



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.

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



Indicative CGI of landscaped courtyard



ROYAL ALBERT HALL

HYDE PARK

NATURAL HISTORY MUSEUM

VICTORIA AND ALBERT MUSEUM

LONDON ORATORY

SOUTH KENSINGTON



Forty

MICHELIN HOUSE

Aerial image captured prior to restoration



Indicative CGI of exterior

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.

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



Indicative CGI of West building reception





PELHAM

Your space

Forty

East Building

West Building



First	2,077 sq ft (NIA)
Ground	1,690 sq ft (NIA)

First	2,497 sq ft (NIA)
Ground	3,391 sq ft (NIA)

Total 3,767 sq ft (NIA)

Total combined 9,655 sq ft (NIA)

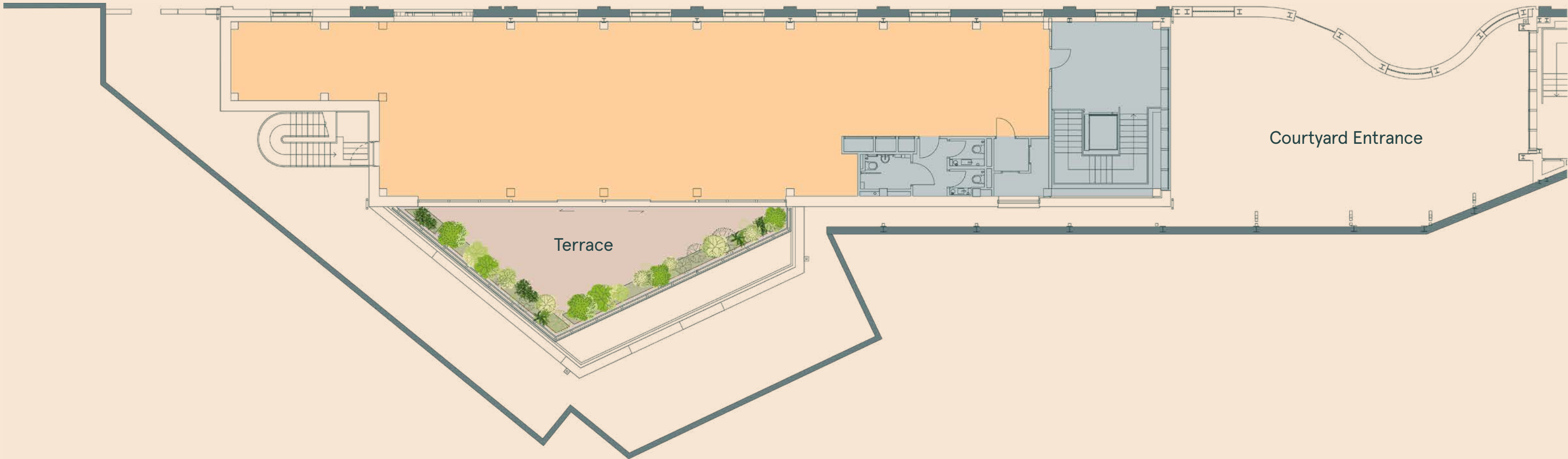
Total 5,888 sq ft (NIA)

West building



1

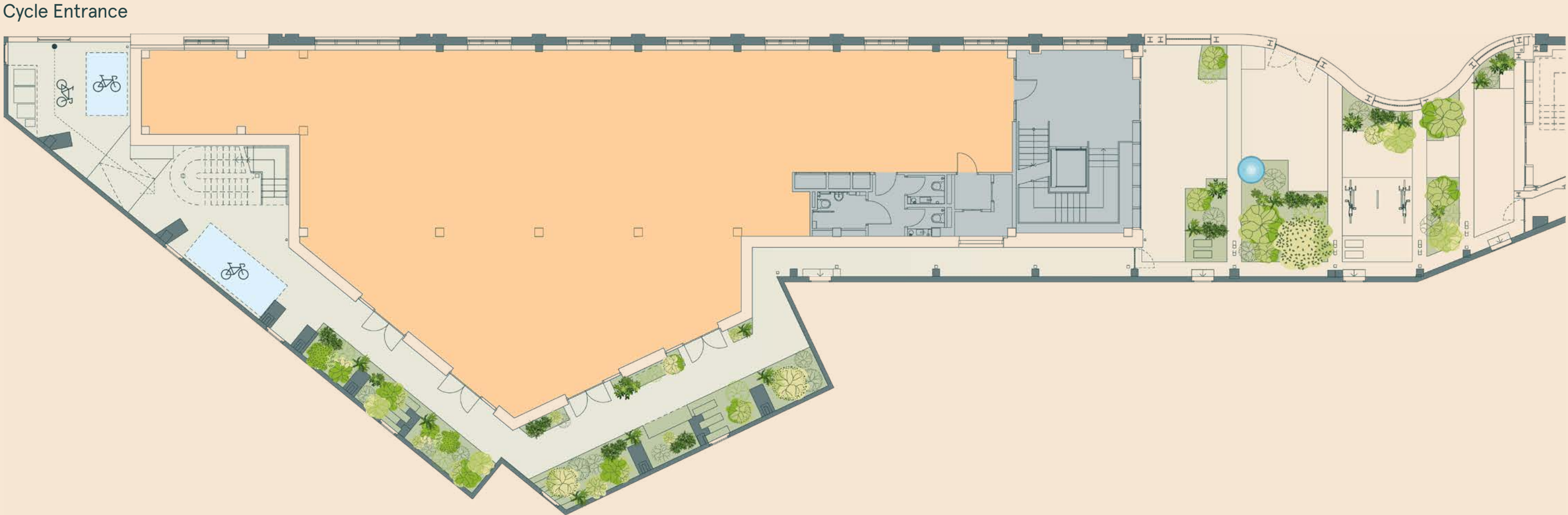
2,497 sq ft (NIA)
(616 sq ft terrace)



Total: 5,888 sq ft

G

3,391 sq ft (NIA)



Key	
	Office
	Core
	Terrace
	Cycle parking

Floor plans not to scale. For identification purposes only.

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

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.



Indicative CGI of West building ground floor office

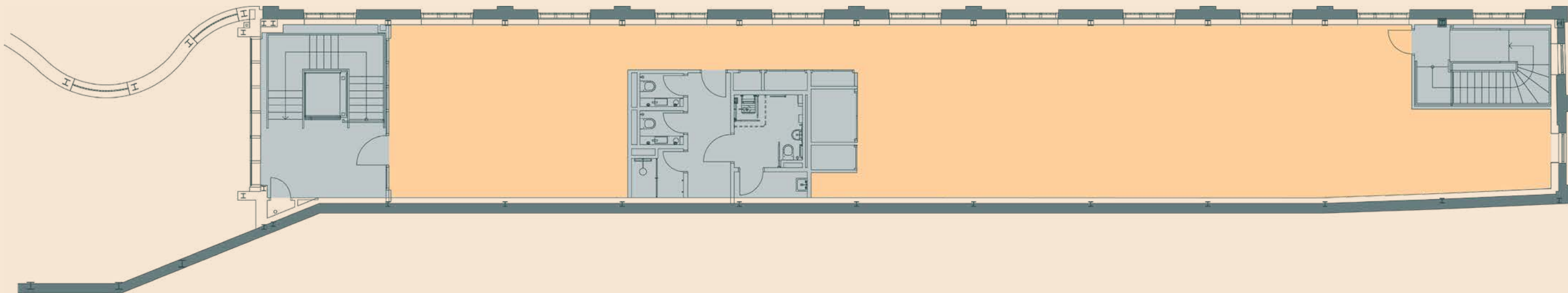


East building



1

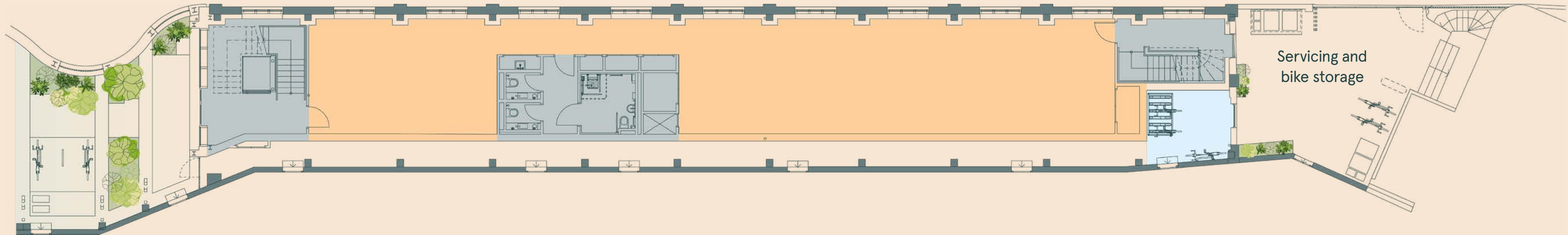
2,077 sq ft (NIA)



Total: 3,767 sq ft

G

1,690 sq ft (NIA)



Key	
<div></div>	Office
<div></div>	Core
<div></div>	Cycle parking

Floor plans not to scale. For identification purposes only.



Building amenities



WEST BUILDING LOWER GROUND END OF TRIP

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



WEST BUILDING GARDEN AND TERRACE

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



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.

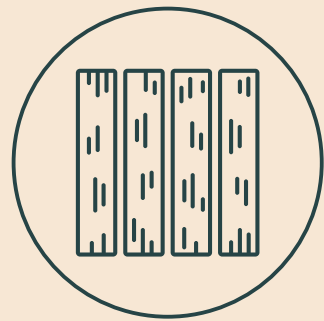


EAST BUILDING SERVICING AREA

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.



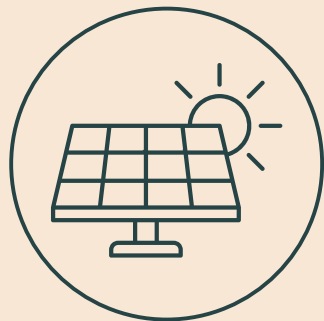
Cutting edge
Highly sustainable insulated timber frame (West Building)



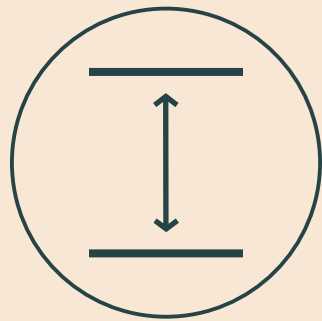
Meeting the standards
Following British Council for Offices flagship Guide to Specification.



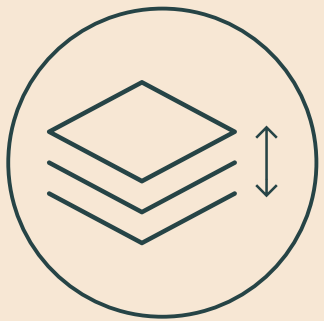
Green space
Central communal courtyard gardens



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



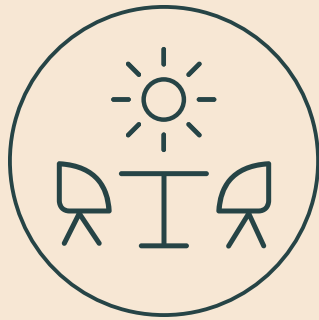
Generous space
Typical floor-to-ceiling heights ranging from 2430mm-4575mm



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.



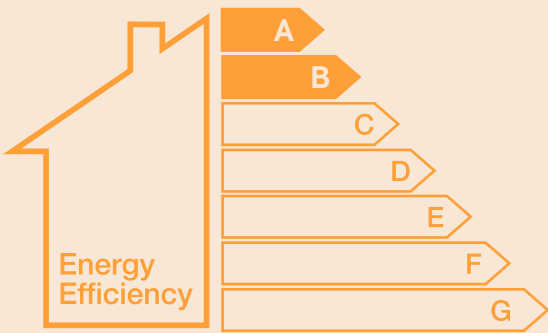
Targeting BREEAM ‘Excellent’ rating for both the East & West buildings



NABERS Energy for Offices enabled to achieve 5.5* 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



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

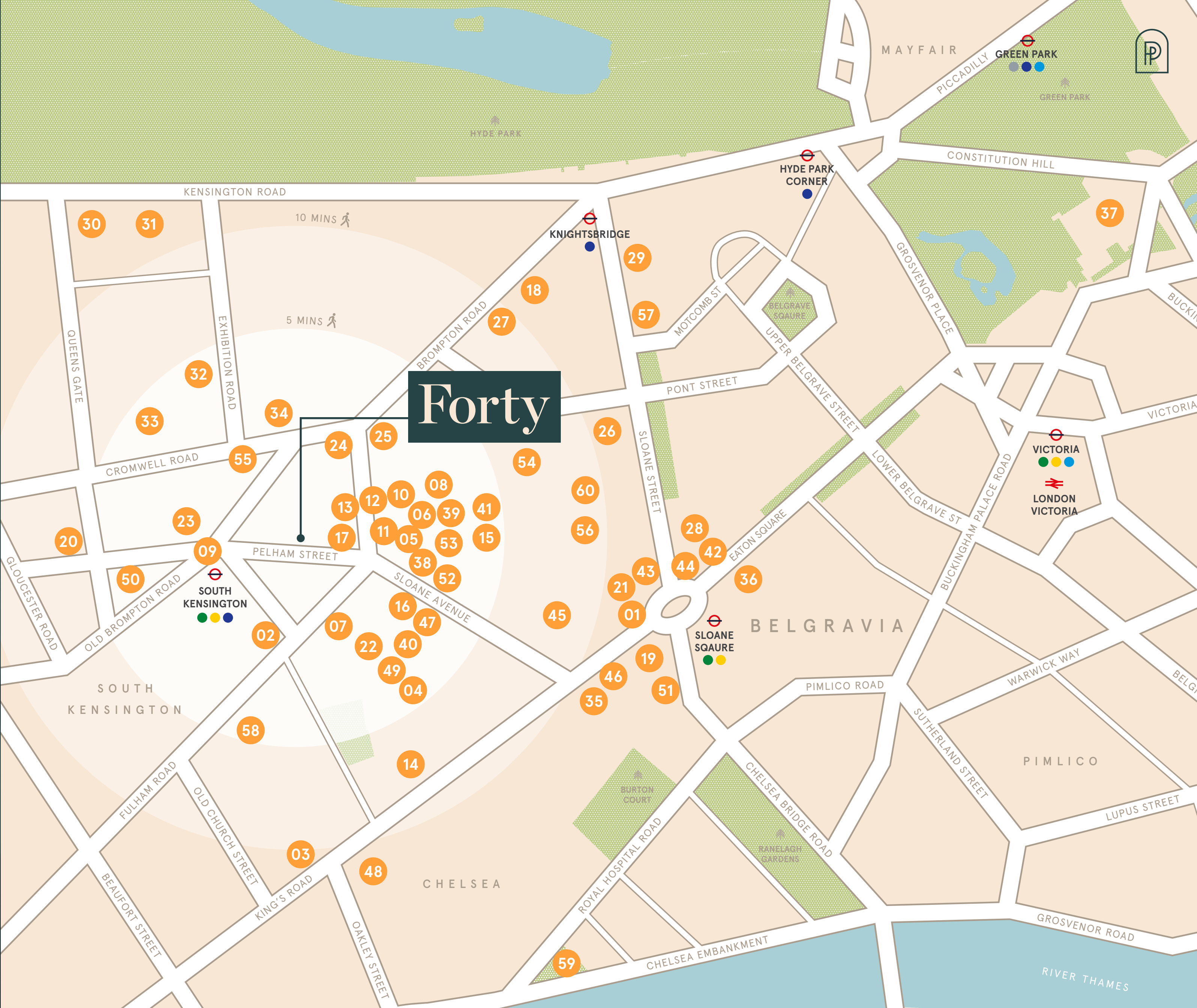
- 31 Royal Albert Hall
- 32 Science Museum
- 33 Natural History Museum
- 34 Victoria & Albert Museum
- 35 Saatchi Gallery
- 36 The Royal Court Theatre
- 37 Buckingham Palace

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


MARSHALL WACE

INEOS
THE WORD FOR CHEMICALS

FRONTLINE

 WINTON

 Investindustrial

 FARALLON
ESTABLISHED 1986

STIRLING SQUARE 

Apax

 Dorchester Collection

 TETRAGON

 VR CAPITAL GROUP

 LIBERTY
GLOBAL

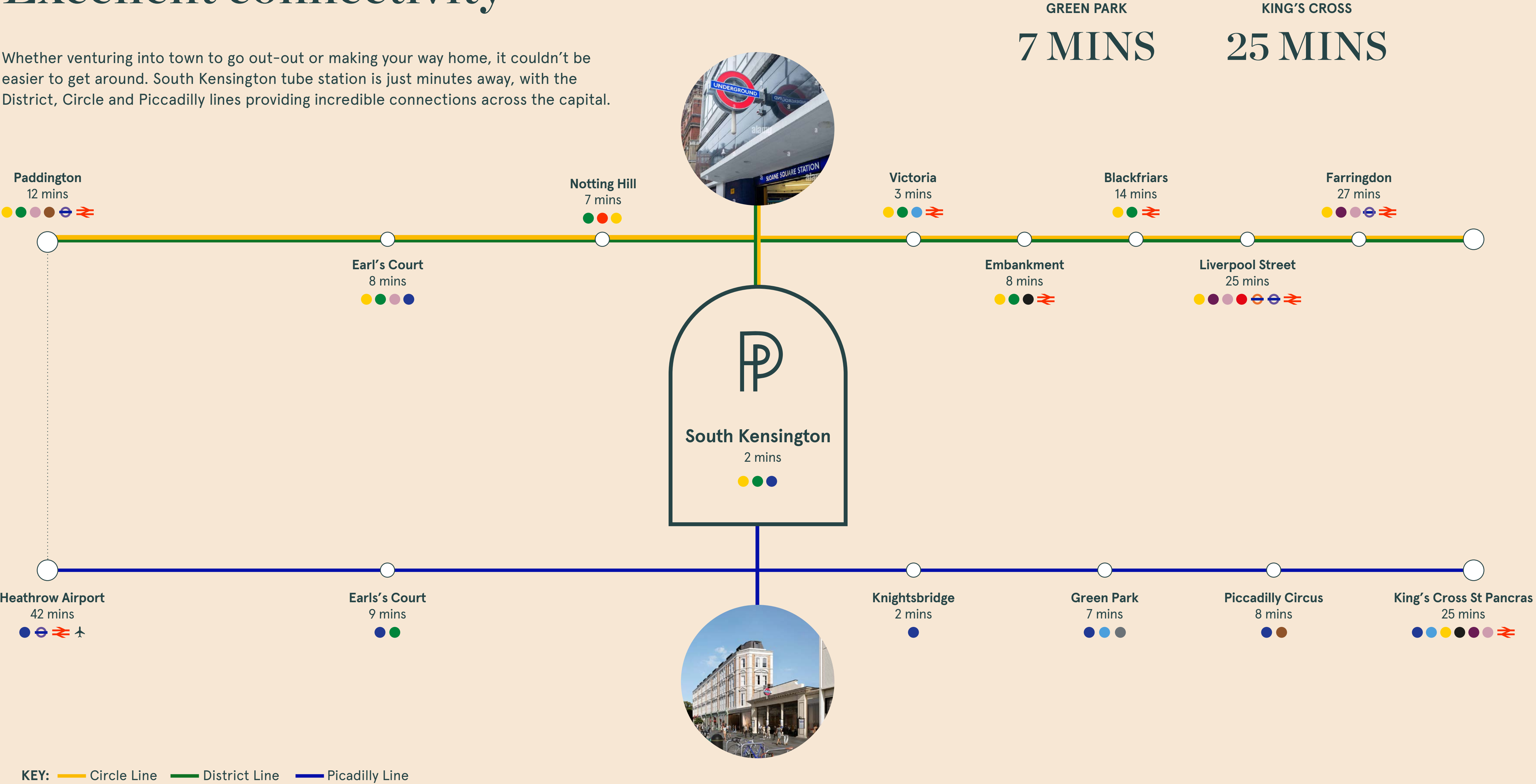

ARROW
SHIPPING & ENERGY



 FERRARI

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.

PELHAM STREET

NEW OFFICE & RESIDENTIAL



PELHAM STREET STATION ENTRANCE

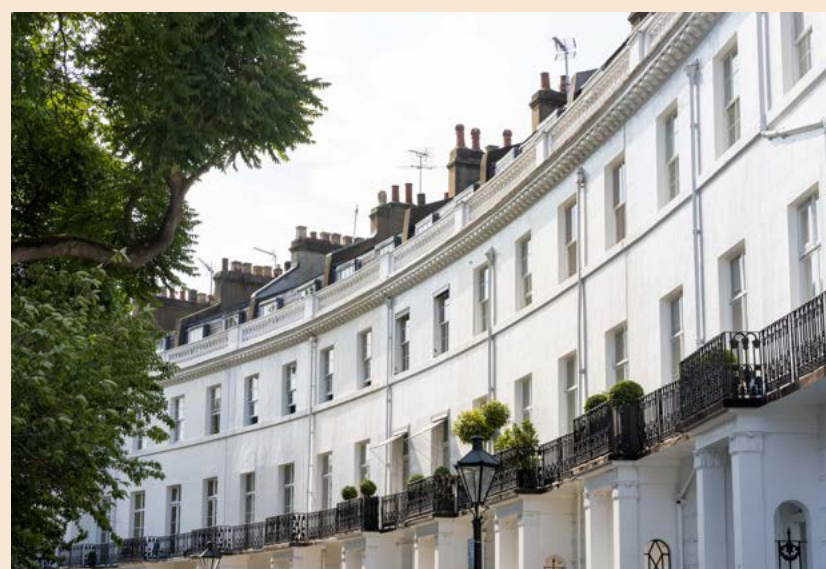
NEW BULLNOSE BUILDING

NEW STEP-FREE STATION
ENTRANCE ON THURLOE STREET



7.00

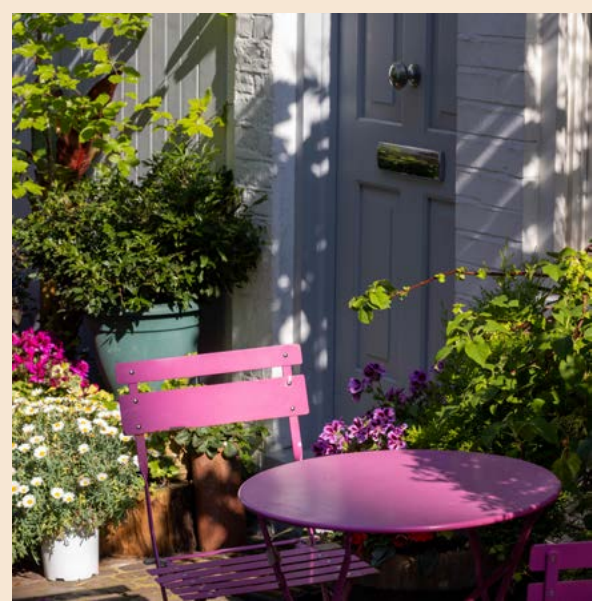
Build strength, tone and flexibility with a Barrecore class before work.



A place like no other

12.30

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



16.15

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

14.00

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



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



Landscape Architect



dan pearson studio

Planning Consultant



Specialist Lighting Designer

STUDIOFRACTAL

Façade Engineer



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

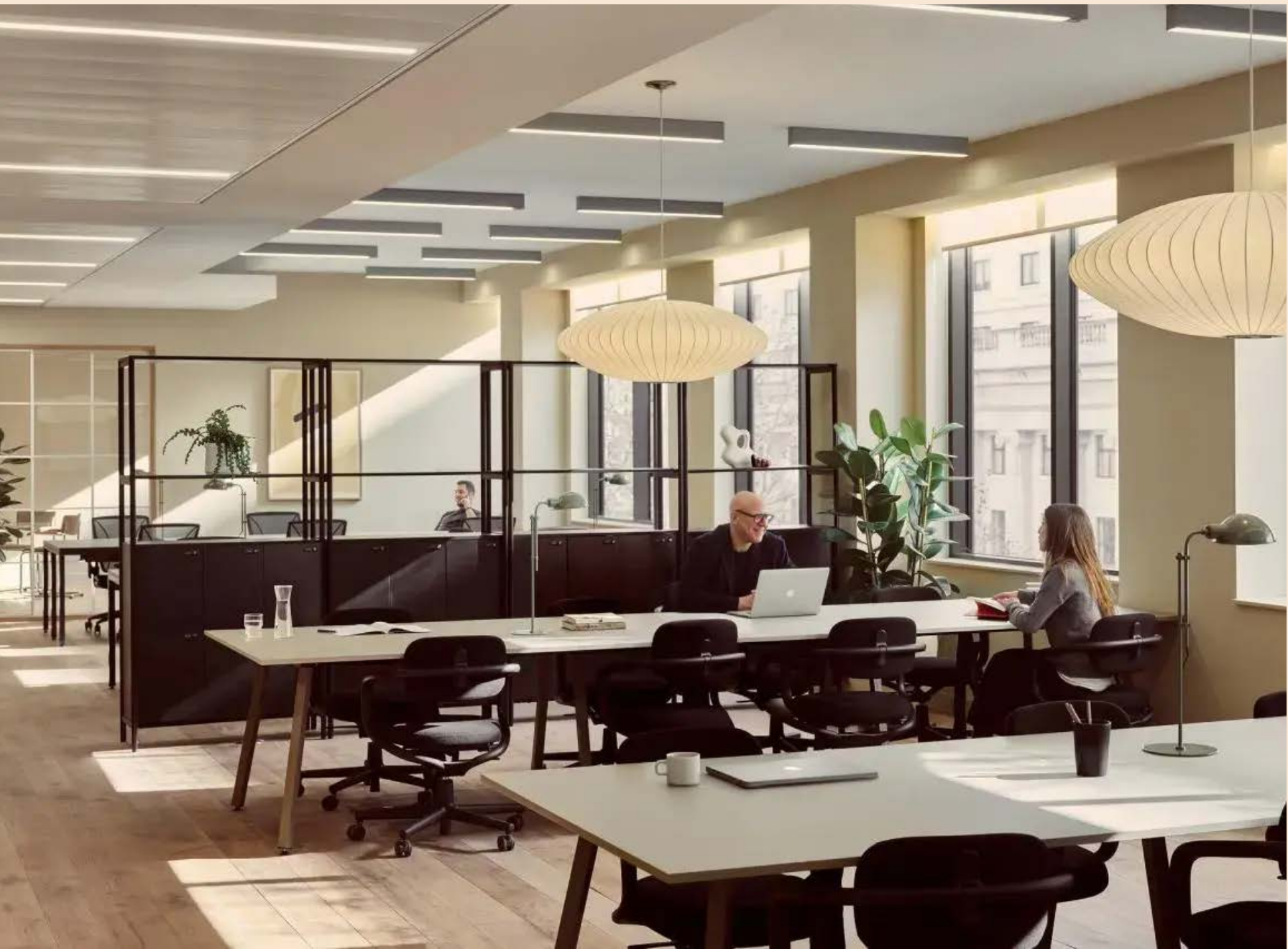
1936

COMMITTED TO ACADEMIC
RESEARCH BY 2032

£16bn

INVESTMENT PORTFOLIO

£36.8bn



Images: 210 Euston Road



fortypelham.com

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