



The Plaza

THORNTON
PARK

CLAPHAM, SW4

LONDON REALTY



The Plaza at Thornton Park SW4 is a new business community for Clapham Common.

his spectacular new office space offers large floor plates of up to 15,000 sq ft. Amenities include a members' gym, roof terraces and high specification throughout, with an excellent BREEAM rating.

T H E P L A Z A a t T H O R N T O N P A R K



4

5

THORNTON PARK

LONDON SW4

More than just an office

Smart, sustainable and stylishly designed, The Plaza at Thornton Park is a new, grade A office complex in leafy Clapham Old Town.

Located opposite Clapham Common, just a short walk from Clapham Common underground station, The Plaza is an 8 floor, contemporary office building with extensive, 10,000+ sq ft floor plates. Accessed via a tree lined private road, the sophisticated new development and surrounding landscaping have been designed to stimulate creativity, enable collaboration, and promote staff well-being.



▲ ARRIVAL VIEW



THORNTON PARK

Get to know the locals

Thornton Park is well placed to make the most of Clapham's culture, with the park on your doorstep and excellent local amenities.

ON YOUR DOORSTEP

MORNING COFFEE RUN

- 1 JOICE CAFÉ 3 mins
- 2 COMMON 5 mins
- 3 OVER UNDER COFFEE 5 mins
- 4 STARBUCKS COFFEE 5 mins
- 5 GAIL'S 8 mins

AFTER-WORK DRINKS AND NIBBLES

- 6 THE PEPPER TREE 3 mins
- 7 CARMEN TAPAS 4 mins
- 8 METRO GARDEN 4 mins
- 9 MINNOW 6 mins
- 10 THE WINDMILL ON THE COMMON 6 mins
- 11 THE ROSE & CROWN 8 mins
- 12 THE SUN 8 mins
- 13 THE KING & CO 9 mins
- 14 33 ABBEVILLE ROAD 11 mins

LUNCHTIME BITES

- 15 FIVE GUYS CLAPHAM 5 mins
- 16 MAMALAN 5 mins
- 17 PRET A MANGER 5 mins
- 18 NANDO'S CLAPHAM - HIGH STREET 8 mins
- 19 TACO BELL 8 mins
- 20 PIZZA EXPRESS 10 mins

BIRTHDAY CARDS AND ESSENTIALS

- 21 BOOTS 5 mins
- 22 OLIVER BONAS 6 mins
- 23 VILLAGE WHOLEFOODS 6 mins
- 24 SAINSBURY'S 6 mins
- 25 FRUIT & MORE 8 mins

LOCAL ATTRACTIONS

- CLAPHAM COMMON 1 min
- BATTERSEA PARK 34 mins 13 mins
- BATTERSEA POWER STATION 40 mins 11 mins

TRAVEL TO LOCAL TRANSPORT LINKS - TO/FROM THORNTON PARK

- CLAPHAM COMMON (Northern Line) 4 mins
- CLAPHAM HIGH STREET (London Overground) 13 mins 4 mins
- WANDSWORTH ROAD (National Rail) 19 mins 5 mins
- STOCKWELL (Northern & Victoria Line) 25 mins 7 mins
- CLAPHAM JUNCTION (National Rail) 9 mins 14 mins
- BRIXTON (Victoria Line) 9 mins 16 mins
- WANDSWORTH COMMON (National Rail) 10 mins 23 mins

All travel time are approximate and may vary depending on time of travel.

Village Vibes

Clapham Common is home to a vibrant and diverse community and is one of the most desirable destinations in south west London.



▲ **MINNOW RESTAURANT**
6 MINUTE WALK

This laid-back, neighbourhood restaurant is open every day for brunch, lunch, dinner, Sunday roasts and everything in between.



▲ **ABBEVILLE ROAD**
9 MINUTE WALK

Abbeville Road is one of the most popular streets in Clapham, filled with independent restaurants, cafes, delis and popular pubs.



◀ **CLAPHAM COMMON**
1 MINUTE WALK

Clapham Common is the perfect place to unwind and re-balance. With 220 acres of green space, the Common is also home to three ponds, a Victorian bandstand and lots of mature trees.



◀ **COMMON**
6 MINUTE WALK

Committed to quality and sustainability, Common is an artisan cafe and cocktail bar combined with a scandi-inspired homeware store.



◀ **THE SUN**
8 MINUTE WALK

The Sun is known as Clapham's cosiest pub, tucked away in Clapham Old Town, just far enough from the bustle of the High Street. The Sun is the natural meeting-ground for locals who appreciate the cosy atmosphere and understated surroundings.



▲ **THE ARCH**
12 MINUTE WALK

The Arch is a thriving Cocktail Bar and Restaurant and one of London's Newest LGBTQ+ venues.



◀ **THE WINDMILL**
6 MINUTE WALK

Another local favourite, The Windmill is a quintessential pub and hotel that has recently been refurbished, with an extensive wine list and gourmet menu including steaks from the famous butchers, The Ginger Pig.



◀ **33 ABBEVILLE ROAD**
11 MINUTE WALK

An independent restaurant in Clapham South serving seasonal British dishes alongside a fantastic wine and cocktail list. All food is freshly prepared & GM free.

Stay Connected

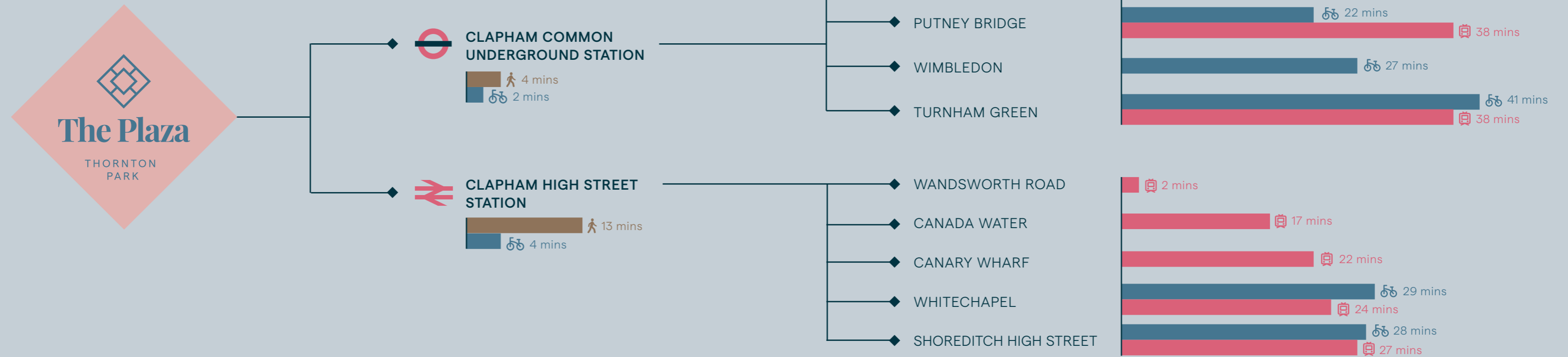
The location of The Plaza at Thornton Park is first class for transport across the capital.

As well as an extensive bus network, which connects the area with much of south and central London, Clapham Common is served by Northern Line underground services, an overground station at Clapham High Street, and National Rail services from nearby Wandsworth Road and Clapham Junction.

Key

 Walk
  Cycle
  Train

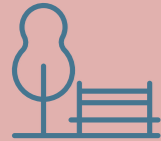
*Travel times taken from Google Maps and may vary depending on time of travel.



A destination for living, working and relaxing

Thornton Park is a new, mixed use destination for Clapham featuring inspiring architecture and spacious new garden squares.

PARKSIDE LOCATION



Parkside location with views onto Clapham Common and the garden square at Thornton Park

4 min

walk from Clapham Common Tube Station



Excellent local cafes, restaurants, and amenities

CONSIDERED DESIGN

Over

100k

square feet of newly constructed, grade A office building

8

floors



Large floor plates in excess of 10,000 sq ft and up to 15,000 sq ft



High ceilings



Full of natural light with floor to ceiling windows

3

Extra large 21-person Schindler passenger lifts



Fitwel certified*



SMART & SUSTAINABLE SPECIFICATION



High specification throughout.



Platinum 'Wired Score' rating**



Clean energy sourced through Ground Source Heat Pumps providing heating, cooling and hot water



State of the art ventilation providing filtered and temperature-controlled air



Efficient design of insulation and ventilation

EXCELLENT ON-SITE AMENITIES



Stylishly designed reception foyer with day-time concierge



Large on-site members' gym (subject to planning)



On-site coffee shop

124

bike store spaces

76

lockers and 6 showers located next to the bike store



Roof terrace with bar and impressive views over Clapham Common

*The Plaza has been designed to the highest international standards to promote health, wellness, learning and creativity in the workplace, in accordance with Fit-Wel (www.fitwel.org)

**The Plaza has achieved a Platinum rating by Wired Score for digital connectivity which represents the best worldwide standards for digital infrastructure (www.wiredscore.com)



▲
GARDEN VIEW



▲
RECEPTION AND LOBBY AREA



▲ THE PLAZA AT THORNTON PARK



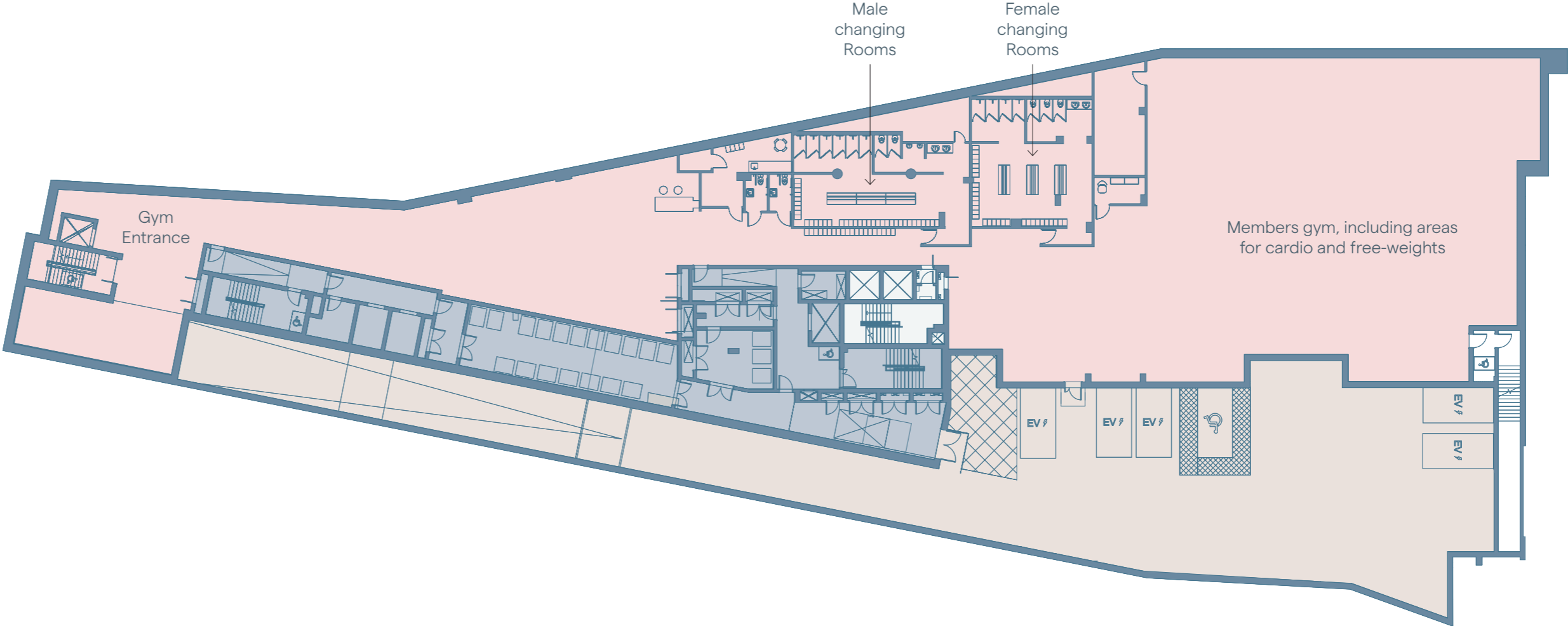
▲ THE COFFEE SHOP AT THE PLAZA

Green Living

London Realty is committed to responding to climate change.

- Meeting and exceeding London Plan and Local Plan Policies
- BREEAM Excellent
- Exceed 35% carbon reductions against Part L and aim for zero carbon, offset payment if not achieved
- Follow the energy hierarchy:
 - Be lean: reduce energy use and demand
 - Be clean: supply energy efficiently
 - Be green: maximise production, storing and use of renewable energy
 - Be seen: monitor, verify and report energy performance
- Minimise heat risk through the cooling hierarchy
- Incorporating SuDs and water management, including reducing operational water use
- Air quality neutral
- New tree planting
- Reduce waste and support the circular economy
- Maximise biodiversity, ecology and greening

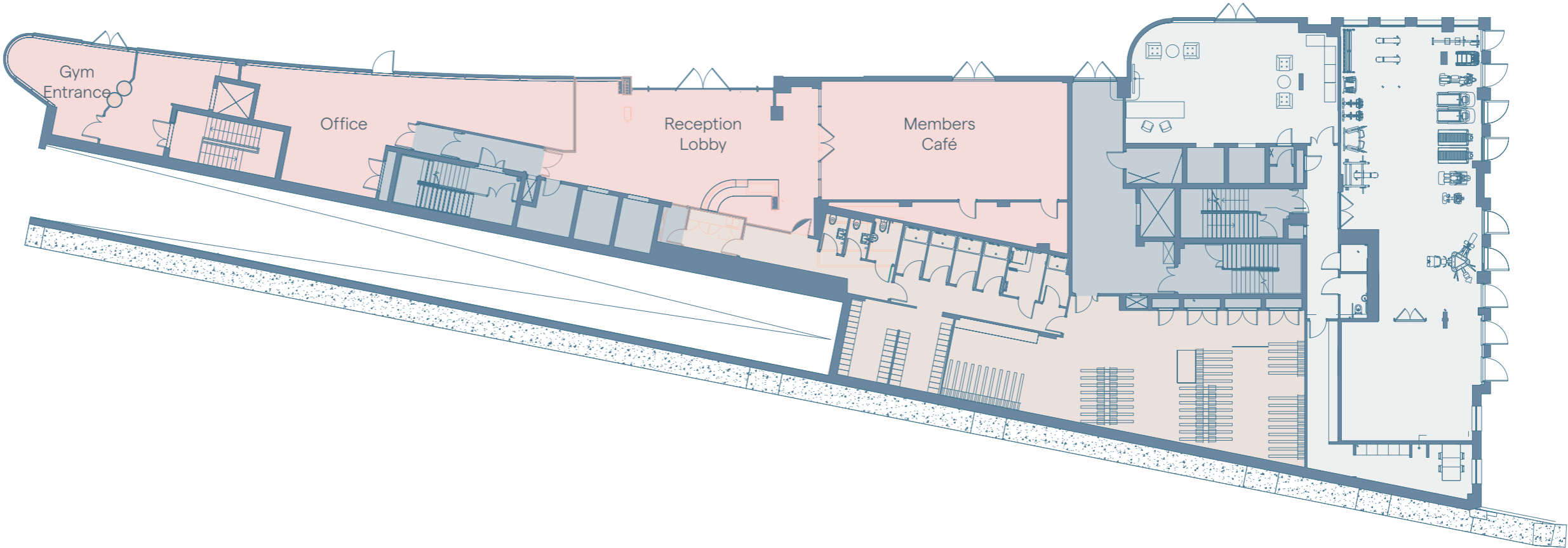
Lower Ground Floor



30

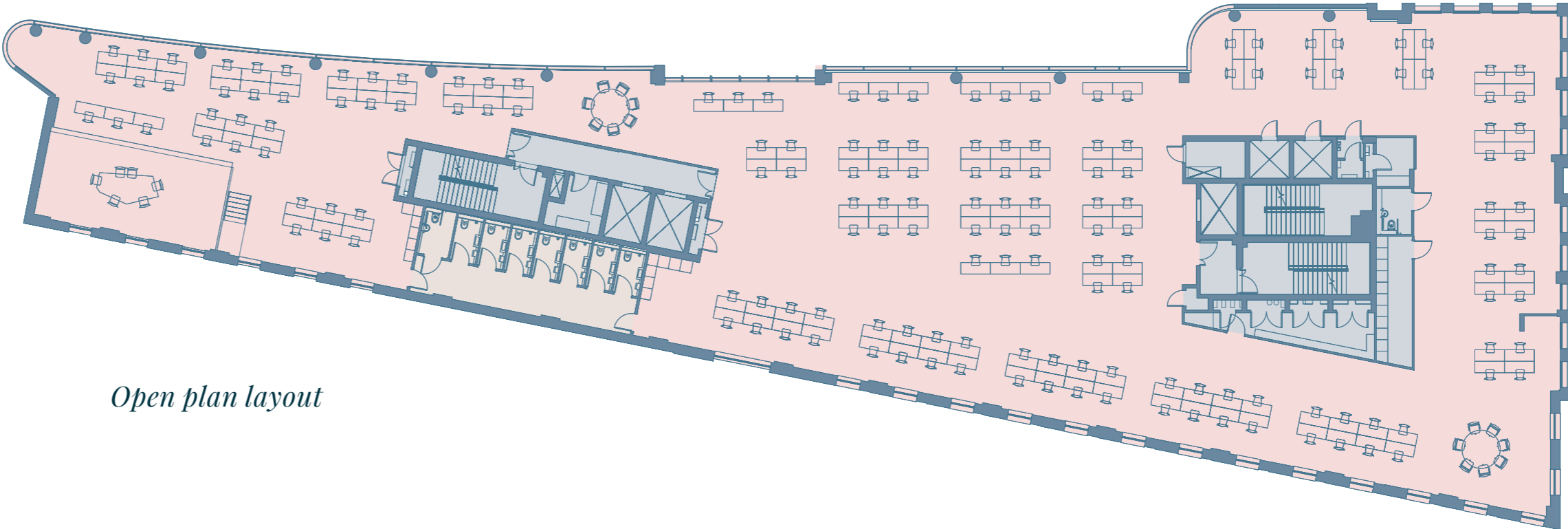
31

Ground Floor

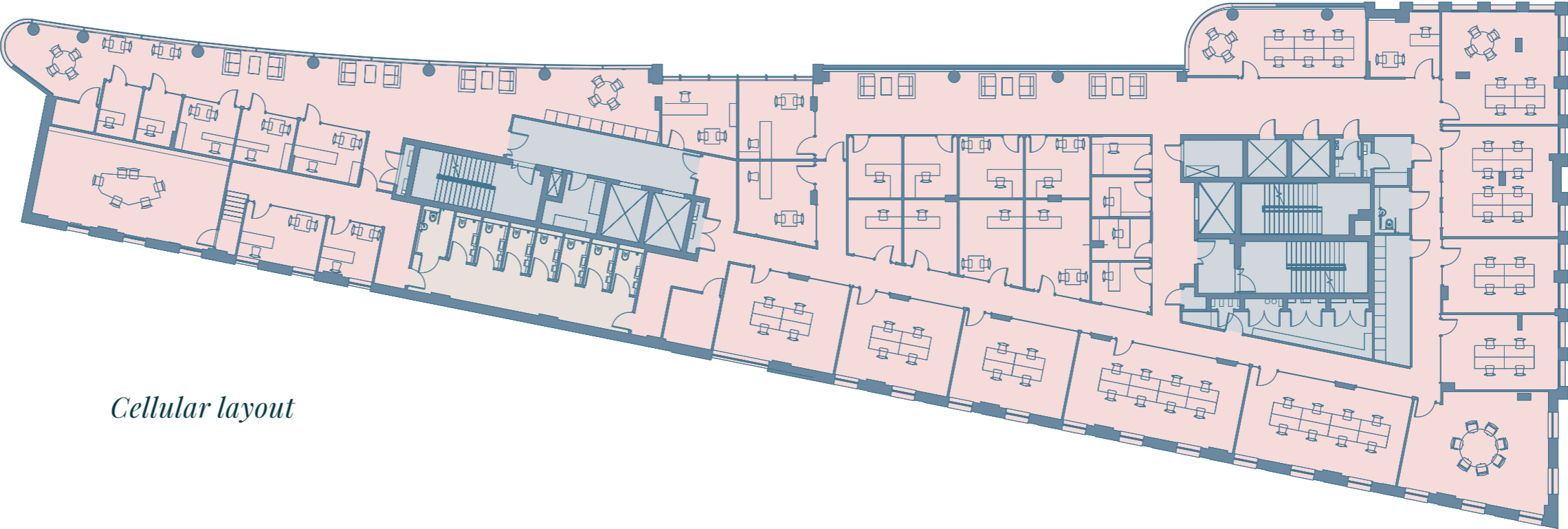


Level 1

NIA 1,107 sq m (11,911.32 sq ft)
GIA 1,300 sq m (13,988 sq ft)



Open plan layout

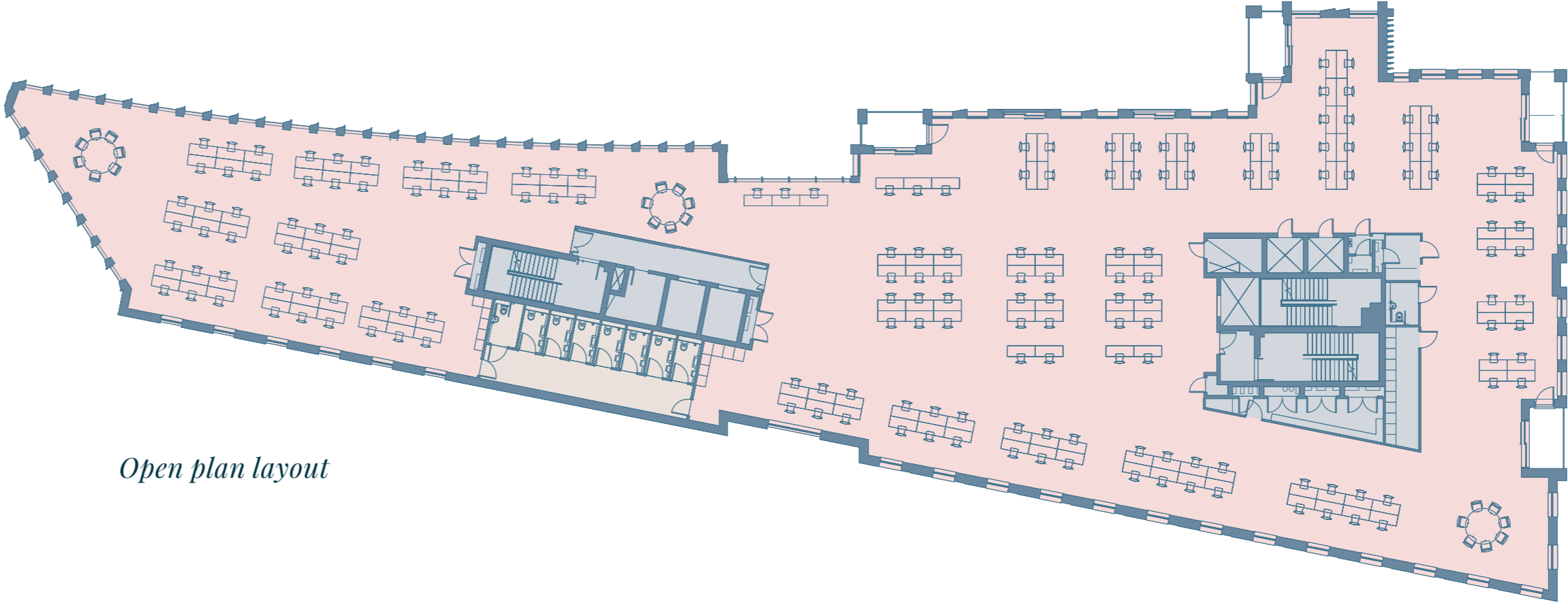


Cellular layout

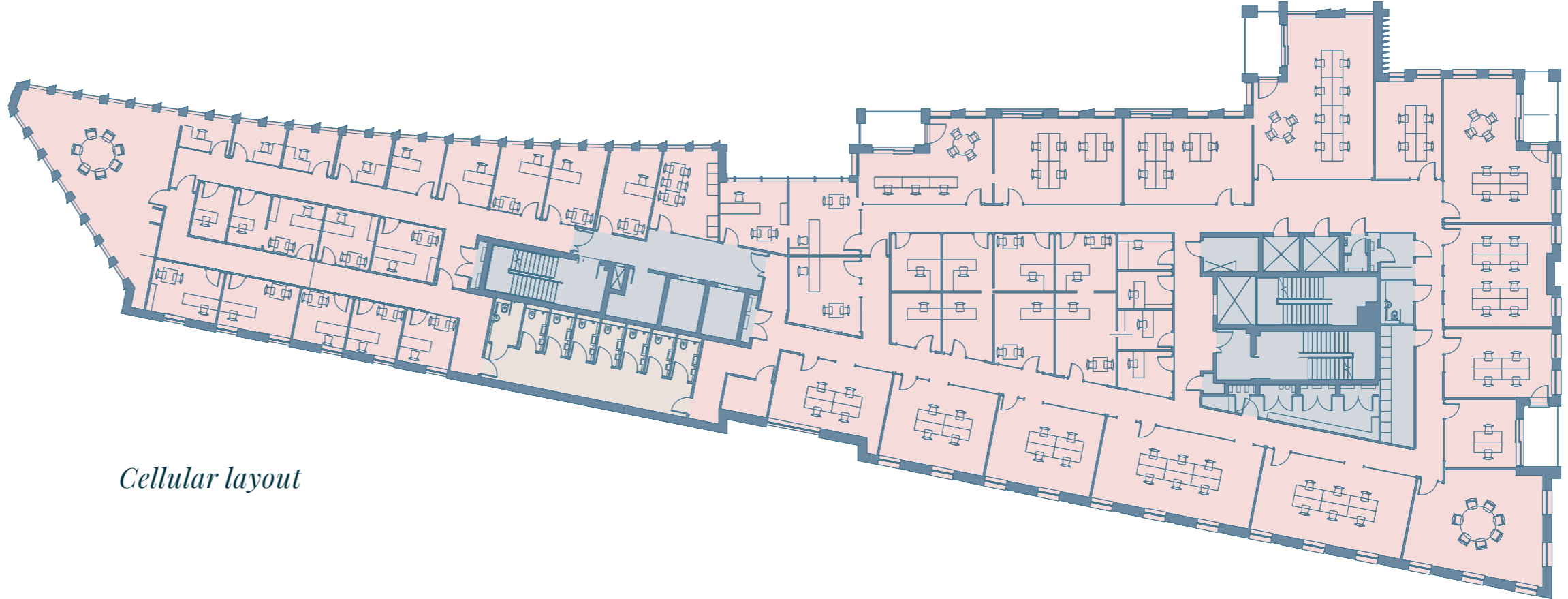
Level 2-5

NIA 1,276.26 sq m (13,732.56 sq ft)

GIA 1,469 sq m (15,809 sq ft)



Open plan layout

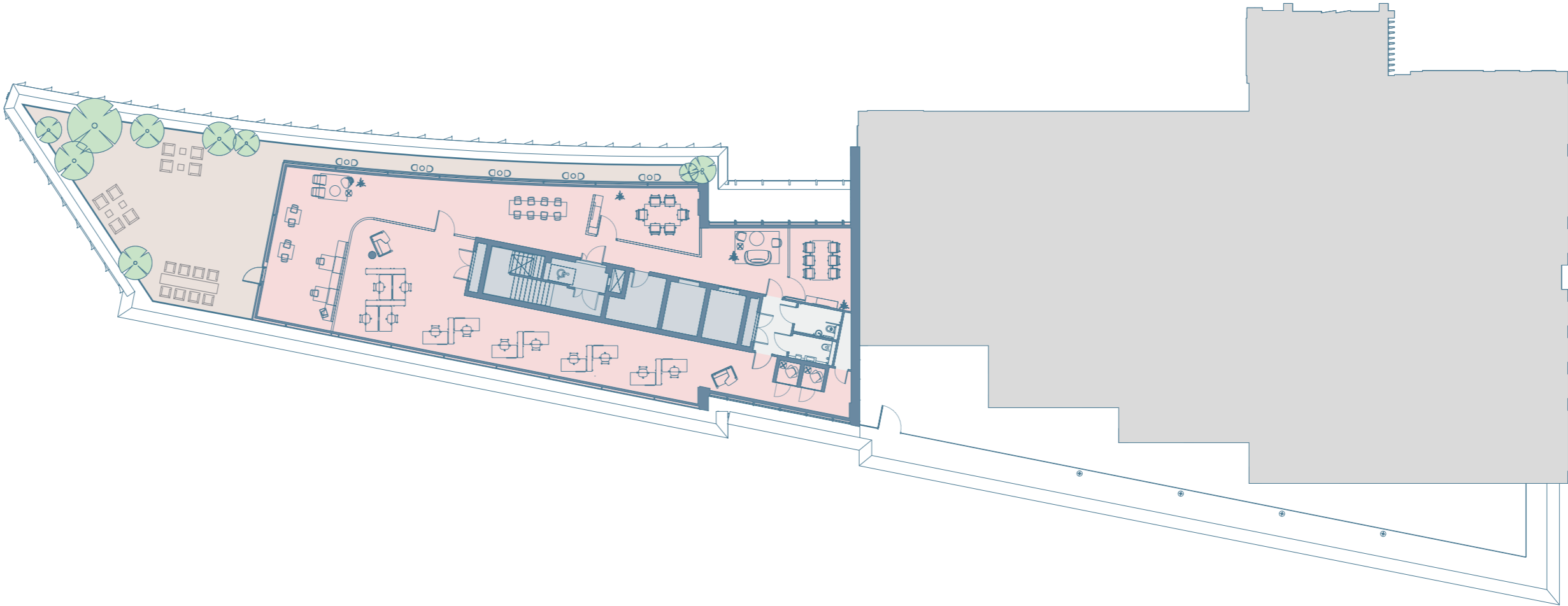


Cellular layout

Level 6

NIA 262 . 65 sq m (2 , 826 . 19 sq ft)

GIA 320 sq m (3 , 439 sq ft)



Area Schedule

Floor	GIA		NIA		External Terrace		Availability
	sq m	ft sq	sq m	ft sq	sq m	ft sq	
Entrance at Ground Floor	48.34	520.14	48.34	520.14			
Lower Ground Floor	1,293.45	13,917.52	1,293.45	13,917.52			Under Offer
Ground Floor	192.03	2,066.24	192.03	2,066.24			Under Offer
1st Floor	1,300.00	13,988.00	1,107.00	11,911.32			Available
2nd Floor	1,469.26	15,809.24	1,276.26	13,732.56	27.50	295.90	Available
3rd Floor	1,469.26	15,809.24	1,276.26	13,732.56	27.50	295.90	Available
4th Floor	1,469.26	15,809.24	1,276.26	13,732.56	27.50	295.90	Under Offer
5th Floor	1,469.26	15,809.24	1,276.26	13,732.56	27.50	295.90	Under Offer
6th Floor	319.65	3,439.43	262.65	2,826.19	150.00	1,614.00	Under Offer
TOTAL	9,030.51	97,168.29	80,008.51	86,171.65	260.00	2,797.60	

Floor areas are subject to verification upon completion of building works.

London Realty

The Developer

Specialising in prime London locations, London Realty has built an outstanding reputation for creating exemplary residential and commercial developments.

Working with leading architects, designers, contractors and professional partners, the team is committed to achieving the best value and return for investment partners and landowners.

Their creative approach raises design concepts from simply functional to something special. Their aim is to improve the environment, use resources responsibly and to raise the visual experience for those who live and work in or near their developments.



Terms

New leases are available from the landlord, with the development due to complete in spring 2023.

For further information please contact Medway & Law Chartered Surveyors.

Contact



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IMPORTANT NOTE

Misrepresentation Act 1967

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof.

The descriptions, dimensions and all other information are believed to be correct but their accuracy is no way guaranteed.



▲ THE PAVEMENT, CLAPHAM COMMON



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