

**The Dock**  
at The Gramophone Works

64,000 sq ft of reimagined workspace  
in West London's creative district

## Introduction

# An inspiring new canal side workplace forged with true West London spirit

Set in the heart of West London, this new destination workplace The Dock at The Gramophone Works offers 64,000 sq ft of high-quality office space over six floors. Imaginatively designed and sustainably built in an inspiring position overlooking the Grand Union Canal, The Dock is a bold focal point in a thriving community that channels the area's unique creative spirit.

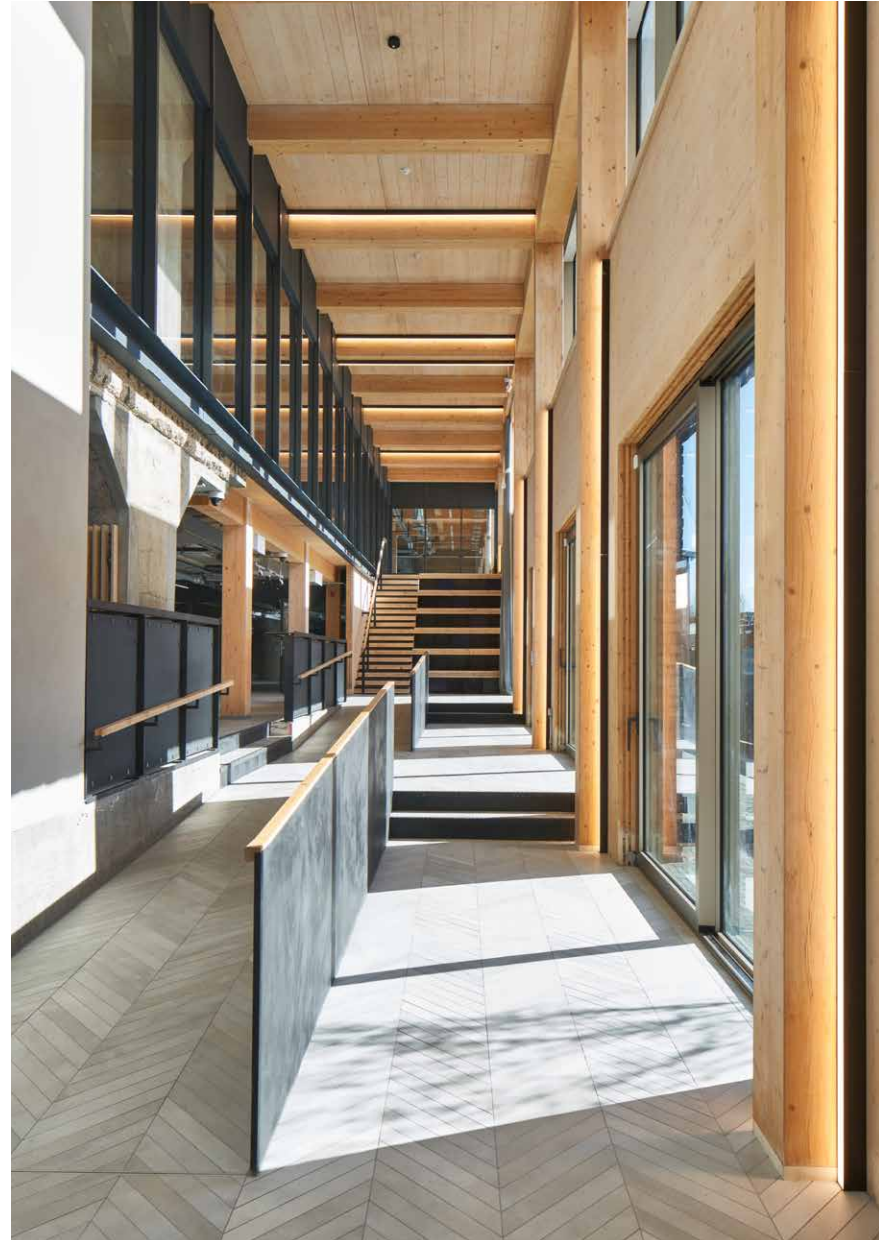




Fifth Floor



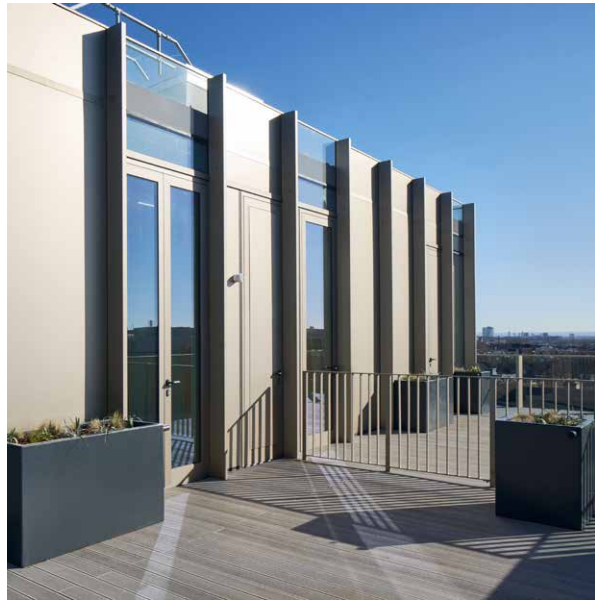
Main entrance



Arrival hall and event space



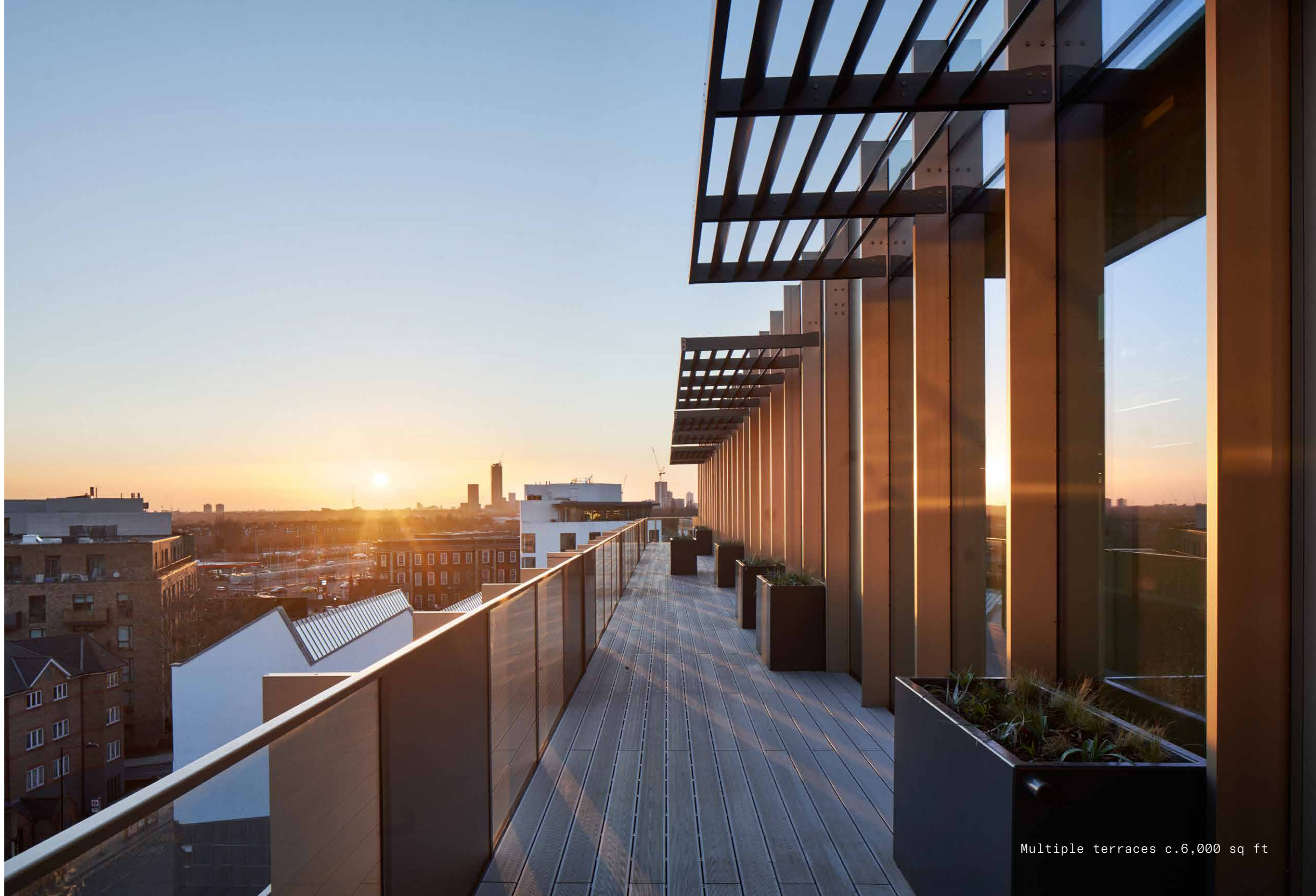
Contemporary reception



Fifth floor terraces



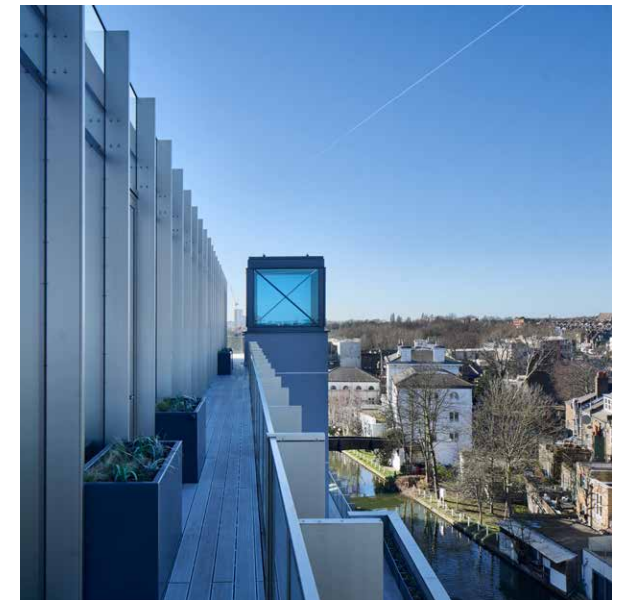
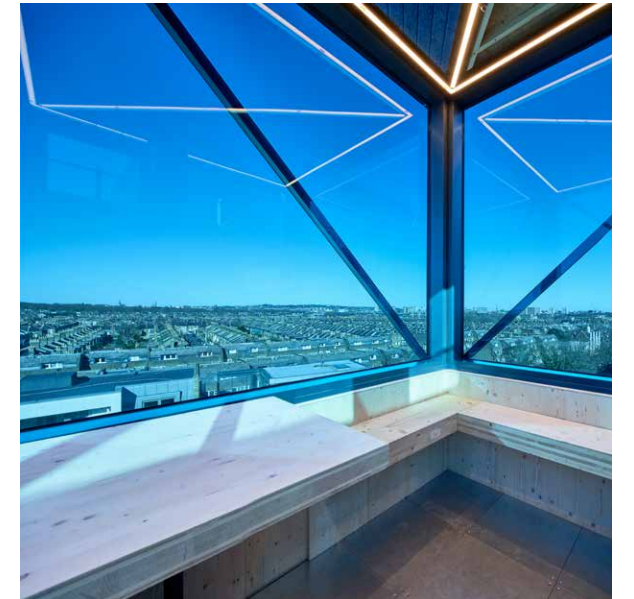
Third floor terrace



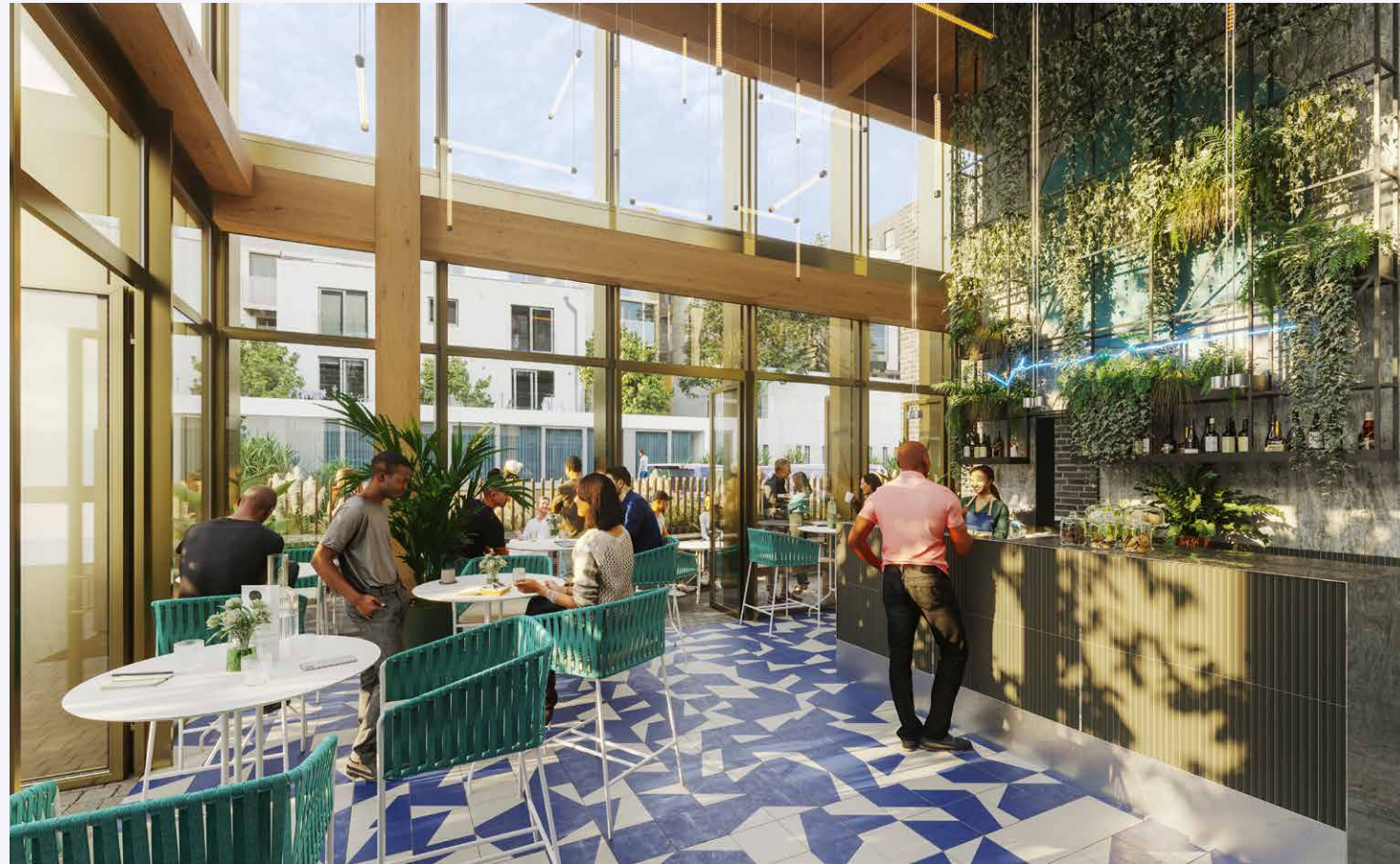
Multiple terraces c.6,000 sq ft



Feature meeting room with striking views across London



# Inspiring spaces. Impressive spec.



Canalside café and bar



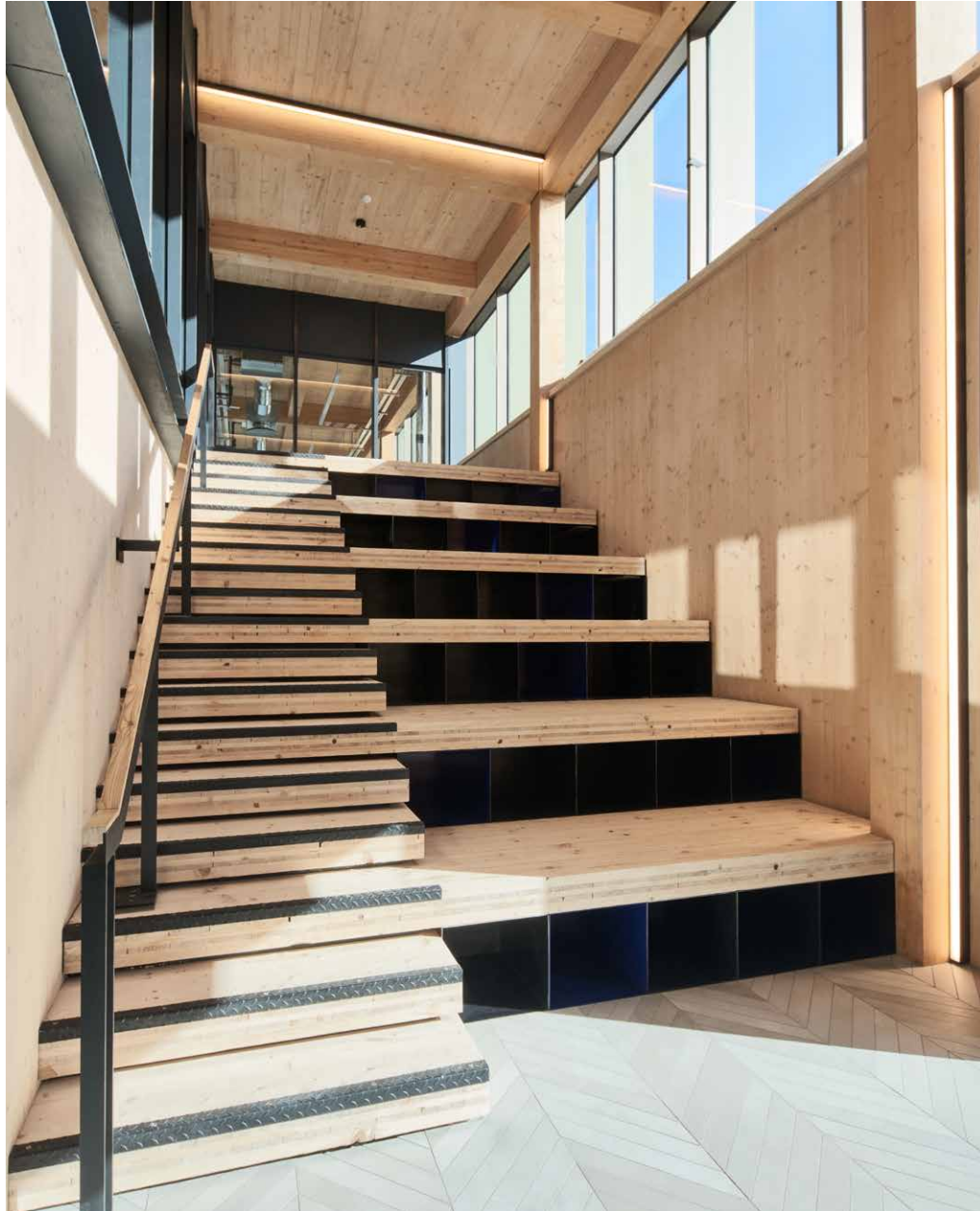
Feature lighting



Expressed timber structure

## Summary specification

- 63,000 sq ft available office accommodation
- Floorplates ranging from c.7,087 - 14,121 sq ft
- Terraces providing c.6,000 sq ft of outdoor spaces
- Cycle park with 90 cycle spaces with lockers and maintenance area
- Changing facilities with 7 showers
- Contemporary reception with an event space of c.2,400 sq ft
- Canal side cafe & bar c.1,333 sq ft
- Feature meeting room spaces and historic circulation tower
- Innovative expressed timber structure
- 3 no. (10 person) passenger lifts
- New metal tiled raised floor (125 mm floor void)
- Floor to ceiling height 3500mm (second to fifth floors)
- Exposed ceiling mounted VRV heating & cooling system combined with fresh air supply
- Exposed concrete feature columns
- Building designed to an occupational density of 1:10 sq m (1:8 sq m to ground & first floors)



Collaboration and event space



x3 passenger lifts



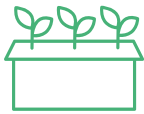
Changing facilities with 7 showers



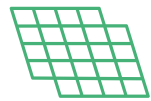
Third Floor

# Stunning design. *Sustainable features.*

Designed with sustainability at its core, The Dock is a beautiful building with a wealth of innovative features and a coveted BREEAM status. Exposed timber construction and exposed concrete columns create a unique interior, while the green roof, solar shading and outdoor terraces continue the environmental theme outside. With parking for 90 cycles in the basement, green commuting is easy.



Green roof encouraging canal side ecology



Solar shading



High levels of insulation

**BREEAM**  
★★★★

**BREEAM**  
rated excellent



Photovoltaic power generation



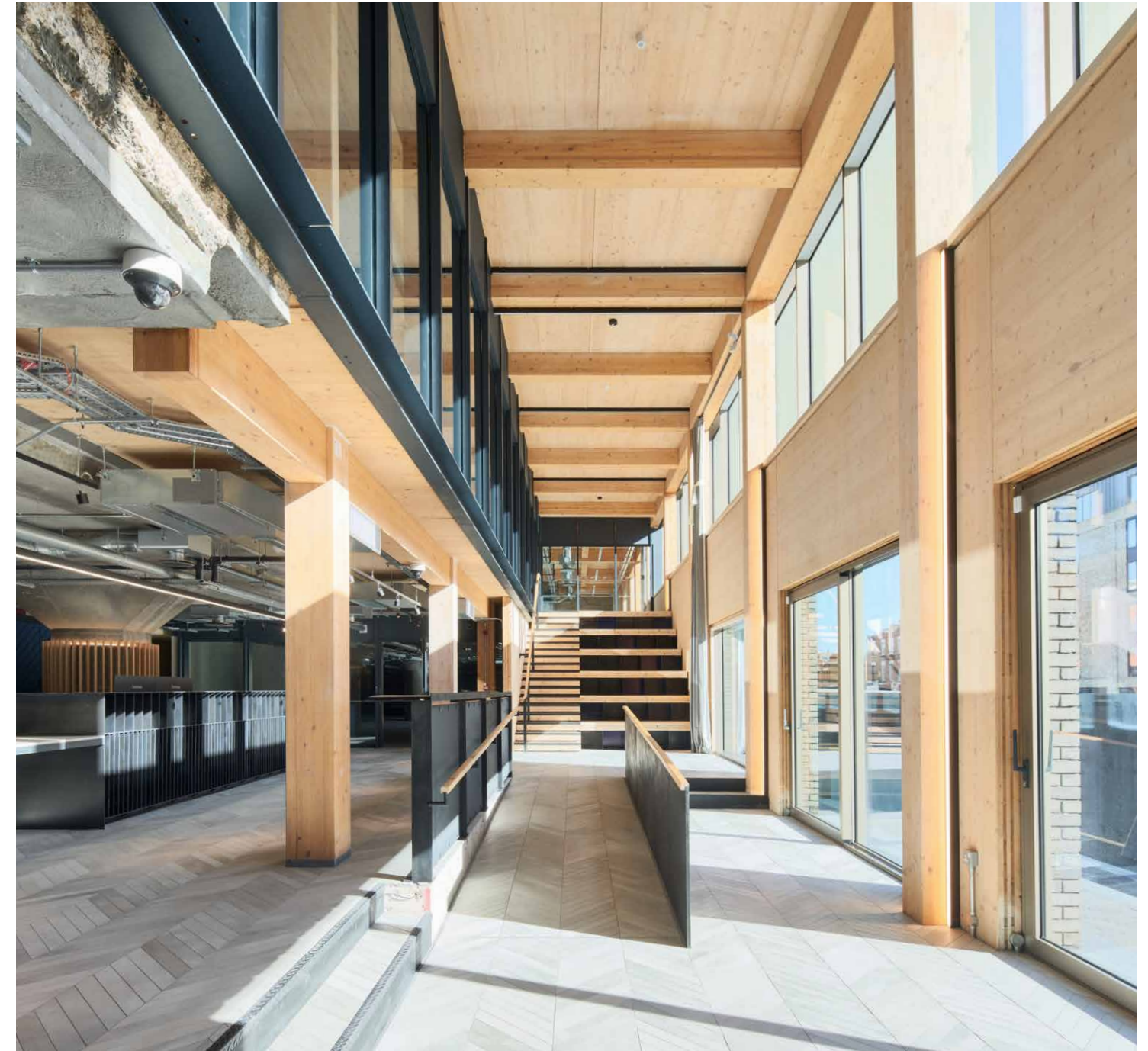
Low energy LED lighting with sensors



Cycle park with 90 spaces



Large roof terraces



Retained concrete & innovative timber structure



Fourth Floor

## Reducing carbon by design

**655**  
tonnes of CO<sub>2</sub>

Saved though retained concrete structure

**1,222**  
tonnes of CO<sub>2</sub>

Stored in the timber structure - creating a carbon neutral structure for its lifetime

**No. 1**

The largest cross laminated timber and glulam office building in Europe

**NEW LONDON AWARDS 2021**

New London Awards 2021: "Winner of the ENVIRONMENTAL Prize"

Local area

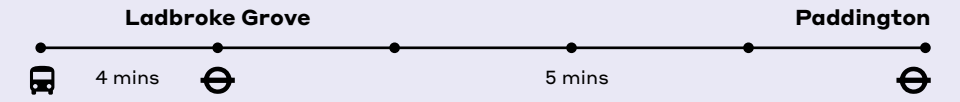
# Canal side lifestyle. Wellbeing focus.

Proudly positioned on the banks of the Grand Union Canal, The Dock is a chilled yet inspiring place to work, created with an emphasis on staff wellbeing. Enjoy a meeting on the terrace or take a lunchtime stroll. Cycle to work along the towpath or gaze over the canal and discover creative inspiration.



Canalside facade

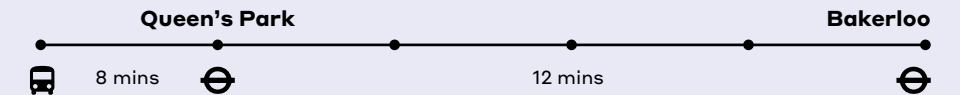
**PADDINGTON**  
20 mins



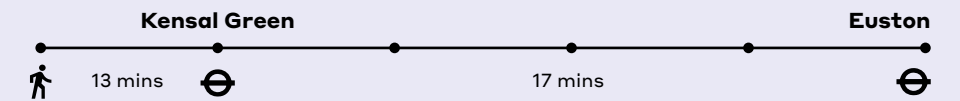
**MARYLEBONE**  
30 mins



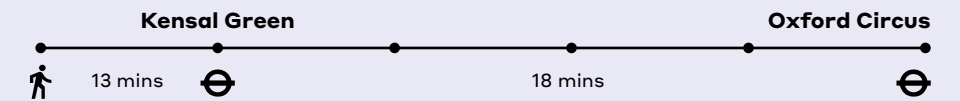
**BAKER STREET**  
30 mins



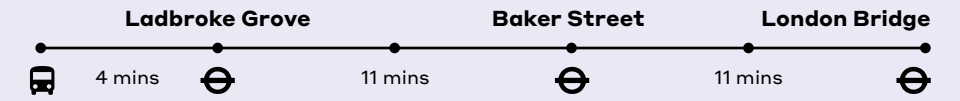
**EUSTON**  
30 mins



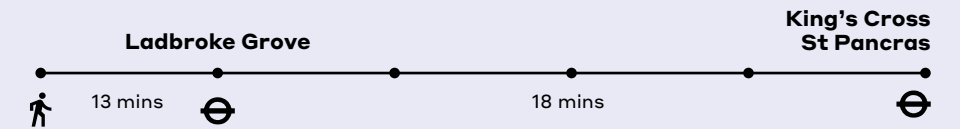
**OXFORD CIRCUS**  
35 mins



**LONDON BRIDGE**  
35 mins



**EUROSTAR**  
40 mins



## Capital connections. In all directions.

Local area

# Cherished favourites. Neighbourhood hotspots.

Whichever direction you travel from The Dock, you'll discover the jewels of West London lifestyle within easy reach. In close proximity to Portobello Road's famous street stalls and shops, Notting Hill's fine dining and pubs, and White City's retail and members clubs, there's more than enough to keep you entertained.

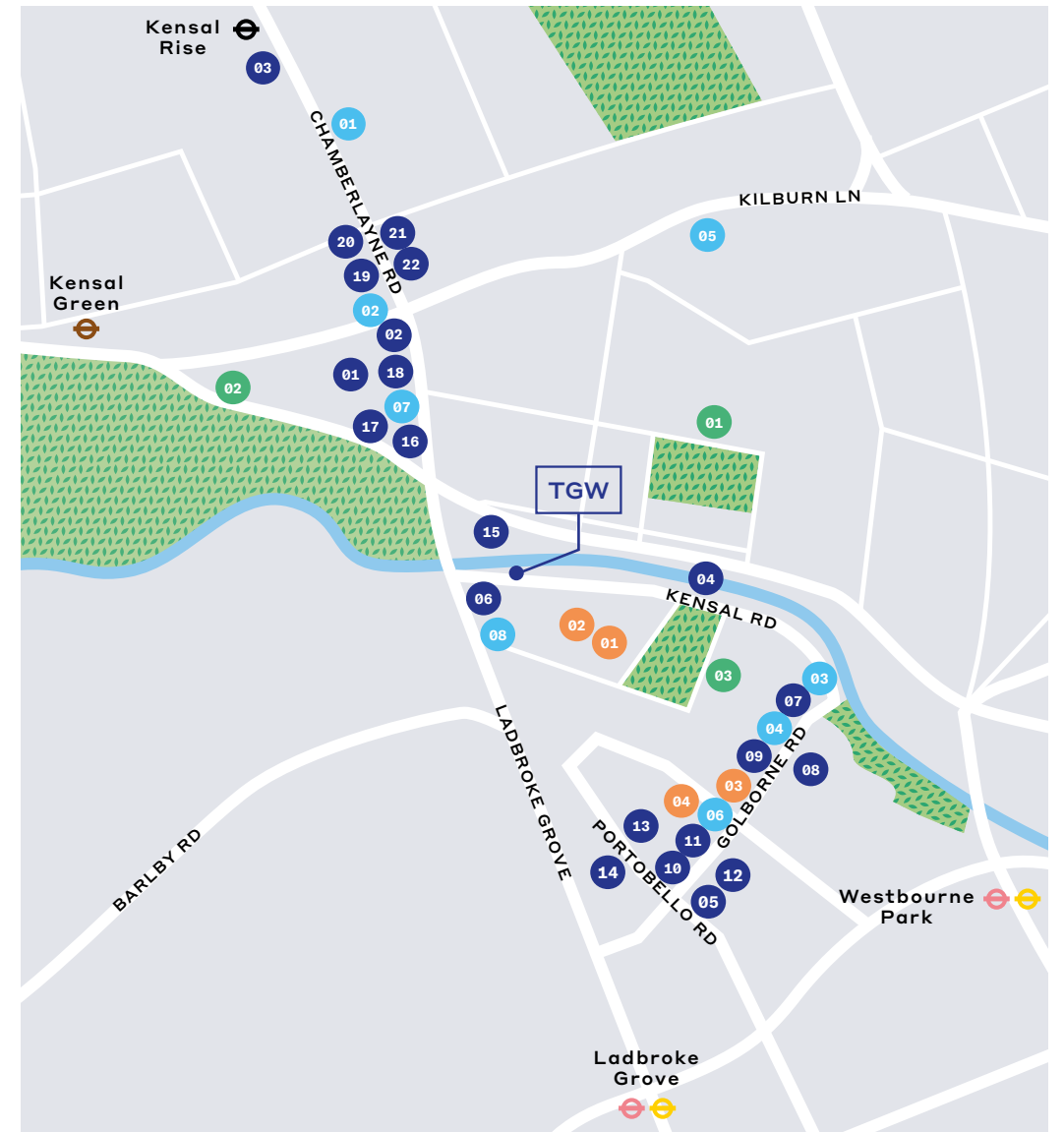


### Food & Drink

- 01 Parlour
- 02 Paradise
- 03 Gail's
- 04 Canal Deli
- 05 Pizza East
- 06 Pichi
- 07 Laylow
- 08 Panella
- 09 Lisboa Delicatessen
- 10 Golborne Deli & Wine Store
- 11 Flying Horse Coffee
- 12 Klear Labs
- 13 Bluebelles of Portobello
- 14 Lowry & Baker
- 15 Nest Cafe
- 16 Double Shot
- 17 Burrito and Tequila
- 18 Vicki's
- 19 Hana Japanese
- 20 Wildcard
- 21 Morso Kensal Rise
- 22 Sacro Cuore Pizza

### Green Spaces

- 01 Queen's Park Gardens
- 02 Kensal Green Cemetery
- 03 Emslie Horniman's Pleasance Park



### Lifestyle

- 01 Supra
- 02 Scarlet & Violet
- 03 Rellik
- 04 Cha Cha x Sister Jane

- 05 Fierce Grace Hot Yoga
- 06 the store
- 07 RISE
- 08 Anytime Fitness

### Music

- 01 The Moat Studios
- 02 Sleeper Sounds
- 03 Lotown
- 04 Rough Trade

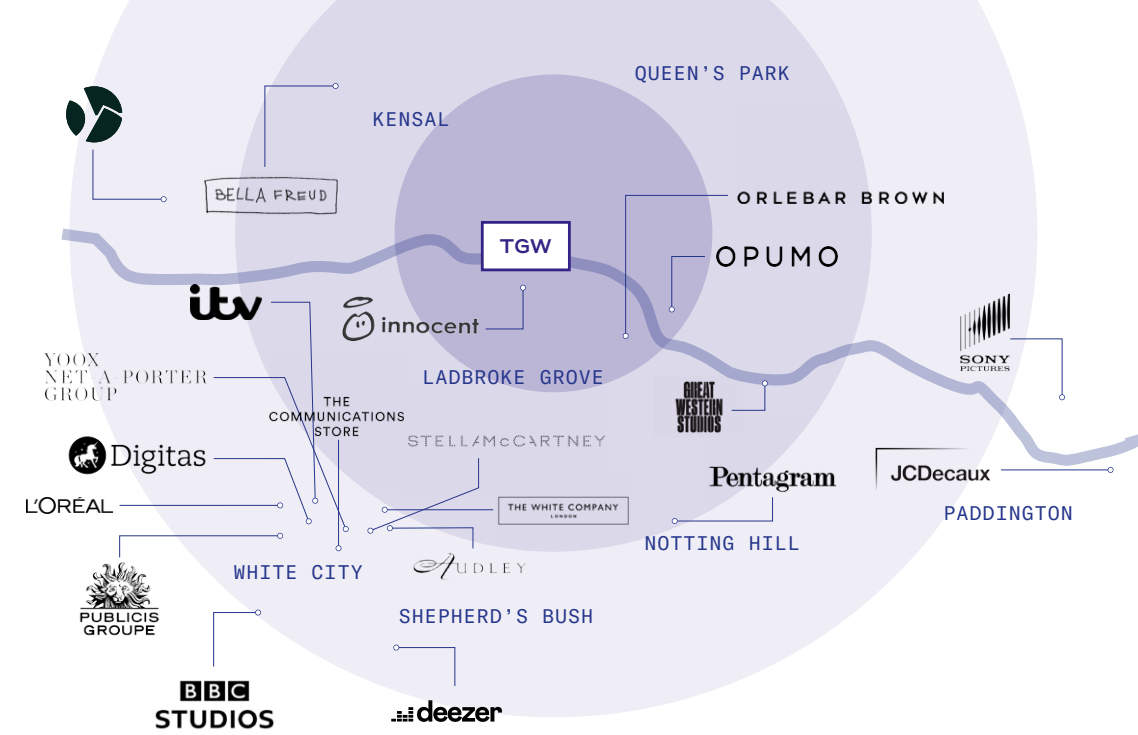
Local area



Muirshin Durkin



Pizza East



Vicki's



Parlour



Double Shot



Queen's Park Gardens



Absolute Flower & Home

## Creative leaders. Westside heroes.

Home to a range of major players in the creative industries, West London is attracting a new generation of up-and-coming businesses who are discovering the benefits of working out west. From TV and fashion, to advertising, digital and the music industry, there's a palpable excitement about the west side. A place in The Dock puts you at the heart of what's happening.

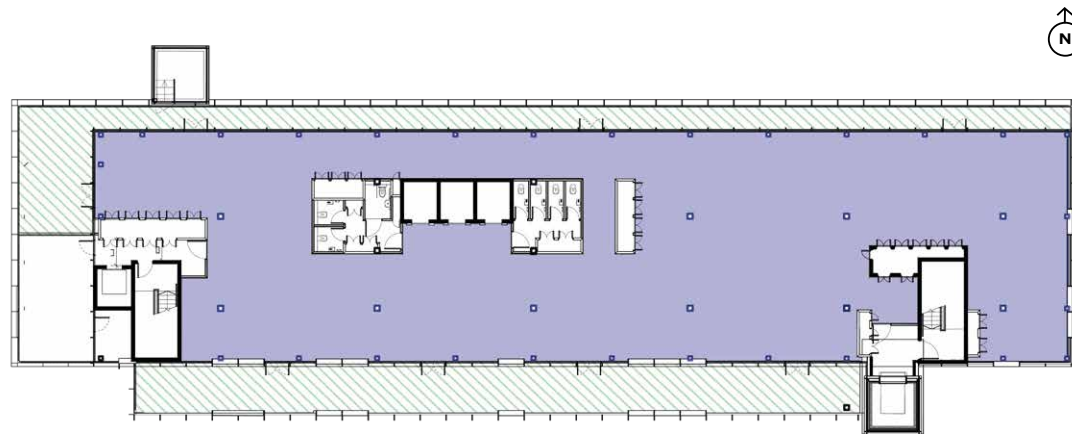
**Building**

**Schedule of areas**

FLOOR	AVAILABLE SQ FT NIA	AVAILABLE M <sup>2</sup> NIA	TERRACE
05	7,087	658	2,710
04	10,346	961	316
03	10,595	984	3,021
02	14,121	1,312	
01	11,594	1,077	
00	8,368	777	
-01	730	68	
<b>TOTAL</b>	<b>62,841</b>	<b>5,837</b>	<b>6,047</b>

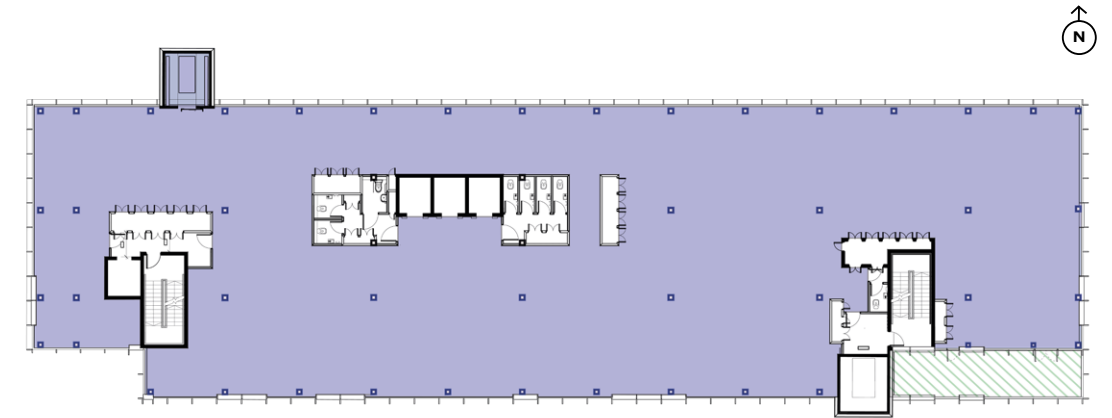
**05**  
**7,087 sq ft**

OFFICE 7,087 sq ft  
TERRACE 2,710 sq ft



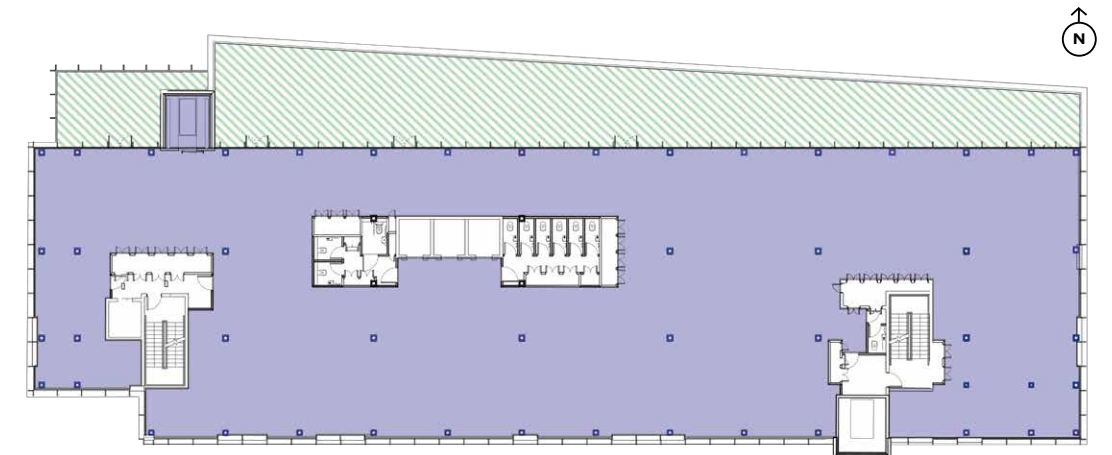
**04**  
**10,346 sq ft**

OFFICE 10,346 sq ft  
TERRACE 316 sq ft



**03**  
**10,595 sq ft**

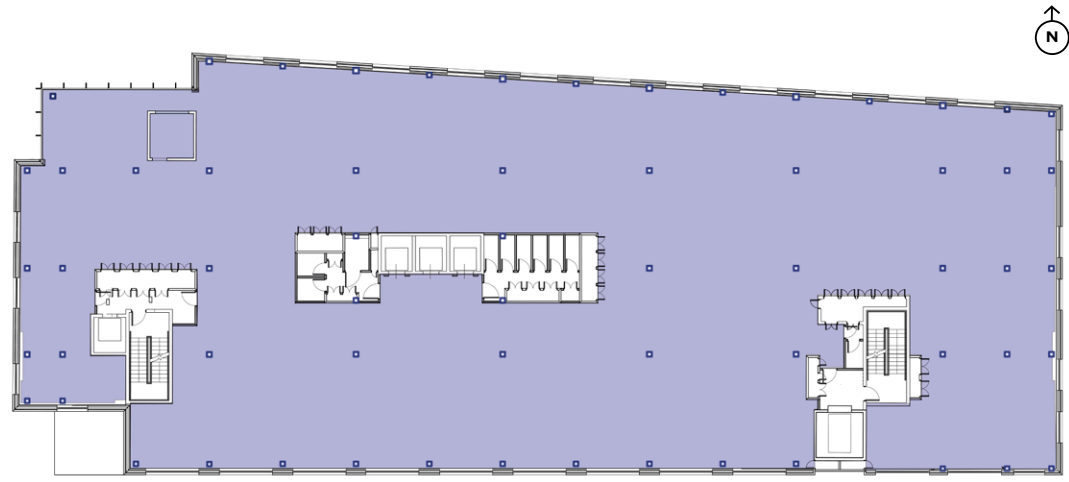
OFFICE 10,595 sq ft  
TERRACE 3,021 sq ft



02

14,121 sq ft

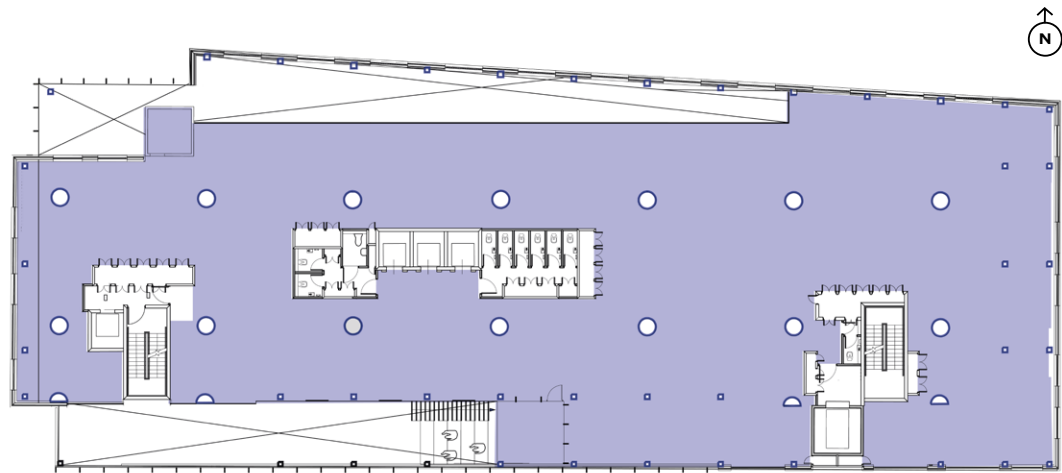
OFFICE 14,121 sq ft



01

11,594 sq ft

OFFICE 11,594 sq ft



00

8,368 sq ft

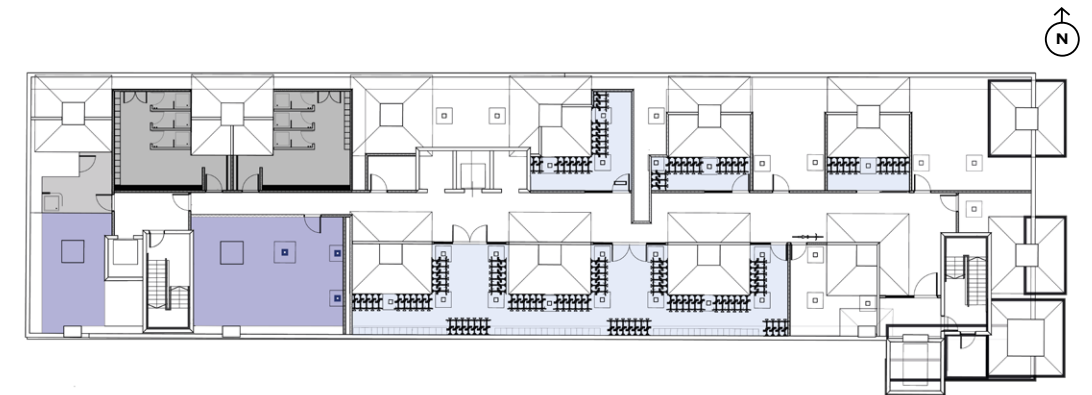
OFFICE 8,368 sq ft  
 RECEPTION 2,390 sq ft  
 CAFE 1,333 sq ft



-01

730 sq ft

STUDIO 730 sq ft  
 CYCLE HUB 90 spaces  
 SHOWERS 7





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