



PELHAM

Eighty

62,000 sq ft Headquarters office building

SOUTH KENSINGTON | LONDON

Contemporary and timeless,
Eighty is designed to the highest
environmental standards.

Welcome to Eighty.

Eighty is a new ground-up prime office development designed by award-winning architects Piercy & Co, with a clear focus on user experience. Behind its elegant stone façade lies 70,495 sq ft of thoughtfully designed space, including 62,358 sq ft of high-quality office accommodation and 8,000 sq ft dedicated to a state-of-the-art gym. Created to inspire collaboration, community and well-being, Eighty offers best-in-class amenities such as generous terraces and a spa-style end-of-journey experience. Highly sustainable and architecturally striking, Eighty sets a new standard for the modern workplace.



Indicative CGI of exterior



ROYAL ALBERT HALL

HYDE PARK

NATURAL HISTORY MUSEUM

VICTORIA AND ALBERT MUSEUM

LONDON ORATORY

SOUTH KENSINGTON

Eighty

MICHELIN HOUSE

Eighty

PAGE 3

Aerial image captured prior to restoration





Take in the views while winding your way up through the building.

Make a lasting impression.

Step through the arched entrance into the effortlessly elegant double-height reception, where the harmonious interplay of light, muted tones and natural materials adds to an elevated experience.

Made for creative collisions and serendipitous encounters, the stunning staircase that runs through the building connects to each floor, allowing you to take your time as you ascend, moving your body and letting your mind wander.

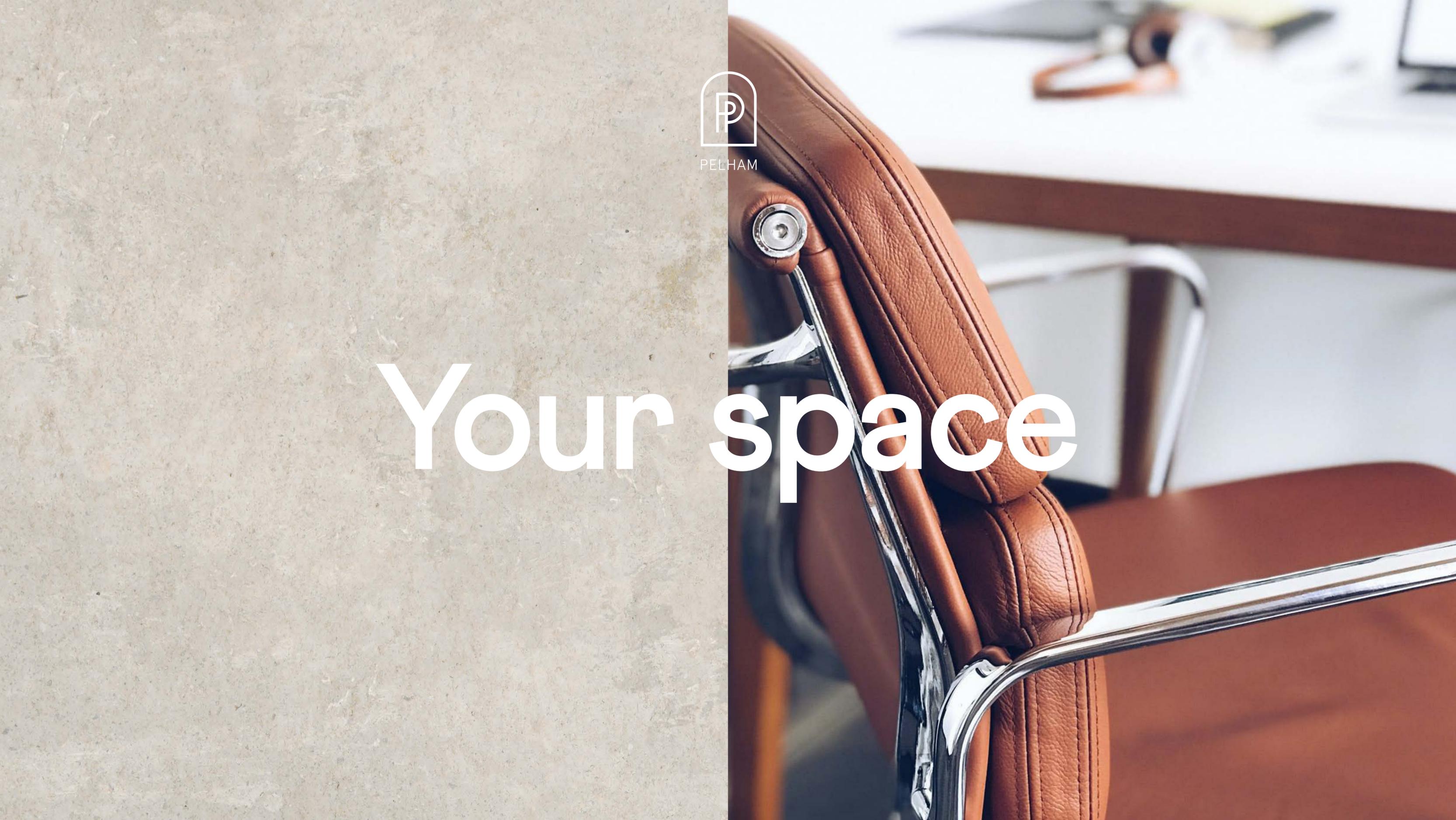


Indicative CGI of reception



PELHAM

Your space



Schedule of areas

Office space available

FLOOR SQ FT

5th floor (terrace) 8,320
Terrace* 2,228

4th floor 11,177

3rd floor 11,177

2nd floor 11,177

1st floor 12,000

Ground floor 8,507
Reception* 1,505

TOTAL 62,358

Lower Ground -
Gym* 8,137

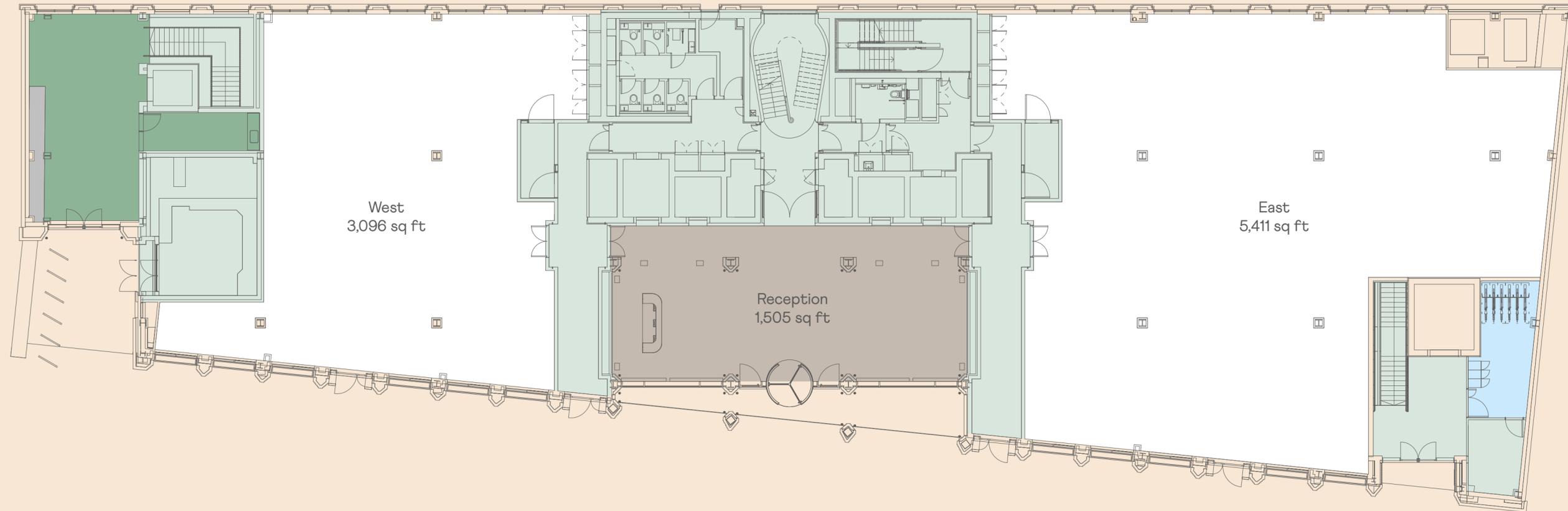


Total office space: 62,358 sq ft (5,793 sq m)

* Total figure excluding gym, terrace & reception

Ground

8,507 sq ft (790 sq m)



Key

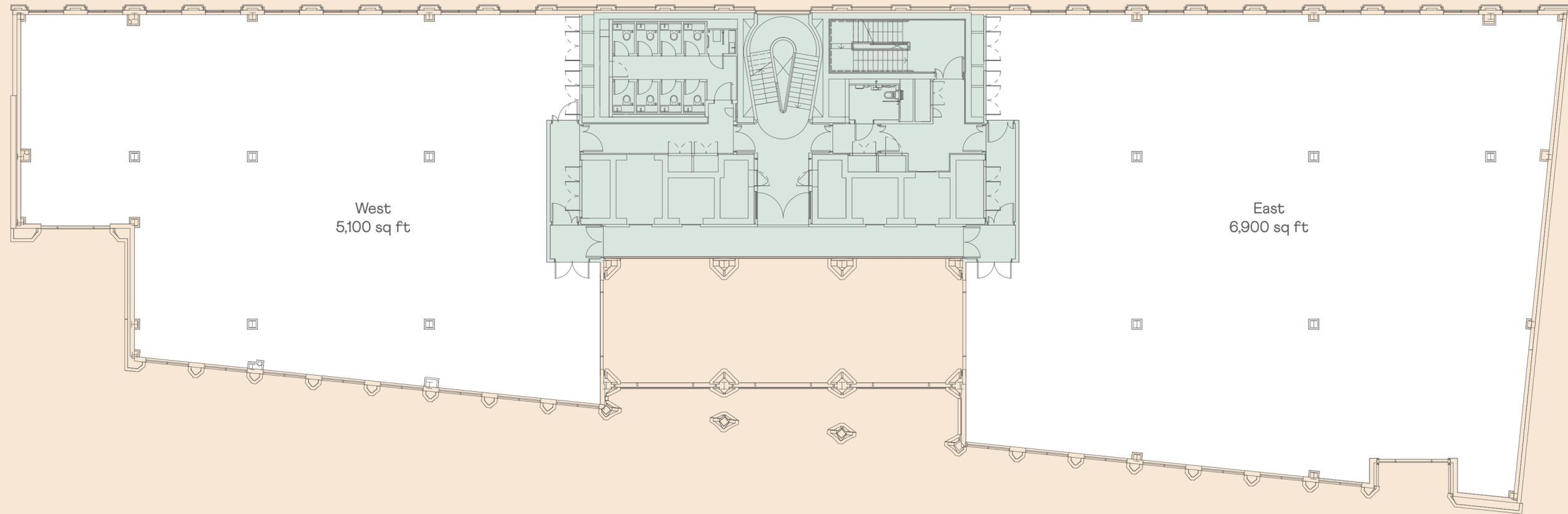
Office
Reception
Gym operator's entrance
Visitor bike parking
Core

Floor plans not to scale. For identification purposes only.



1st

12,000 sq ft (1,115 sq m)



West
5,100 sq ft

East
6,900 sq ft

Key

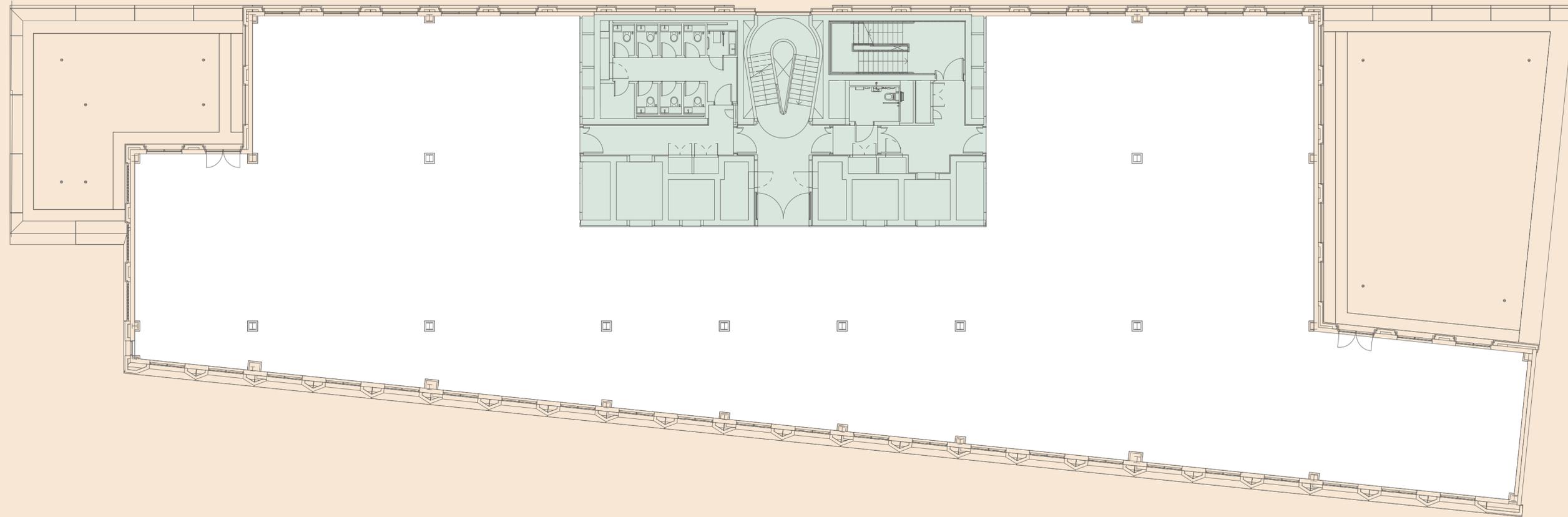
Office

Core

Floor plans not to scale. For identification purposes only.

Typical

2nd - 4th 11,177 sq ft (1,038 sq m)



Key

Office

Core

Floor plans not to scale. For identification purposes only.



Stunning, sun-lit workspace designed for future-proof flexibility.

A workplace where everyone thrives.



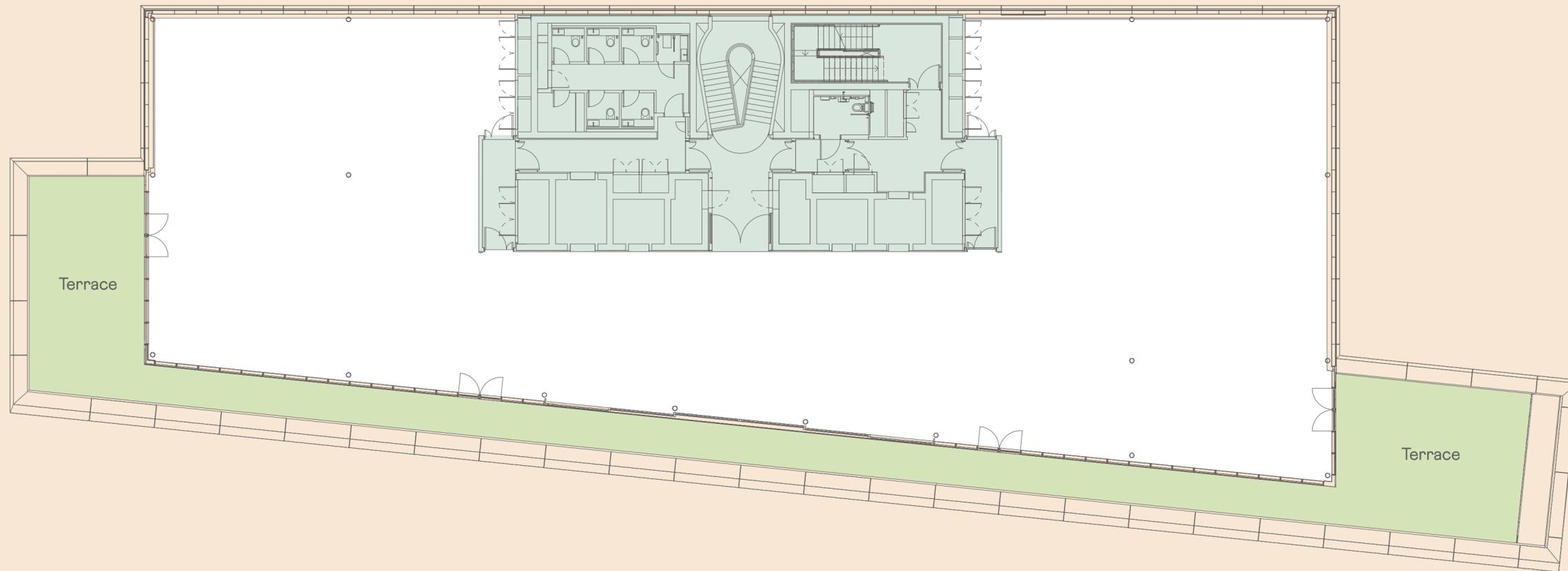
Spacious, flexible and finished to the highest 'Grade A' standard throughout, with easy access to fresh air and green space, Eighty is a healthier, happier place to work and visit.

Designed for people to feel their best so they can do their best, it's easy to curate your perfect workspace with open-plan layouts, generous floor-to-ceiling heights, openable windows and masses of natural light.

Indicative CGI of CAT B typical office floor

5th

8,320 sq ft (773 sq m)



Key

Office
Private terrace
Core

Floor plans not to scale. For identification purposes only.

Enjoy the impressive city skyline from the fifth-floor terrace.





5th Floor - Communal Terrace CGI

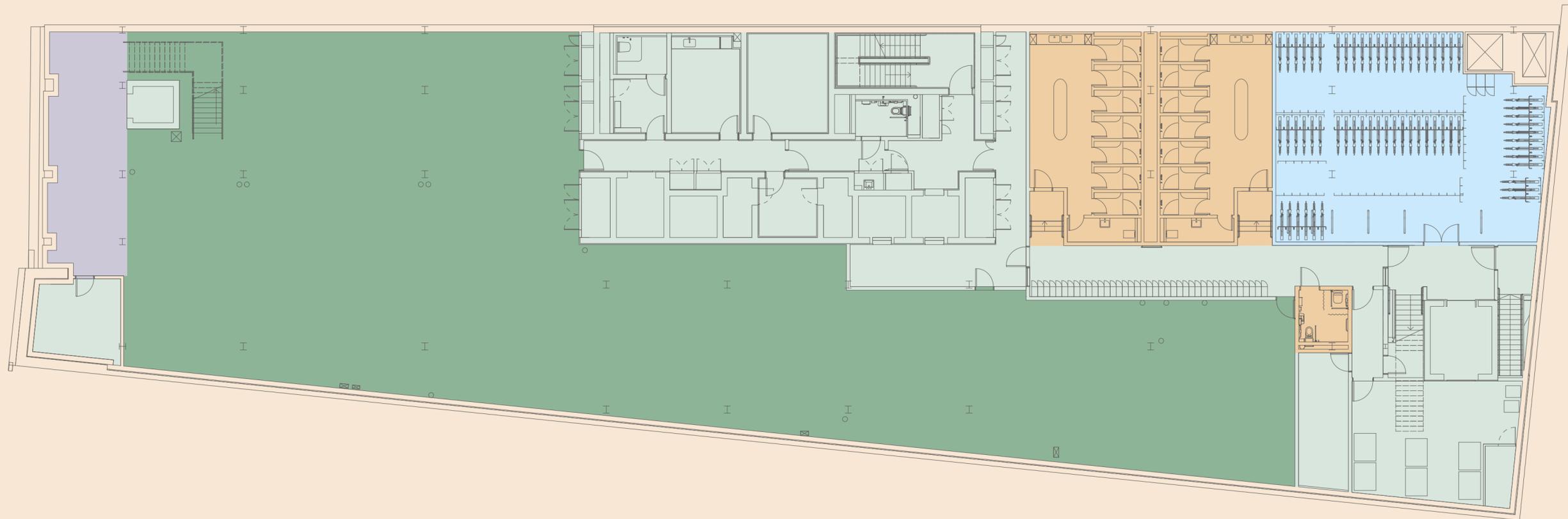
A green and serene space
where you can catch
your breath.



5th Floor - Private Terrace CGI

Lower Ground

8,137 sq ft (756 sq m)



- 15 x Showers
- 150 x bike spaces
- 150 x Lockers

Key

	Gym operator
	Showers/Changing rooms
	Office bike storage
	Gym bike storage
	Back of house

Freshen up and feel good
with spa-style showers and
changing rooms.

Stylishly designed for an exceptional end-of- journey experience.

Whether you're an avoid-the-crowd cyclist, lunchtime runner or after-work HIIT seeker, it's easy to freshen up with Eighty's luxury facilities.

You'll find secure bike storage, showers, lockers and changing rooms in the upper basement level, easily accessed through it's own dedicated end of trip entrance.



Indicative CGI of changing rooms

Specification

All the glorious details.



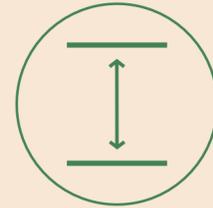
Step up

Feature staircase



Rooftop amenities

5th floor south facing roof terrace and communal space



Generous space

Typical floor-to-ceiling heights of 2.9m



End of trip

Secure cycle parking for 150 bikes, 15 showers, changing rooms and 150 lockers



Efficient heating and cooling

Fan coil-based air source heat pumps provide heating, cooling, and hot water



Blue roofs

Storage of water reused for toilet flushing and landscape irrigation



PV panels

Rooftop PV panel array generates sustainable energy



Low energy lighting

Automatic lighting control and occupancy sensors reduce energy use and bills



Fresh air

Openable windows



Green space

5,866 sq ft living roof and planters encourage and support biodiversity

Sustainable accreditations

Designed for today, built for tomorrow.



Targeting a 5-star rating



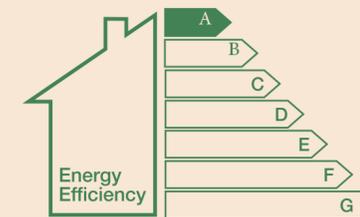
Targeting BREEAM 'Outstanding'



WELL v2 Core targeting 'Platinum'



Targeting WiredScore 'Platinum'



Targeting EPC 'A' rating



PELHAM

The location

Unique streets brim with independent coffee houses, eclectic dining options and luxurious shopping destinations.



South Kensington has it all.

From lunchtime escapes into one of the neighbourhood's beautiful leafy parks and world-famous museums to afterdark escapades at cocktail bars, boutique cinemas and private member's clubs, there's always something new to do here.

And you're just moments away from South Kensington tube station and the District, Circle and Piccadilly lines with easy access to Central London.



Find a new favourite

RETAIL

- 01 The Conran Shop Chelsea
- 02 Giorgetti Store London
- 03 OKA Chelsea
- 04 Ancienne Ambiance
- 05 De Padova Chelsea
- 06 Golden Goose, Draycott Avenue
- 07 Ralph Lauren Brompton Cross
- 08 Andrew Martin
- 09 Lamborghini London
- 10 CHANEL
- 11 Chloé London
- 12 JOSEPH
- 13 Maje London
- 14 SANDRO
- 15 Isabel Marant
- 16 Petals at Bibendum
- 17 Acne Studios
- 18 Harrods
- 19 Duke of York Square

HOTELS

- 20 The Adria
- 21 11 Cadogan Gardens
- 22 Sonder Chelsea Green
- 23 The Ampersand Hotel
- 24 The Rembrandt Hotel
- 25 The Franklin London
- 26 The Cadogan
- 27 Knightsbridge Hotel

ARTS & CULTURE

- 28 Cadogan Hall
- 29 Cadogan Gallery
- 30 Royal College of Art

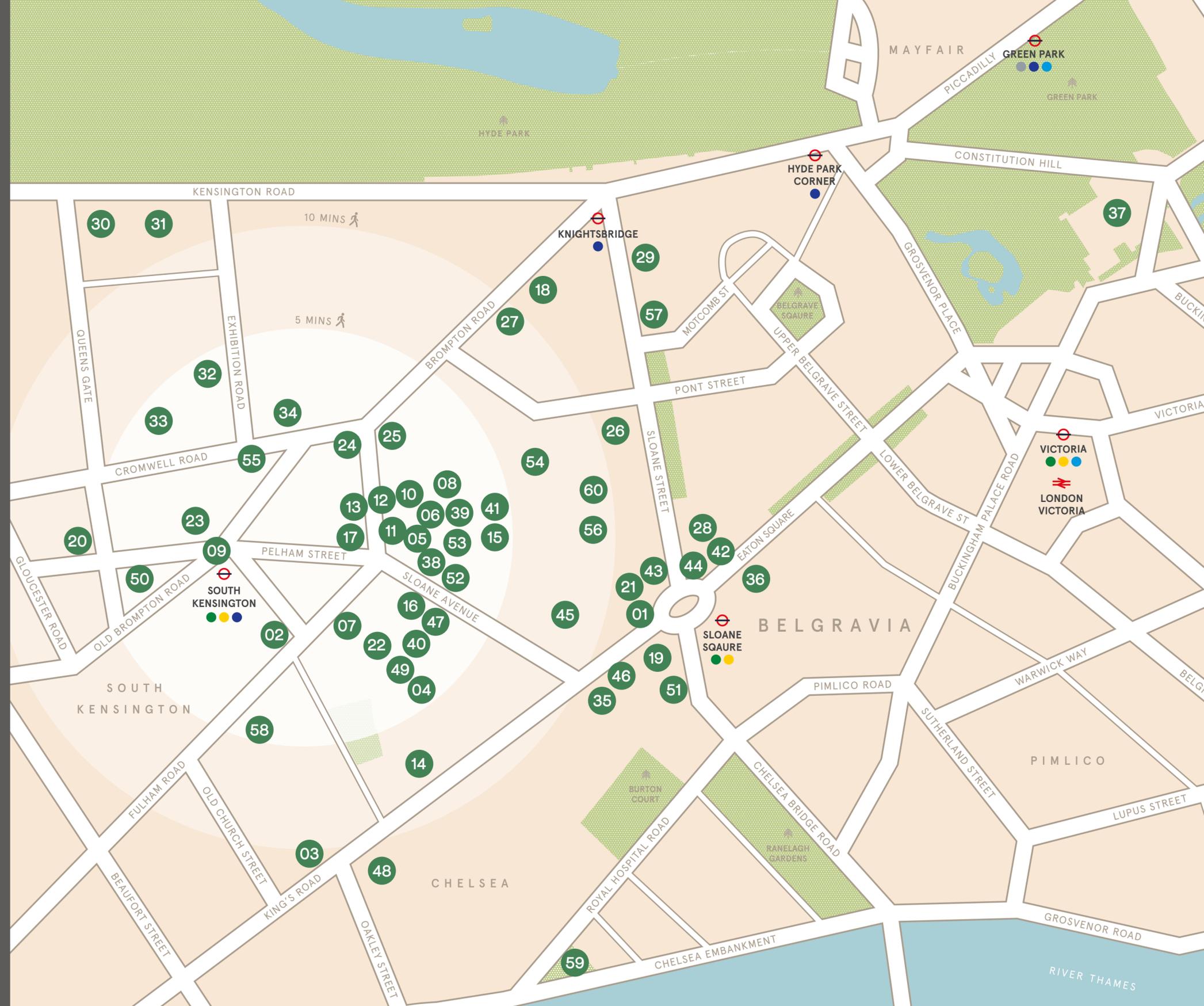
- 31 Royal Albert Hall
- 32 Science Museum
- 33 Natural History Museum
- 34 Victoria & Albert Museum
- 35 Saatchi Gallery
- 36 The Royal Court Theatre
- 37 Buckingham Palace

RESTAURANTS AND BARS

- 38 Daylesford Organic
- 39 Daphne's
- 40 Gaucho Sloane Avenue
- 41 Jak's Bar
- 42 Colbert
- 43 Azzurra
- 44 The Botanist
- 45 Kutir
- 46 Manicomio
- 47 Barts
- 48 The Ivy Chelsea Garden
- 49 Elystan Street
- 50 Wright Brothers South Kensington
- 51 Caraffini

GREEN SPACES & WELLNESS

- 52 Bamford Wellness Spa
- 53 KX | Private Members' Club
- 54 Lennox Gardens
- 55 Aquilla Health & Fitness Club
- 56 KXU
- 57 The Peak Fitness Club & Spa
- 58 Chelsea Common
- 59 Chelsea Physic Garden
- 60 Cadogan Square Gardens



In good company

Stand shoulder-to-shoulder with thriving businesses

 Oakley Capital


MARSHALL WACE


THE WORD FOR CHEMICALS



 WINTON

 Investindustrial

 FARALLON
ESTABLISHED 1986

STIRLING SQUARE 



 *Dorchester Collection*

 TETRAGON

 VR CAPITAL GROUP


LIBERTY
GLOBAL

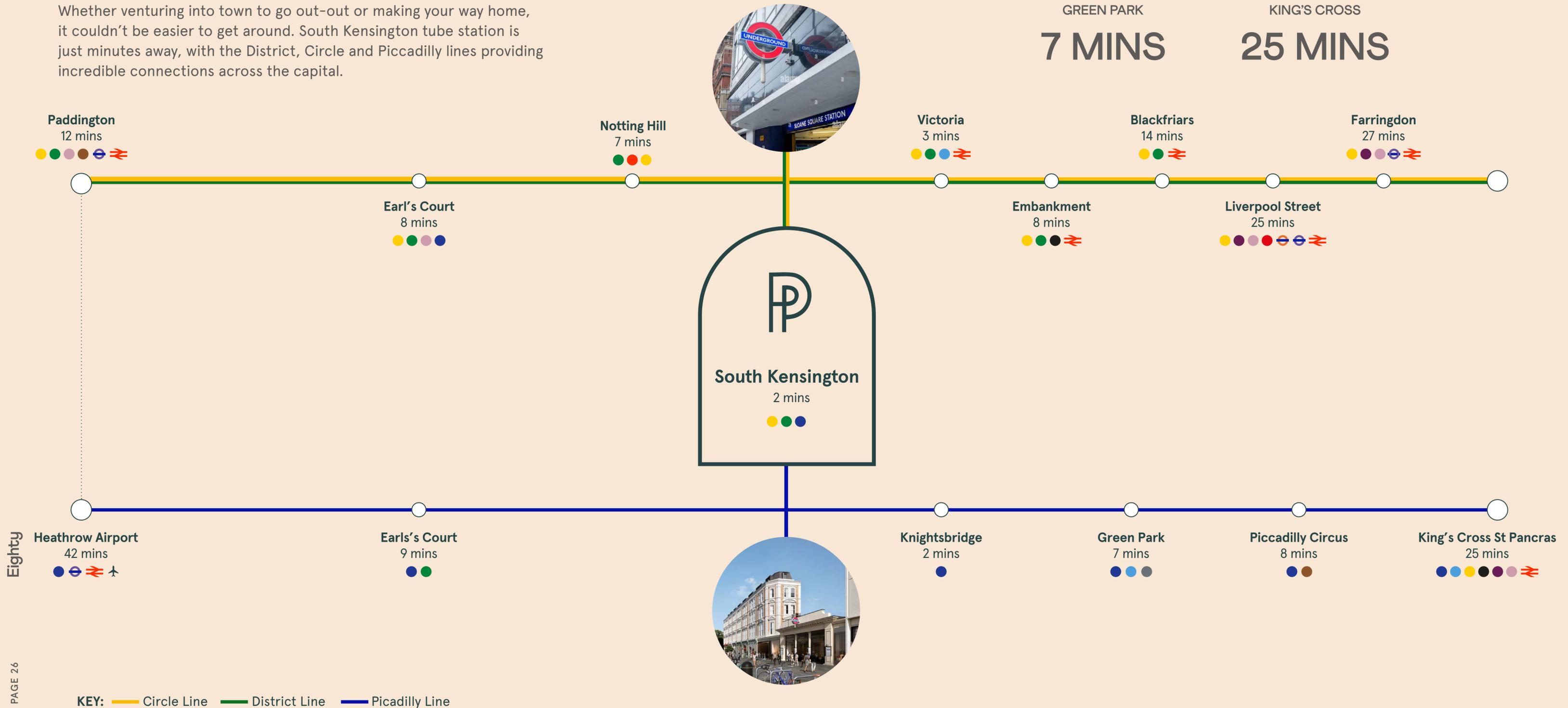

ARROW
SHIPPING & ENERGY




FERRARI

Excellent connectivity

Whether venturing into town to go out-out or making your way home, it couldn't be easier to get around. South Kensington tube station is just minutes away, with the District, Circle and Piccadilly lines providing incredible connections across the capital.



New and Improved access

South Kensington Station is only two minutes' walk from Eighty and is set to be transformed by a new development led by Transport for London, Places for London and Native Land. Station users will benefit from an expanded ticket hall, new platforms and a remodelled entrance with step-free access to the Circle and District lines.

PELHAM STREET

NEW OFFICE & RESIDENTIAL



PELHAM STREET STATION ENTRANCE

NEW BULLNOSE BUILDING

NEW STEP-FREE STATION ENTRANCE ON THURLOE STREET



7.00

Early birds take a heart-pumping whole body workout at KOBOX.



Good for your mind, body and soul.

8.00

Grab a flat white from Dalesford before settling in for the day ahead.



16.15

Explore the local green spaces and take a wander to Kensington Gardens.

12.30

Head to Daphne's for a spot of authentic Italian cuisine



20.30

Take in a performance at the Royal Albert Hall.





PELHAM

The Team

Professional team

Client



Development Manager



Architect

Piercy&Company

Structural Engineer



MEP Engineer



Landscape Architect

TOWNSHEND
LANDSCAPE
ARCHITECTS

Planning Consultant



Specialist Lighting Designer

STUDIOFRACTAL

Façade Engineer

Eckersley
O'Callaghan

Marketing Consultant

Graphicks



A Landlord for the long term



Eighty is owned by Wellcome, a global charitable foundation dedicated to supporting science solve the urgent health issues facing everyone and give researchers the time and resources they need to make breakthroughs.

Wellcome has existed since 1936 and prioritises responsible investment and stewardship, with a vision to continue to fund health science for many years to come.

Other real estate assets in London that Wellcome have developed, let and held include 210 Euston Road, a 70,000 sq ft office development just a stone's throw from Euston Station.



FOUNDED
1936

COMMITTED TO ACADEMIC
RESEARCH BY 2032

£16bn

INVESTMENT PORTFOLIO

£36.8bn



Images: 210 Euston Road



eightypelham.com

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