



# Forty

Two unique mews-style office buildings  
Completing Q2 2026

SOUTH KENSINGTON | LONDON

A hidden gem tucked away behind a retained brick façade in one of London's most unique and lively neighbourhoods, Forty offers an incredible opportunity for companies looking for an inspiring space to work.

The two self-contained mews-style headquarters buildings – one professionally refurbished, the other newly constructed – are accessed from a wonderful landscaped courtyard.

More than just a workplace, at Forty, companies prosper and people thrive in a space designed with wellbeing and sustainability at the heart.

Nature abounds with beautifully designed outdoor spaces and trees everywhere you look.



Indicative CGI of landscaped courtyard



ROYAL ALBERT HALL

HYDE PARK

NATURAL HISTORY MUSEUM

VICTORIA AND ALBERT MUSEUM

LONDON ORATORY

SOUTH KENSINGTON



# Forty

MICHELIN HOUSE



Mood-enhancing light floods the space with views into the gardens.

# Designed to make people feel good, this is how a workplace should be.

There's an effortless elegance to Forty, where light and nature combine with a refined palette of brick and timber to create a timeless and sustainable workplace.

As well as landscaped courtyard gardens, the west building also benefits from a roof terrace perfect for collaborating or finding a peaceful moment to reflect.



Indicative CGI of West building reception





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# Your space



# Forty

## East Building

## West Building



First	2,077 sq ft (NIA)
Ground	1,690 sq ft (NIA)

First	2,497 sq ft (NIA)
Ground	3,391 sq ft (NIA)

**Total** 3,767 sq ft (NIA)

**Total combined** 9,655 sq ft (NIA)

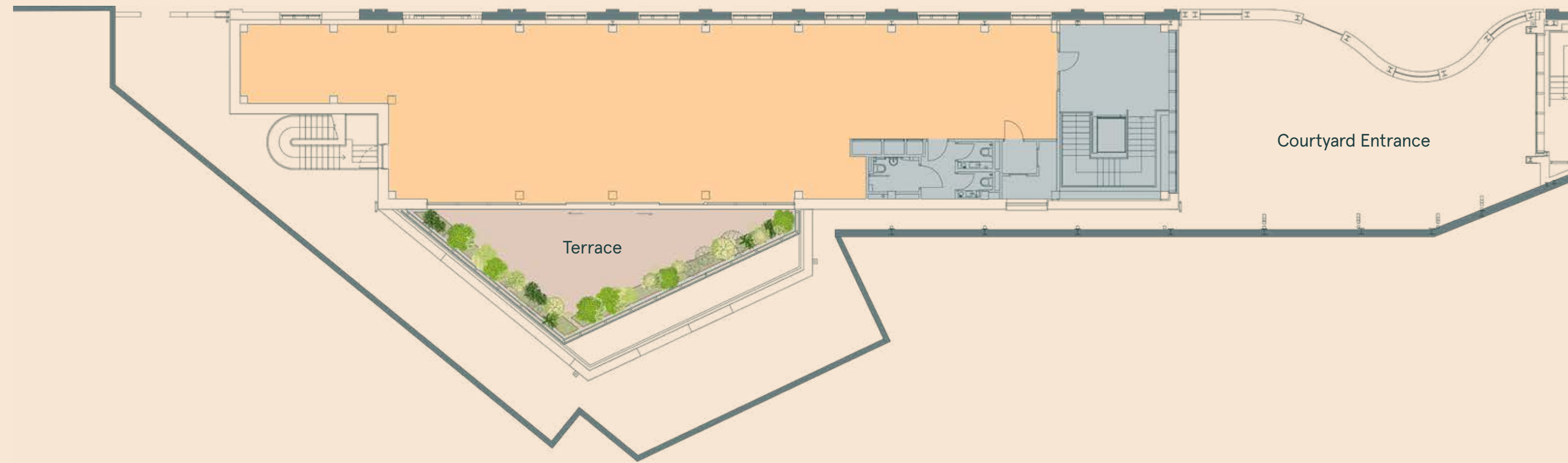
**Total** 5,888 sq ft (NIA)

# West building



# L

2,497 sq ft (NIA)  
(616 sq ft terrace)



Total: 5,888 sq ft

# G

3,391 sq ft (NIA)



Key	
Office	Core
Terrace	Cycle parking

Floor plans not to scale. For identification purposes only.



The workspace is cool and calming, with high, uncluttered ceilings and huge windows.

# Made to support your people and your culture.



Everything you need to thrive is here, from bright, spacious workspace and thoughtfully designed interiors to state-of-the-art meeting rooms.

There's also space to freshen up with exceptional end-of-journey facilities, including secure cycle storage and showers.

Indicative CGI of West building ground floor office



CGI of 1st floor West Building showing indicative layout

# East building



# L

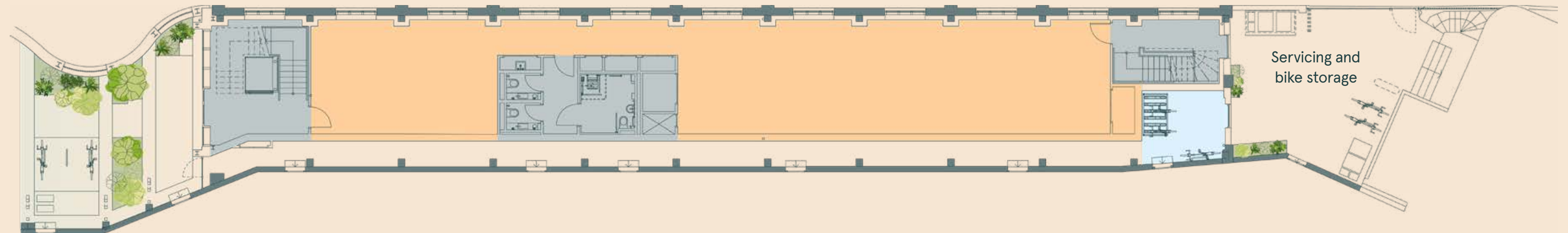
2,077 sq ft (NIA)



Total: 3,767 sq ft

# G

1,690 sq ft (NIA)



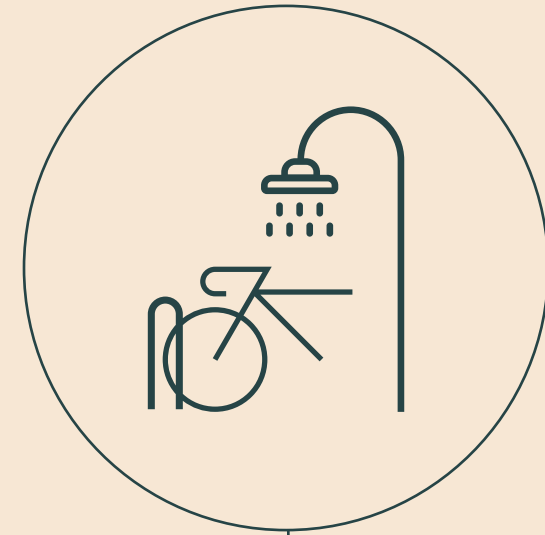
**Key**

Office
Core
Cycle parking

Floor plans not to scale. For identification purposes only.



# Building amenities



## WEST BUILDING LOWER GROUND END OF TRIP

Facilities will include secure cycle storage, showers and plenty of lockers.



## WEST BUILDING GARDEN AND TERRACE

Landscaped by Dan Pearson Studio, perennial layers and trees will offer visual interest throughout the year.



## CENTRAL COMMUNAL COURTYARD

Climbing plants, tree canopies and vibrant perennials will come together harmoniously.



## PV PANELS

The roofs of both buildings provide on-site electricity generation.



## EAST BUILDING SERVICING AREA

The eastern courtyard will provide vehicular access as well as bin storage and cycle provision for up to eight bikes

# Specification

Good for your people, good for the planet.



### Cutting edge

Highly sustainable insulated timber frame (West Building)



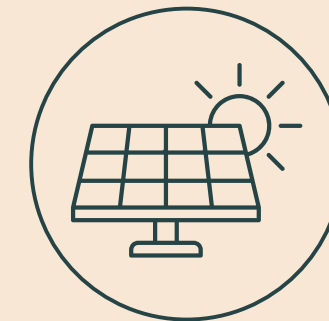
### Meeting the standards

Following British Council for Offices flagship Guide to Specification



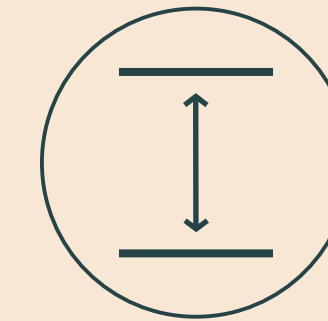
### Green space

Central communal courtyard gardens



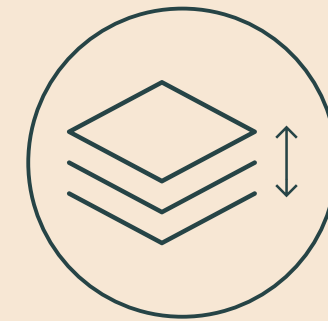
### Renewable energy

On-site PV panels and ground source heat pumps



### Generous space

Typical floor-to-ceiling heights ranging from 2430mm-4575mm



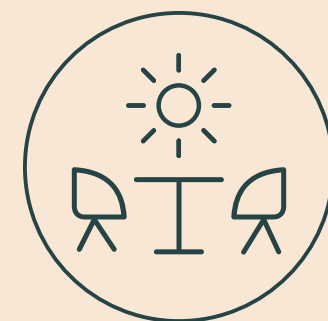
### Raised for Performance

145mm raised access floor (West Building)



### Efficient heating & cooling

Air-conditioning and Ventilation Systems



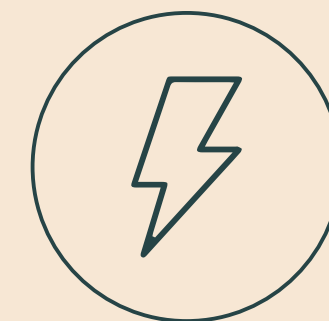
### Sunny terrace

A south-facing terrace and garden in the West Building



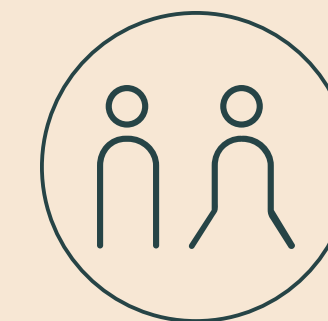
### End-of-trip

24 secure cycle spaces and 11 short term cycle spaces as well as showers



### All electric building

Zero carbon in operation ready



### WC provision

A total of 14 WC's including 2 Accessible WC's (East Building), 4 Accessible WC's (West Building)



### Effortless access

2 x disabled access passenger lifts

# Sustainability

Designed for today, built for tomorrow.



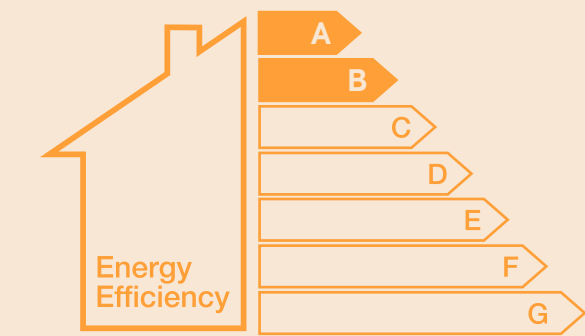
Targeting BREEAM 'Excellent' rating for both the East & West buildings



NABERS Energy for Offices enabled to achieve 5.5\* in operation



Net Zero Enabled: Meeting the London Plan Operational Energy requirements and the GLA's whole life embodied carbon benchmarks for offices



West building (new build): Targeting EPC 'A' rating  
East building (refurbishment): Targeting EPC 'B' rating



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# Neighbourhood





Unique streets brim with independent coffee houses, eclectic dining options and luxurious shopping destinations.



# South Kensington has it all.

From lunchtime escapes into one of the neighbourhood's beautiful leafy parks and world-famous museums to after-dark escapades at cocktail bars, boutique cinemas and private member's clubs, there's always something new to do here.

And you're just moments away from South Kensington tube station and the District, Circle and Piccadilly lines with easy access to Central London.



# Find a new favourite

## RETAIL

- 01 The Conran Shop Chelsea
- 02 Giorgetti Store London
- 03 OKA Chelsea
- 04 Ancienne Ambiance
- 05 De Padova Chelsea
- 06 Golden Goose, Draycott Avenue
- 07 Ralph Lauren Brompton Cross
- 08 Andrew Martin
- 09 Lamborghini London
- 10 CHANEL
- 11 Chloé London
- 12 JOSEPH
- 13 Maje London
- 14 SANDRO
- 15 Isabel Marant
- 16 Petals at Bibendum
- 17 Acne Studios
- 18 Harrods
- 19 Duke of York Square

## HOTELS

- 20 The Adria
- 21 11 Cadogan Gardens
- 22 Sonder Chelsea Green
- 23 The Ampersand Hotel
- 24 The Rembrandt Hotel
- 25 The Franklin London
- 26 The Cadogan
- 27 Knightsbridge Hotel

## ARTS & CULTURE

- 28 Cadogan Hall
- 29 Cadogan Gallery
- 30 Royal College of Art

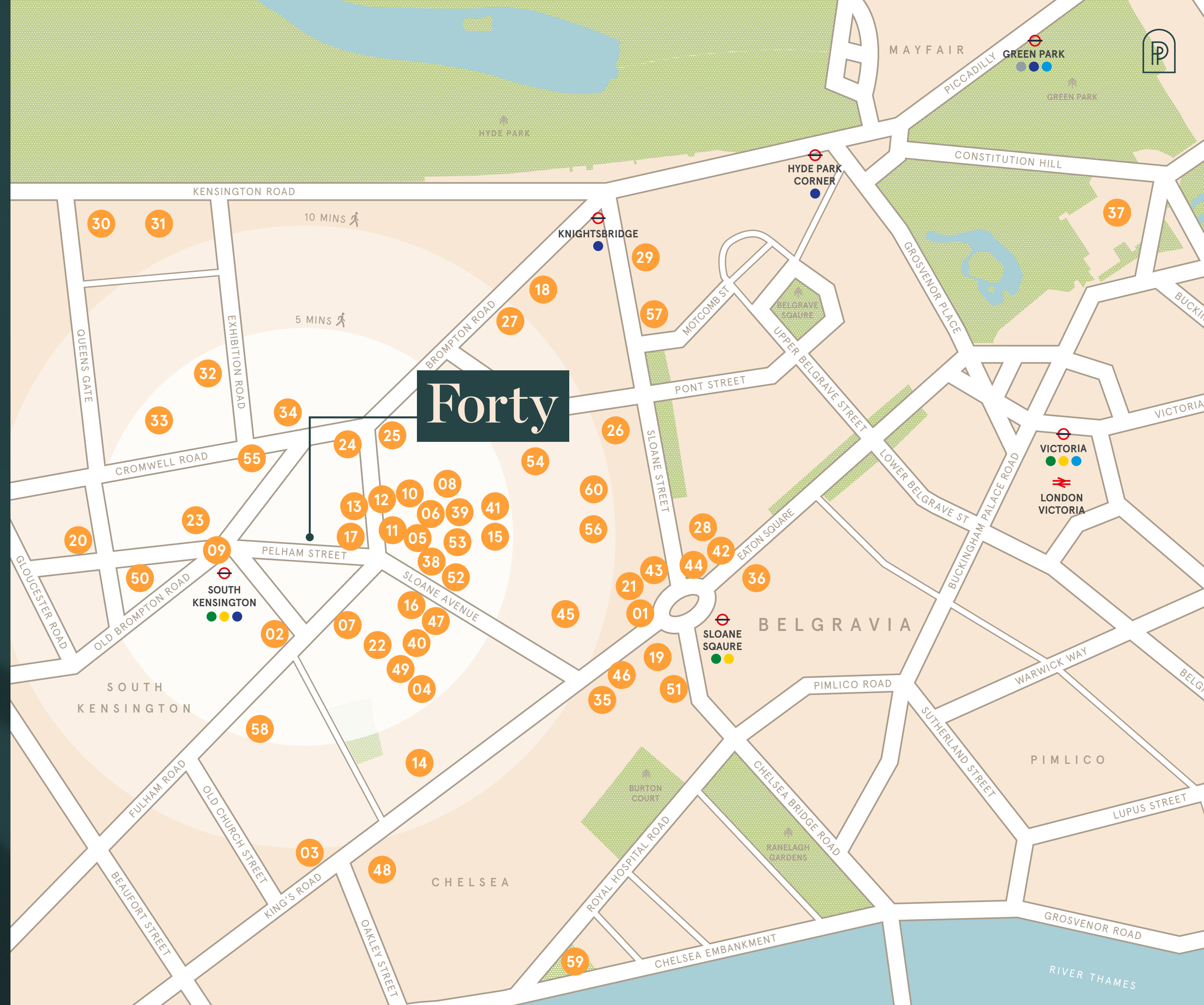
- 31 Royal Albert Hall
- 32 Science Museum
- 33 Natural History Museum
- 34 Victoria & Albert Museum
- 35 Saatchi Gallery
- 36 The Royal Court Theatre
- 37 Buckingham Palace

## RESTAURANTS AND BARS

- 38 Daylesford Organic
- 39 Daphne's
- 40 Gaucho Sloane Avenue
- 41 Jak's Bar
- 42 Colbert
- 43 Azzurra
- 44 The Botanist
- 45 Kutir
- 46 Manicomio
- 47 Barts
- 48 The Ivy Chelsea Garden
- 49 Elystan Street
- 50 Wright Brothers South Kensington
- 51 Caraffini

## GREEN SPACES & WELLNESS

- 52 Bamford Wellness Spa
- 53 KX | Private Members' Club
- 54 Lennox Gardens
- 55 Aquilla Health & Fitness Club
- 56 KXU
- 57 The Peak Fitness Club & Spa
- 58 Chelsea Common
- 59 Chelsea Physic Garden
- 60 Cadogan Square Gardens



# In good company

## Stand shoulder-to-shoulder with thriving businesses

 Oakley Capital

  
MARSHALL WACE

  
THE WORD FOR CHEMICALS



 WINTON

 Investindustrial

 FARALLON  
ESTABLISHED 1986

STIRLING SQUARE 



 Dorchester *Collection*

 TETRAGON

 VR CAPITAL GROUP

  
LIBERTY  
GLOBAL

  
ARROW  
SHIPPING & ENERGY

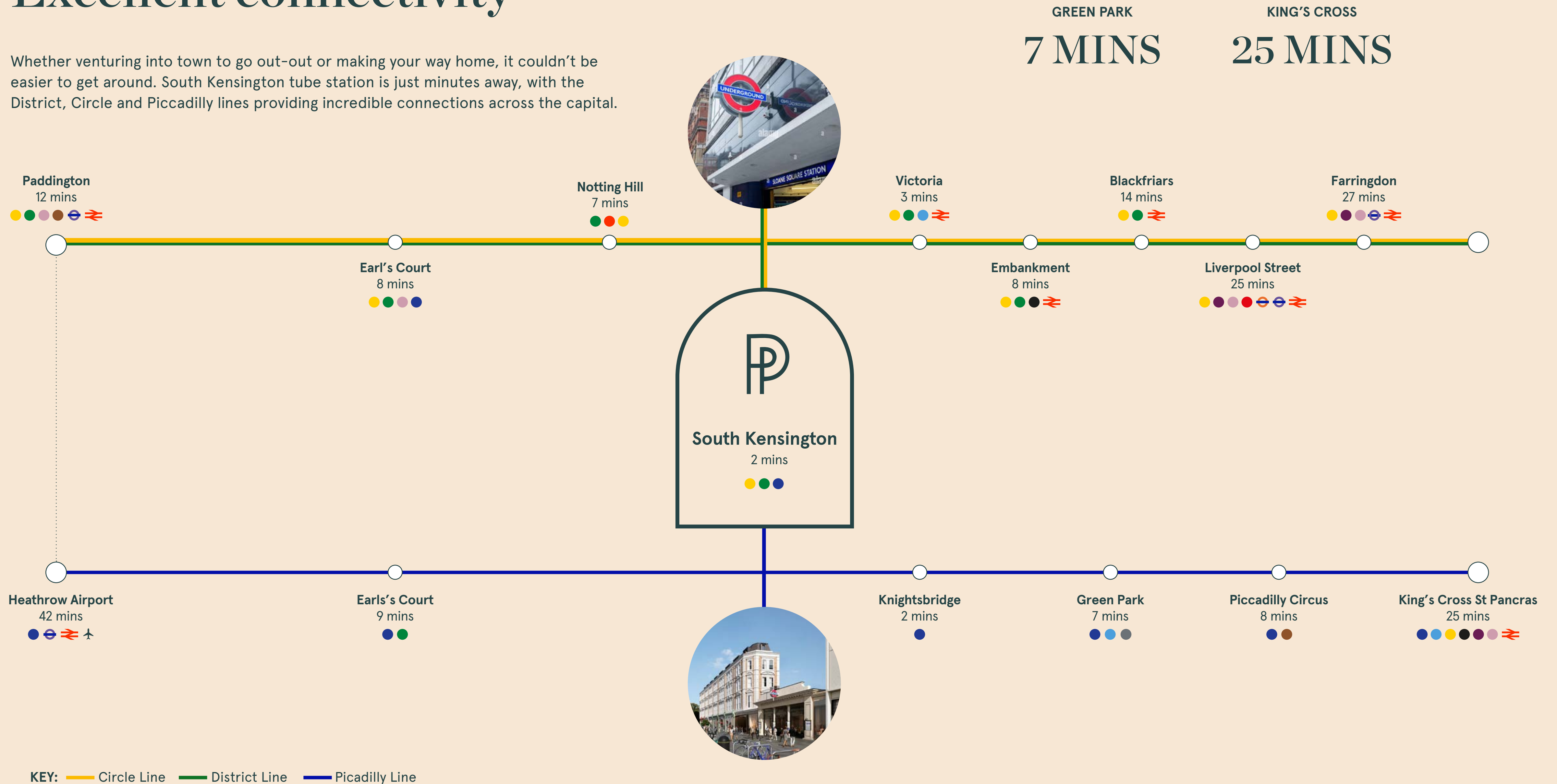






# Excellent connectivity

Whether venturing into town to go out-out or making your way home, it couldn't be easier to get around. South Kensington tube station is just minutes away, with the District, Circle and Piccadilly lines providing incredible connections across the capital.



# New and Improved access

South Kensington Station is only two minutes' walk from Eighty and is set to be transformed by a new development led by Transport for London, Places for London and Native Land. Station users will benefit from an expanded ticket hall, new platforms and a remodelled entrance with step-free access to the Circle and District lines.

PELHAM STREET

NEW OFFICE & RESIDENTIAL



PELHAM STREET STATION ENTRANCE

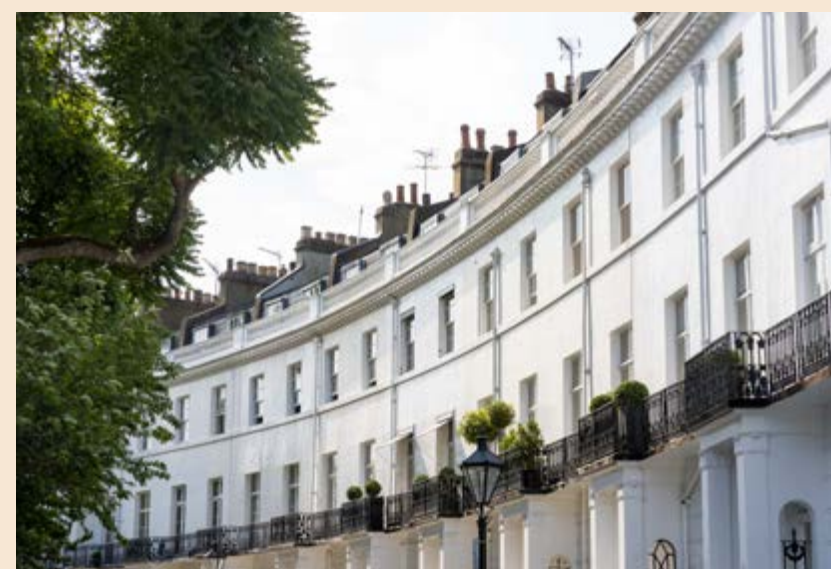
NEW BULLNOSE BUILDING

NEW STEP-FREE STATION ENTRANCE ON THURLOE STREET



## 7.00

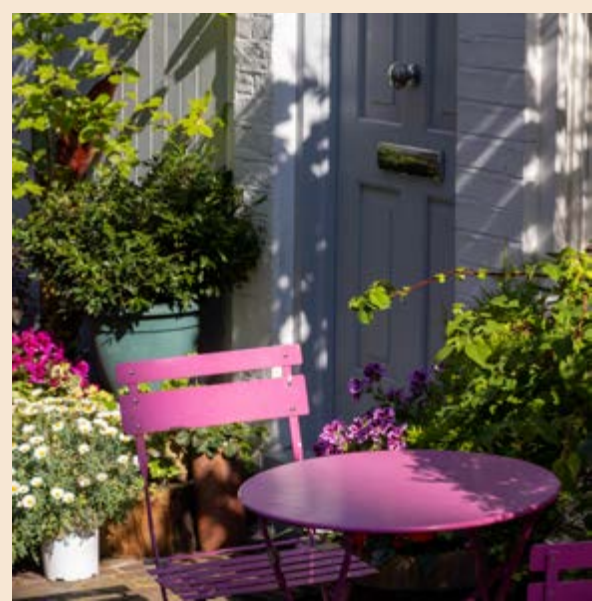
Build strength, tone and flexibility with a Barrecore class before work.



## A place like no other

## 12.30

Enjoy daily changing specials made with fresh produce picked from Daylesford's market garden.



## 16.15

There's no shortage of cultural hotspots here. Drop into the V&A to boost your creativity.

## 14.00

Explore Kensington Gardens's elegant avenues and architecture amidst an oasis of calm.



## 20.30

Head to the The Queen's Arms, a hidden gem providing the perfect drinking and dining experience.





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# The team



# Professional team

Client



Landscape Architect



Development Manager



Planning Consultant



Architect

John Robertson Architects



Specialist Lighting Designer

STUDIOFRACTAL

Structural Engineer



Façade Engineer

Eckersley  
O'Callaghan

MEP Engineer



Marketing Consultant

Graphicks





# A Landlord for the long term



Forty is owned by Wellcome, a global charitable foundation dedicated to supporting science solve the urgent health issues facing everyone and give researchers the time and resources they need to make breakthroughs.

Wellcome has existed since 1936 and prioritises responsible investment and stewardship, with a vision to continue to fund health science for many years to come.

Other real estate assets in London that Wellcome have developed, let and held include 210 Euston Road, a 70,000 sq ft office development just a stone's throw from Euston Station.



FOUNDED

1936

COMMITTED TO ACADEMIC RESEARCH BY 2032

£16bn

INVESTMENT PORTFOLIO

£36.8bn



Images: 210 Euston Road



fortypelham.com

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