



ONE
OLYMPIA

**WHERE
VISIONARIES
COME TO WORK**

OLYMPIA IS TRANSFORMING

[WATCH THE MASTERPLAN FILM](#)

The £1.3 billion regeneration of Olympia is set to be London's newest cultural landmark. A destination for art, culture, entertainment, education, exhibitions, music, food, drink and work.

Olympia
Offers...

550,000

SQ FT OF
INCREDIBLE OFFICES

30

RESTAURANTS, BARS
AND EATERIES

6,609

SQ FT, OFFICES
AVAILABLE FROM

2.5

ACRES OF NEW
PEDESTRIANISED
SQUARES AND STREETS

1,575

SEAT PERFORMING
ARTS THEATRE

2

GLOBALLY RENOWNED
INTERNATIONAL
LIFESTYLE HOTELS

3,800

CAPACITY LIVE
MUSIC VENUE

4

EVENT, EXHIBITION
& CONFERCING
VENUES





01 **MASTERPLAN**

02 **ONE OLYMPIA**

03 **SUSTAINABILITY**

04 **LOCATION**

05 **TEAM**

Click to jump to each section —————>



Chapter 1

MASTER- PLAN

Olympia is London's stage for the remarkable and the extraordinary. A showcase for global entertainment, emerging talent, and cutting-edge ideas, Olympia is London's universal platform for every passion and interest.

NEWLY PEDESTRIANISED OLYMPIA WAY



ENTERTAINMENT

- 01 BRITISH AIRWAYS THEATRE**
1,575 seat venue

- 02 THE BA ARC MUSIC VENUE**
3,800 capacity venue

- 03 1REBEL GYM**
9,500 sq ft

HOTELS

- 04 CITIZENM LONDON OLYMPIA**
146 rooms

- 05 HYATT REGENCY LONDON OLYMPIA**
204 rooms

EXHIBITIONS

- 06 THE NATIONAL HALL**
5,000 capacity

- 07 THE GRAND HALL**
7,500 capacity

- 08 WEST HALL**
5,000 capacity

- 09 INTERNATIONAL CONVENTION CENTRE**
3,000 capacity

EAT DRINK SHOP

- 10 THE CANOPY**
7 terraced eateries and bar

- 11 JUNO**
All day Italian restaurant and bar

- 12 PILLAR HALL**
Restaurants, bar, event space and speakeasy

- 13 OLYMPIA WAY**
10 retail and F&B pavilions

OFFICES

- 14 ONE OLYMPIA**
550,000 sq ft signature offices
50,000 sq ft rooftop terraces
960 bike racks
Conference and event space
Communal Lounge and Terrace

- 15 WETHERBY PEMBRIDGE SCHOOL**
Senior co-educational day school
and community theatre

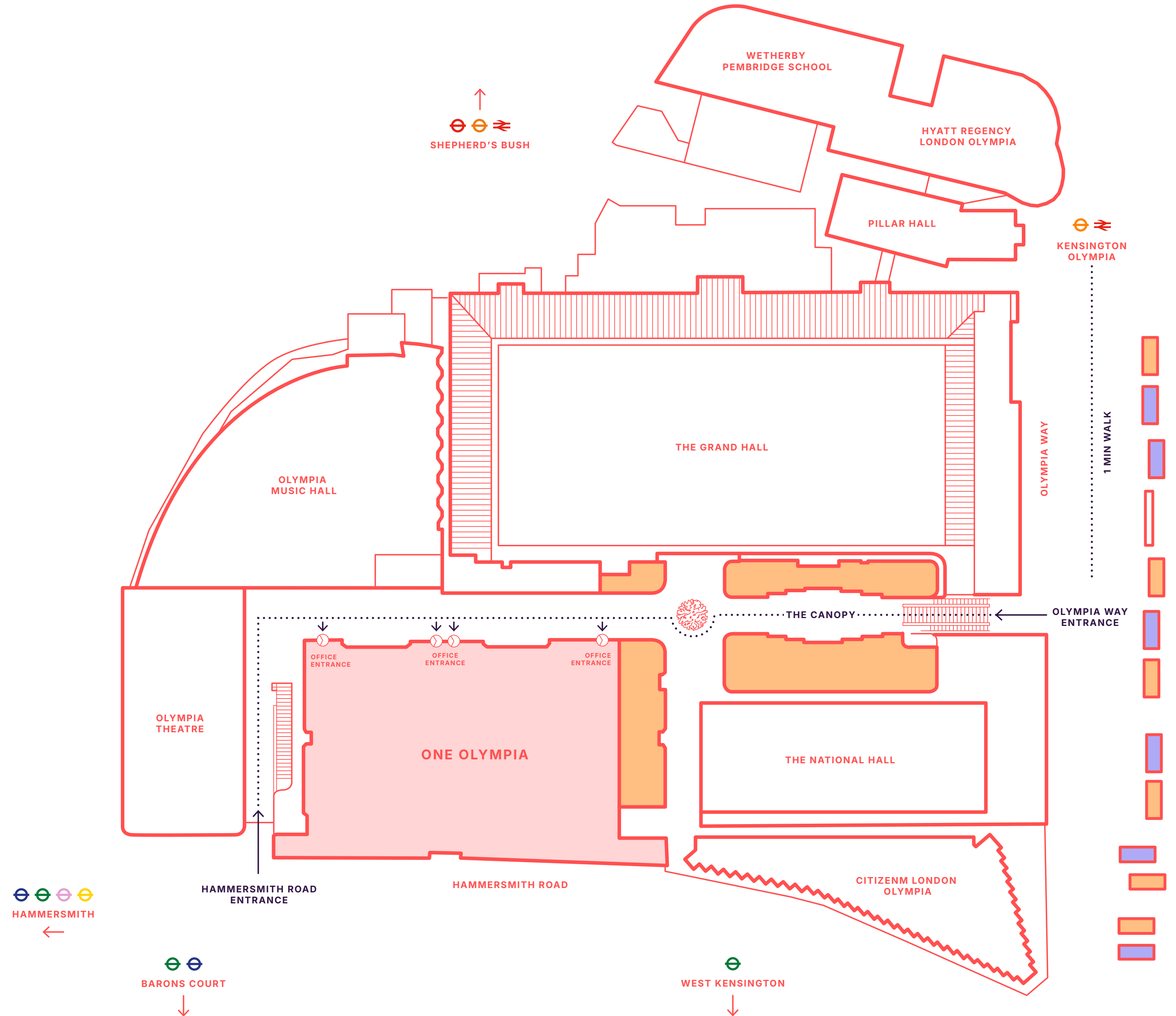
OFFICE ACCESS

..... OFFICE WALKING ACCESS

Nearby Stations

KENSINGTON OLYMPIA	1 MIN WALK
BARONS COURT	8 MINS WALK
WEST KENSINGTON	8 MINS WALK
HAMMERSMITH	12 MINS WALK
SHEPHERD'S BUSH	12 MINS WALK

- OFFICES
- RETAIL
- FOOD & BEVERAGE



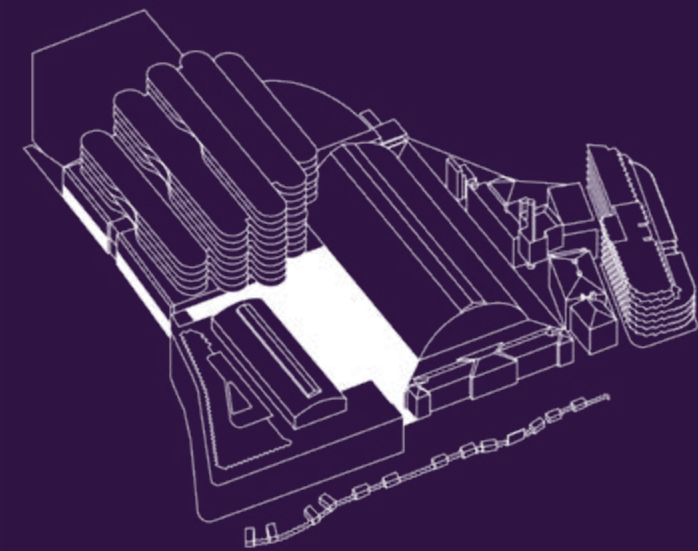


The Canopy

RAISING THE ROOF (GARDEN)

66,000 square feet of bars, restaurants and incredible views over London

With spectacular views over London, the glass canopied roof garden designed by internationally celebrated Heatherwick Studio will offer an incredible selection of food and drink set within lush landscaped terraces.



THE CANOPY

INCREDIBLE FOOD & BEVERAGE

AT OLYMPIA — FUELING YOUR DAY



7.30 AM

ON LEAFY OLYMPIA WAY

Start your workday right with a post-workout power smoothie from one of the pavilions lining Olympia Way, best enjoyed during a slow stroll beneath the trees.

8.30 AM

A BREW AND A BITE

Pick up your favourite coffee and a freshly baked croissant – or maybe a bagel – from Café Modo as you head into the office.

12.30 PM

FRESH AIR AND FRESH FLAVOURS

A busy day calls for a swift but satisfying lunch. Order online and collect from the Fresh Food Market, just outside your building. Best savoured with colleagues on the communal terrace.

3.00 PM

A MEETING, BUT MAKE IT RELAXED

Step away from the desk for an impromptu catch-up or client meeting at The Addison – a laid-back lounge with all-day dining and plenty of quiet corners.

5.30 PM

GOLDEN HOUR, ROOFTOP CLINKS

Work drinks are calling at Lillie's rooftop terrace. Toast the day with an English sparkling wine as the sun sets over West London.

7.30 PM

EVENING ELEGANCE

End the day with dinner at Wolves of Tokyo, a vibrant, buzzing restaurant and cocktail bar.

Later Still...

ONE MORE FOR THE ROAD?

The night's not over yet. Slip downstairs to the speakeasy for a nightcap and maybe even some live music.



Chapter 2

ONE OLYMPIA

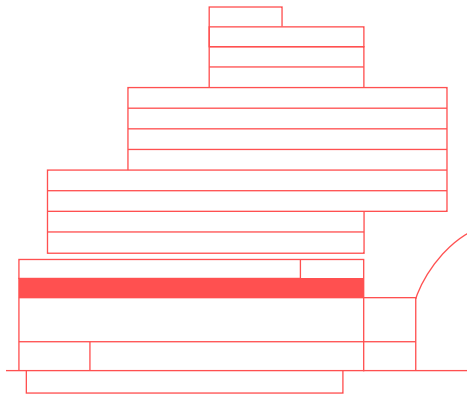
Heatherwick studio in collaboration with SPPARC have created a state of the art, incredible signature office building that offers flexibility, creativity and interconnectivity, and some of the best views of the London skyline.

A prime location with access to a vast talent pool and occupational costs 50% less than the West End.

With 215,000 sq ft let, be a part of Olympia's rich history and be a part of the legacy.

ONE OLYMPIA MAIN RECEPTION

Office Entrance Level 02



ONE OLYMPIA

COMMUNAL AMENITIES 23,400 SQ FT



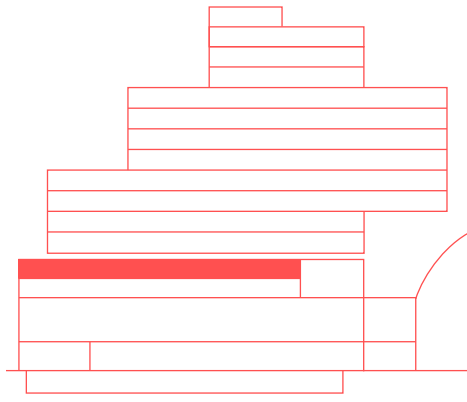
COMMUNAL AMENITIES

FOOD & BEVERAGE

BIKE STORE



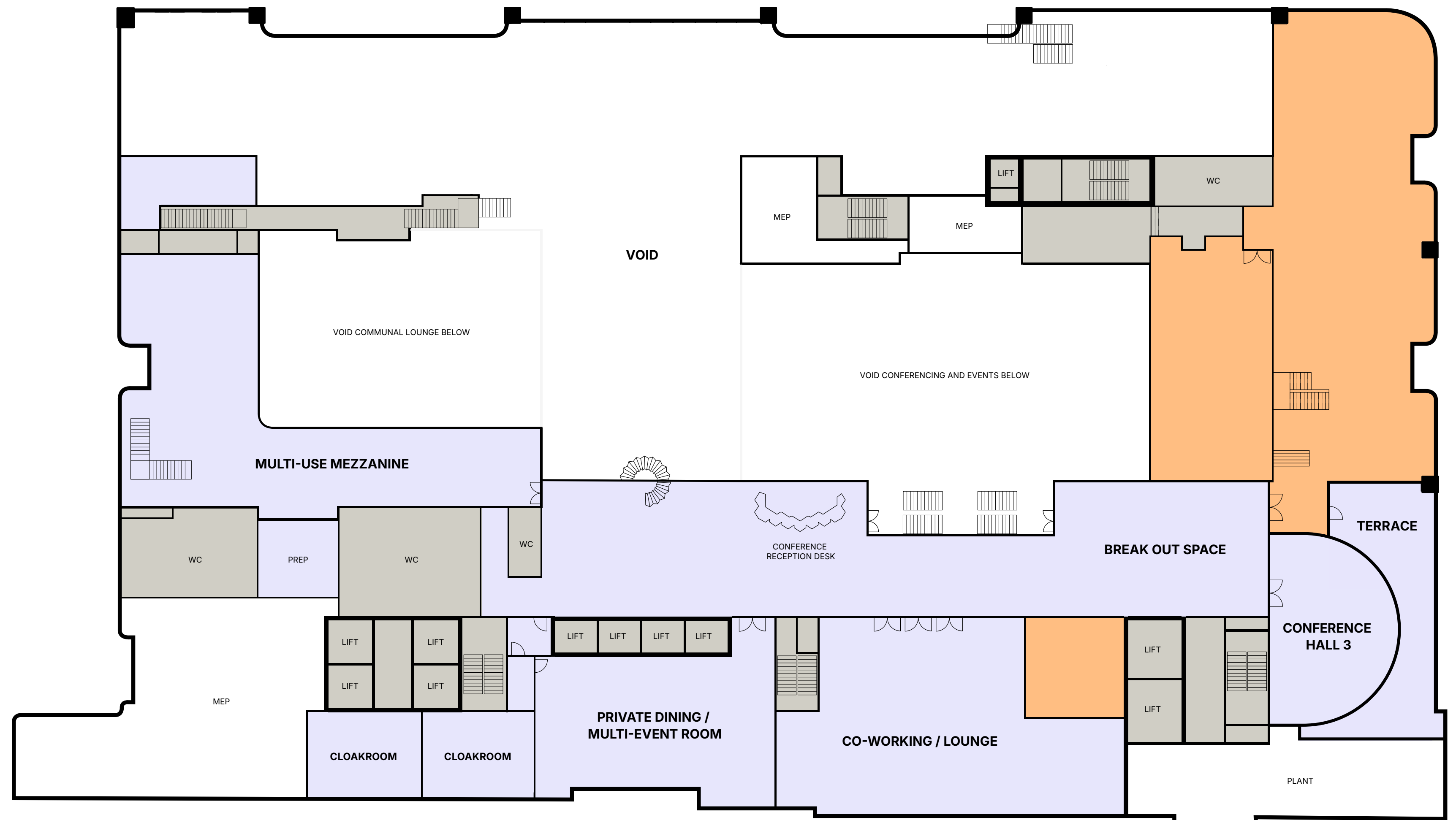
Level 02 Mezzanine



ONE OLYMPIA

CONFERENCING AND EVENTS 16,925 SQ FT

FOOD & BEVERAGE 6,070 SQ FT



COMMUNAL AMENITIES

FOOD & BEVERAGE



The Addison

ONE OLYMPIA, RECEPTION LEVEL

The venue offers an all-day casual dining menu where office workers enjoy complimentary weekday access 7am-5pm.

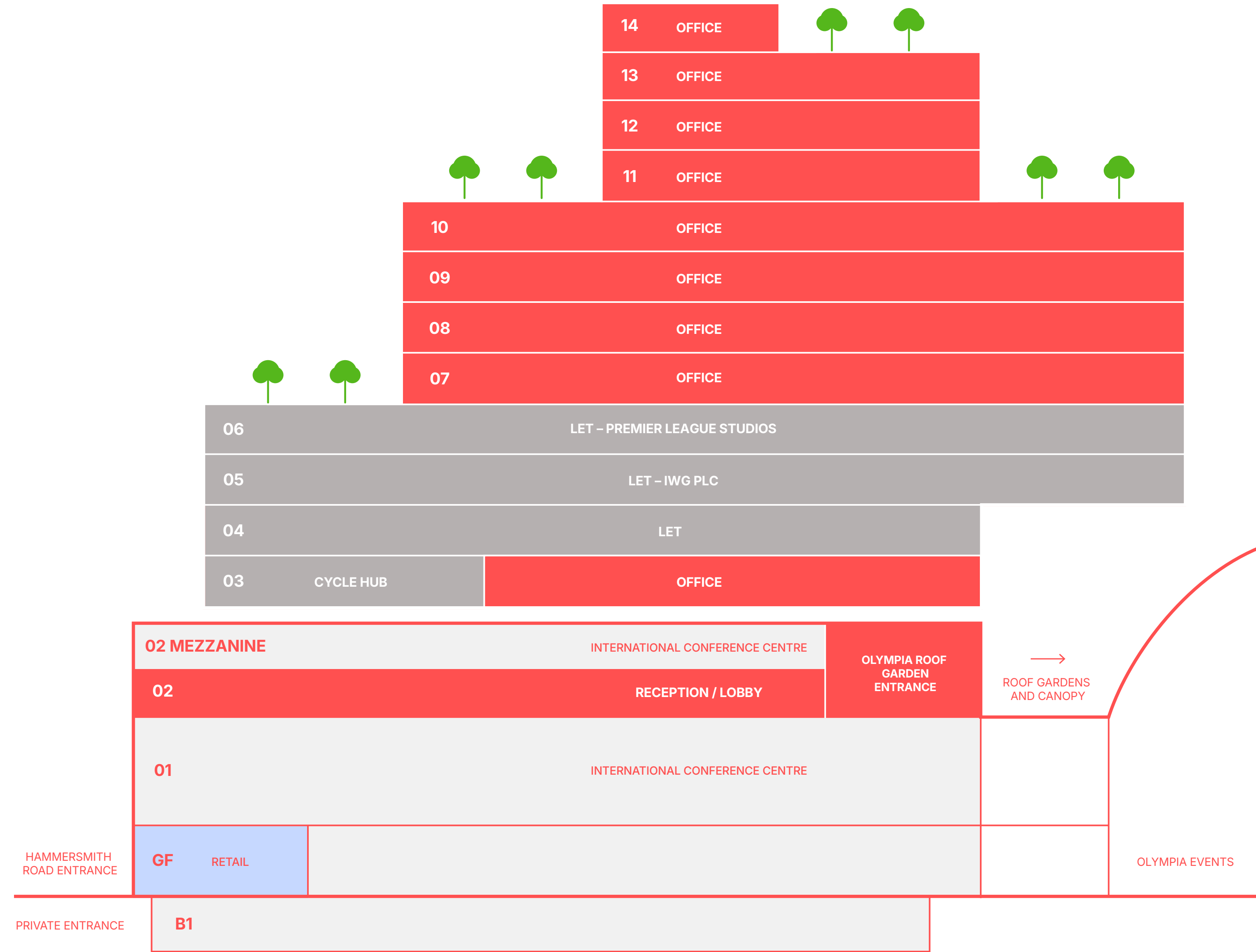
Events & Conference

INTERNATIONAL CONFERENCE CENTRE

With its own entrance/exit on Hammersmith Road, the convention centre provides flexible, multi-functional facilities with modern reception and registration areas. It is an incredibly versatile space, with capacity for a broad range of larger event configurations and is fully connectable to the four iconic exhibition spaces.

- C3,000 SQM OF FLEXIBLE SPACE
- 7 BREAKOUT & SEMINAR ROOMS
- PRIVATE HIRE BAR/ RESTAURANT
- BOARDROOM & BUSINESS LOUNGE
- 2 AUDITORIUMS WITH A 400 TO 830 CAPACITY

FLOOR	OFFICES SQ FT	TERRACE SQ FT	COMMUNAL AMENITIES SQ FT
14	7,763	13,555	
13	27,760		
12	27,739		
11	27,739	32,064	
10	57,727		
09	57,705	646	
08	55,250		
08 Split North West	15,015		
08 Split North East	13,280		
08 Split South West	10,650		
08 Split South East	16,305		
07	49,890	11,600	6,750
07 Split West	25,400	5,230	Communal Terrace:
07 Split East	24,490	6,370	4,835
06	LET – PREMIER LEAGUE STUDIOS		
05	LET – IWG PLC		
04	LET		
03	6,609		38,000
02 Mezzanine			16,925
02			23,400
Total	318,182	57,865	88,600

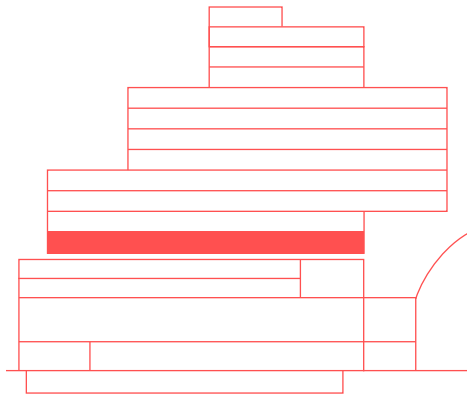


Schedule Of Areas

*Approx NIA areas



Level 03

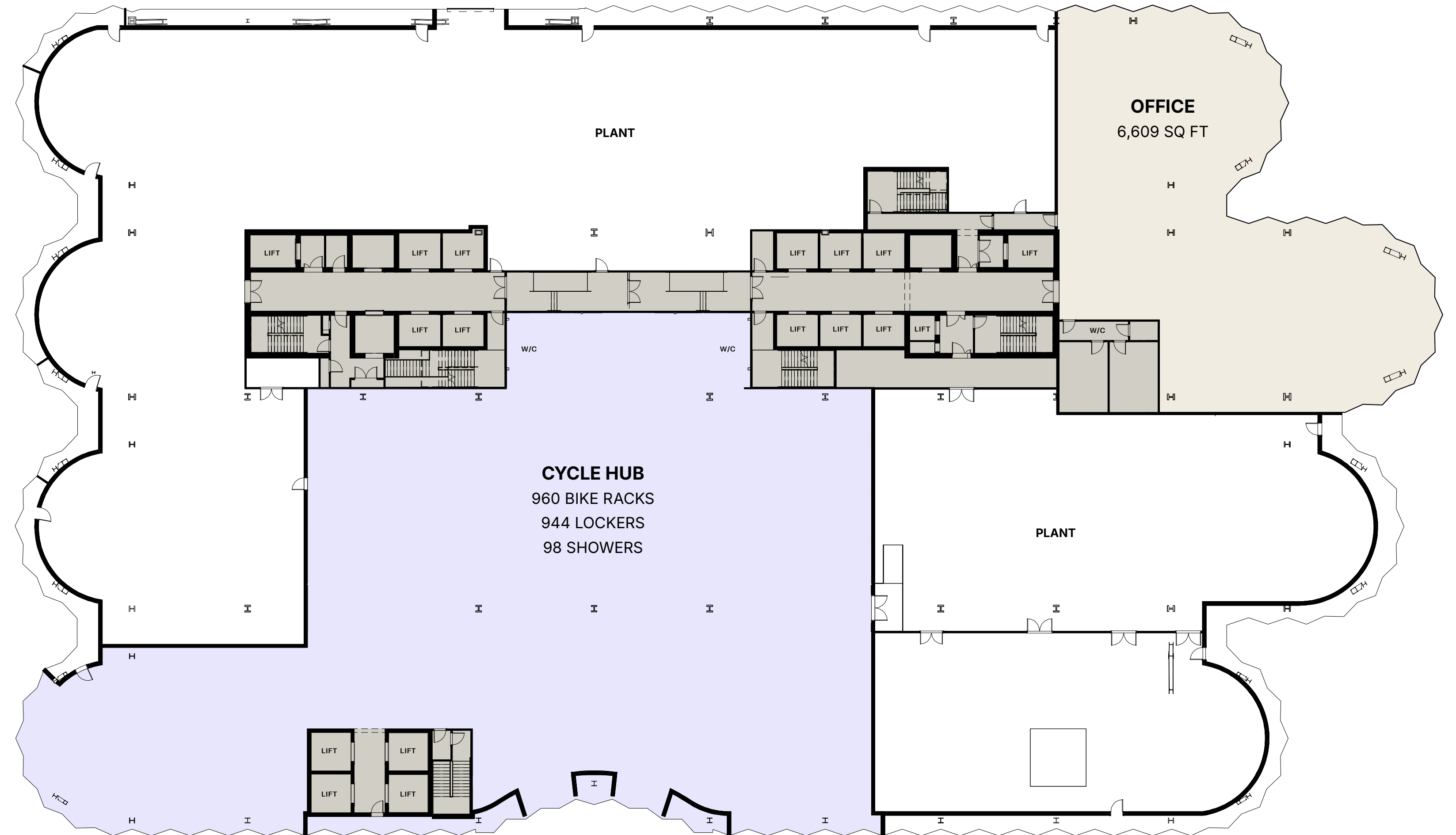


ONE OLYMPIA

OFFICE SPACE 6,609 SQ FT

CYCLE HUB 38,000 SQ FT

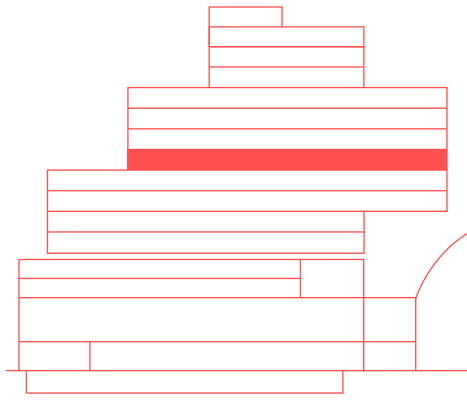
UNDER OFFER



OFFICE

COMMUNAL AMENITIES

Level 07



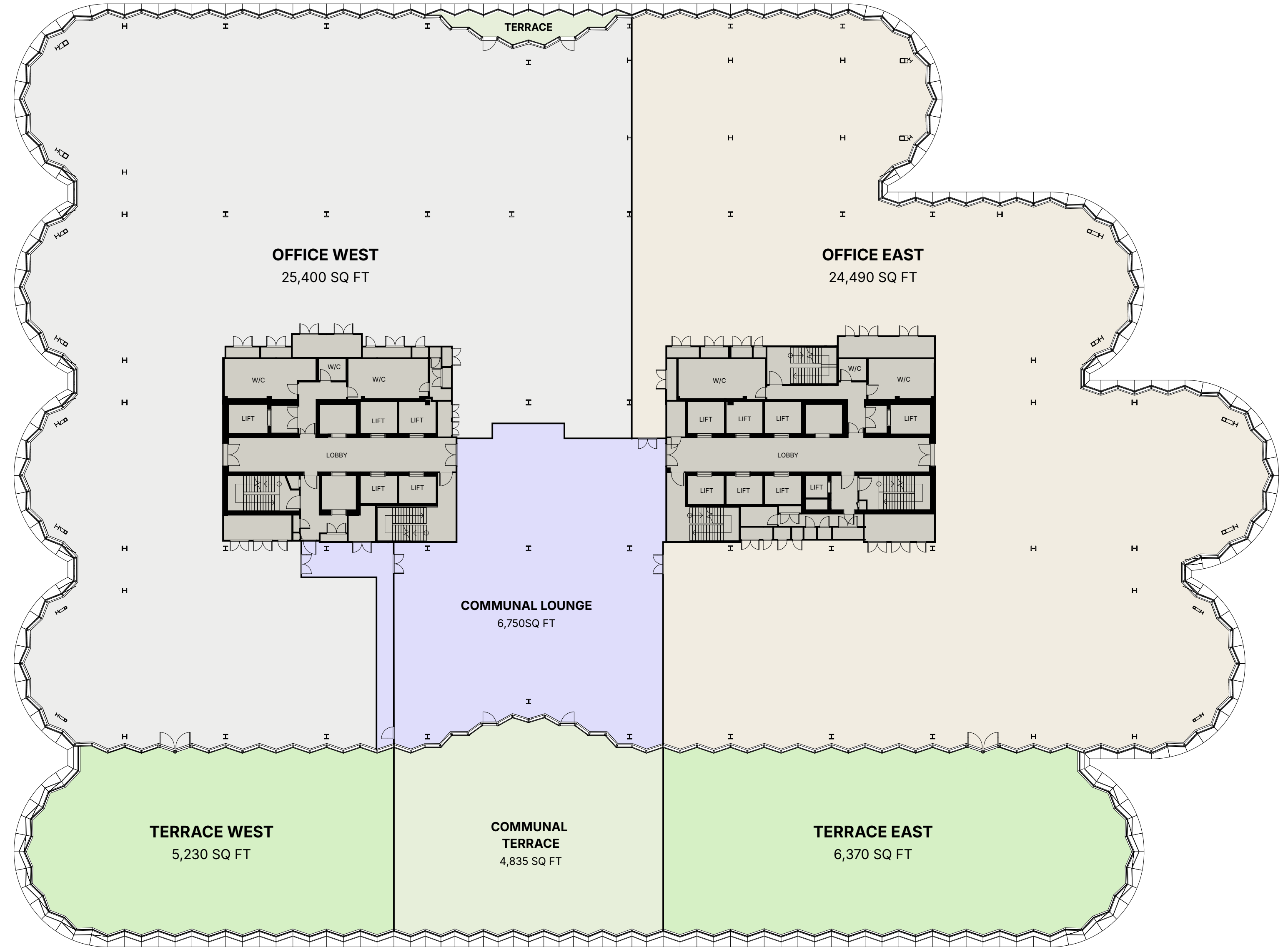
ONE OLYMPIA

OFFICE SPACE WEST 25,400 SQ FT

TERRACE WEST 5,230 SQ FT

OFFICE SPACE EAST 24,490 SQ FT

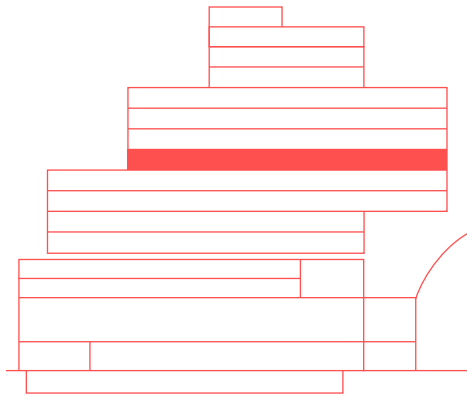
TERRACE EAST 6,370 SQ FT



- COMMUNAL
- OFFICE
- TERRACE



Communal Lounge & Terrace Level 07



LAUNCHING IN 2026

Located on Level 07, the Communal Lounge and Terrace, beautifully designed by award winning Universal Design Studios, offers office workers:

A fully landscaped outdoor terrace with incredible views of city; shading from both sun and rain provided

Lounge with comfortable sofas, bunkets, communal working tables throughout

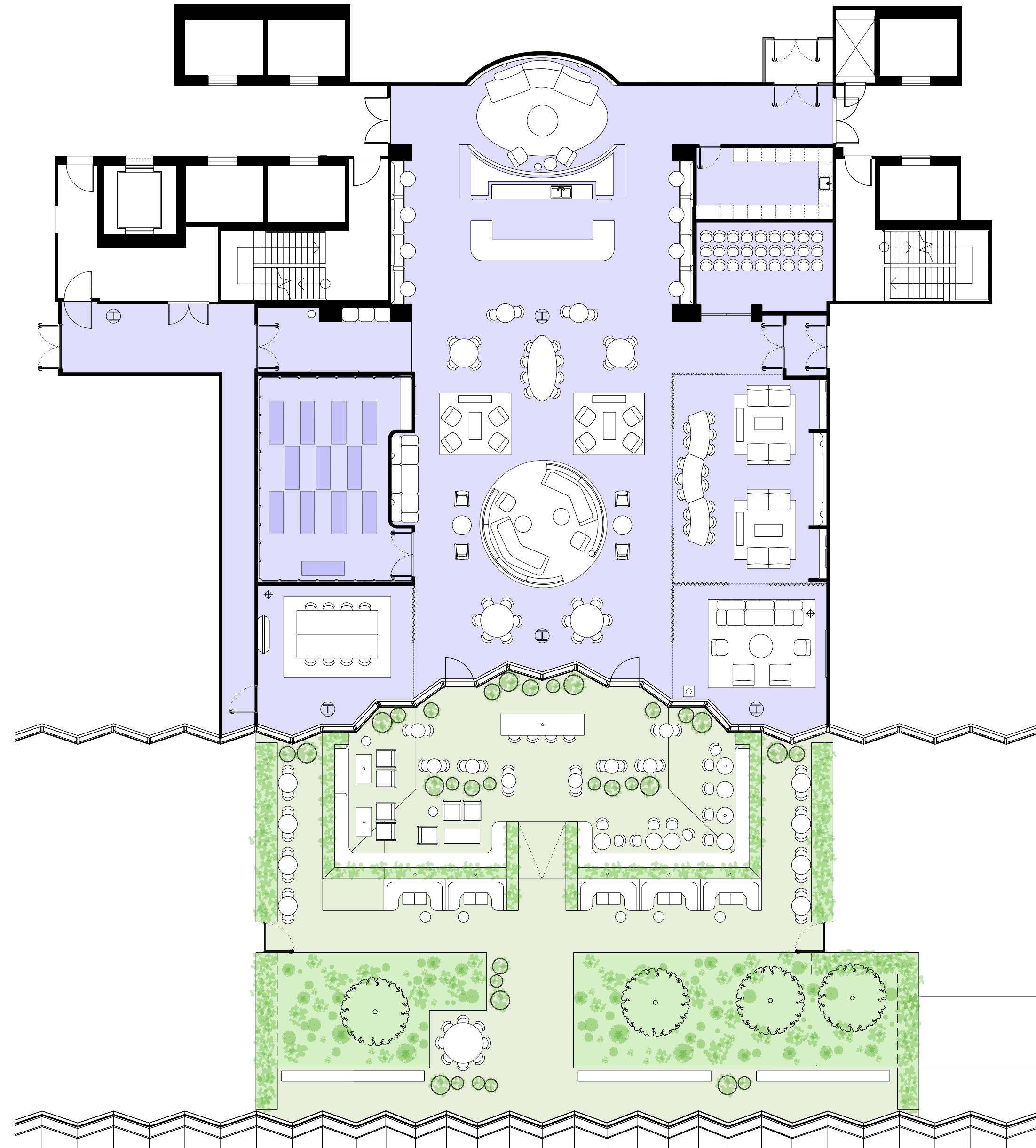
Flexible townhall style presentation area with screens

Bar and kitchen; unmanned, can accommodate catering from on-site F&B offerings

Meeting Room

Dedicated wellness and quiet zone

Track draping to allow for private meeting areas





ONE OLYMPIA

Communal lounge and terrace with dedicated wellness space.



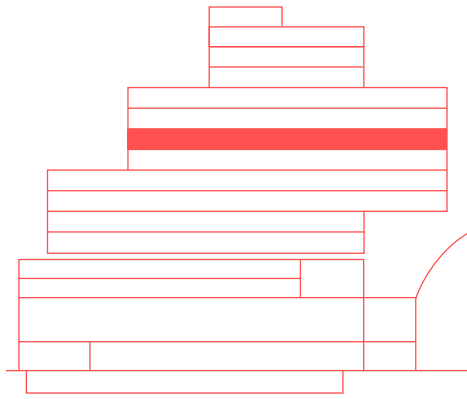
ONE OLYMPIA

Exceptionally large and well connected floor plates allow for a dynamic range of layouts.



One Olympia, Offices

Level 08



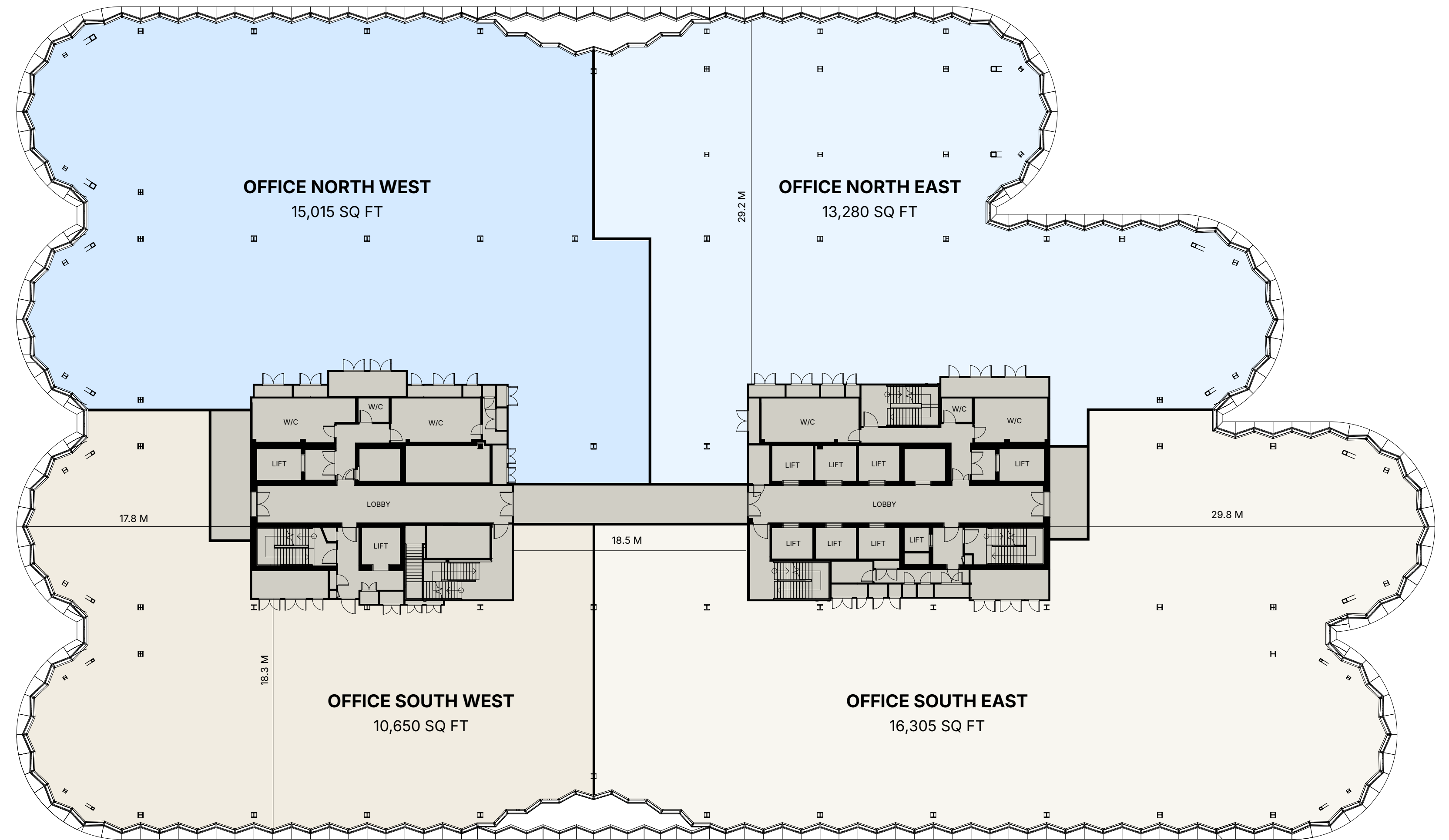
ONE OLYMPIA

OFFICE NORTH WEST 15,015 SQ FT

OFFICE NORTH EAST 13,280 SQ FT

OFFICE SOUTH WEST 10,650 SQ FT

OFFICE SOUTH EAST 16,305 SQ FT

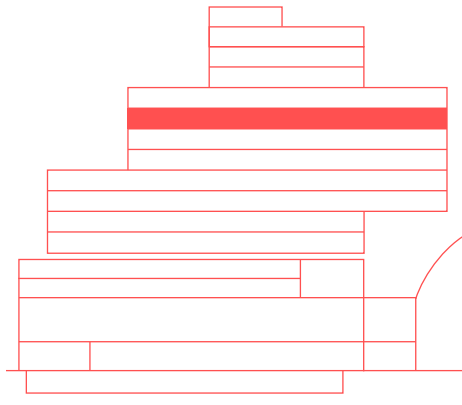


OFFICE NORTH

OFFICE SOUTH



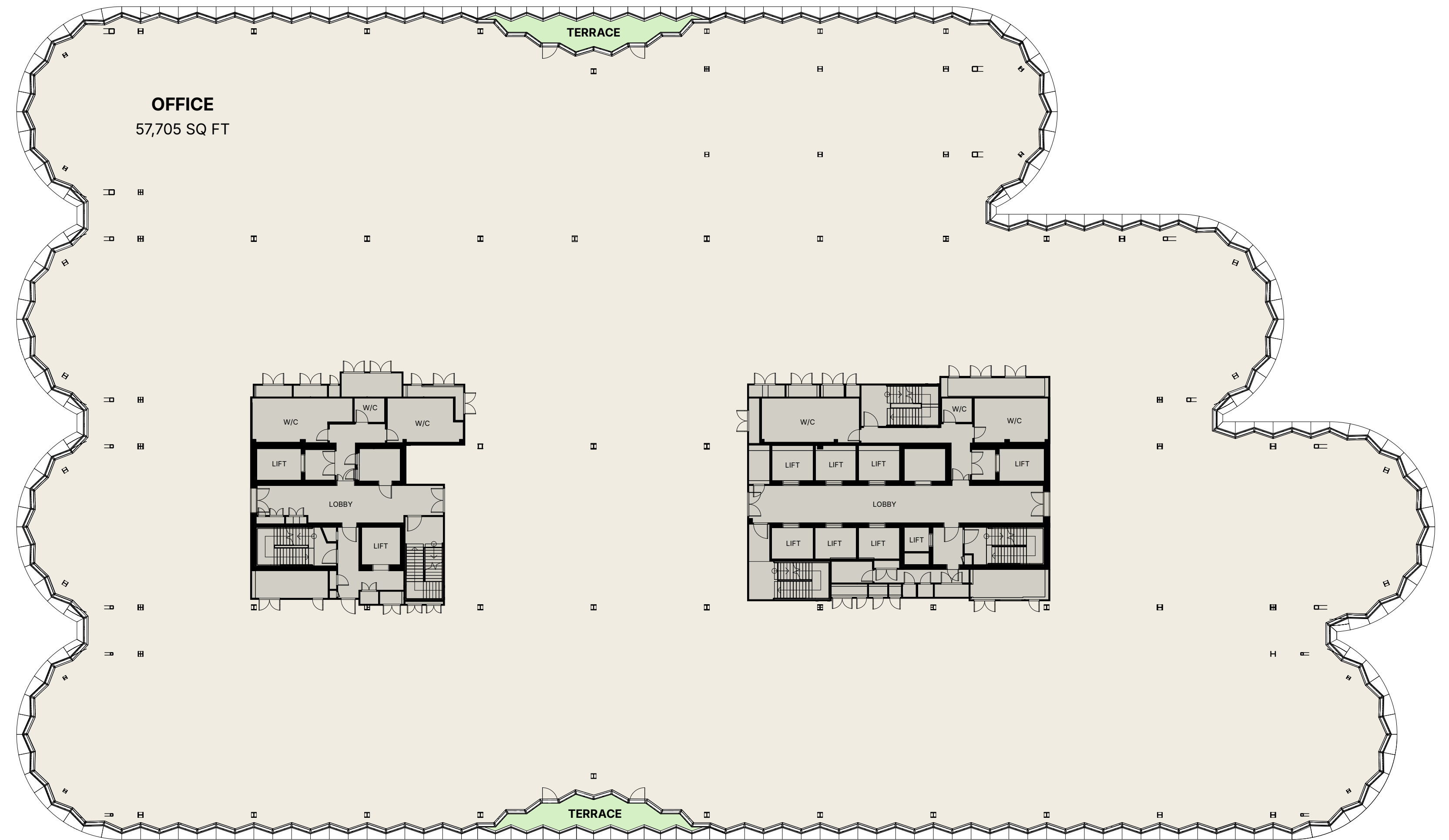
Level 09



ONE OLYMPIA

OFFICE SPACE 57,705 SQ FT

TERRACE 646 SQ FT



OFFICE

TERRACE

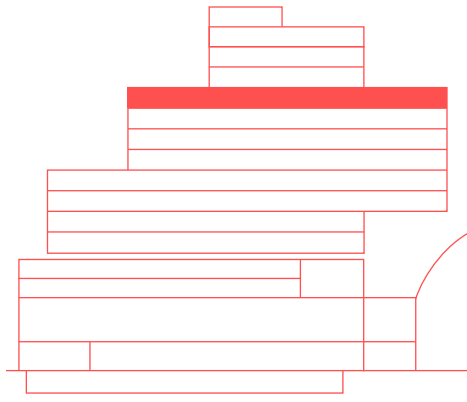




ONE OLYMPIA

Offering open plan working with superb opportunity for exclusive amenities with terraces.

Level 10



ONE OLYMPIA

OFFICE SPACE

57,727 SQ FT



OFFICE

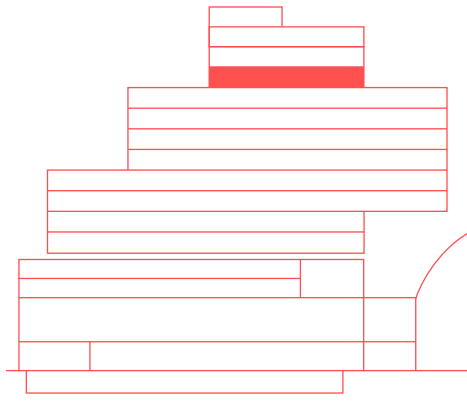




ONE OLYMPIA

Offering incredible views of the London skyline

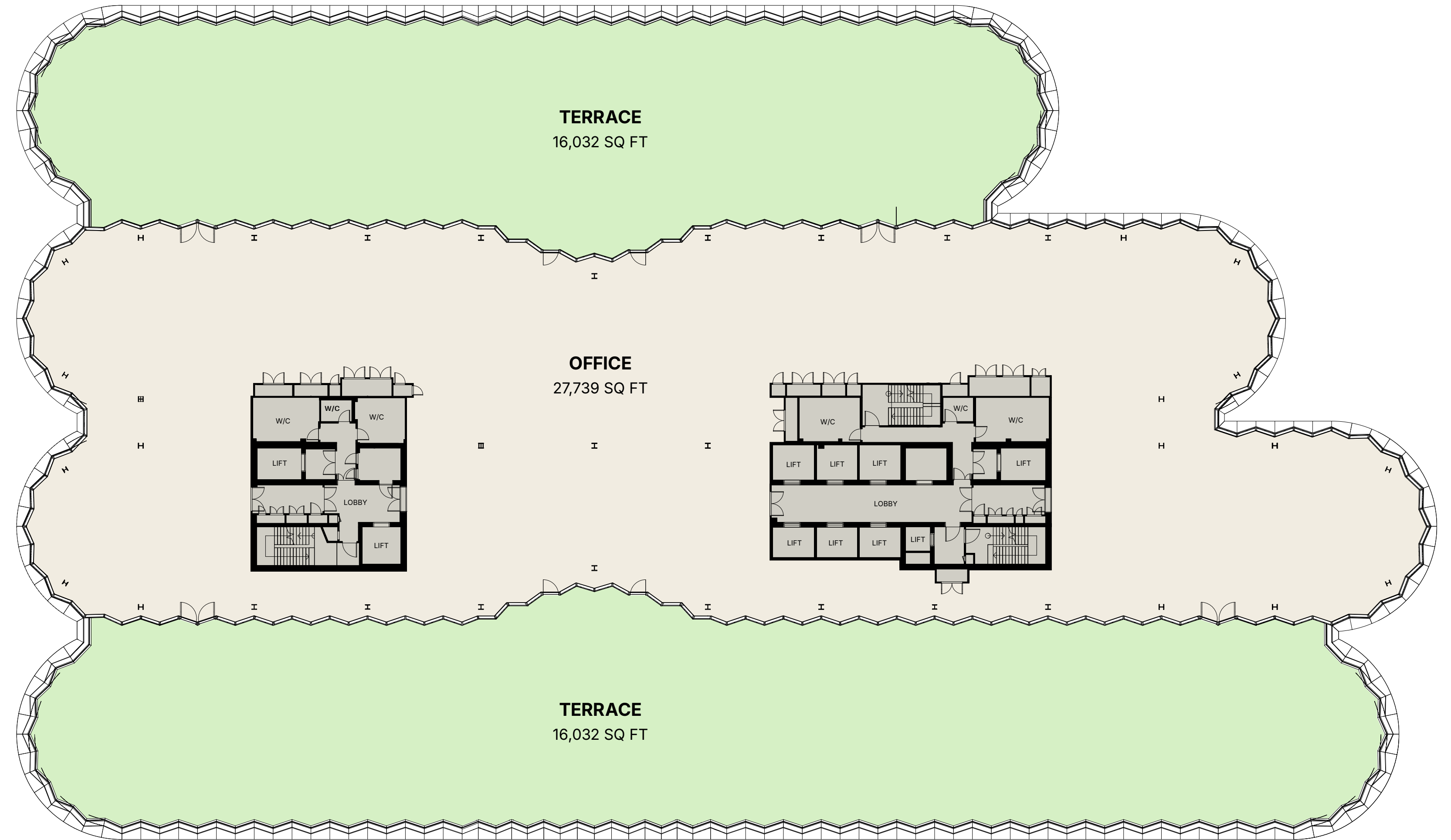
Level 11



ONE OLYMPIA

OFFICE SPACE 27,739 SQ FT

TERRACE 32,064 SQ FT



OFFICE

TERRACE





One Olympia, Offices

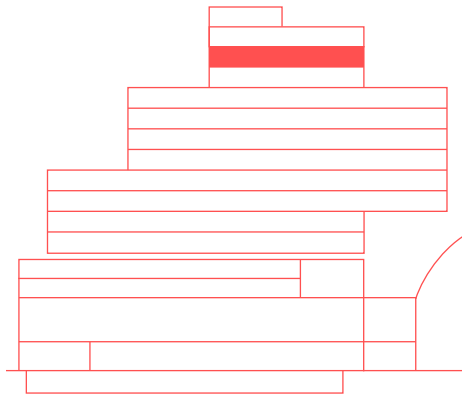
ONE OLYMPIA

LEVEL 11

The contemporary multi-tiered office spaces provide spectacular panoramic views across London. The office terraces – the largest in West London – offer the opportunity for meeting, entertaining and wellness facilities set amongst landscaped gardens. Remarkable communal spaces to work, connect, refuel and unwind.

32,000 sq ft
office terrace
on Level 11

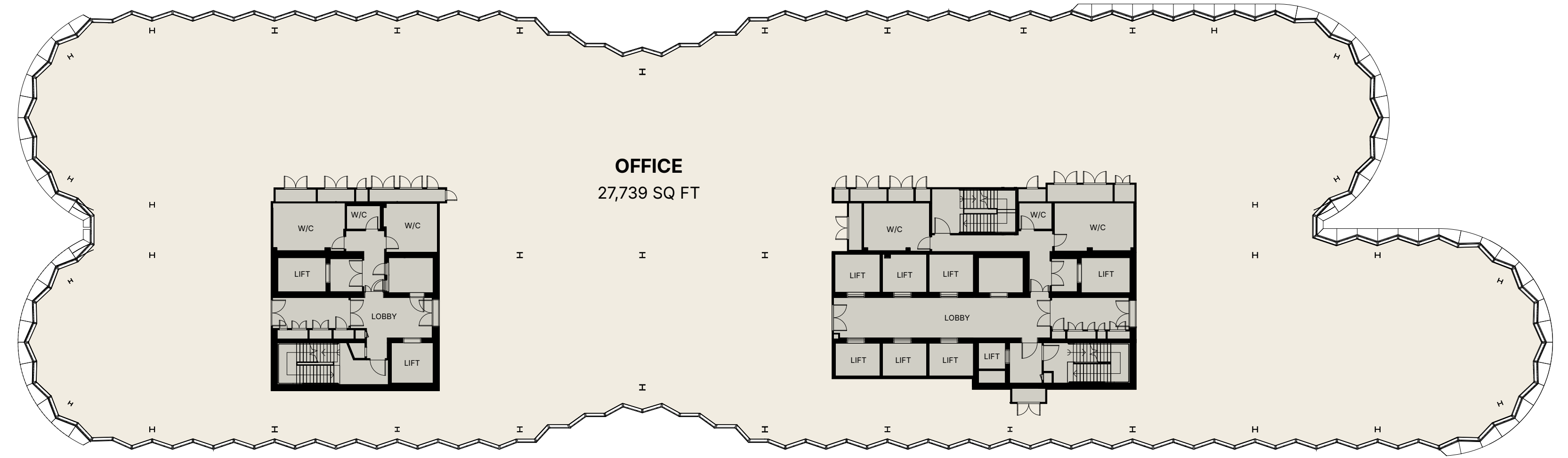
Level 12



ONE OLYMPIA

OFFICE SPACE

27,739 SQ FT



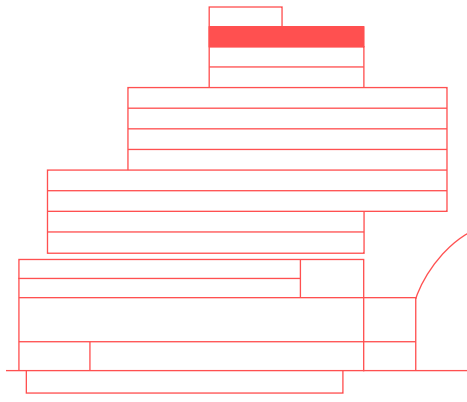
OFFICE





One Olympia, Offices

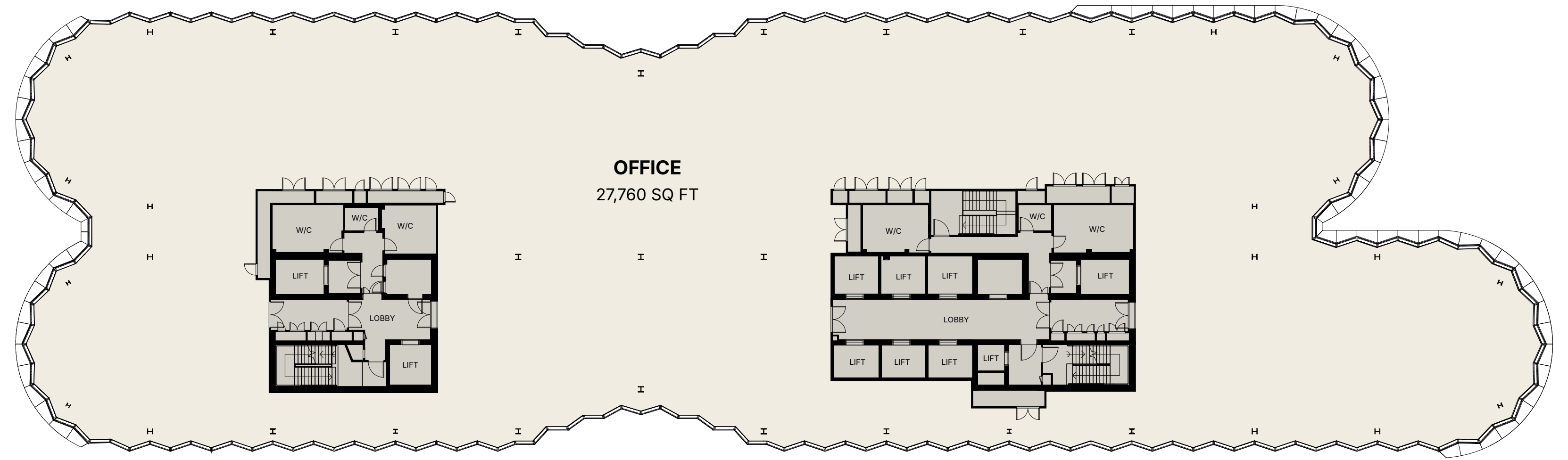
Level 13



ONE OLYMPIA

OFFICE SPACE

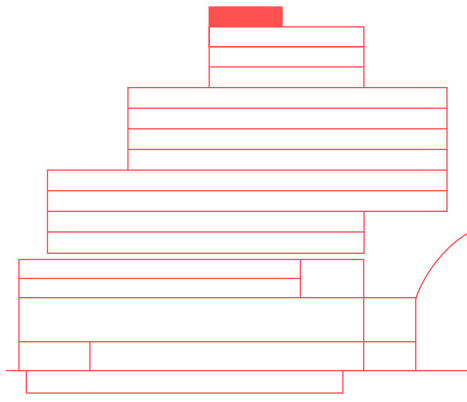
27,760 SQ FT



OFFICE



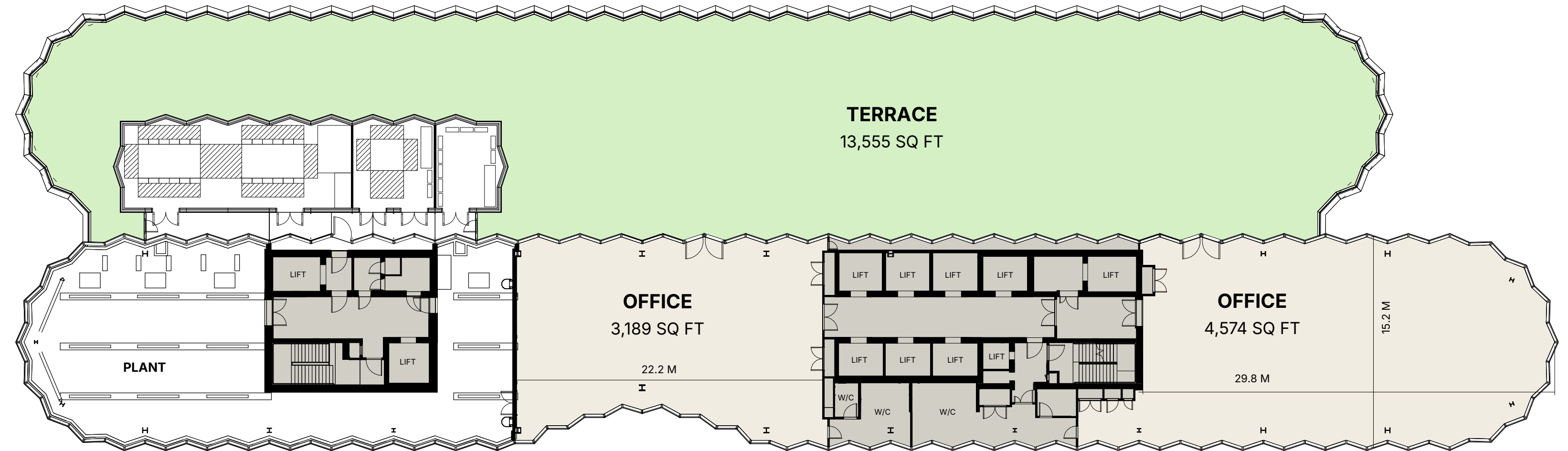
Level 14



ONE OLYMPIA

OFFICE SPACE 7,763 SQ FT

TERRACE 13,555 SQ FT



OFFICE

TERRACE





CAT A Specifications

6,490



sq ft reception with
7.5m ceiling height

954



lockers

98



showers

57,000



sq ft of both
communal and
demised terraces
equivalent to 23
tennis courts

960



cycle spaces

12



passenger lifts

1:8m² occupational
density

NABERS
Targeting 4.5

BREEAM target
Excellent

Target EPC A

3m office ceiling
height

Fresh air provision 12L/S +
10% at 1/8 sq m, each floor
upgradable to 16L

CYCLE HUB

The only platinum accreditation awarded in the UK

Located on Level 3, filled with natural light, and with views over London

960 bike racks

944 lockers

98 Showers with towel service

Drying and ironing station

Bike maintenance area





Chapter 3

SUSTAINABILITY



WASTE

100% of Olympia Events' waste output is diverted from landfill, with 98% recycled at its local waste management plant and the remaining 2% recovered as waste for energy.



CONNECTIVITY

Olympia has achieved the first Platinum award in the UK, highlighting its commitment to excellence. Working in collaboration with Five at Heart, Olympia has developed world-class cycle parking and end-of-journey facilities, recognised as a leading, best-in-class offering for London. Strategically located next to a planned cycle superhighway, Olympia ensures unparalleled connectivity and accessibility for cyclists.



BIODIVERSITY

The new canopy will transform Olympia with a vibrant roof terrace and a lush, biodiverse green roof atop the new music hall. Designed to enhance urban ecology, this green haven will serve as a vital feeding resource for birds and invertebrates, creating steppingstones that connect green spaces across the local and wider environment.



PUBLIC REALM

Creating 2.5 acres of new public realm. Regular engagement with local residents, community groups, and businesses. Maximise our social impact through the Charitable Trust grant and volunteering.

BREEAM EXCELLENT

BREEAM Excellent achieved.

Repurposing and expanding existing buildings, incorporating low-carbon and renewable technologies to achieve a significant reduction in emissions while embracing sustainable and forward-thinking design principles.

WIREScore PLATINUM

Central and G Gate offices awarded WiredScore Platinum.

WELL PRE-CERTIFIED

Promoting health and wellbeing, the Central offices are pre-certified WELL Gold.

SMART BMS – Boiler plant linked to BMS and includes central time control, weather compensation and metering; optimised air systems utilising free cooling in mid-season and heat recovery in the winter.

NABERS

Target 4.5 stars



RE-PURPOSING

A transformative regeneration and re-purposing of existing assets and estate, seamlessly blending modern functionality with the preservation of cherished historical and listed features.

2.5 ACRES OF PUBLIC REALM.

ACCREDITATIONS



NABERS
UNITED KINGDOM

4



CYCLE HEART RATING
By Five At Heart
PLATINUM
BY DESIGN 2021



AirRated™



BREEAM
CODE FOR A SUSTAINABLE BUILT ENVIRONMENT

Excellent



WiredScore
PLATINUM



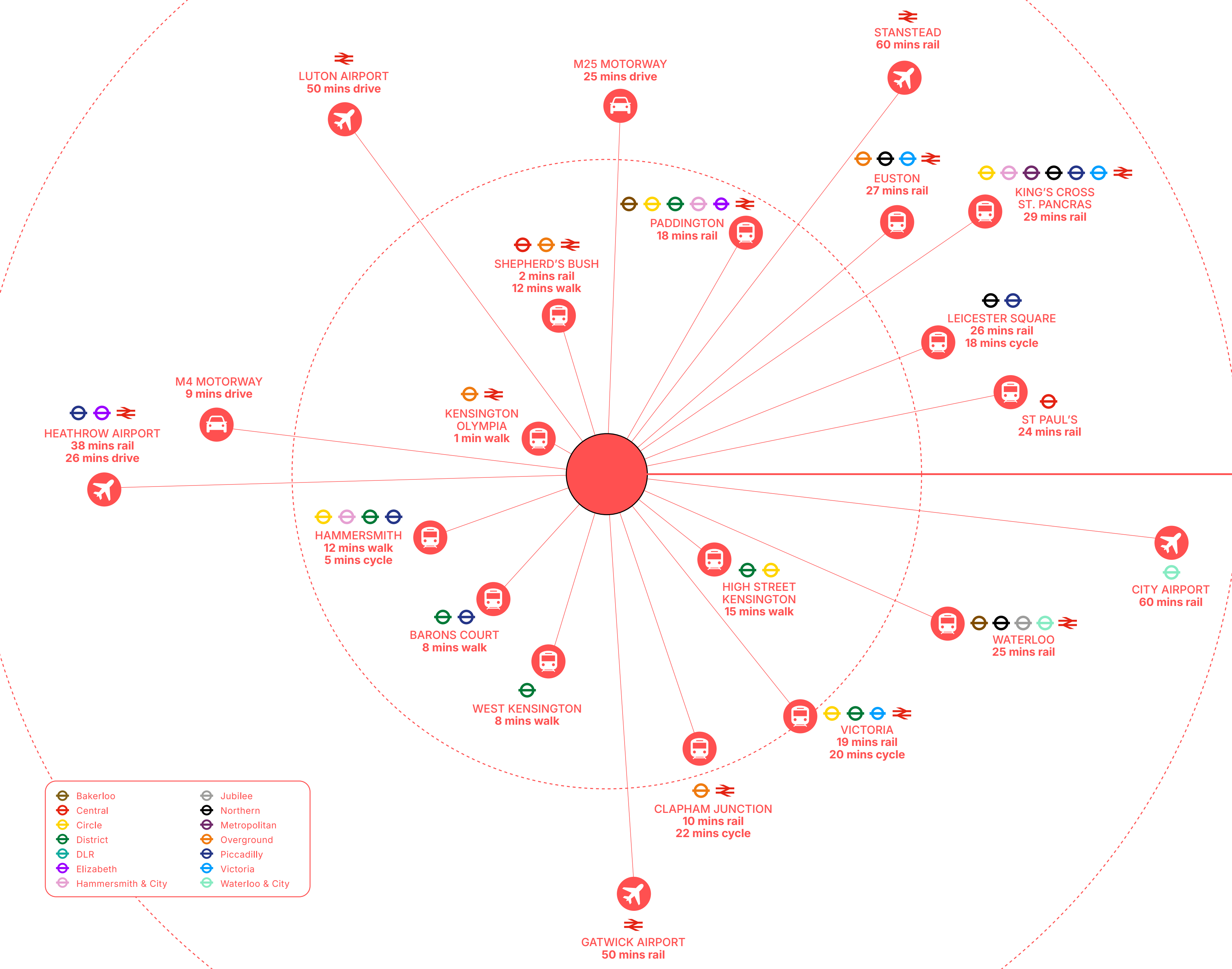
Chapter 4

LOCATION

Olympia is one of the best-connected destinations in London, with access to five Underground lines, the Overground, and National Rail services all within a 15-minute walk. It's also just 30 minutes from Heathrow Airport, making it exceptionally convenient for international travel.

Connectivity is set to improve further in 2026 when Overground services to and from Kensington (Olympia), the development's own dedicated station, will increase, providing a train approximately every 4 minutes during peak times.

KENSINGTON HIGH STREET



- | | | | |
|--|--------------------|--|-----------------|
| | Bakerloo | | Jubilee |
| | Central | | Northern |
| | Circle | | Metropolitan |
| | District | | Overground |
| | DLR | | Piccadilly |
| | Elizabeth | | Victoria |
| | Hammersmith & City | | Waterloo & City |

OLYMPIA WORK HERE

Olympia has never been so seamless to get to and from – whether you're a Londoner or an international visitor.

Great Transport Accessibility and Resilience



Central line

Is 3 minutes by train, 9 minutes by cycle and 12 minutes by foot, offering quick and easy connections to the West End and City









From Kensington Olympia Station: 14 trains an hour

In each direction, weekdays 6.30 – 9.00 and 16.00 – 19.00, average wait time is 4 minutes

**via Clapham Junction and Shepherds Bush stations*



Own dedicated station

-  Central
-  Circle
-  District
-  Hammersmith & City
-  Overground
-  Piccadilly

4 stations

Within 12 minute walk



Direct service to Clapham Junction

London's busiest interchange serving Victoria and Waterloo stations and only 10 minutes by train

-  District
-  Piccadilly

8 mins walk

To Barons Court Station



Own dedicated station, rated 'Excellent' by TFL*

Kensington Olympia to

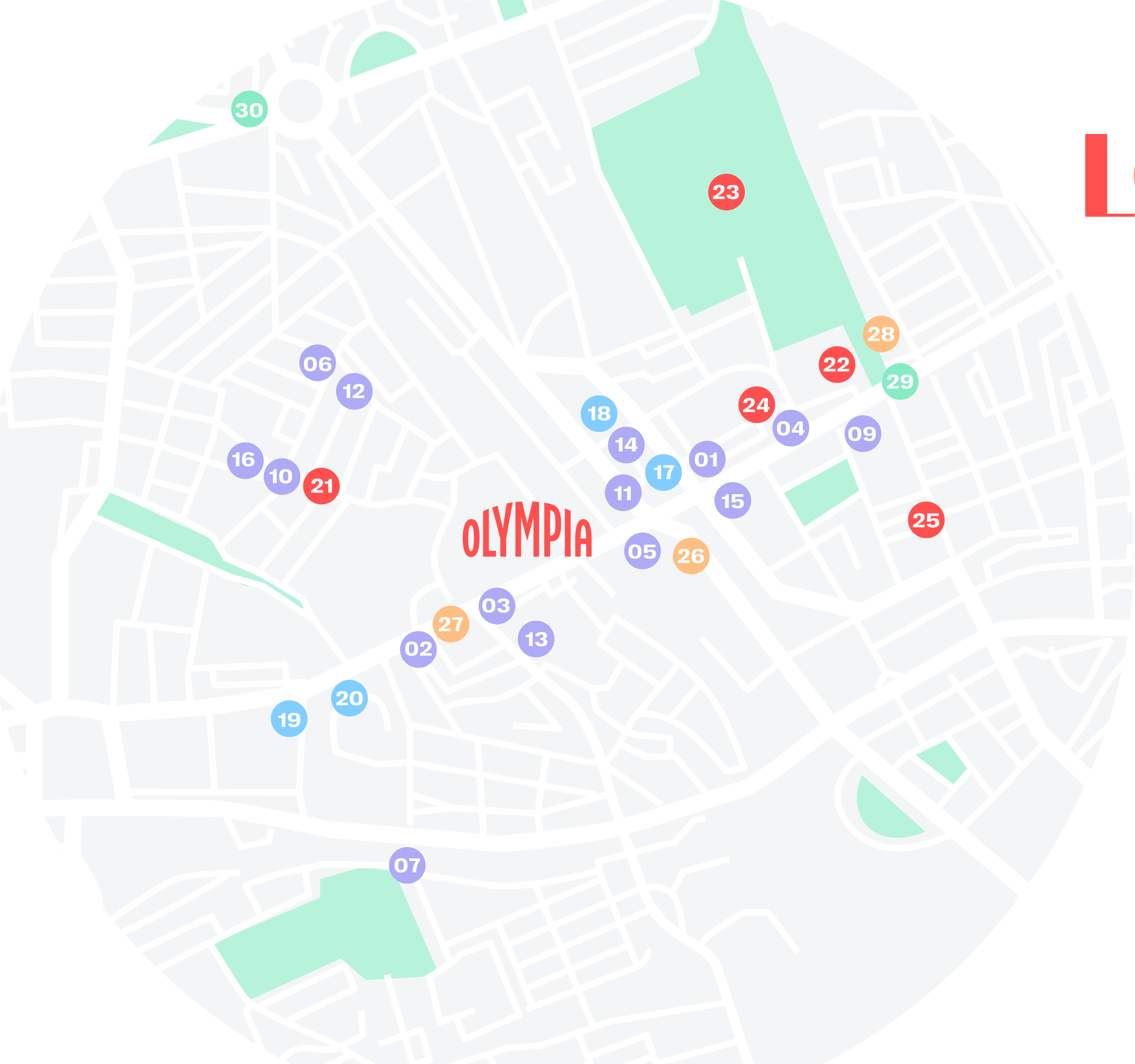
CLAPHAM JUNCTION	10 MINS
PADDINGTON	18 MINS
BOND STREET	18 MINS
VICTORIA	19 MINS
LEICESTER SQUARE	20 MINS
ST PAUL'S	24 MINS
KINGS CROSS ST PANCRAS	29 MINS

*Transport For London

P Car Parking

⚡ E-bike Parking

LOCAL AREA



FOOD & DRINK

- 01 Sainsbury's Local
- 02 Pret a Manger
- 03 Tesco Express
- 04 Enoteca Rosso
- 05 Hand & Flower Pub
- 06 Havelock Tavern
- 07 HG Walter
- 09 Il Portico
- 10 Pentolina
- 11 Society Bar & Restaurant
- 12 The Bird in Hand
- 13 The Cumberland Arms
- 14 Crown & Sceptre
- 15 Sainsbury's Local
- 16 Awaken Wellness & Café

HOTELS

- 17 Hilton London Olympia
- 18 Kensington Prime Hotel
- 19 Latymers
- 20 St Paul's Hotel

PLACES OF INTEREST

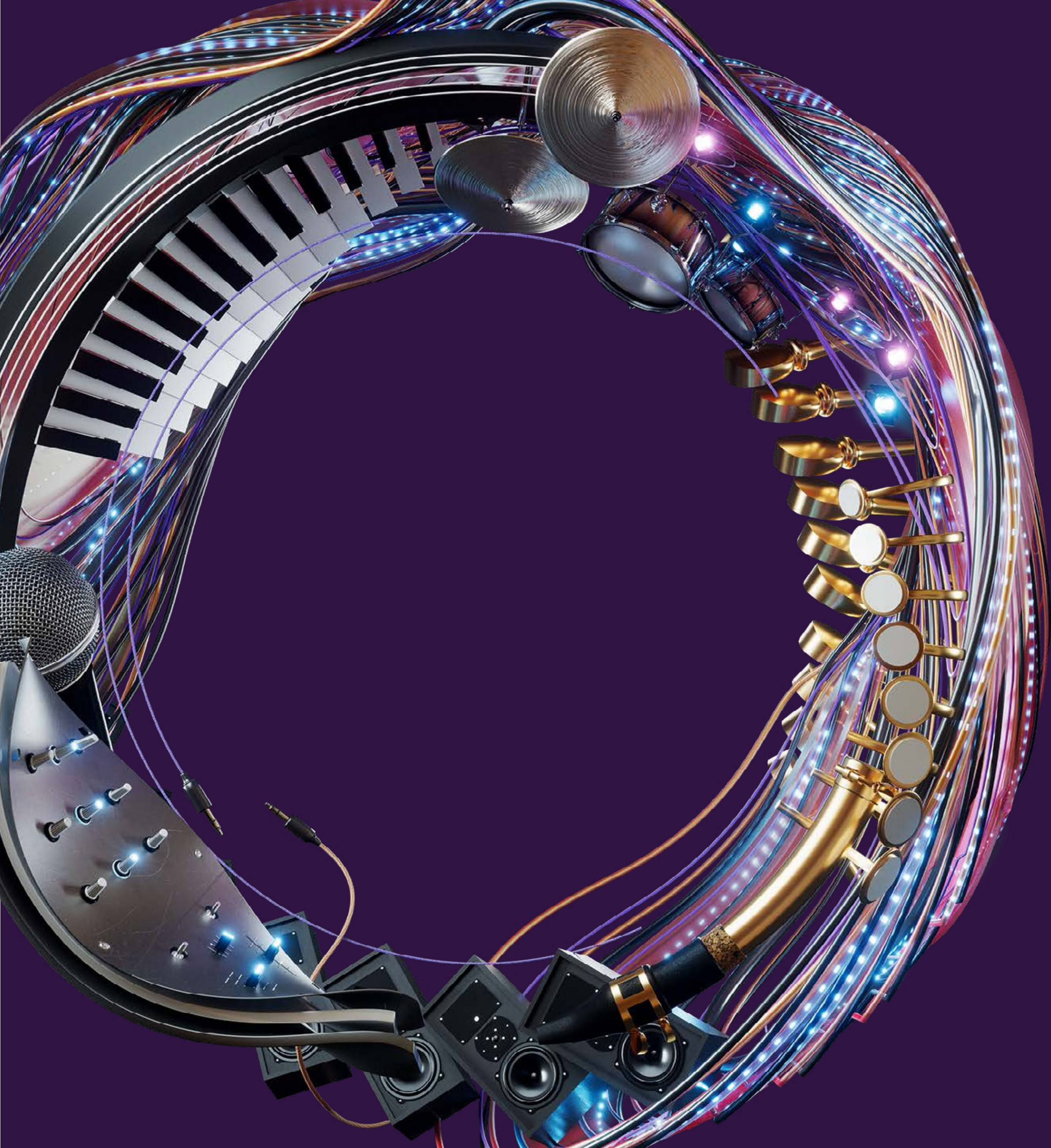
- 21 Blythe Road
- 22 Design Museum
- 23 Holland Park
- 24 Leighton House Museum
- 25 Rassells of Kensington

FITNESS

- 26 Core Kensington (Pilates)
- 27 F45 Training Kensington Olympia
- 28 1Rebel

RETAIL

- 29 High Street Kensington
- 30 Westfield London



TEAM

Developers

yoo CAPITAL



DEUTSCHE FINANCE INTERNATIONAL

Investment Team

Hines

Concept Design

Heatherwick studio

Architecture

SPPARC

Contractor

LAING O'ROURKE

Project
Manager

GT GARDINER
& THEOBALD

Structural
Engineer

Robert Bird Group
Member of the Surbana Jurong Group

M&E
Consultant

desco

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OLYMPIA™