

The background is a dark gray rectangle. A light gray grid is overlaid on it. A large, light gray circle is centered in the middle of the grid. The text 'RoyaltyStudios' is written in a bold, white, sans-serif font, centered within the circle. Below it, the text 'Notting Hill W11' is written in a smaller, white, sans-serif font, also centered within the circle. The grid consists of vertical and horizontal lines of varying thicknesses, creating a series of rectangles and squares of different sizes. Some of these rectangles contain additional geometric shapes: a tall rectangle on the left with four vertical lines inside, a triangle on the left, an inverted triangle on the right, and three circles stacked vertically on the right.

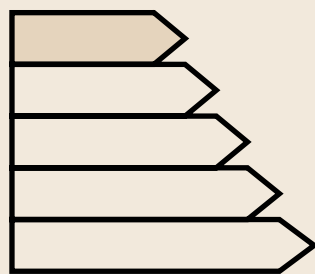
RoyaltyStudios

Notting Hill W11

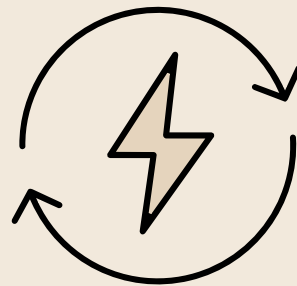
Unique offices available

Royalty Studios, 105-109 Lancaster Road, W11 is available following a complete refurbishment. It has exceptional natural light with skyline views from the upper floors. Royalty Studios is unique in Notting Hill.

The building has 17,400 sq ft of workspace remaining, available in varying units from 1,000 sq ft.



EPC
rating A



All-electric
building



Exterior onto Lancaster Road



Reception space

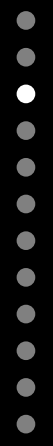


1st floor office



4th floor terrace





The third floor is a bright, flexible space with timber finishes.

3rd floor workspace



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.

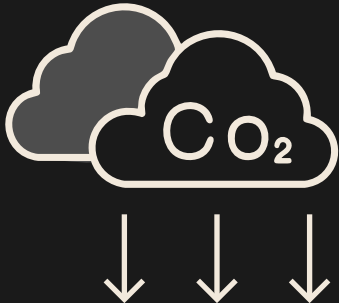
The offices offer flexible space, and will have high-quality, premium finishes, designed for a variety of users in the heart of Notting Hill.

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.

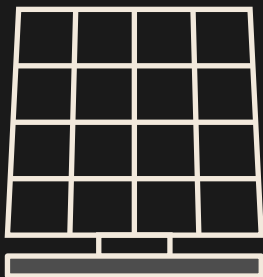
SUSTAINABILITY



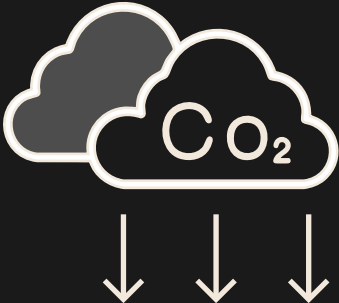
EPC rating A



259 tonnes CO₂ sequestered by CLT used in the building

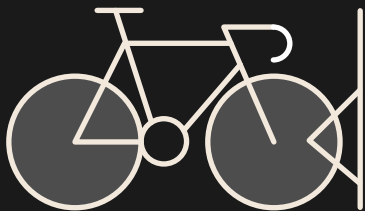


Solar power (42 panels)

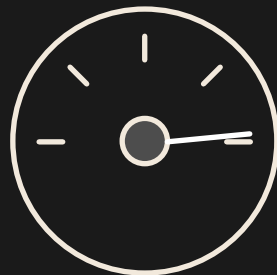


85% reduction in CO₂ from using cross-laminated timber (CLT)

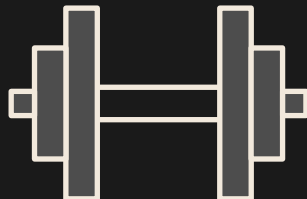
SPECIFICATION



External bicycle storage and showers.



Super-fast fibre internet



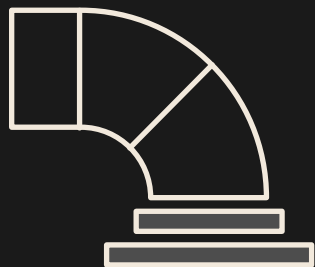
Discounted access to local gym, swimming pool & sauna



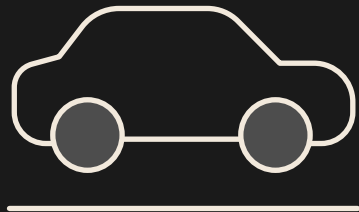
DDA space available



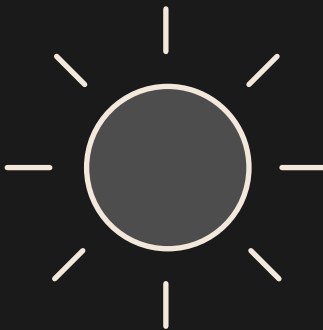
Natural ventilation



Comfort cooling



Private off-street car parking and EV charging



Excellent natural light





1st floor kitchenette



1st floor workspace



Exterior detail



Exterior landscaping

All the floors
are flooded with
natural light.



Accommodation

Royalty Studios offers flexible leasing options, with full floors or individual suites available from 1,015 sq ft.

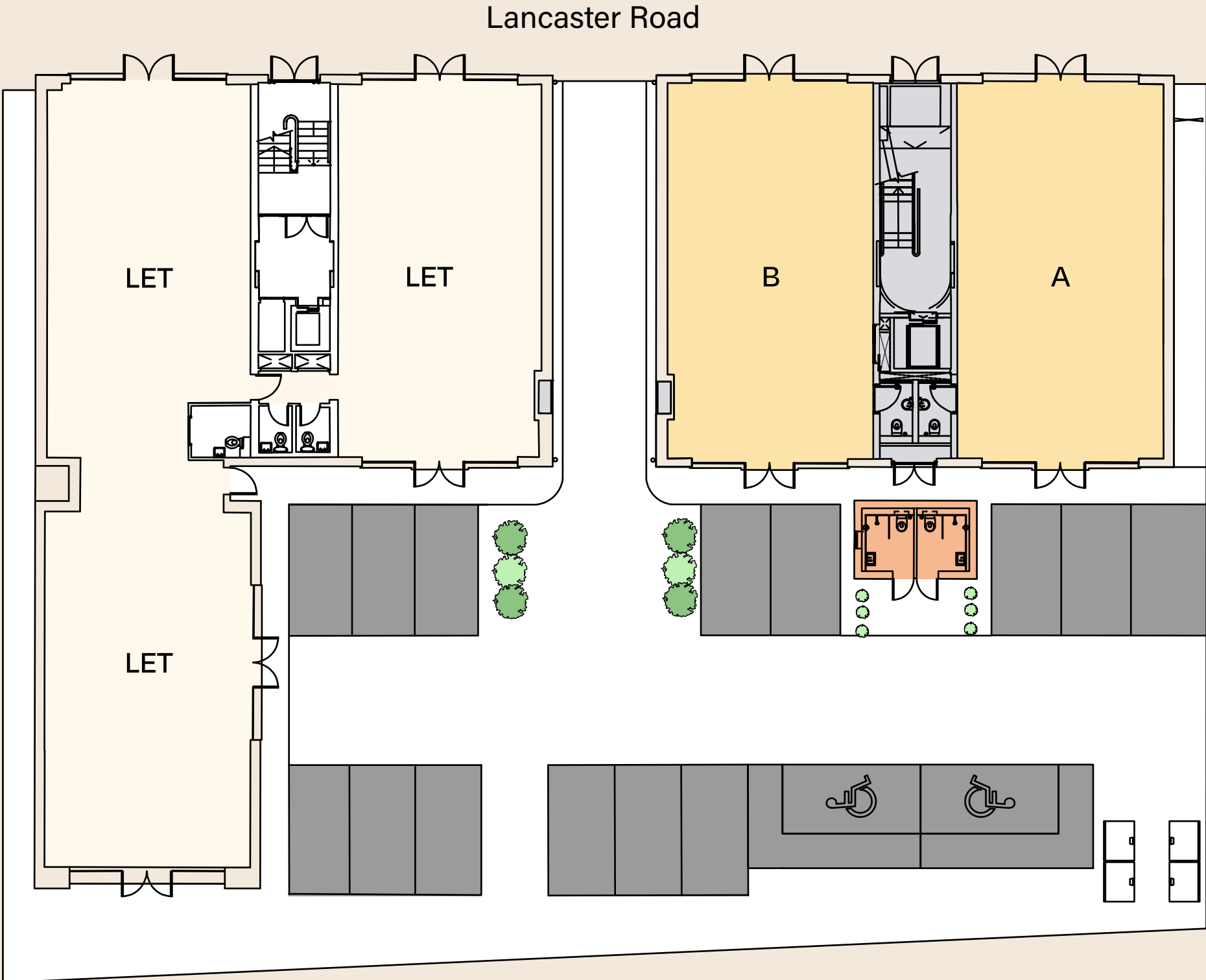
Designed for a range of occupiers, Royalty Studios has stylish entrances and is DDA compliant.

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

FLOOR	SQ FT	SQ M	SPLIT OPTIONS (SQ FT)
Fourth	4,184	388.7	–
Third	4,477	415.9	962 / 2,522 / 3,485
Second	2,222	206.4	978 / 1,243
First	4,497	417.8	978 / 1,243 / 2,275 / 3,518
Ground	2,037	189.3	1,021 / 1,016
TOTAL	17,416	1,618.0	

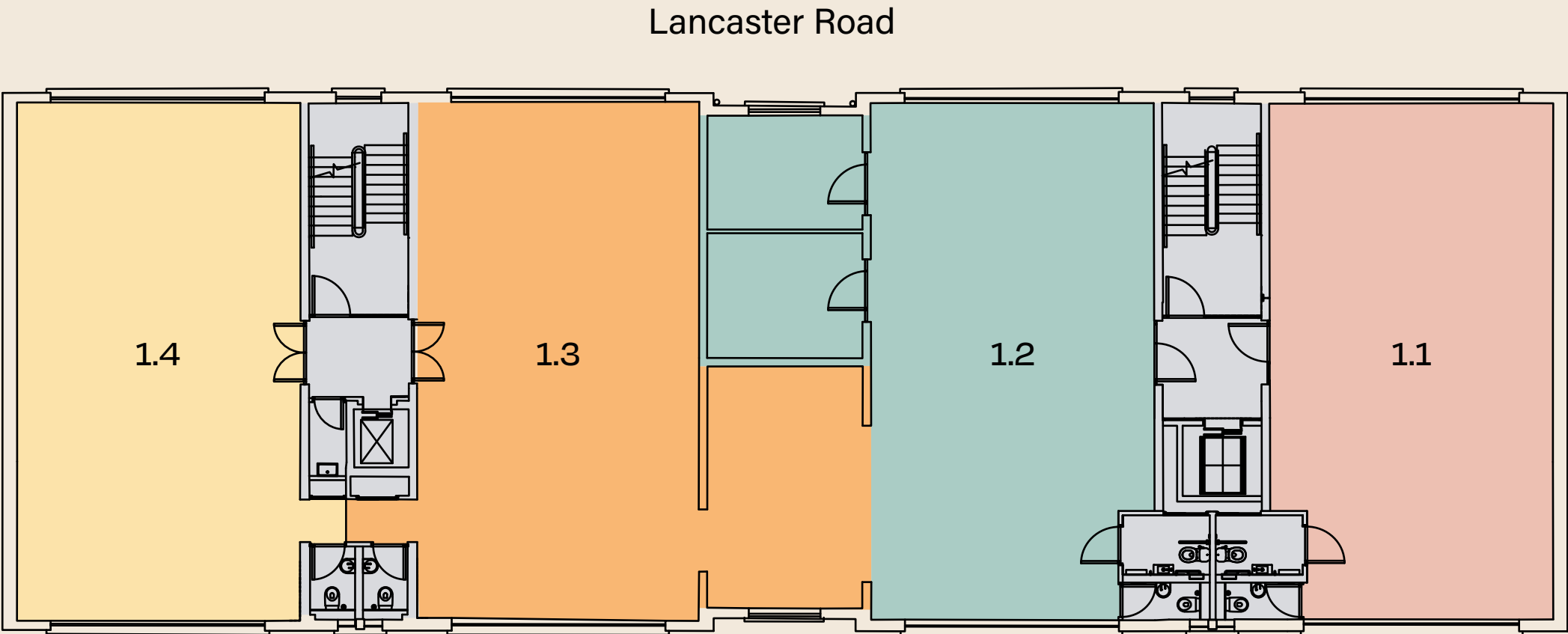
GROUND FLOOR
SUITE A – 1,021 SQ FT / 94.8 SQ M
SUITE B – 1,016 SQ FT / 94.4 SQ M

Floor plans for indicative purposes only. Not to scale.



Office Showers Core Car Parking – 16 spaces

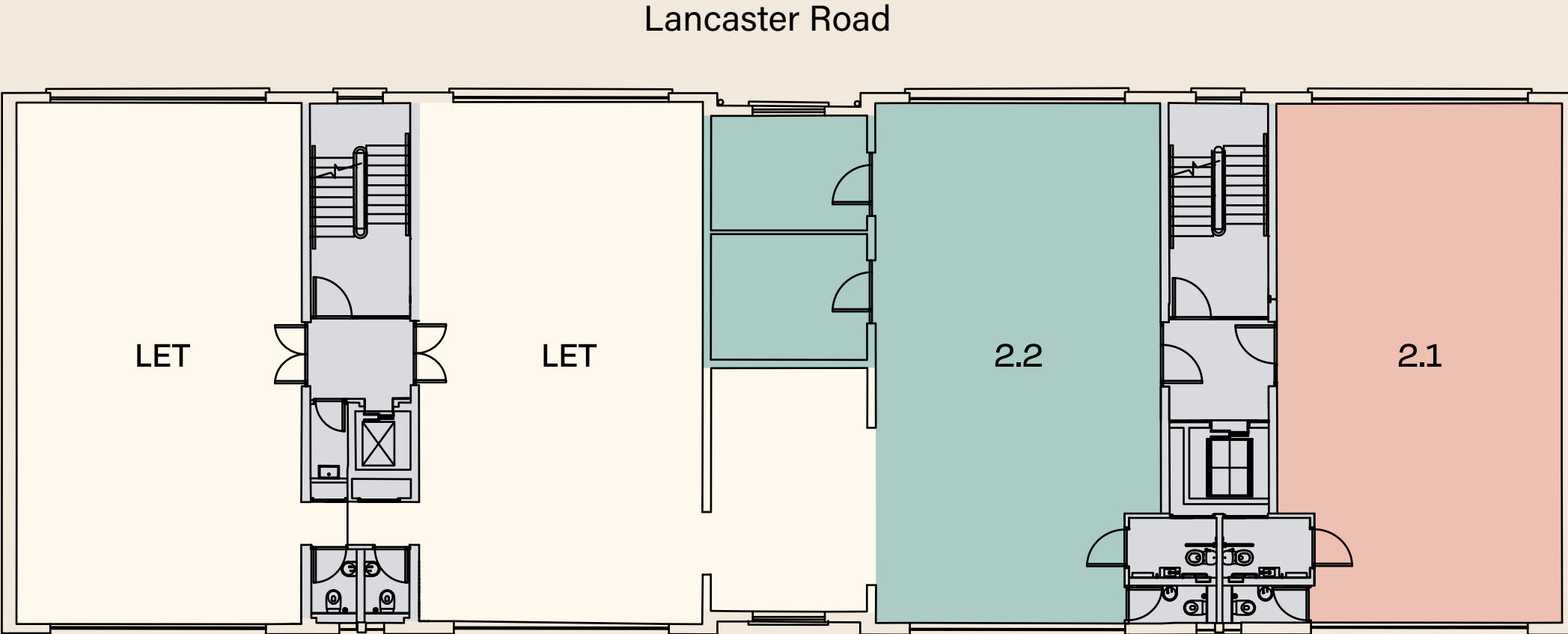
FIRST FLOOR
4,497 SQ FT / 417.8 SQ M



- Unit 1.4
1,009 sq ft
- Unit 1.3
1,266 sq ft
- Unit 1.2
1,243 sq ft
- Unit 1.1
978 sq ft

Terrace Core

SECOND FLOOR
2,222 SQ FT / 206.4 SQ M

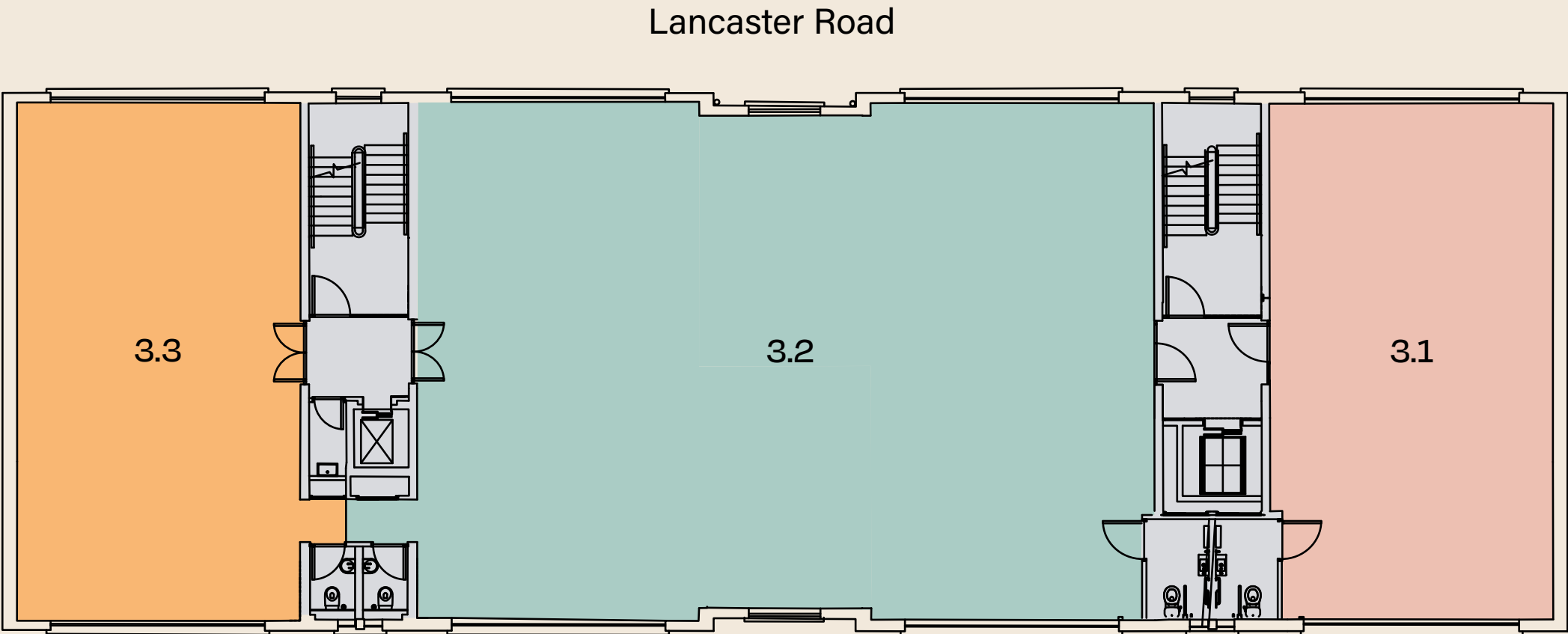


- Unit 2.2
1,243 sq ft
- Unit 2.1
978 sq ft

Floor plans for indicative purposes only. Not to scale.

N

THIRD FLOOR
4,477 SQ FT / 415.9 SQ M



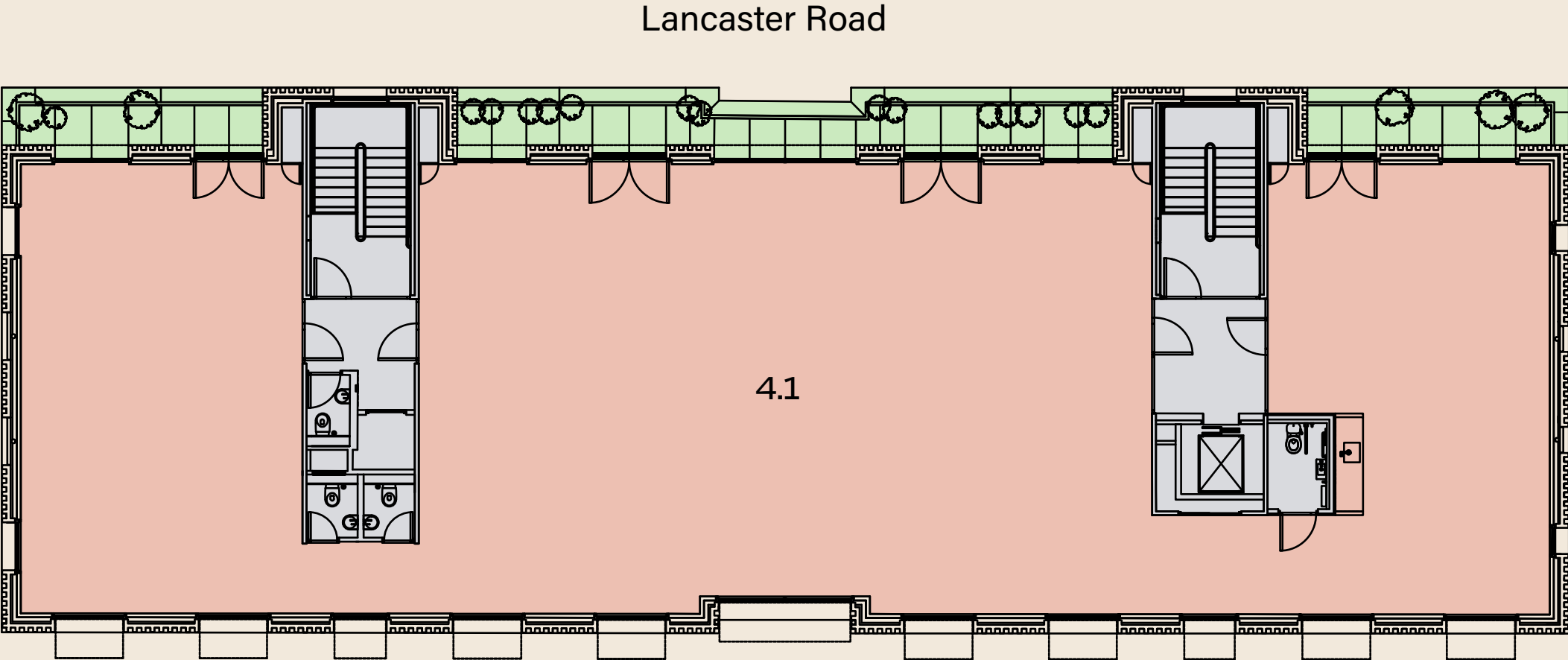
Unit 3.3
992 sq ft

Unit 3.2
2,509 sq ft

Unit 3.1
962 sq ft

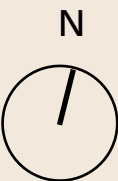
Terrace Core

FOURTH FLOOR
4,184 SQ FT / 388.7 SQ M

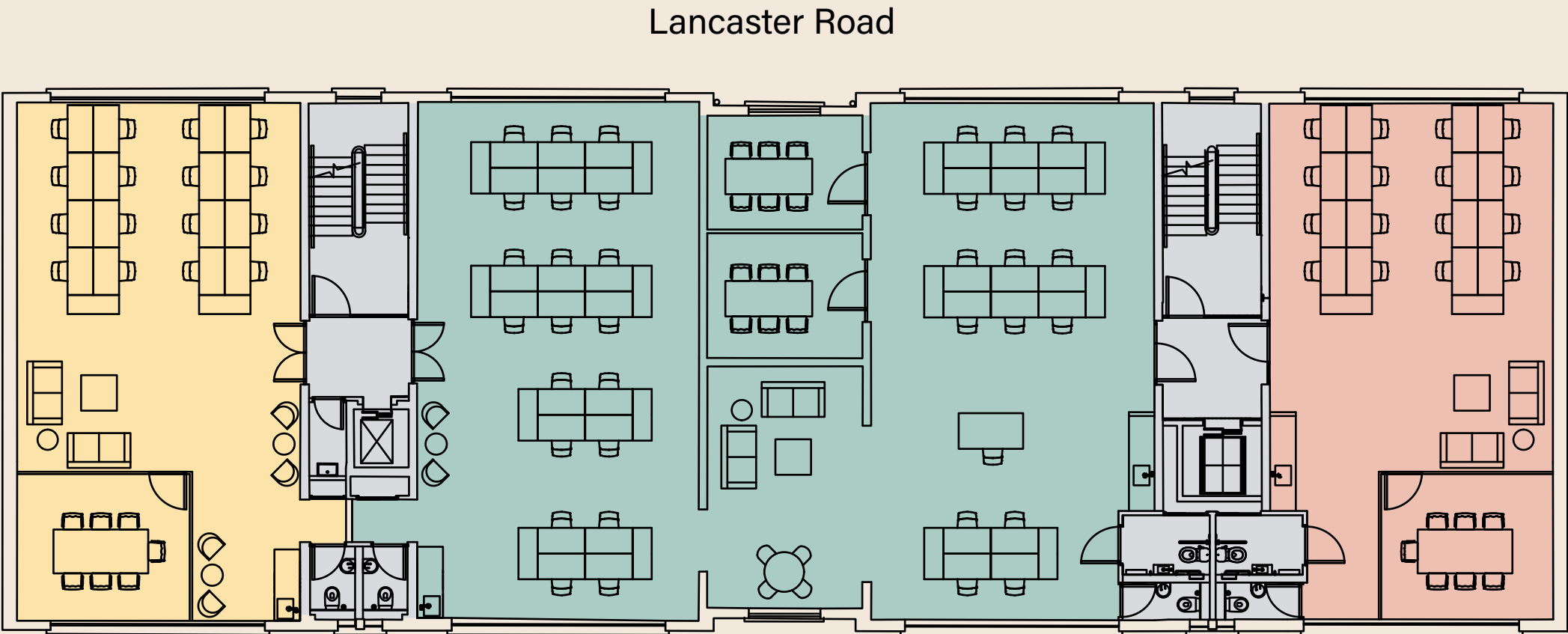


Unit 4.1
4,184 sq ft

Floor plans for indicative
purposes only. Not to scale.



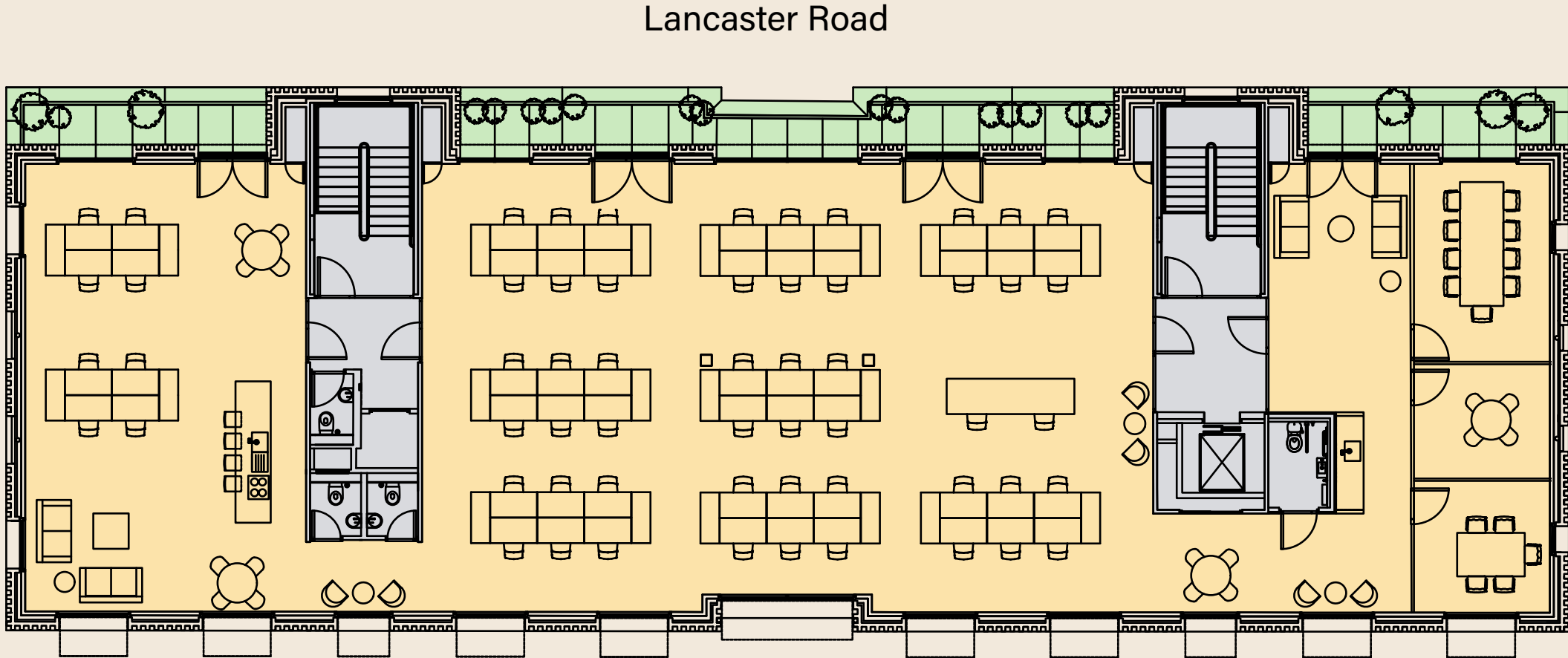
FIRST / SECOND / THIRD FLOOR (EXAMPLE SPACE PLAN)
4,497 SQ FT / 417.8 SQ M



Unit 1.3 - 1,009 sq ft	Unit 1.2 - 2,509 sq ft	Unit 1.1 - 978 sq ft
Open plan workstations 16	Open plan workstations 36	Open plan workstations 16
Breakout area 01	Breakout areas 03	Breakout area 01
Meeting room 01	Meeting rooms 02	Meeting room 01
Teapoint 01	Teapoints 02	Teapoint 01

Terrace Core

FOURTH FLOOR WITH TERRACE (EXAMPLE SPACE PLAN)
4,184 SQ FT / 388.7 SQ M



Office - 4,184 sq ft	
Open plan workstations 56	4 person meeting room 01
Breakout areas 08	Reception area 01
9 person meeting room 01	Private Terrace 01
5 person meeting room 01	Kitchenette 02

Floor plans for indicative purposes only. Not to scale.

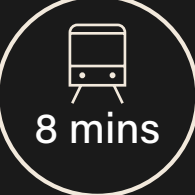
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Perfectly located

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.

KEY TRAVEL TIMES (from the building)

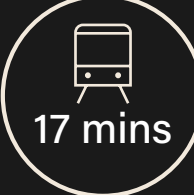


8 mins

Paddington

(From Ladbroke Grove Station)





17 mins

Farringdon

(From Ladbroke Grove Station)

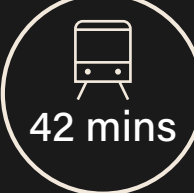




19 min

Bond Street





42 mins

Heathrow Terminal 5



Food & Drink

- 01 Empire Empire
- 02 The Elgin
- 03 The Knight Of Notting Hill
- 04 Core by Claire Smyth
- 05 The Pelican
- 06 The Castle
- 10 The Ledbury
- 11 Julie's
- 12 Buns From Home
- 13 Gail's
- 14 Planet Organic

Fitness

- 01 Virgin Active
- 02 Westway Fitness Club
- 03 SoulCycle
- 04 Cure

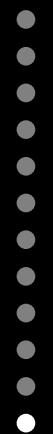
Education

- 01 Notting Hill Preparatory School
- 02 Chepstow House School





LOCATION



Dishoom Permit Room



The Elgin

Royalty Studios



Portobello Road Market





Want to find
out more?

TERMS

Upon application.

VIEWINGS

Through joint letting agents.



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