



hg

**Holbein
Gardens**

SLOANE SQ.

Holbein Gardens

SLOANE SQ.

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Your Building

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A photo of the external
view of Holbein Place

26,500 sq ft
of outstanding
HQ offices.
Available now.

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A photo of the external
view from Sloane Square

Executive Summary

- 26,500 sq ft of outstanding, flexible and sustainable workspace
- Net zero carbon in construction and operation by 2025
- Typical floorplates of 4,700 sq ft
- Rooftop terrace
- Private terraces and Juliet balconies
- A stone's throw from Sloane Square
- Ample high-quality cycling facilities
- Available Now

One of London's Most Sustainable Buildings

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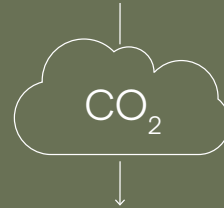
Your Building

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Net zero carbon in
construction and
operation by 2025



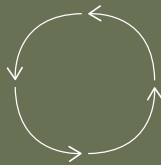
Occupier will save 50% on
energy compared to
typical London offices



Rainwater capture
and reuse



Significant
biodiversity gain



Designed for reuse
and disassembly



All electric
building



Openable
windows



BREEAM Outstanding
WELL Gold, Nabers 4.5
and EPC A

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Steeped in History

They are not lost, not at all. The rivers continue, hidden and culverted as they might be, to flow through our dreams. – Iain Sinclair

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Royal Chelsea Hospital

Truly Historic

A rich tapestry of culture and history makes Chelsea one of the most iconic neighbourhoods of London.

Over centuries, Chelsea has been home to literary geniuses, poets, artists and visionary designers alike. Its bustling street scape has always engaged the remarkable minds who are fortunate enough to inhabit its beguiling environs.

This rich neighbourhood has constantly been a source of inspiration to the world, and indeed to Holbein Gardens. It is an architectural and cultural playground that continues to evolve and will forever be recalled as one of London's most eclectic neighbourhoods.

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A Place to Dream

Not all those who wonder are lost. – JRR Tolkien

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● Bars, Restaurants and Cafés

1. La Poule au Pot
2. Colbert
3. Granger & Co.
4. The Sea, The Sea
5. The Orange
6. Vardo Restaurant
7. Manicomio
8. Daylesford
9. No. 11 Pimlico Road
10. Bread Ahead
11. Chucs Belgravia
12. Enoteca Turi
13. The Roasting Party
14. Dinings SW3
15. The Botanist
16. Polpo
17. Côte Brasserie
18. Daylesford
19. Hunan
20. Batonnage Wine Bar
21. Amie Wine Studio
22. Wild by Tart
23. Barts Bar
24. A. Wong
25. Beaverbrook Town House
26. Elystan Street
27. The Builders Arms
28. The Good Life Eatery
29. Daphne's
30. Claude Bosi at Bibendum
31. The Thomas Cubitt Pub
32. Battersea Power Station

● Wellness and Leisure

● Shopping and Retail

● Green Spaces

● Local Occupiers

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● Bars, Restaurants and Cafés

● Wellness and Leisure

1. KXU Sloane Square
2. KX
3. White Room fitness
4. Chelsea Arts Club
5. Aquilla Health Club
6. KOBOX
7. Barcore Chelsea
8. Heartcore Pilates
9. Barry's SW1
10. Gymbox Victoria
11. Queen Mother Sports Centre
12. Natural History Museum
13. Saatchi Gallery
14. V&A Museum
15. Battersea Power Station

● Shopping and Retail

● Green Spaces

● Local Occupiers

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● Bars, Restaurants and Cafés

● Wellness and Leisure

● Shopping and Retail

1. Peter Jones
2. Partridges
3. Cardinal Place
4. Harrods
5. Daylesford Organic
6. John Sandoe
7. Tiffany and Co.
8. Chloe
9. Ralph Lauren
10. Natoire
11. Zara
12. All Saints
13. Club Monaco
14. Taschen
15. Joseph
16. The White Company
17. Jerooms
18. Nars
19. Free People
20. Calvin Klein
21. Massimo Dutti
22. Lululemon
23. Monica Vinader
24. Cartier
25. Valentino
26. Heidi Klein
27. Rose Uniacke
28. Soane
29. Battersea Power Station

● Green Spaces

● Local Occupiers

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● Bars, Restaurants and Cafés

● Wellness and Leisure

● Shopping and Retail

● Green Spaces

1. Chelsea Physic Garden
2. Ranelagh Garden
3. Ecclestone Square Park
4. Eaton Square Gardens
5. Buckingham Palace Gardens
6. Hyde Park
7. Kensington Gardens
8. Green Park
9. St James's Park
10. Battersea Park

● Local Occupiers

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● Bars, Restaurants and Cafés

● Wellness and Leisure

● Shopping and Retail

● Green Spaces

● Local Occupiers

1. Europa Capital
2. Marshall Wace
3. Amex
4. Polygon Global Partners
5. Ineos
6. Pharo Advisors
7. Stirling Square
8. Oakley Capital
9. Google
10. Advent International
11. Oaktree Capital Management
12. Wellington Management International
13. LVMH Moët Hennessy
14. Charterhouse Capital Partners
15. Ruffer
16. Vitol
17. Sky

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To live is the rarest thing in the world. Most people exist, that is all. – Oscar Wilde

Sloane Square

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Wild by Tart



Pavilion Road

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Saatchi Gallery



Manicomio in Duke of York Square



Bibendum



Chelsea in Bloom at the Ivy

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Eccleston Yards

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Green Park



KXU Pavilion Road



Duke of York Square Market



Battersea Park

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The V&A



Beaverbrook
Town House

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Chelsea Physic Garden



With freedom, books, flowers, and the moon, who could not be perfectly happy? – Oscar Wilde

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Daylesford



Duke of York Square



The King's Road



The Cadogan Hotel

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The beginning is always today. – Mary Shelley

Designed

with the
future
in mind.



Schedule of Areas

Floor Number	NIA sq ft	NIA sq m	Terraces sq ft	Terraces sq m
6			732	68
5	3,600	332	829	77
4	4,684	435		
3	4,706	437		
2	4,704	437		
1	4,004	372		
Ground Floor	3,737	347		
Reception	1,089	101		
TOTAL	26,524	2,463	1,561	145

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CGI of reception

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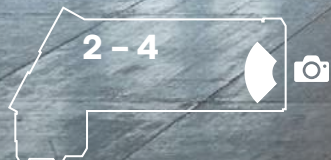


Photo of the 2nd floor

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CGI of the third
floor fitted out

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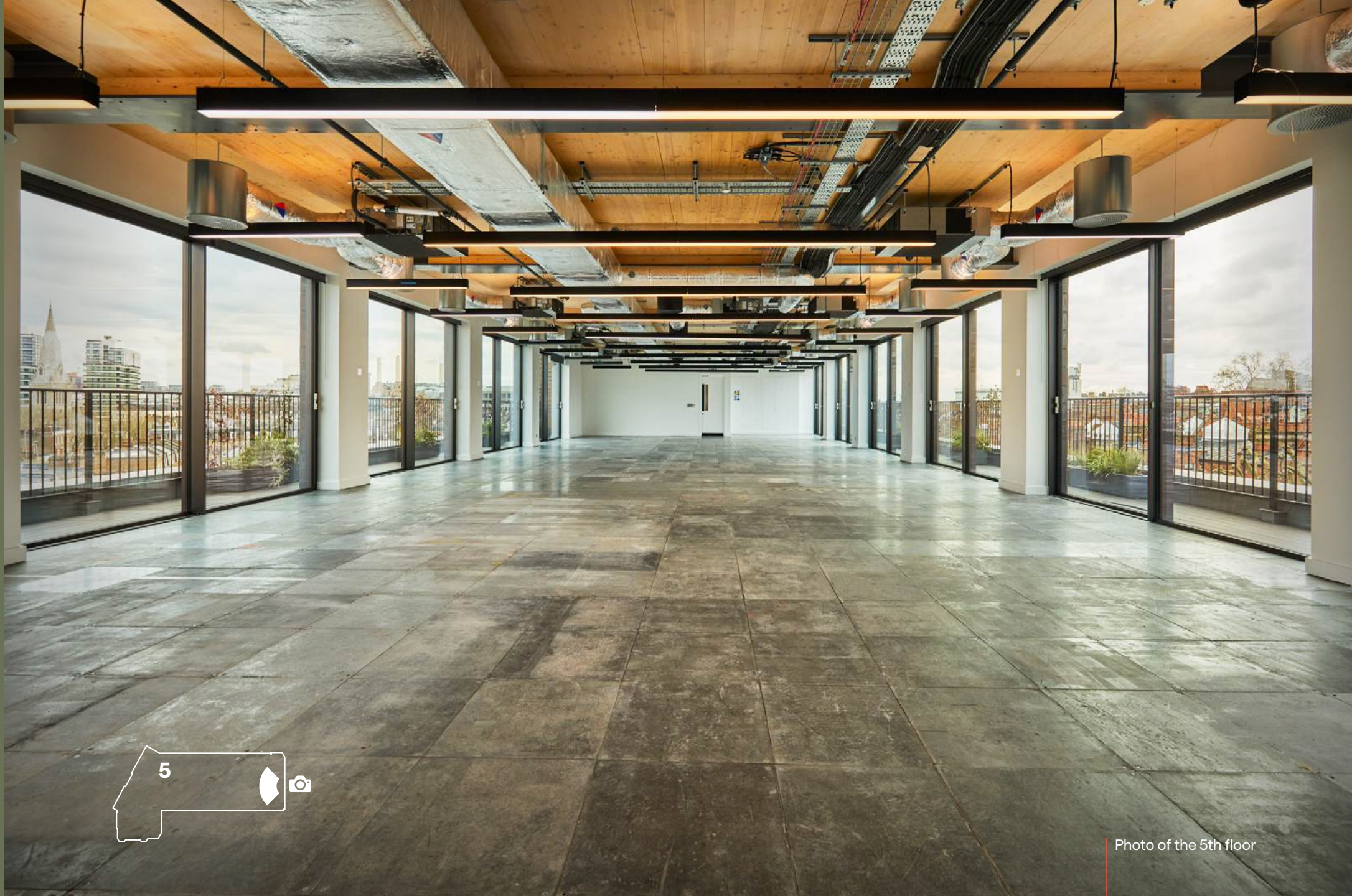
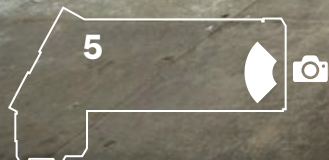


Photo of the 5th floor

Holbein Gardens

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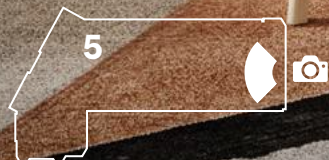
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CGI of the fifth
floor fitted out

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Photo of the 5th floor
private terrace

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Photo of the communal roof
garden with kitchen servery

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Photo of the communal
roof garden

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CGI of the showers
and changing facilities

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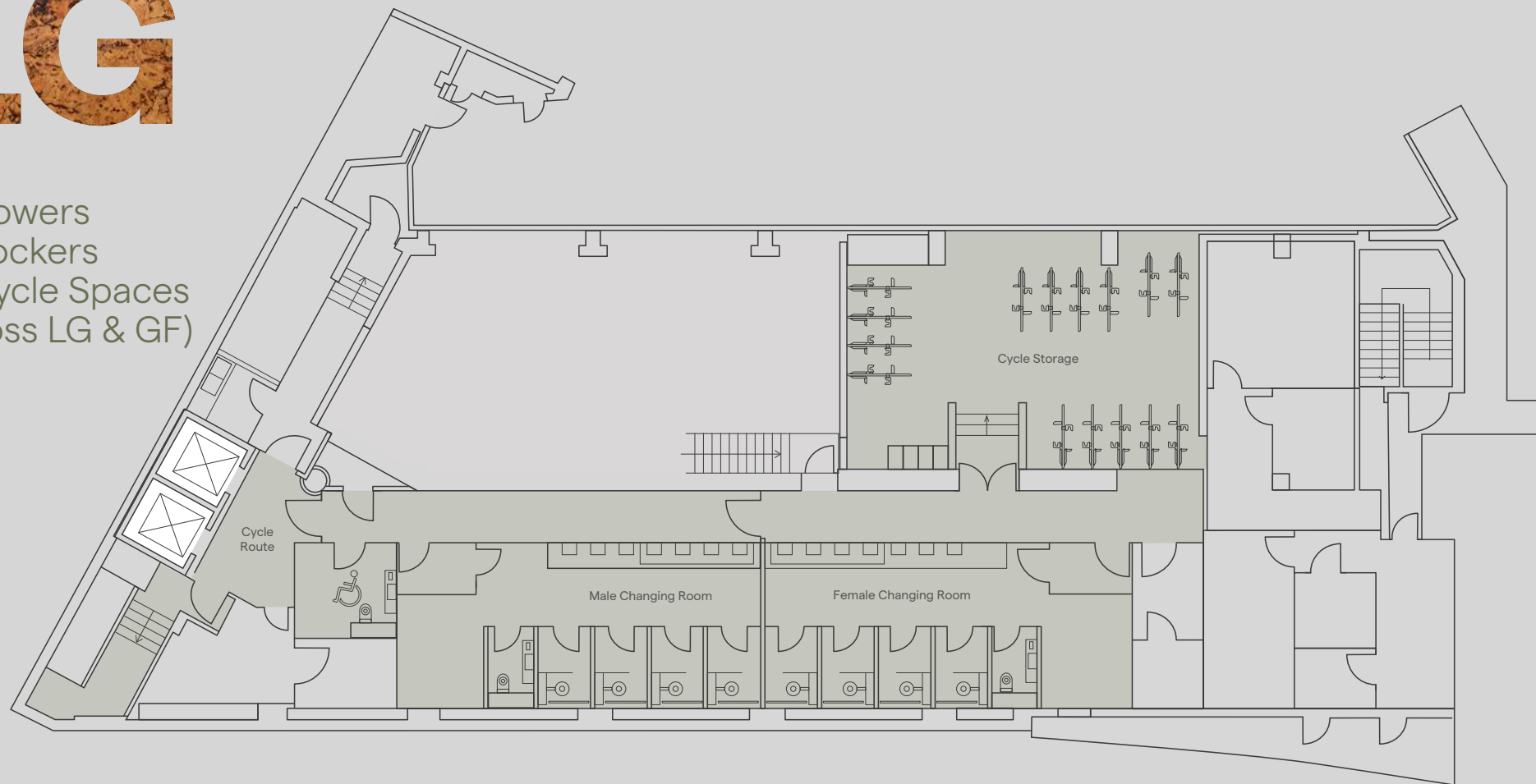
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LG

9 Showers
68 Lockers
79 Cycle Spaces
(Across LG & GF)



Holbein Place

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GF

Reception

1,089 sq ft

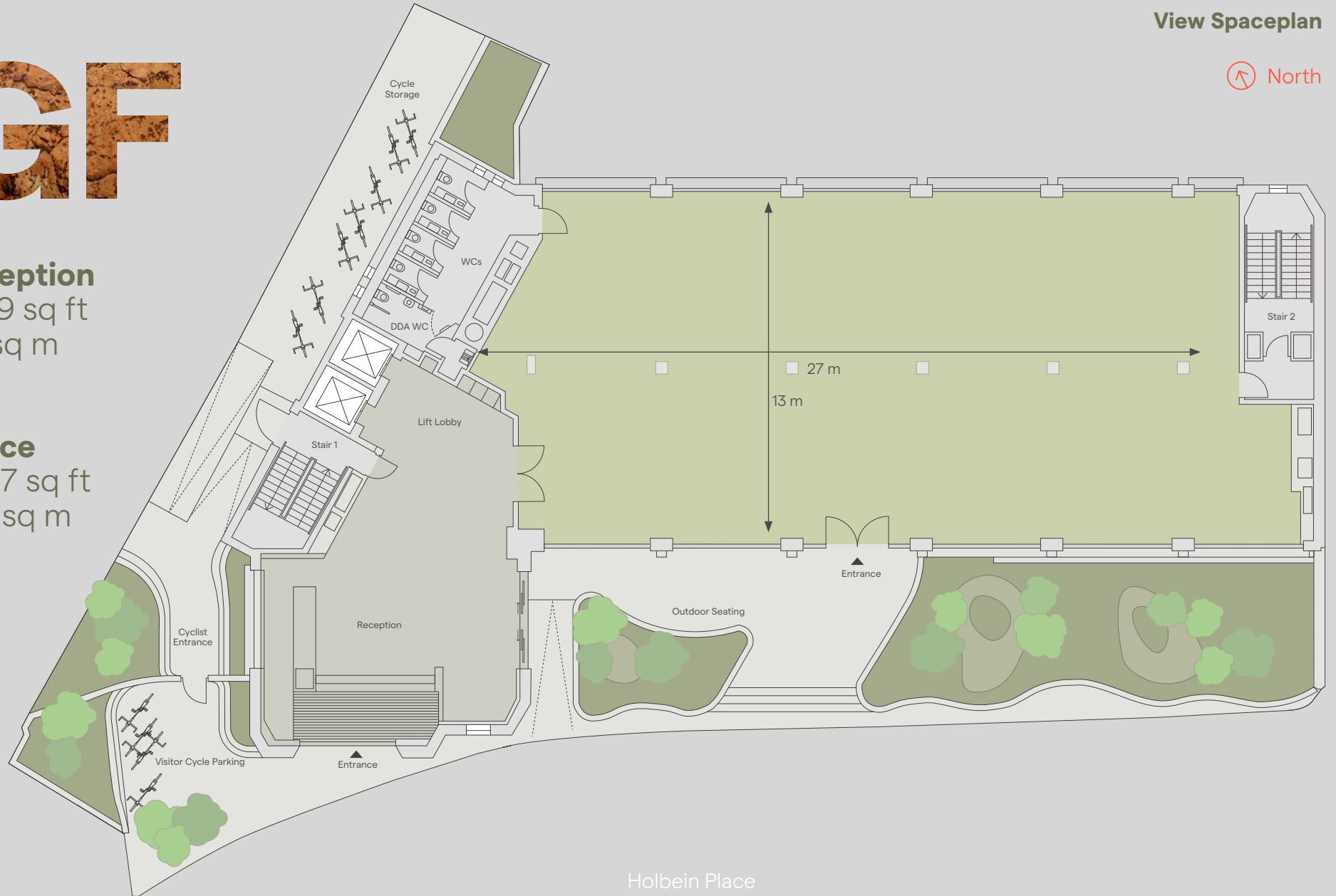
101 sq m



Office

3,737 sq ft

347 sq m



View Spaceplan



Holbein Place

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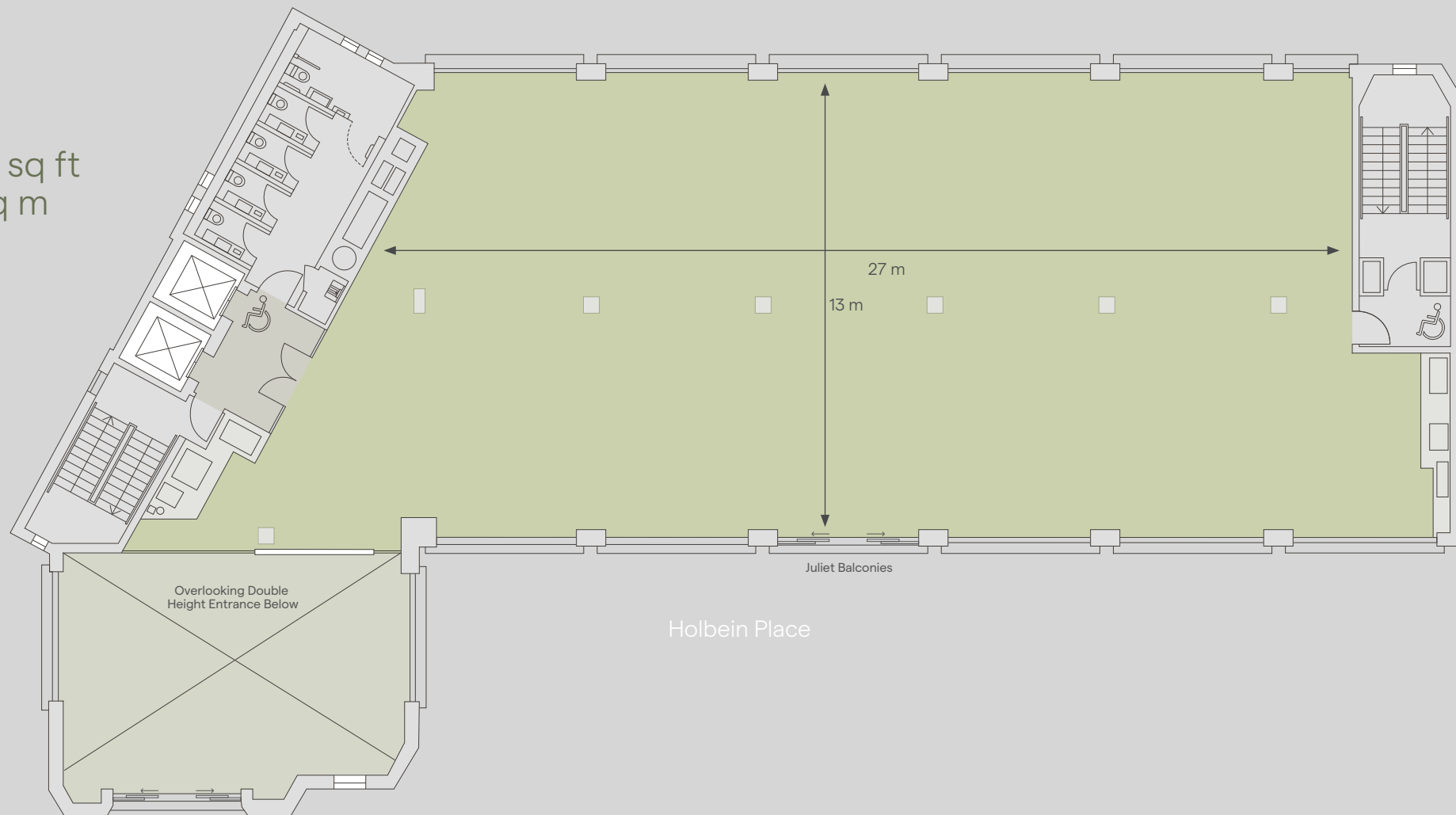
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1

4,004 sq ft
372 sq m



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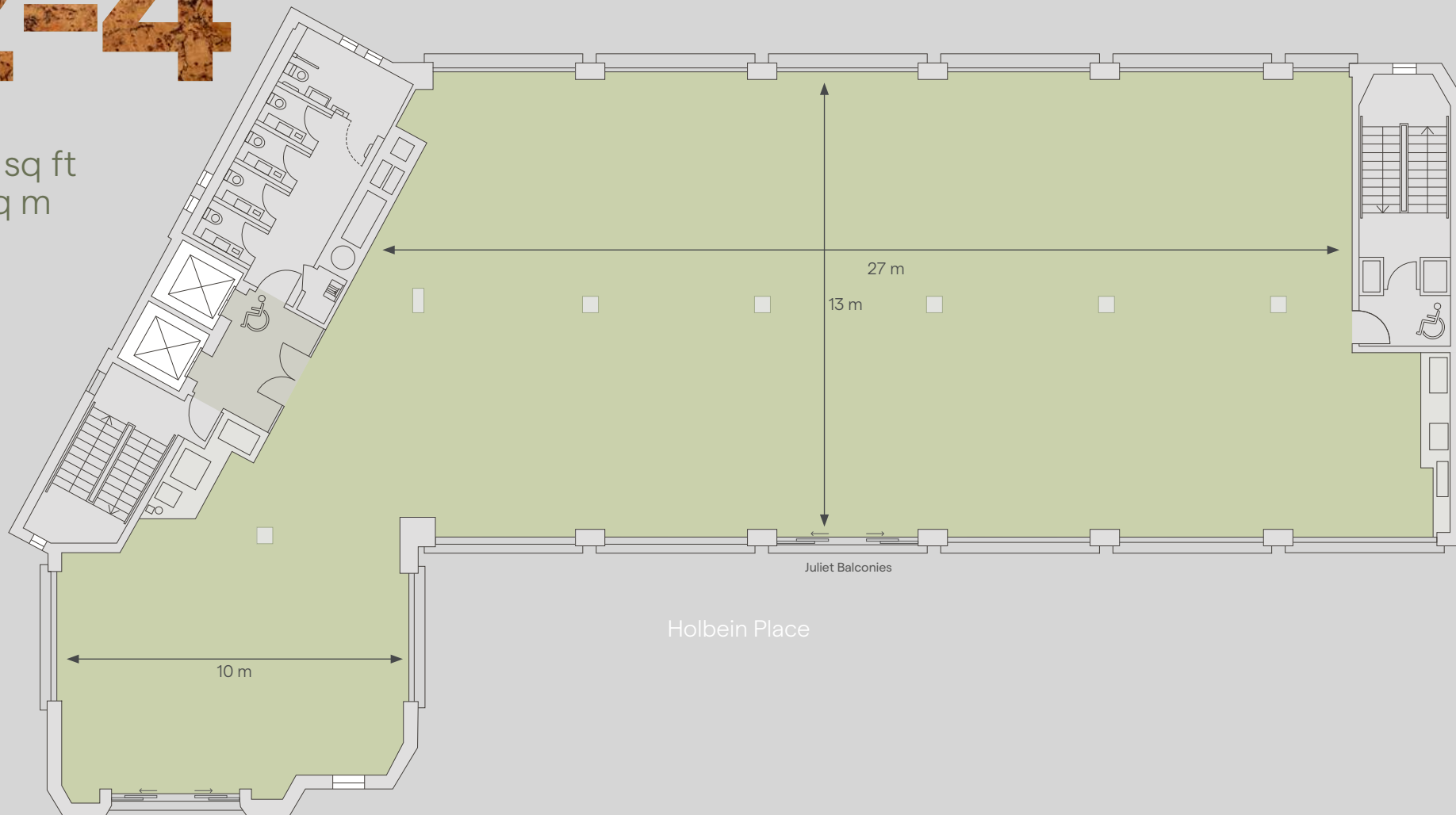


[View Spaceplan](#)



2-4

4,684 sq ft
435 sq m



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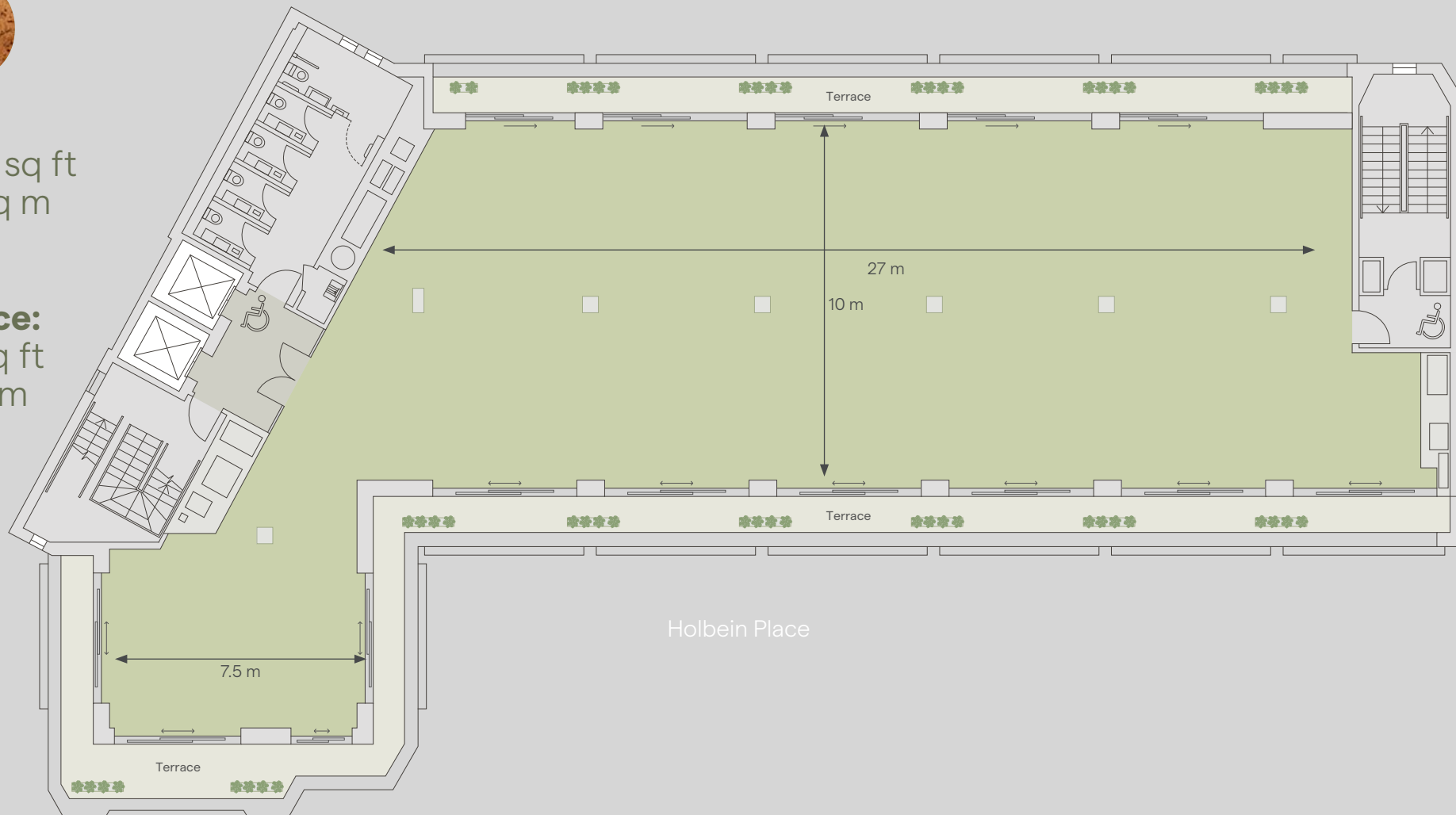


5

3,600 sq ft
334 sq m



Terrace:
829 sq ft
77 sq m



View Spaceplan



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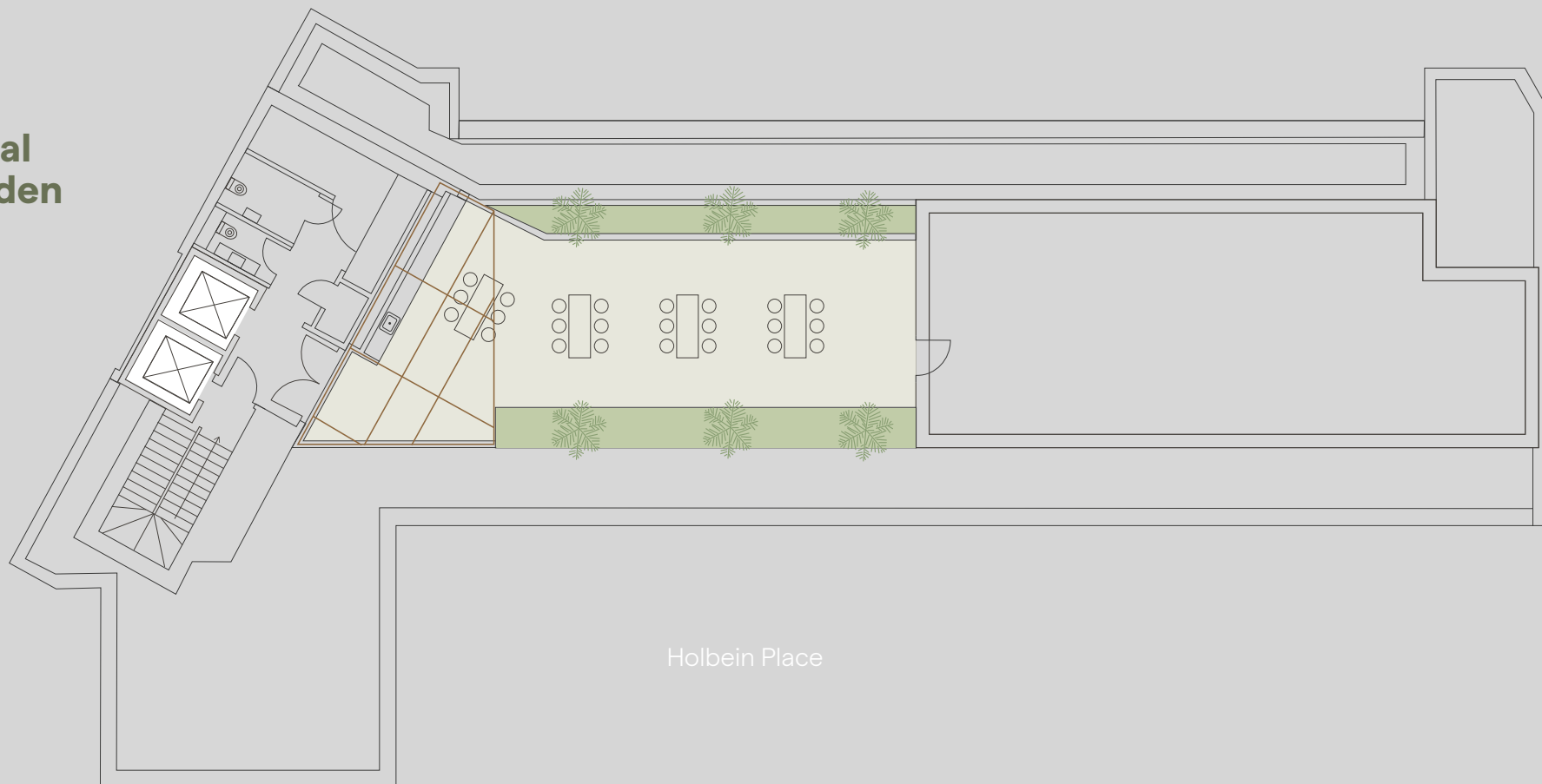


6

Communal Roof Garden

732 sq ft

68 sq m



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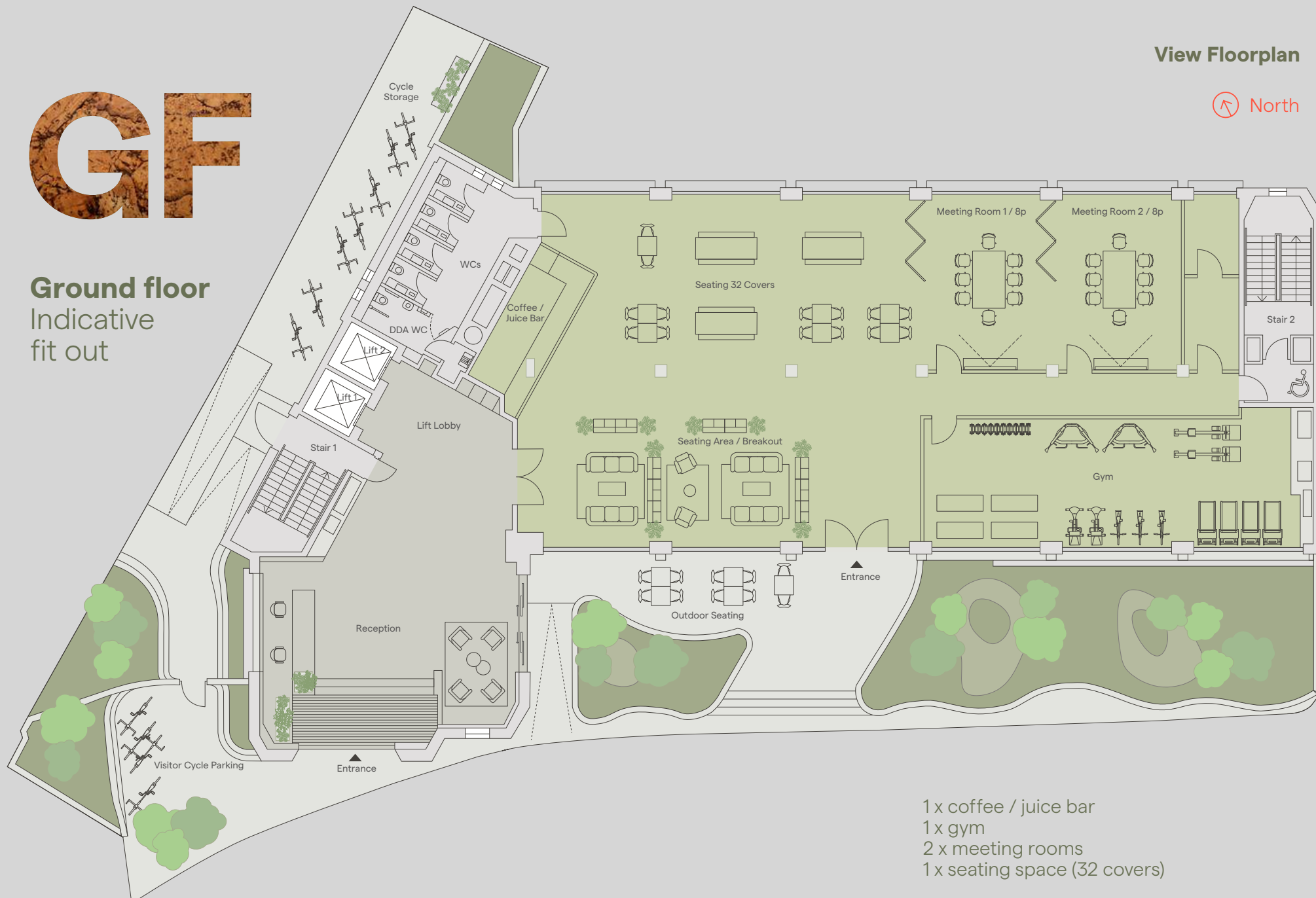
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GF

Ground floor
Indicative
fit out



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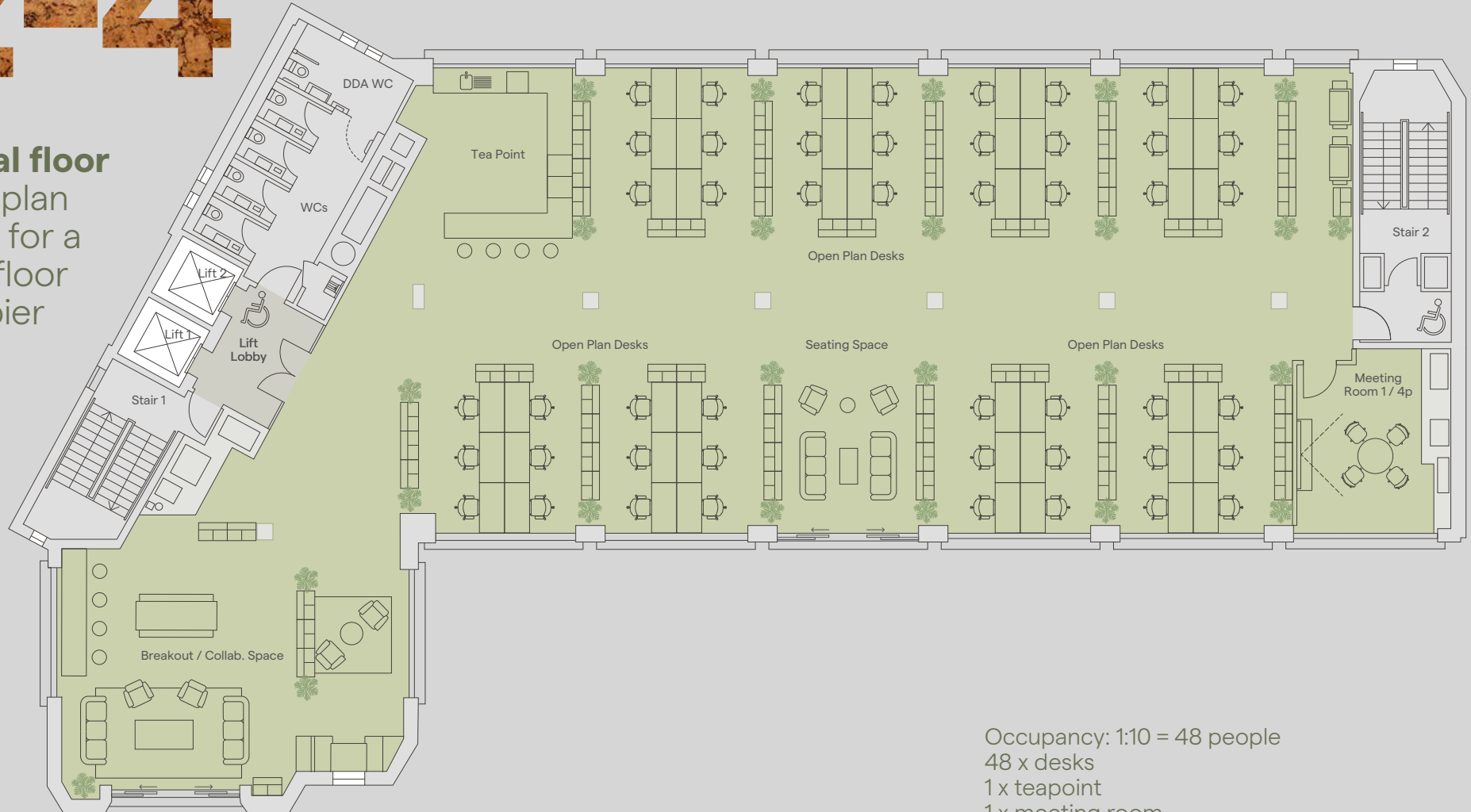
[View Floorplan](#)



2-4

Typical floor

Open plan
layout for a
multi-floor
occupier

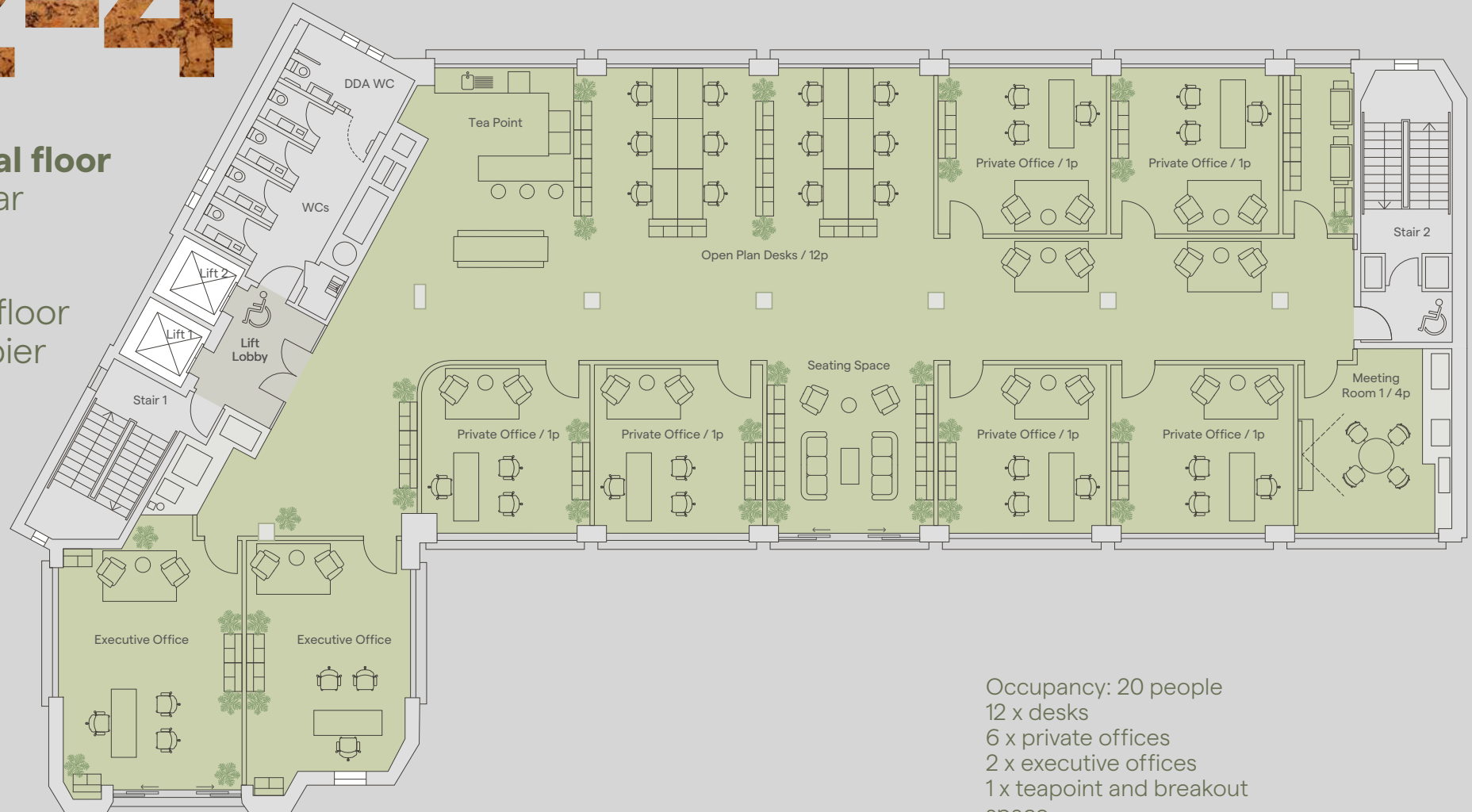


Occupancy: 1:10 = 48 people
48 x desks
1 x teapoint
1 x meeting room
1 x print room
1 x breakout space

Your Building

2-4

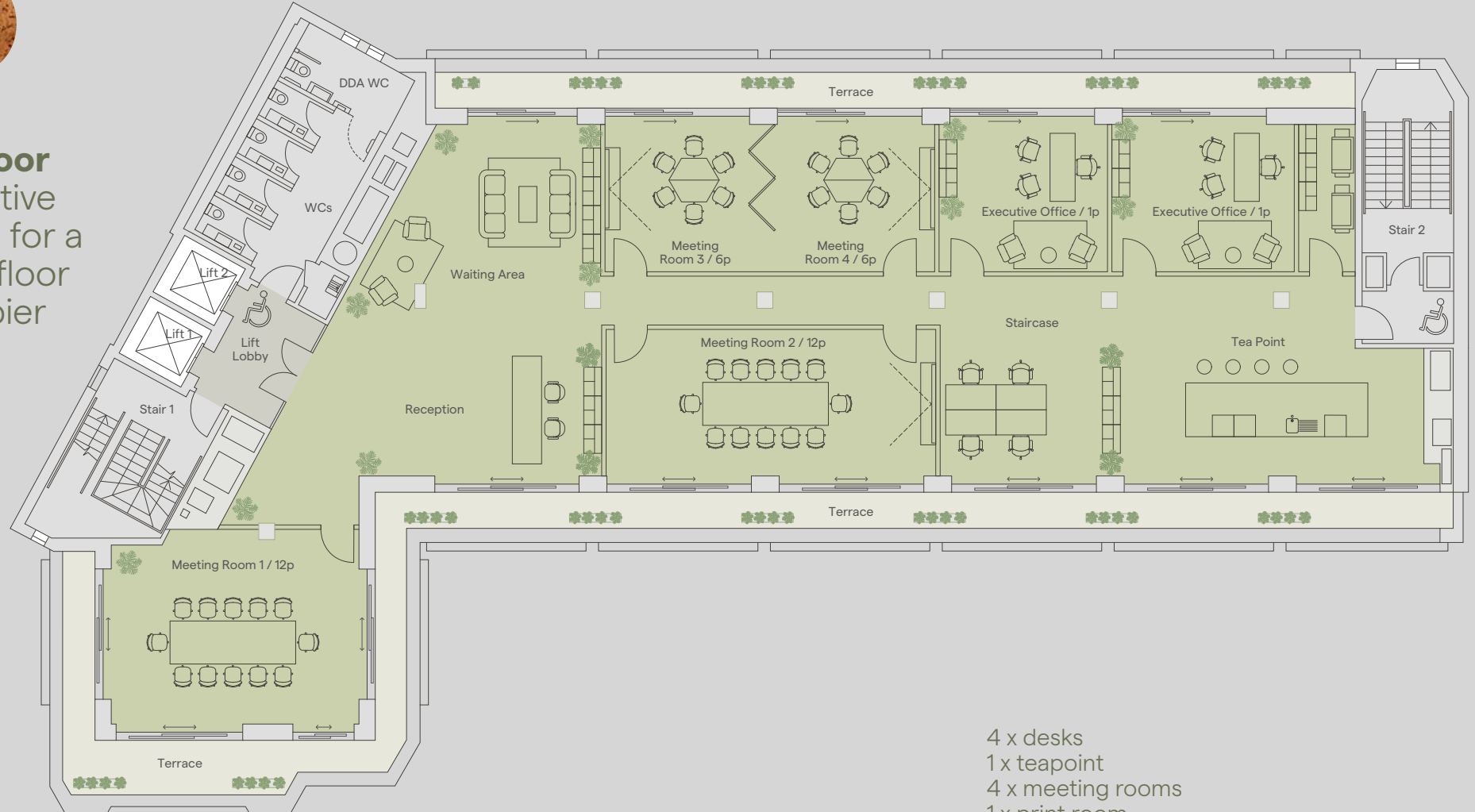
Typical floor
Cellular
layout
for a
multi-floor
occupier



Occupancy: 20 people
12 x desks
6 x private offices
2 x executive offices
1 x teapoint and breakout
space
1 x meeting room
1 x print room

5

5th floor Executive layout for a multi-floor occupier



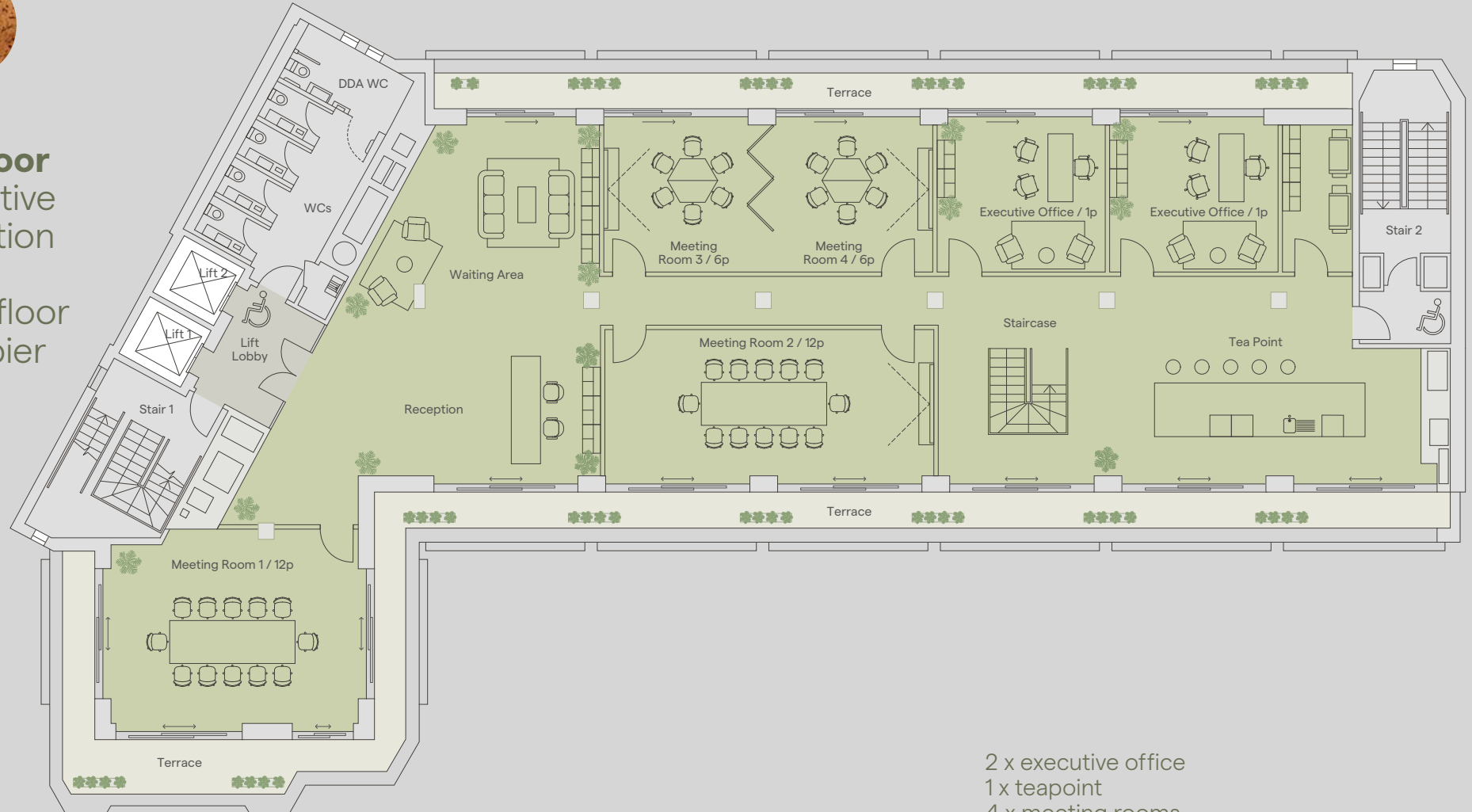
4 x desks
1 x teapoint
4 x meeting rooms
1 x print room
1 x waiting area
2 x executive offices

[View Floorplan](#)



5

5th floor
Executive alt option
for a multi-floor
occupier



[View Floorplan](#)



2 x executive office
1 x teapoint
4 x meeting rooms
1 x print room
1 x waiting area

Specification Summary



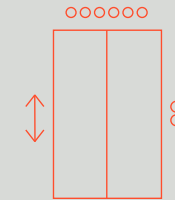
2.99m – 3.22m
ceiling heights
(raised floor to soffit)



4 green walls



Raised access
flooring



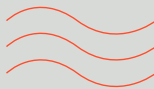
2 x 8-person lifts



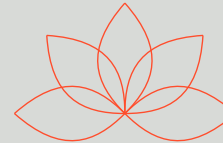
1:10 occupational
density



79 cycle spaces



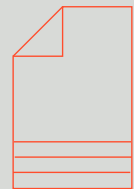
714 sq ft communal
roof garden with
outdoor kitchen



Roof terraces &
juliet balconies



9 showers &
68 lockers



Towel service

Targeted Accreditations

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Breeam
Outstanding



Wired Score
Gold



WELL Enabled



EPC A

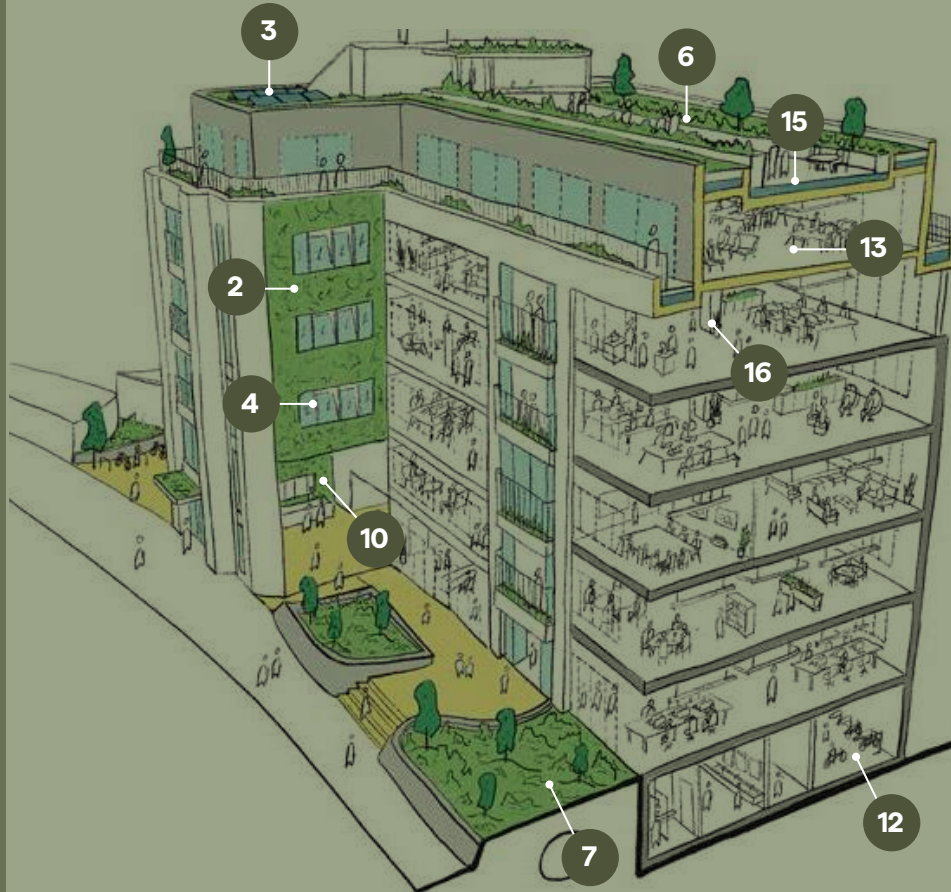


Nabers 4.5

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Sustainability Specification



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Quadruple environmental certification

BREEAM Outstanding, WELL Enabled, Nabers 4.5 and an EPC A rating



Extensive greening

providing significant biodiversity gain



Photovoltaic panels

at roof level to generate additional electricity – 1.7% of the building's maximum demand



Smart ventilation

strategy for balancing user comfort and energy performance



Improved fenestration

to optimise natural daylight, and reduce artificial lighting requirements and energy demands



Accessible terrace

areas with opportunities for building users



Extensive landscaping

at ground floor improving ecological value and contributing to improved local air quality



Retained existing structure

and reuse of 13.5 tonnes of steelwork to reduce embodied carbon emissions



Reclaimed raised access flooring

reducing upfront embodied carbon emissions



Multiple green walls

contributing to improved internal air quality



Reclaimed brickwork

with lime based mortar for improved disassembly



Enhanced cycle storage

and end-of-trip facilities for users



Cross-laminated timber structure

for the extension reducing upfront embodied carbon emissions



All electric heating and cooling

solution with 100% green energy procurement



Blue roof

designed for the retention of rainwater above the roof to reduce surface water discharge to 2 litres



Exposed concrete slabs

to improve thermal mass and passive design performance

Our Sustainability Story

100%
electric
energy



99.5%

of waste diverted from landfill
in construction, equating to
184.8 tonnes. Equivalent to the
weight of 30 elephants.

30 elephants



50%

energy saving
compared to a typical
London office.

5,893
plastic
bottles

Saving 488kg CO₂ per
year through renewable
energy. Equivalent to
5,893 plastic bottles.

59 tonnes
of carbon
saved

Retention of existing façade,
saving 59 tonnes of carbon.
Equivalent to the emissions
of 557 return flights from
London to Amsterdam.

Net zero carbon
in construction
and operation
by 2025

Sustainability

Grosvenor's Sustainability Commitment

We will be **Carbon Neutral** by 2025 and we're on the pathway to **Net Zero**.

- We are the **first property company** to offset all the embodied carbon associated with all our developments.
- Rather than just focusing on a flagship project, we are doing our **whole pipeline**, from major projects to our retrofits.
- In 2025 we will be the **first property company to become fully carbon neutral across our whole value chain**.

We're committed to a **52% absolute emissions reduction by 2030** across our entire carbon footprint.

- Our approach is approved by the **Science Based Target** initiative, and covers all emissions associated both with our direct corporate activities, as well as those associated with our tenants, suppliers and the materials used in our developments.

We're **removing fossil fuels across our portfolio**.

- All new developments are delivered **natural gas free**.
- As part of our £90m retrofit fund we are removing existing gas boilers across our London estate and will **remove boilers responsible for 70% of our gas consumption by 2030**.
- We **procure 100% renewable electricity** for both our own consumption and that of our tenants.

We're **working with partners to accelerate action** needed to tackle the climate emergency.

- Grosvenor have developed a number of **open-source tools** to help facilitate a shared commitment to the climate emergency across its broad range of stakeholders.
- This includes **green leases, tenant fit-out guidelines, tenant forums, and a supply chain charter**.
- Grosvenor aims to support and champion the work of its stakeholders, and **in 2021 launched a sustainable tenant award** to help recognise the great work that is already happening across the estate.



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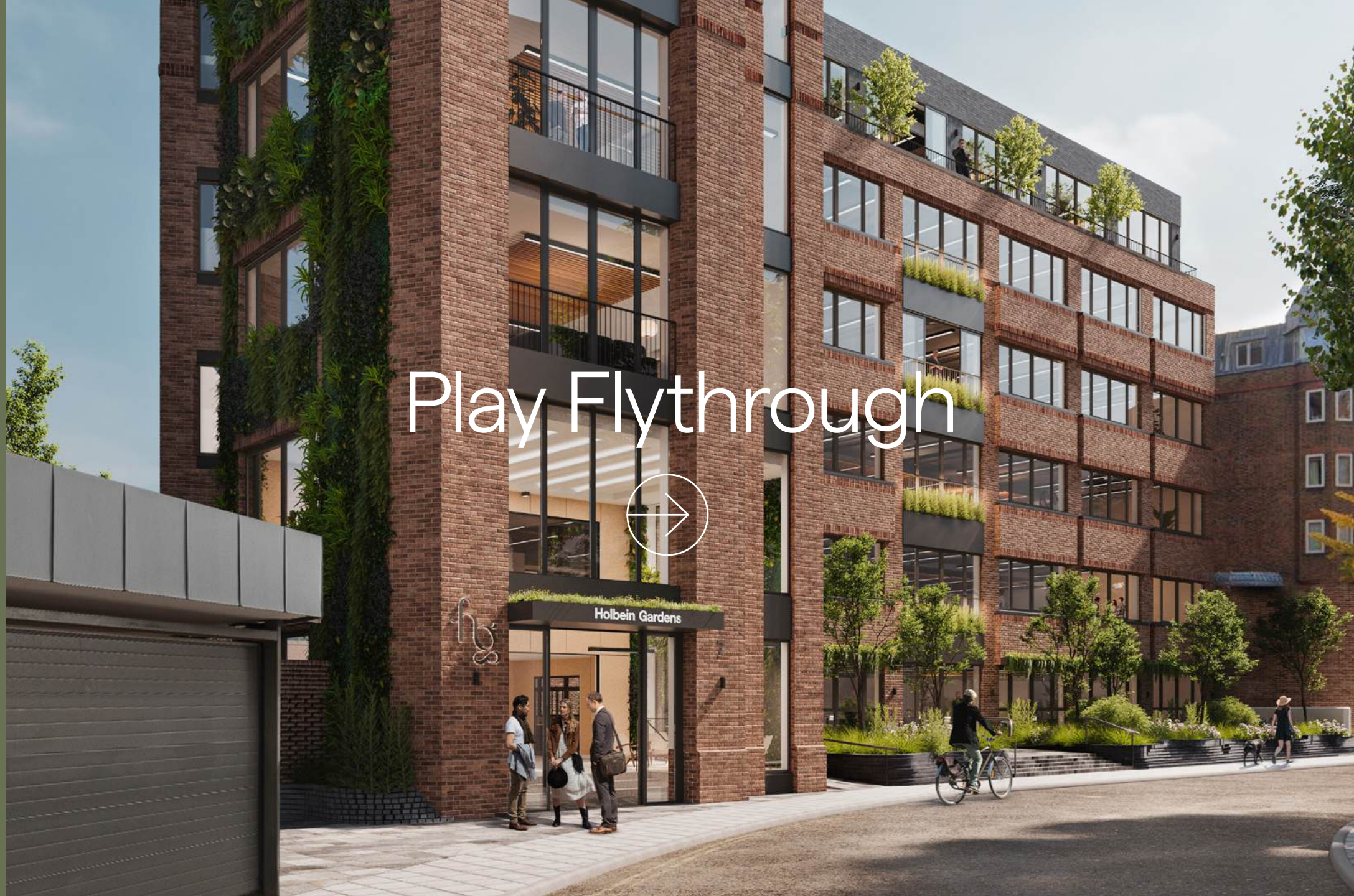
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Play Flythrough



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A DEVELOPMENT BY GROSVENOR

DISCOVER MORE AT [HOLBEINGARDENS.LONDON](https://holbeingardens.london)

This proposal is believed to be correct at the date of publication but its accuracy is in no way guaranteed, neither does it form part of any contract. You should take all appropriate professional advice including premises details and financial/rental information. All areas, measurements and dimensions are approximate. CGI renders shown are for illustrative purposes only. Produced Q2 2025.