



PARADISE SET 1

SUMMARY PACK



63,250 SQ
FT

**OF TRULY SUSTAINABLE TIMBER FRAMED
HQ OFFICE BUILDING**





Exterior CGI from Old Paradise Gardens



Located in the **heart of Lambeth** with direct access to numerous **landmarks**, abundant **green open spaces** with **sporting facilities**, a wide spectrum of well-known office **occupiers**, and an excellent range of **residential** accommodation.





WHERE HISTORY

IS MADE

ALL WITHIN A 15 MIN WALK

East Vauxhall Climbing, 4 mins



6 FITNESS FACILITIES



Albert Embankment, 5 mins

Garden Museum, 3 mins



MOVE



5 GREEN SPACES

Tate Britain, 14 mins



Damien Hirst's Newport Street Gallery, 2 mins



10 GALLERIES



From the Tate Britain to Damien Hirst's Newport Street Gallery and Beaconsfield, you're never shy from an abundance of inspiration.

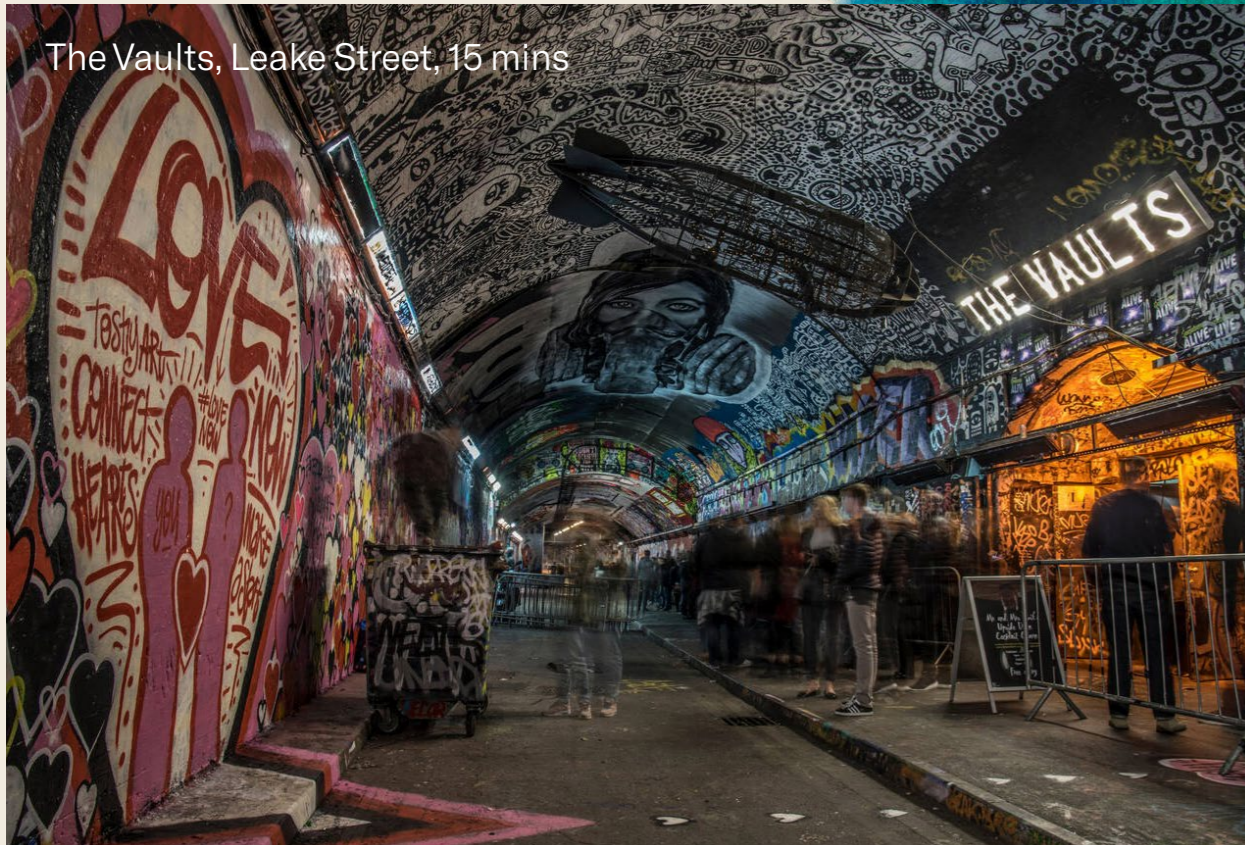
SEE



Beaconsfield Contemporary Art, 3 mins



16 BARS



The Vaults, Leake Street, 15 mins



The Black Dog, 10 mins



Tamesis Dock, 5 mins

TASTE



Brewdog Brewery, 15 mins

23 RESTAURANTS

SOURCE: TFL

PARADISE SE11



5 MINS CYCLE
10 MINS WALK

5 MINS CYCLE
12 MINS WALK

7 MINS CYCLE
15 MINS WALK

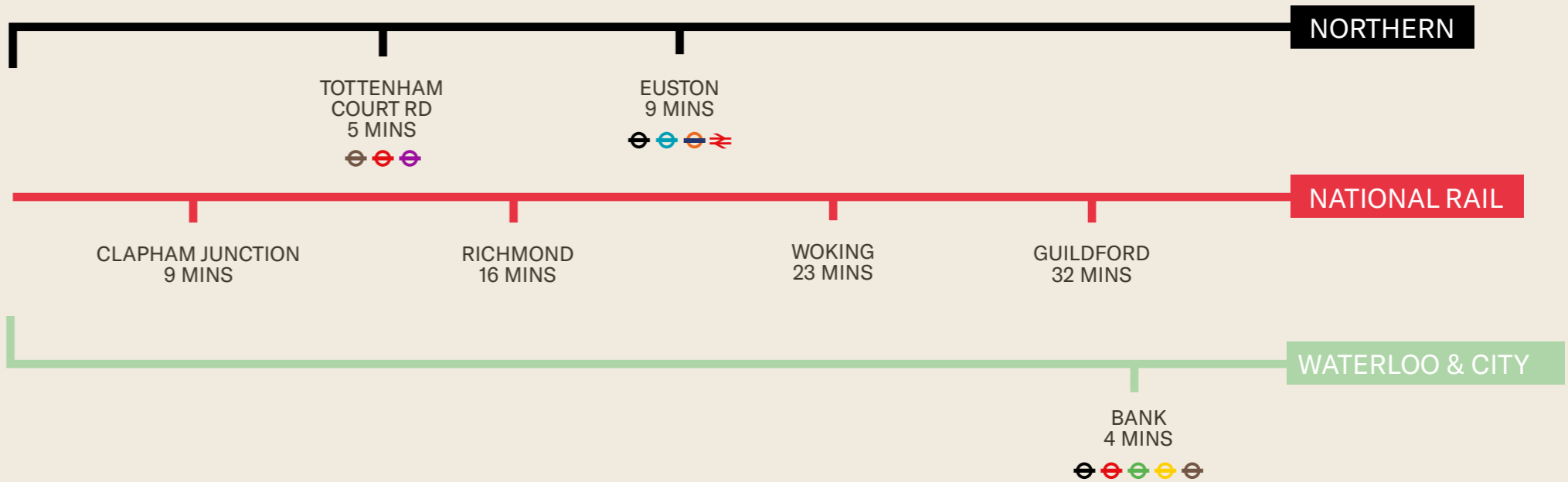
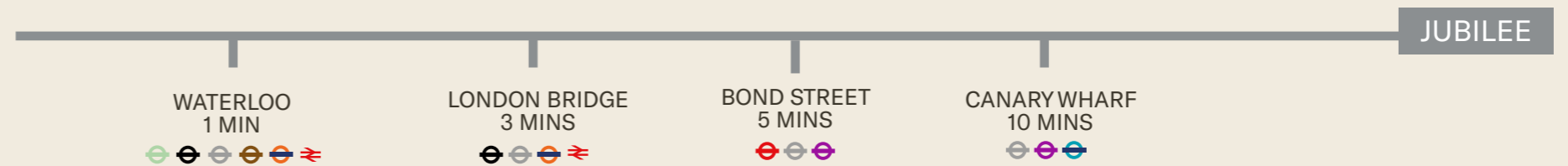
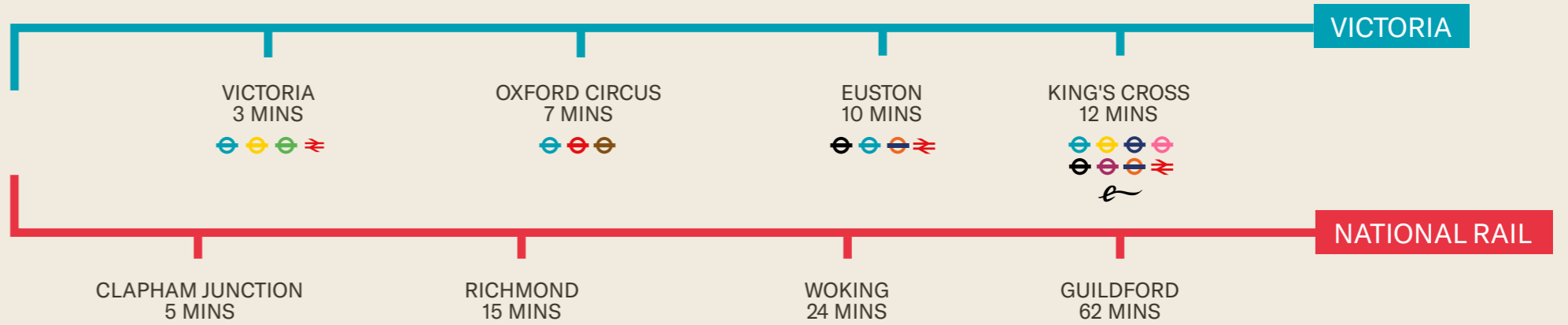
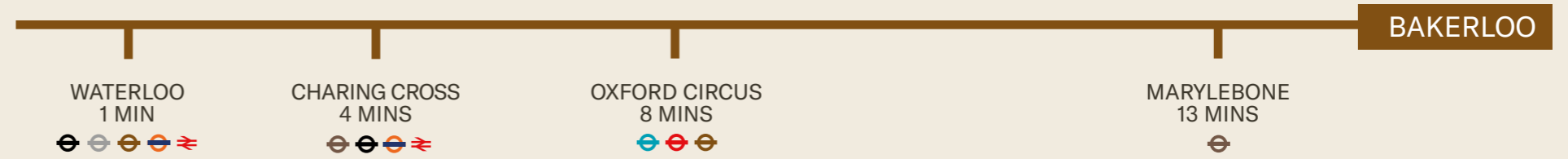
7 MINS CYCLE
15 MINS WALK

Lambeth North

Vauxhall

Westminster

Waterloo



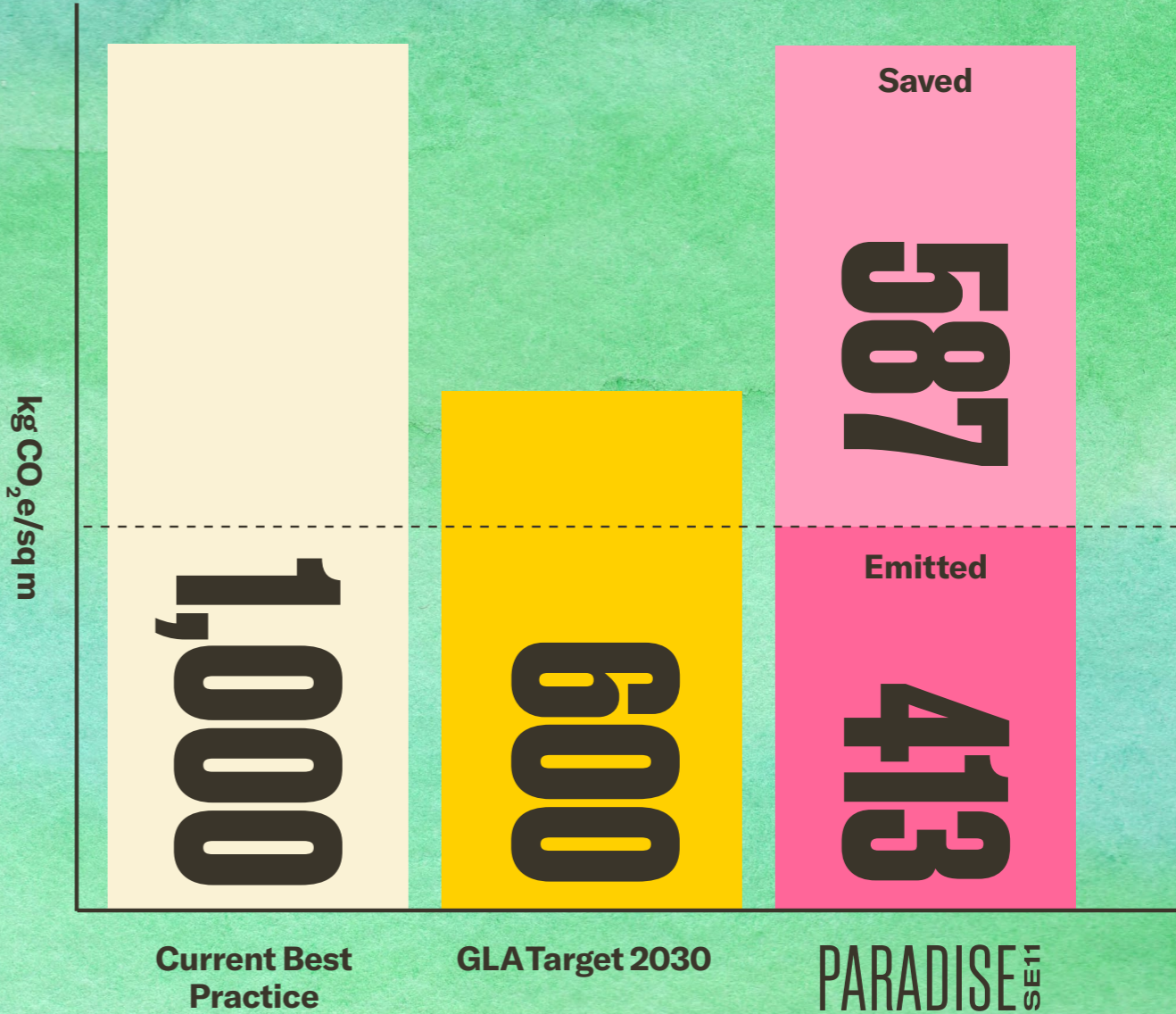
- CENTRAL
- PICCADILLY
- CIRCLE
- DISTRICT
- HAMMERSMITH
- JUBILEE
- NORTHERN
- BAKERLOO
- METROPOLITAN
- VICTORIA
- WATERLOO & CITY
- DLR
- OVERGROUND
- ELIZABETH LINE
- NATIONAL RAIL
- EUROSTAR
- UBER BOAT

YOUR UPFRONT SAVINGS

413 KG

CO₂e PER SQ M

This is **587kg** or **59%** better than the current 2020 GLA target **31%** better than the 2030 target – **5 years** ahead of time.

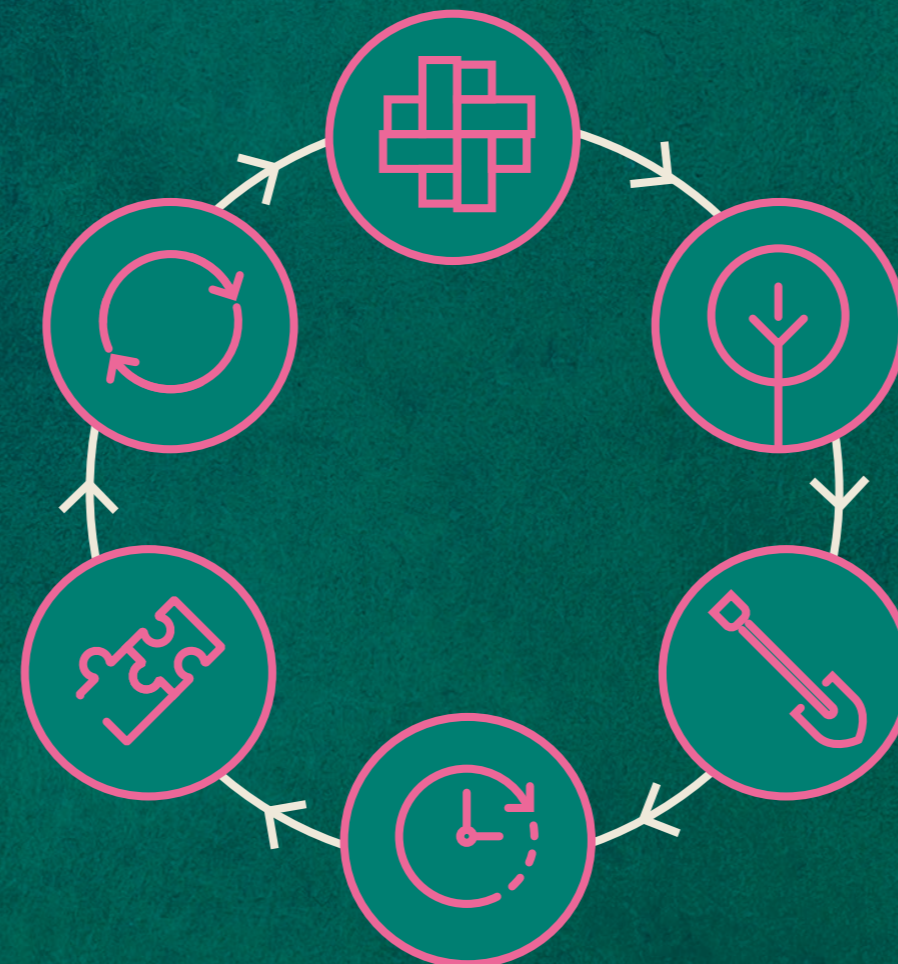


PARADISE AS A CARBON STORE

The volume of **CLT** used at Paradise is equivalent to **1,881 trees** which **removed 1,884 tonnes of CO₂** from the atmosphere during growth.

We estimate **80%** of the timber in Paradise can be **reused**, contributing to future buildings without needing to cut more forest.

The timber at Paradise is designed for **deconstruction and reuse**, meaning its lifespan far surpasses conventional building materials and the carbon can remain 'locked in' beyond the lifespan of Paradise.



Trees at **50-60 years** of maturity **stop absorbing CO₂** following which is the optimal time to harvest, 'locking in' the carbon into the CLT.

As a minimum, every tree used in the construction of Paradise is **replanted** by our partners. By using less timber than they plant, these forests are in **continual growth**.

The volume of timber needed for Paradise grew in our suppliers' forest in **16 minutes**.



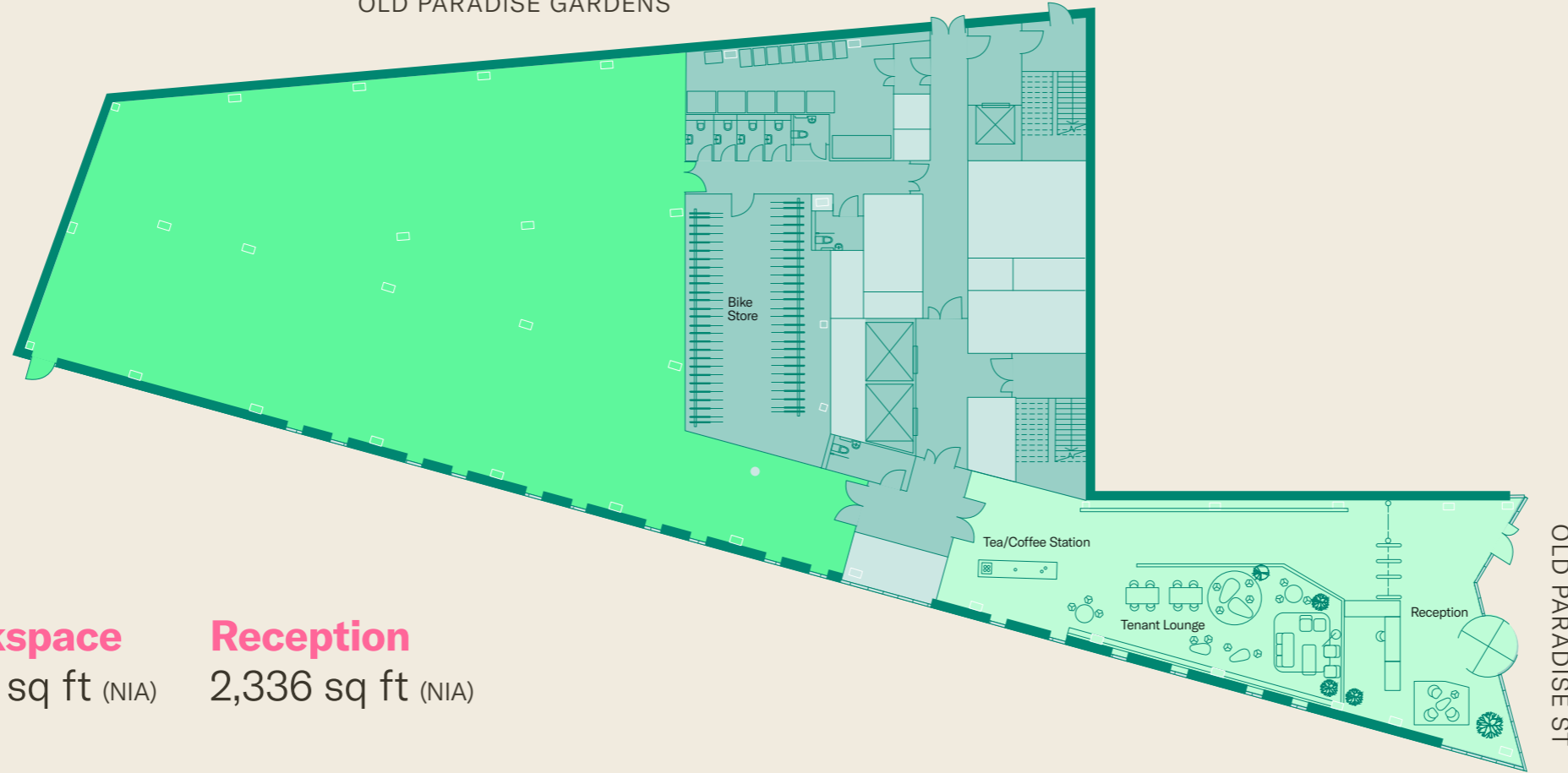
CGI of Reception



First Floor CGI



OLD PARADISE GARDENS



**GROUND
LEVEL**

Workspace
6,514 sq ft (NIA)

Reception
2,336 sq ft (NIA)

5

Office
11,186 sq ft

4

Office
11,186 sq ft

3

Office
11,186 sq ft

2

Office
10,808 sq ft

1

Office
10,035 sq ft

G

Workspace | **Reception**
6,514 sq ft | 2,336 sq ft

**TYPICAL
FLOOR**

Workspace
11,186 sq ft (NIA)

Total 63,251 sq ft

Net Internal Areas. Subject to verification on completion.

SPECIFICATION



LED
lighting



Air
conditioning



Occupational
density 1:8



Finished floor
to ceiling height
2.765m



Raised floor
100mm



102
lockers



8
showers



99 bike
parking spaces
(plus 14 external)



2 passenger
lifts

ENQUIRIES

Joint Leasing Agents:



James Heyworth-Dunne

T: +44 (0) 20 7029 3626
M: +44 (0) 7779 327 071
jhd@inglebytrice.co.uk

Veronika Sillitoe

T: +44 (0) 20 7029 3619
M: +44 (0) 7966 029 048
v.sillitoe@inglebytrice.co.uk



Eleanor Reed

T: +44 (0) 20 3296 2080
M: +44 (0) 7860 267 086
eleanor.reed@cushwake.com

Joel Randall

T: +44 (0) 20 7152 5517
M: +44 (0) 7525 897 012
joel.randall@cushwake.com

Ed Arrowsmith

T: +44 (0) 20 7152 5517
M: +44 (0) 7525 897 012
ed.arrowsmith@cushwake.com



Will Foster

T: +44 (0) 20 7861 1191
M: +44 (0) 7748 985 951
william.foster@knightfrank.com

Kate Oliphant

T: +44 (0) 20 3967 7172
M: +44 (0) 7765 250 090
kate.oliphant@knightfrank.com

Daniel Brownlee

T: +44 (0) 20 3640 7027
M: +44 (0) 7971 061 119
daniel.brownlee@knightfrank.com

Abby Dwan

T: +44 (0) 20 8187 8680
M: +44 (0) 7976 084 158
abby.dwan@knightfrank.com

Development by



bywaterproperties.com

Discover More

paradise11.co.uk

Disclaimer

This proposal is believed to be correct at the date of publication but its accuracy is in no way guaranteed, neither does it form part of any contract. You should take all appropriate professional advice including premises details and financial/rental information. All areas, measurements and dimensions are approximate. CGI renders shown are for illustrative purposes only. Published Q2 2024