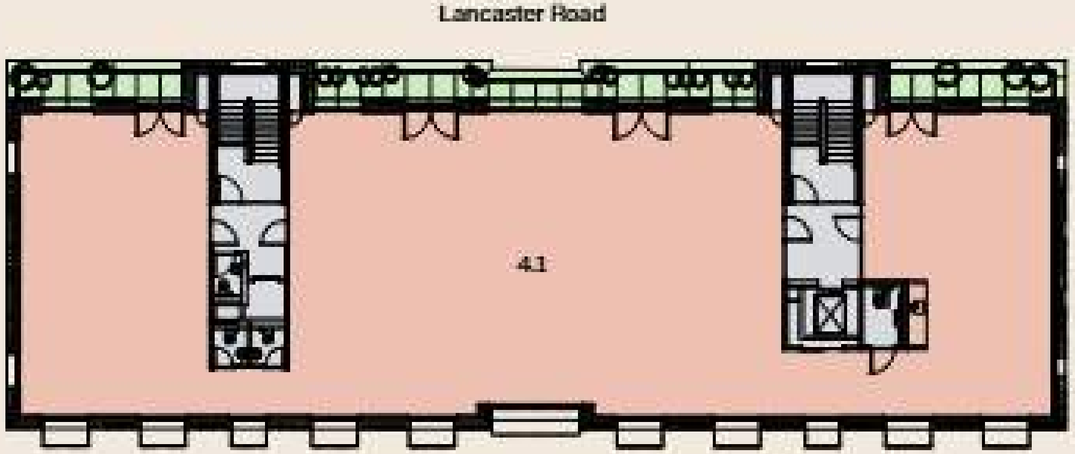


Unit 3.3
992 sq ft

Unit 3.2
2,509 sq ft

Unit 3.1
962 sq ft

FOURTH FLOOR
4,184 SQ FT / 388.7 SQ M



Unit 4.1
4,184 sq ft

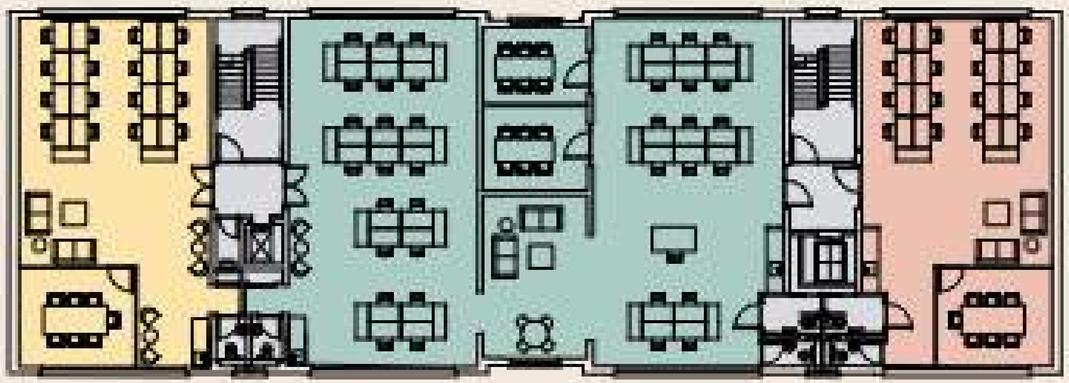
Terrace Core

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FIRST / SECOND / THIRD FLOOR (EXAMPLE SPACE PLAN)
4,497 SQ FT / 417.8 SQ M

Lancaster Road

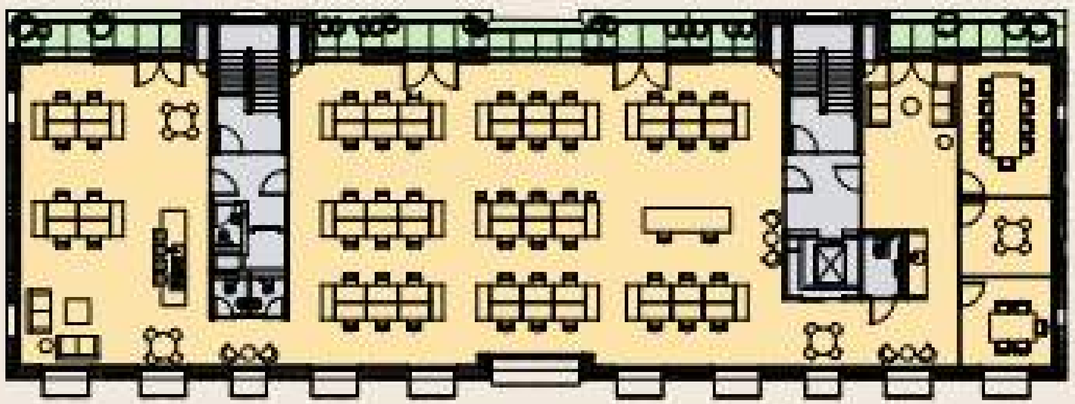


Unit 1.3 - 1,009 sq ft		Unit 1.2 - 2,509 sq ft		Unit 1.1 - 978 sq ft	
Open plan workstations	16	Open plan workstations	36	Open plan workstations	16
Breakout area	01	Breakout areas	03	Breakout area	01
Meeting room	01	Meeting rooms	02	Meeting room	01
Teapoint	01	Teapoints	02	Teapoint	01

Terrace Core

FOURTH FLOOR WITH TERRACE (EXAMPLE SPACE PLAN)
4,184 SQ FT / 388.7 SQ M

Lancaster Road



Office - 4,184 sq ft

Open plan workstations	56	4 person meeting room	01
Breakout areas	06	Reception area	01
9 person meeting room	01	Private terrace	01
5 person meeting room	01	Kitchenette	02

N

Floor plans for indicative purposes only. Not to scale.

Perfectly located

Royalty Studios is just a one-minute walk from Ladbroke Grove tube station and nearby bus stops, with the Elizabeth line and mainline railway at Paddington accessible in just 10 minutes.

Holland Park, Kensington Park Gardens, and Notting Hill are all within easy reach.

KEY TRAVEL TIMES (from the building)

- 8 mins — Paddington (From Ladbroke Grove Station)
- 17 mins — Farringdon (From Ladbroke Grove Station)
- 19 min — Bond Street
- 42 mins — Heathrow Terminal 5

Food & Drink

01. Empire Empire
02. The Elgin
03. The Knight Of Notting Hill
04. Core by Claire Smyth
05. The Pelican
06. The Castle
07. The Ledbury
08. Julie's
09. Buns From Home
10. Gail's
11. Planet Organic

Fitness

01. Virgin Active
02. Westway Fitness Club
03. SoulCycle
04. Cure

Education

01. Notting Hill Preparatory School
02. Chepstow House School





Oldroom Pernit Room





The Eagle



Royalty Studios



Portobello Road Market

Want to find out more?

TERMS
Upon application.

VIEWINGS
Through joint letting agents.

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