

ARDING & HOBBS

CLAPHAM JUNCTION

10,679 - 30,735 SQ FT OF PREMIUM WORKSPACE



ARDING & HOBBS

AN ICON REINVENTED

W.RE, in collaboration with Stiff + Trevillion Architects, have thoughtfully reimaged the iconic Grade II listed Arding & Hobbs building, creating a vibrant mix of leisure, retail, and restaurant spaces alongside state-of-the-art modern workspaces. The building enjoys a striking new roof pavilion and terrace offering sweeping views across the city.

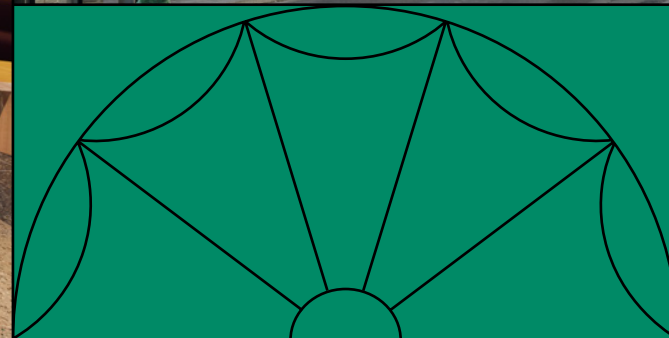
Arding & Hobbs delivers 10,679– 30,735 sq ft of premium workspace. Each floor has its own distinct character and is finished to an exceptional standard, complemented by best-in-class bike storage and shower facilities.



Reception



Building exterior with view of roof pavillion





ARDING & HOBBS



Experience a workplace where convenience blends seamlessly with lifestyle. Start your day with a workout at Third Space, pick up your morning coffee at Botanica Hall, browse gourmet Italian treats at Prezzemolo & Vitale, and wind down with fine dining at The Arding Rooms—topped off with a cocktail on the terrace.



Botanica Hall



AVAILABILITY

	FLOOR		SQ FT	TERRACE	STATUS
WORKSPACE	DUPLEX	5TH	9,727	-	AVAILABLE
		4TH	10,329	6,980	
	2ND		10,679	-	AVAILABLE
BUILDING AMENITIES	3RD		-	-	THE ARDING ROOMS
	1ST		-	-	THIRD SPACE
	GROUND		-	-	BOTANICA HALL PREZZEMOLO & VITALE THIRD SPACE
	LOWER GROUND		-	-	THIRD SPACE
TOTAL			30,735	6,980	



4th and 5th floor office space



Part 2nd floor office space





Carbon neutral in operation



4,500 sq ft biodiverse green roof



Cycle entrance & 156 spaces



Breeam 'Excellent'



New roof pavilion & extensive landscaped terrace with views



Electric bike & scooter charging points



Landmark historic cupola with branding opportunity



24m high lightwell



156 lockers



Stained glass dome



Wiredscore 'Platinum'



Ceiling heights up to 5.6m

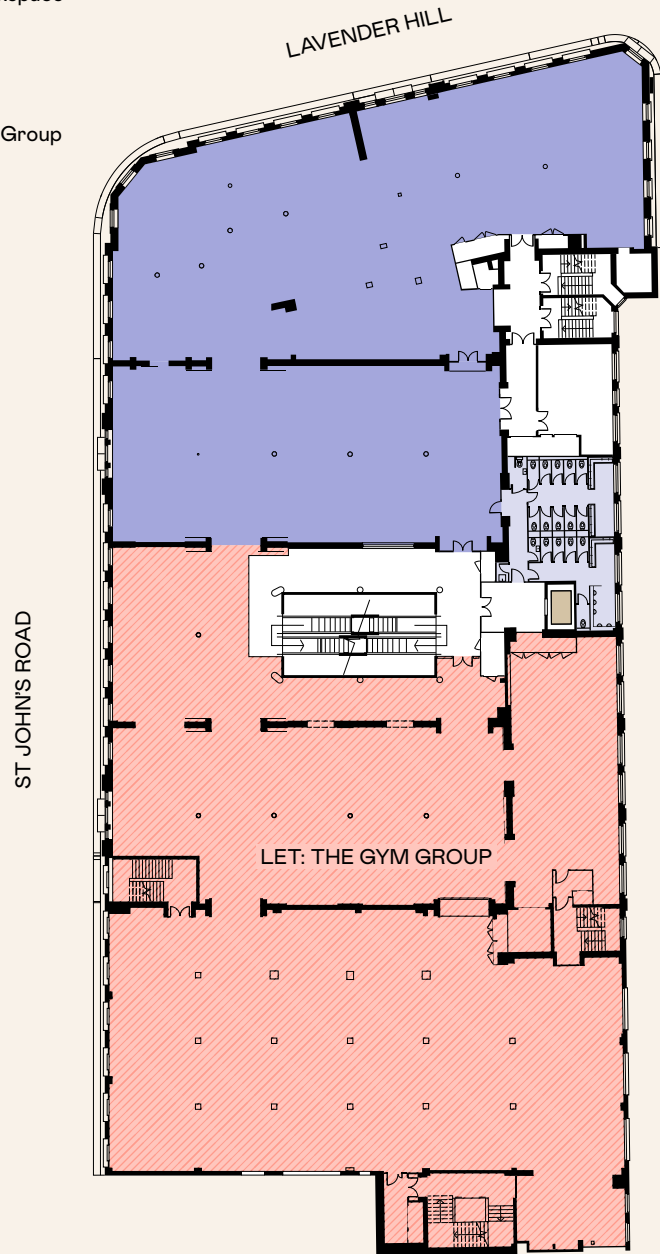


5th floor office space



2ND FLOOR | 10,679 SQ FT

- Available Workspace
- WCs
- Lifts
- Core & Plant
- Let: The Gym Group

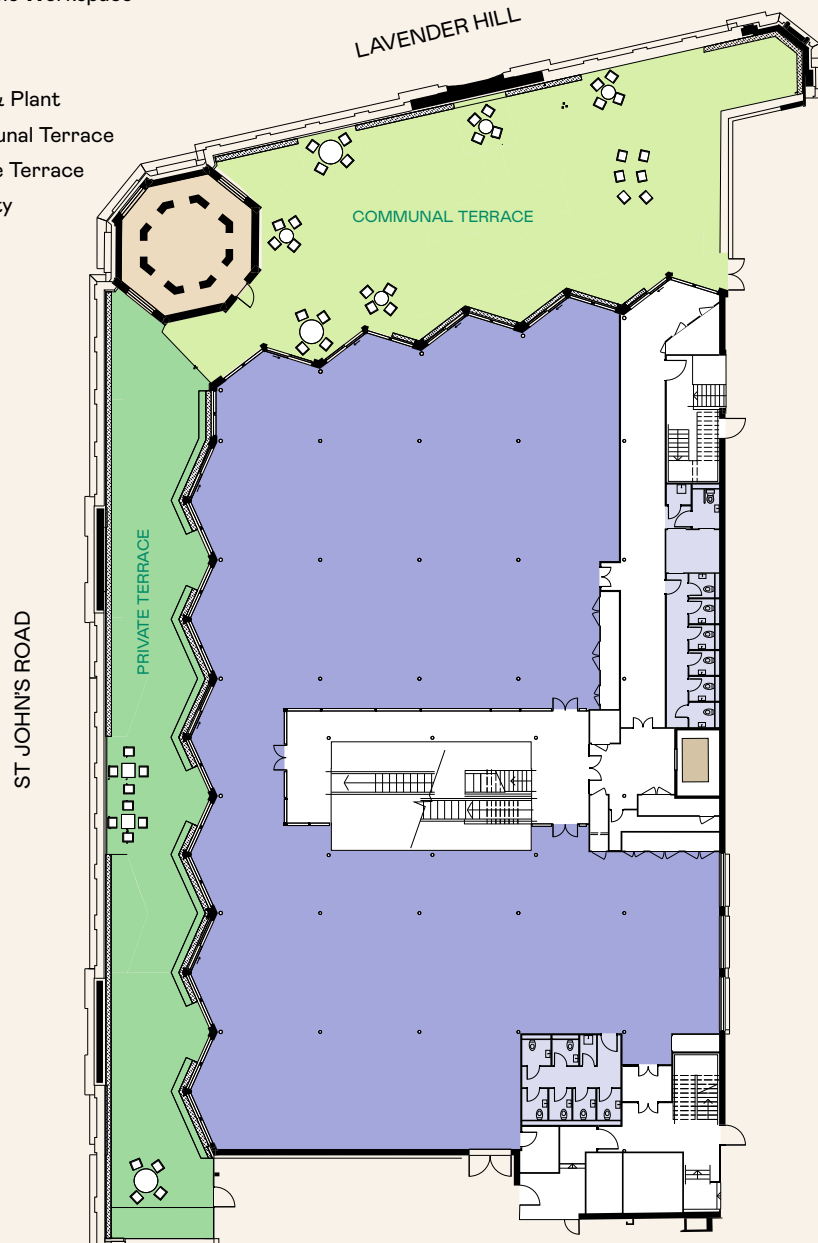


Communal terrace



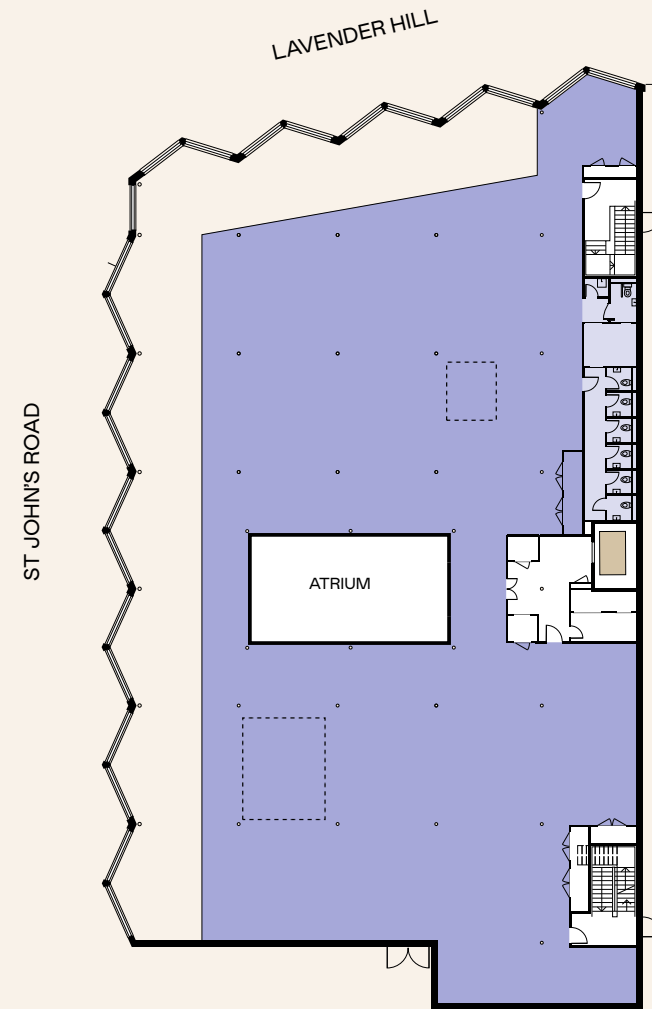
4TH FLOOR | 10,329 SQ FT

- Available Workspace
- WCs
- Lifts
- Core & Plant
- Communal Terrace
- Private Terrace
- Amenity



5TH FLOOR | 9,727 SQ FT

- Available Workspace
- WCs
- Lifts
- Core & Plant
- Soft Spots





Reception



Poplin



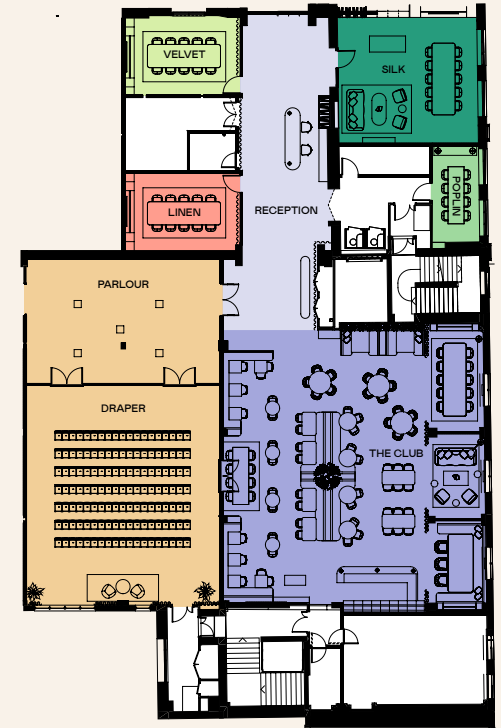
Silk



Draper

3RD FLOOR

SPACE	CAPACITY
Draper & Parlour	120
Silk	12
Velvet	10
Linen	10
Poplin	8



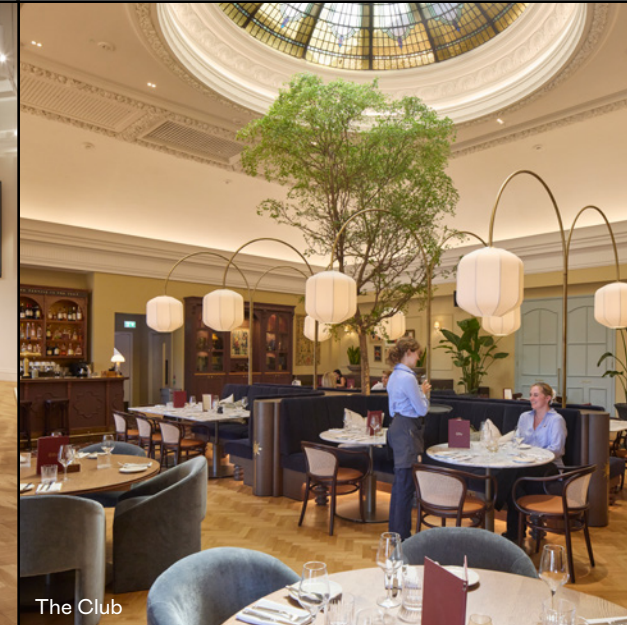
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THE ARDING ROOMS

The Arding Rooms, set within Clapham Junction's iconic Arding & Hobbs building, provides a sophisticated venue with versatile options to suit every occasion. From professional meeting rooms and a spacious event area to on-site catering that makes hosting seamless, every detail is designed for flexibility and ease. Guests can also enjoy the stunning roof terrace, adding an unforgettable touch to gatherings.

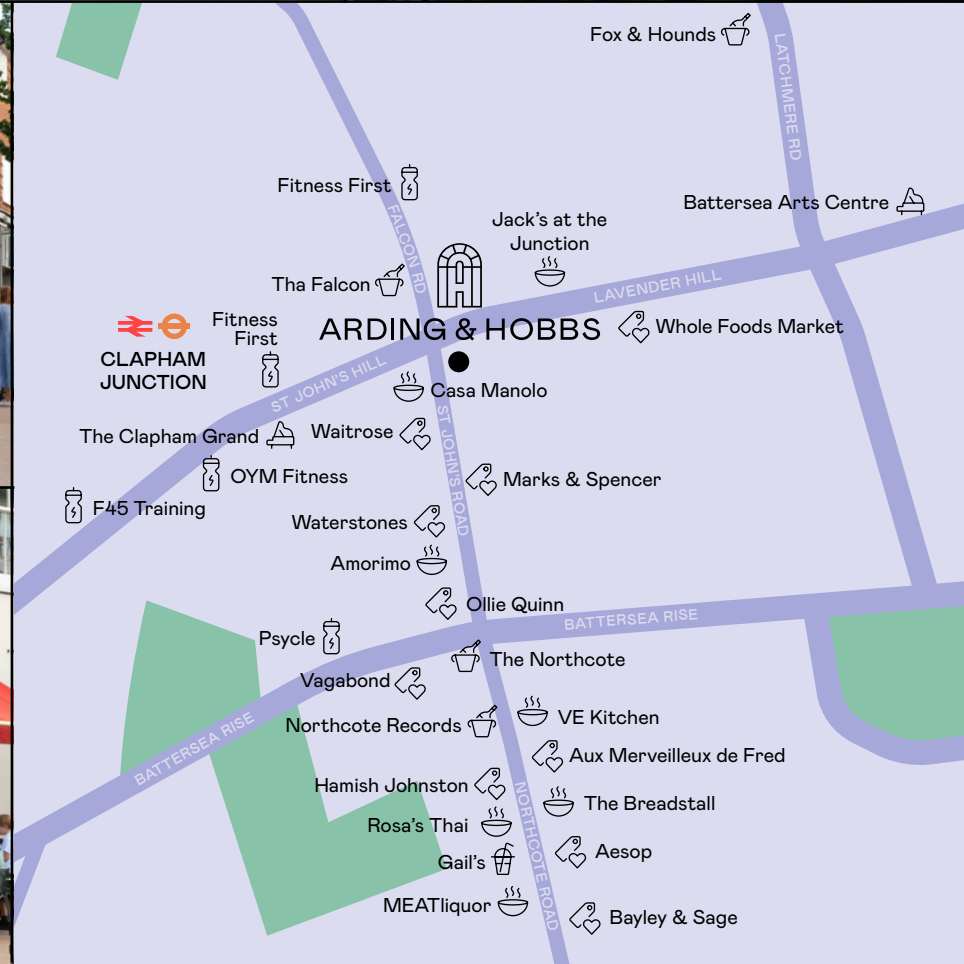


Linen



The Club

Situated adjacent to Clapham Junction Station, Arding & Hobbs is surrounded by vibrancy with an array of cafés, restaurants, and retail options right on the doorstep. While the open spaces of Clapham Common and Battersea Park are only a short stroll away. Most importantly, it sits opposite London's most connected station, providing unrivalled access across the capital, with direct trains reaching Central London terminals in as little as eight minutes.





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Marketing: Stuart Chapman Design