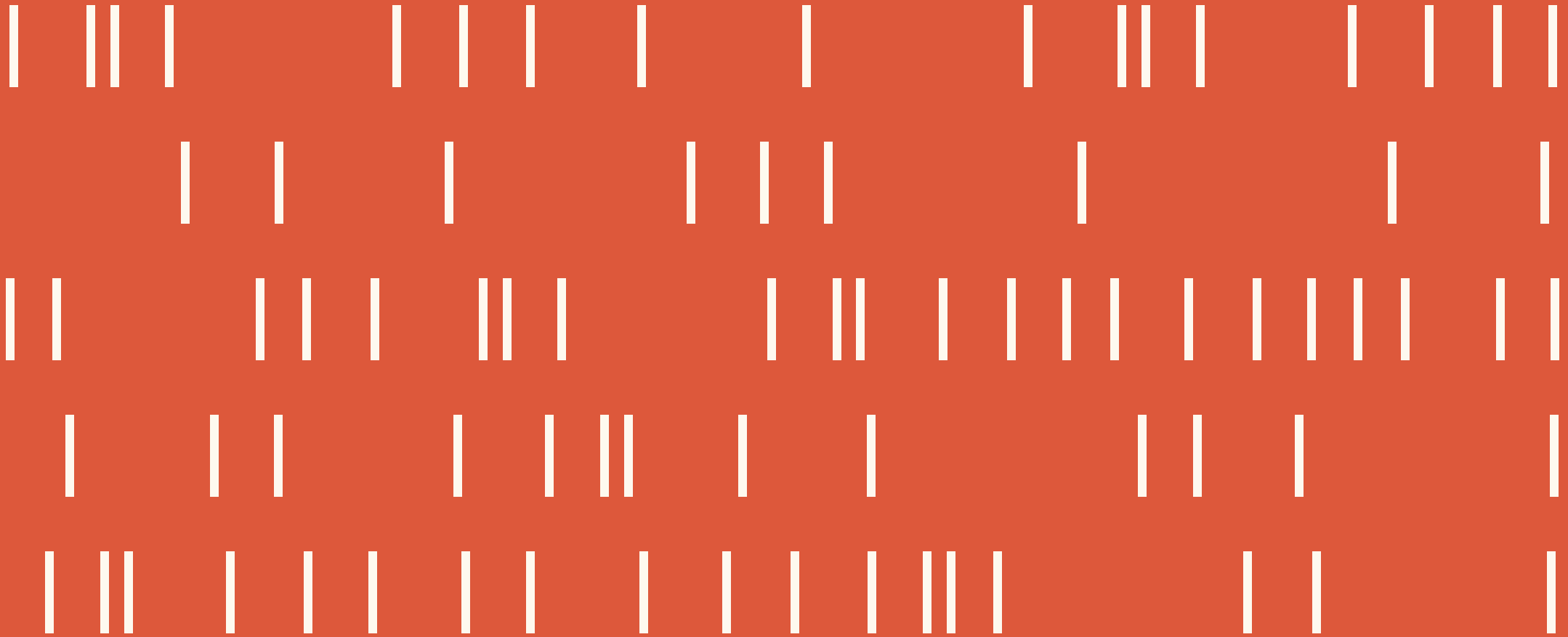


# FORTRESS WORKS

AN INSPIRING OFFICE DEVELOPMENT SITUATED IN THE CHARACTERFUL AREA OF KENTISH TOWN, ONCE THE PIANO MANUFACTURING DISTRICT OF THE WORLD



ARCHITECTS—BUCKLEY GRAY YEOMAN

DEVELOPERS—CBRE INVESTMENT MANAGEMENT

LOCATION—36-52 FORTRESS GROVE, NW5 2HD



# 101

## INTRODUCTION

Discover the vision of Buckley Gray Yeoman's refurbishment as we detail the building's offer and unique journey from abandonment to the inspiring space it has become.



# 102

## THE BUILDING

Explore the key features of the new build, looking deeper into the details with our floor plans and schedule of areas.



# 103

## THE LOCAL AREA

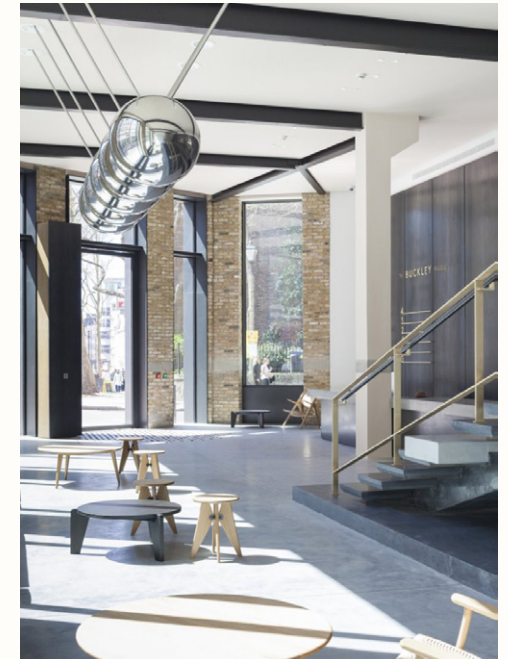
Kentish Town and Camden are areas of character, humour and excitement. In this chapter we explore the local tenants and amenities that make it such an enviable area.



# 104

## THE TEAM

CBRE Investment Management and Buckley Gray Yeoman have come together with a unified vision of modern workspace in Fortess Works, discover the people behind it and where their inspirations come from.



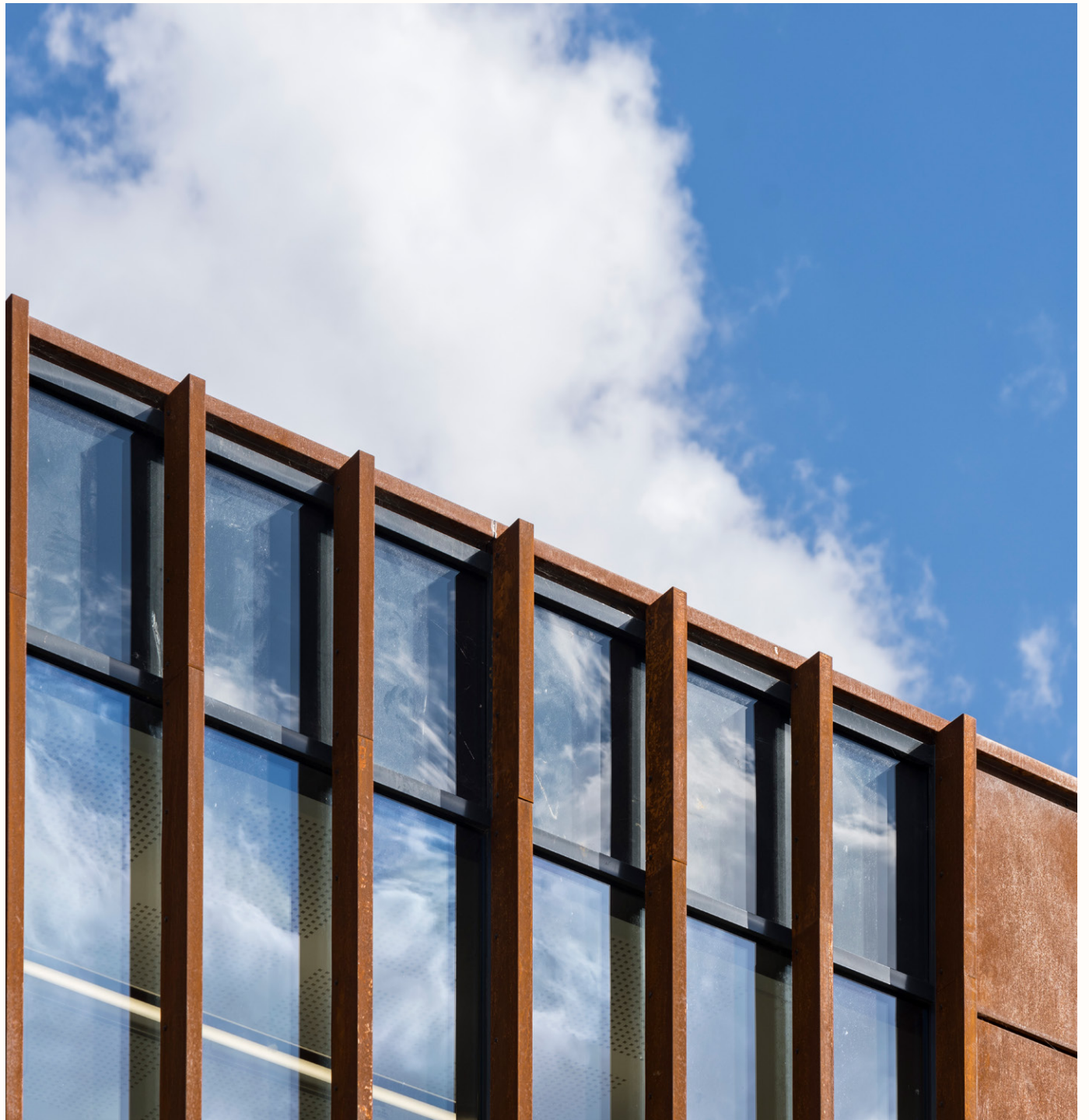
# INTRODUCTION

01

# A WAREHOUSE REIMAGINED

SITUATED AT 36-52 FORTRESS GROVE IN THE HEART OF KENTISH TOWN WITHIN THE BOROUGH OF CAMDEN, FORTRESS WORKS IS A REIMAGINED 1920'S INDUSTRIAL WAREHOUSE.

The building has been sensitively reimaged to provide high quality, flexible and characterful office space for modern demands. It comprises of a bright and airy warehouse style workshop featuring floor to ceiling crittal-style glazing and a contemporary extension featuring Cor-Ten steel cladding with the addition of an attractive landscaped courtyard.



# THE BUILDING

# THE BUILDING OVERVIEW

FORTESS WORKS COMPRISES 28,155 SQ FT OF INSPIRING WORKSPACE COMBINING INDUSTRIAL HERITAGE WITH THE CULTURE OF MODERN COMMERCE.

Renowned architects Buckley Gray Yeoman have transformed the building, preserving its industrial character whilst enhancing both the interior and exterior with high quality design features. These include walkways interlinking the two main buildings, an impressive triple height reception and suspended floors that create a unique sense of openness.

The transformation of this original industrial building establishes a unique opportunity for forward thinking businesses to occupy workspace designed to promote communication, collaboration and productivity.



# KEY FEATURES & ACCREDITATIONS



TRIPLE HEIGHT RECEPTION



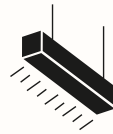
PRIVATE GROUND FLOOR COURTYARD



EXPOSED INDUSTRIAL BEAMS



EXPOSED VRF AIR CONDITIONING



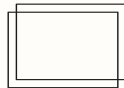
SUSPENDED LED LIGHTING



EXPOSED BRICK WORK



FLOOR TO CEILING HEIGHTS OF OVER 3M



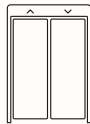
NEW DOUBLE GLAZED WINDOWS



4 SHOWERS



36 CYCLE SPACES & STORAGE LOCKERS



13 PERSON LIFT



FIBRE CONNECTIVITY



A



B



C

A: EXPOSED INDUSTRIAL BEAMS  
B: SUSPENDED LED LIGHTING  
C: EXPOSED BRICK WORK



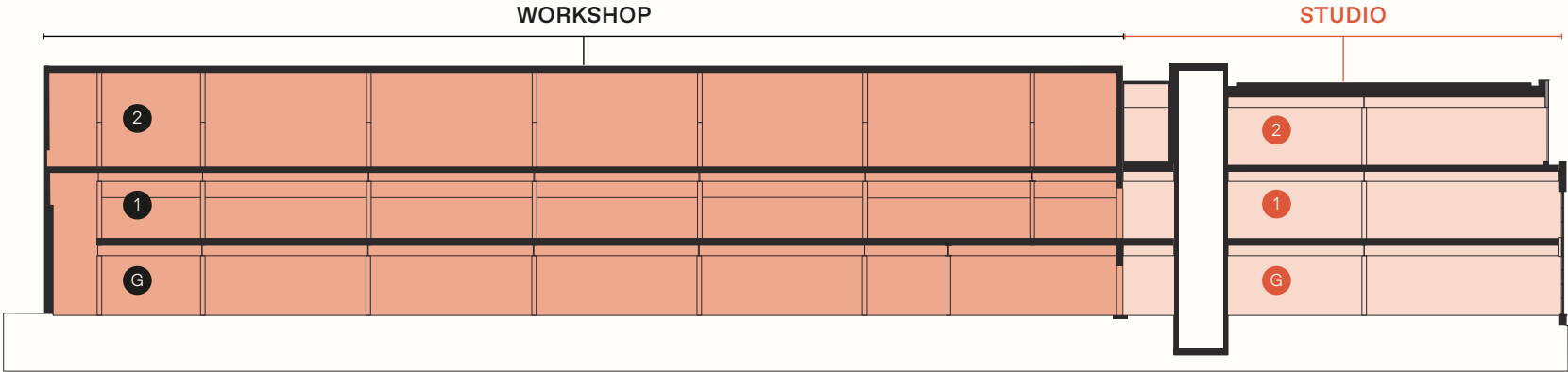
WiredScore  
GOLD



EPC B  
RATING



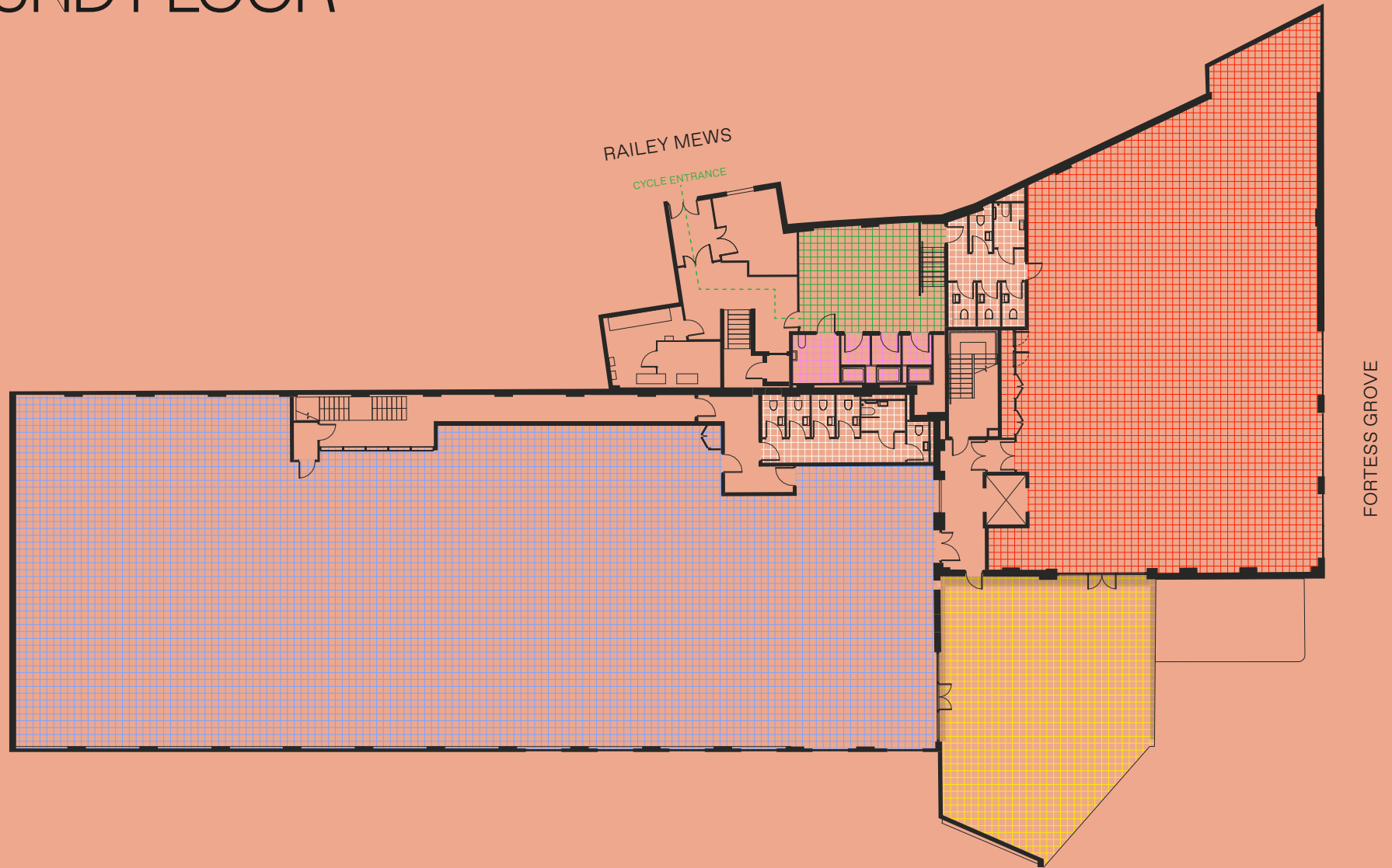
# SCHEDULE OF AREAS



WORKSHOP	AVAILABLE SPACE
2 LEVEL 2	3,098 SQ FT / 288 SQ M
1 LEVEL 1	6,614 SQ FT / 614 SQ M
G GROUND	8,004 SQ FT / 744 SQ M
<b>TOTAL</b>	<b>17,716 SQ FT / 1,646 SQ M</b>

STUDIO	AVAILABLE SPACE
2 LEVEL 2	2,983 SQ FT / 277 SQ M
1 LEVEL 1	3,714 SQ FT / 345 SQ M
G GROUND	3,743 SQ FT / 348 SQ M
<b>TOTAL</b>	<b>10,440 SQ FT / 970 SQ M</b>

# FLOOR PLAN GROUND FLOOR



⊕ GROUND FLOOR WORKSHOP  
8,004 sq ft / 744 sq m

⊕ COURTYARD  
1,450 sq ft / 135 sq m

⊕ BIKE STORAGE  
x36 cycle spaces

⊕ GROUND FLOOR STUDIO  
3,743 sq ft / 348 sq m

⊕ WC'S  
x11

⊕ SHOWERS  
x4 showers

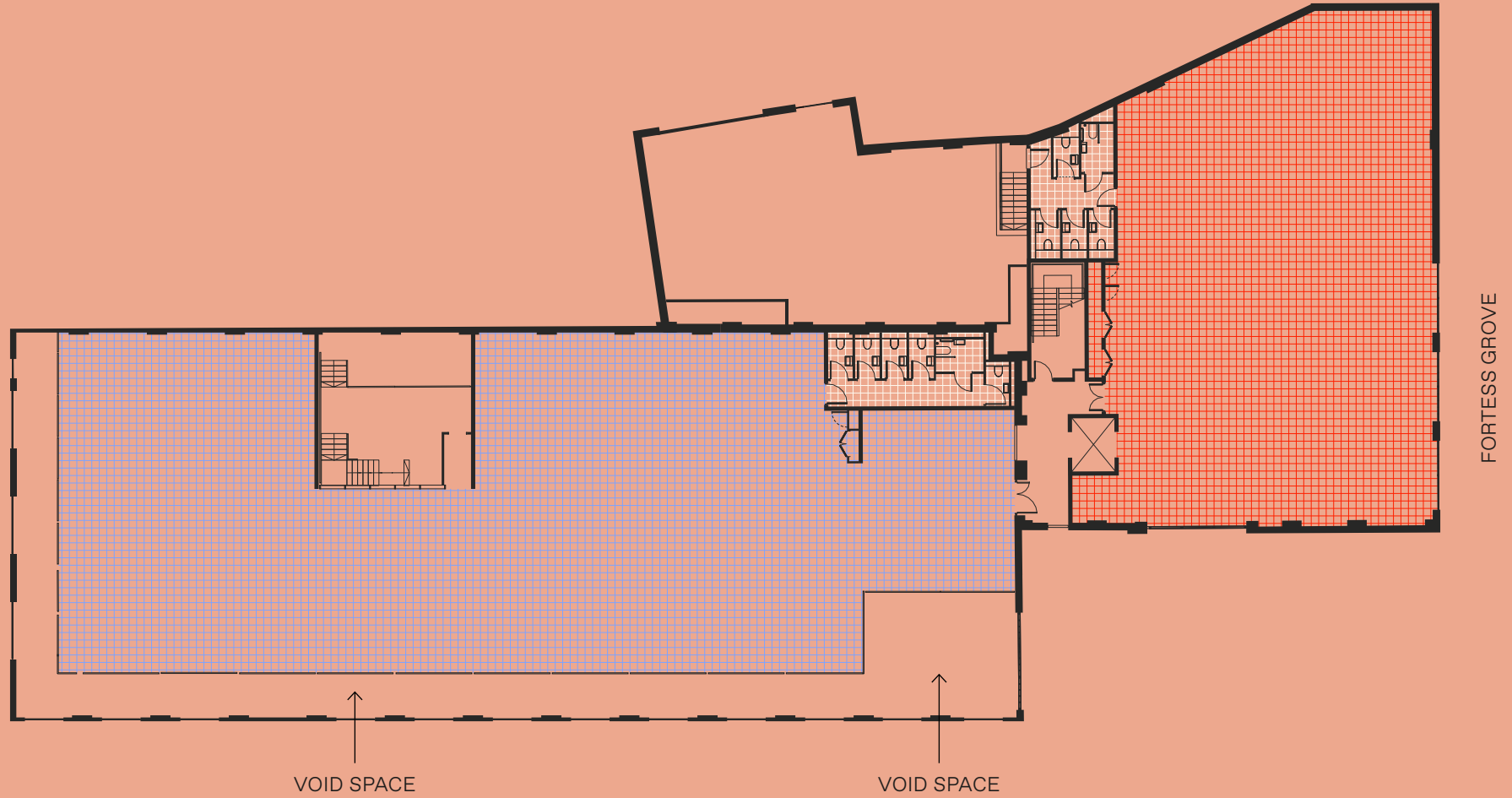








# FLOOR PLAN LEVEL 1



⊕ LEVEL 1 WORKSHOP  
6,614 sq ft / 614 sq m

⊕ WC'S  
x11

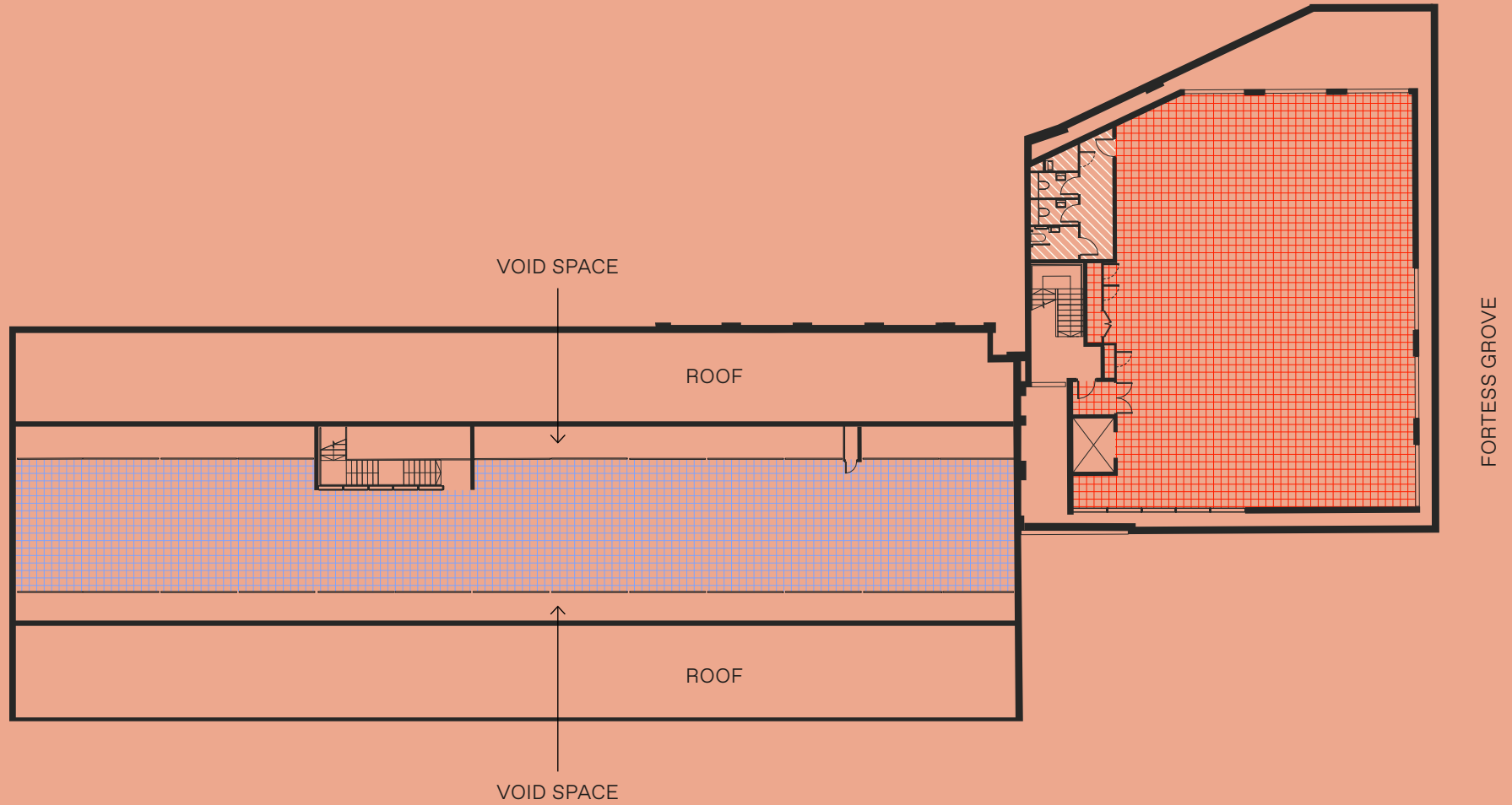
⊕ LEVEL 1 STUDIO  
3,714 sq ft / 345 sq m







# FLOOR PLAN LEVEL 2



⊕ LEVEL 2 WORKSHOP  
3,098 sq ft / 288 sq m

⊕ WC'S  
x3

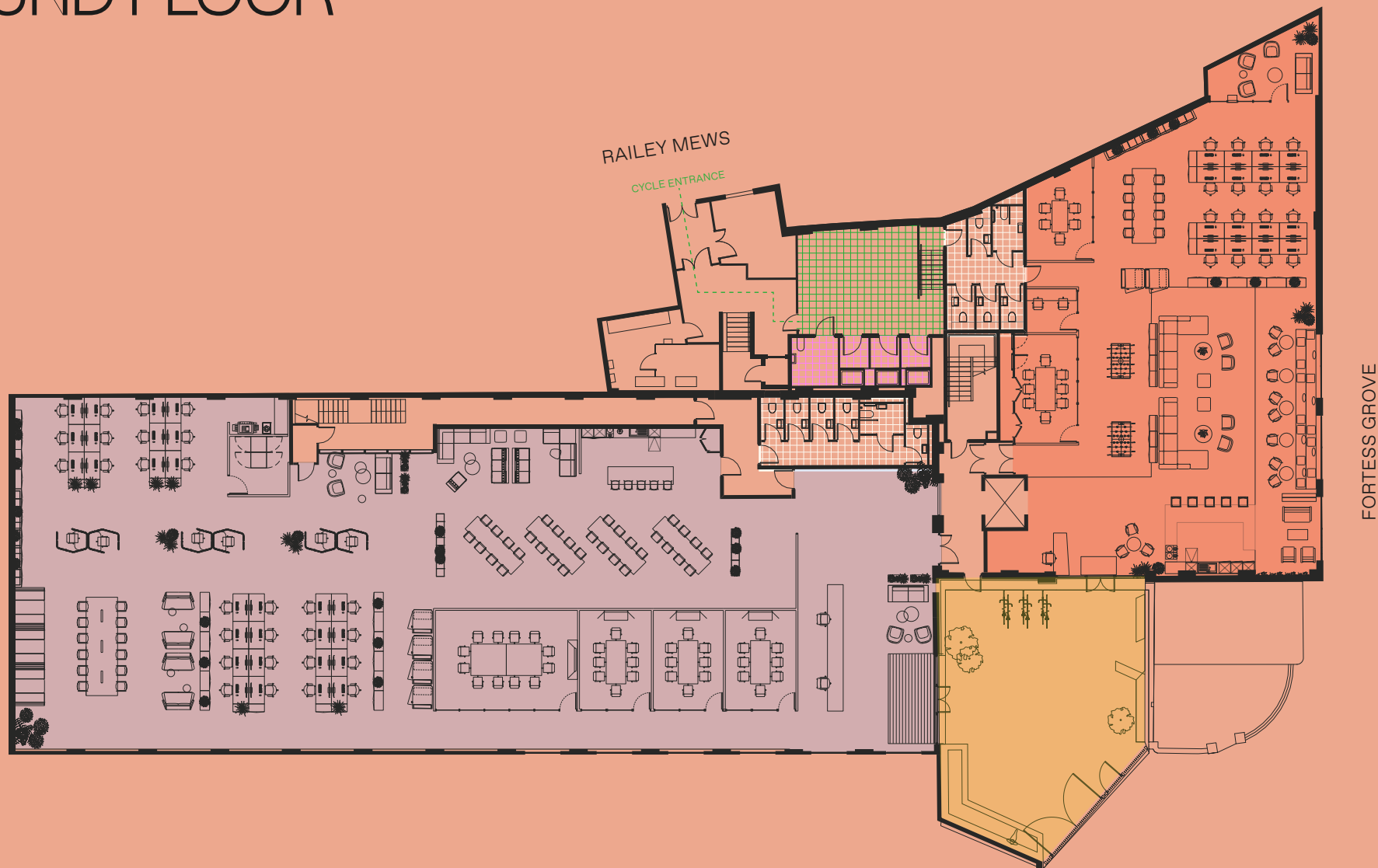
⊕ LEVEL 2 STUDIO  
2,983 sq ft / 277 sq m







# INDICATIVE SPACE PLAN GROUND FLOOR



⊞ GROUND FLOOR WORKSHOP  
 8,004 sq ft / 744 sq m

⊞ COURTYARD  
 1,450 sq ft / 135 sq m

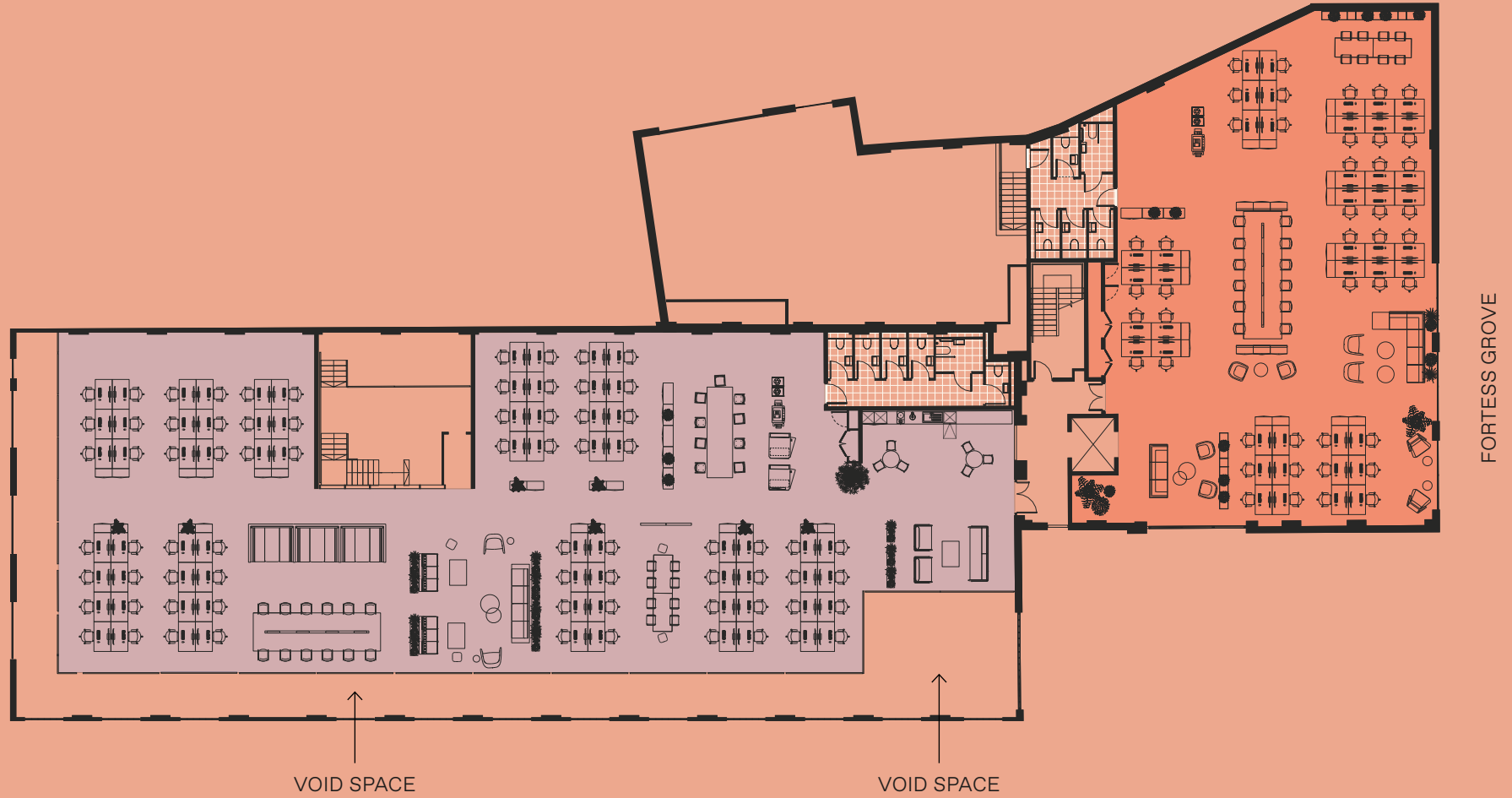
⊞ BIKE STORAGE  
 x36 cycle spaces

⊞ GROUND FLOOR STUDIO  
 3,743 sq ft / 348 sq m

⊞ WC'S  
 x11

⊞ SHOWERS  
 x4 showers

# INDICATIVE SPACE PLAN LEVEL 1



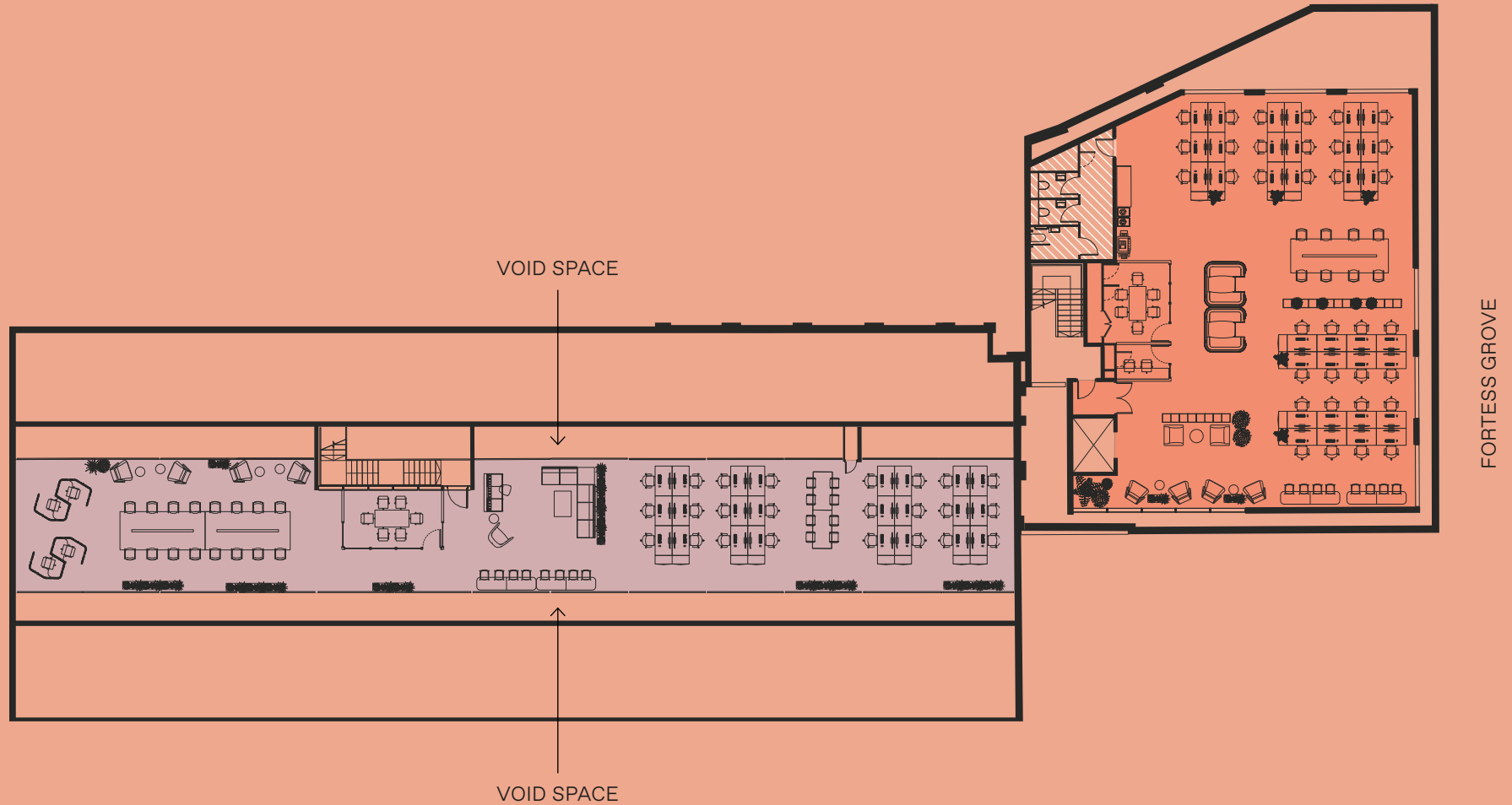
⊕ LEVEL 1 WORKSHOP  
 6,614 sq ft / 614 sq m

⊕ WC'S  
 x11

⊕ LEVEL 1 STUDIO  
 3,714 sq ft / 345 sq m



# INDICATIVE SPACE PLAN LEVEL 2



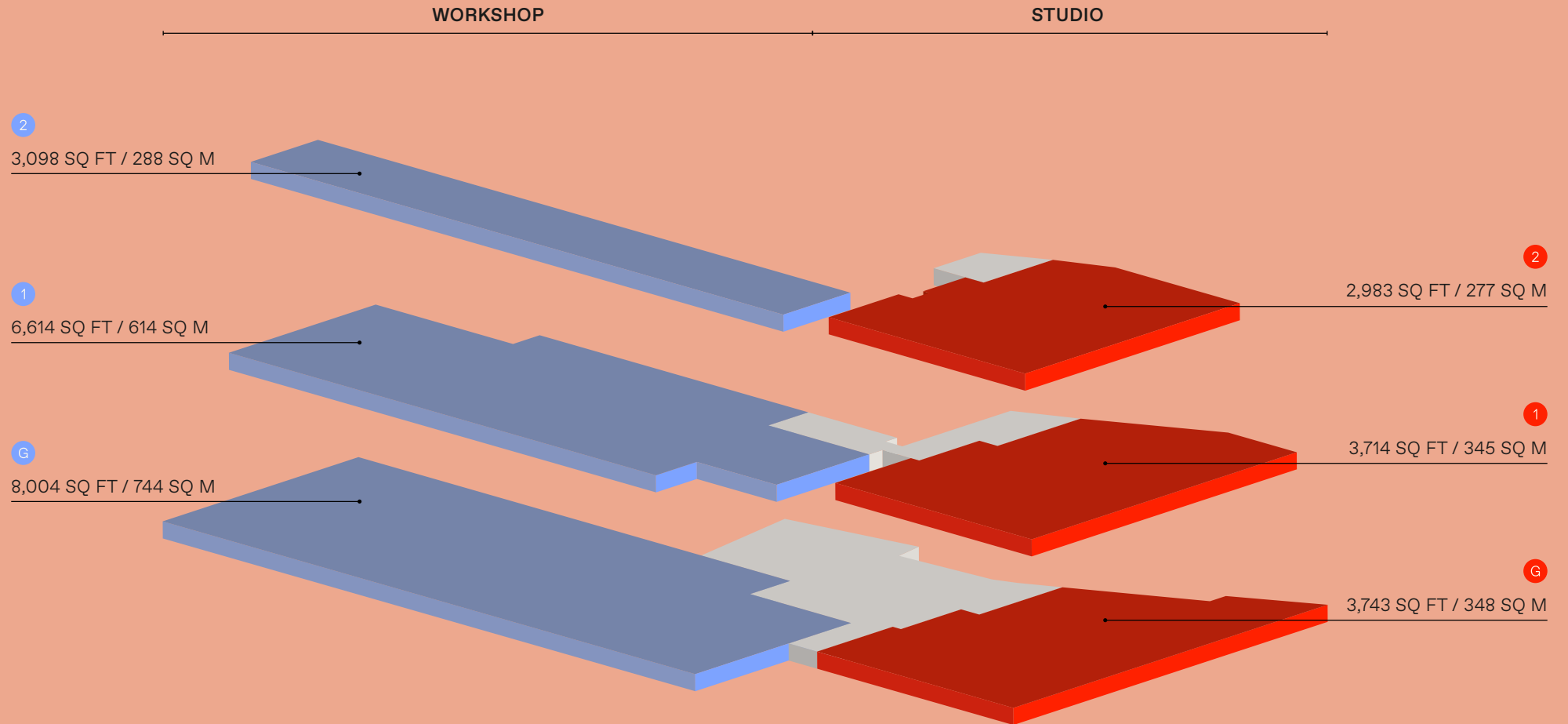
⊕ LEVEL 2 WORKSHOP  
3,098 sq ft / 288 sq m

⊕ WC'S  
x3

⊕ LEVEL 2 STUDIO  
2,983 sq ft / 277 sq m



# OVERVIEW



# WORKSHOP



A



B



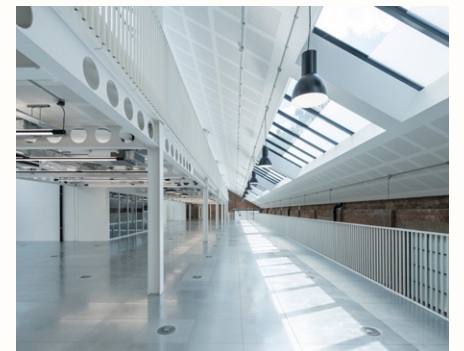
C



D



E



F

- A: WORKSHOP LOBBY
- B: WORKSHOP INTERNAL STAIRCASE
- C: WORKSHOP FIRST FLOOR
- D: WORKSHOP SECOND FLOOR
- E: WORKSHOP GROUND FLOOR
- F: WORKSHOP FIRST FLOOR

# STUDIO



A



B



C



D



E

A: COMMUNAL LOBBY  
B: STUDIO SECOND FLOOR  
C: STUDIO FIRST FLOOR  
D: STUDIO GROUND FLOOR  
E: STUDIO GROUND FLOOR

# THE LOCAL AREA

# KENTISH TOWN

KENTISH TOWN IS A LIVELY NEIGHBOURHOOD WITH AN AUTONOMOUS AND INDIVIDUAL SPIRIT.

It hosts a rich mix of independent outlets, including; cafes, restaurants, health & wellbeing, destination bars, pubs and famous music venues. And with the benefit of some of London's premier parks on its door step, Kentish Town provides office workers with an abundance of places to relax and rejuvenate from city life, whilst enjoying the connectivity and energy of zone two.



A



B



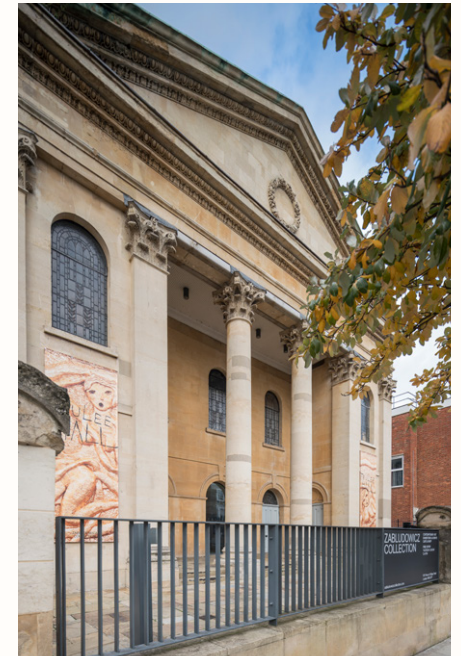
C



D



E



F

- A: GAIL'S
- B: GREENBERRY
- C: THE PINEAPPLE
- D: PATRON
- E: O2 FORUM
- F: ZABLUDOWICZ COLLECTION

- A: HAMPSTEAD HEATH SWIMMING PONDS
- B: KELLY STREET
- C: RAMO RAMEN
- D: MAMASONS
- E: HAMPSTEAD HEATH
- F: KENTISH TOWN STATION
- G: MEAT NW5



A



B



C



D



E



F



G

● FOOD & DRINK

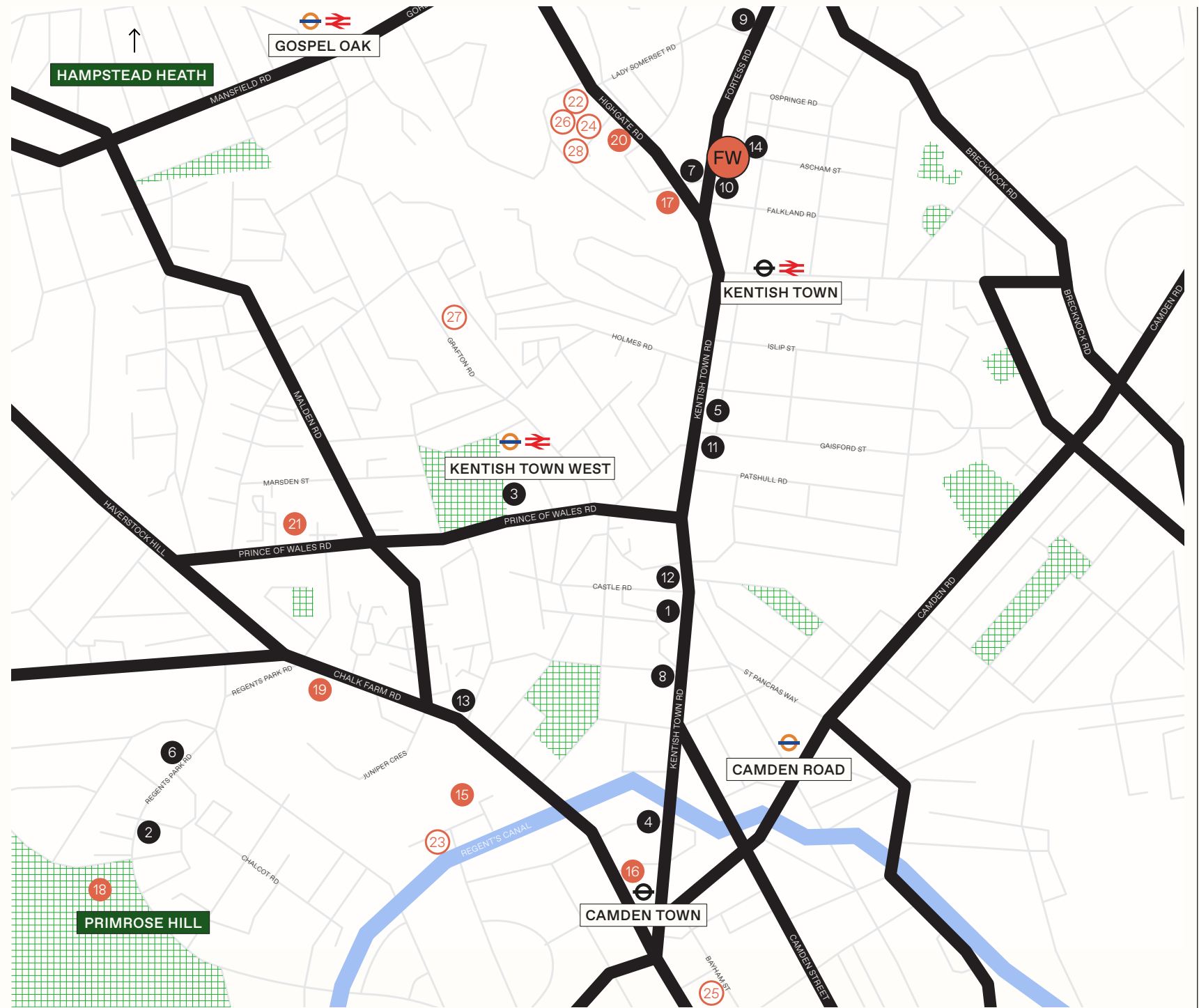
1. Anima e Cuore
2. BENS of Primrose Hill
3. Camden Town Brewery
4. Devonshire Arms
5. Gail's bakery
6. Greenberry Café
7. Ladies and Gents
8. Mamasons Ice Cream
9. Meat NW5
10. Patron
11. Phoenicia
12. Ramo Ramen
13. The Lock Tavern
14. The Pineapple Pub

● LEISURE

15. Camden Market
16. Electric Ballroom
17. O2 Forum Kentish Town
18. Primrose Hill
19. Roundhouse
20. The Basement LDN Gym
21. Zabłudowicz Collection

○ BUSINESS

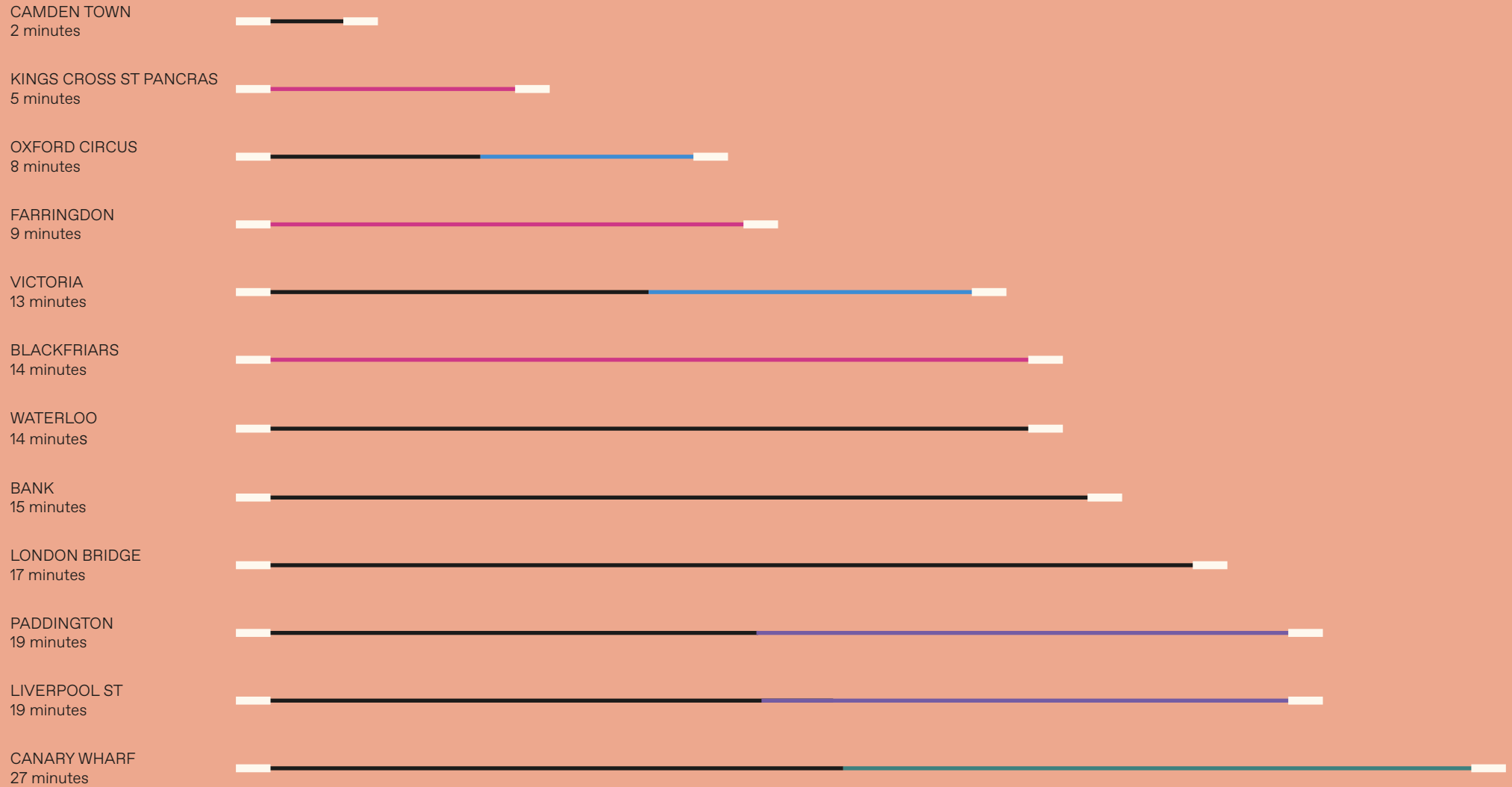
22. Alison Brooks Architects
23. Associated Press
24. Blast! Films
25. Getty Images
26. Serlin Associates
27. Spring Studios
28. War Child



# CONNECTED

Four stations (Kentish Town, Kentish Town West, Gospel Oak, Tufnell Park Underground) within easy walking distance of the building provide fast transport links across London and easy access to mainline stations via tube and overground. Several bus routes also service the immediate area.

FROM KENTISH TOWN STATION  
(4 MINS WALK)



🚇 NORTHERN LINE    🚇 METROPOLITAN    🚇 DLR    🚇 VICTORIA    🚇 ELIZABETH LINE    / THAMESLINK

ABOVE—SOURCE: TFL.GOV.UK



# THE TEAM

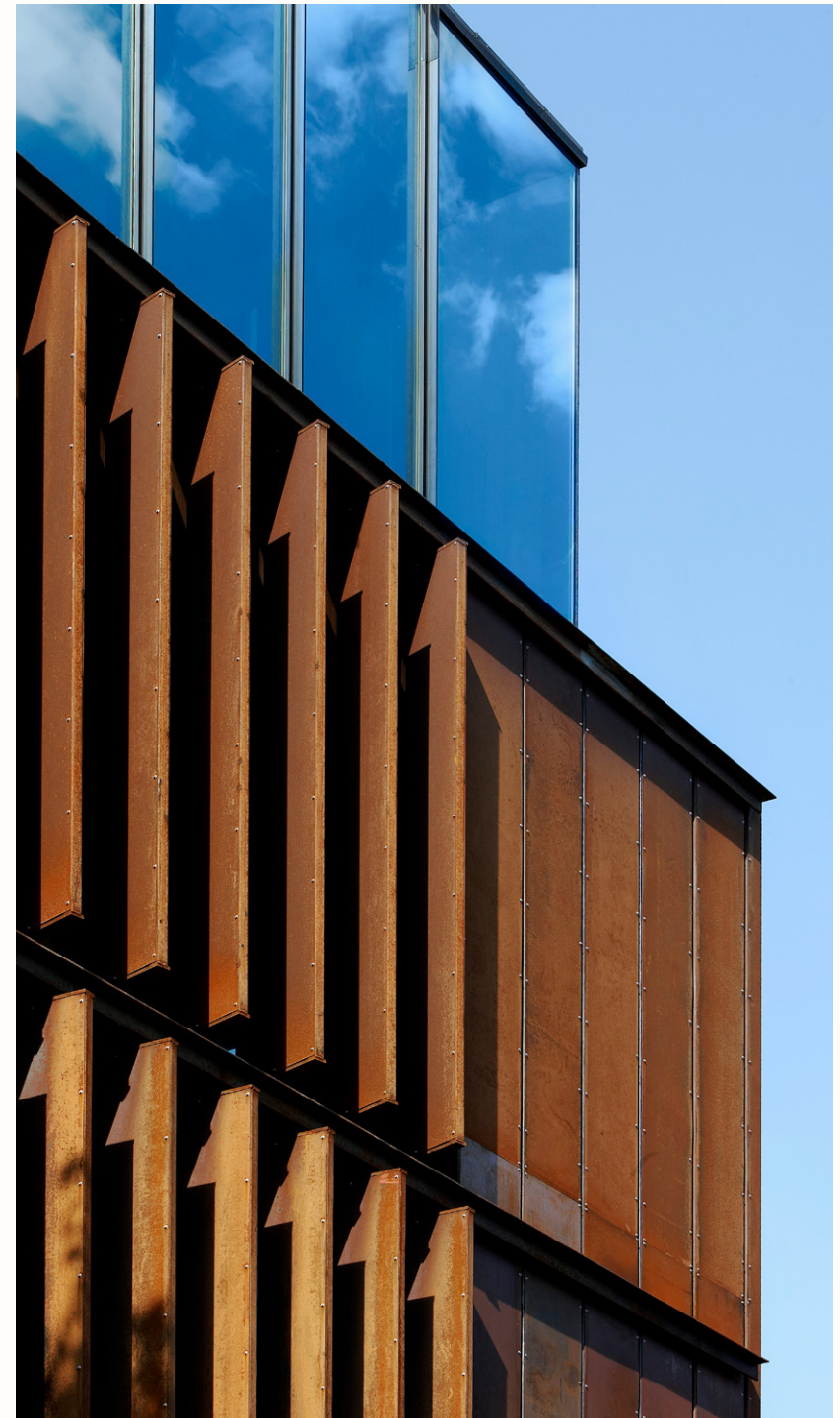
# BUCKLEY GRAY YEOMAN

FORMED IN 1997, BUCKLEY GRAY YEOMAN IS AN AWARD-WINNING ARCHITECTURE AND DESIGN PRACTICE BASED IN SHOREDITCH, LONDON.

Directed by Matt Yeoman and Paul White, the firm provides pragmatic and deliverable solutions to complex design issues. With an expanding portfolio of work across a range of sectors including offices, residential, retail, hotels, schools and masterplanning, Buckley Gray Yeoman prides itself on delivering projects on time and within budget, regardless of the size or complexity of the challenge.

Completed projects include the Buckley Building, an award winning project in Clerkenwell. Henry Wood House, a major co-working space for The Office Group in the West End of London; C-Space, a refurbishment of an old carpet factory in Old Street. Beak Street, office scheme which won a regional BCO winner.

Buckley Gray Yeoman's growing reputation for delivering the highest quality of design has been acknowledged by a number of recent awards including: BCO Award, RIBA Award, Evening Standard Award, RIBA Housing Project Award, Architects' Journal Award, FX Interior Design Award, Retailers' Retailer of the Year Award, Shueco Awards, Surface Design award, Best Places to Work in Property. The practice is listed No. 26 in the AJ100 group of the largest architecture practices in the UK.



# AGENTS

Rent: £49.50 / Ft<sup>2</sup>

Service Charge: £3.00 / Ft<sup>2</sup> Approx.

Business Rates: £12.00 - £14.00 / Ft<sup>2</sup>  
Approx. (Tenant Responsibility)

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