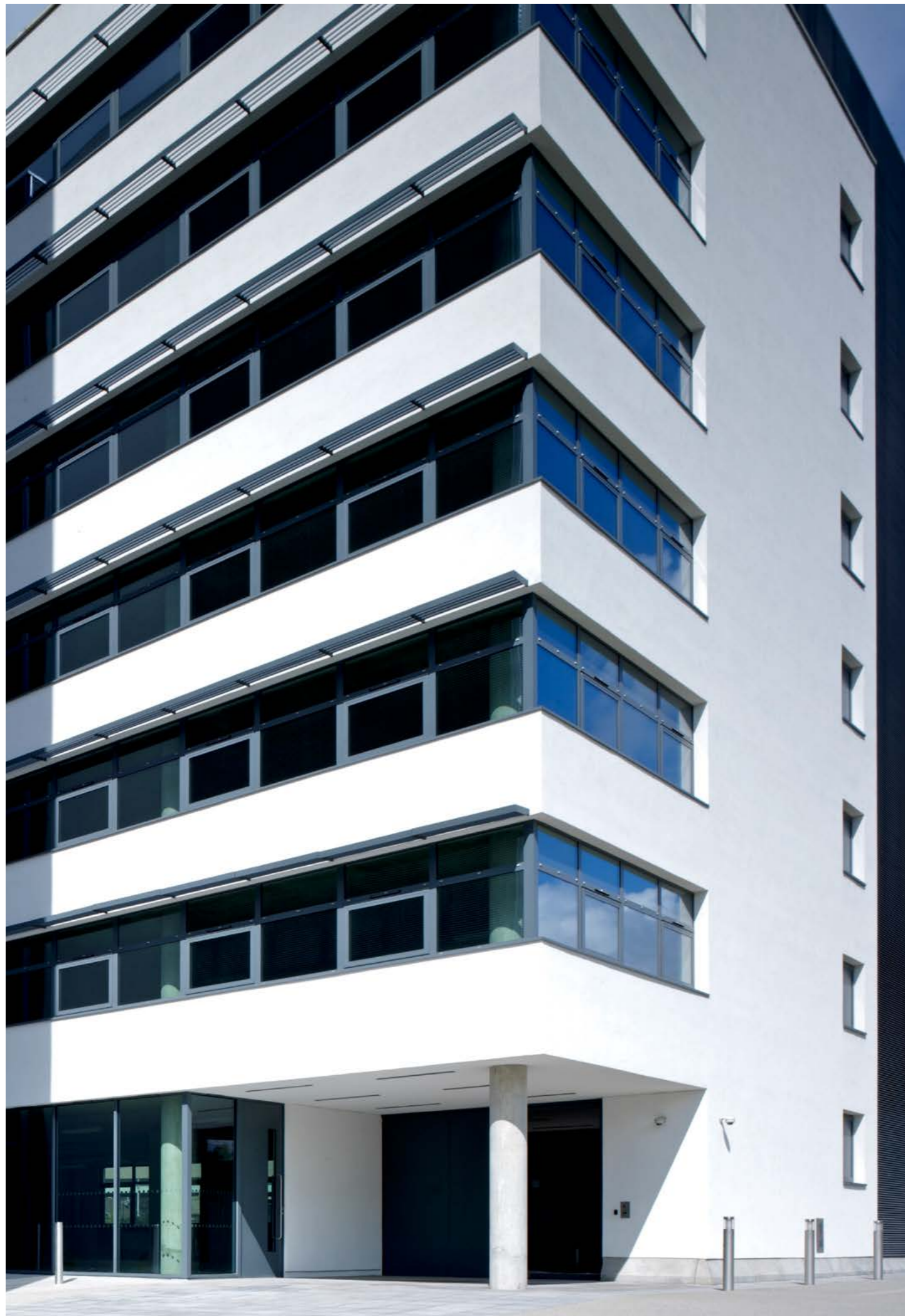


**THE
STUDIO
BUILDING**



**DESIGNED
FOR CREATORS
AND MAKERS**

21 EVESHAM STREET, W11 4AR



THE SMALLEST AND MOST ADAPTABLE OF ALL THE BUILDINGS ON THE NOTTING DALE CAMPUS, THE STUDIO BUILDING MAKES THE PERFECT HOME FOR ANYONE LOOKING TO FLEX THEIR CREATIVE MUSCLES.

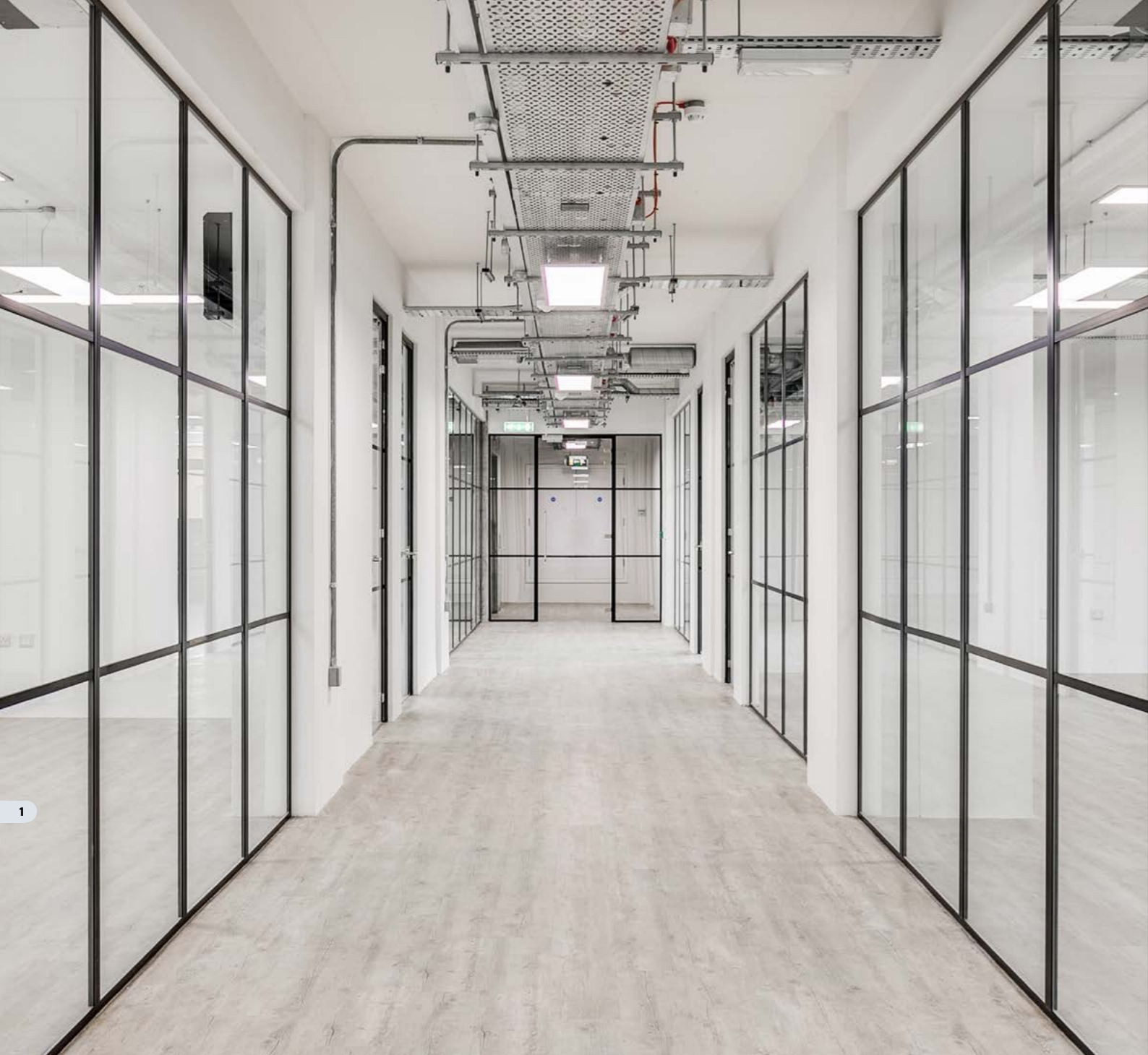


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FOR THE
ARTISANS



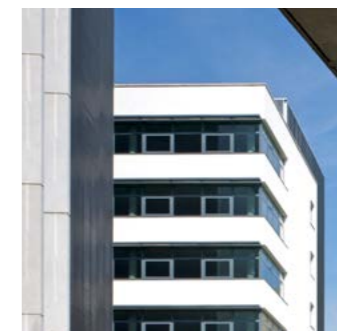
THE STUDIO BUILDING

Located in the northern corner of the vibrant Notting Dale campus, the Studio Building is an echo to the area's artisanal past, created specifically to house small, artistically-minded businesses looking for bright, open spaces to work.

There are also nods to its neighbours, with grey aluminium louvres that match the White Building next door and yellow guarding panels incorporated into stair balustrades, which offer a subtle visual connection back to the Yellow Building.

Designed by renowned architect practice Allford Hall Monaghan Morris (AHMM), the seven-storey building is characterised by its simple form and expression of generously proportioned strip windows nestled inside the white rendered exterior.

Inside, the studio floors have been designed to allow maximum flexibility, allowing tenants to create their perfect workspace. High level panels in the strip windows can also be removed to bring fresh air supply for any ventilation systems required by their work. The building is otherwise naturally ventilated by regularly spaced opening vents in the strip windows.



A
WORKPLACE
THAT IS
INSPIRATIONAL
AND
FUNCTIONAL

With its clean lines and simple palette, The Studio Building is a simple expression of its functionality as a workshop and studio space. This delightful building also features:

- Flexible newly refurbished workspace available in a range of sizes between 700 sq ft and 4,000 sq ft
- Super Fast Broadband - Plug and Play
- Passenger & Good's Lift
- Perimeter Trunking
- Air conditioned space
- Excellent natural light
- Large shared kitchen break out area
- BREEAM 'Excellent' rating

Occupiers also enjoy the benefit of additional flexible working space in the neighbouring White Building. In this brand new, light-filled reception and meeting space they can book meeting rooms, utilise zoom and video conferencing facilities, or simply grab a coffee from the onsite coffee truck whilst they catch up with some work.



NOTTING DALE *the area*



The hidden gem of W11, the Notting Dale Campus has undergone substantial redevelopment in recent years with its creative hub centred around Nicholas Road. The Studio Building sits alongside the Yellow, White and brand new George Building, as well as the Phoenix Brewery and 3 Olaf Street. This flexible, creative space was designed specifically to resonate with the area's artisanal past.

Other leading names have chosen the campus for their headquarters, including Temperley and Mario Testino. This is a vibrant campus, where you'll find an exciting blend of cool brands, fine art and first rate amenities, including the world class Westfield, White City and multiple transport links.

A five-minute walk takes you to the Kensington Leisure Centre, with its fully-equipped gym, three swimming pools and spa, or Avondale Park, with its mix of formal gardens, sports facilities and what is thought to be Britain's first floral lawn. A little further down the road you'll reach the iconic Portobello Road and its adored Electric Cinema operated by the Soho House Group.

“
**COMMUNITIES ARE
 DEFINED, MORE OR
 LESS, BY WHAT PEOPLE
 HAVE IN COMMON.**
 —
Tony Sleep
 Welcome to Frestonia



the heritage

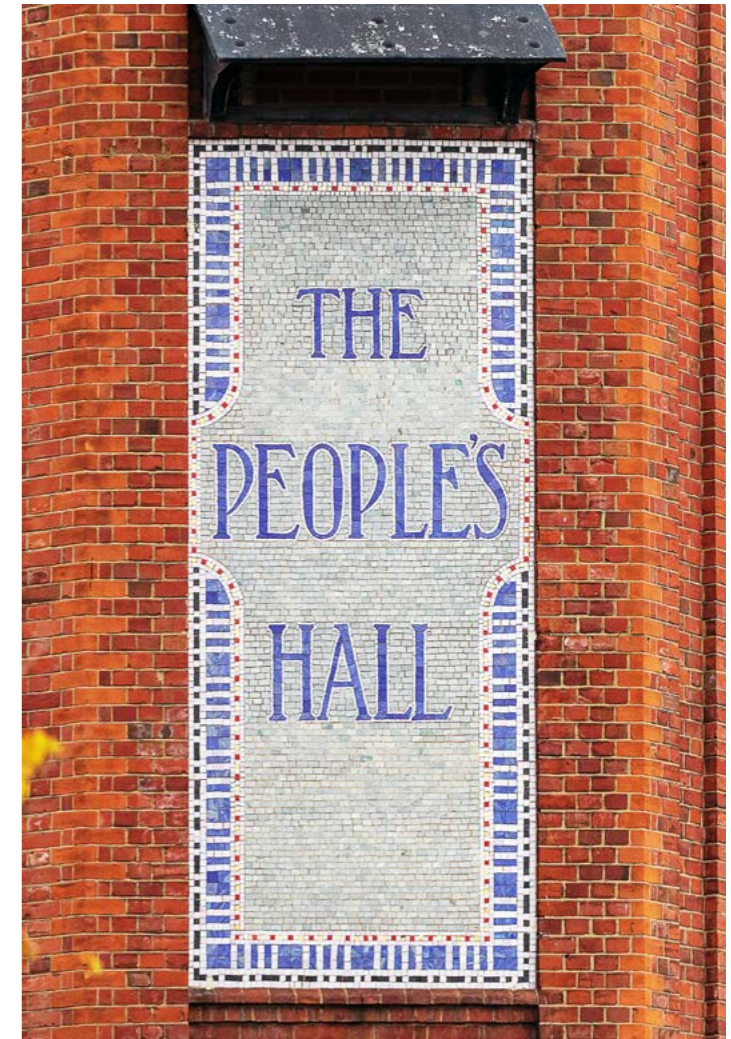
Once known as the 'potteries and piggeries', Notting Dale has a rich, colourful heritage and has long been home to artisan communities.

Indeed, nearby Pottery Lane was once the heartbeat of the area, making bricks and tiles out of local clay to meet the needs of a rapidly expanding city. An original pottery kiln – with many of its 19th century features in tact – can still be found in Walmer Road.

In the 1850s, artisan builders lived in the area while constructing the grand Victorian terraces of Notting Hill Gate and Holland Park. However, many of the streets were razed during and after the Second World War and the area ran to dereliction. It hit the headlines in 1977 when a community of musicians, photographers, jewellery makers and other artists squatting in

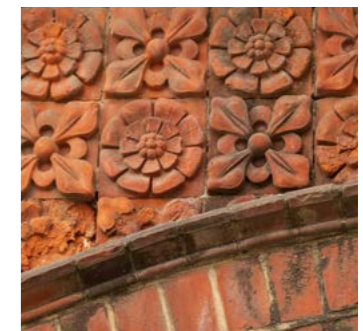
Freston Street declared their intention to secede from the UK and establish the Free and Independent Republic of Frestonia, in protest at plans by the Greater London Council (GLC) to evict them and destroy the properties.

Led by social activist Nicholas Albery, the residents and their families took the co-lective surname of Bramley – after another local road – and issued their own postage stamps, created a tourist visa stamp and composed a national anthem. Meanwhile, the People's Hall on Olaf Street housed Chrysalis Records HQ and Ear Studios, where The Clash recorded parts of Combat Rock. The community even wrote to the UN requesting membership. While the UN never replied, the subsequent media interest forced the GLC to work with residents to create a better plan.

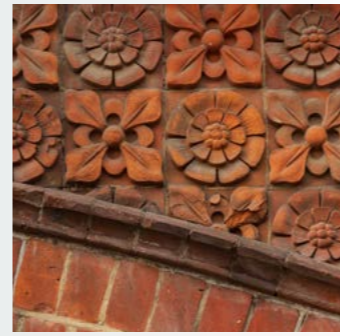


IN THE NEIGHBOURHOOD

colart	STELLA/McCARTNEY	Cath Kidston®
leaf	TalkTalk For Everyone	AUDLEY
Temperley LONDON	MARIO TESTINO	EGMONT Publishing
MONSOON	Accessorize	LMAX EXCHANGE



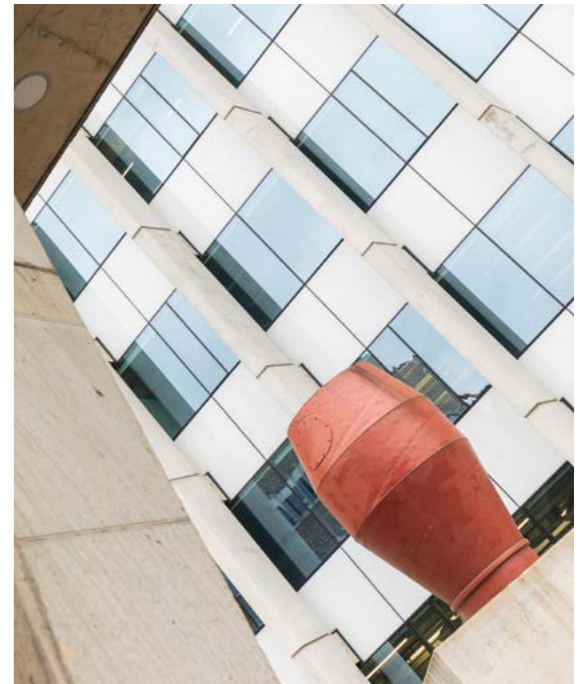
NOTTING DALE *art & sculpture park*



In keeping with the area's artisanal past, Nicholas Road is set to be transformed in 2020 with the introduction of a brand-new public sculpture park. Dotted along a newly-pedestrianised, tree-lined avenue, eight stunning pieces of public art will join Alex Da Cunha's MIX (2012) – a monumental work comprising a reclaimed lorry mixer drum on a poured concrete plinth. The piece was commissioned by the Monsoon Art Collection and is on display outside the Yellow Building.

This urban campus will also feature a new F & B offer on the ground floor of The George Building with external seating spilling out into the grassy areas with full WIFI access, creating an inspiring outdoor working space and a quiet spot to unwind. A purpose-built self-contained 5,000 sq ft gym, Anytime Fitness, is now open, making the White Building home with a mixture of exercise and relaxation classes.

Just around the corner on Olaf Street, art lovers will find the Frestonian Gallery, located in the gorgeous Victorian redbrick People's Hall. Best known as a focal point for the Republic of Frestonia in the 1970s and 1980s, the hall became a creative hub for writers, artists, musicians and cultural activists. Thirty years later, the Frestonian Gallery continues to channel a little bit of this remarkable community's rebellious freedom of expression.



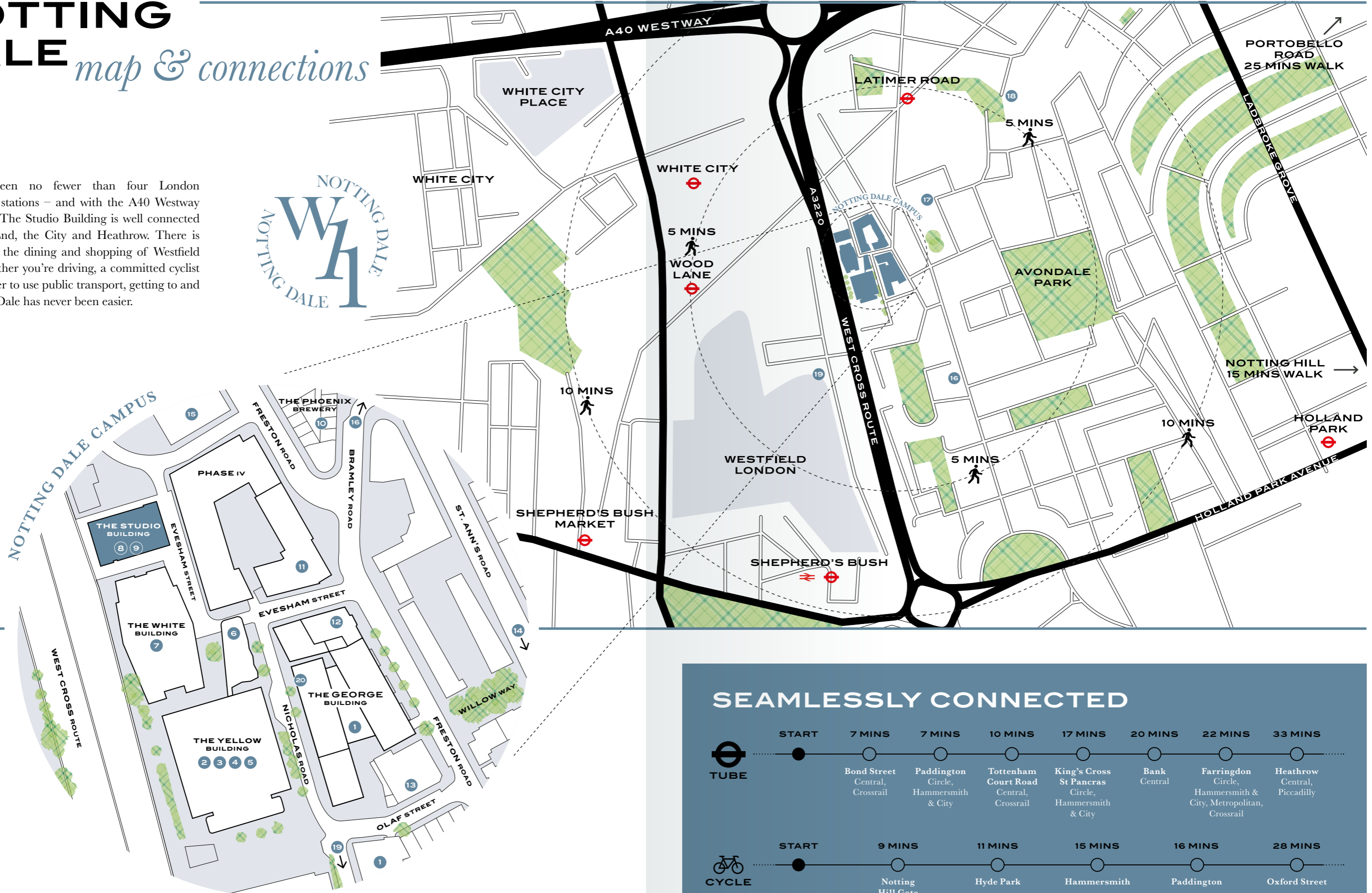
NOTTING DALE *art & sculpture park*



NOTTING DALE

map & connections

Nestled between no fewer than four London Underground stations – and with the A40 Westway to its north – The Studio Building is well connected to the West End, the City and Heathrow. There is easy access to the dining and shopping of Westfield London. Whether you're driving, a committed cyclist or simply prefer to use public transport, getting to and from Notting Dale has never been easier.



THE NEIGHBOURHOOD

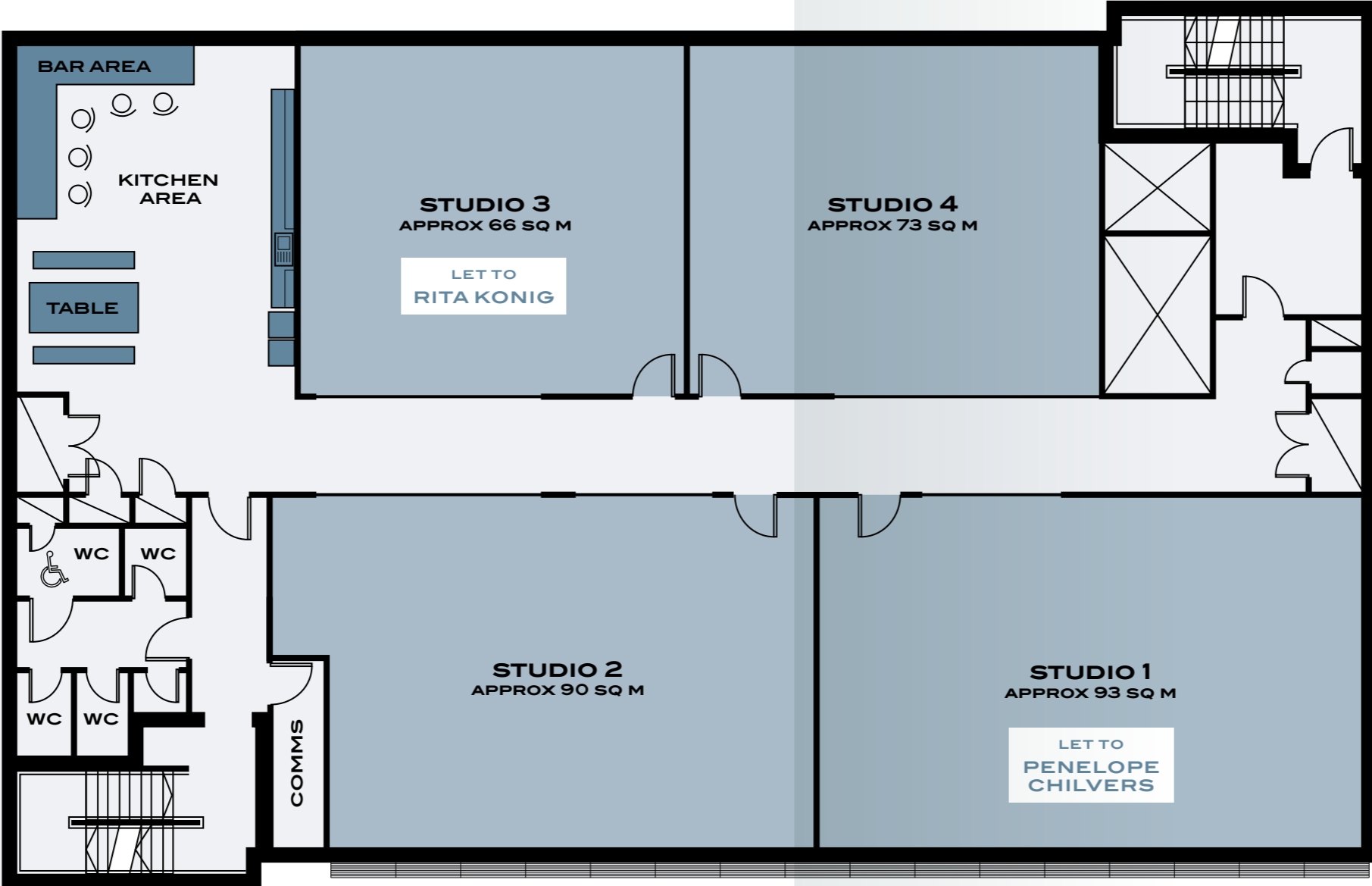
- 1 Stella McCartney
- 2 Audley
- 3 LMAX
- 4 Accessorize
- 5 Monsoon
- 6 Egmont
- 7 Notting Dale Café
- 8 Talk Talk
- 9 Loaf
- 10 Colart
- 11 Griffin Gallery
- 12 Temperley London
- 13 Cath Kidston
- 14 Mario Testino
- 15 Frestonian Gallery
- 16 Equilibrium Gym
- 17 Cefinn
- 18 Kensington Leisure Centre
- 19 M&S Foodhall
- 20 W11 Canteen (Opening May 2020)

SEAMLESSLY CONNECTED

	START	7 MINS	7 MINS	10 MINS	17 MINS	20 MINS	22 MINS	33 MINS
TUBE	●	○ Bond Street Central, Crossrail	○ Paddington Circle, Hammersmith & City	○ Tottenham Court Road Central, Crossrail	○ King's Cross St Pancras Circle, Hammersmith & City	○ Bank Central	○ Farringdon Circle, Hammersmith & City, Metropolitan, Crossrail	○ Heathrow Central, Piccadilly
CYCLE	●	○ Notting Hill Gate	○ Hyde Park	○ Hammersmith	○ Paddington	○ Oxford Street		
WALK	●	○ Latimer Road	○ Westfield	○ Shepherd's Bush	○ Notting Hill Gate	○ Hyde Park		

THE STUDIO BUILDING *floorplan*

RESPONDING TO BOTH ITS ORIENTATION WITHIN THE NOTTING DALE CAMPUS AND THE AREA'S PRACTICAL PAST, EVERYTHING ABOUT THE STUDIO BUILDING'S CONSTRUCTION WAS CHOSEN FOR SIMPLICITY AND ROBUSTNESS.



SECOND FLOOR

	SQ M	SQ FT
STUDIO 1	LET TO PENELOPE CHILVERS	
STUDIO 2	93	999
STUDIO 3	LET TO RITA KONIG	
STUDIO 4	73	791

FIRST FLOOR

700 sq ft to 4,750 sq ft – can be split as per 2nd floor or to meet individual requirements

CONTACT INFO

THE STUDIO BUILDING

For further information and all enquiries please contact our agents:

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