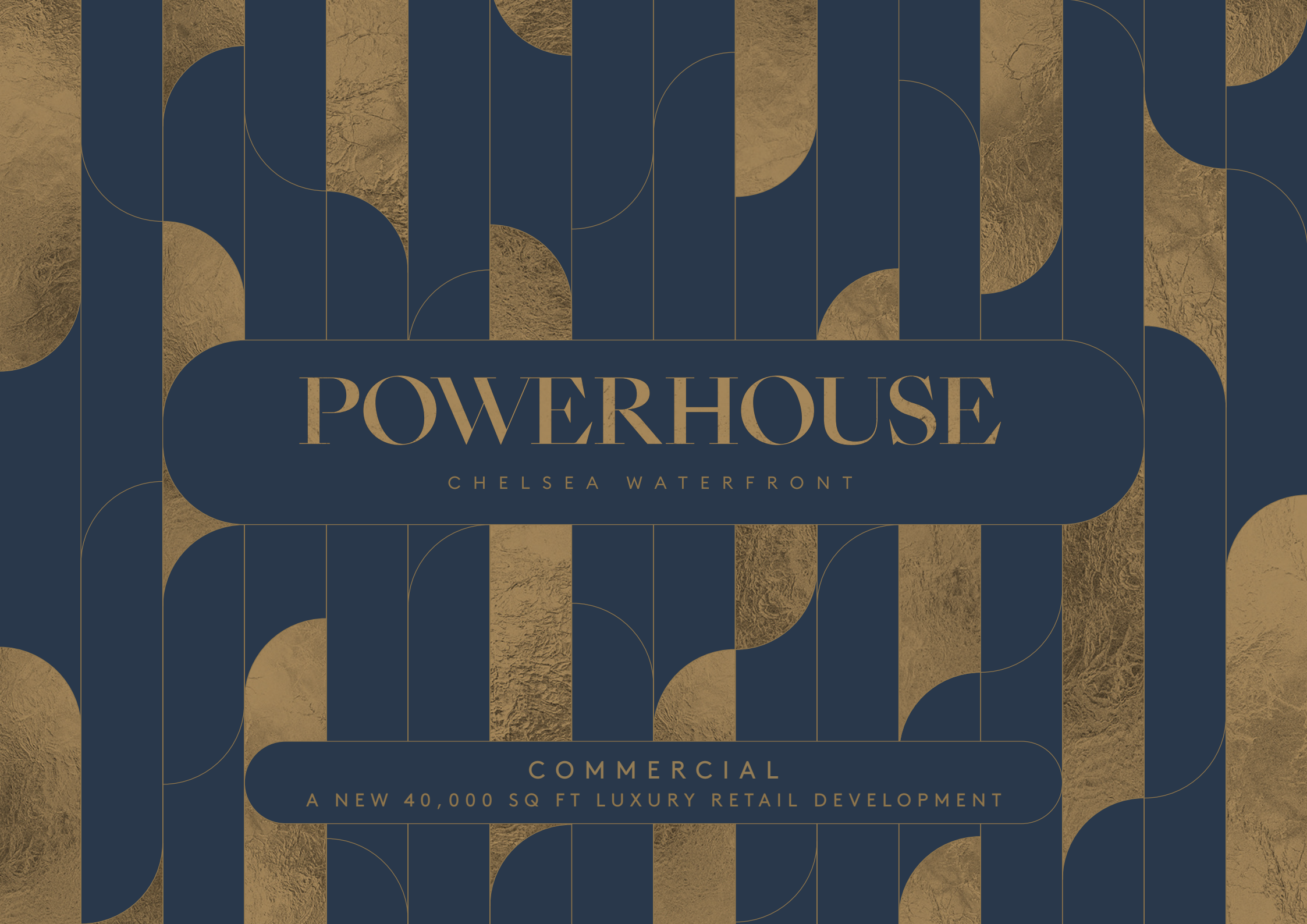




POWERHOUSE

C H E L S E A W A T E R F R O N T

C O M M E R C I A L

A N E W 40,000 S Q F T L U X U R Y R E T A I L D E V E L O P M E N T



CGI is indicative only



LOTS ROAD POWER STATION 1926 | © HULTON ARCHIVE

100 YEARS IN THE MAKING

A new retail experience, created within the historic walls of one of London's last great industrial icons.

On the waterfront, in one of the most refined corners of London, a twin-turreted power station that once powered the London Underground is re-imagined to offer a 21st-century experience like no other.

Introducing the Powerhouse, a special collection of 20 retail units and one flagship restaurant, embraced by history and glittering with future potential.

Located in an intimate enclave at the heart of London's most distinguished and elegant Royal Borough of Kensington and Chelsea, the Powerhouse takes on a revolutionary new form, marking the biggest change for the borough ever seen.

Visitor Demographics



£56,130
average income
within half a mile



49% Male
51% Female



34%
of visitors
aged 30-44



50%+
visitors from social
grade ABC1



WHERE LOCATION MEETS LUXURY

Nestled in the heart of the Chelsea Design District, a celebrated hub renowned for its vast community of creative professionals, stands a rare architectural landmark, the Powerhouse.

Beautifully preserved and boasting a blend of historic charm and contemporary allure, the Powerhouse has undergone a visionary transformation into a renowned destination for retail, dining, lifestyle and residential experiences. From luxury concept boutiques, to flagships with alfresco dining, the Powerhouse accommodates 40,000 sq ft of luxury retail offering. Attracting thousands of residents and visitors, the Powerhouse is looking to cater for diverse brands seeking prominence in this vibrant community.

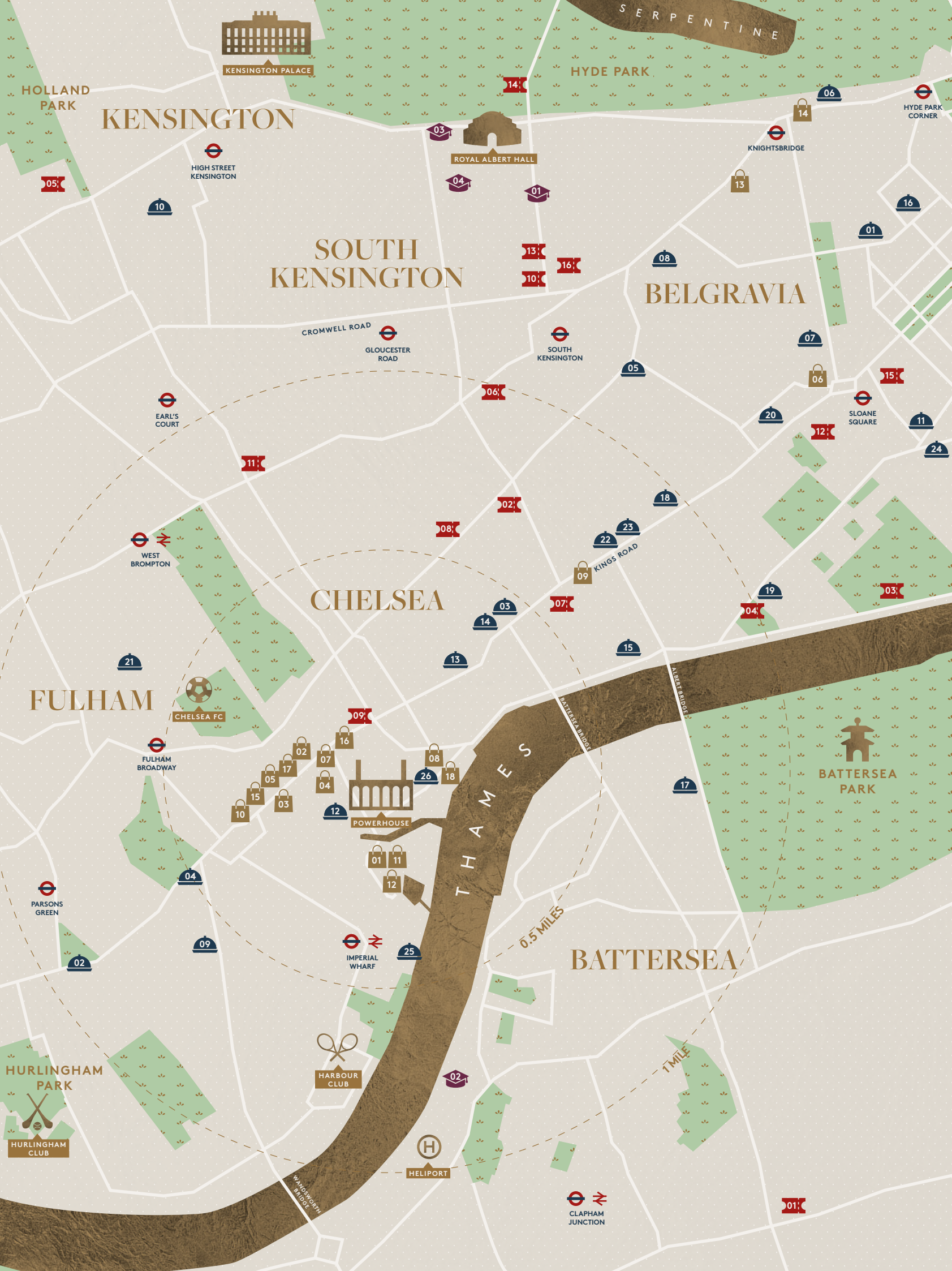
Step inside to behold the grandeur of the expansive 100-metre atrium illuminated by natural skylight. Traverse tree-lined walkways lead you to charming landscaped gardens and waterfront promenade with the finest scenic view of London's skyline.

Conveniently situated near Imperial Wharf station, this vibrant destination boasts excellent connectivity from major London stations, ensuring easy access for visitors from both near and far.

This is your opportunity to be part of a remarkable new retail destination in the heart of Chelsea.

A SPECIAL
COLLECTION OF
20 RETAIL UNITS
AND A FLAGSHIP
WATERFRONT
RESTAURANT
STEEPED IN
HERITAGE AND
PROSPERITY.





Discover the very best in shopping, dining, and culture that London has to offer within prestigious Chelsea.

CULTURE

- 01 Battersea Arts Centre
- 02 Chelsea Arts Club
- 03 Chelsea Flower show
- 04 Chelsea Physic Garden
- 05 Design Museum
- 06 Dopamine Land
- 07 Everyman Chelsea
- 08 Fulham Road Picture House
- 09 Gagliardi Gallery
- 10 Natural History Museum
- 11 Old Brompton Gallery
- 12 Saatchi Gallery
- 13 Science Museum
- 14 Serpentine Gallery
- 15 The Royal Court Theatre
- 16 V&A

RETAIL

- 01 Chelsea Harbour Design Centre
- 02 Chesneys
- 03 Christopher Farr
- 04 Claire Williams Interior Design
- 05 Coco Wolf
- 06 Conran Shop
- 07 Crucial Trading
- 08 DeeDee Banks Designs
- 09 Designers Guild
- 10 Drummonds Bathrooms
- 11 Frato
- 12 George Spencer Designs
- 13 Harrods
- 14 Harvey Nichols
- 15 Havewoods Flooring
- 16 Pooky Lighting
- 17 Reed Harris
- 18 Studio Hooton

RESTAURANTS

- 01 Amaya Grill
- 02 Aragon House
- 03 Bluebird Chelsea
- 04 Brook House
- 05 Claude Bosi at Bibendum
- 06 Dinner by Heston Blumenthal
- 07 Granger & Co
- 08 Hawksmoor
- 09 Joes Brasserie
- 10 Kitchen W8
- 11 La Poule Au Pot
- 12 Lots Road
- 13 Medlar
- 14 Mestizo
- 15 No. Fifty Cheyne
- 16 Pétrus By Gordon Ramsay
- 17 Prince Albert
- 18 Rabbit
- 19 Restaurant Gordon Ramsay
- 20 The Five Fields
- 21 The Harwood Arms
- 22 The Ivy Asia Chelsea
- 23 The Ivy Asia Chelsea
- 24 The Orange Pub
- 25 The Waterside
- 26 606 Jazz Club

EDUCATION

- 01 Imperial Collage London
- 02 Royal Academy of Dance
- 03 Royal Collage of Art
- 04 Royal Collage of Music

Note: Map is not scale and shows approximate locations only

TRAVEL

- DISTRICT
- VICTORIA
- PICCADILLY
- OVERGROUND

VICTORIA



PADDINGTON



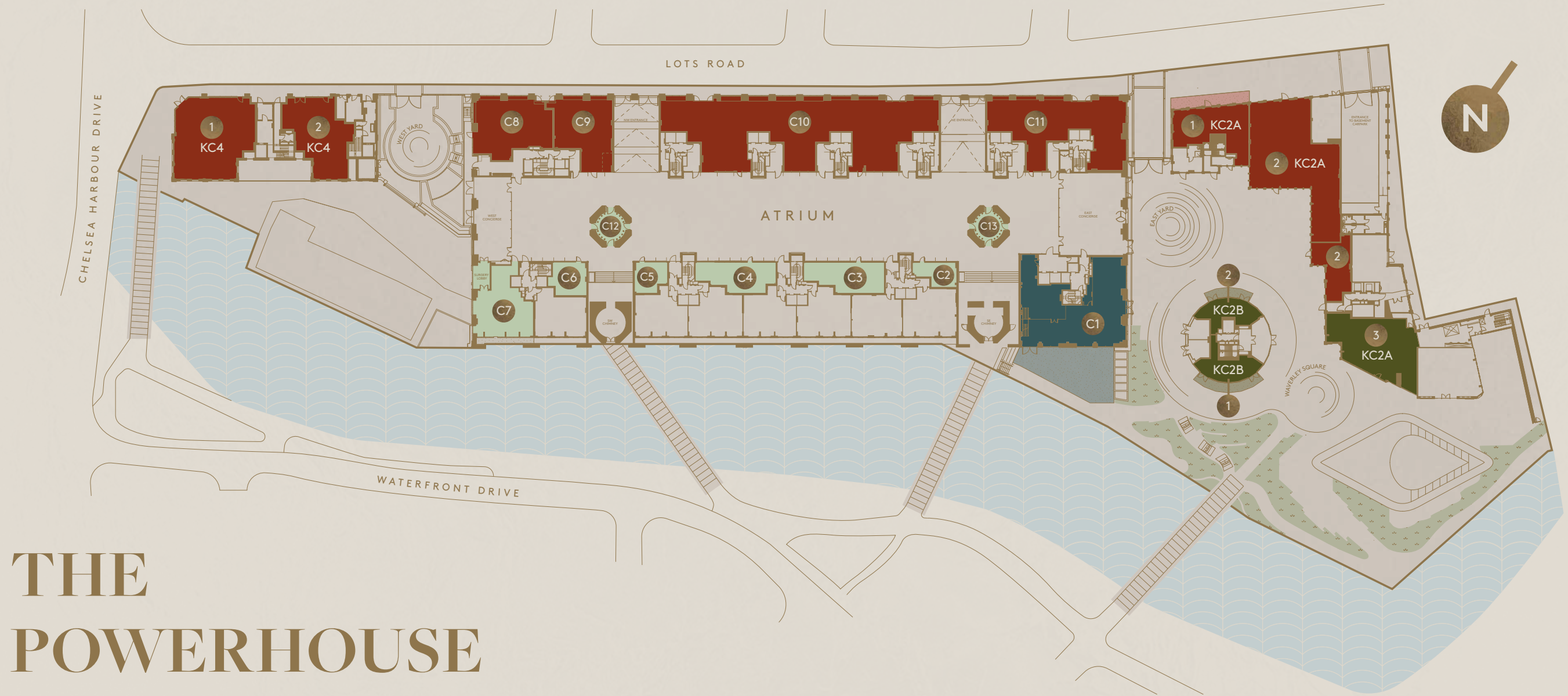
KINGS CROSS ST PANCRAS



HEATHROW AIRPORT



*Times taken as a mean figure via TFL & Google maps



THE POWERHOUSE

LOTS ROAD

Seven large flagship opportunities fronting iconic Lots Road, the epicentre for design professionals, with dual access to the sky-filled atrium.

UNIT	LEVEL*	SQ M	SQ FT
KC41	G	264	2842
KC42	G	177	1905
C8	G	184	1979
C9	G	162	1746
	M	27	286
C10	G	655	7048
	M	139	1500
C11	G	305	3286
	M	68	732
KC2A1	G	133	1432
	OS	38	412
KC2A2	UNDER OFFER		

POWERHOUSE ATRIUM

Eight units, including two repurposed from the former chimneys, situated within the Atrium, seamlessly blending modern and natural elements.

UNIT	LEVEL*	SQ M	SQ FT
C2	G	38	410
C3	G	95	1018
C4	G	90	973
C5	G	40	426
C6	G	49	527
C7	G	161	1734
	OS	17	181
C12	G	41	447
C13	G	42	448

WATERFRONT RESTAURANT

A unique flagship restaurant opportunity with abundant alfresco seating, overlooking Chelsea's spectacular waterfront.

UNIT	LEVEL*	SQ M	SQ FT
C1	G	318	3425
	M	224	2407
	OS	169	1823
	TOTAL	711	7655

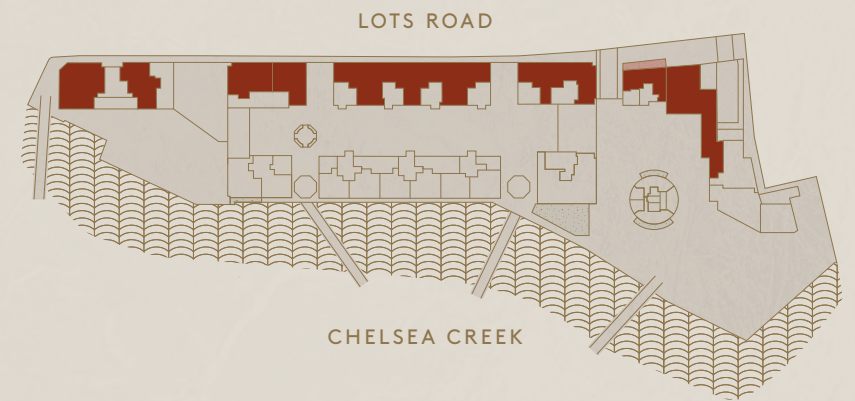
WATERFRONT SQUARE

Three units embracing the outdoor space and surrounded by impeccable landscaped gardens and meandering walkways to the water.

UNIT	LEVEL*	SQ M	SQ FT
KC2B1	G	64	689
	OS	30	318
KC2B2	G	61	657
	OS	20	212
KC2A3	G	212	2282

LEVEL*

G - Ground Floor | OS - Outside Seating | M - Mezzanine



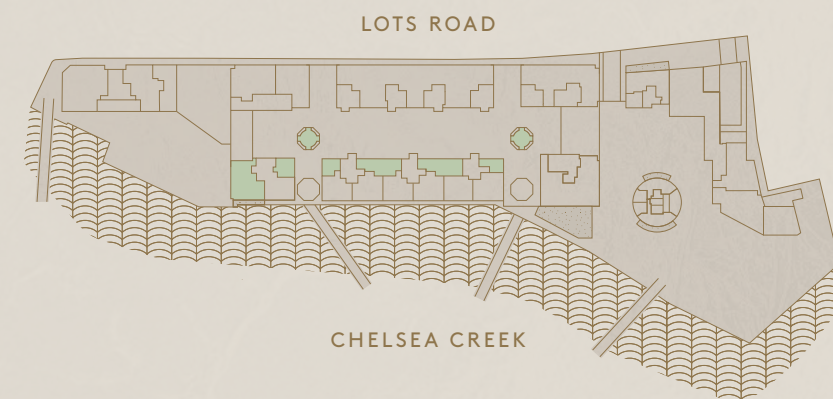
LOTS ROAD

Lots of Road played a crucial role in London's industrial history, housing a 20th century power station. This station supplied electricity to the London Underground and nearby areas, fuelling the city's development.

Drawn in by its spacious warehouses, the architectural brilliance of the Powerhouse and the allure of the waterfront, this area attracted a community of architects, designers, and artisans seeking to expand their businesses and names beyond the Kings Road.

In 1987, the establishment of the Chelsea Design Centre solidified its reputation, officially designating the area as a hub for design and interior décor. Since then, it has blossomed into a renowned epicentre, boasting one of the world's largest communities of design professionals. Today, it proudly hosts over 600 international brands and more than 130 showrooms.

It's a vibrant platform where world-class talent converges and where connections with esteemed craftsmen and globally recognised brands are made. It serves as a hub, fostering creativity and facilitating commercial endeavours within an exceptionally dynamic industry.



POWERHOUSE ATRIUM

The impressive entrance opens onto the majestic, skylight-filled atrium, designed by award-winning luxury interior architect Fiona Barratt-Campbell.

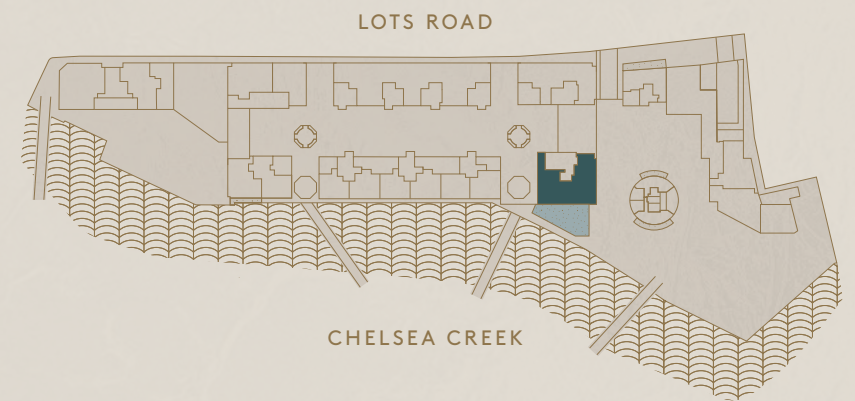
The beautiful space of the Atrium combines modern and natural elements with unique points of historical interest. Full-height, natural, evergreen trees have been purposefully placed where the building's turbines used to stand. Flowing water troughs echo the creation of a steam and two industrial chimneys anchor both ends of the space. Overhead, a spectacular 'electric current' lighting installation represents the fundamental purpose of the building: the generation of power.

"I was honoured to have been involved with the design of such an iconic building. Having lived and worked nearby for many years, watching it return to life is a pleasure. We were conscious of incorporating existing architectural and historical features and references into the design and combining these to give a feel of luxury through materiality and design integrity."

Fiona Barratt-Campbell, Interior Architect



CGI is indicative only



POWERHOUSE ATRIUM WATERFRONT RESTAURANT

Nestled within Chelsea, the waterfront restaurant epitomises culinary excellence amid panoramic views of London's most iconic landmarks.

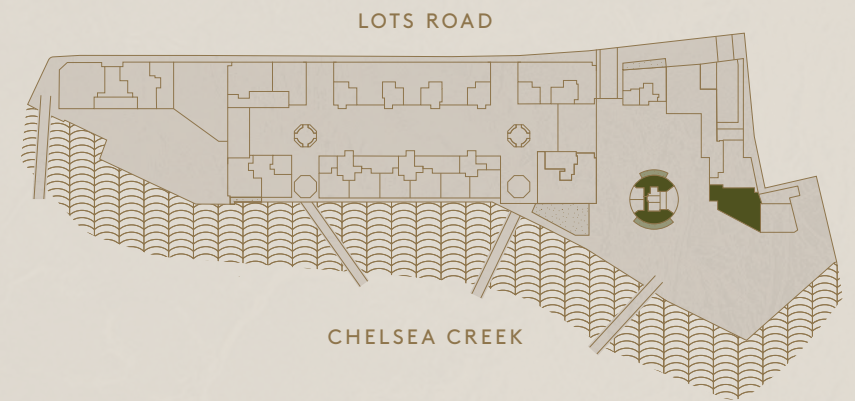
Surrounded by esteemed eateries like Bebendum, Medlar and Bluebird Chelsea, the Powerhouse is a coveted venue for renowned chefs and premium culinary brands to shine.

Chelsea, a bastion of luxury and sophistication, offers a tapestry of haute couture boutiques, Parisian-style bars and Michelin-starred gastronomic hotspots, including flagship restaurants by Claude Bosi and Gordon Ramsey.

The restaurant stands as a beacon of opulence, beckoning customers to enjoy and savour. With distinctive views and a prestigious locale, it embodies Chelsea's unique allure, inviting connoisseurs to experience culinary sophistication amidst a beautiful place to be along Chelsea's spectacular waterfront.



CGI is indicative only

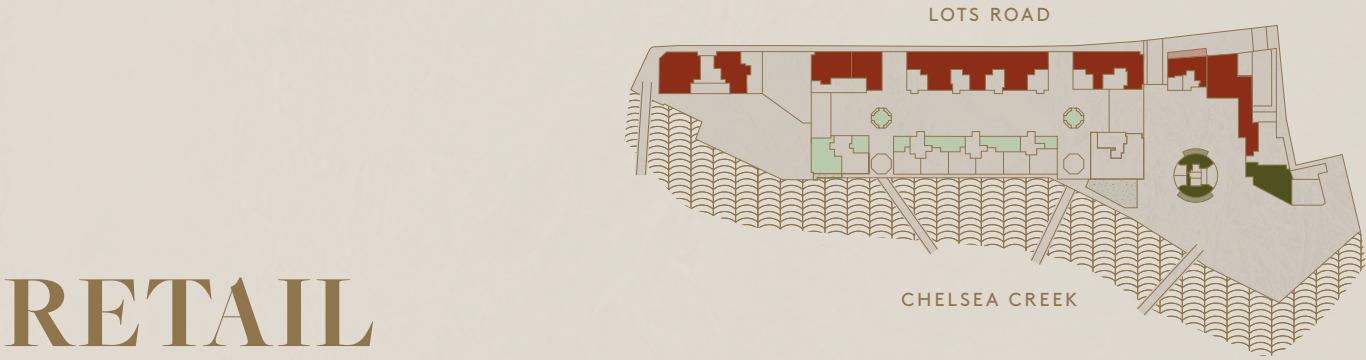


WAVERLEY SQUARE

Meandering through gardens crafted by renowned landscape architect Randle Siddeley, sculpted pathways guide visitors into Waverley Square.

Seamlessly connected to the mews-style atrium and historic Lots Road, this thoroughfare promises vibrant happenings and footfall, enhancing visibility for the two retail units nestled in the Rotunda, both with inviting outdoor terraces.

Adjacent to the forthcoming nursery, the third unit stands as a valuable community asset, enriching the neighbourhood and catering to residents' needs.



RETAIL SPECIFICATION

LEVEL

Ground and Mezzanine.

EXTERNAL AREA

If available for outdoor activation, shown on plan.

CEILING HEIGHT

Ceiling heights range from 2m to 6m.

FIT OUT

Shell and core.

TENURE

Terms to be agreed Outside the Landlord and Tenant Act 1954.

RENT

Upon application.

SERVICE CHARGE

£6.55psf + VAT for 2024 excluding waste and insurance.

RATES

To be confirmed.

EPC

Minimum E rating.

LEGAL COSTS

Each party to be responsible for its own legal costs.

SUMMARY SPECIFICATION

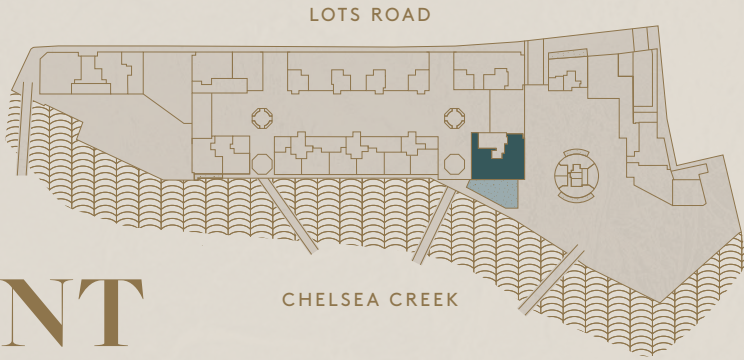
Exposed concrete or screed-board flooring with capped MEP services including water and electricity. Individual unit specification available on request.

VENTILATION, HEATING AND COOLING

Capped ventilation ductwork is provided at high level for the connection and installation of ventilation units by tenants. Tenant can provide heating system via the LTHW noted above by the tenant specialist. No cooling provided.

PERMITTED USE

Class E. Subject to Planning.



RESTAURANT SPECIFICATION

LEVEL

Ground and Mezzanine.

EXTERNAL AREA

If available for outdoor activation, shown on plan.

CEILING HEIGHT

5.9m floor to ceiling height, 3m at ground floor and 2.6m on the mezzanine floor.

FIT OUT

Shell and core.

TENURE

Terms to be agreed Outside the Landlord and Tenant Act 1954.

RENT

Upon application.

SERVICE CHARGE

£6.55psf + VAT for 2024 excluding waste and insurance.

RATES

To be confirmed.

EPC

Minimum E rating.

LEGAL COSTS

Each party to be responsible for its own legal costs.

WATER SUPPLY

32mm mains water supply capped in unit and water meter is provided for monitoring/billing back to the Building Management System (BMS).

ELECTRICITY SUPPLY

200 amp 3Phase and neutral supply has been provided terminated onto 200 Amp TPN isolator. Tenant will need to make their own electrical supply connection application via their electricity provider for the supply connection and installation of electricity meter. Meter by tenant.

GAS SUPPLY

Capped connection of 300kW provided. Tenant to arrange installation of meter and enter into supply agreement with preferred supplier. Meter by tenant.

VENTILATION, HEATING AND COOLING

Capped ventilation ductwork is provided at high level for the connection and installation of ventilation units by tenants. Tenant can provide heating system via the LTHW noted above by the tenant specialist. No cooling provided.

KITCHEN EXTRACT

Low level extraction route in place for duct size of 700mmx300mm* for installation by the Tenant.

PERMITTED USE

Class E. Subject to Planning.

*Subject to necessary consents.

POWERHOUSE

C H E L S E A W A T E R F R O N T

Colliers

VIEWINGS

*Strictly by appointment through
Colliers International*

SASHA RIDDLE

+44 (0)7900 160 815

Sasha.Riddle@Colliers.com

CECILY SNELL

+44 (0)7858 366 421

Cecily.Snell@Colliers.com



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CGI is indicative only