

**THE
STUDIO
BUILDING**



**DESIGNED
FOR CREATORS
AND MAKERS**

21 EVESHAM STREET, W11



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

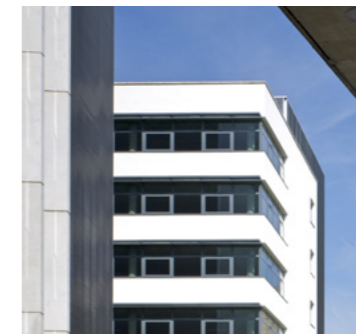
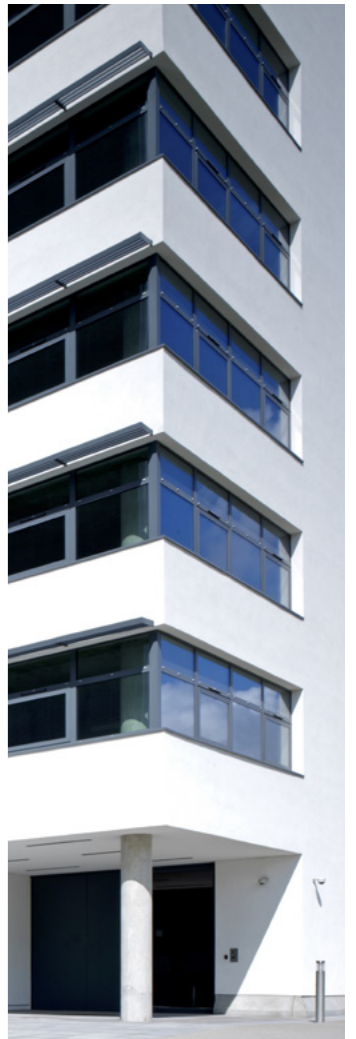
THE STUDIO BUILDING

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.

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.

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.

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 square feet and 5,000 square feet.
- Air conditioned space
- Excellent natural light
- Large shared kitchen break out area
- All-inclusive rents that include utilities, service charge and fibre connectivity.
- An Excellent BREAAAM rating



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.

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



the heritage

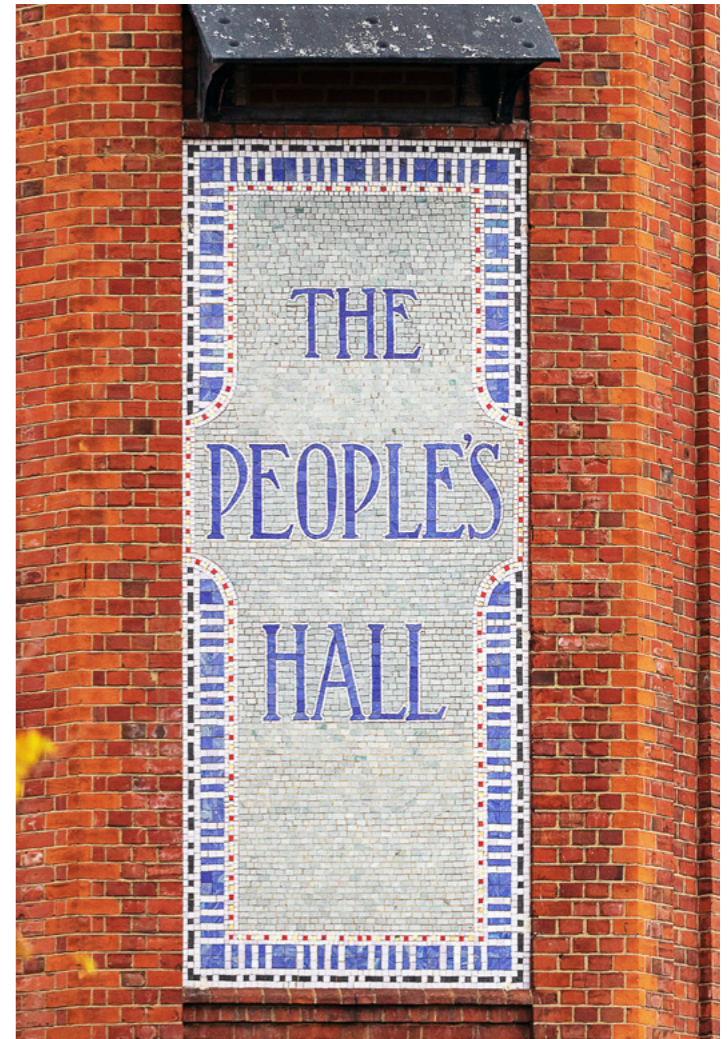
Once known as the 'potteries and piggeries', Notting Dale has a rich, colourful heritage and has long been home to artisan communities.

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 intact – 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 collective 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 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

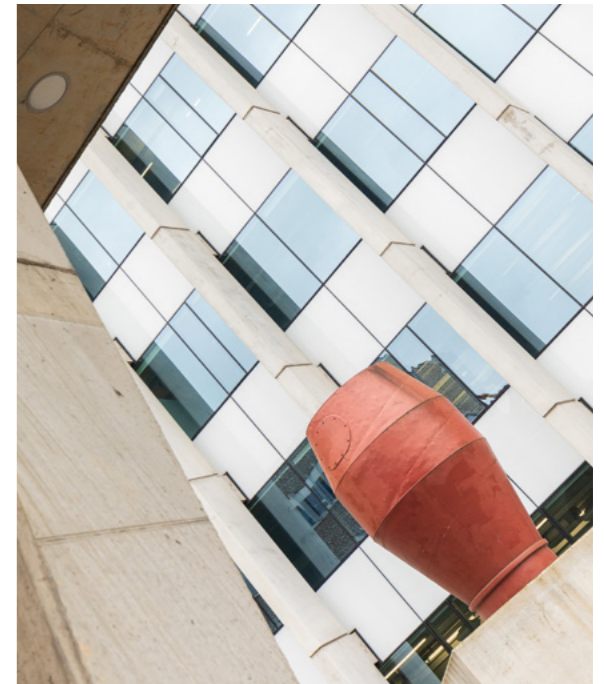
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leaf	TalkTalk For Everyone	AUDLEY
Temperley LONDON	MARIO TESTINO	EGMONT Publishing
MONSOON	Accessorize	LMAX EXCHANGE



NOTTING DALE *art & sculpture park*



In keeping with the area's artisanal past, Nicholas Road is set to be transformed in 2019 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 new 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 7,000 sq ft gym will be making the White Building home with a mixture of exercise and relaxation classes.

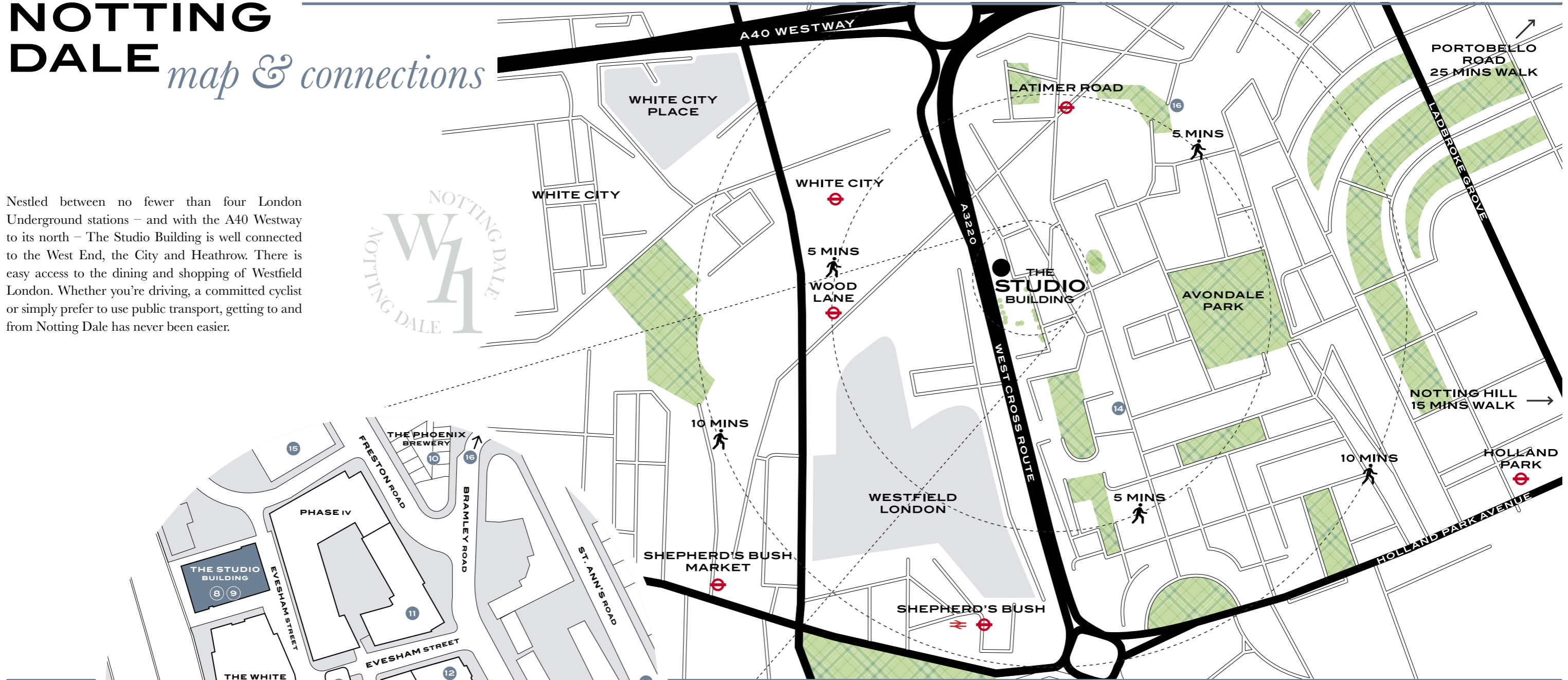
Just around the corner on Olaf Street, art lovers will find the Frestonian Gallery, located in the gorgeous Victorian redbrick People's Hall. Best known as a focal point for the Republic of Frestonia in the 1970s and 1980s, the hall became a creative hub for writers, artists, musicians and cultural activists.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



NOTTING DALE

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 Notting Dale Café
- 7 Talk Talk
- 8 Colart
- 9 Griffin Gallery
- 10 Temperley London
- 11 Cath Kidston
- 12 Mario Testino
- 13 Frestonian Gallery
- 14 Equilibrium Gym
- 15 Cefinn
- 16 Kensington Leisure Centre

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	93	1,001
STUDIO 2	90	969
STUDIO 3	66	710
STUDIO 4	73	786



CONTACT AND *legal info*

THE STUDIO BUILDING

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