

# The Peterborough Building

14- 16 Peterborough Road, Parsons Green SW6

Rare South West London pre-let opportunity  
45,000 sq ft self contained new office



# Executive Summary

**A rare opportunity to acquire new high quality office accommodation in an exciting office development in a desirable south west London location**

The proposed development will provide functional, yet elegant space with contextual architecture creating a timeless building that will become a recognised destination in SW6

The “green” credentials are salient with a highly sustainable approach to design and onstruction with an energy efficient performance and focus on wellbeing

Located in the highly desirable area of Parsons Green surrounded by a fantastic choice of amenity and lifestyle offers

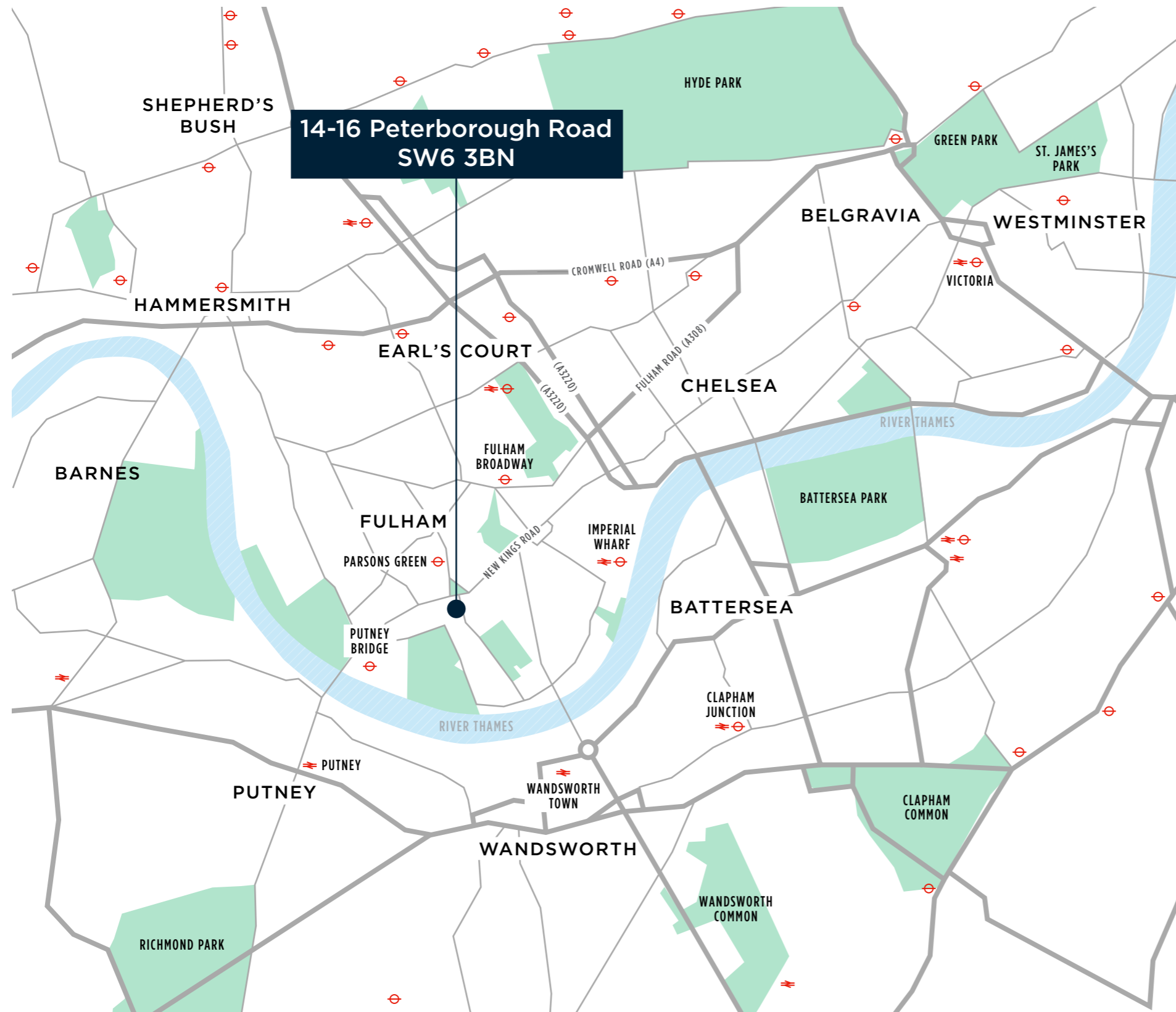
The building will be available on new leases From 20,000 up to 45,000 square feet

**Occupation available from Q4 2023**



View from roof terrace.

# Site Location



The Peterborough Building is located on the north end of Peterborough Road, Fulham 200m to the south of Parsons Green off the New Kings Road, in the London Borough of Hammersmith and Fulham

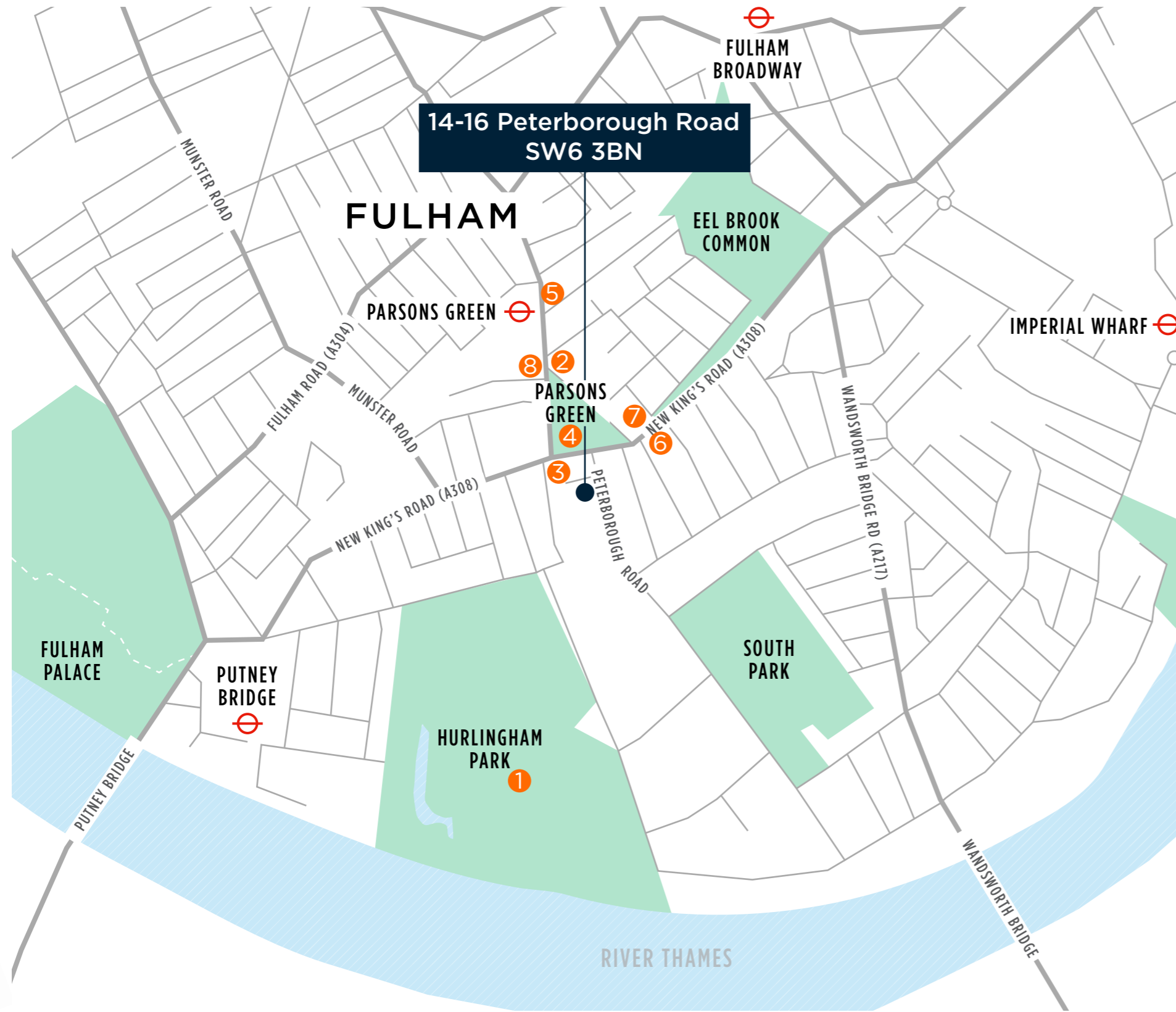
The site sits in a prominent location and is in close proximity to local amenities on the New King's Road and Parsons Green

Fulham is an affluent south west London centre, popular with professionals and families due to its good transport links, proximity to the river, green open spaces, schools and local leisure and retail amenities

Well connected from Parsons Green underground station:

- Paddington 16 mins (jnt Elizabeth line)
- King's Cross 21 mins (Eurostar)
- Blackfriars 23 mins (City)
- Wimbledon 13 mins (tram to Croydon)
- Heathrow 33 mins (Heathrow Express)
- Gatwick 36 mins (via Clapham Junction)

# Site Location



The immediate area provides a wide range of boutiques, cafes, pubs, restaurants and gyms / fitness studios.



1. The Hurlingham Club



2. The White Horse



3. Aragon House, (bar, restaurant & boutique hotel)



4. Parsons Green Park



5. Côte Brasserie



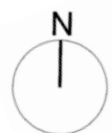
6. St Clements Café



7. Bailey & Sage



8. Little Waitrose



# CGI View 1



CGI View 01 - Looking South along Peterborough Rd

## CGI View 2



CGI View 02 - Looking from Peterborough Rd

# CGI View 3

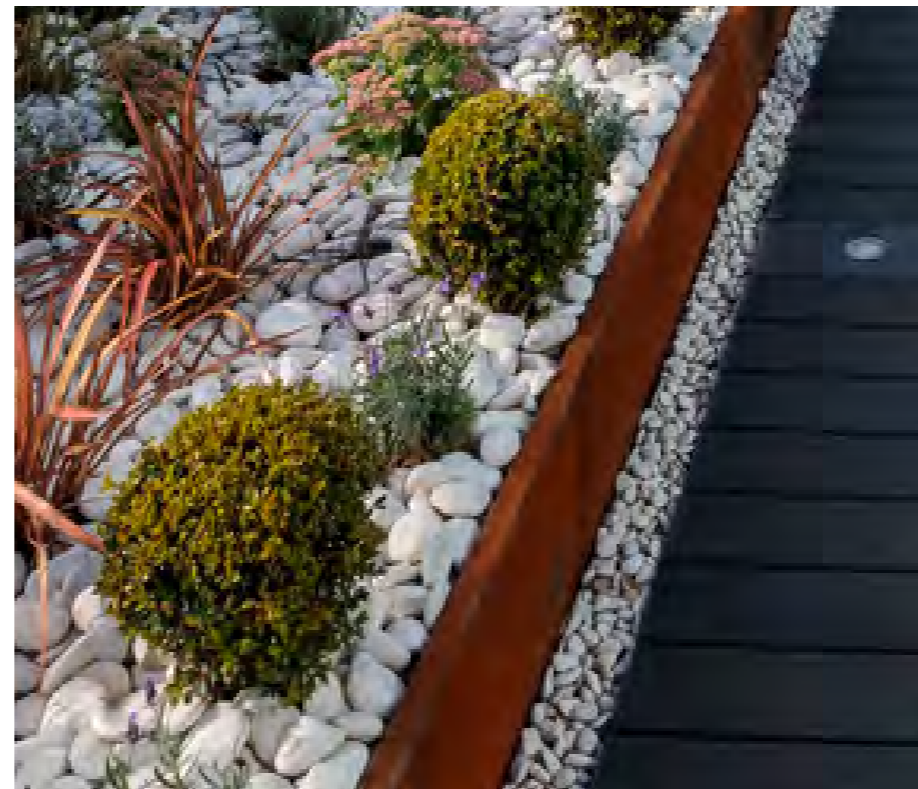


CGI View 03 - Looking east along Peterborough Mews

# Specification

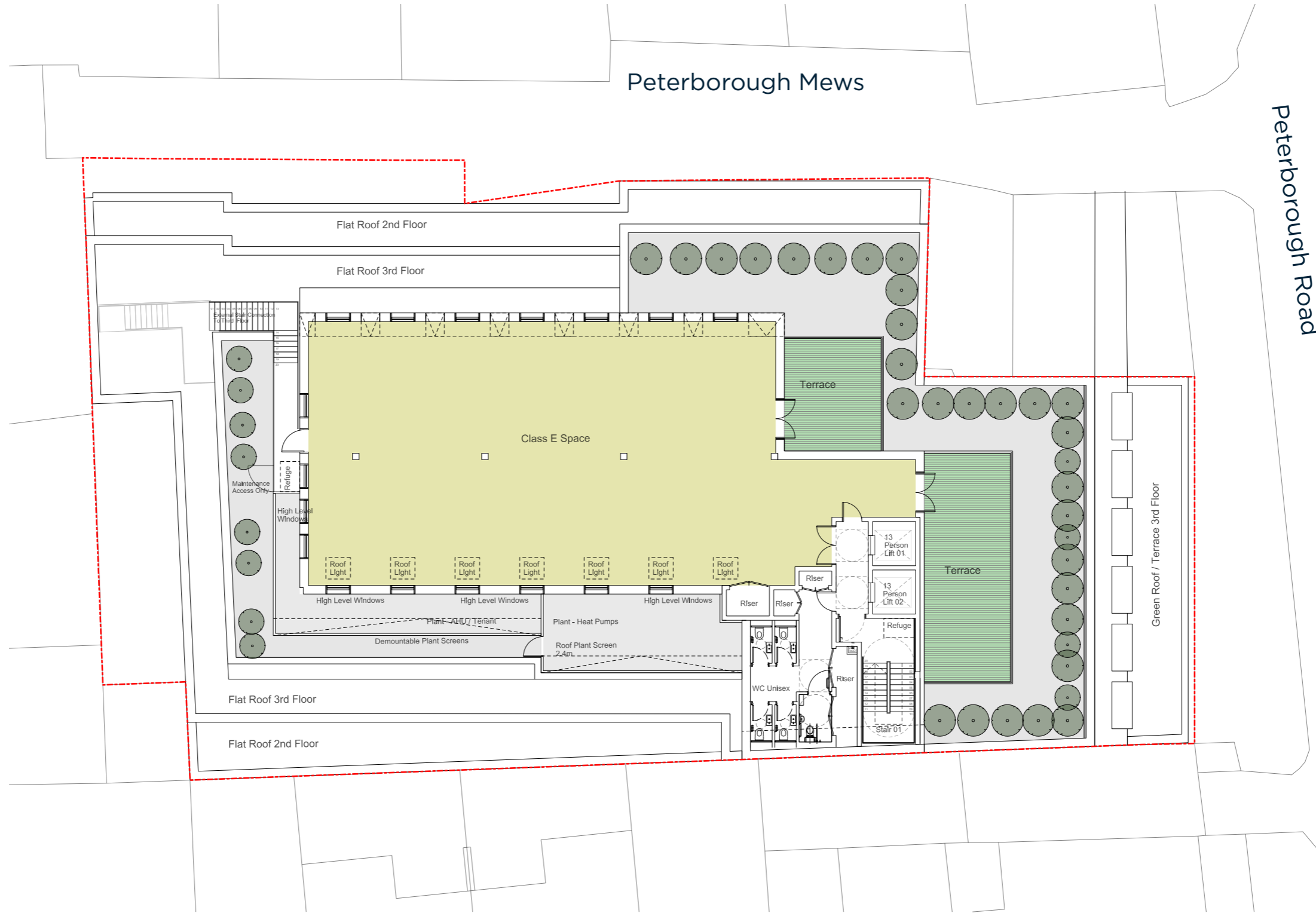


- The building will target a BREEAM Excellent rating and EPC A certificate
- Designed to meet BCO standards with the Building key principles at the forefront
- A fabric first approach to the development whereby the building materials are selected to reduce the overall energy demand and efficiency
- High level specification throughout including an exposed services ceiling with air conditioning (heating & cooling) and full access raised floors
- Air source heat pumps and PV panels
- 82 Long stay cycle spaces
- 6 Showers & additional changing rooms and lockers
- Superloos on each floor
- Roof terraces on the 3rd & 4th floors
- Two x 13-person lift
- Data and connectivity
- 1:8 sq m occupational density



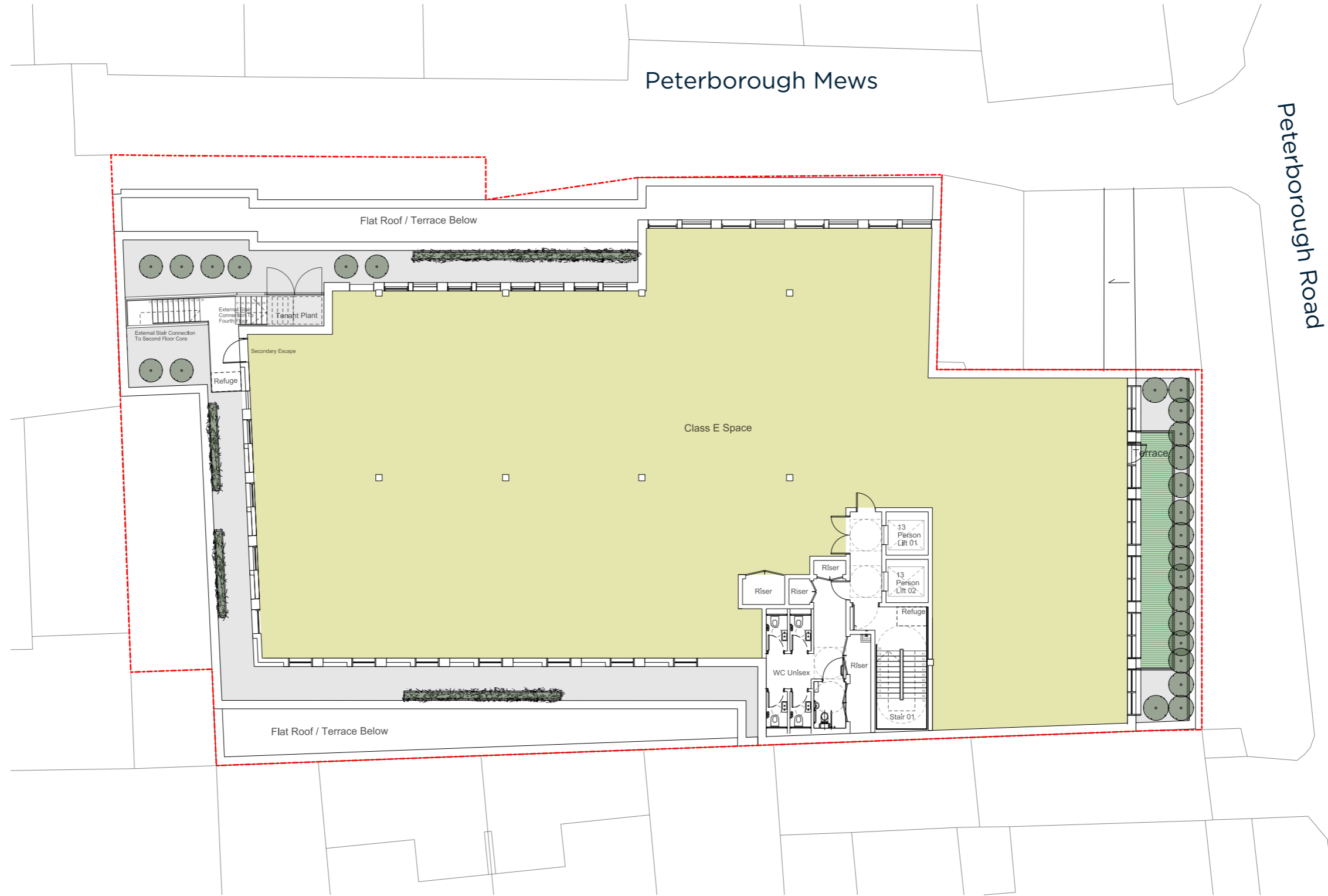
Indicative images only.

# Fourth Floor Plan



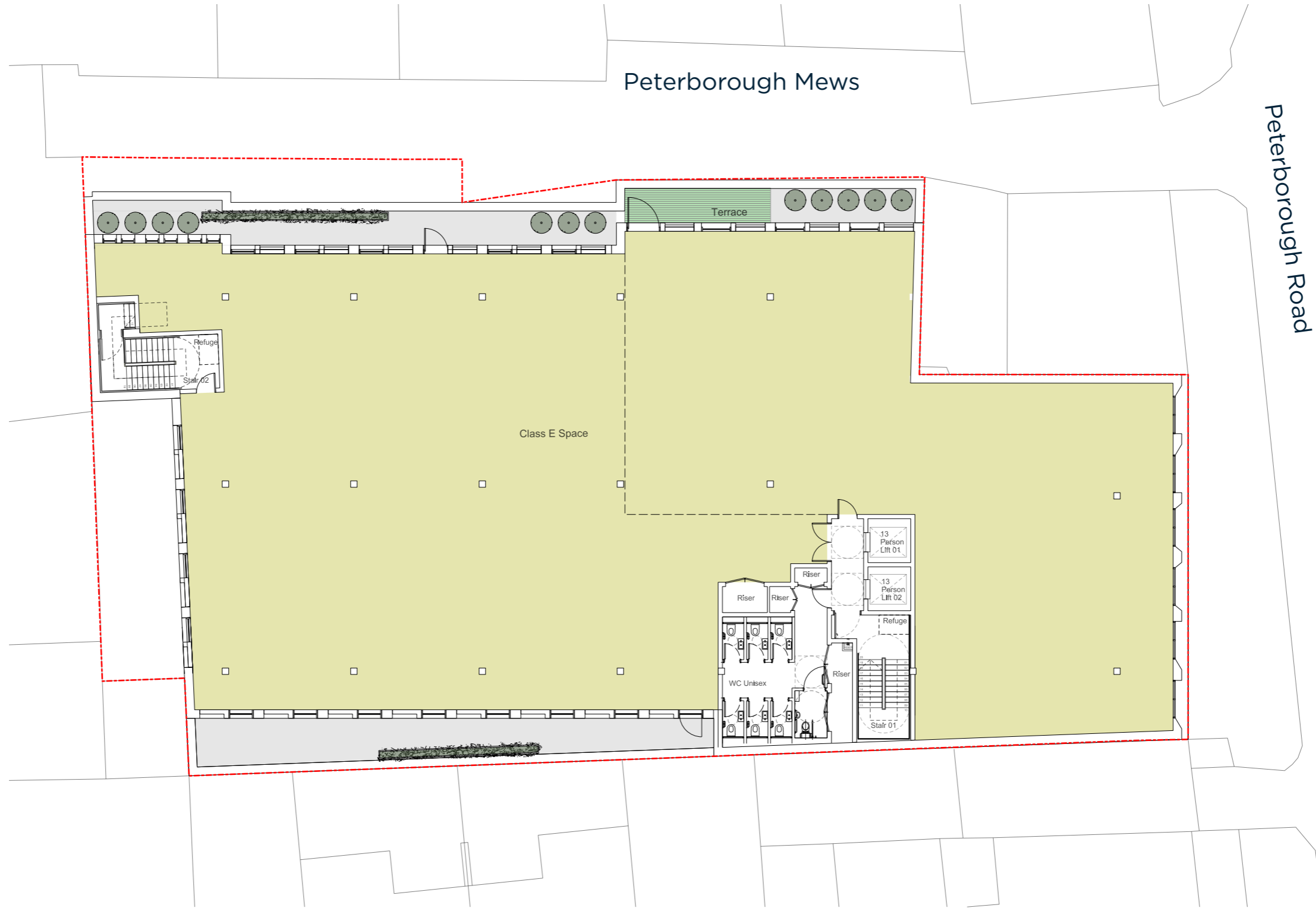
--- Site Boundary

# Third Floor Plan



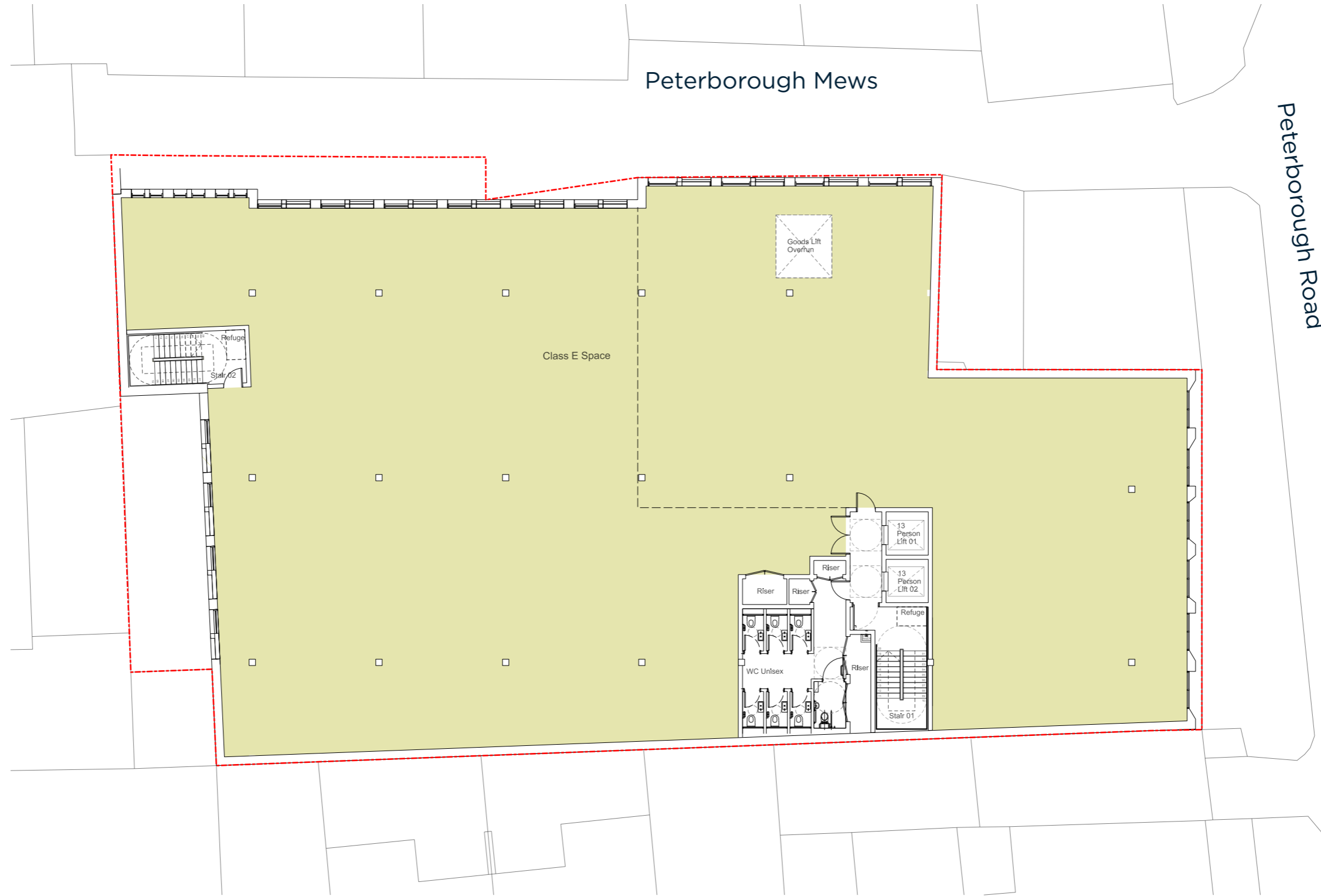
--- Site Boundary

# Second Floor Plan



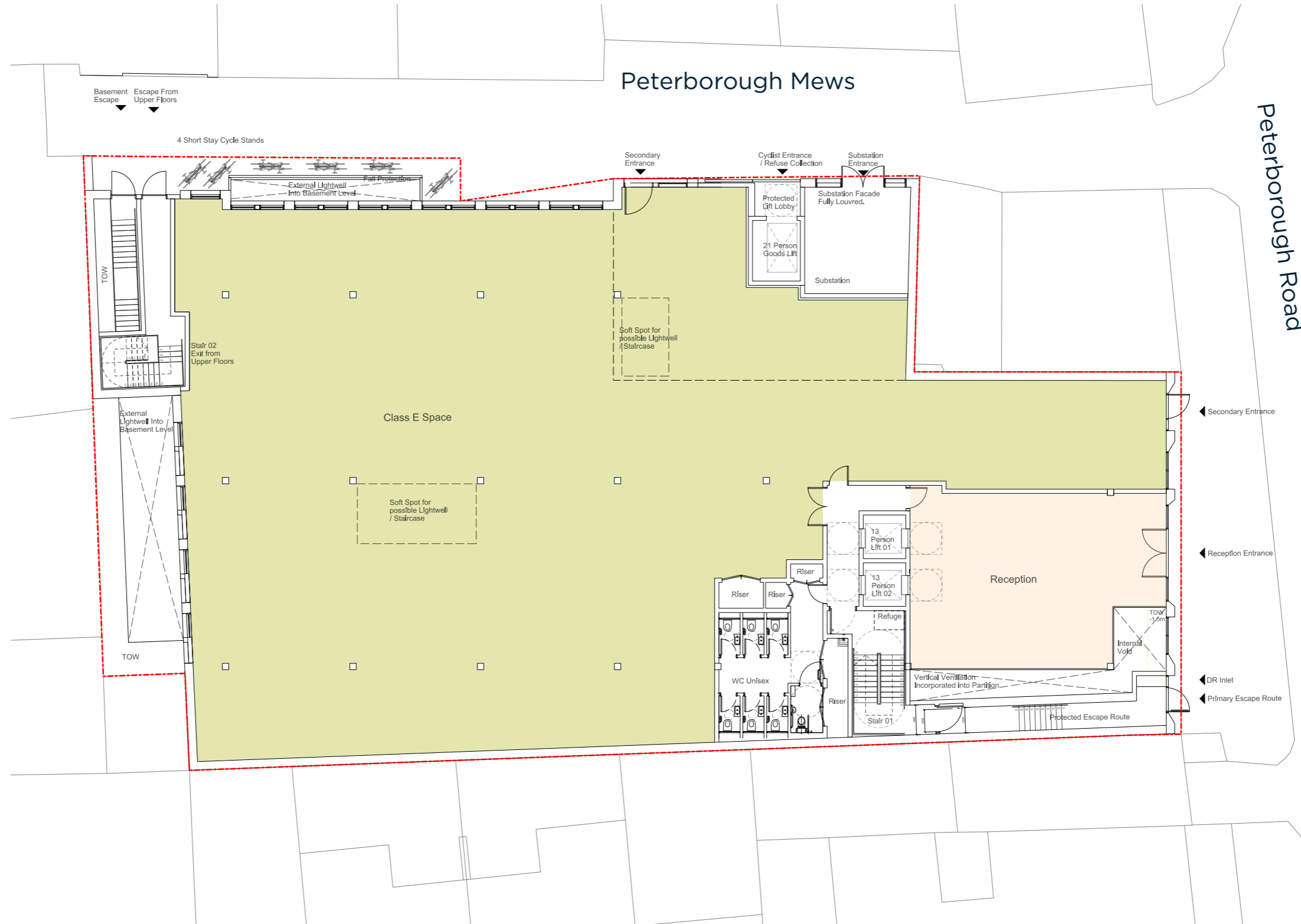
--- Site Boundary

# First Floor Plan



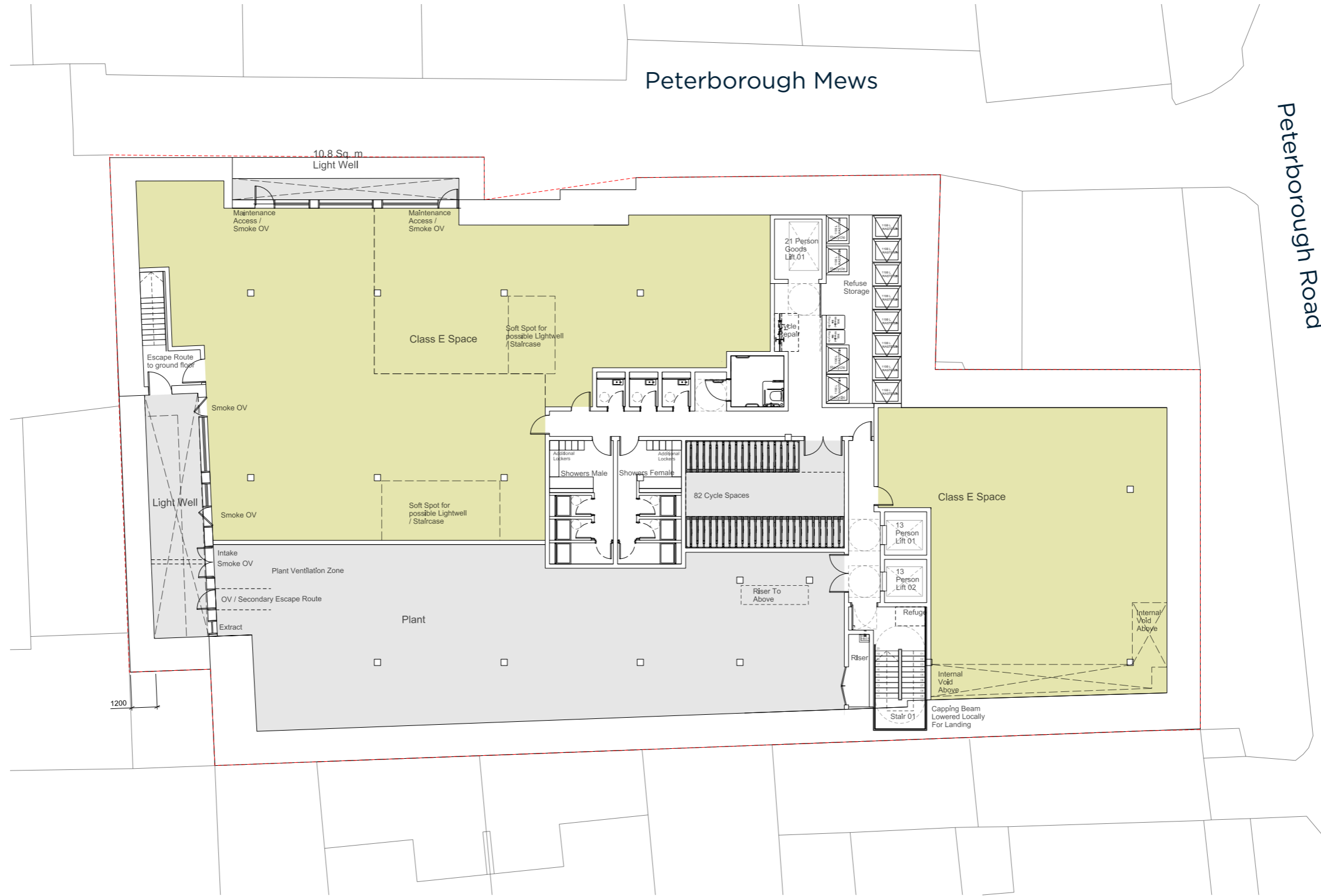
--- Site Boundary

# Ground Floor Plan



--- Site Boundary

# Basement Plan



--- Site Boundary

# Area Schedule - Class E Office Space

930 Sq ft of terrace space with stunning views across London and Parsons Green

NIA	
SQ M	SQ FT

TERRACES	
SQ M	SQ FT

510.4 5,494

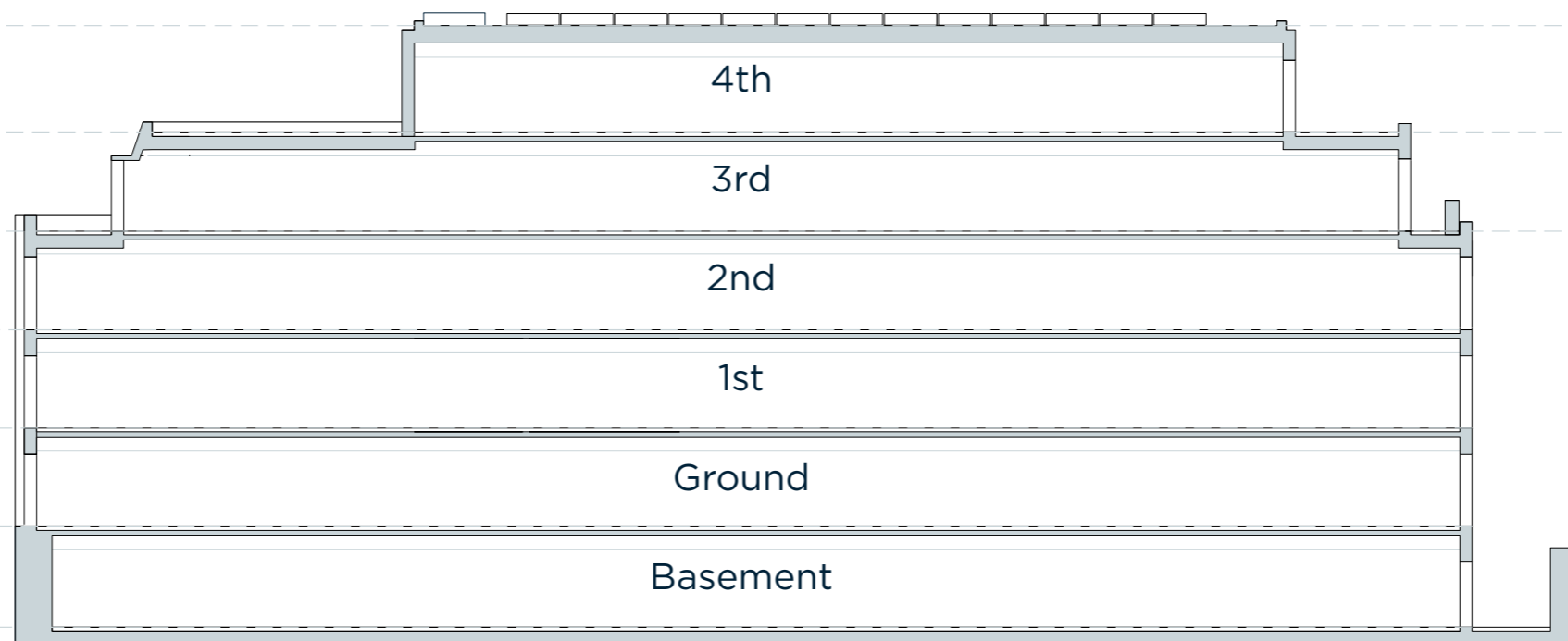
809.2 8,710

1,002.2 10,788

875.6 9,425

693.4 7,464

290.2 3,124



69.2 745

17.2 185

**4,181 45,005**

**TOTAL**

**86.4 930**

# Team

The core team with a vision for delivering award winning offices



Developer



Architects



Structural & Civil Engineer



MEP Engineer & Sustainability Consultant



Quantity Surveyor

# Secure your interest

For terms and further information please contact  
the joint sole agents



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**Planning - 2020/02668/FUL** Demolition of 17 Peterborough Mews and 14-16 Peterborough Road and the erection of a replacement part three, part four and part five storey plus basement building comprising of commercial floorspace (Use Class E).

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