



ARDING & HOBBS



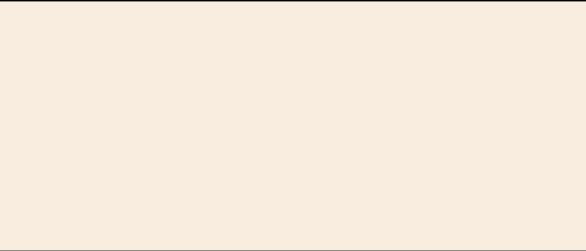
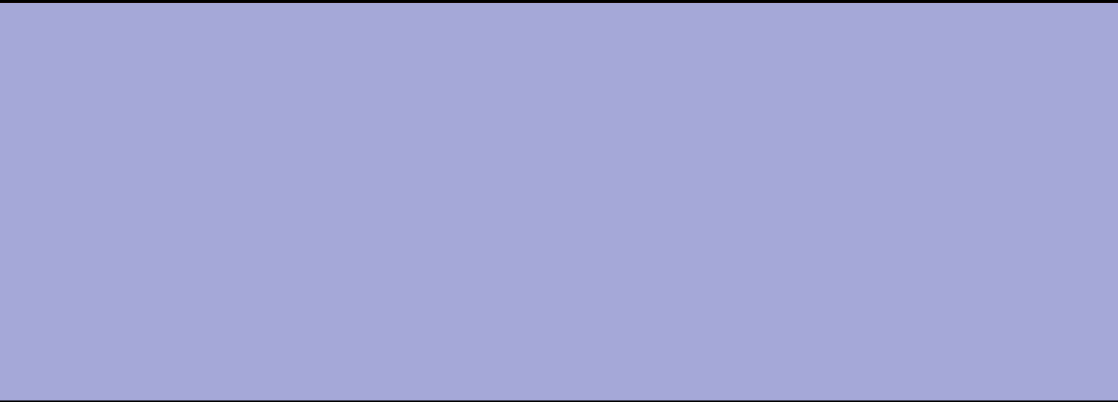
ST. JOHN'S ROAD, LONDON, SW11

Arding & Hobbs: an iconic building next to London's busiest rail hub, offering 75,000 Sq Ft of cutting edge workspace.

We're proud to announce that Third Space, Botanica Hall and Prezzemolo e Vitale have all recently made Arding & Hobbs their home.

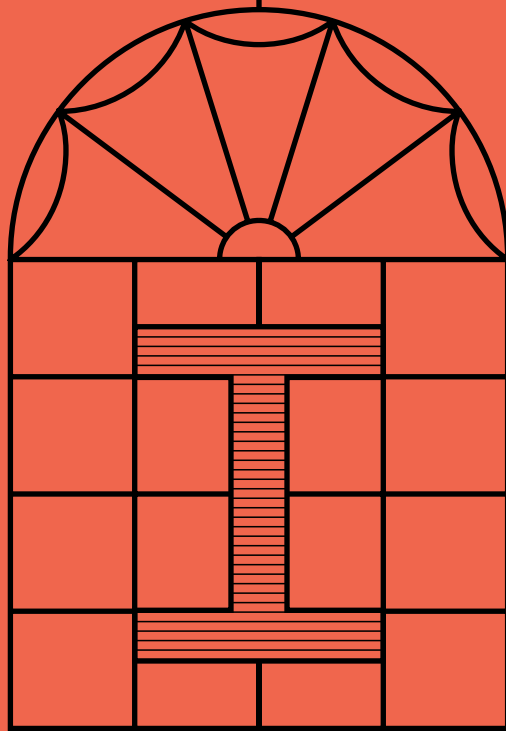


CONTENTS



JUMP TO SECTION →





INTRODUCTION

INTRODUCTION

W.RE, together with Stiff + Trevillion architects, have sensitively reimaged the iconic Grade II listed Arding & Hobbs building to provide a mix of uses, including leisure, retail and F&B alongside cutting-edge, modern workspaces. The project introduces contemporary design interventions including a new roof pavilion and terrace which open out to sweeping views of the city.



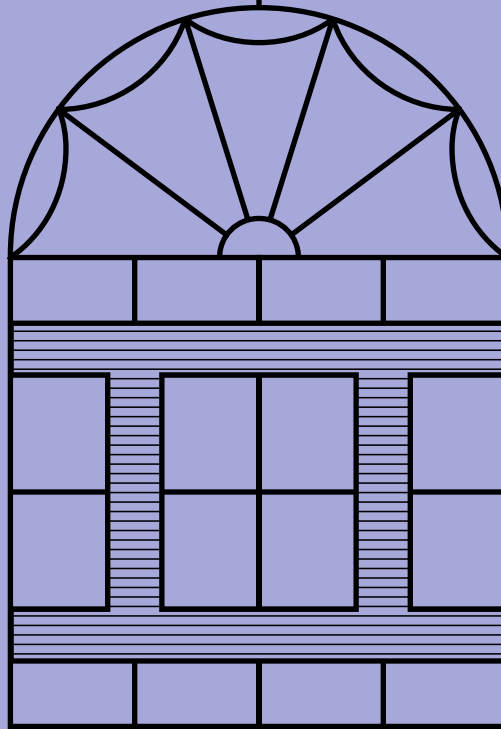
● WORKSPACE, THIRD FLOOR



ARDING & HOBBS

● GROUND FLOOR ARRIVAL EXPERIENCE

ARDING & HOBBS



THE BUILDING



● REIMAGINED, ARDING & HOBBS



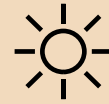
KEY OFFICE FEATURES



NEW ROOF PAVILION &
EXTENSIVE LANDSCAPED
TERRACE WITH VIEWS



CEILING
HEIGHTS
UP TO 5.6 M



24M
HIGH
LIGHTWELL



CARBON NEUTRAL
IN OPERATION



ELECTRIC BIKE & SCOOTER
CHARGING POINTS



LANDMARK HISTORIC
CUPOLA WITH BRANDING
OPPORTUNITY



STAINED
GLASS DOME



WIRESCORE
'PLATINUM'



BREEAM
'EXCELLENT'



156
LOCKERS



4,500 SQ FT
BIODIVERSE GREEN ROOF



CYCLE ENTRANCE
& 156 SPACES

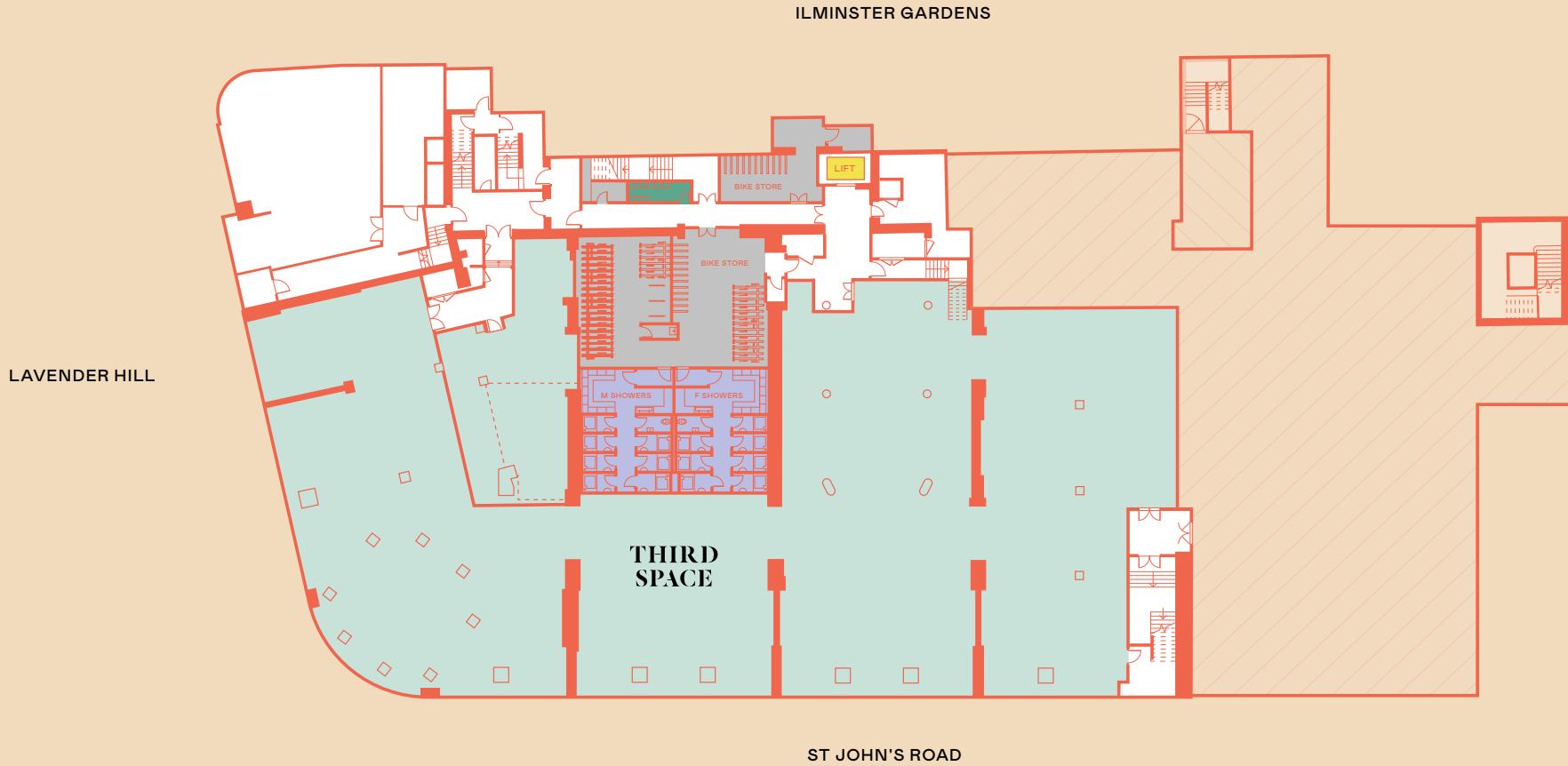
SCHEDULE OF AREAS

	FLOOR	SQ FT		TERRACE
WORKSPACE	FIFTH*	9,727		—
	FOURTH*	10,329		6,980
	THIRD	LET	x+why	—
	SECOND	PART LET	the gym group 10,679	—
RETAIL	FIRST	LET	THIRD SPACE	—
	GROUND	LET	BOTANICA HALL	THIRD SPACE
			PREZZEMOLO & VITALE	
LOWER GROUND	LET	THIRD SPACE	—	
	TOTAL	*Fourth & Fifth floors are offered as duplex 30,735		6,980

FLOOR PLANS



- THIRD SPACE
- BIKE STORE
- DRYING ROOM
- SHOWERS
- LIFT
- CORE & PLANT



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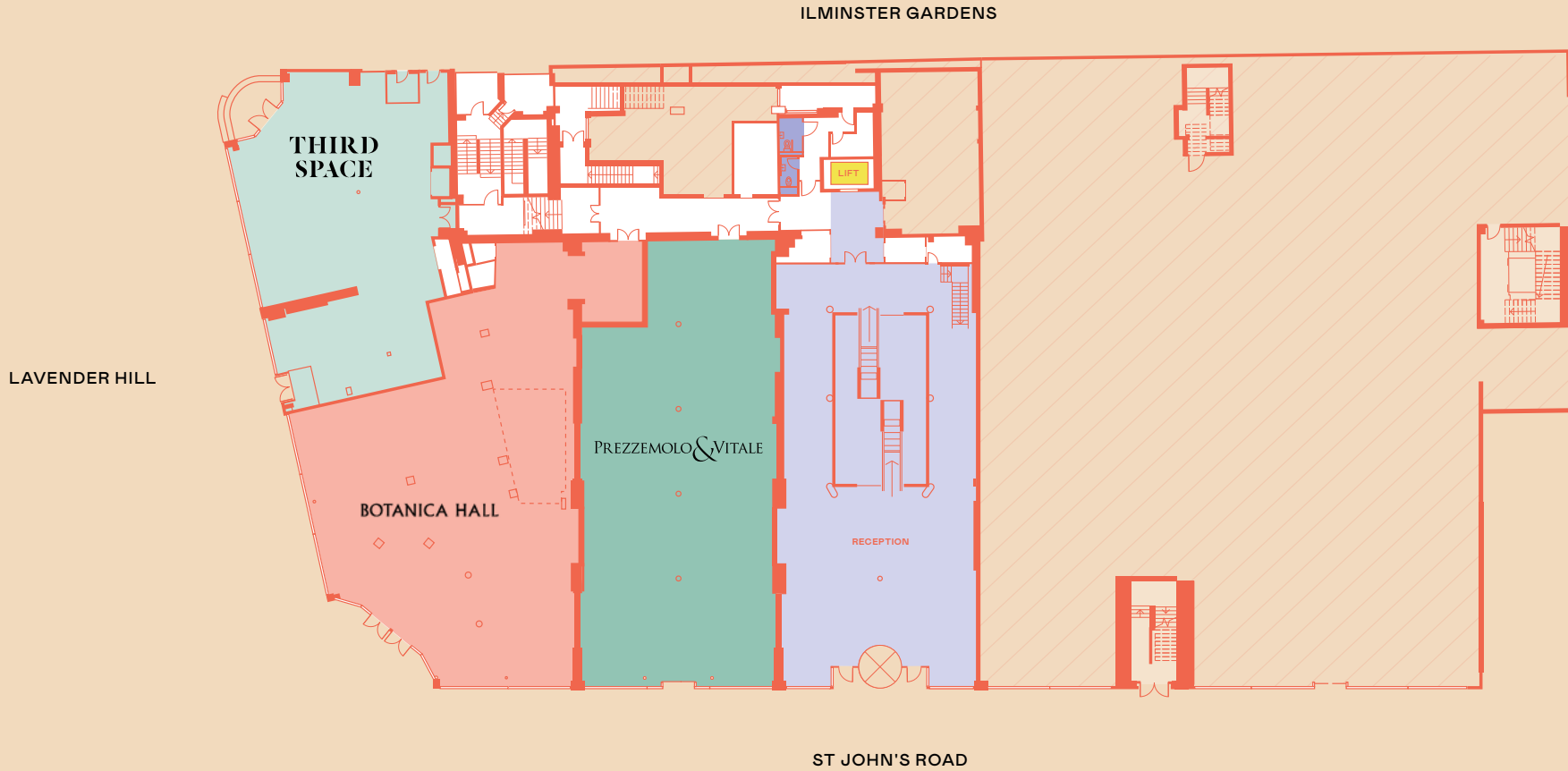
**THIRD
SPACE**

→ LOWER GROUND FLOOR

FLOOR PLANS



- BOTANICA HALL
- PREZZEMOLO & VITALE
- THIRD SPACE
- RECEPTION
- LIFT
- WCS
- CORE & PLANT



OCCUPIED BY:

→ GROUND FLOOR

BOTANICA HALL

THIRD SPACE

PREZZEMOLO & VITALE



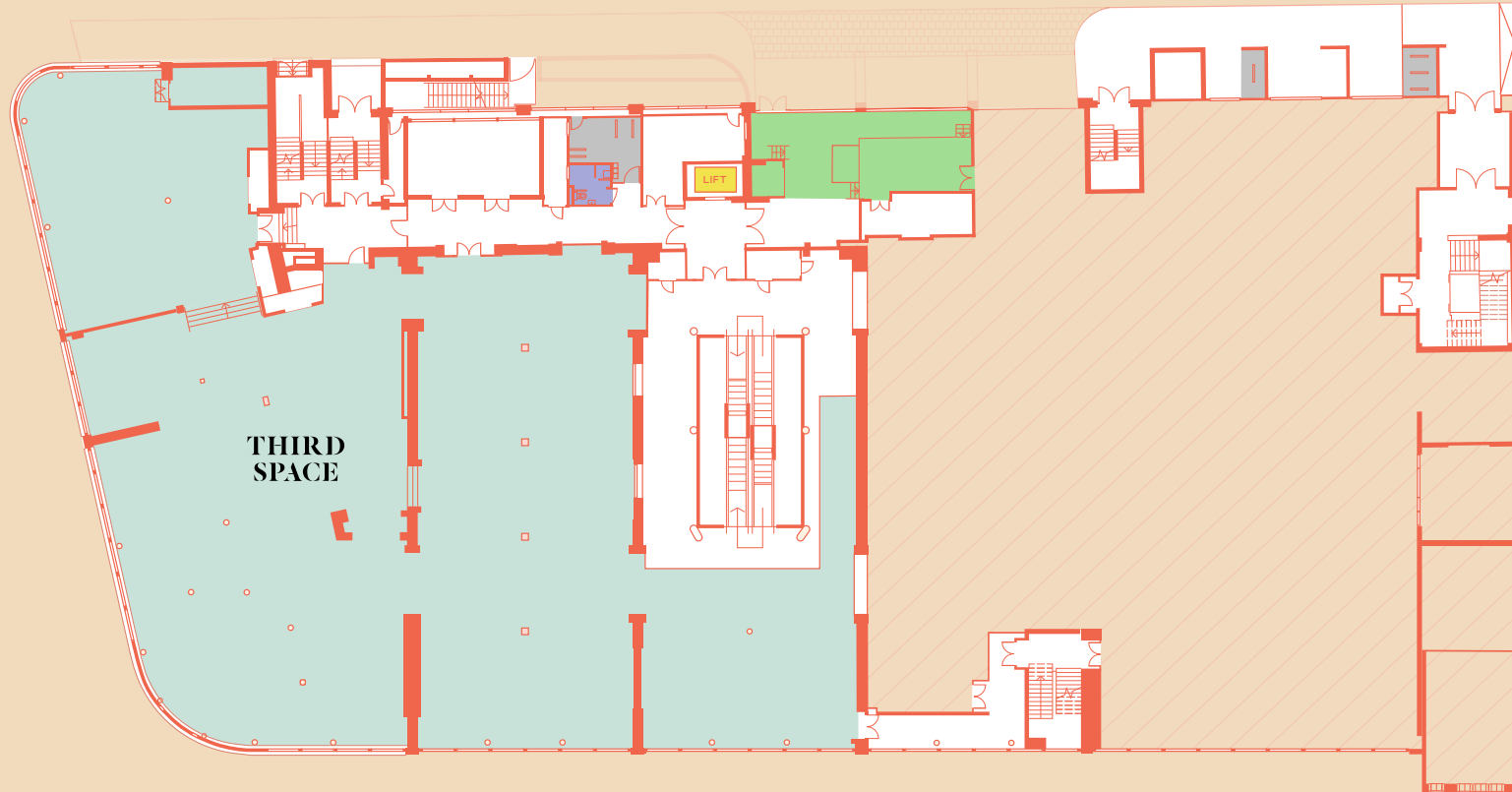
● ATRIUM, FOURTH FLOOR

FLOOR PLANS



ILMINSTER GARDENS

LAVENDER HILL



- THIRD SPACE
- BIKE STORE
- WCS
- LIFT
- CORE & PLANT
- LOADING BAY

ST JOHN'S ROAD

→ FIRST FLOOR

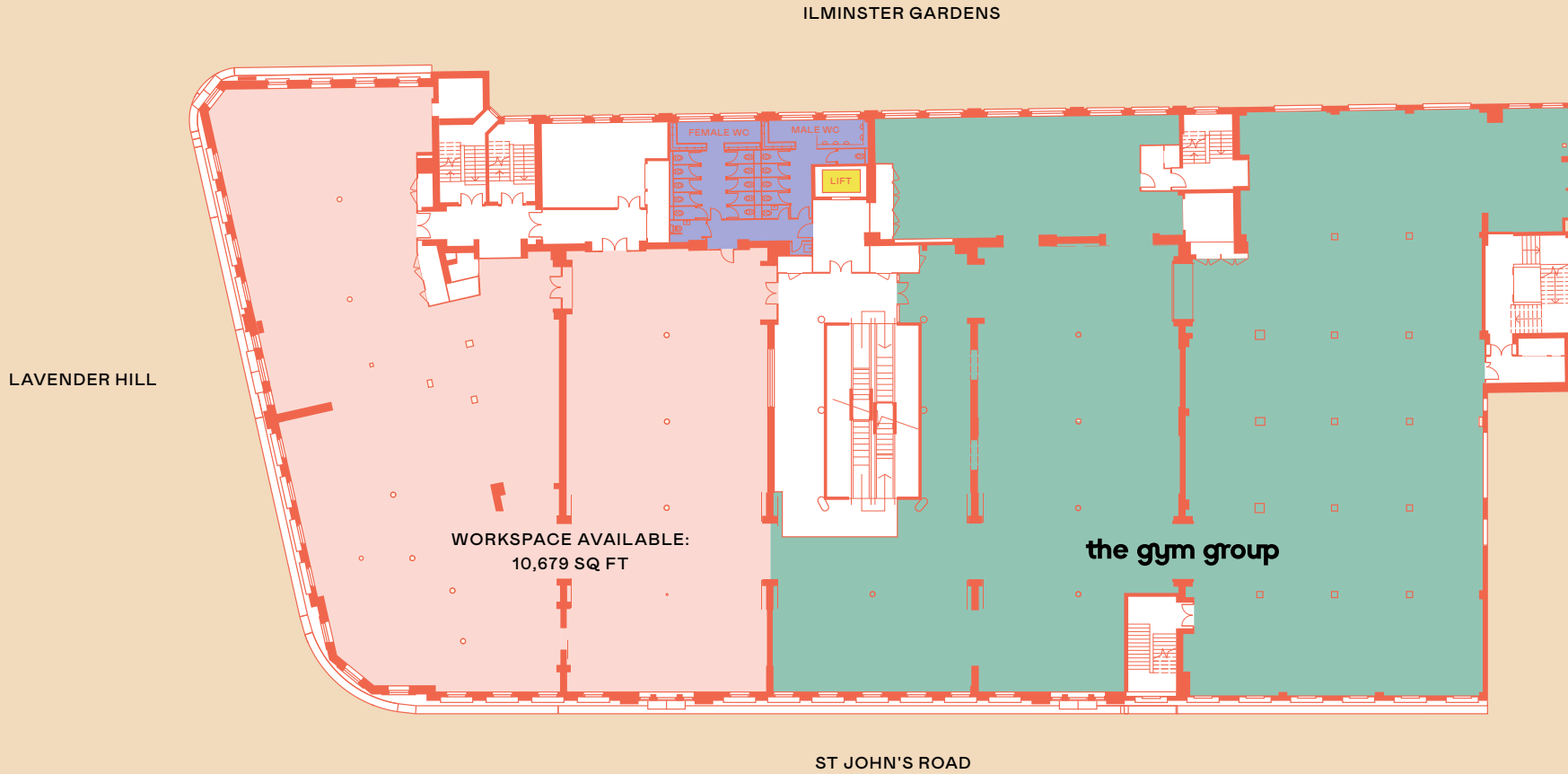
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**THIRD
SPACE**

FLOOR PLANS



- WORKSPACE
- THE GYM GROUP
- WCS
- LIFT
- CORE & PLANT







→ SECOND FLOOR

PART-OCCUPIED BY:

the gym group

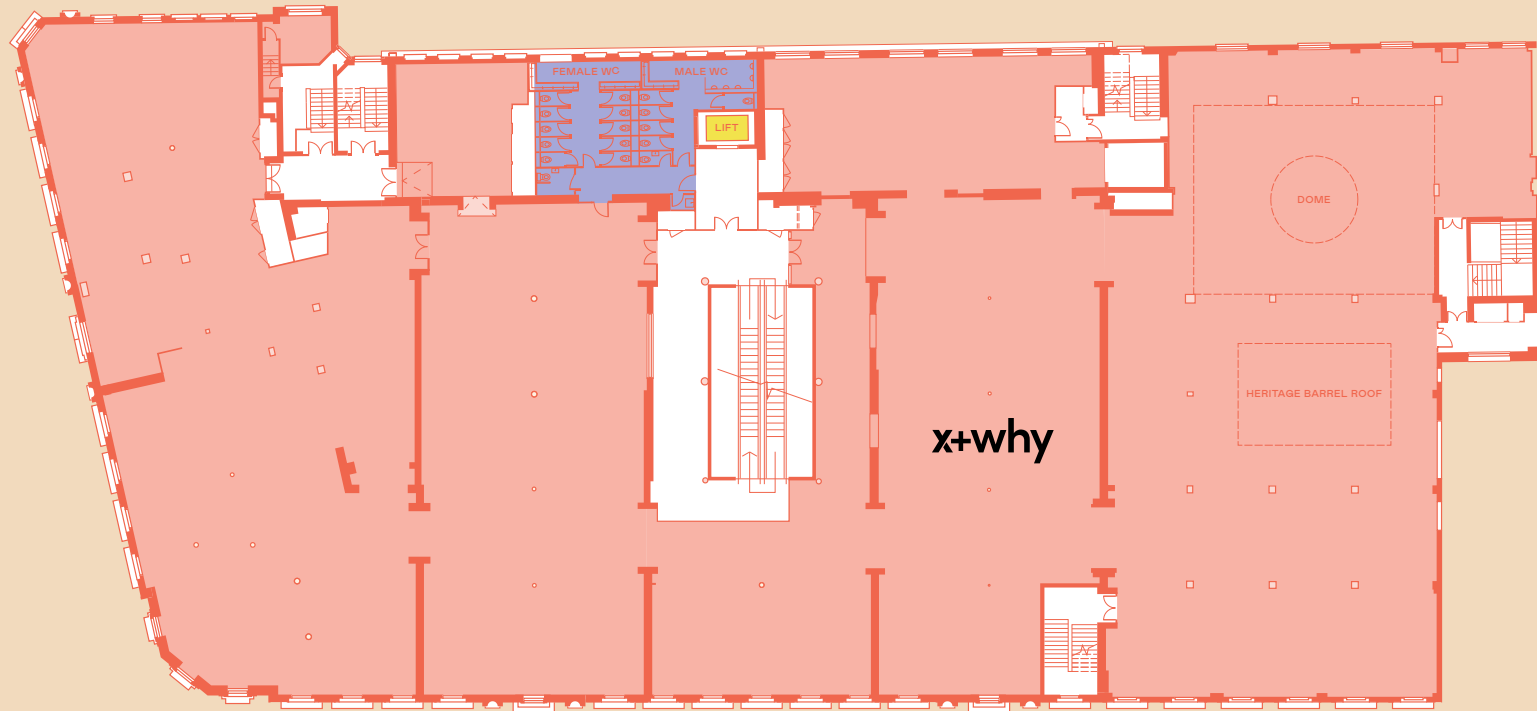
FLOOR PLANS



-  X+WHY
-  WCS
-  LIFT
-  CORE & PLANT

ILMINSTER GARDENS

LAVENDER HILL



x+why

ST JOHN'S ROAD

→ THIRD FLOOR

OCCUPIED BY:

x+why



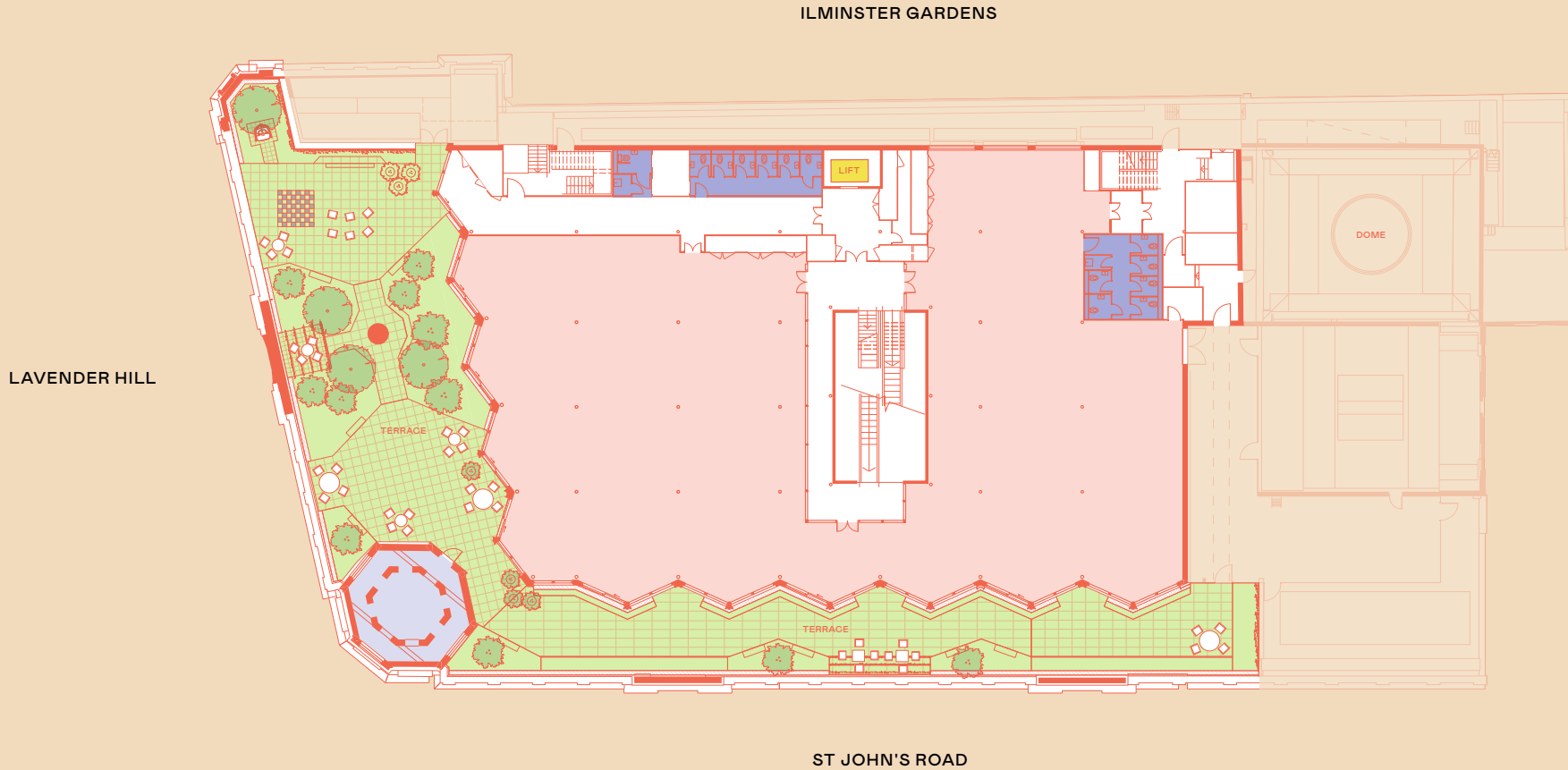
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FLOOR PLANS



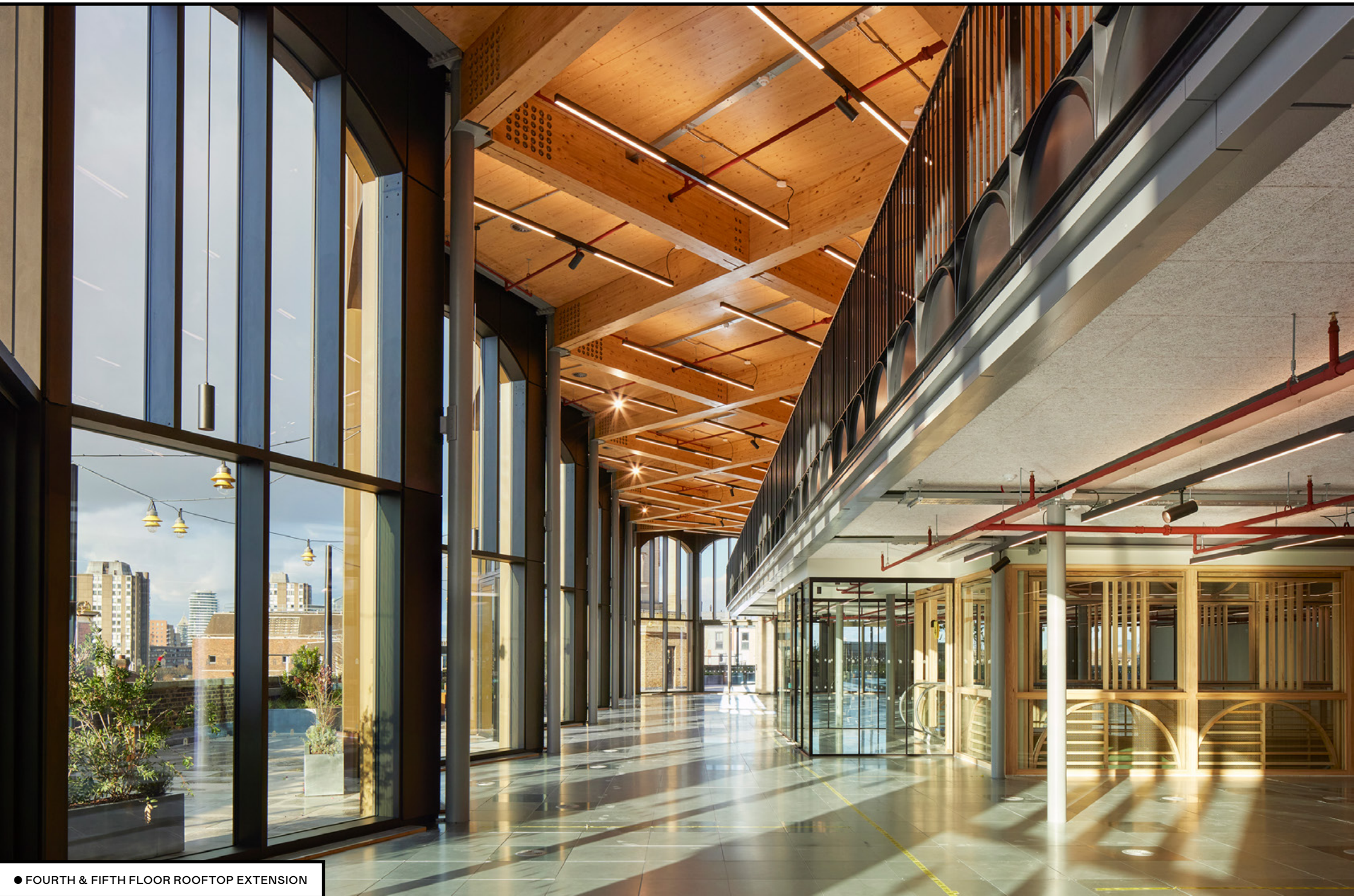
- WORKSPACE
- WCS
- TERRACE
- LIFT
- AMENITY
- CORE & PLANT



→ FOURTH FLOOR

TERRACE: 6,980 SQ FT






10,329 SQ FT



● FOURTH & FIFTH FLOOR ROOFTOP EXTENSION

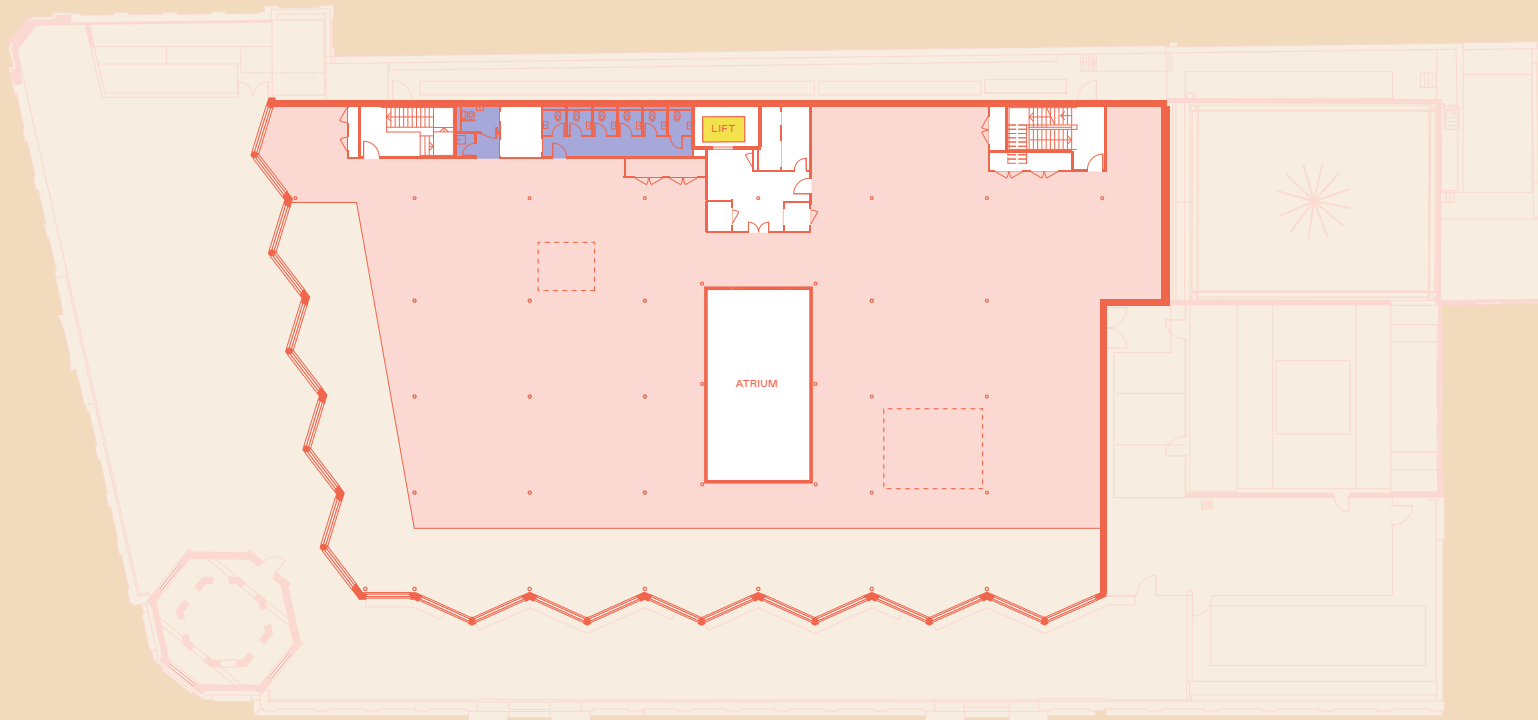
FLOOR PLANS



-  WORKSPACE
-  WCS
-  LIFT
-  CORE & PLANT
-  SOFT SPOTS

ILMINSTER GARDENS

LAVENDER HILL



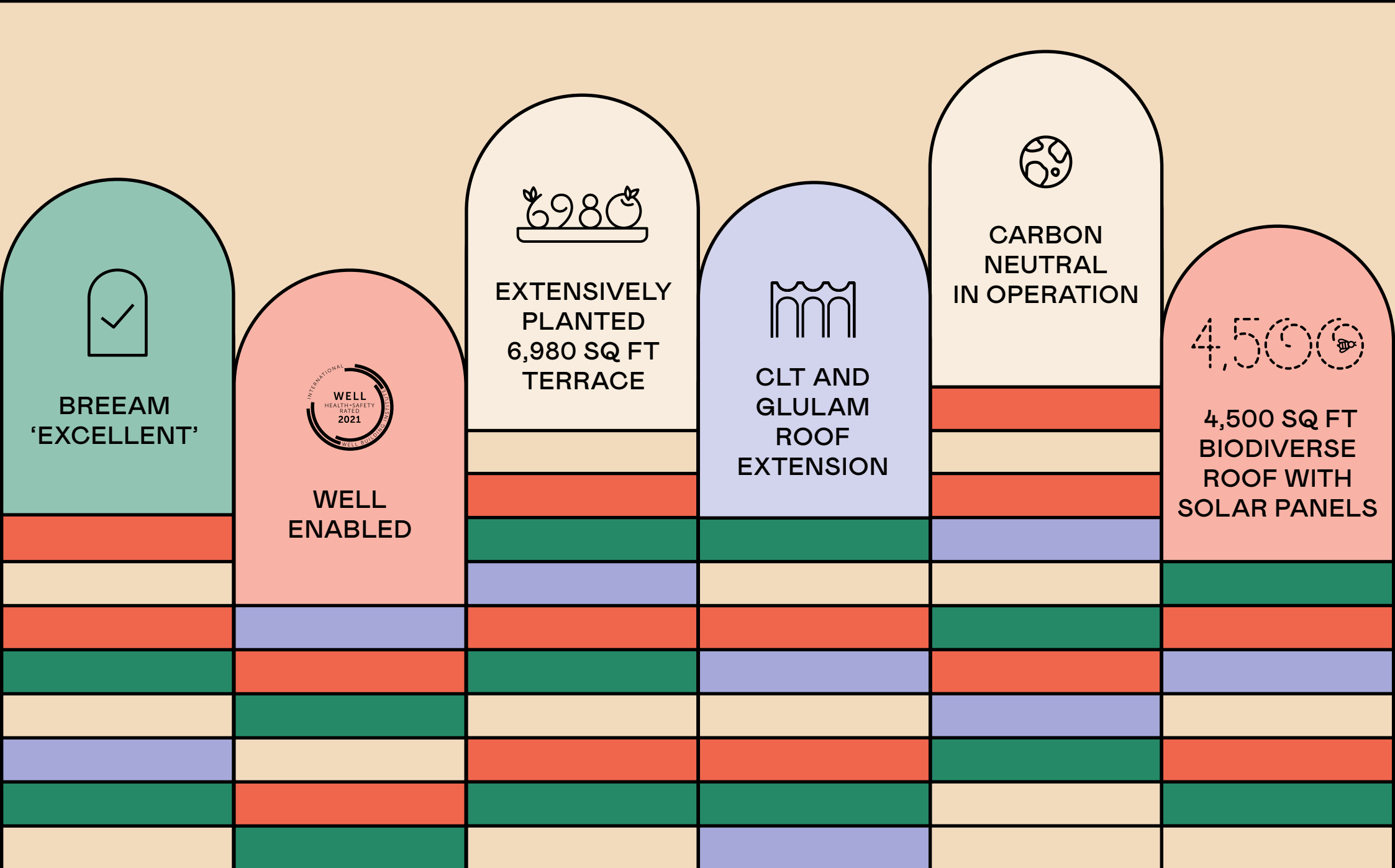
ST JOHN'S ROAD

→ FIFTH FLOOR

9,727 SQ FT



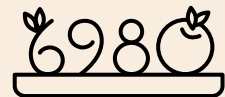
SUSTAINABILITY



**BREEM
'EXCELLENT'**



**WELL
ENABLED**



**EXTENSIVELY
PLANTED
6,980 SQ FT
TERRACE**



**CLT AND
GLULAM
ROOF
EXTENSION**

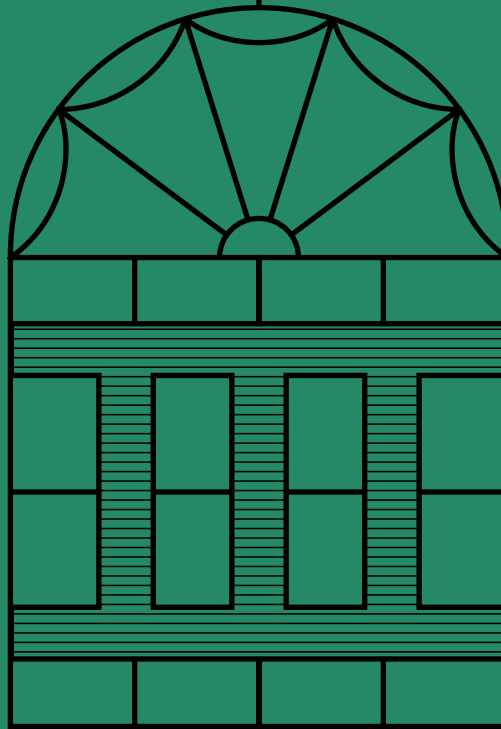


**CARBON
NEUTRAL
IN OPERATION**



**4,500 SQ FT
BIODIVERSE
ROOF WITH
SOLAR PANELS**

ARDING & HOBBS



LOCAL AREA & CONNECTIVITY

INTRODUCTION TO BATTERSEA

IT'S ALL IN A HOP, SKIP...

Situated adjacent to Clapham Junction Station, Arding & Hobbs benefits from the energy of a town-centre location, minutes from the epicentre of one of the world's great metropolises'.

With an abundance of food, drink, and retail options on its doorstep, as well as the greenery of Clapham Common and Battersea Park only a short walk away, Arding & Hobbs can lay claim to a perfectly balanced variety of extra-curricular activity.



...AND A (VERY SHORT) JUMP

Best of all, the building is positioned opposite London's best-connected station, offering tenants unbeatable connectivity across the city, with direct services into Central London terminals in 8 minutes.

LOCAL AREA



CLAPHAM COMMON



BOTANICA HALL



PREZZEMOLO & VITALE



THIRD SPACE



NORTHCOTE ROAD



BUILDING & AREA AMENITIES

— AT ARDING & HOBBS

- i. Botanica Hall
- ii. Prezzemolo & Vitale
- iii. Third Space

● FOOD & DRINK

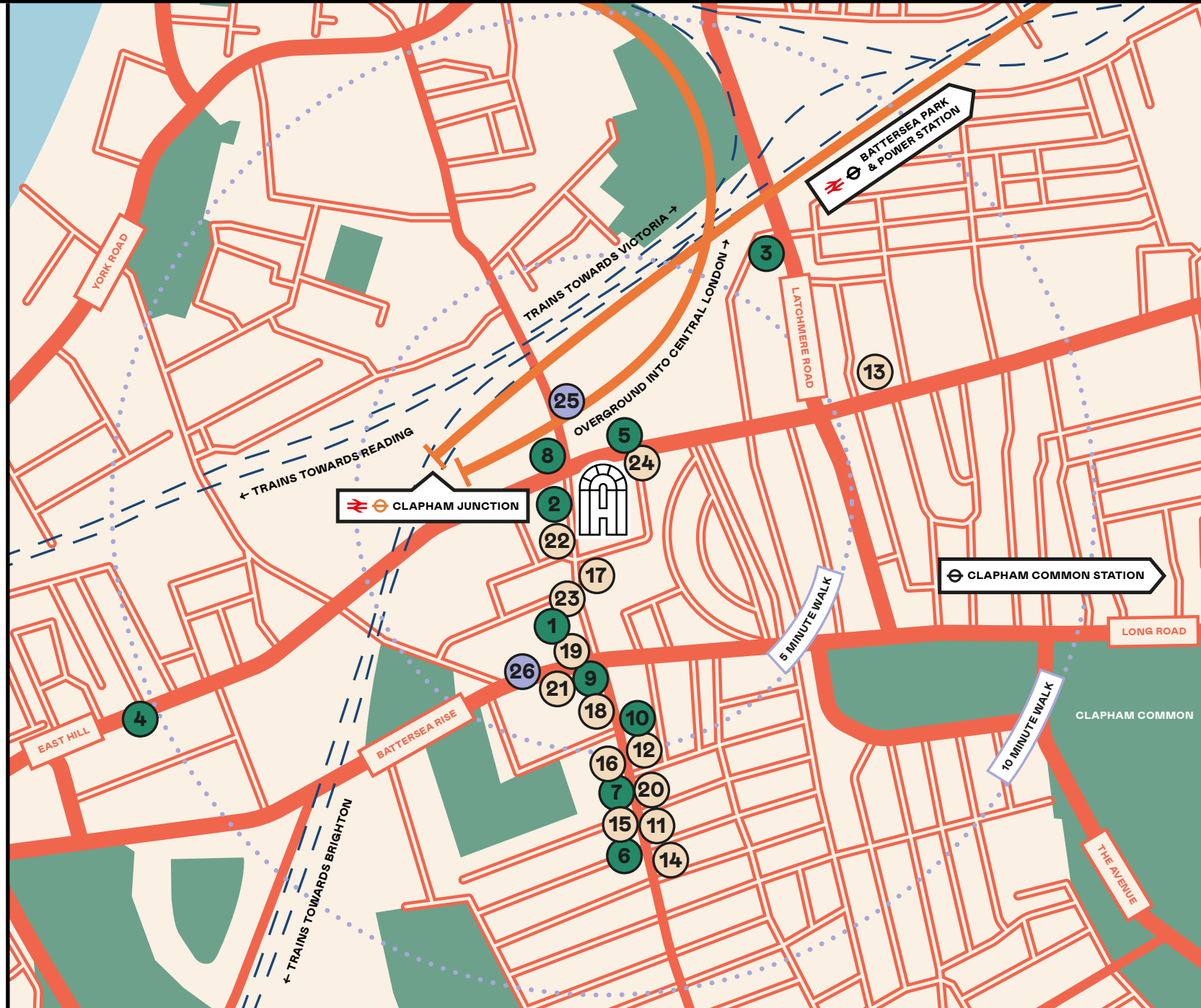
- 1. Amorimo
- 2. Casa Manolo
- 3. Fox and Hounds
- 4. Hatched
- 5. Jack's at the Junction
- 6. MEATliquor
- 7. Rosa's Thai Clapham
- 8. The Falcon
- 9. The Northcote
- 10. VE Kitchen

○ RETAIL

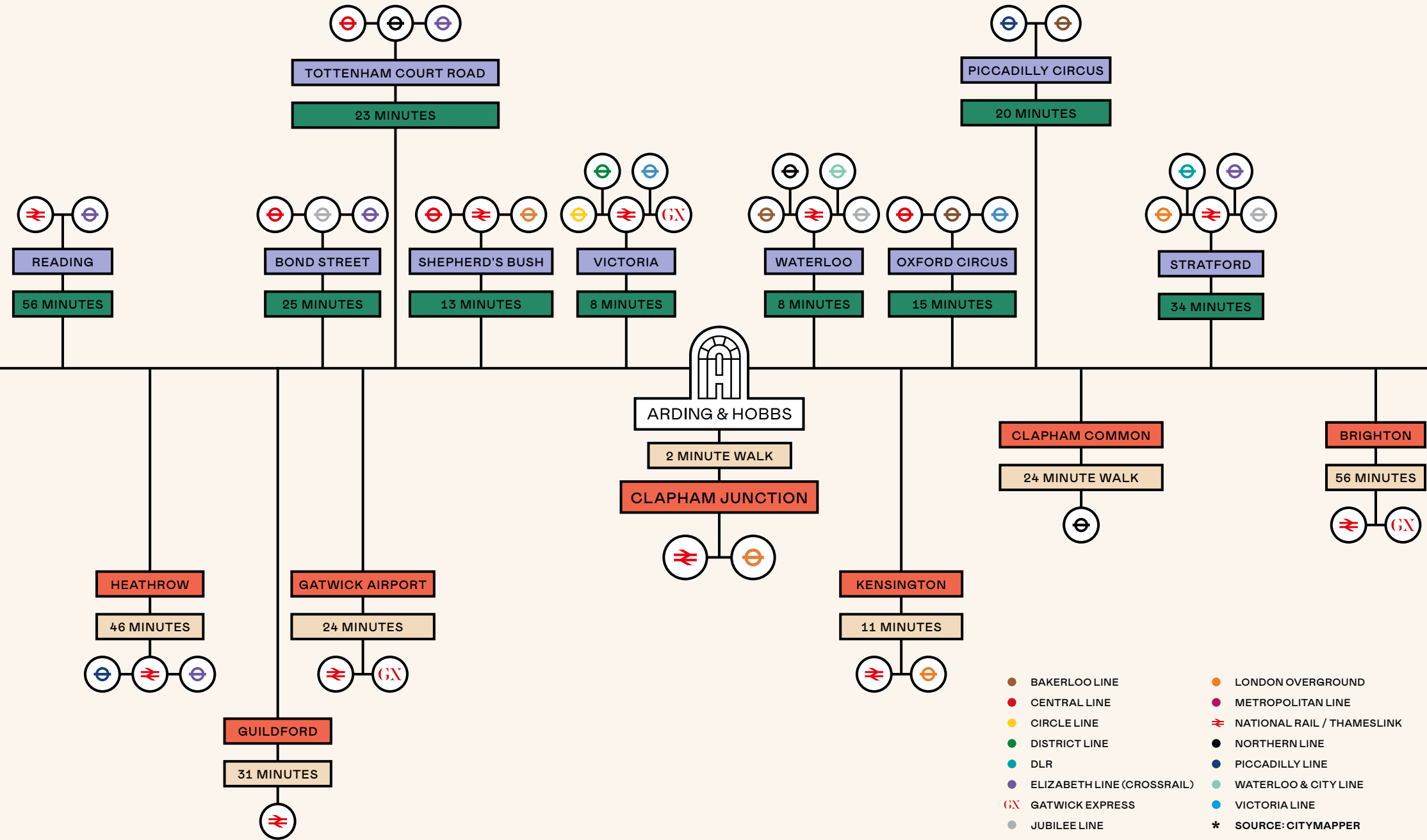
- 11. Aesop
- 12. Aux Merveilleux de Fred
- 13. Battersea Arts Centre
- 14. Bayley & Sage
- 15. Gail's
- 16. Hamish Johnston
- 17. Marks & Spencer
- 18. Northcote Records
- 19. Ollie Quinn
- 20. The Breadstall
- 21. Vagabond
- 22. Waitrose
- 23. Waterstones
- 24. Whole Foods Market

● WELLNESS

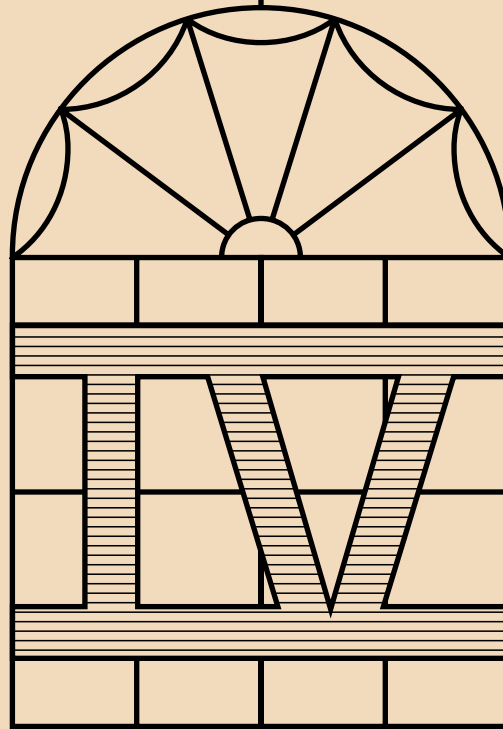
- 25. Fitness First
- 26. Psyche Clapham



CONNECTIVITY



ARDING & HOBBS



OUR TEAM

PARTNERS

W.RE

PROPERTY SPECIALISTS

Founded in 2013 and based in the heart of Soho, W.RE are a team of London focused commercial property specialists creating value for investors, occupiers, and the wider community by identifying investment opportunities that improve the spaces we work, play and live in.

W.RE projects range from ground-up development to repositioning of existing buildings through to active asset management of properties across core and emerging locations in London. W.RE have a track record in identifying and improving sites that are in prominent, constrained and densely populated locations. Working in partnership with stakeholders and the local community, W.RE celebrates London's heritage while unlocking each building's potential.



STIFF + TREVILLION

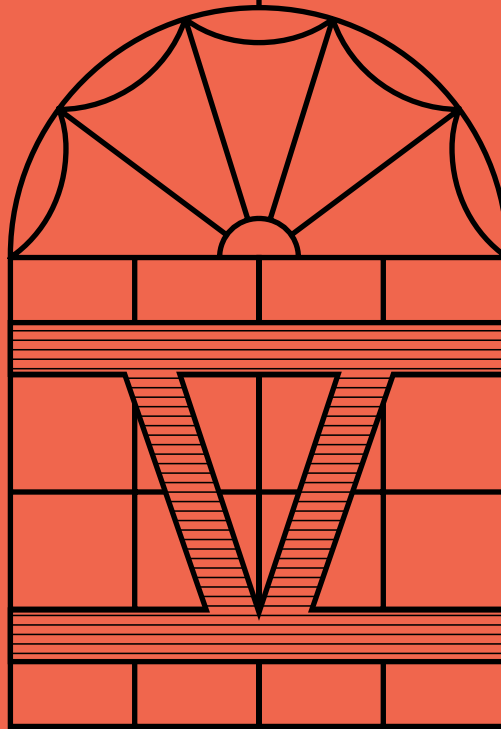
ARCHITECTS

Stiff + Trevillion Architects are a well established West London practice with a strong reputation for elegant and sophisticated architecture. Collaboration is at the heart of the practice's ethos. Working across the private sector, from new build office and residential, to the interior design of offices, private houses, restaurants and retail.

The practice is an active member of New London Architecture and British Council for Offices and has won many architectural awards most recently recognised as the 2021 BD Office Architect of the Year, and an INSIDE Festival of Interiors winner in 2021.



ARDING & HOBBS



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