



Royalty Studios

Notting Hill

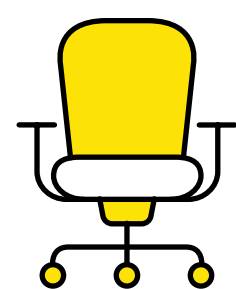
W11

Unique offices available

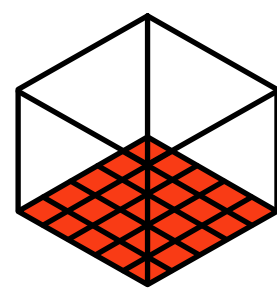
Royalty Studios, located at 105-109 Lancaster Road, will launch in Q2 2026 following a complete refurbishment. Up to 23,000 sq ft of office space will be available in varying units from 1,015 sq ft.

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 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)



1 min


Ladbroke Grove Underground Station






10 mins


Paddington
(From Ladbroke Grove Station)






14 mins


Holland Park Underground Station





17 mins

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


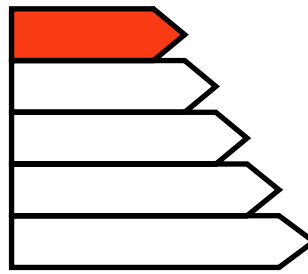
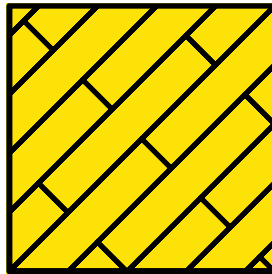
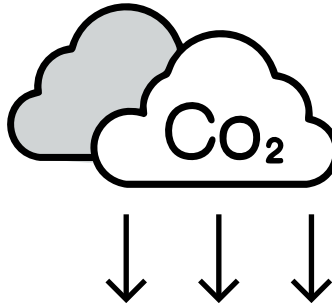
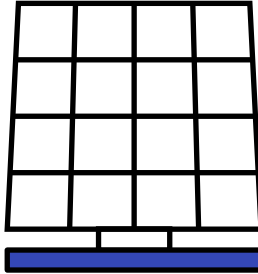
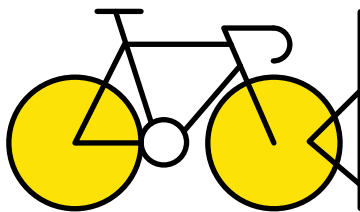
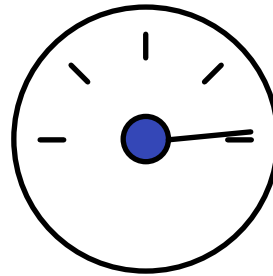
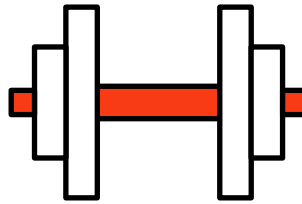
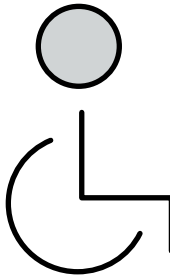
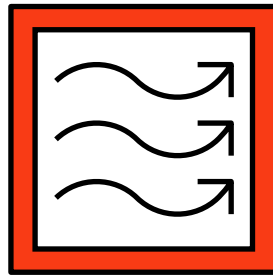
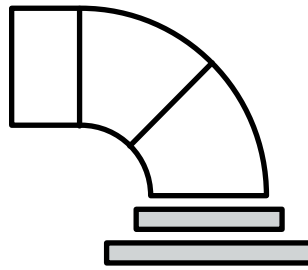
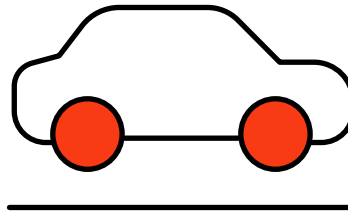
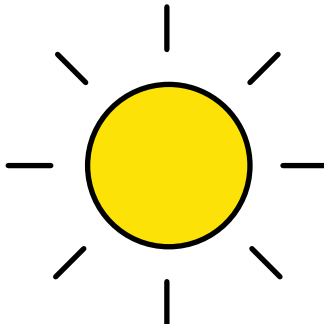

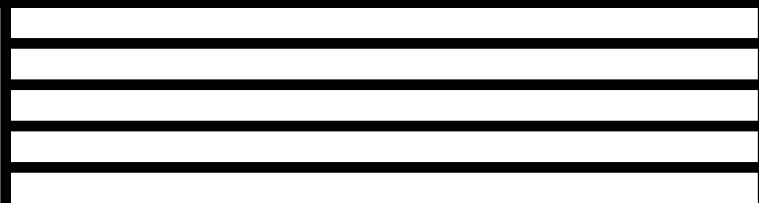

Leisure

- 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

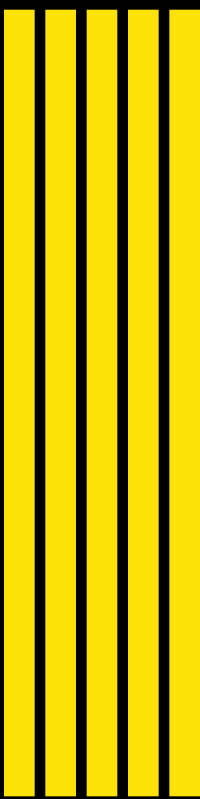


SPECIFICATION									
<div><h1>The lowdown</h1><p>Royalty Studios has sustainability at its core. Using cross-laminated timber (CLT) instead of steel and concrete for the structure reduces the building's carbon footprint and gives the building a unique aesthetic.</p><p>The offices offer flexible space, and will have high-quality, premium finishes, designed for a variety of users in the heart of Notting Hill.</p><p>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.</p><div><p>Precision-engineered cross-laminated timber</p></div></div>	SUSTAINABILITY	<div><p>Targeting top EPC rating</p></div>	<div><p>85% reduction in CO₂ from using cross-laminated timber (CLT)</p></div>	<div><p>259 tonnes CO₂ sequestered by CLT used in the building</p></div>	<div><p>Solar power (42 panels)</p></div>				
		SPECIFICATION	<div><p>External bicycle storage and showers.</p></div>	<div><p>Super-fast fibre internet</p></div>	<div><p>Discounted access to local gym, swimming pool & sauna</p></div>	<div><p>DDA space available</p></div>			
			<div><p>Natural ventilation</p></div>	<div><p>Comfort cooling</p></div>	<div><p>Private off-street car parking and EV charging</p></div>	<div><p>Excellent natural light</p></div>			
Royalty Studios						03			



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

4th floor fully fitted (indicative CGI)



Accommodation

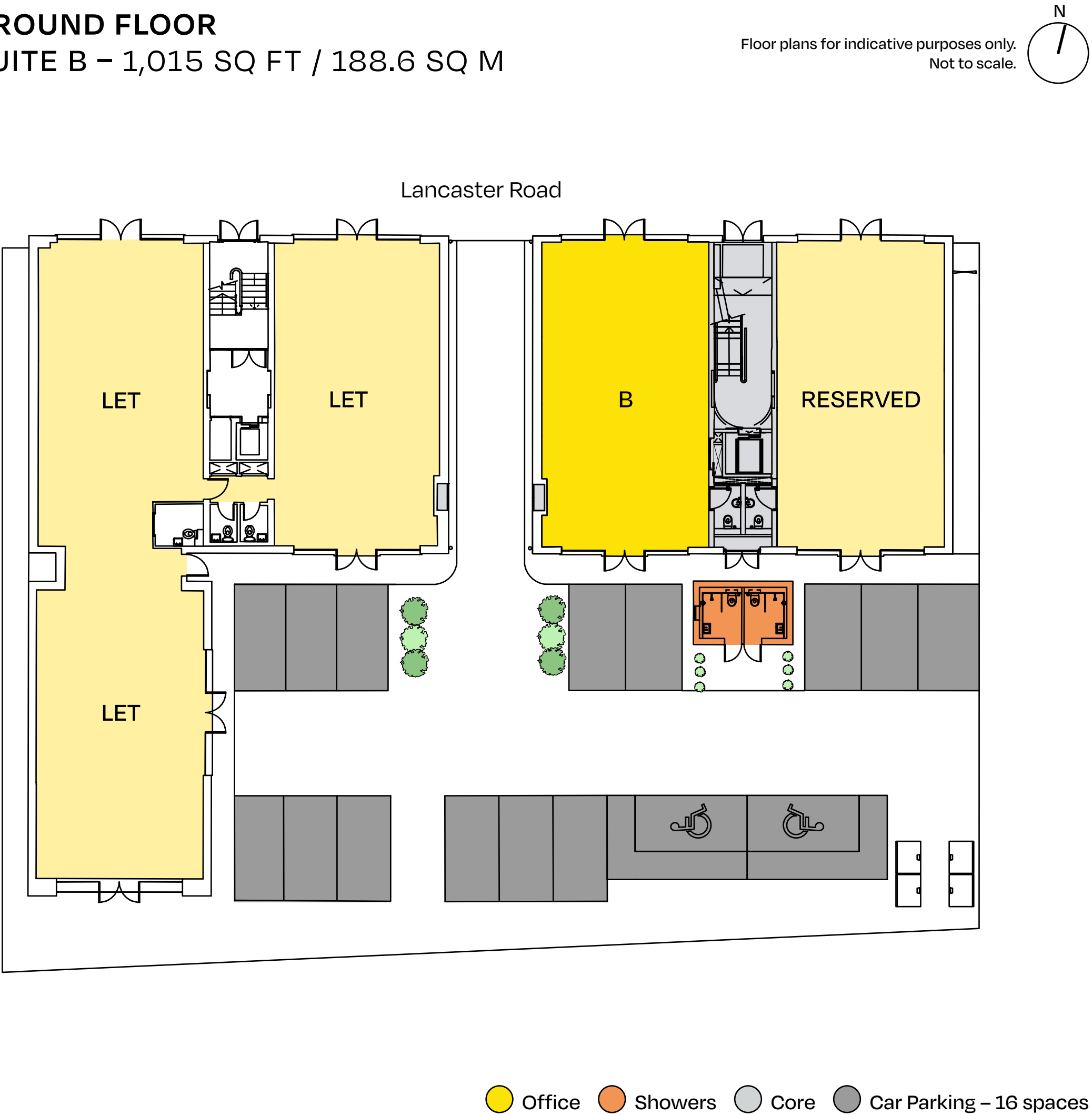
Royalty Studios offers flexible leasing options, with full floors or individual suites available from 1,015 sq ft. All floors will be fitted to a Cat A standard, with contemporary furniture and fit out packages available.

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.

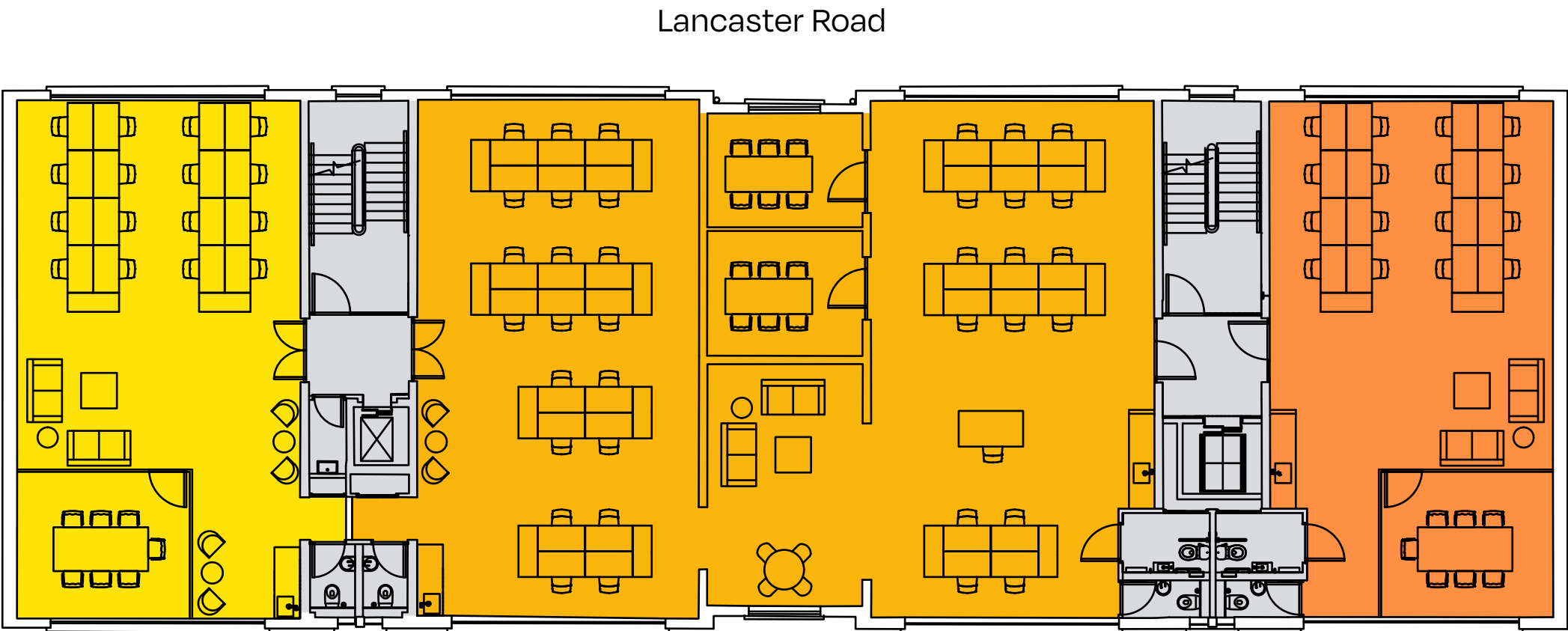
Spaces are flexible: meeting rooms, breakout spaces, and kitchens can be installed by arrangement.

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
TOTAL	23,000	2,136.5	




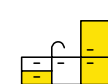
GROUND FLOOR
SUITE B – 1,015 SQ FT / 188.6 SQ M






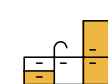
FIRST / SECOND / THIRD FLOOR (INDICATIVE SPACE PLAN)
4,630 SQ FT / 430.1 SQ M






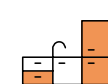
Office C - 1,015 sq ft

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

Office B - 2,600 sq ft

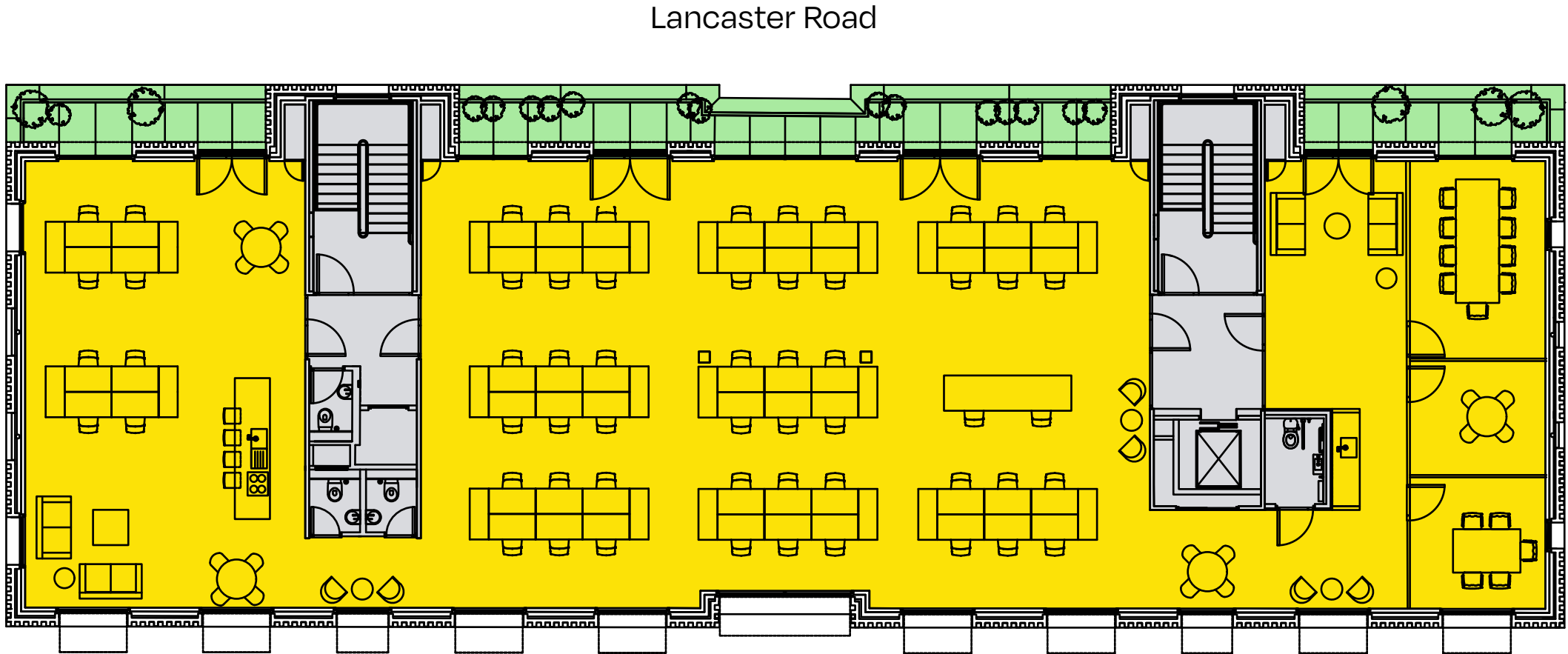
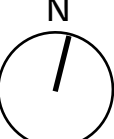
	Open plan workstations	36
	Breakout areas	03
	Meeting rooms	02
	Teapoints	02

Office A - 1,015 sq ft




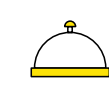

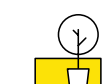

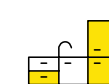
	Open plan workstations	16
	Breakout area	01
	Meeting room	01
	Teapoint	01



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

Floor plans for indicative purposes only.
Not to scale.



Office - 4,145 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

 Terrace  Core





Want to find
out more?

TERMS

Upon application.

VIEWINGS

Through joint letting agents.



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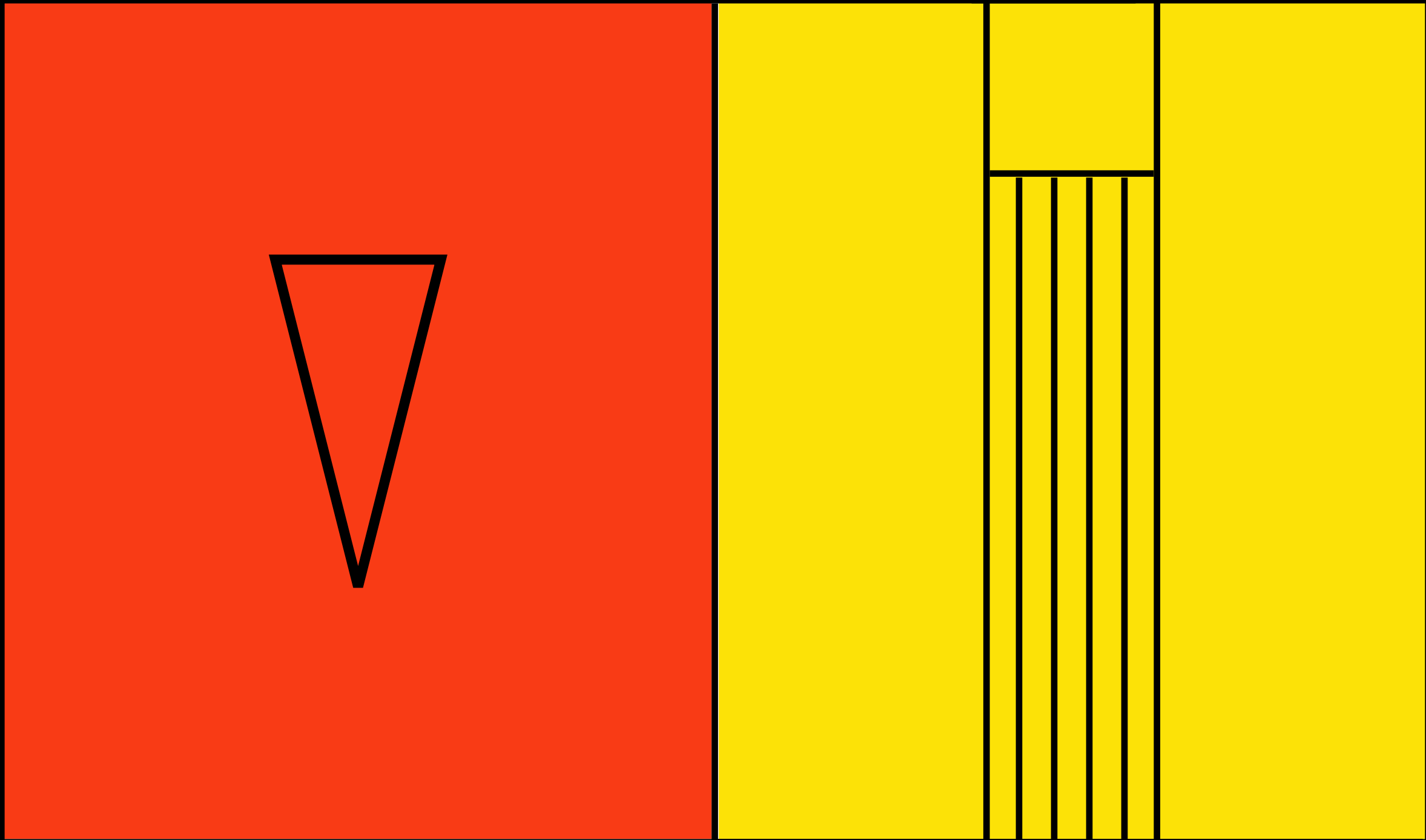
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