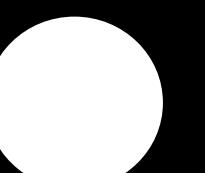
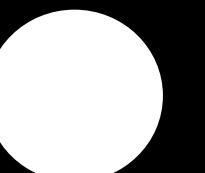
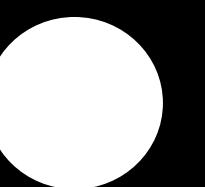
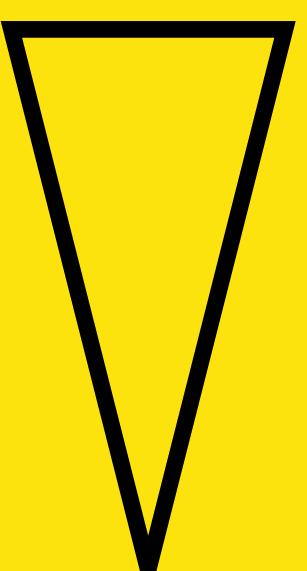
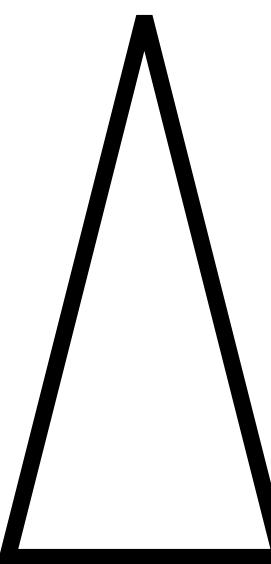




*Royalty Studios*

Notting Hill

W11



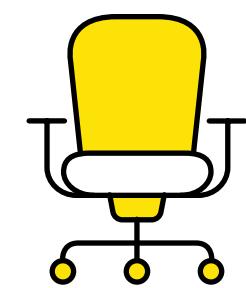
# Unique offices available

Royalty Studios, located at 105-109 Lancaster Road, will launch in Q2 2026 following a complete refurbishment.

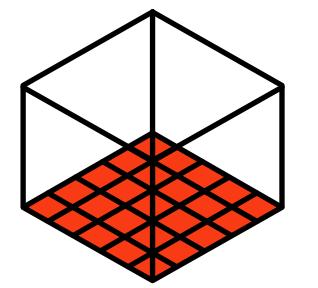
Up to 23,000 sq ft of office space will be available in varying units from 1,015 sq ft.

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 CO<sub>2</sub> 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.

# 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

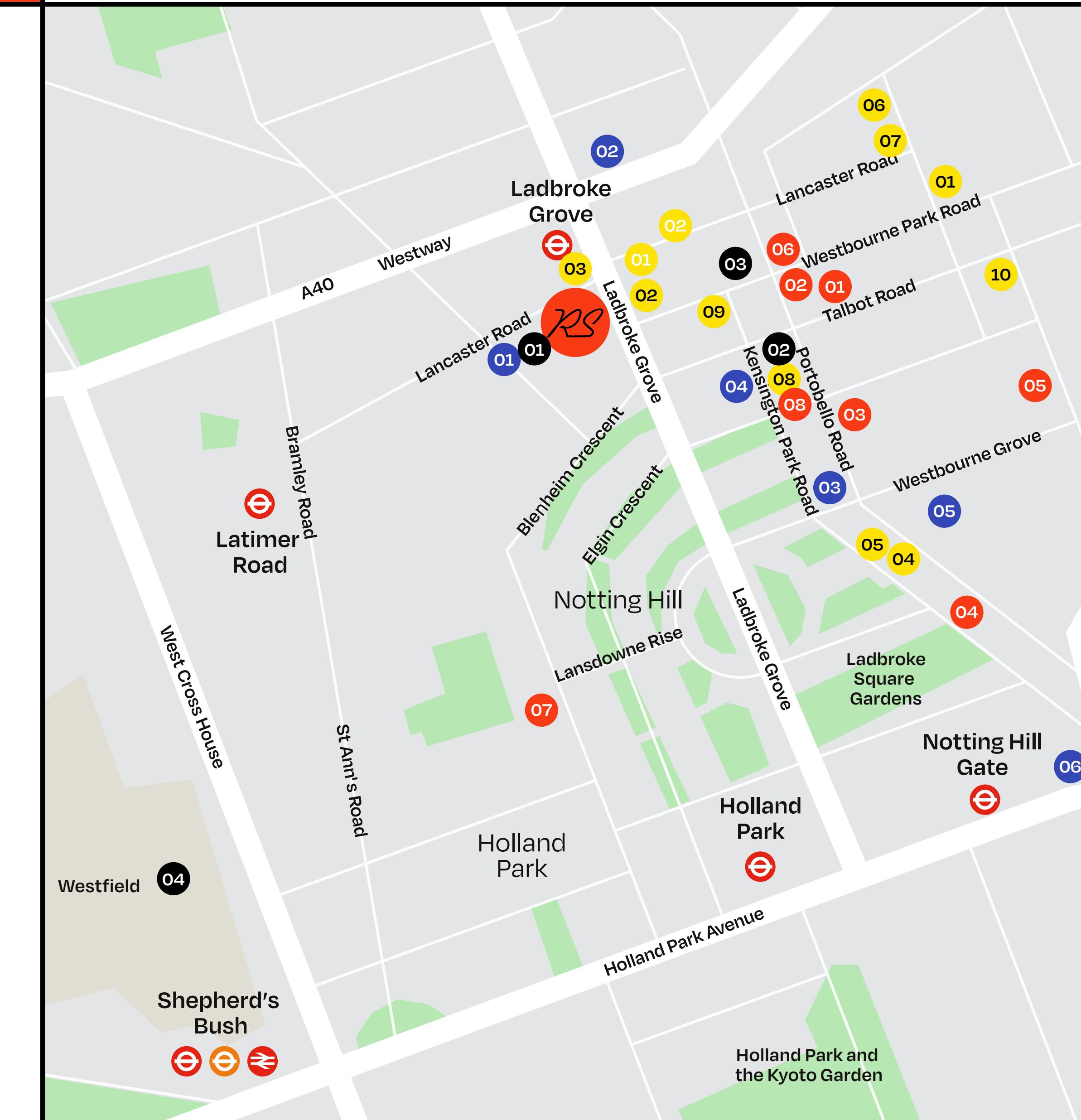
- 01 Virgin Active
- 02 Westway Fitness Club
- 03 SoulCycle
- 04 Cure
- 05 Body Works
- 06 Ten Health

### 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

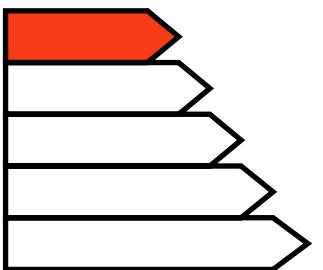
Royalty Studios has sustainability at its core. Using cross-laminated timber (CLT) instead of steel and concrete for the structure reduces the building's carbon footprint and gives the building a unique aesthetic.

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

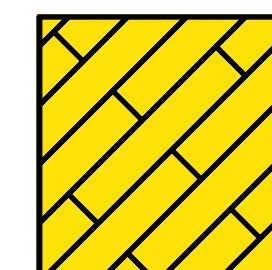
There is private bicycle storage, car parking, and showers available. Occupiers will also have discounted access to a gym, swimming pool, and sauna next door.



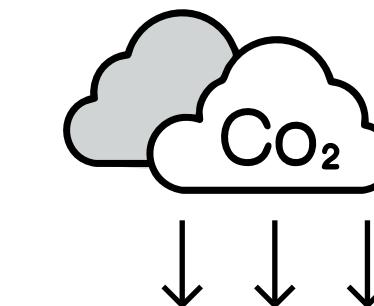
## SUSTAINABILITY



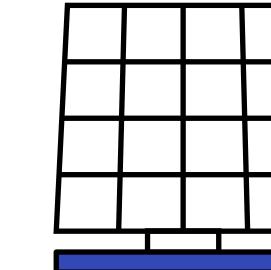
Targeting top EPC rating



85% reduction in CO<sub>2</sub> from using cross-laminated timber (CLT)



259 tonnes CO<sub>2</sub> sequestered by CLT used in the building

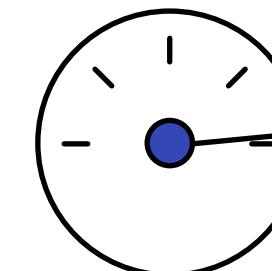


Solar power (42 panels)

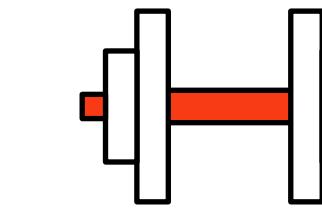
## SPECIFICATION



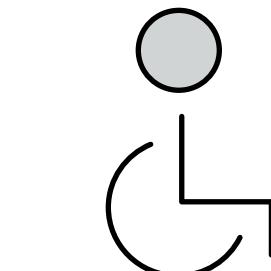
External bicycle storage and showers.



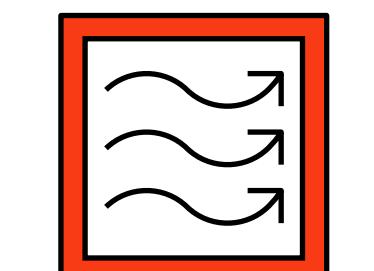
Super-fast fibre internet



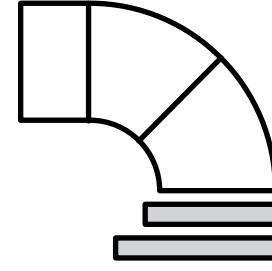
Discounted access to local gym, swimming pool & sauna



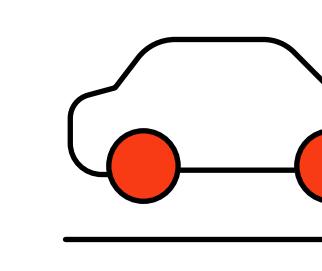
DDA space available



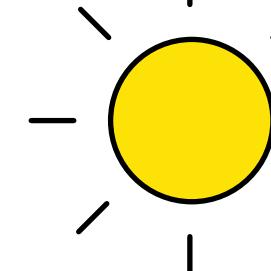
Natural ventilation



Comfort cooling



Private off-street car parking and EV charging



Excellent natural light



# 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.

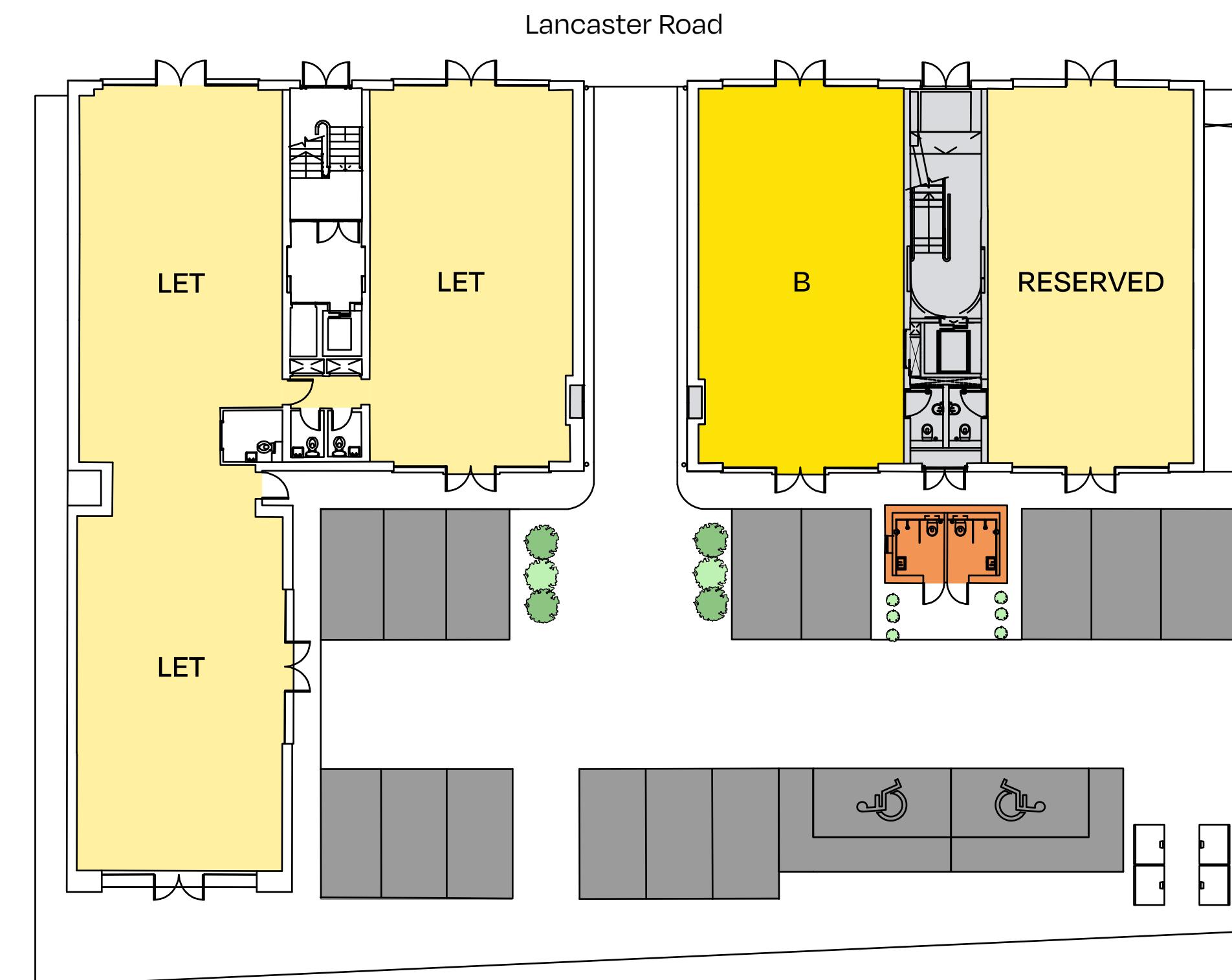
Spaces are flexible: meeting rooms, breakout spaces, and kitchens can be installed by arrangement.

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
<b>TOTAL</b>	<b>23,000</b>	<b>2,136.5</b>	

**GROUND FLOOR**  
SUITE B – 1,015 SQ FT / 188.6 SQ M

Floor plans for indicative purposes only.  
Not to scale.

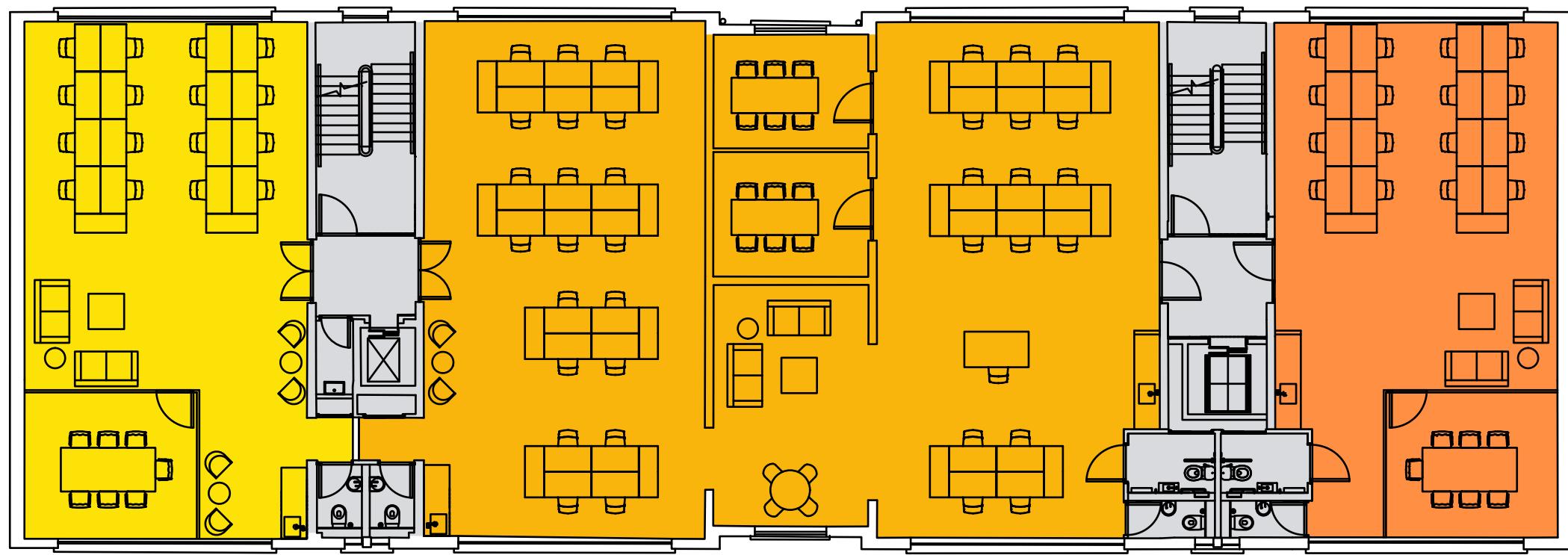
N



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

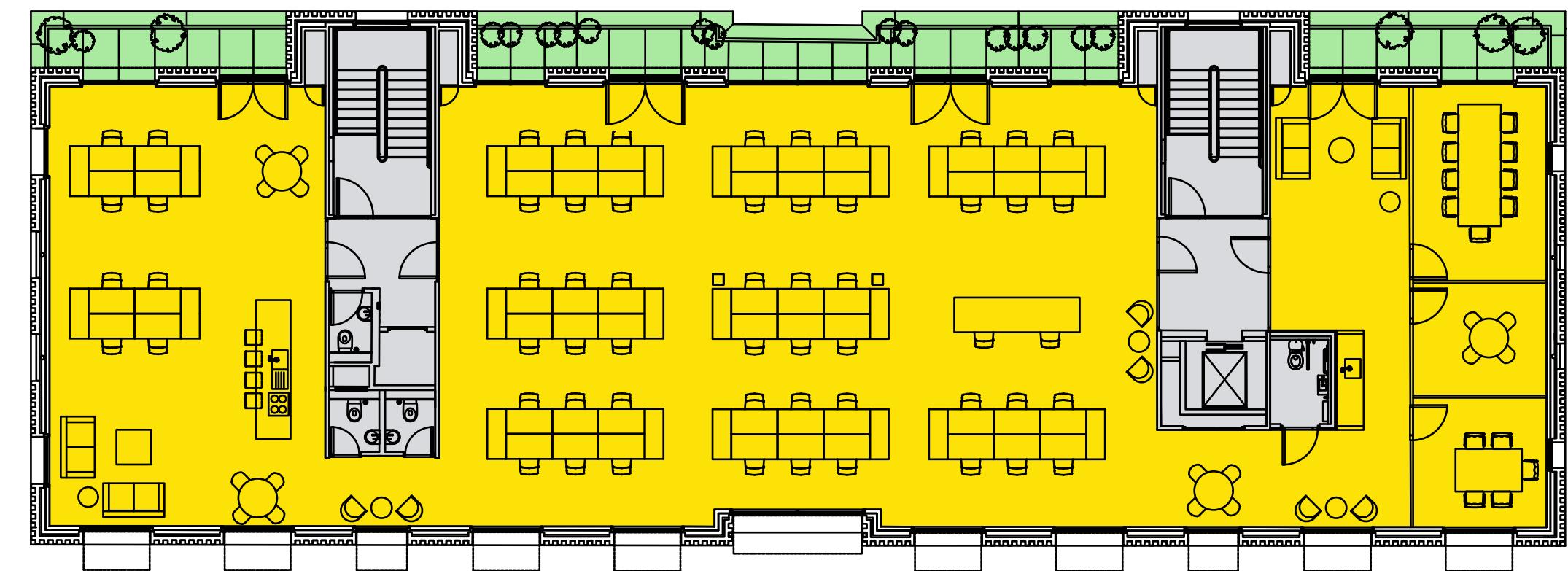
Open plan workstations	36
Breakout areas	03
Meeting rooms	02
Teapoints	02

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

Lancaster Road



Office - 4,145 sq ft

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

Terrace Core

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