

Royalty Studios

Notting Hill

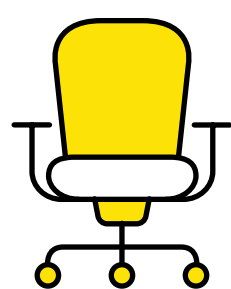
W11

Unique offices available

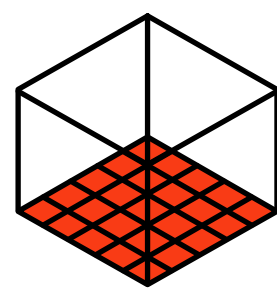
Royalty Studios, located at 105-109 Lancaster Road, will launch in summer 2025 following a complete refurbishment. Up to 23,000 sq ft of office space will be available in varying units from 1,015 sq ft.

Royalty Studios has exceptional natural light with skyline views from the upper floors. There is excellent natural ventilation and comfort cooling throughout. Space is offered with contemporary furniture packages to suit occupiers.

The top two floors are constructed out of sustainable structural timber, a material which has reduced CO₂ emissions by over 85%.



Furniture packages available



Floors in Grade A condition

Royalty Studios aims to reduce its carbon footprint by over 80% using sustainable structural timber and solar panels.



Exterior onto Lancaster Road (indicative CGI)

Perfectly located

Royalty Studios is just a one-minute walk from Ladbroke Grove tube station and nearby bus stops, with the Elizabeth line and mainline railway at Paddington accessible in just 10 minutes.

Holland Park, Kensington Park Gardens, and Notting Hill are all within easy reach, offering vibrant surroundings and green spaces.

KEY TRAVEL TIMES (from the building)



Ladbroke Grove Underground Station



Paddington
(From Ladbroke Grove Station)



Holland Park Underground Station



Farringdon
(From Ladbroke Grove Station)



Restaurants / Bars

- 01 Empire Empire
- 02 The Elgin
- 03 The Knight Of Notting Hill
- 04 Gold
- 05 Core by Claire Smyth
- 06 The Pelican
- 07 Rias
- 08 Osteria Napoletana
- 09 The Castle
- 10 The Ledbury

Cafés / Bakeries

- 01 Buns From Home
- 02 Fabrique
- 03 Gail's
- 04 Farm Girl
- 05 Hagen Espresso Bar
- 06 Peppercorn Cafe
- 07 St Clair Cafe
- 08 Cable Co

Fitness

- 01 Virgin Active
- 02 Westway Fitness Club
- 03 SoulCycle
- 04 Cure
- 05 Body Works
- 06 Ten Health

Leisure

- 01 Museum of Brands
- 02 Electric Cinema
- 03 Portobello Road Market
- 04 Westfield Shopping Centre

Education

- 01 Notting Hill Preparatory School
- 02 Chepstow House School



The lowdown

Royalty Studios has sustainability at its core. Using cross-laminated timber (CLT) instead of steel and concrete for the structure reduces the building's carbon footprint and gives the building a unique aesthetic.

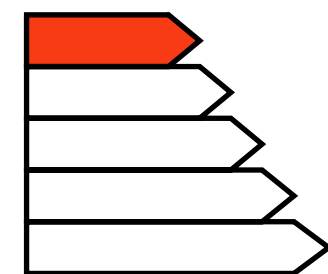
The offices offer flexible space, and will have high-quality, premium finishes, designed for a variety of users in the heart of Notting Hill.

There is private bicycle storage, car parking, and showers available. Occupiers will also have discounted access to a gym, swimming pool, and sauna next door.

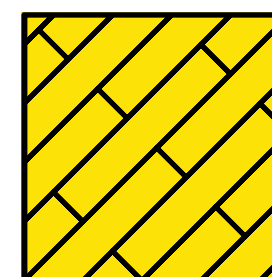


Precision-engineered cross-laminated timber

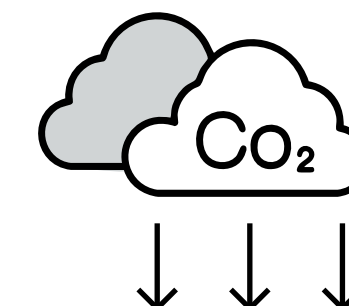
SUSTAINABILITY



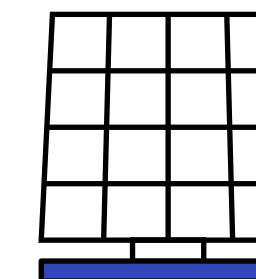
Targeting top EPC rating



85% reduction in CO₂ from using cross-laminated timber (CLT)

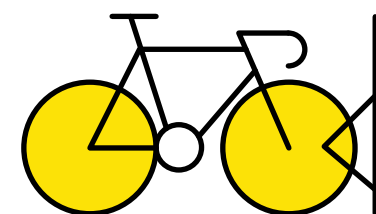


259 tonnes CO₂ sequestered by CLT used in the building

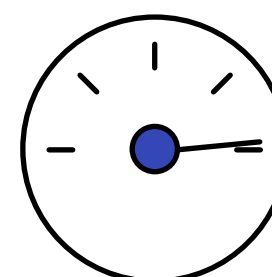


Solar power (42 panels)

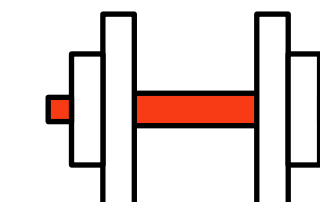
SPECIFICATION



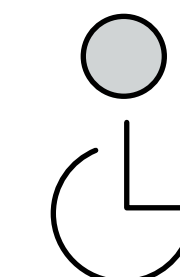
External bicycle storage and showers.



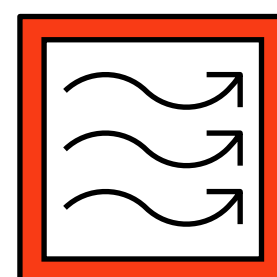
Super-fast fibre internet



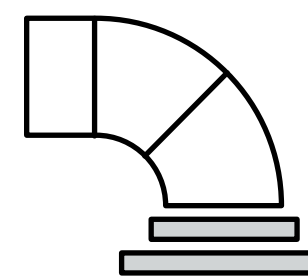
Discounted access to local gym, swimming pool & sauna



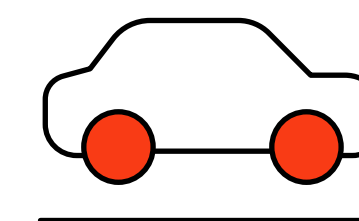
DDA space available



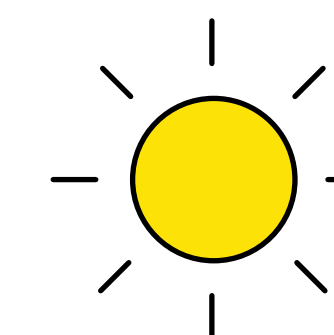
Natural ventilation



Comfort cooling



Private off-street car parking and EV charging



Excellent natural light



The 4th floor offers a bright, flexible workspace and a roof terrace with skyline views.

4th floor fully fitted (indicative CGI)



Accommodation

Royalty Studios offers flexible leasing options, with full floors or individual suites available from 1,015 sq ft. All floors will be fitted to a Cat A standard, with contemporary furniture and fit out packages available.

Designed for a range of occupiers, Royalty Studios has stylish entrances, DDA accessibility, on-site private parking, external bicycle storage, with separate showers and changing rooms.

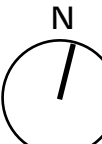
Spaces are flexible: meeting rooms, breakout spaces, and kitchens can be installed by arrangement.

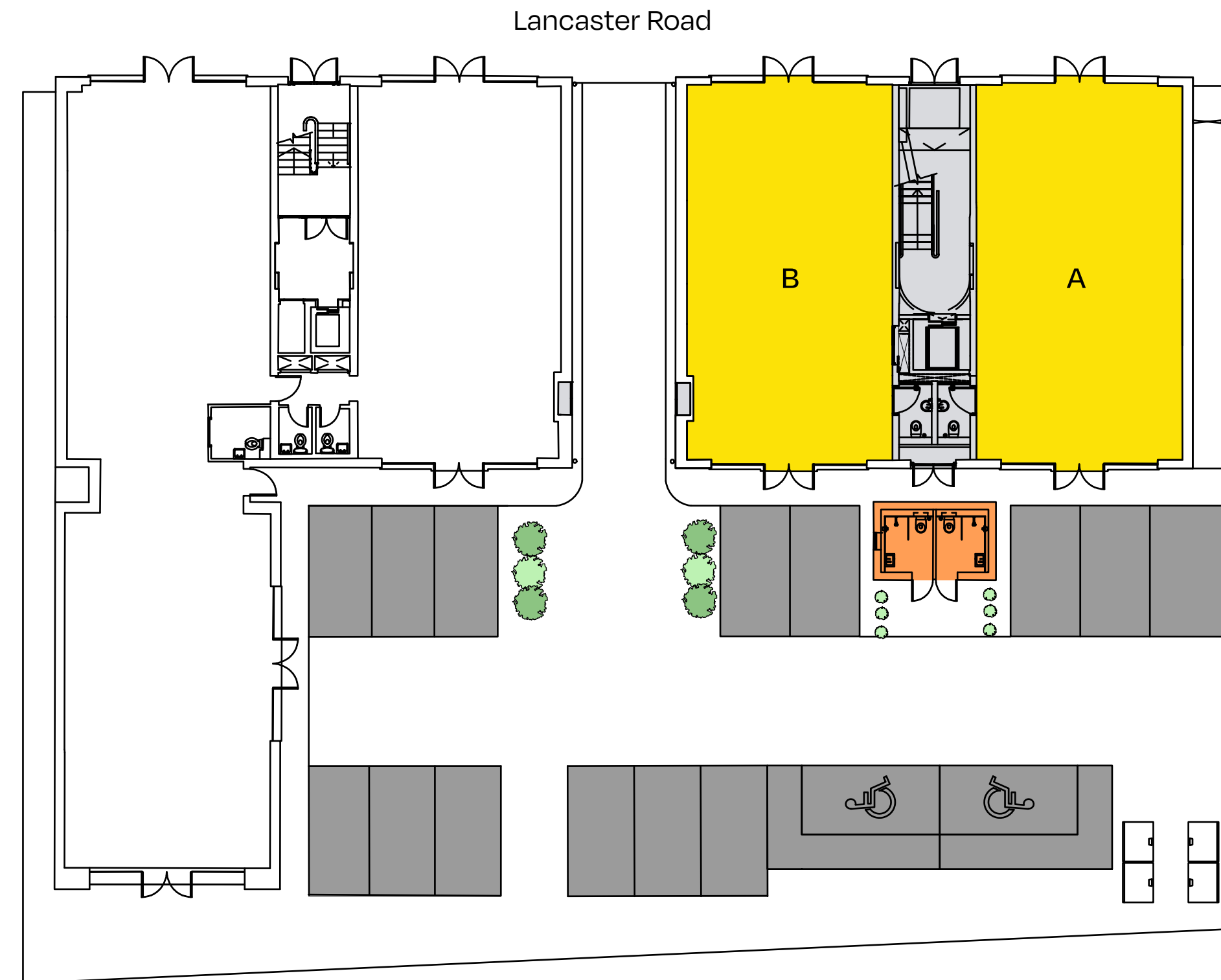
FLOOR	SQ FT	SQ M	SPLIT OPTIONS (SQ FT)
Fourth	4,145	385.0	-
Third	4,520	419.9	1,015 / 2,490 / 3,505
Second	4,630	430.1	1,015 / 2,600 / 3,615
First	4,630	430.1	1,015 / 2,600 / 3,615
Ground	5,075	471.4	1,015 / 2,030
TOTAL	23,000	2,136.5	

GROUND FLOOR

SUITE A – 1,015 SQ FT / 188.6 SQ M

SUITE B – 1,015 SQ FT / 188.6 SQ M

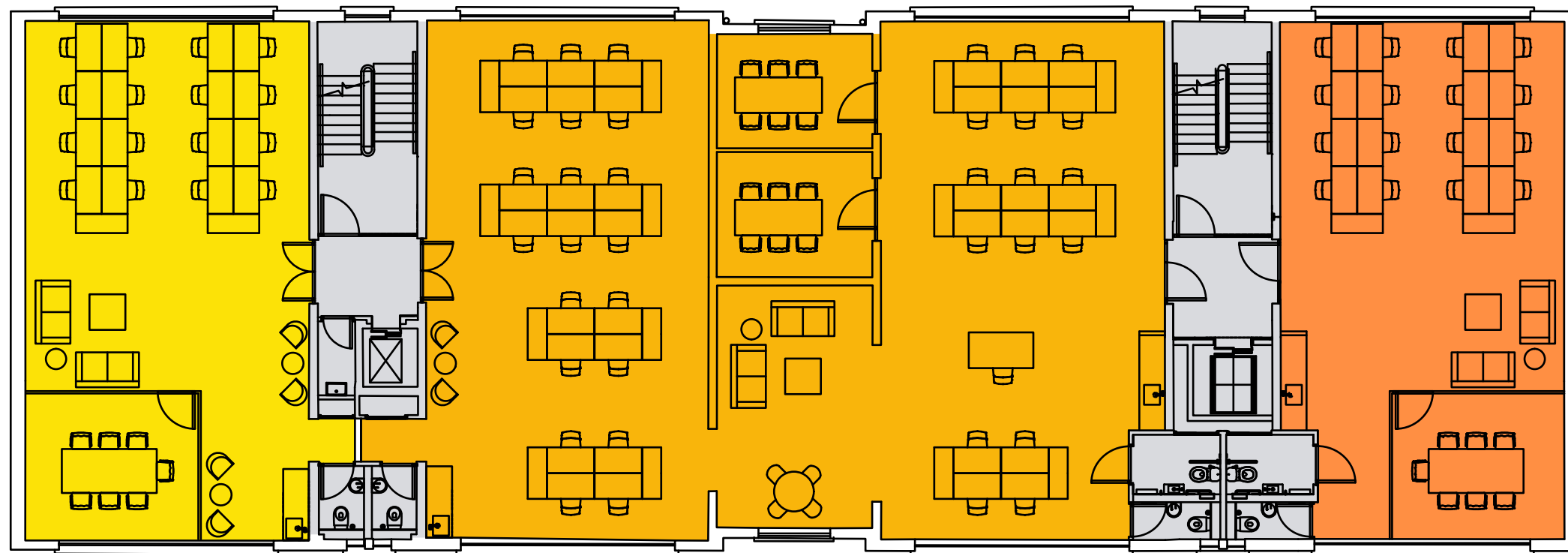
Floor plans for indicative purposes only.
Not to scale. 



● Office ● Showers ● Core ● Car Parking – 16 spaces

FIRST / SECOND / THIRD FLOOR (INDICATIVE SPACE PLAN)
4,630 SQ FT / 430.1 SQ M

Lancaster Road



Office C - 1,015 sq ft

- Open plan workstations 16
- Breakout area 01
- Meeting room 01
- Teapoint 01

Office B - 2,600 sq ft

- Open plan workstations 36
- Breakout areas 03
- Meeting rooms 02
- Teapoints 02

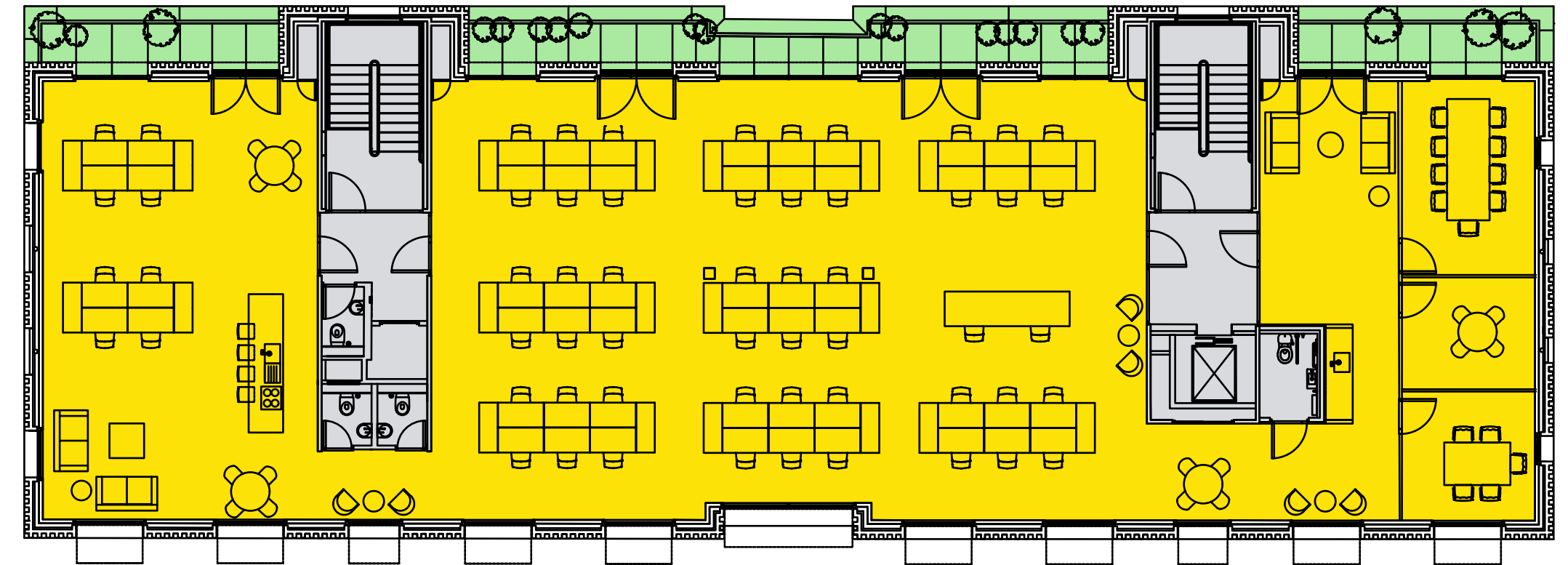
Office A - 1,015 sq ft

- Open plan workstations 16
- Breakout area 01
- Meeting room 01
- Teapoint 01

FOURTH FLOOR WITH TERRACE
4,145 SQ FT / 385 SQ M

Floor plans for indicative purposes only.
Not to scale.

Lancaster Road



Office - 4,145 sq ft

- Open plan workstations 56
- Breakout areas 08
- 9 person meeting room 01
- 5 person meeting room 01
- 4 person meeting room 01
- Reception area 01
- Private Terrace 01
- Kitchenette 02

Terrace Core





Want to find out more?

TERMS

Upon application.

VIEWINGS

Through joint letting agents.



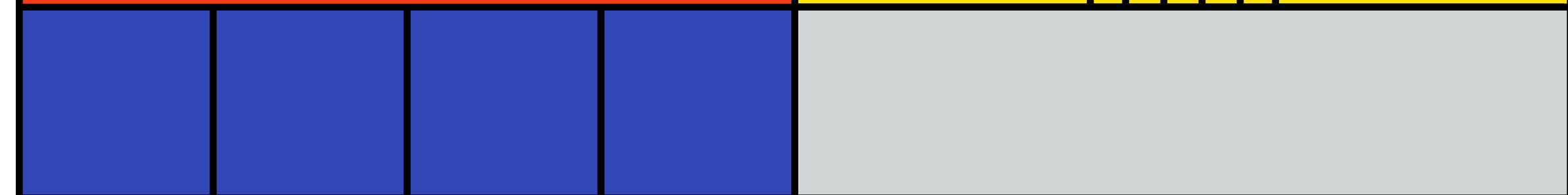
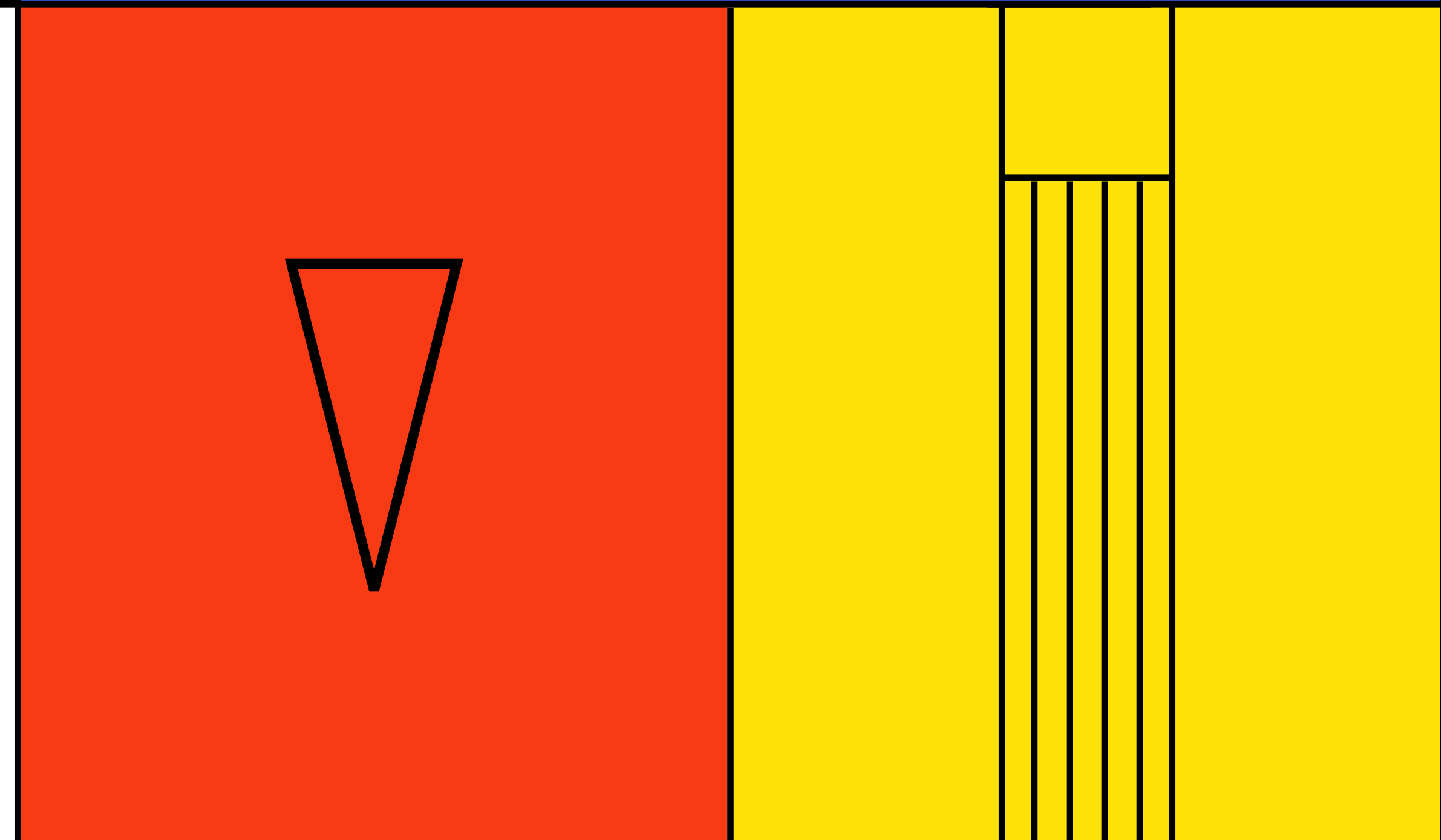
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