



ONE WIMBLEDON



Introduce oneself to a new approach to workspace, designed for individuals.

One Wimbledon.

The highest specification workspace
commanding a prominent position at the
entrance to Wimbledon's business district.

62,000 sq ft / 5,750 sq m



Absorb oneself

A new kind of workspace begins with the double-height, biophillic inspired reception space that introduces workers and guests to the wider ethos of the building.



Create the workspace you want and your business needs. Flexible floors allow a blank canvas where truly inspirational space can be created.

Apply oneself

CGI: Bespoke fit-out on a typical upper floor



The ninth floor communal club-room and terrace offers the perfect place to get away from your desk.

Lose oneself



Confidence that doesn't go unnoticed

One Wimbledon exudes a quite confidence at street level in a prominent corner location at the crossing of Francis Grove and St George's Road.

Extensive planting, complimented by a bespoke, hand-crafted tiled façade, creates an understated and confident approach to the development.





Designed to keep people moving

The health and well-being of the building occupants have been considered at the heart of the development.

A built-in gym, secure cycle parking and shower, changing and drying rooms provide workers with plenty of opportunities to keep active.



Shop name here



Street food



Treat oneself



Coffee shop name here



Bar name here

Exploring Wimbledon, it's clear that it offers much more than tennis.

From high street favourites to beautiful one-off boutiques, the town offers something for everyone – the perfect place to nip out for lunch or stay for a long after work dinner.



Hand-drawn amenities map here



Communications map here



Accommodation

Net Internal Areas

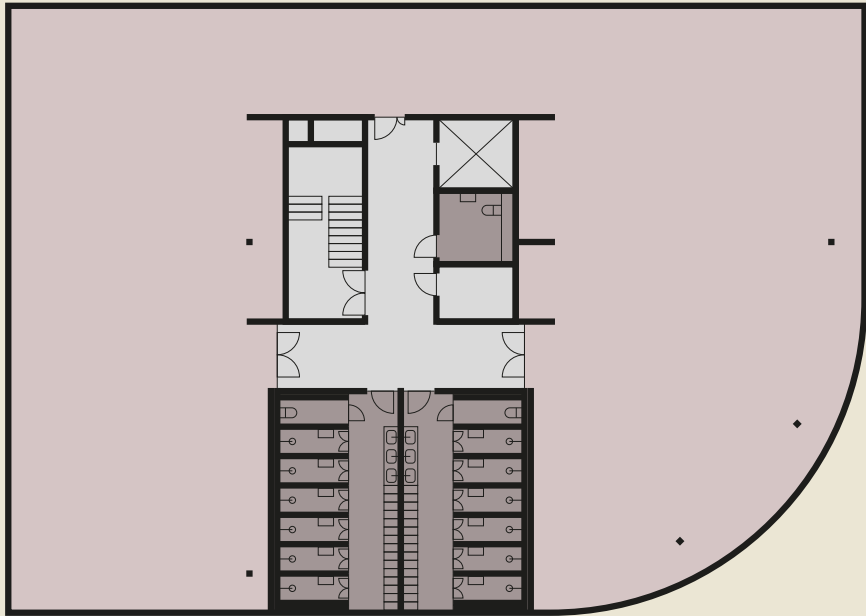
9th floor	413 sq m	4,445 sq ft
8th floor	536 sq m	5,769 sq ft
7th floor	617 sq m	6,641 sq ft
6th floor	617 sq m	6,641 sq ft
5th floor	617 sq m	6,641 sq ft
4th floor	617 sq m	6,641 sq ft
3rd floor	617 sq m	6,641 sq ft
2nd floor	617 sq m	6,641 sq ft
1st floor	617 sq m	6,641 sq ft
Mezzanine	416 sq m	4,478 sq ft
Ground	78 sq m	840 sq ft
Basement 1	n/a	n/a
Basement 2	n/a	n/a
Total	5,762 sq m	62,022 sq ft

Illustrative birds eye view of ground floor



Basement 2

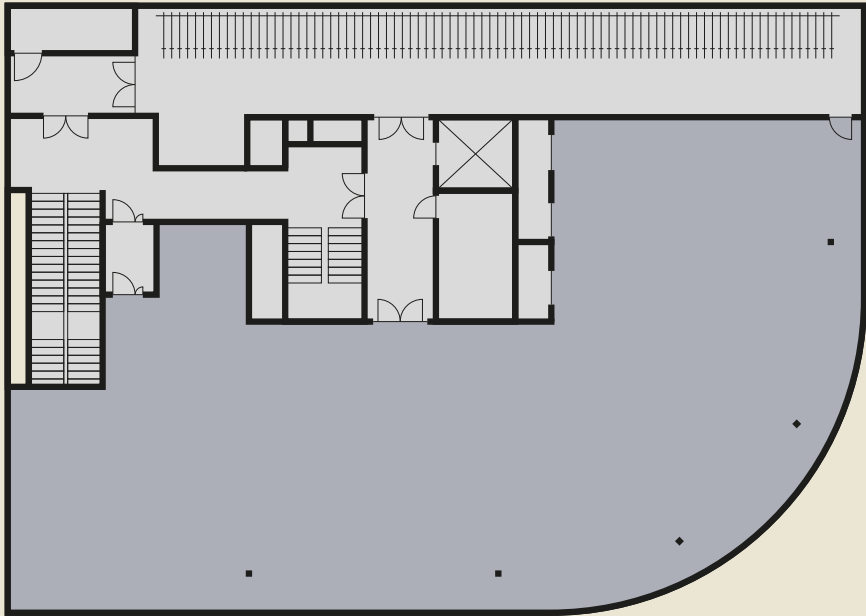
N/A



Plan not to scale. For indicative purposes only.

Basement 1

N/A

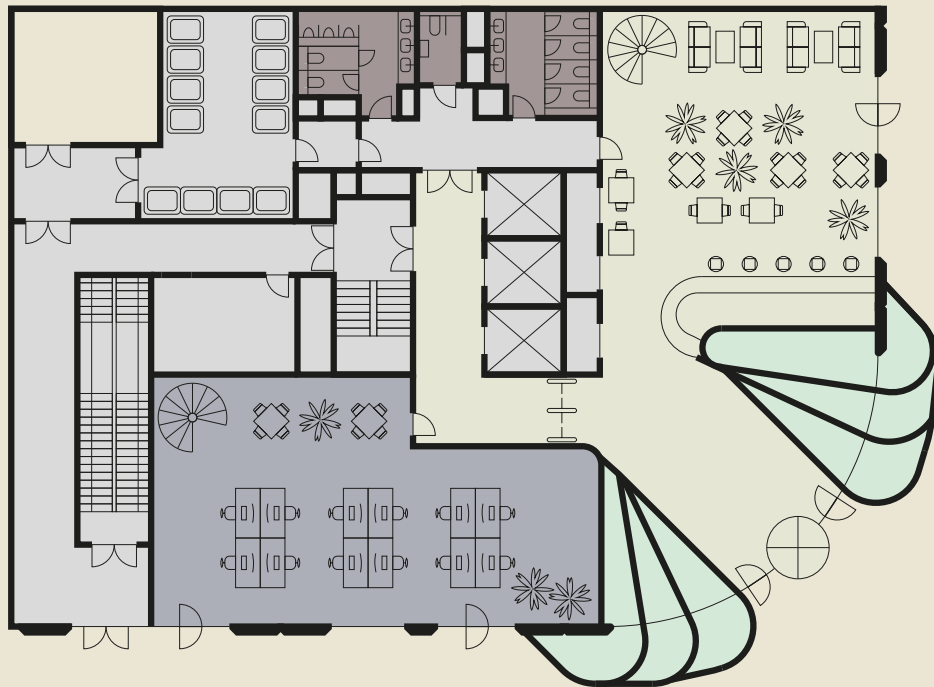


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Ground floor

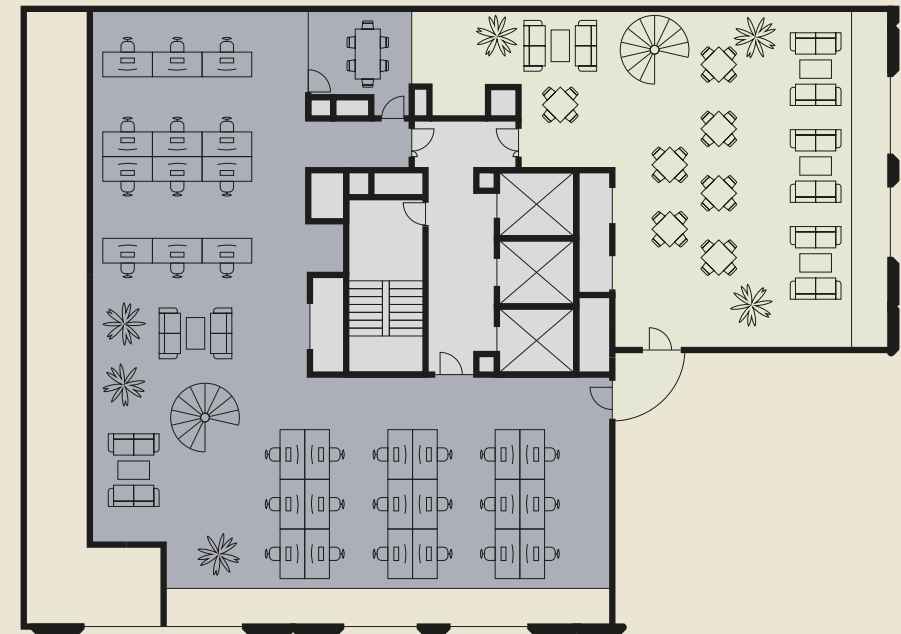
78 sq m / 840 sq ft



Plan not to scale. For indicative purposes only.

Mezzanine level

416 sq m / 4,478 sq ft

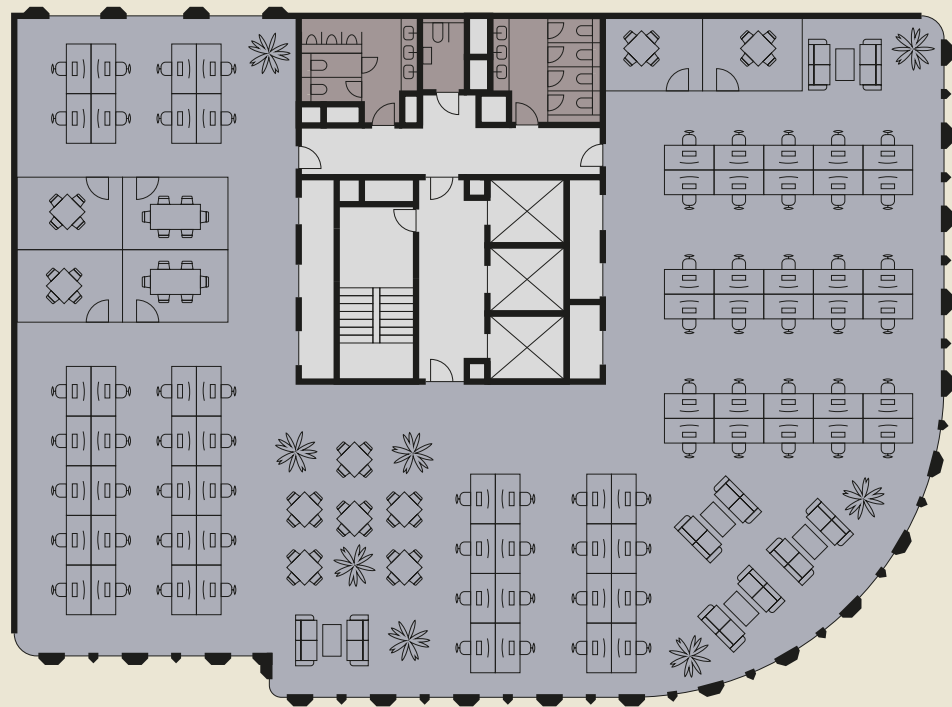


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Typical floor (1–7)

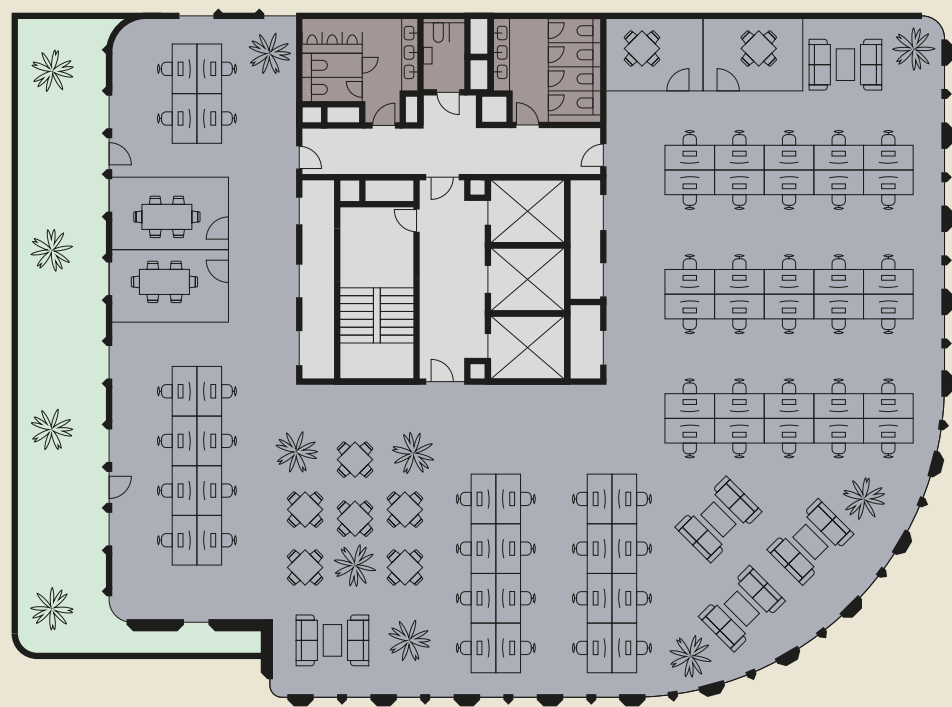
617 sq m / 6,641 sq ft



Plan not to scale. For indicative purposes only.

Eighth level

536 sq m / 5,769 sq ft

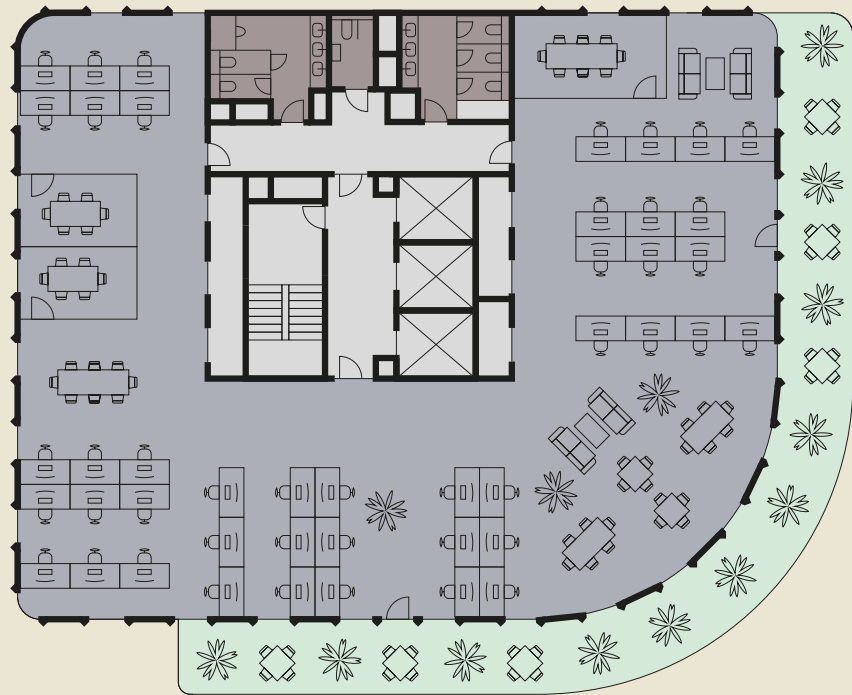


Plan not to scale. For indicative purposes only.



Ninth floor

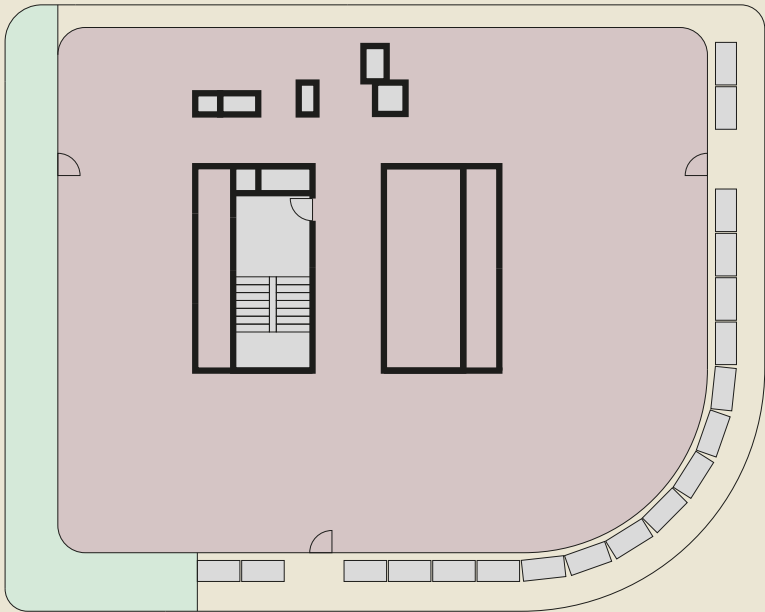
413 sq m / 4,445 sq ft



Plan not to scale. For indicative purposes only.

Roof













N/A



Plan not to scale. For indicative purposes only.



SUSTAINABILITY CREDENTIALS

-  BREEAM ‘Excellent Rating’ (target)
-  EPC ‘A’ Rating (target)
-  Targeting a 38% regulated carbon emission reduction over Part L Building Regulations
-  Photovoltaic (PV) panels provide renewable energy
-  Air source heat pumps provide renewable heating and cooling
-  Central air handling unit with heat recovery efficiency of 80%
-  Designed in accordance with Circular Economy principles
-  High performance LED lighting with occupancy sensing and daylight dimming
-  Façade 50:50 solid to glass for efficient thermal performance
-  Sustainable drainage system with ‘blue roof’ attenuation and rainwater recycling
-  Green roof with wildflower and sedum mix alongside raised planters to enhance site biodiversity
-  Designed to be ‘all electric’ increasing demand resilience and improving local air quality



OCCUPANCY

- Designed to 1:8 sqm occupancy
- Designed for escape 1:6 sqm



ENTRANCE

- High-quality, double-height entrance hall and feature reception, with fully integrated security systems and controls
- Highly flexible ground floor space, with soft spots for optional private entrances to basement and/or first floor
- Informal work seating and booths
- Hydration point



LANDSCAPING

- Terraces on the 8th and 9th floor
- New public realm and high quality landscaping at entrance
- Feature building lighting
- Wheelchair accessible thresholds throughout



FLOORPLATE

- 80% plan efficiency on typical floor (NIA:GIA)
- Ability to subdivide floor plates into two, with dedicated risers for each tenant
- Column free floorplates to maximise flexibility
- 1.5 x 1.5m Planning Grid
- 100% of floorplate ‘shallow plan’ – less than 15m from glazing for high levels of natural daylight



FLOORS & CEILINGS

- Minimum 2.75m floor-to-ceiling height with suspended ceiling
- Minimum 2.9m floor-to-ceiling height with exposed structure and services
- Decorative paint finish to structure
- 500mm fully coordinated structure and services zone at ceiling, with 0.85 kN/m² live load allowance
- 150mm raised access floor zone
- Upper floors designed for live loads of 3 kN/m² for office usage, plus 1 kN/m² for demountable partitions
- Ground floor designed for live loads of 5.0kN/m² for retail usage, allowing for future adaptation



WC’s & CHANGING ROOMS

- WC’s designed for greater than 1:8 occupancy on a floor by floor basis
- High quality spacious male & female toilet facilities on each floor
- Full disabled DDA toilet facilities on each floor
- 15 showers with private changing space (7 male, 7 female, 1 wheelchair accessible)
- 130 lockers



LIFTS

- Three high-speed 21-person passenger lifts



ELECTRICAL SERVICES

- Provision for all electric building
- LED lighting throughout
- Allowance for future tenant services



MECHANICAL SERVICES, OFFICE PERFORMANCE

- Mechanical ventilation
- Provision based on 1:8 sqm occupancy
- Offices ventilated by central air handling units at roof
- Designed to be ‘all electric’ increasing demand resilience



FIRE PROTECTION

- Fully sprinkler protected
- Pressurisation system and motorised smoke damper to protect stair core



‘BACK OF HOUSE’ FACILITIES

- Dedicated lay-by for deliveries with back of house entrance
- Building manager’s suite provided at basement level
- On-site recycling facility and refuse storage area
- Cleaner’s store on each floor



PARKING

- 128 secure cycle parking spaces in dedicated basement and ground floor space,
- State-of-the-art cycle wheeling ramp with electric ‘travellator’ for assisted basement access
- 12 visitor cycle parking spaces
- Cycle support facilities to BCO standards including repair station, high-quality changing rooms, showers, drying facilities, lockers and WC’s
- One off-site DDA parking space



PUBLIC TRANSPORT

- Access to bus, underground, tram and train services within a short walking distance
- Location is rated PTAL 6b which is the highest possible level of accessibility to public transport



OneWimbledon.london

CBRE

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