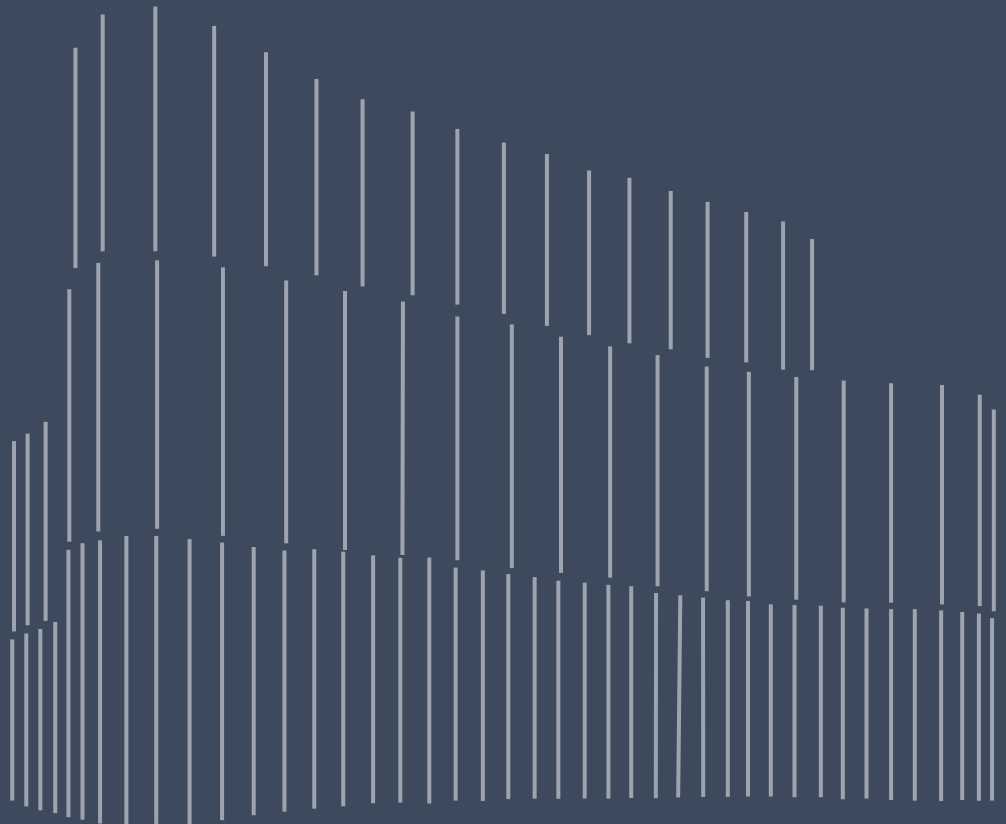




One  
St George's  
Road  
Wimbledon

192,000 sq ft  
Landmark HQ Offices



A remarkable new office development in the heart of Wimbledon, **One St George's Road** will set new standards for innovation and sustainability. With eye-catching architecture, impressive amenities and a focus on occupant wellbeing, it will be a genuine game changer for the area.

This is a workplace with a fresh mindset. Created to reflect how the world works today. Designed with the flexibility to fit tomorrow. It's a new type of office for this renowned district, and a rare opportunity for your business.

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04

# One St George's Road

# 01

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## A New Wave

Perfectly positioned in the heart of Wimbledon, One St George's Road will be a new 192,000 sq ft Grade A office building with ground floor retail frontage. It's a pioneering development at the vanguard of design and sustainability.

Located opposite the train station, with exceptional transport connections, it will be the focal point of the St George's Road Office Quarter, and the catalyst for the area's regeneration under the Wimbledon Masterplan.

A unique opportunity for you to secure a central London specification in greater London, One St George's Road is managed by an experienced team dedicated to delivering the building in 2.5 years from commitment.



# HOW

“

**One St George's Road is the best building in the best location, of the highest architectural standards and with leading edge sustainability. There's nothing like it, and it's in a class of its own.”**

Joel Hawkins  
Director, Bell Hammer

It's over 30 years since we've seen a high-quality office development in Wimbledon, and now there's going to be one at One St George's Road. The first central London spec office building in the area of that architectural quality, size and sustainability criteria.

Wimbledon Station is the only place in London with all four modes of transport. Its connections are good, you can get to central London quickly and to Gatwick and Heathrow easily. When you come out of the station, the most important part of the town centre is straight ahead of you, and that's where the building is going to be.

Merton have tried to shape how Wimbledon town centre is going to develop and at the epicentre of that plan is One St George's Road. We're the first there, we've got the planning consent, and ready to deliver.

The basic principle is to use the best things around. Most people will know Wimbledon because of its championship tennis but we've also got a fantastic facility in Wimbledon Quarter, which includes a gym, climbing wall and shops.

Nearby you have pubs, two theatres, Wimbledon Common and Wimbledon Village, which has all sorts of lifestyle opportunities that people in the building would want to take advantage of.

A major question when signing up for a building is 'are the people you're asking to deliver it able to do so?'. Bell Hammer has been doing this for a long time and has successfully delivered similar buildings throughout the south-east.

The professional team are A-list. We've got blue chip companies delivering architecture, project management and all the other disciplines. We have M&G funding the scheme and they've delivered headquarter office buildings for most major occupiers in the UK for many years.



One St. George's Road  
The Building



## Catalyst for change

As the first significant new office building in Wimbledon for more than 25 years, One St George's Road is a unique opportunity. In the south west London office market, there's simply nothing else like it.

With its distinctive proposition and impeccable location, it will swiftly become the focal point of the local business district, and a catalyst for the future evolution of this aspirational corner of the capital.

01. CGI of north east elevation  
02. CGI of floor 11 amenity

# Innovative design



A landmark building that will provide an inspiring welcome to Wimbledon, One St George's Road is thoughtfully designed to incorporate materials, tones and textures that complement its surroundings and elevate the local area.

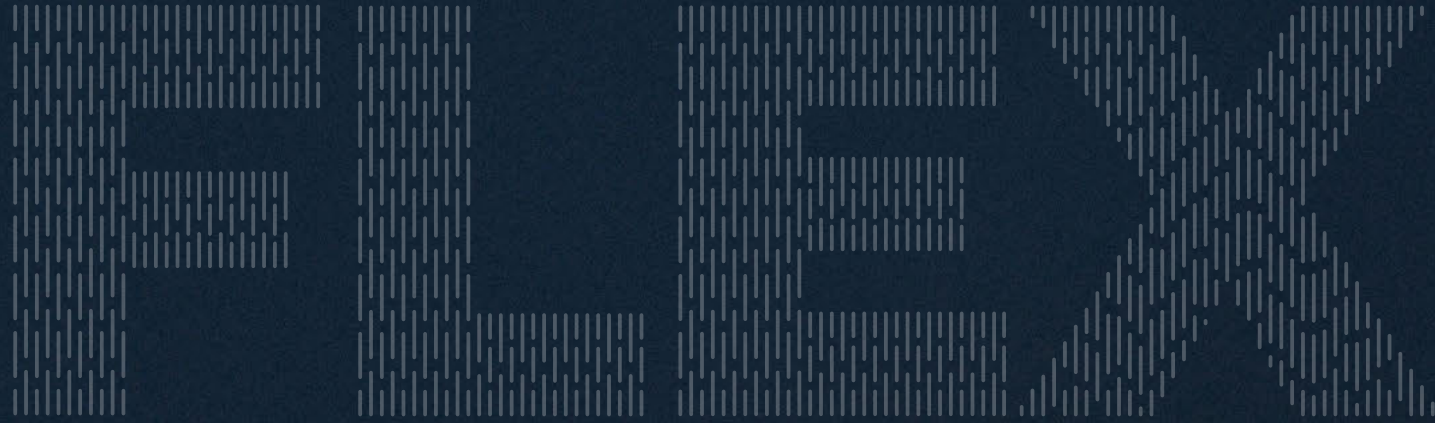
Full height glazing creates a highly transparent ground floor façade, which illuminates the impressive reception area and promotes interaction with the public spaces surrounding the building.

Creating the façade's distinctive wave-like visual effect, the innovative vertical 'fins' are also designed to shade the interiors from overheating, whilst maximising the available natural light.

Additionally, the horizontal perforated metal fins offer further heat protection and create an attractive filtered light effect. Together, these features help reduce the building's reliance on powered cooling and artificial lighting systems, thus contributing to its excellent sustainability credentials.

01. CGI of exterior detail  
02. CGI of indicative reception





In terms of the architecture, I think about the ground floor and how welcoming that is. It's very light and open. Above that it's more solid, there's a gravitas to it. We've introduced form through the curved corners, which lean on the local context. It feels almost like two waves passing each other. This means that as you move around the building it shifts, which gives it character.

There are 11 stories; ground floor is retail, with ten storeys of office. There are two main terraces, one on the seventh floor, which will be private, and one at the top of the building, which will be used by everybody and which wraps around the whole of the roof with fantastic views across London.

The building is designed around people, and you think about that upon arrival. You're able to safely park your bike, have a shower or yoga session in the morning, use the amenities at the top to enjoy the view while having a drink in the evening or reading a book at lunchtime. All of those different aspects of the building really are about the person within it and what they need from it.

Sustainability has been the number one objective from the beginning. It's a BREEAM 'Outstanding' building, for its 'well rating', we are en route to platinum, and it is EPC 'A' grade – these are the highest standards of all of those accreditations.

It's an all-electric building, and we've got nearly 400 bike racks with shower and changing facilities.

“

**This was an opportunity to work with a fantastic client who's got a very strong vision about creating, quite simply, the best offices in town. I think we've been able to respond to this with a very good design team and really create something quite unique.”**

**Luke Schuberth**  
Managing Director UK, Aukett Swanke







The building is designed around people. All of those different aspects of the building really are about the person within it and what they need from it."

Luke Schubert  
Managing Director UK, Aukett Swanke



01

# Smarter working

One St George's Road is created for the way the world works now. A high spec development with exceptional services and next generation connectivity, it's a workplace with built-in flexibility, for agile co-working and collaboration.

This is a building where people will want to work. Where creativity, productivity and wellbeing are the focus, with breakout spaces, roof terraces and multi-use amenities. A sustainable building with one eye fixed firmly on the future.



02

01. Roof terrace working  
02. Next generation connectivity

# Designed for people



Today's top talents expect more from their workplace. One St George's Road is designed to support employee wellbeing, with a wealth of features to enhance their everyday health and happiness.

The rooftop amenity hub will offer a communal space for events, yoga and exercise classes. Outside, the landscaped roof terrace and exclusive 7th Floor terrace will provide places to relax and be inspired. Meanwhile, the cycle hub's excellent end-of-journey facilities will enable healthy commuting.



01. CGI of roof terrace amenity  
02. CGI of ground floor studio amenity  
03. Roof terrace socialising

02



03

One St George's Road, Wimbledon



CGI of roof terrace amenity



# A sustainable vision



Designed with sustainability at front of mind, this will be a low-carbon development featuring responsibly sourced materials, outstanding energy efficiency, and healthy and safe working environments.

Outside, the landscaped terraces will enhance biodiversity, while excellent provision for sustainable transport will both support the local ecology and help protect the global environment.



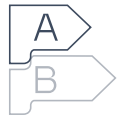
Wired Score Platinum



BREEAM 'Outstanding'



WELL Gold (with route to Platinum)



EPC rating – A



01. Healthy and safe working environments  
02. Sustainable transport provision

# Wimbledon London SW19

# 02

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## Wimbledon Location



# Positioned for success

Proudly positioned opposite Wimbledon train station, One St George's Road will be at the heart of the local business district, a prestigious corporate location with an international reputation and a vibrant mix of occupiers.

The development offers central London standards in a highly desirable Greater London setting. With excellent sustainable travel connections, it will deliver a rewarding working experience with an improved work/life balance.

### Business Occupiers

ATP Media  
 Capsticks  
 CIPD  
 Close Brothers  
 Club Med  
 Coty Inc  
 Domestic & General Group  
 Flight Centre Travel Company  
 HPD  
 Intelliflo  
 Kindred Group (Unibet)  
 Metro  
 Ode  
 Rymans  
 The Communication Workers Union  
 Wella





Train	Mins
Clapham Junction	7
London Waterloo	17
London Victoria	25
Kings Cross	34
Farringdon	36

Source: National Rail



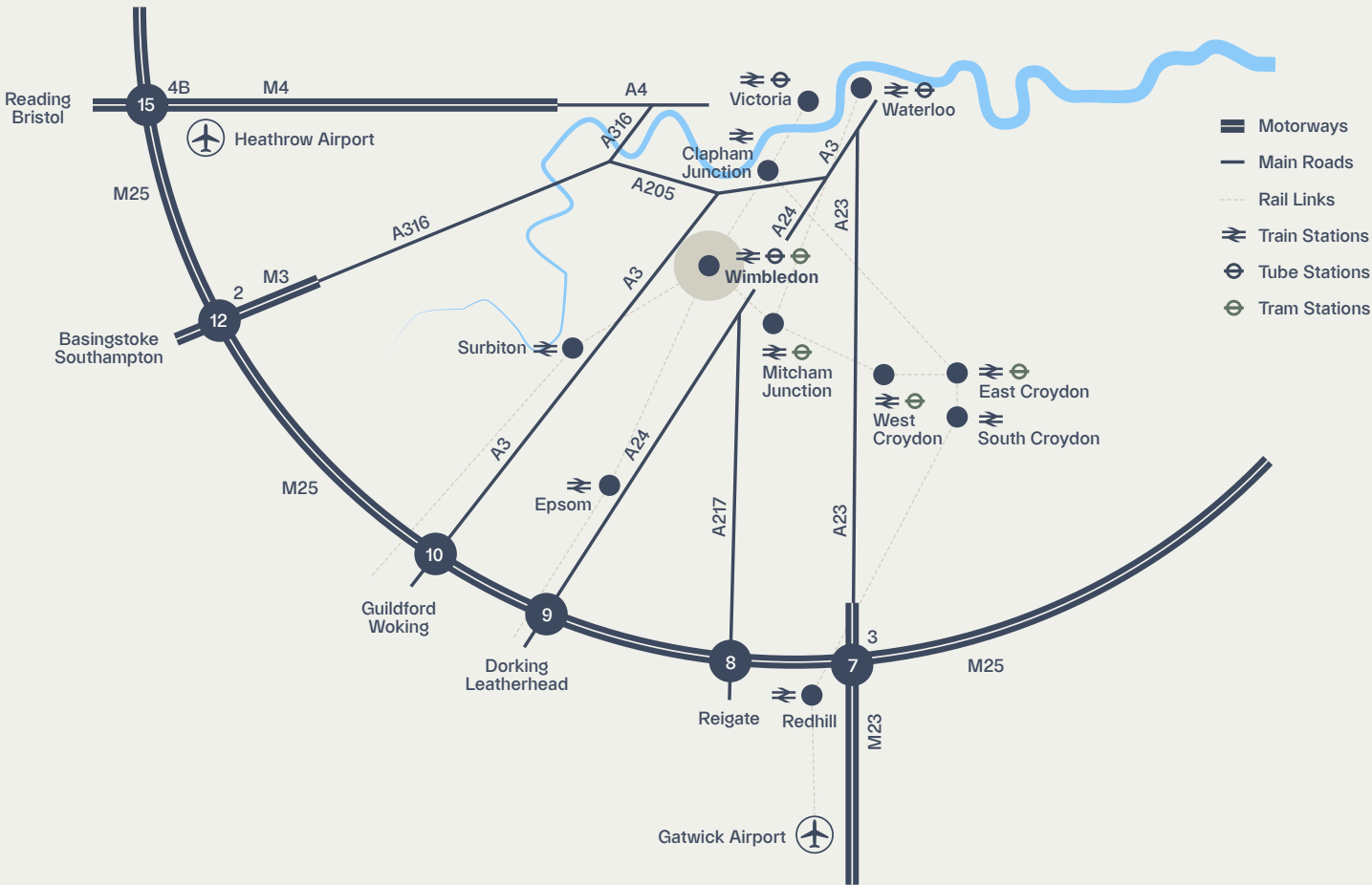
Underground	Mins
Earls Court	17
Paddington	28
Kings Cross	34
Bank	25

Source: TFL



Tram	Mins
Mitcham	12
West Croydon	26
East Croydon	31

Source: TFL



- 01. Regular and swift connectivity
- 02. Wimbledon Station
- 03. National Rail

# All change



Wimbledon is the only London station with an interchange for all four modes of public transport. With national rail, underground, tram and bus services to choose from, you'll enjoy regular and swift connections to central London, Surrey, and beyond.

The area is well served by major roads, with the M25 offering nearby access to the motorway system. And with Wimbledon pencilled in as a main station on the proposed Crossrail 2, the future looks even better connected.



One St George's Road, Wimbledon



- 01. Third Space – Wet Spa
- 02. Wimbledon Quarter
- 03. The Alexandra
- 04. Polka Theatre
- 05. Pandora
- 06. Joe & The Juice

# Life on your doorstep



As you might expect from such a well-connected enclave, the local area boasts exceptional amenities. Explore culture and entertainment at the theatre and cinemas. Work out at the leisure centre, spa and various gyms. Go shopping at major supermarkets and the Elys department store.

You'll find a feast of food and drink establishments in the area, from pubs and cafés to restaurants offering every type of international cuisine. From post-work get togethers to weekend outings, everything you need is right here.

## Health & Leisure

- Fitness Space
- Third Space
- Nuffield Health
- Virgin Active
- The Boardroom Climbing
- The Golf Groove
- Odeon Cinema
- Polka Theatre
- Wimbledon Theatre

## Retail

- Boots
- The Body Shop
- Ely's Wimbledon
- Lakeland
- M&S
- H&M
- Holland & Barrett
- Oliver Bonas
- Pandora
- Prezzemolo & Vitale
- Superdrug
- Tesco Express
- Uniqlo
- Waitrose

## Bars & Restaurants

- The Alexandra
- Bill's
- The Ivy
- Joe & The Juice
- Pho
- Roxie Steakhouse
- Sticks' n' Sushi
- Wagamama

## Hotels

- Antoinette Hotel
- Hotel du Vin
- Premiere Inn
- Travelodge
- YMCA





- 01. The Boardroom Climbing
- 02. Shopping
- 03. The Golf Groove
- 04. Third Space – Gym
- 05. Third Space – Pool
- 06. Restaurants and Cafés

# Wimbledon Quarter



A thriving hub offering a wide array of retail experiences and leisure attractions, Wimbledon Quarter is just across the road from One St George's Road, making it ideal for lunchtimes, evenings and weekends.

If you're looking to eat, drink or shop, you'll find a mix of high street retailers, restaurants and cafés. And for your regular workout, there's everything from state-of-the-art gyms, to climbing walls and golf practice ranges.





# Wimbledon Life

Wimbledon has all you could ask for from an upmarket London district. Only a ten-minute stroll from One St George's Road, Wimbledon Village is a leafy enclave with boutique retail, upmarket dining, and welcoming pubs and cafes.

For green spaces, outdoor activities and relaxation, explore Wimbledon Common and Wimbledon Park. You'll also find four golf courses locally, plus excellent facilities for many other sports, including the world-famous All England Lawn Tennis Club.

- 01. Wimbledon Common
- 02. Hand In Hand, Wimbledon Common
- 03. Maison St Cassien, Wimbledon Village
- 04. The Clocktower, Wimbledon Village



01



02



03



04



Wimbledon College

## An excellent education

When it comes to educational opportunities, the area offers an unparalleled choice, including outstanding local state schools and renowned independent schools for boys and girls.

From pre-school and primary all the way up to sixth form, every age and stage is catered for, ensuring that Wimbledon remains a highly attractive destination for colleagues with young and growing families.

# Plans & Specification

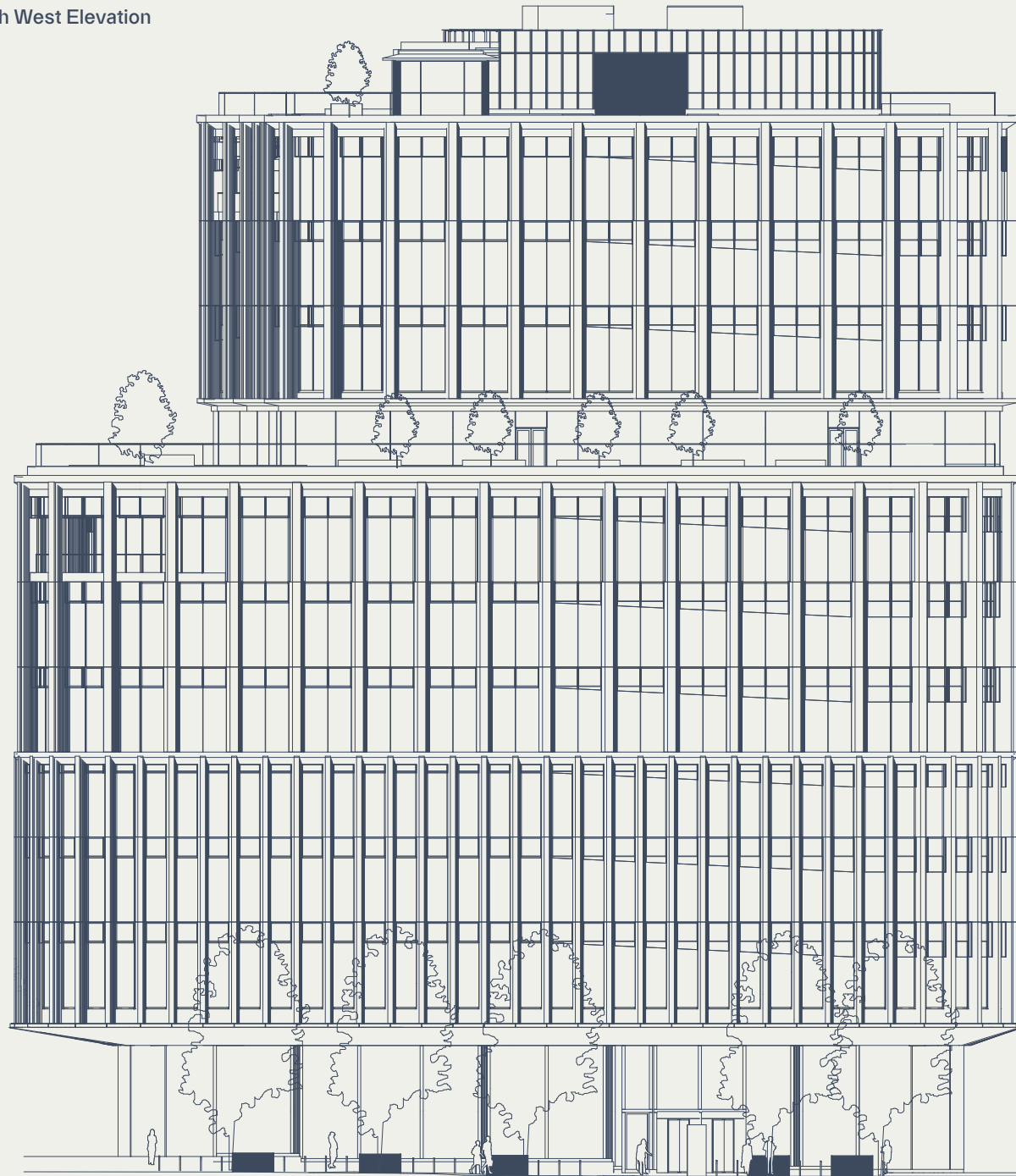
# 03

40	Overview
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# Overview

North West Elevation



	Area	sq ft	sq m
<b>11</b>	Amenity & Terrace	-	-
<b>10</b>	Office	14,091	1,309
<b>9</b>	Office	14,455	1,342
<b>8</b>	Office	14,455	1,342
<b>7</b>	Office + Private Terrace	14,455	1,342
<b>6</b>	Office	21,839	2,028
<b>5</b>	Office	22,204	2,062
<b>4</b>	Office	22,204	2,062
<b>3</b>	Office	22,697	2,108
<b>2</b>	Office	22,697	2,108
<b>1</b>	Office + Affordable Workspace	22,697	2,108
	<b>Total Office (NIA approx)</b>	<b>191,795</b>	<b>17,818</b>
<b>G</b>	Ground Floor + Mezzanine Retail	14,424	1,604

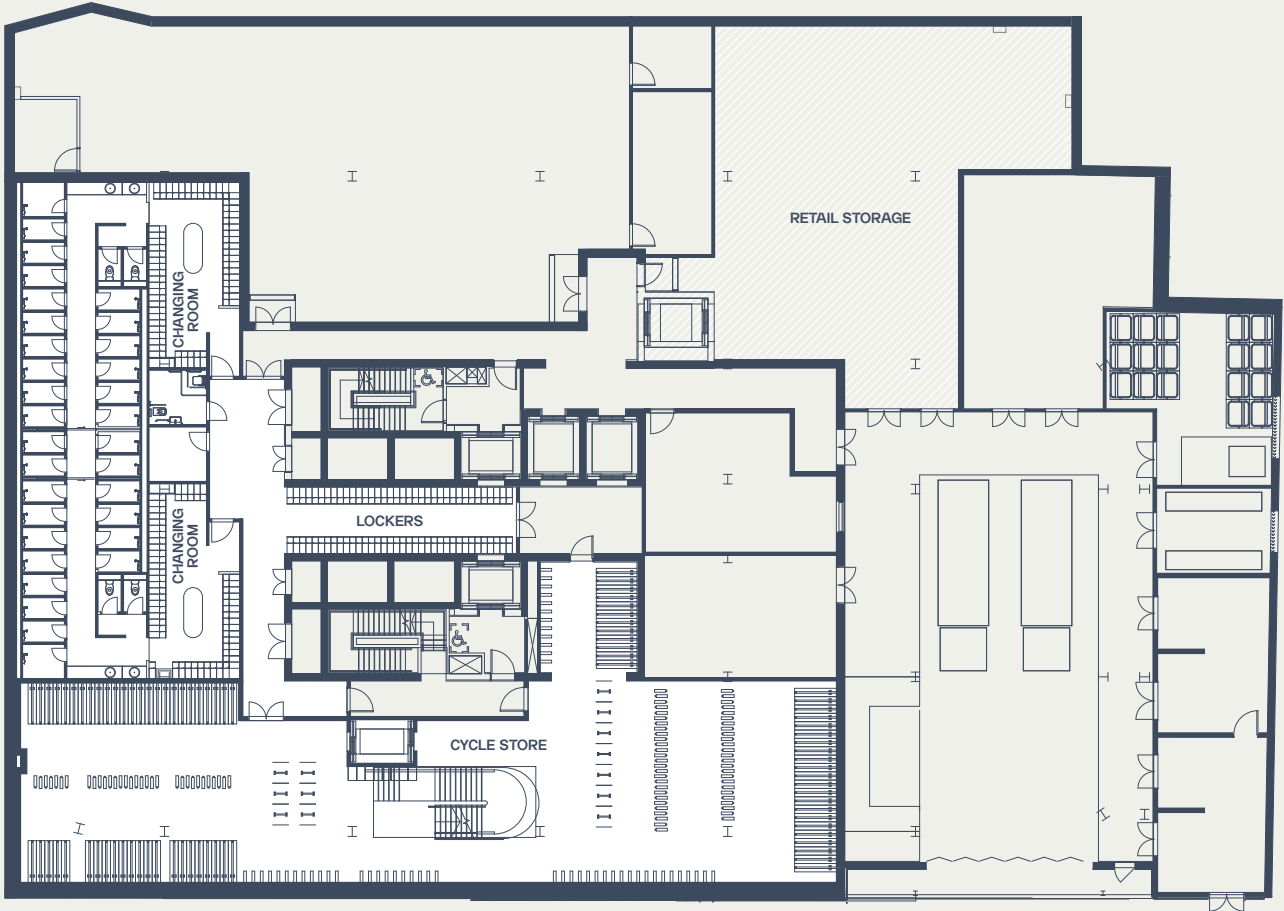
**One St George's Road will be a 192,000 sq ft Grade A office building with ground floor retail frontage.**

The Lower Ground floor will include excellent end-of-journey amenities. The Ground Floor will offer an impressive reception area, mezzanine and three retail units.

The development will feature 10 office floors, with a landscaped terrace at Floor 7 for exclusive use of the occupier. The 11th Floor is open to all occupants and offers a landscaped roof terrace with shared amenity space and stunning views across London.

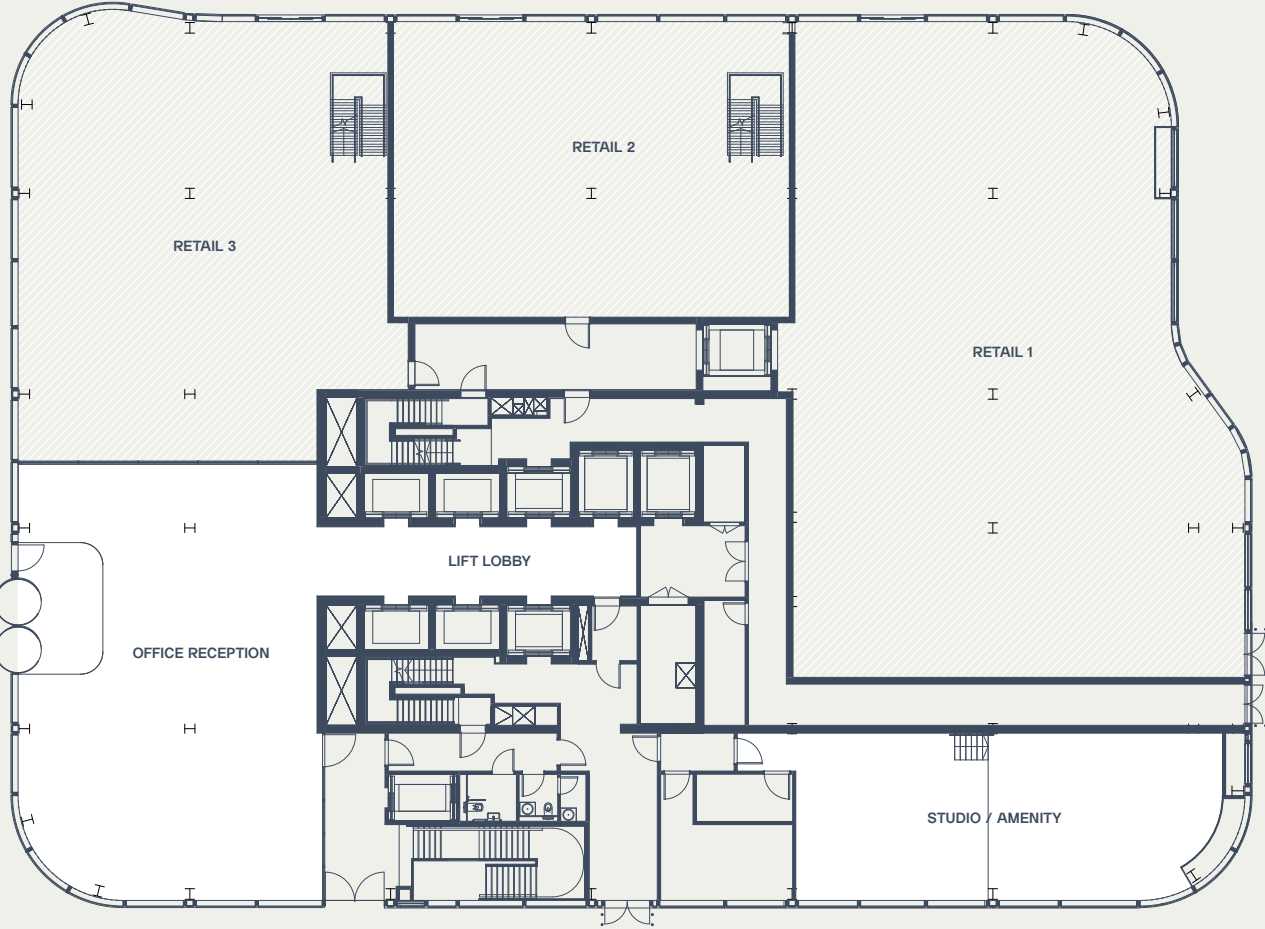
# Lower Ground

Showers, Lockers & Bike Storage



# Ground Floor

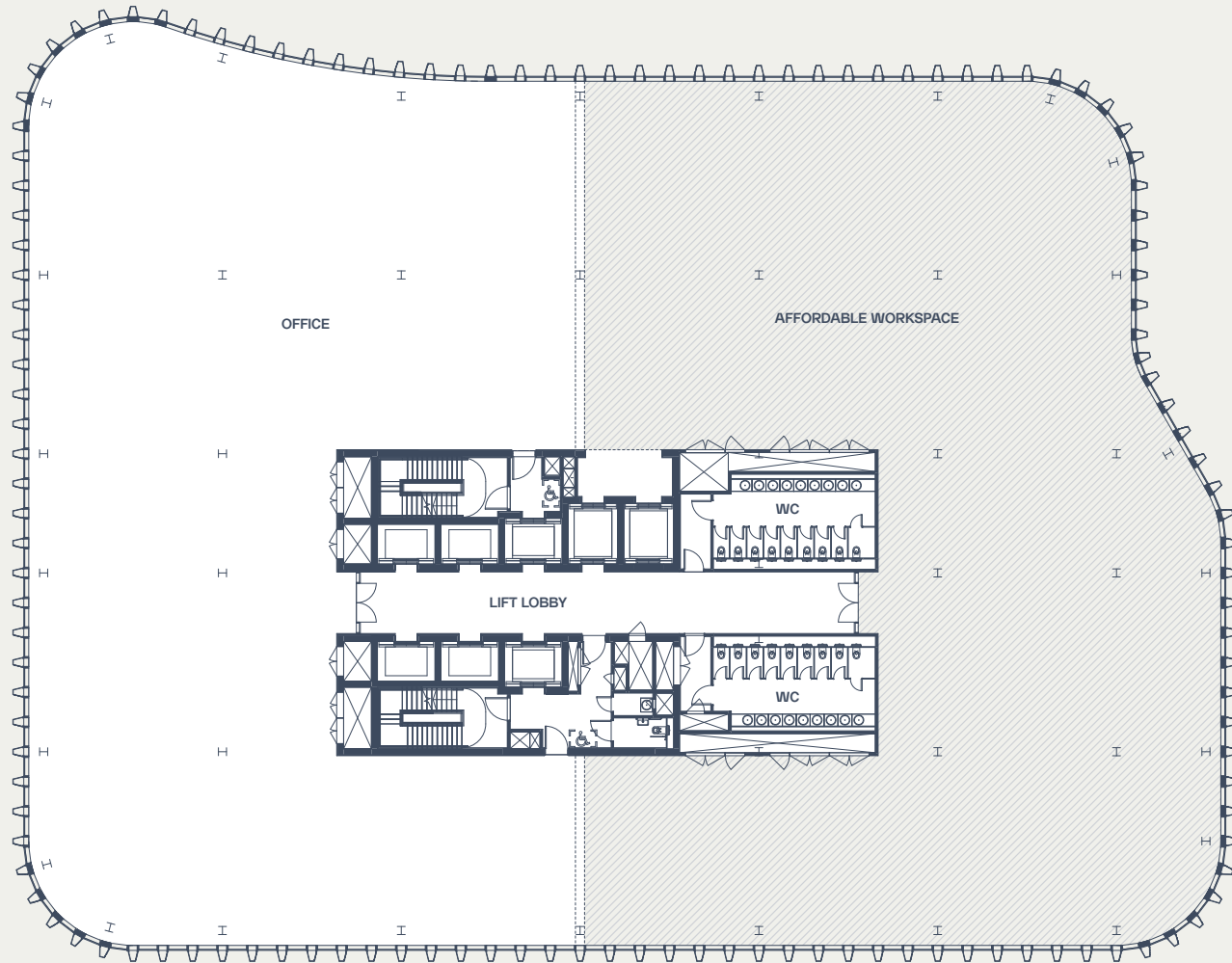
Office Reception & Studio / Amenity



# Floor 1

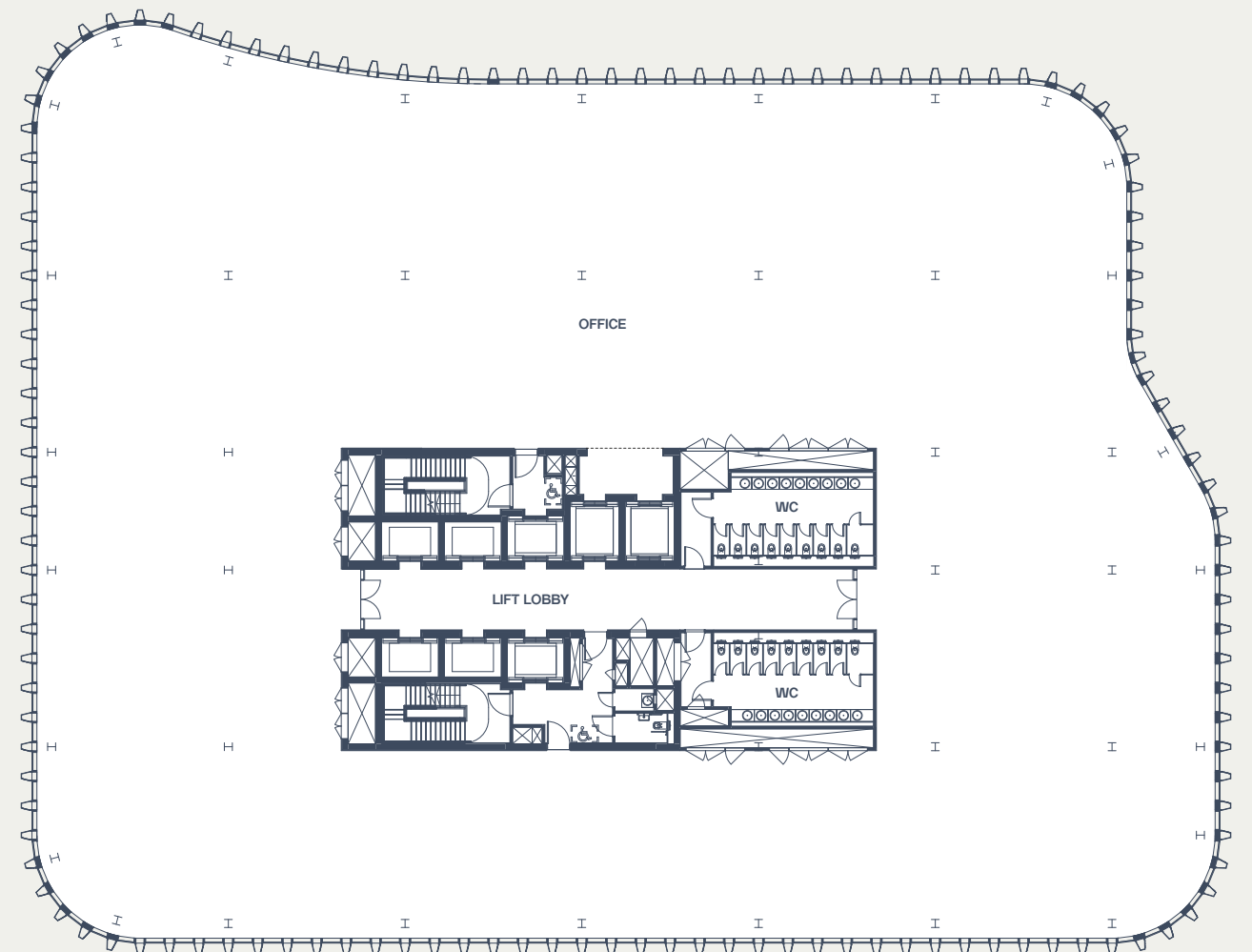
Office: 10,839 sq ft / 1,007 sq m

Affordable Workspace: 11,431 sq ft / 1,062 sq m



# Typical Floor 2 – 5

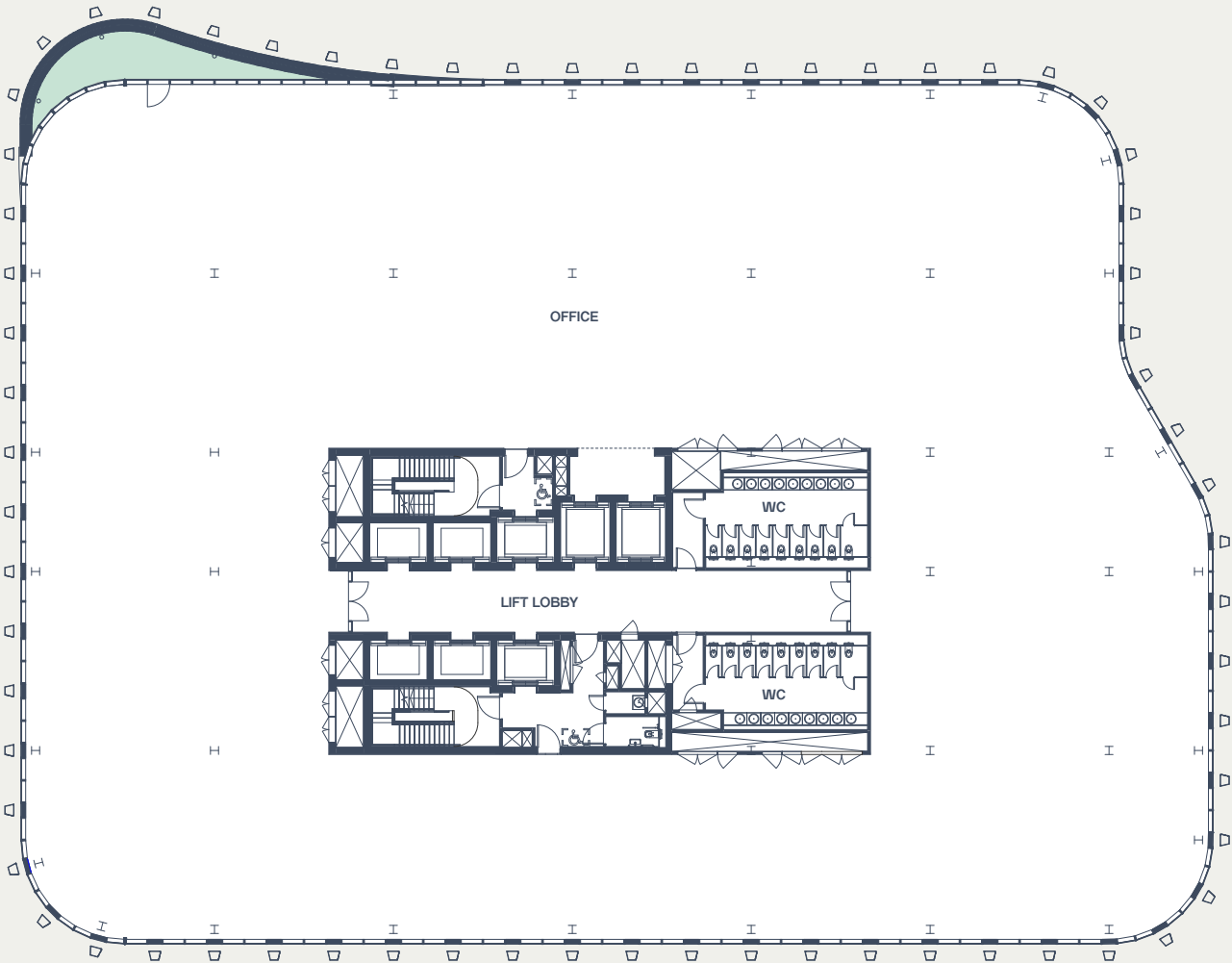
Office: 22,204 – 22,697 sq ft / 2,062 – 2,108 sq m





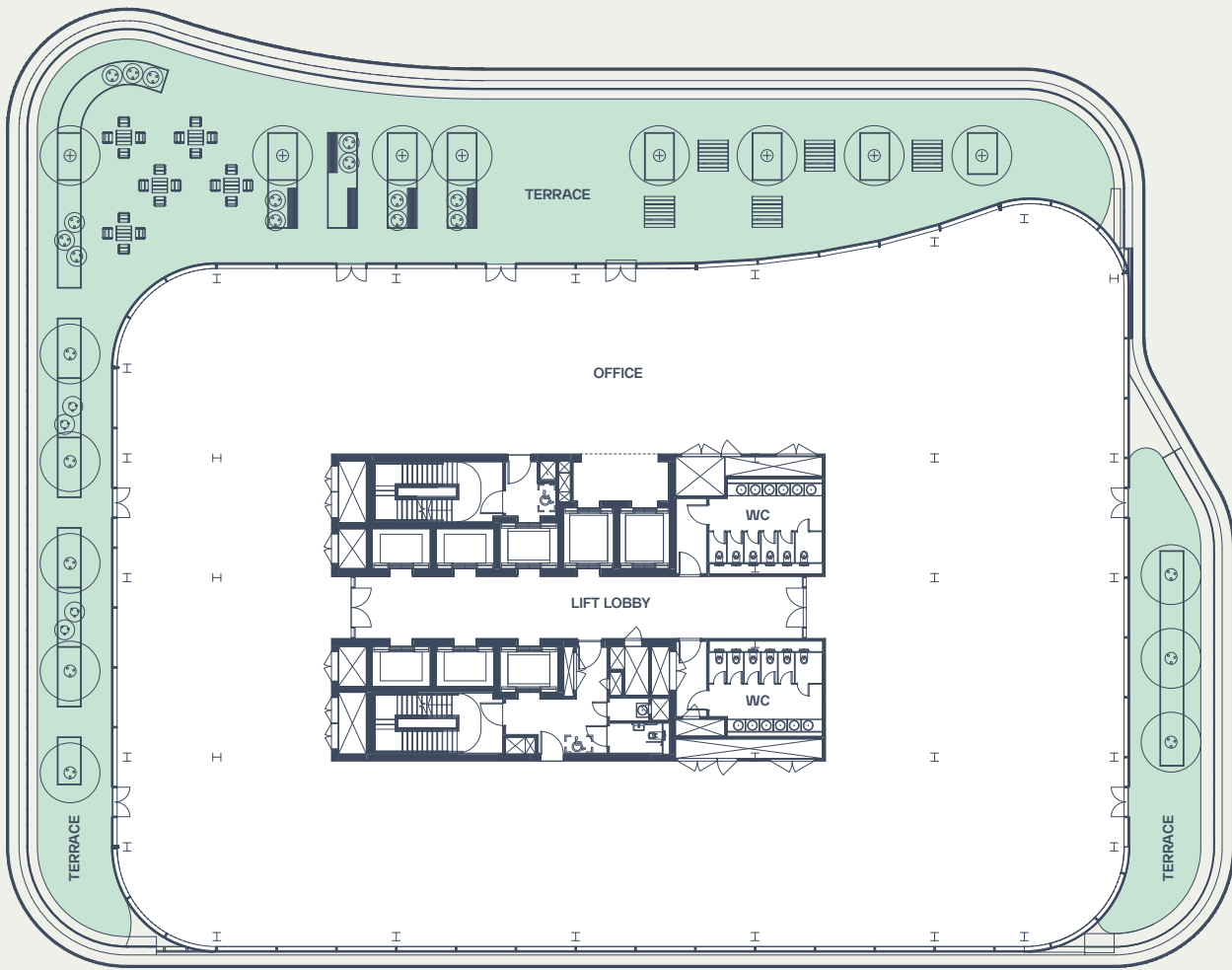
# Floor 6

Office: 21,839 sq ft / 2,028 sq m



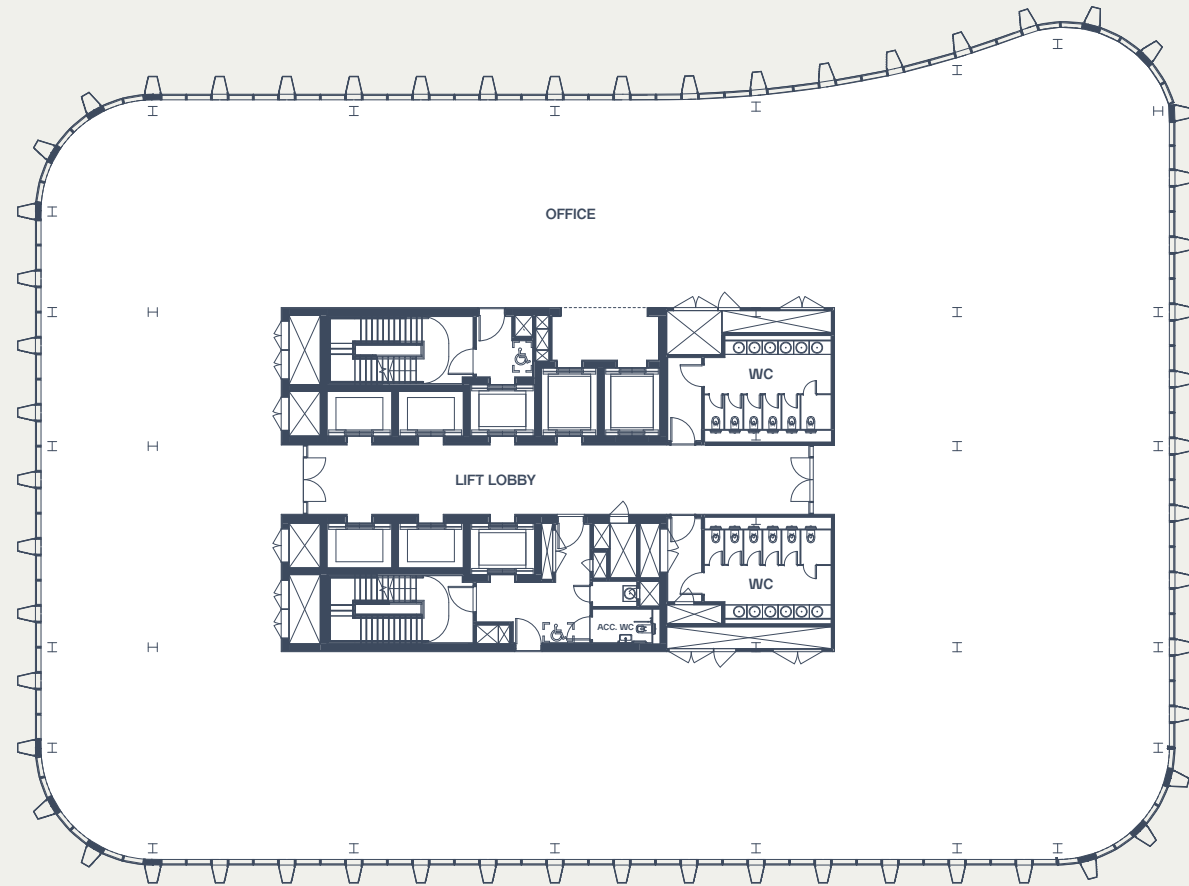
# Floor 7

Office: 14,455 sq ft / 1,342 sq m + Terrace



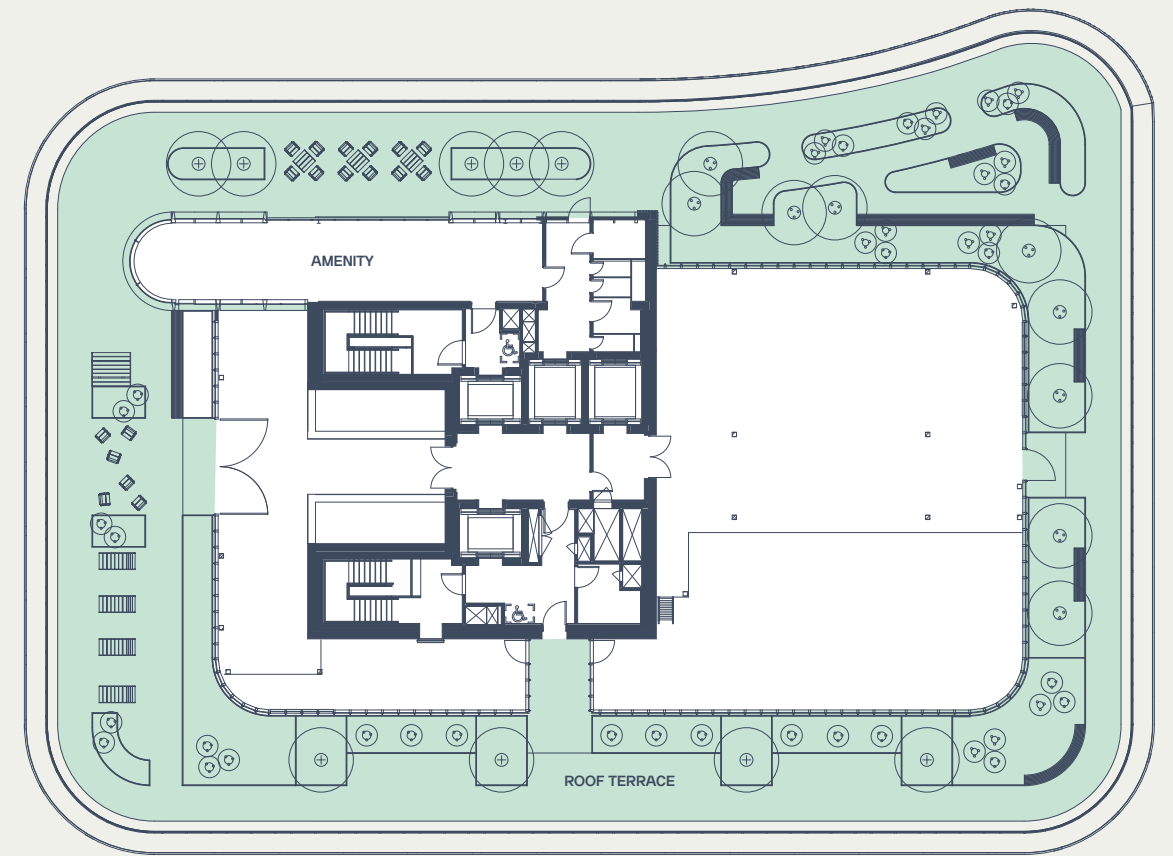
# Typical Floor 8 – 10

Office: 14,091 sq ft – 14,455 sq ft / 1,309 sq m – 1,342 sq m



# Floor 11

Amentity & Terrace



Plans & Specification  
**ESG Specification**



Sealed façade to ensure acoustic and thermal comfort for building users



Biodiversity Roof and Green 'balconies' to level 6 and level 10



Solar shading "Veil"



NABER 5\* to 5.5\* (pending design review)

**ESG**

**500m<sup>2</sup>**

of PV integrated with green/blue roof

**190%**

Biodiversity net gain

**Net Zero**

Net Zero Carbon – Whole building performance in line with UKGBC 2030 standards

**20%**

recycled content for structural steel



Wired Score Platinum



BREEAM 'Outstanding'



EPC rating – A



WELL Gold (with route to Platinum)

Plans & Specification  
**Building Specifications**

A high-quality, high-performance workplace, One St George's Road is designed for the comfort and safety of your employees, and will be built to the most exacting specifications.

You'll find exceptional services and amenities throughout, plus all the cutting-edge connectivity infrastructure that modern businesses require. Every detail is thoughtfully considered, enabling you to work smarter and better every day.

**Amenities**



**Showers & Changing**

- Shower and Changing facilities at Lower Ground level divided male/ female with 15 showers each with 202 lockers in total.



**Cycle Storage**

- 303 secure cycle spaces at Lower Ground level with lift and stair access.
- 30 Electric cycle charging points



**Outdoor Spaces**

- Private terrace on 7th floor
- Roof level amenity space with access to external landscaped terrace on level 11.



**Toilet Facilities**

- Male, female, and disabled WCs on each floor (all cubicles)

**Building Performance**



**Specifications**

- Clear floor to ceiling height: 2.9m
- Raised floor depth: 150mm (gross)
- Office floor loadings: 2.5kn/sq m plus 1.0 kn/sq m
- Planning grid: 1.5m x 1.5m



**Air Quality**

- Air conditioning systems: four pipe fan coil
- Fresh air: 14l/s per person based on total occupancy of 1 person per 10sq m. 100% outdoor air with no air recirculation.



**Lighting**

- Lighting: LED designed in accordance with CIBSE LG7.
- Office lighting levels: 300 lux (500 lux capable)



**Power**

- All electric, except for life safety (diesel generator) and diesel sprinkler pump
- 1.2MW tenant power



**Lifts**

- 8 Lifts: 7 x 21-person passenger lifts with Hall Call Allocation (HCA) destination control and 1 dedicated goods lift (1600 kg capacity).



**Occupancy**

- Office services will be designed to serve 4 tenancies per floor on levels 1-6, and 2 tenants to level 7-10.
- Occupation density: 1 person/10 sq m
- Means of escape: 1 person/6 sq m



**Connectivity**

- Diverse routes for data



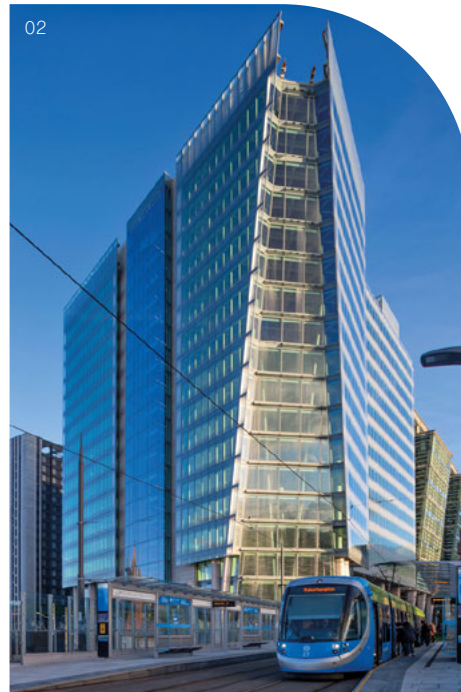
**Security**

- Staffed reception, CCTV and barriers with key fob-based access control
- The building management system (BMS) shall have an allowance for connectivity to lifts, speed gates and tenant software to help manage occupancy and building access.

# Change Makers

# 04

- 54 Investors – M&G
- 56 Property Developer – Bell Hammer
- 58 Architects – Aukett Swanke
- 60 Professional Team



01. Forbury Place, Reading  
02. Three Snowhill, Birmingham  
03. Leadenhall, London



# M&G

M&G Real Estate is the property asset management arm of M&G plc and draws on over 150 years of specialist real estate investment experience.

Today we are one of the most well-regarded real estate investment managers with over £37 billion\* of real estate equity and debt assets in more than 29 countries across the globe.

We offer a range of investment options to investors, from our established scalable pooled fund range through to the provision of high value solutions, spanning a diversity of geographies, sectors and investment styles. As the market evolves we look to build and launch relevant products and strategies aligned to the needs of our investors' that deliver attractive and durable returns.

[mandg.com/realestate](https://mandg.com/realestate)

# Bell Hammer

Bell Hammer is one of the most experienced developers of place in southern England. The current project portfolio totals in excess of 2m sq ft.

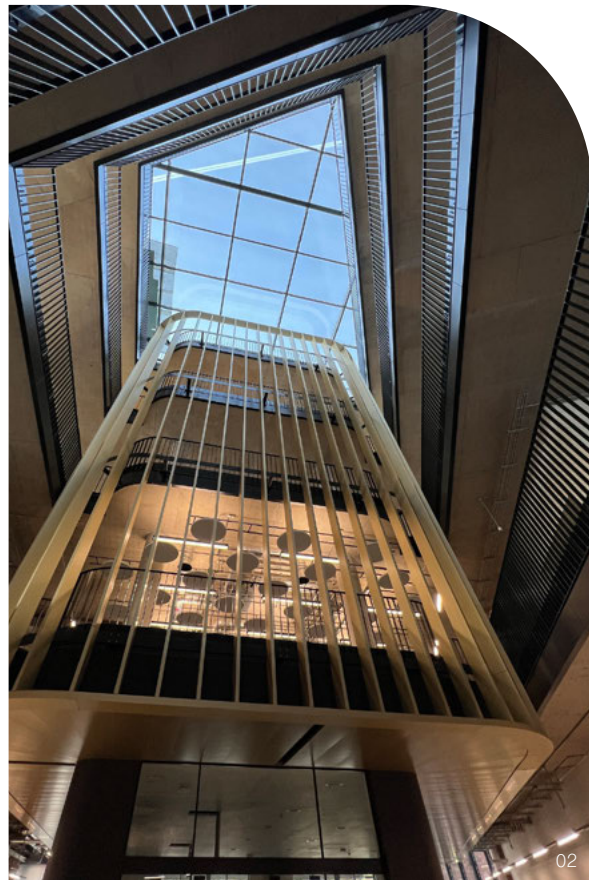
As a developer, we regenerate parts of cities, creating places and buildings for future generations designed to be socially, environmentally and economically sustainable places where people and nature can thrive.

We are committed to develop low energy buildings, ensuring both landlords and occupiers minimise the environmental impact of their real estate portfolios. Our objective is to target net zero carbon across our projects and are actively responding to the UK's ecological challenges, by ensuring that we deliver biodiversity gain in our places.

Bell Hammer strives to improve environmental, social and governance strategies in its development management activities. Putting our wellbeing principles into practice enables us to create public realm and green spaces for the occupiers and community to enjoy.

Bell Hammer has partnered with major UK funds including M&G Real Estate, Axa, LaSalle Investment Management, Railpen, Columbia Threadneedle and Abrdn. Full details of our latest projects can be found on our website [bellhammer.co.uk](http://bellhammer.co.uk).





# Aukett Swanke

Aukett Swanke are a London based Architecture, Masterplanning, and Interior Design studio who since 1906 have been building a sustainable legacy of design excellence through creating award winning places for people and the planet.

Aukett Swanke are regarded as one of the leading office architects, with a large built office portfolio across London and the UK. Their work is defined by innovative, elegant and agile designs for their clients and building users, which minimise the impact on our planet and maximise occupant's wellbeing.

As Architects, we believe sustainability is at the heart of delivering good architecture and ensuring the longevity of buildings. We focus on the key objectives of minimising operational and embodied carbon, maximising a flexibility, and designing healthy spaces for building users.

Change Makers  
**Professional Team**

The professional team are A-list. We've got blue chip companies delivering architecture, project management and all the other disciplines.

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Architects

**aukett  
swanke**

MEP Engineers & Sustainability

**HOARE LEA** 

---

Project Management

**francis | hunter**  
project management

Structural & Civil Engineers

**AKSWard**

---

Quantity Surveyor

 **Currie & Brown**

Landscape Gardening

**turkingtonmartin**

Change Makers  
**Contact Information**



---

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A development by

 **M&G**  
Real Estate

 **BELL HAMMER**

[Design by Blast.co.uk](#)





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London SW19 4DR

[onestgeorgesroad.com](http://onestgeorgesroad.com)