



31 Vernon Street
London W14 0RN

/// 5,820sq ft plus 1,000sq ft of storage
/// Stylish contemporary new office building
/// Approached via a gated courtyard, with parking
/// Designed by Terry Pawson Architects

31 Vernon Street is a new architectural addition to West London in the shape of a distinctive three storey block extending upwards as a smooth volume from the pavement line, to create a striking building designed by the noted architect, Terry Pawson.

The building is approached via a gated courtyard and parking is also provided. The new building is of a Modernist style, featuring an immaculate white composite stone façade, clean lines and a bright almost Mediterranean aesthetic.





Ground floor



First floor exterior staircase



First floor

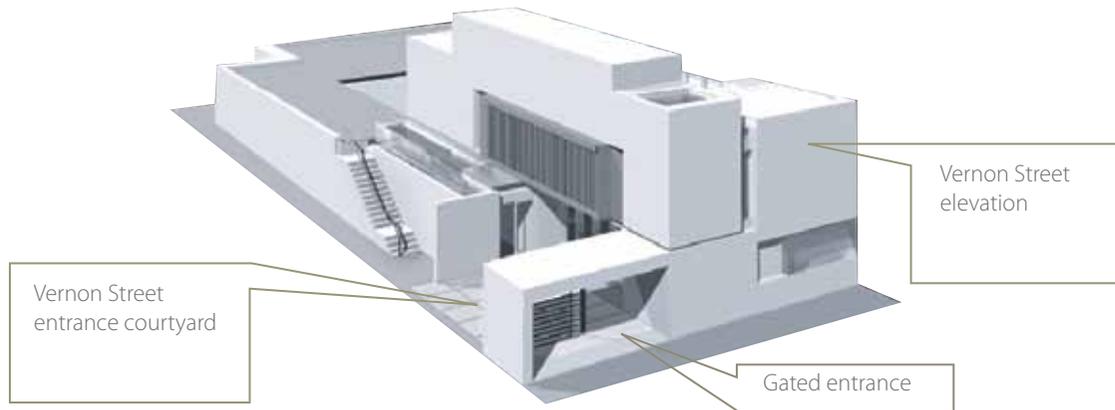


Staircase to second floor



Second floor

Specification



Materials



Solid oak flooring



Glass and white walls



Perforated metal glare reduction screen



Limestone flooring



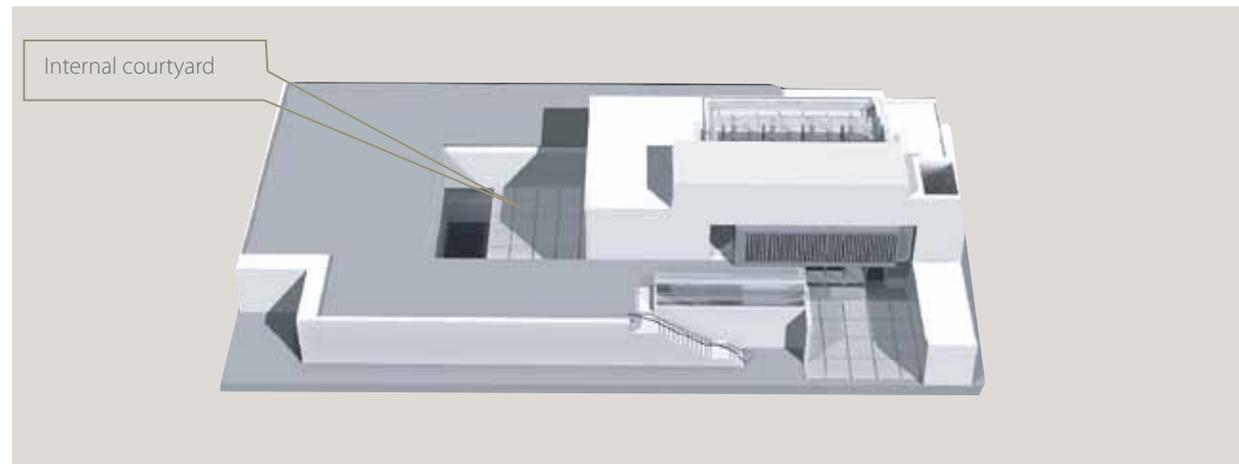
Mosaic feature walls



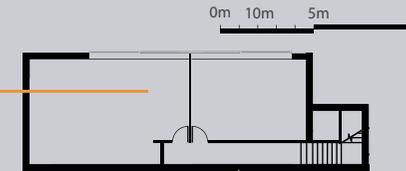
Stone aggregate

Internally, the specification is refined and of the highest contemporary design quality. Large 'frameless' windows allow natural ventilation and light to flood in to all areas, which are decorated minimally to preserve the clean lines and considered detailing of the architecture.

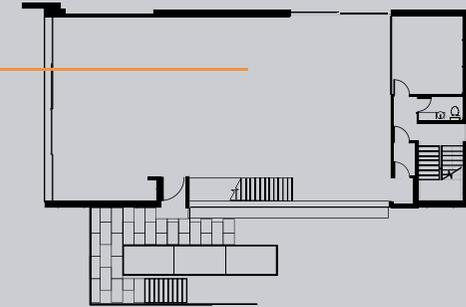
Externally, the building is constructed from a simple palette of materials including white cast stone and bronzed steel, to present a simple volume, which is simultaneously sophisticated in its design. Internally, the spaces are warmed with the use of natural materials including oak and limestone. The paired back detailing gives the building an elegant appeal, which is heightened by views to a private courtyard.



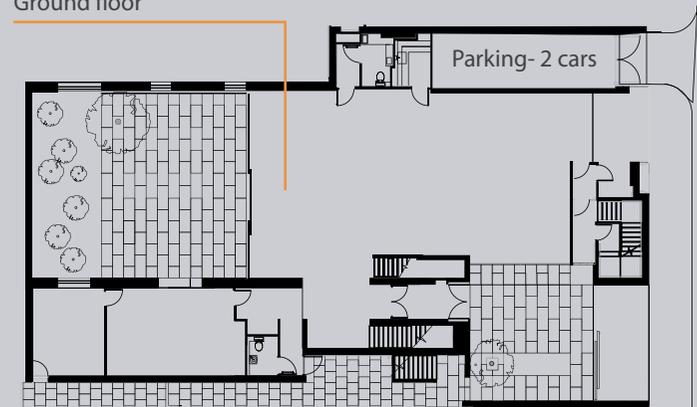
Second floor



First floor

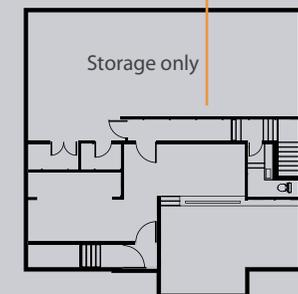


Ground floor



Lower ground

	sq. ft.
2nd floor	770
1st floor	2000
Ground floor	2375
Lower ground floor	675
Total	5820
(+1000 storage)	1000
Total net area	6820





Toilets and the kitchen area have been designed to a high specification and feature contemporary fixtures and fittings.

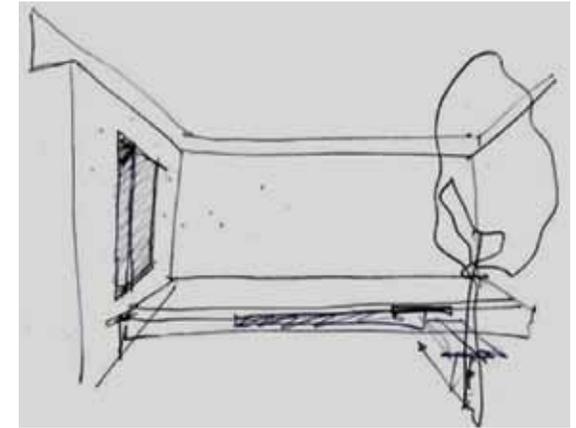
Mosaic wall tiles feature in each of the toilets

Timber veneer cabinets with stainless steel basins and splashback



Feature Olive tree

Steel cable detail to perimeter wall



Architect

The architect of the Vernon Street is Terry Pawson. Renowned for work at the Natural History Museum in London and the Birmingham Repertory Theatre.

Recent developments include the new National State Opera House for Upper Austria in Linz and the National Centre for Contemporary Art for Ireland.

Breakout Space

In the large central courtyard, a Mediterranean feel has been created with the planting of a large mature Olive tree.

Loquat trees have been chosen for their architectural shapes and open canopy, and below these, plants such as Cloud Clipped Pittosporum, reinforce the contemporary theme, making it a tranquil outdoor space, for meetings and entertaining.



Lighting is recessed into the ceiling to limit glare and create clean lines

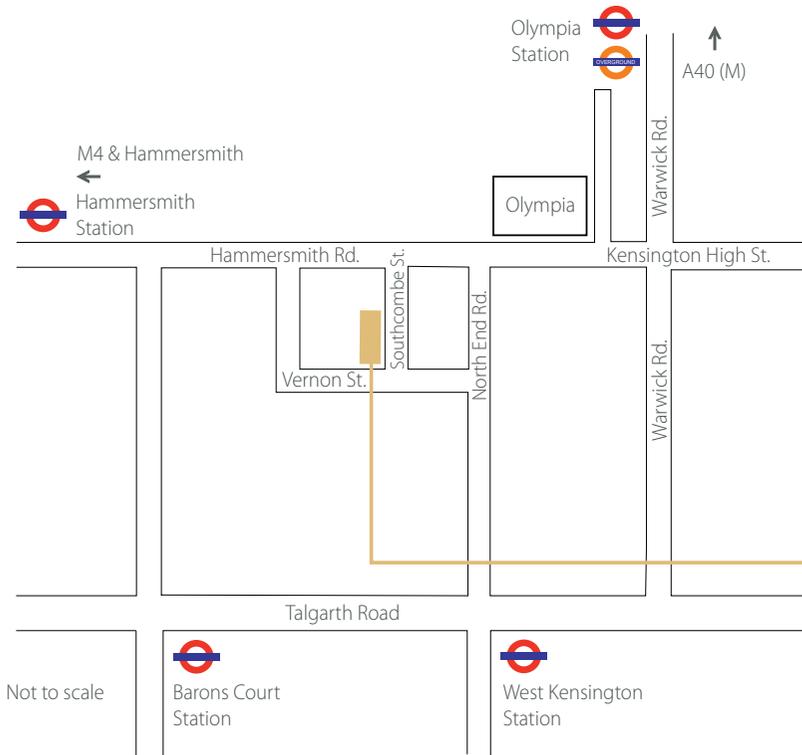
Cable management grommets and under floor heating are integrated into the solid oak flooring



A Thomas Gatacre development

Location

The development is situated near Olympia between Hammersmith Broadway and Kensington High Street and enjoys a wide variety of retail, restaurant and health club facilities within easy reach. Barons Court (Piccadilly & District lines) is about 8 minutes walk, Hammersmith (Piccadilly District, Circle and Hammersmith & City lines) is about 10 minutes walk and Olympia (Overground line that links with Westfield, Clapham Junction and Gatwick) is about 5 minutes walk. Road communications are excellent to the West End and City as well as the National Motorway Network along the A4 / M4 and the A40 (M) / M41.



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