

# ARDING & HOBBS

CLAPHAM JUNCTION

10,679 - 30,735 SQ FT OF PREMIUM WORKSPACE



ARDING & HOBBS

# AN ICON REINVENTED

W.RE, in collaboration with Stiff + Trevillion Architects, have thoughtfully reimaged the iconic Grade II listed Arding & Hobbs building, creating a vibrant mix of leisure, retail, and restaurant spaces alongside state-of-the-art modern workspaces. The building enjoys a striking new roof pavilion and terrace offering sweeping views across the city.

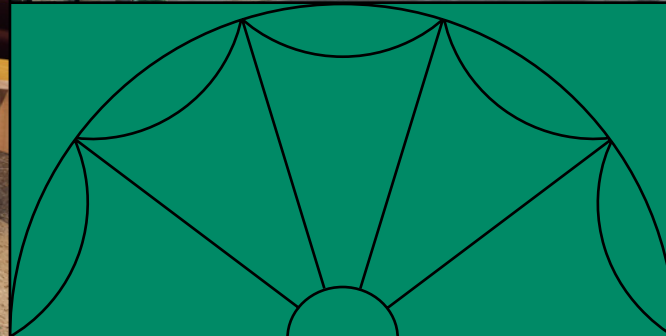
Arding & Hobbs delivers 10,679– 30,735 sq ft of premium workspace. Each floor has its own distinct character and is finished to an exceptional standard, complemented by best-in-class bike storage and shower facilities.



Reception



Building exterior with view of roof pavillion







ARDING & HOBBS



Experience a workplace where convenience blends seamlessly with lifestyle. Start your day with a workout at Third Space, pick up your morning coffee at Botanica Hall, browse gourmet Italian treats at Prezzemolo & Vitale, and wind down with fine dining at The Arding Rooms—topped off with a cocktail on the terrace.







# AVAILABILITY

|                    | FLOOR        |     | SQ FT  | TERRACE | STATUS                                              |
|--------------------|--------------|-----|--------|---------|-----------------------------------------------------|
| WORKSPACE          | DUPLEX       | 5TH | 9,727  | -       | AVAILABLE                                           |
|                    |              | 4TH | 10,329 | 6,980   |                                                     |
|                    | 2ND          |     | 10,679 | -       | AVAILABLE                                           |
| BUILDING AMENITIES | 3RD          |     | -      | -       | THE ARDING ROOMS                                    |
|                    | 1ST          |     | -      | -       | THIRD SPACE                                         |
|                    | GROUND       |     | -      | -       | BOTANICA HALL<br>PREZZEMOLO & VITALE<br>THIRD SPACE |
|                    | LOWER GROUND |     | -      | -       | THIRD SPACE                                         |
| TOTAL              |              |     | 30,735 | 6,980   |                                                     |











Carbon neutral in operation



4,500 sq ft biodiverse green roof



Cycle entrance & 156 spaces



Breeam 'Excellent'



New roof pavilion & extensive landscaped terrace with views



Electric bike & scooter charging points



Landmark historic cupola with branding opportunity



24m high lightwell



156 lockers



Stained glass dome



Wirescore 'Platinum'



Ceiling heights up to 5.6m

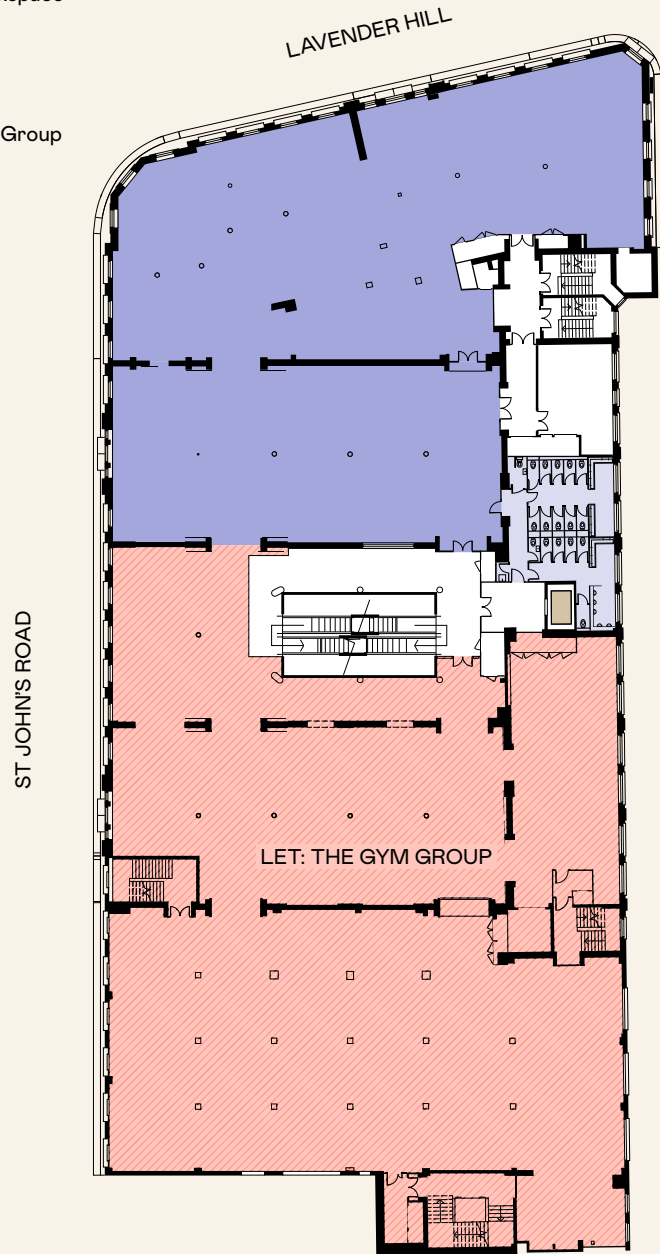






## 2ND FLOOR | 10,679 SQ FT

- Available Workspace
- WCs
- Lifts
- Core & Plant
- Let: The Gym Group

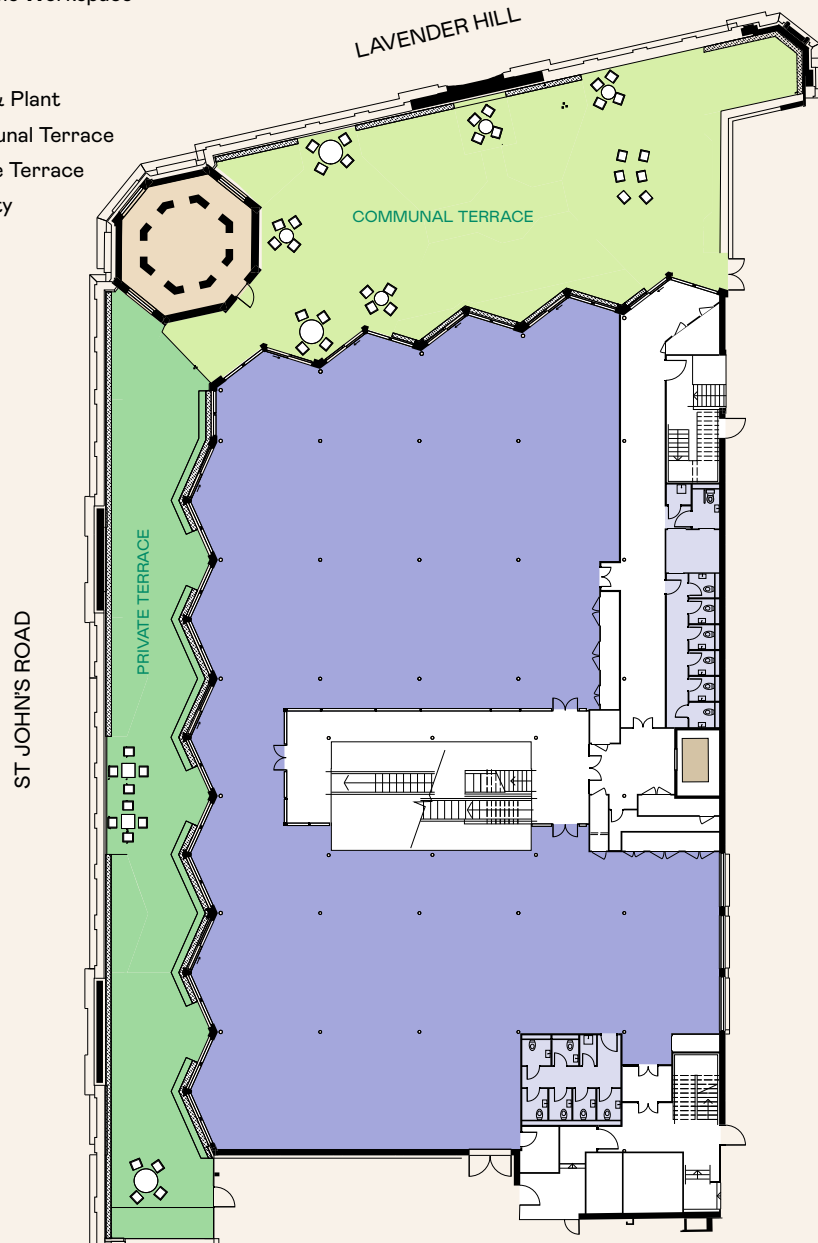


Communal terrace



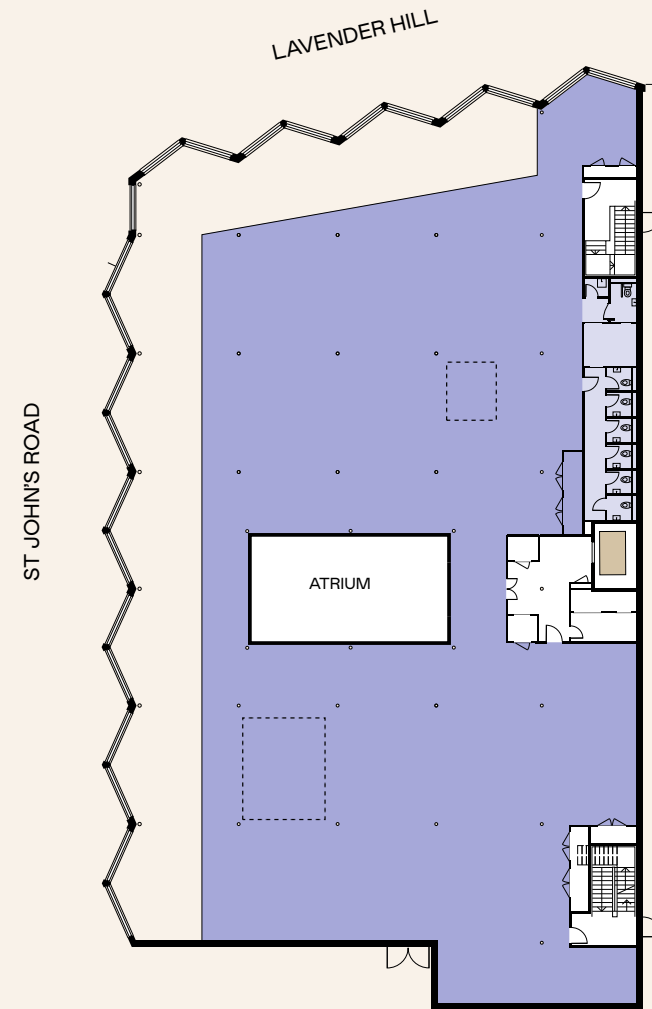
## 4TH FLOOR | 10,329 SQ FT

- Available Workspace
- WCs
- Lifts
- Core & Plant
- Communal Terrace
- Private Terrace
- Amenity



## 5TH FLOOR | 9,727 SQ FT

- Available Workspace
- WCs
- Lifts
- Core & Plant
- Soft Spots







Reception



Poplin



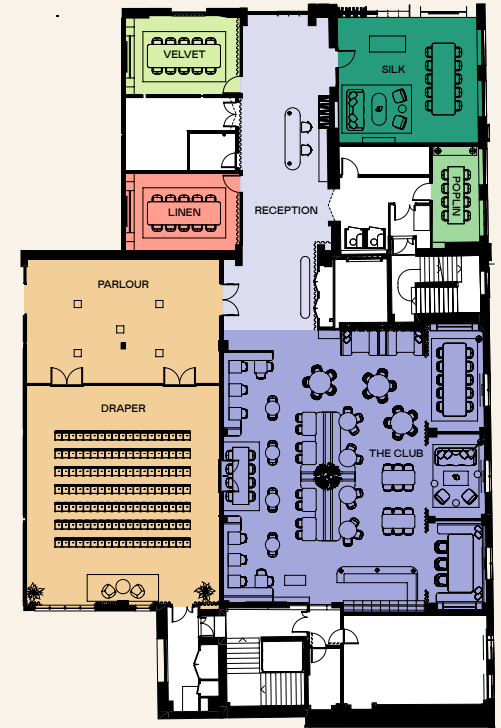
Silk



Draper

## 3RD FLOOR

| SPACE            | CAPACITY |
|------------------|----------|
| Draper & Parlour | 120      |
| Silk             | 12       |
| Velvet           | 10       |
| Linen            | 10       |
| Poplin           | 8        |



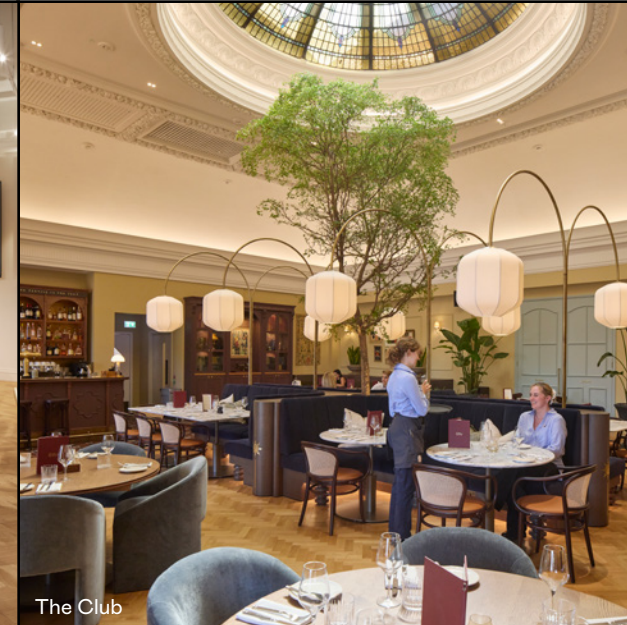
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# THE ARDING ROOMS

The Arding Rooms, set within Clapham Junction's iconic Arding & Hobbs building, provides a sophisticated venue with versatile options to suit every occasion. From professional meeting rooms and a spacious event area to on-site catering that makes hosting seamless, every detail is designed for flexibility and ease. Guests can also enjoy the stunning roof terrace, adding an unforgettable touch to gatherings.



Linen



The Club



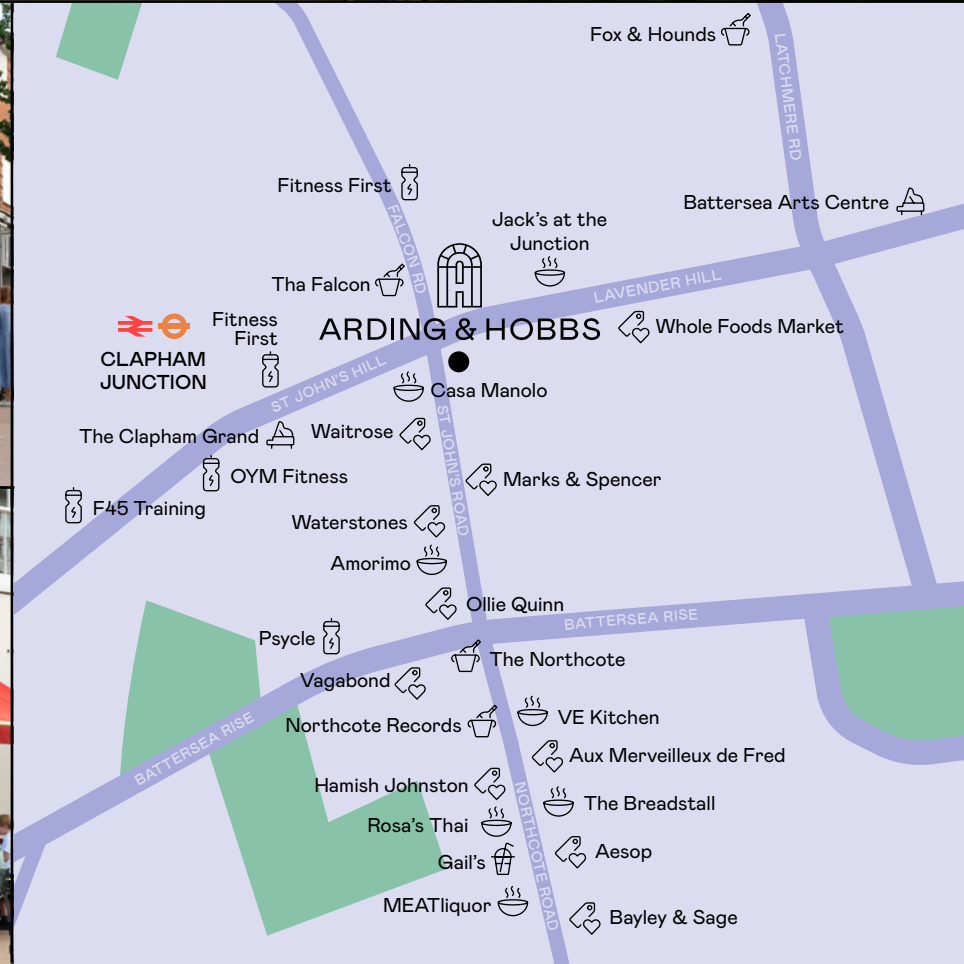


# BUZZING CLAPHAM

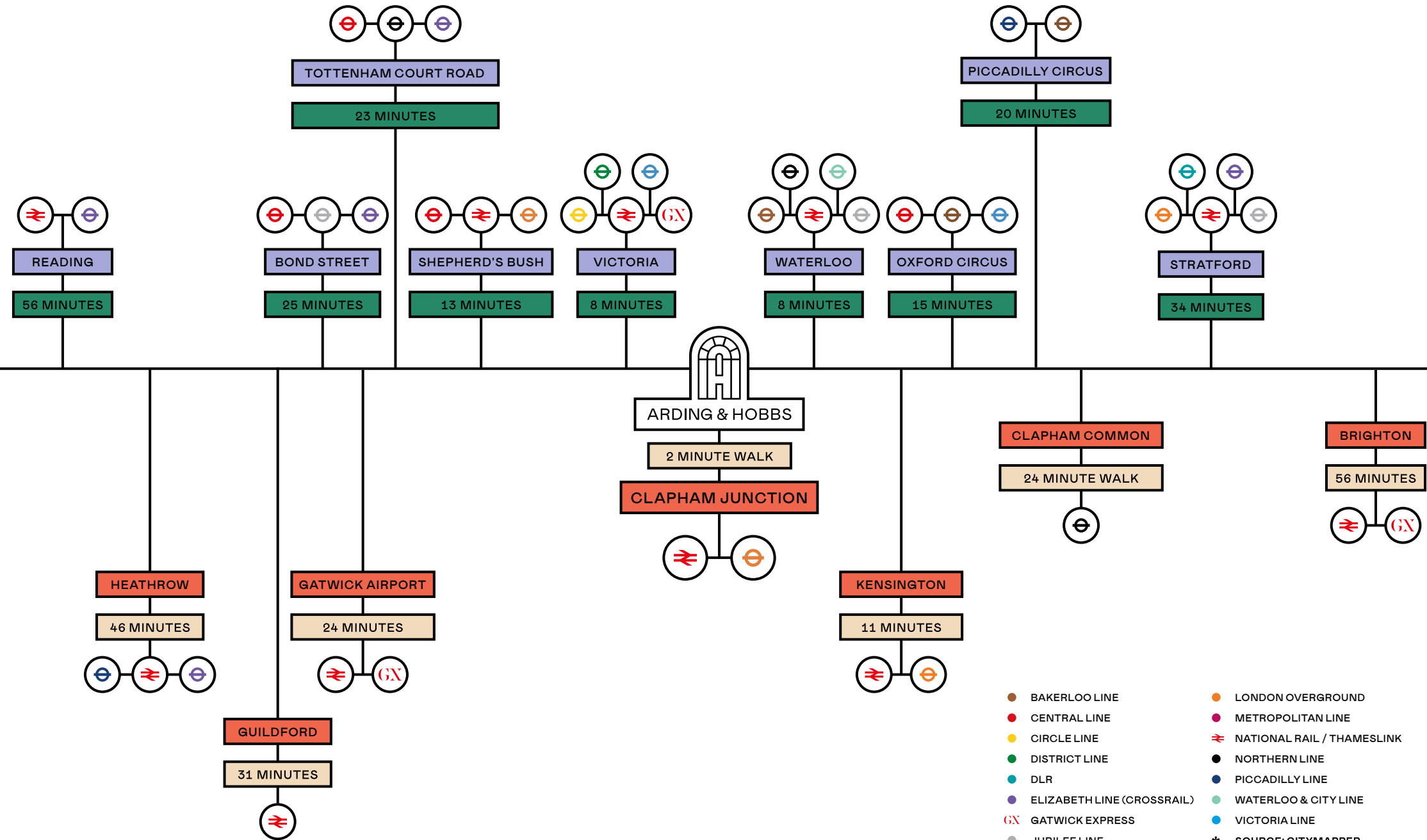
Situated adjacent to Clapham Junction Station, Arding & Hobbs is surrounded by vibrancy with an array of cafés, restaurants, and retail options right on the doorstep. While the open spaces of Clapham Common and Battersea Park are only a short stroll away. Most importantly, it sits opposite London's most connected station, providing unrivalled access across the capital, with direct trains reaching Central London terminals in as little as eight minutes.



Clapham Common











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Marketing: Stuart Chapman Design