



Forty

Two unique mews-style office buildings
Completing Q2 2026

SOUTH KENSINGTON | LONDON



A hidden gem tucked away behind a retained brick façade in one of London's most unique and lively neighbourhoods, Forty offers an incredible opportunity for companies looking for an inspiring space to work.

The two self-contained mews-style headquarters buildings – one professionally refurbished, the other newly constructed – are accessed from a wonderful landscaped courtyard.

More than just a workplace, at Forty, companies prosper and people thrive in a space designed with wellbeing and sustainability at the heart.

Forty

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Nature abounds with beautifully designed outdoor spaces and trees everywhere you look.



Indicative CGI of landscaped courtyard



NATURAL HISTORY MUSEUM

ROYAL ALBERT HALL

HYDE PARK

VICTORIA AND ALBERT MUSEUM

LONDON ORATORY

SOUTH KENSINGTON

Forty

MICHELIN HOUSE



Mood-enhancing light floods the space with views into the gardens.

Designed to make people feel good, this is how a workplace should be.

There's an effortless elegance to Forty, where light and nature combine with a refined palette of brick and timber to create a timeless and sustainable workplace.

As well as landscaped courtyard gardens, the west building also benefits from a roof terrace perfect for collaborating or finding a peaceful moment to reflect.



Indicative CGI of West building reception



PELHAM

Your space



Forty

East Building



First 2,077 sq ft (NIA)

Ground 1,690 sq ft (NIA)

Total 3,767 sq ft (NIA)

West Building



First 2,497 sq ft (NIA)

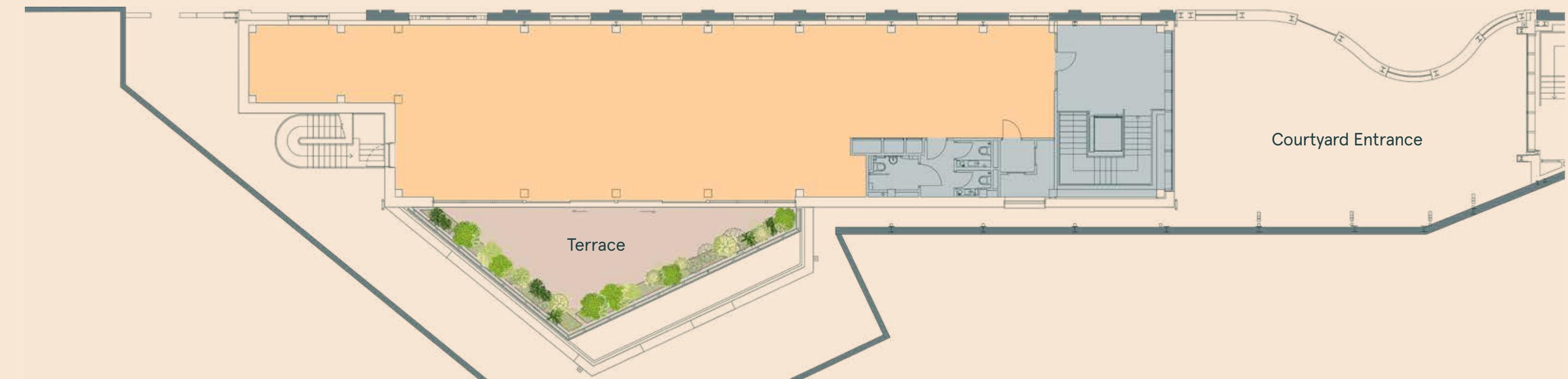
Ground 3,391 sq ft (NIA)

Total 5,888 sq ft (NIA)

West building

1

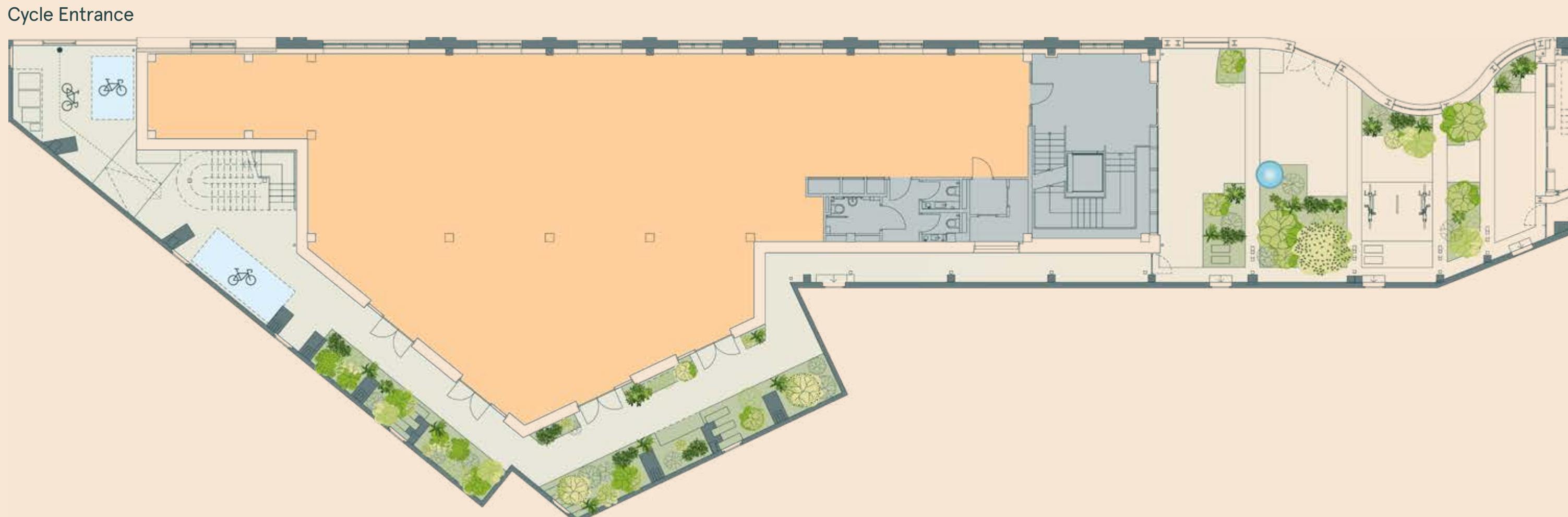
2,497 sq ft (NIA)
(616 sq ft terrace)



Total: 5,888 sq ft

G

3,391 sq ft (NIA)



Made to support your people and your culture.

Everything you need to thrive is here, from bright, spacious workspace and thoughtfully designed interiors to state-of-the-art meeting rooms.

There's also space to freshen up with exceptional end-of-journey facilities, including secure cycle storage and showers.

The workspace is cool and calming, with high, uncluttered ceilings and huge windows.



Indicative CGI of West building ground floor office

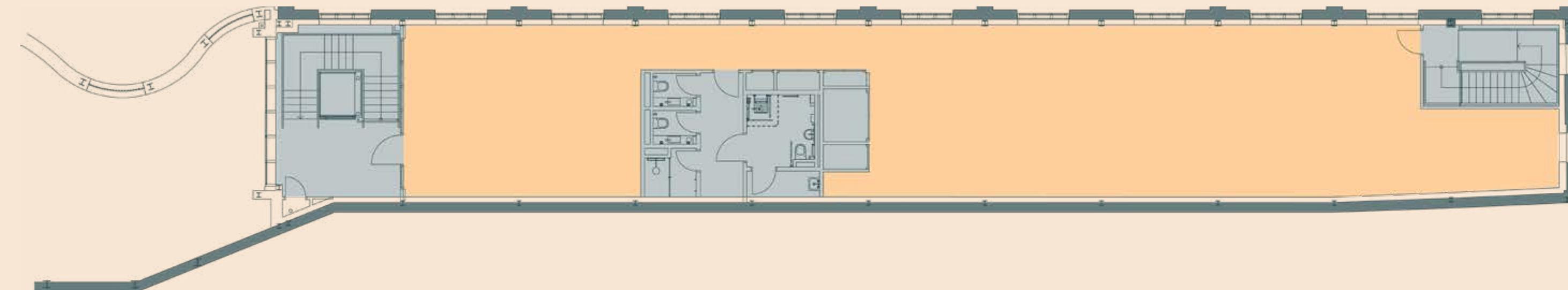


East building



1

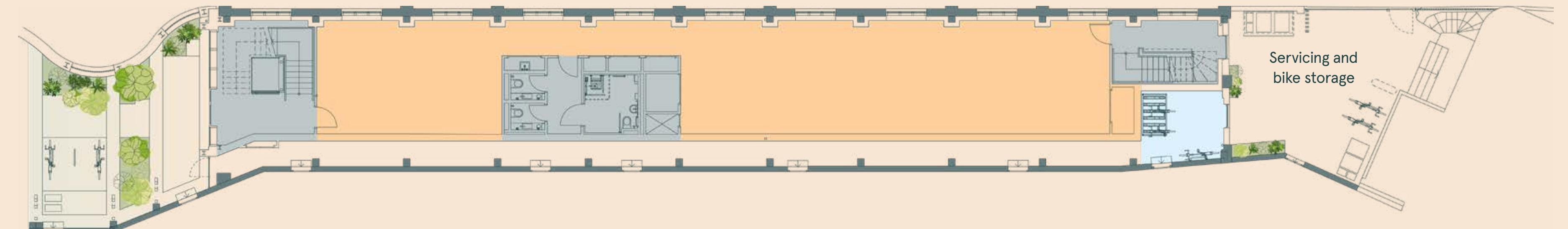
2,077 sq ft (NIA)



Total: 3,767 sq ft

G

1,690 sq ft (NIA)



Key
Office
Core
Cycle parking



Building amenities



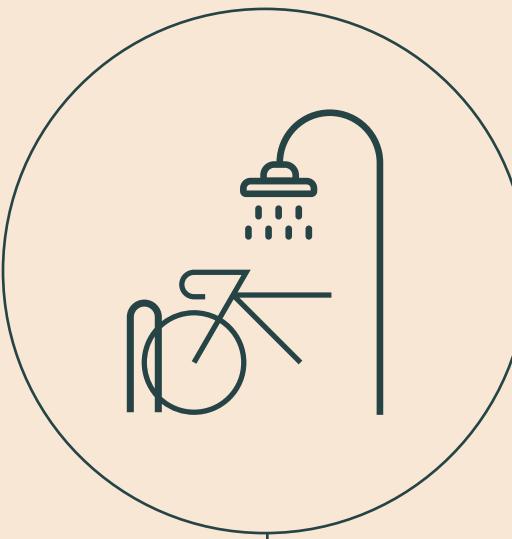
WEST BUILDING GARDEN AND TERRACE

Landscaped by Dan Pearson Studio, perennial layers and trees will offer visual interest throughout the year.



WEST BUILDING LOWER GROUND END OF TRIP

Facilities will include secure cycle storage, showers and plenty of lockers.



CENTRAL COMMUNAL COURTYARD

Climbing plants, tree canopies and vibrant perennials will come together harmoniously.



PV PANELS

The roofs of both buildings provide on-site electricity generation.

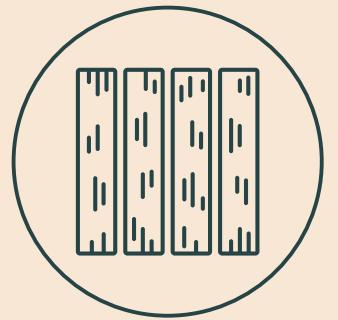


EAST BUILDING SERVICING AREA

The eastern courtyard will provide vehicular access as well as bin storage and cycle provision for up to eight bikes

Specification

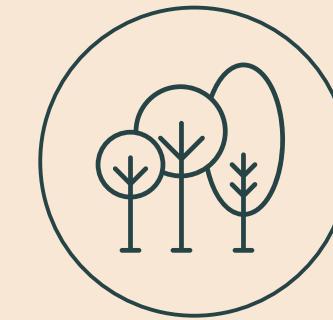
Good for your people, good for the planet.



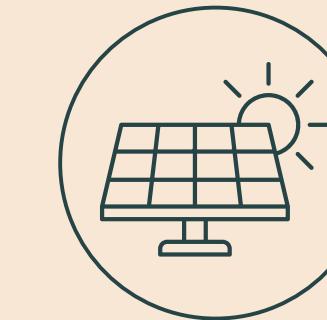
Cutting edge
Highly sustainable
insulated timber frame
(West Building)



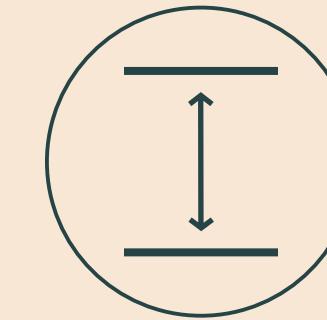
Meeting the standards
Following British Council
for Offices flagship Guide
to Specification



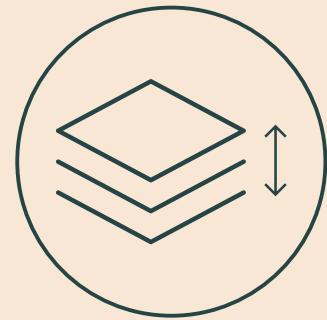
Green space
Central communal
courtyard gardens



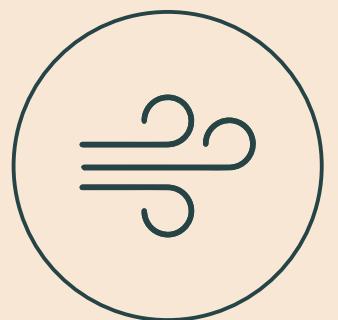
Renewable energy
On-site PV panels and
ground source heat pumps



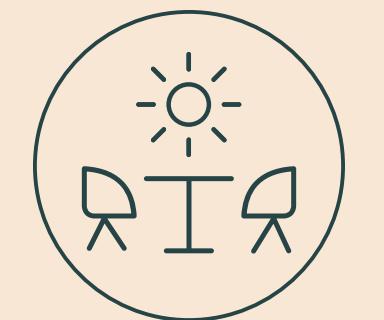
Generous space
Typical floor-to-ceiling
heights ranging from
2430mm-4575mm



Raised for Performance
145mm raised access floor
(West Building)



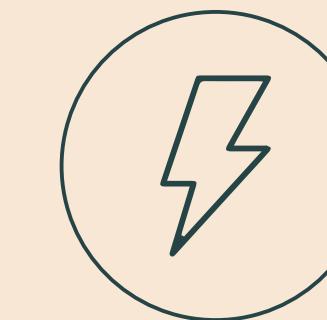
Efficient heating & cooling
Air-conditioning and
Ventilation Systems



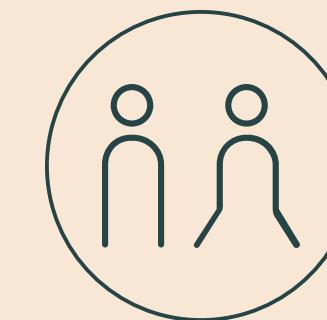
Sunny terrace
A south-facing terrace
and garden in the
West Building



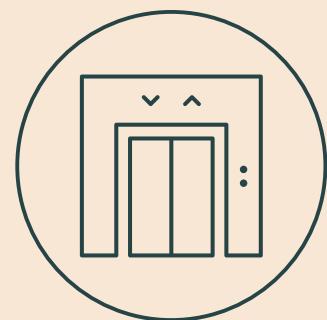
End-of-trip
24 secure cycle spaces
and 11 short term cycle
spaces as well as showers



All electric building
Zero carbon in
operation ready



WC provision
A total of 14 WC's including
2 Accessible WC's (East
Building), 4 Accessible
WC's (West Building)



Effortless access
2 x disabled access
passenger lifts

Sustainability

Designed for today, built for tomorrow.

BREEAM®
EXCELLENT

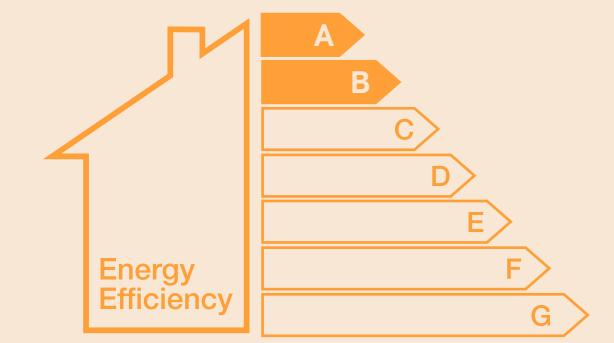
Targeting BREEAM 'Excellent' rating
for both the East & West buildings

NABERS

NABERS Energy for Offices enabled
to achieve 5.5* in operation

Net Zero
in operation

Net Zero Enabled: Meeting the London
Plan Operational Energy requirements
and the GLA's whole life embodied
carbon benchmarks for offices



West building (new build):
Targeting EPC 'A' rating
East building (refurbishment):
Targeting EPC 'B' rating



PELHAM

Neighbourhood



Unique streets brim with independent coffee houses, eclectic dining options and luxurious shopping destinations.



South Kensington has it all.

From lunchtime escapes into one of the neighbourhood's beautiful leafy parks and world-famous museums to after-dark escapades at cocktail bars, boutique cinemas and private member's clubs, there's always something new to do here.

And you're just moments away from South Kensington tube station and the District, Circle and Piccadilly lines with easy access to Central London.



Find a new favourite

RETAIL

- 01 The Conran Shop Chelsea
- 02 Giorgetti Store London
- 03 OKA Chelsea
- 04 Ancienne Ambiance
- 05 De Padova Chelsea
- 06 Golden Goose, Draycott Avenue
- 07 Ralph Lauren Brompton Cross
- 08 Andrew Martin
- 09 Lamborghini London
- 10 CHANEL
- 11 Chloé London
- 12 JOSEPH
- 13 Maje London
- 14 SANDRO
- 15 Isabel Marant
- 16 Petals at Bibendum
- 17 Acne Studios
- 18 Harrods
- 19 Duke of York Square

HOTELS

- 20 The Adria
- 21 11 Cadogan Gardens
- 22 Sonder Chelsea Green
- 23 The Ampersand Hotel
- 24 The Rembrandt Hotel
- 25 The Franklin London
- 26 The Cadogan
- 27 Knightsbridge Hotel

ARTS & CULTURE

- 28 Cadogan Hall
- 29 Cadogan Gallery
- 30 Royal College of Art

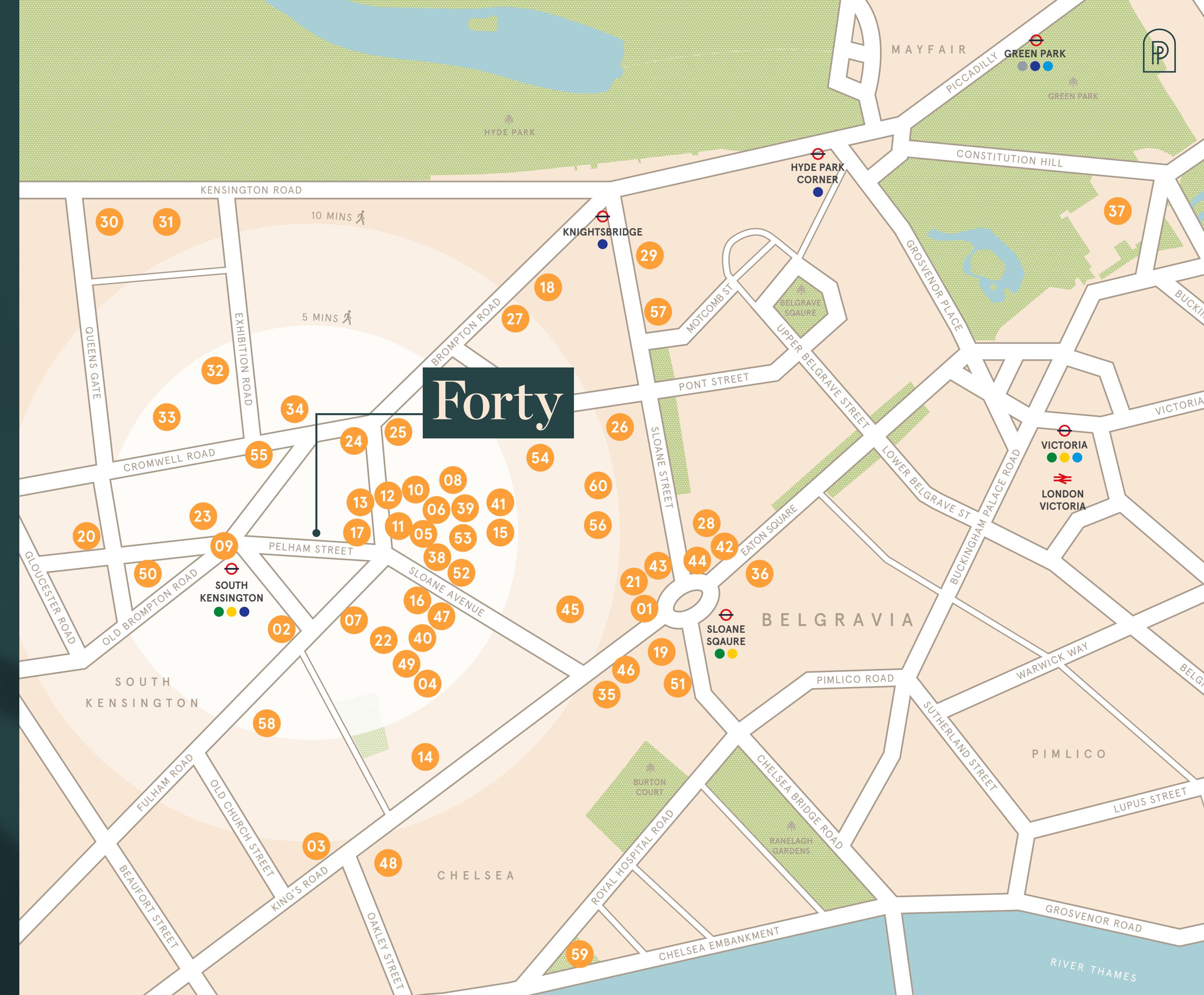
- 31 Royal Albert Hall
- 32 Science Museum
- 33 Natural History Museum
- 34 Victoria & Albert Museum
- 35 Saatchi Gallery
- 36 The Royal Court Theatre
- 37 Buckingham Palace

RESTAURANTS AND BARS

- 38 Daylesford Organic
- 39 Daphne's
- 40 Gaucho Sloane Avenue
- 41 Jak's Bar
- 42 Colbert
- 43 Azzurra
- 44 The Botanist
- 45 Kutir
- 46 Manicomio
- 47 Barts
- 48 The Ivy Chelsea Garden
- 49 Elystan Street
- 50 Wright Brothers South Kensington
- 51 Caraffini

GREEN SPACES & WELLNESS

- 52 Bamford Wellness Spa
- 53 KX | Private Members' Club
- 54 Lennox Gardens
- 55 Aquilla Health & Fitness Club
- 56 KXU
- 57 The Peak Fitness Club & Spa
- 58 Chelsea Common
- 59 Chelsea Physic Garden
- 60 Cadogan Square Gardens



In good company

Stand shoulder-to-shoulder with thriving businesses

Oakley Capital



Apax



MARSHALL WACE



Dorchester Collection



INEOS
THE WORD FOR CHEMICALS

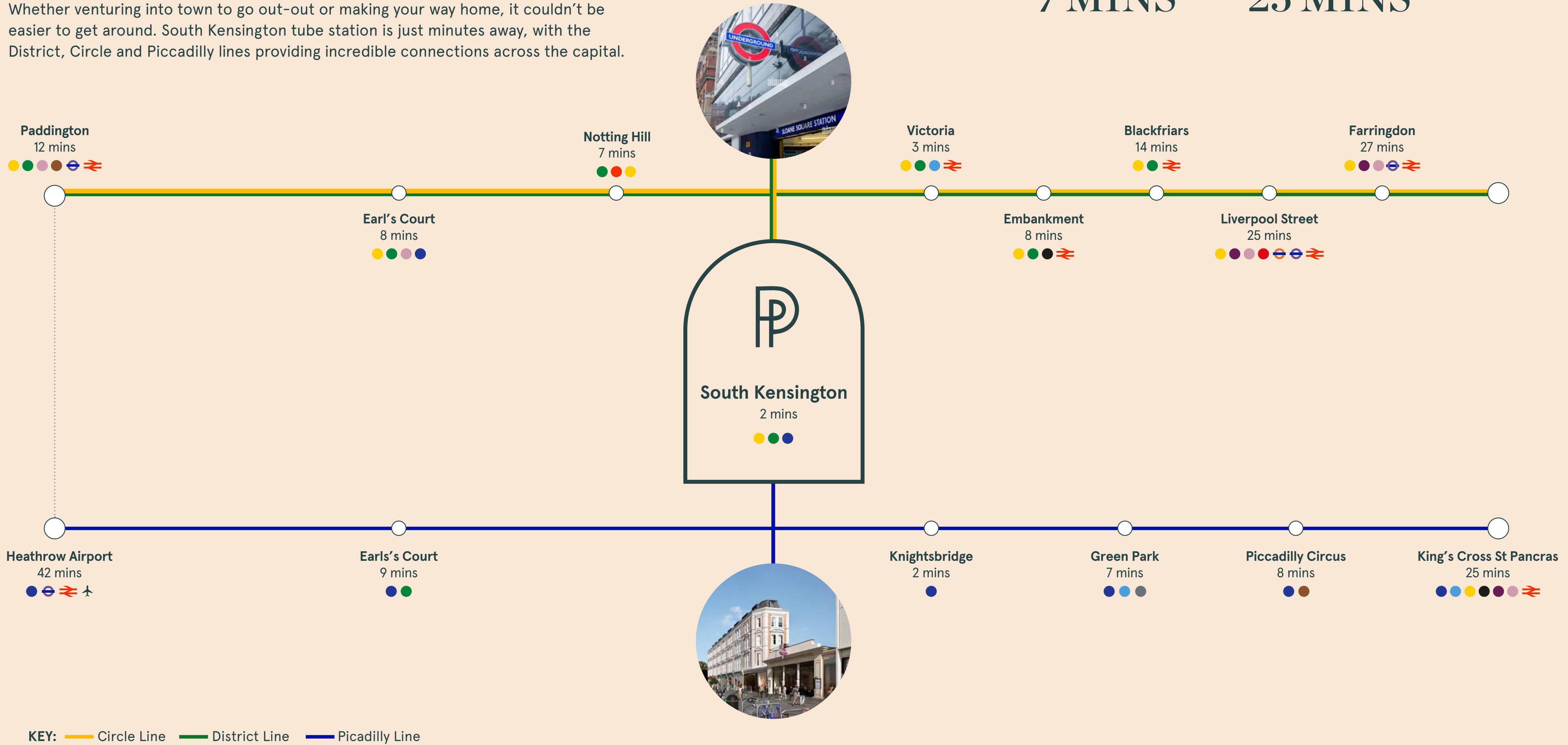


FRONTLINE



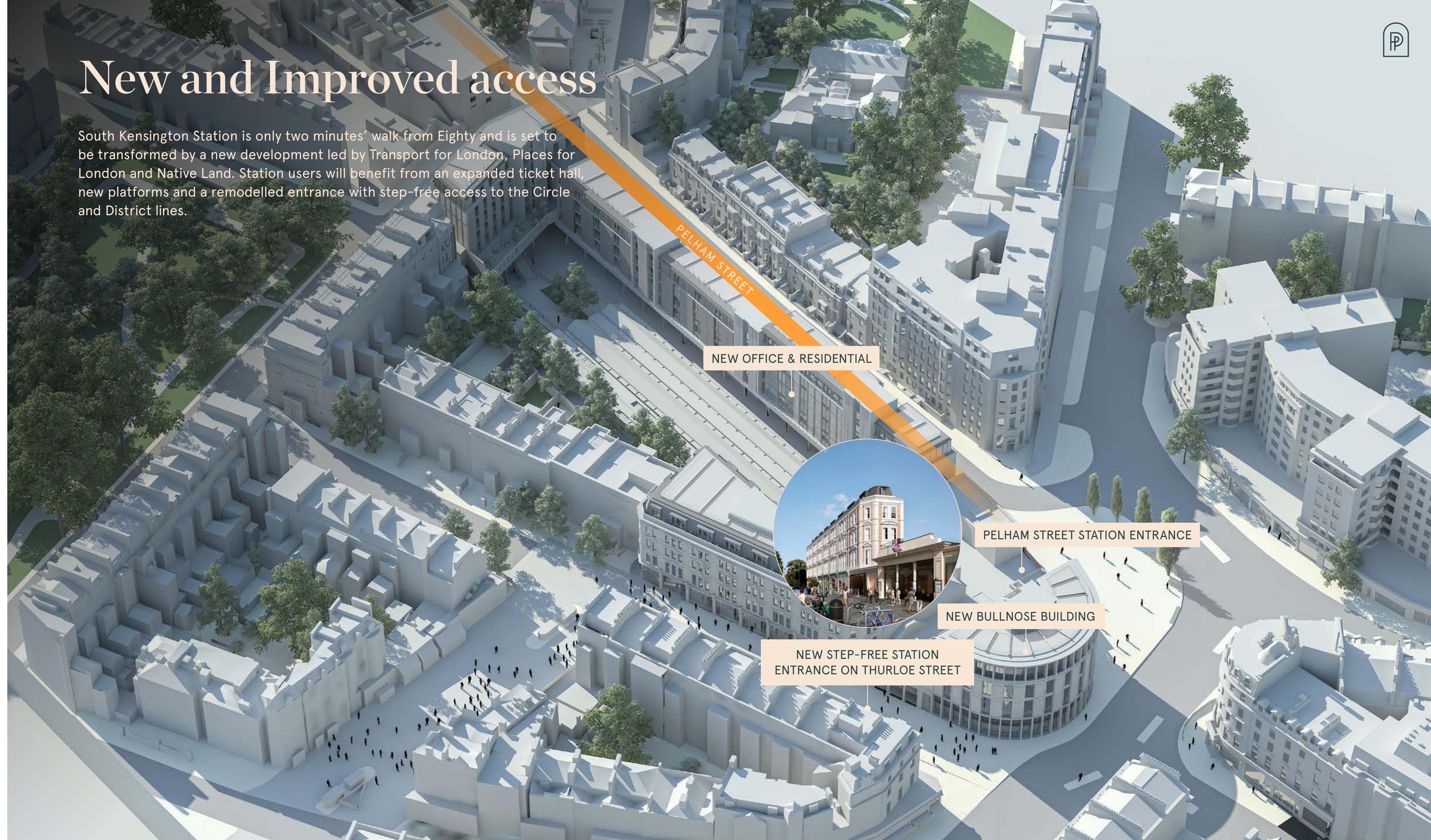
Excellent connectivity

Whether venturing into town to go out-out or making your way home, it couldn't be easier to get around. South Kensington tube station is just minutes away, with the District, Circle and Piccadilly lines providing incredible connections across the capital.



New and Improved access

South Kensington Station is only two minutes' walk from Eighty and is set to be transformed by a new development led by Transport for London, Places for London and Native Land. Station users will benefit from an expanded ticket hall, new platforms and a remodelled entrance with step-free access to the Circle and District lines.





7.00

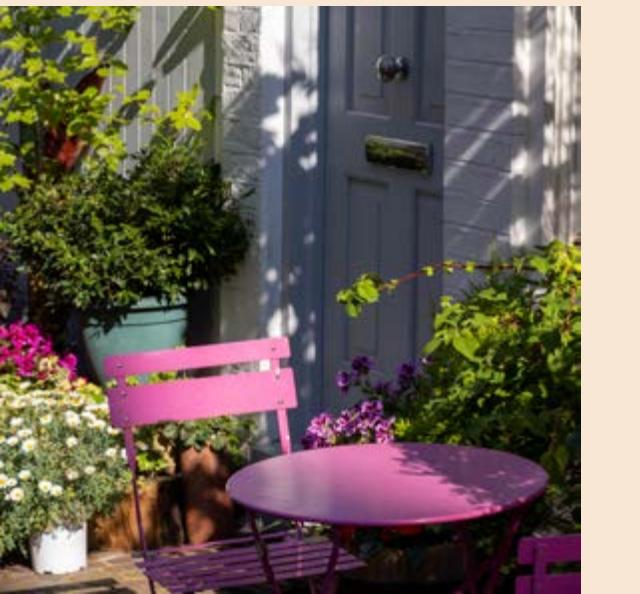
Build strength, tone and flexibility with a Barrecore class before work.



A place like no other

12.30

Enjoy daily changing specials made with fresh produce picked from Daylesford's market garden.



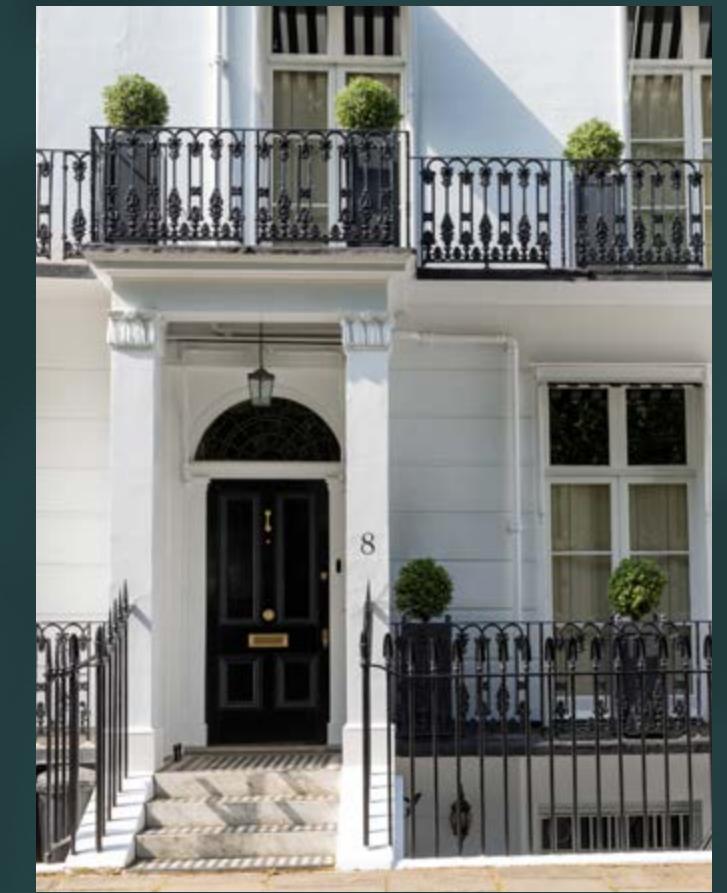
14.00

Explore Kensington Gardens's elegant avenues and architecture amidst an oasis of calm.



16.15

There's no shortage of cultural hotspots here. Drop into the V&A to boost your creativity.



20.30

Head to the The Queen's Arms, a hidden gem providing the perfect drinking and dining experience.





PELHAM

The team



Professional team

Client



Development Manager



Architect

John Robertson Architects



Structural Engineer



MEP Engineer



Forty

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Landscape Architect



dan pearson studio

Planning Consultant



Specialist Lighting Designer

STUDIOFRACTAL

Façade Engineer

Eckersley
O'Callaghan

Marketing Consultant

Graphicks



A Landlord for the long term



Forty is owned by Wellcome, a global charitable foundation dedicated to supporting science solve the urgent health issues facing everyone and give researchers the time and resources they need to make breakthroughs.

Wellcome has existed since 1936 and prioritises responsible investment and stewardship, with a vision to continue to fund health science for many years to come.

Other real estate assets in London that Wellcome have developed, let and held include 210 Euston Road, a 70,000 sq ft office development just a stone's throw from Euston Station.



FOUNDED
1936

COMMITTED TO ACADEMIC
RESEARCH BY 2032

£16bn

INVESTMENT PORTFOLIO

£36.8bn

Images: 210 Euston Road



PELHAM

fortypelham.com

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