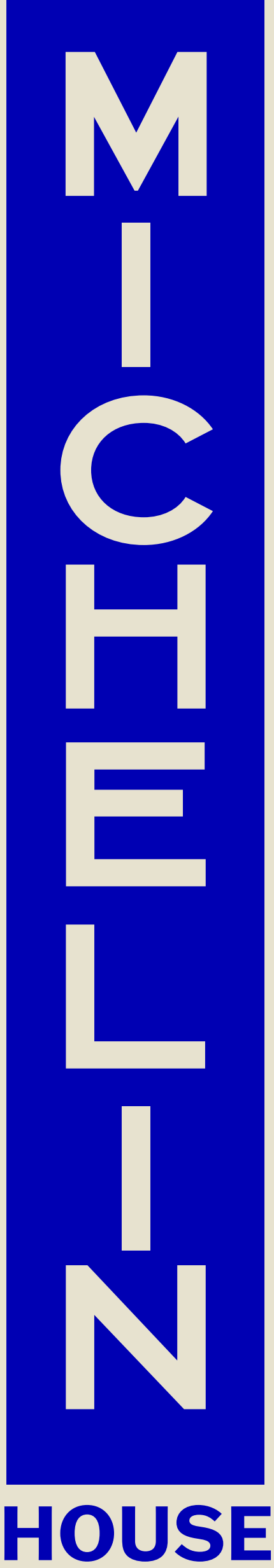


Michelin House
South Kensington

81 Fulham Road
London SW3 6RD



8,920 sq ft
Refurbished Cat A fourth floor
Available now



[THE BUILDING](#)

[SPECIFICATION](#)

[PLANS](#)

[LOCATION](#)

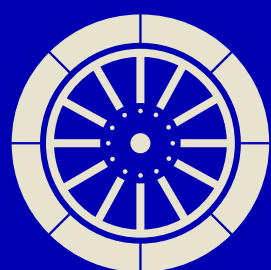
[CONNECTIONS](#)

[CONTACT](#)

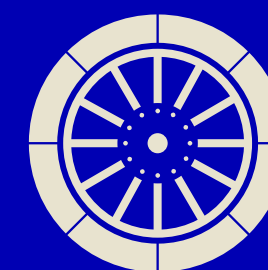




ICONIC BY DESIGN



An exuberant, rule-defying masterpiece that resists any single architectural label. Michelin House delivers high-quality refurbished office space inside one of the capital's most recognisable landmarks.



THE BUILDING

Historic landmark
Newly refurbished

SUSTAINABILITY

EPC Rating 'A'
Sustainable credentials

LATEST AVAILABILITY

8,920 sq ft
Fourth floor office

END-OF-JOURNEY

Shower facilities
Plus bike store and lockers

ACCESS

Card accessed lifts
5 x Passenger lifts



HERITAGE MEETS PURPOSE

Built in the early 20th century as the London headquarters of the Michelin Tyre Company, Michelin House was designed to be seen, remembered and admired, defying rigid stylistic definition.

Following Michelin's departure in the 1980s, Sir Terence Conran sensitively restored the building, reinstating its celebrated original features and cementing its reputation for quality and design.

Today, bold proportions, original detailing and expressive façades give Michelin House a depth of character that sets it apart, offering heritage with purpose to the businesses that call it home.

MICHELIN

[THE BUILDING](#)

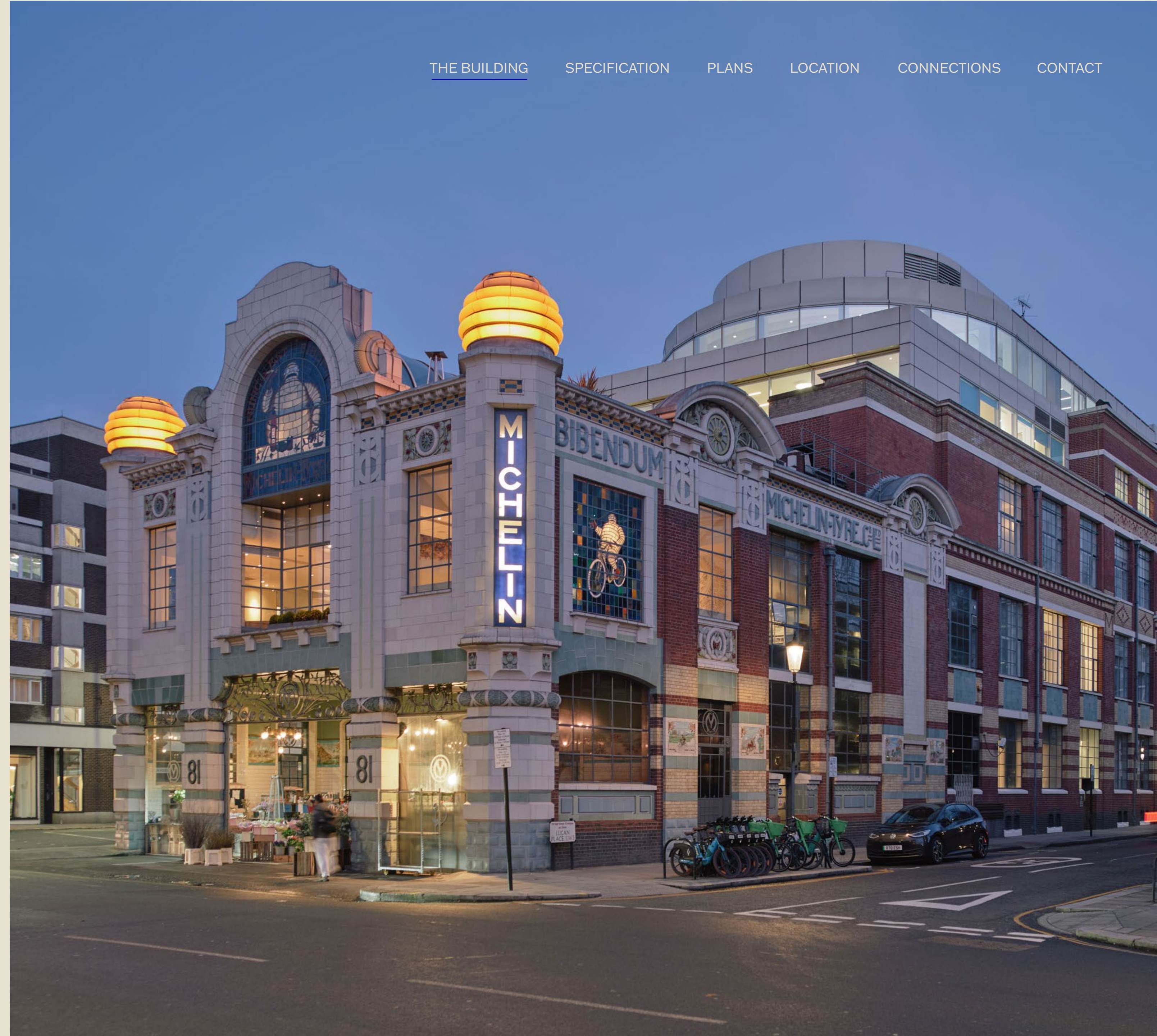
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AN UNFORGETTABLE ENTRANCE

From the moment you enter, the building's architectural intent is carried through the reception and interiors. Strong lines, considered materials and confident proportions create an arrival experience that feels purposeful, distinctive and unmistakably Michelin House.



NEWLY REFURBISHED CAT A OFFICE SPACE

A bright spacious fourth floor with generous floor-to-ceiling heights, stunning views, atrium space and its own reception.



Fourth floor reception



A MODERN SPECIFICATION



A heritage building with everything
that today's occupier needs



Reception area, open
plan and private offices,
meeting rooms and
kitchen/breakout spaces



Full height
panoramic windows
with solar anti-glare
film and blinds



Spacious
floor-to-ceiling height
of approx. 2.5m



Design occupancy level of 1:10 m²

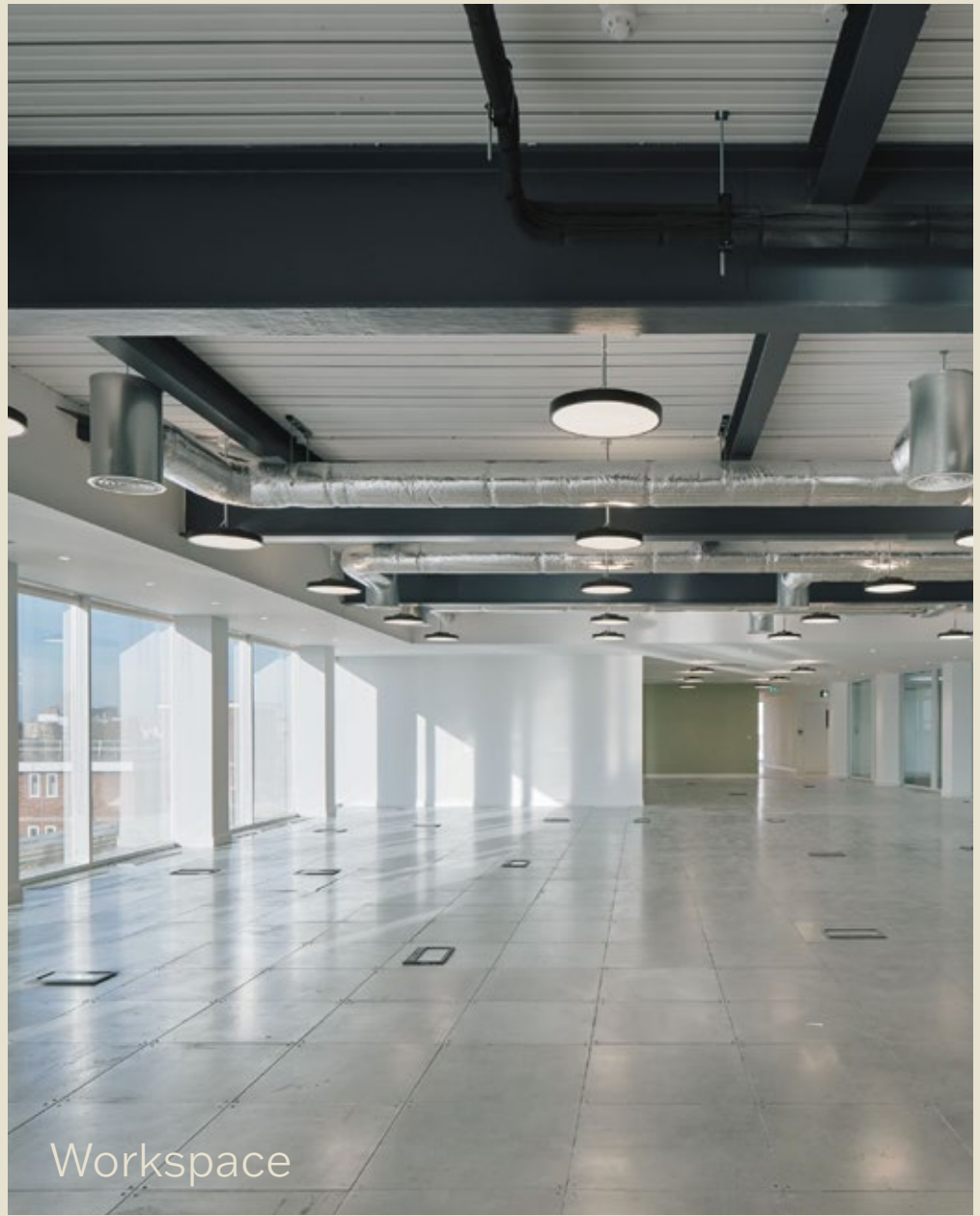
- Combination of enclosed and exposed ceilings
- New LED lighting with bluetooth enabling casambi controls
- Raised, fully accessible floor
- Underfloor small power and data cabling installed with 3 phase power
- Fibre connectivity connected to comms room
- Demised male, female and disabled toilet facilities including showers
- Ceiling-mounted VRF units providing heating and cooling, each with individual controls
- Fresh air from under floor ductwork and control boxes



Fourth floor atrium



Lifts



Workspace



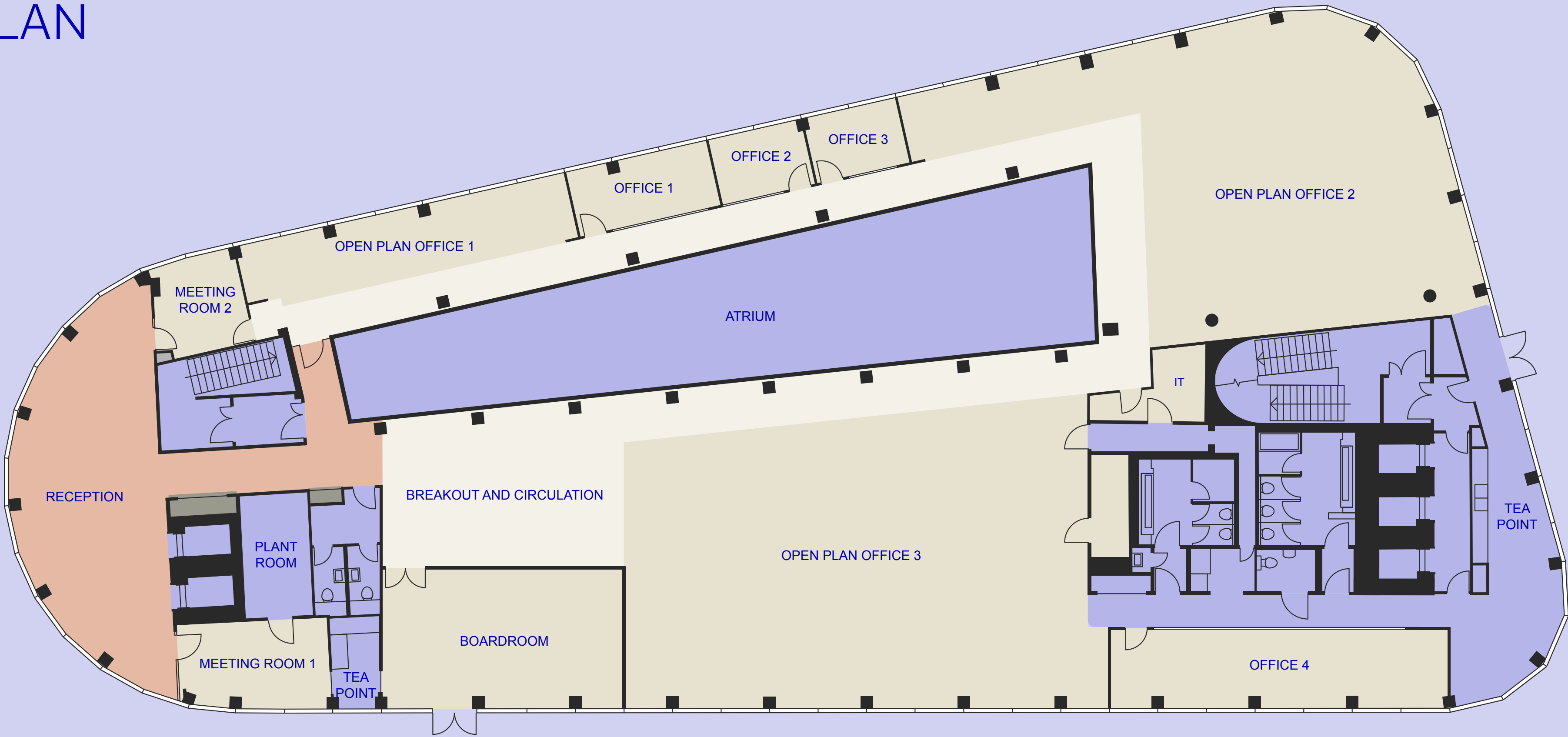
Meeting rooms



Kitchenette



FOURTH FLOOR FLOOR PLAN

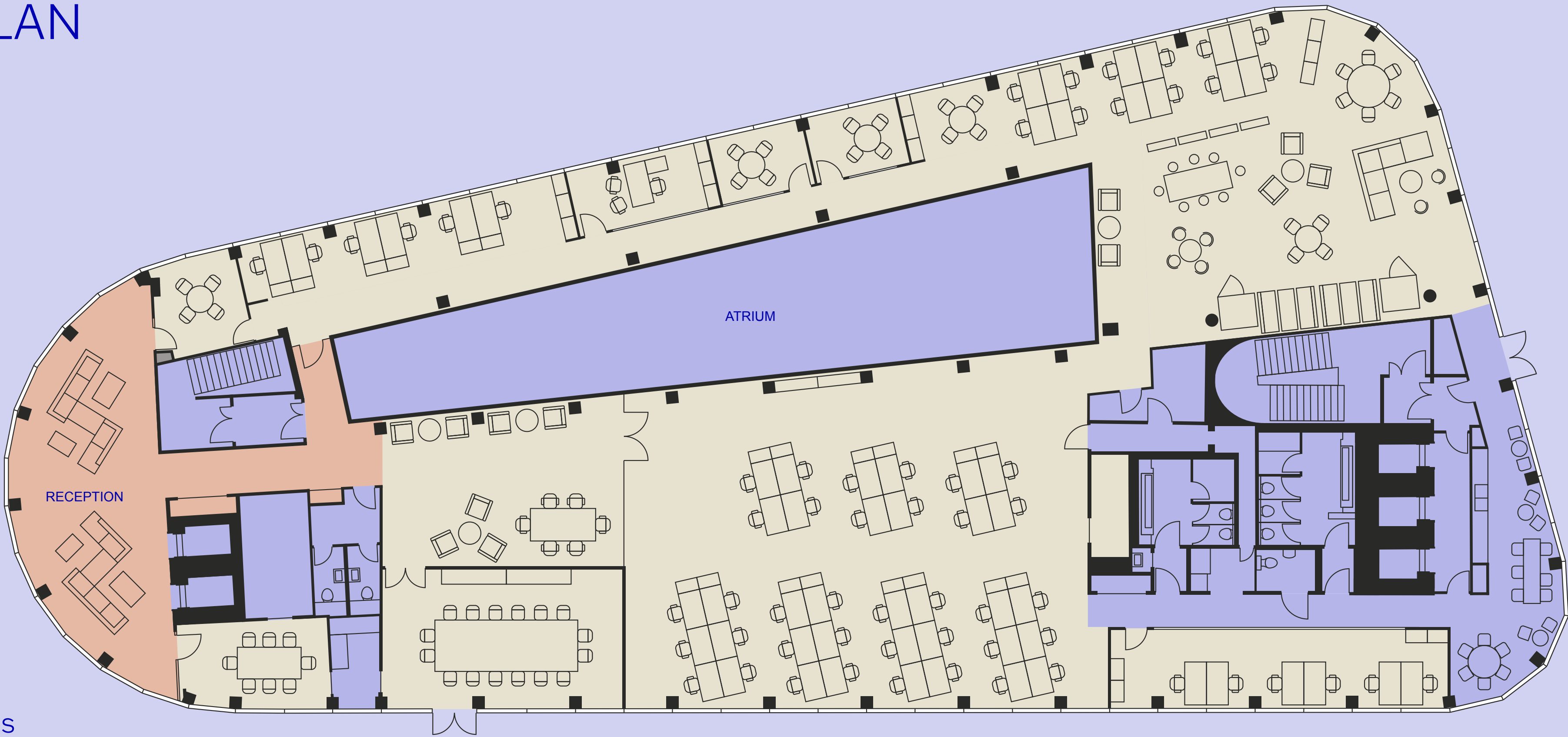


SECTION

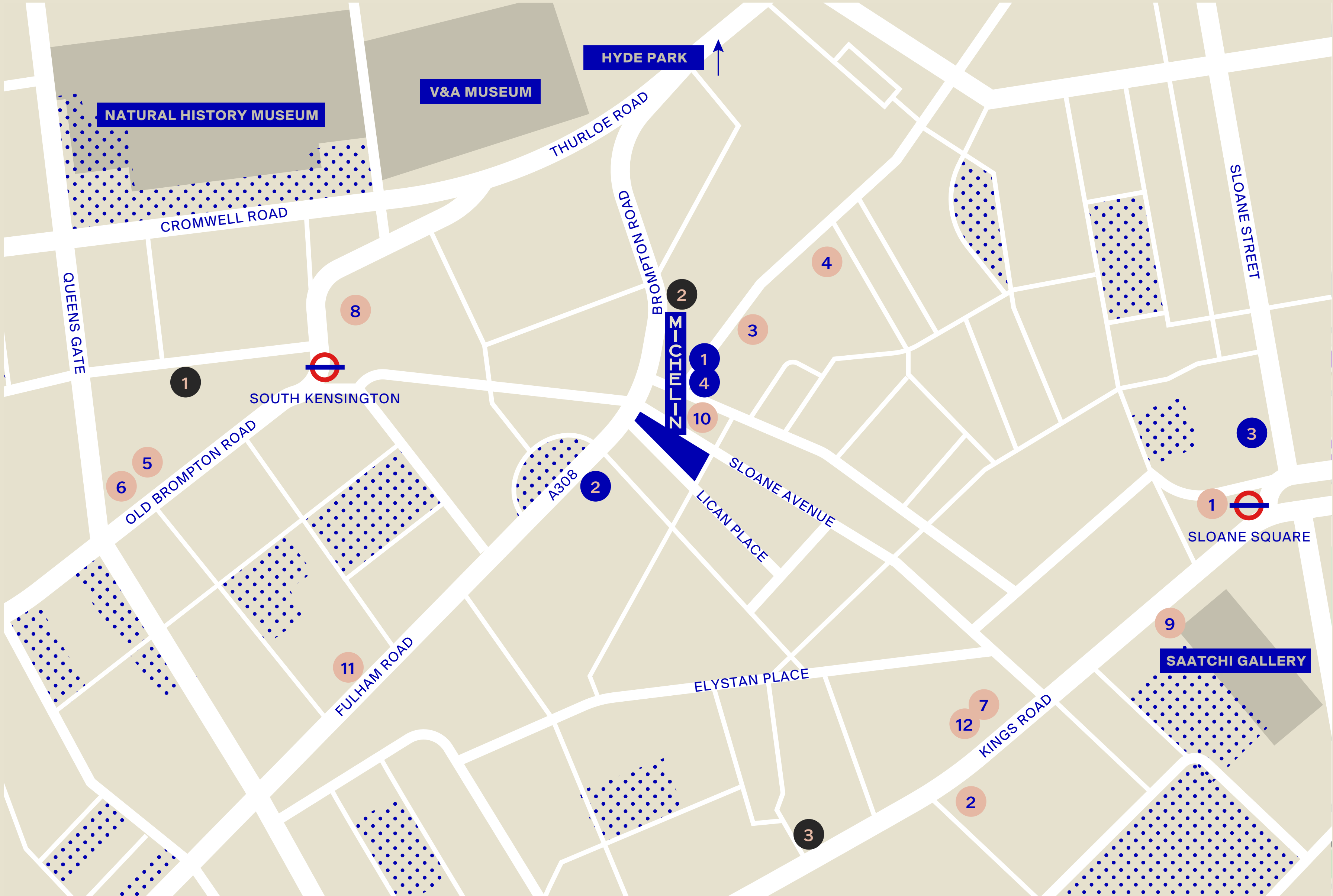
8,920 sq ft
828.7 sq m



FOURTH FLOOR SPACE PLAN



- 58 x Desks
- 1 x Boardroom
- 2 x Meeting rooms
- 4 x Private offices
- 1 x Reception
- 1 x Kitchenette
- Breakout spaces



IN THE AREA

FOOD & DRINK

- 1 Ralph's Cafe
- 2 Blank Street Coffee
- 3 Jak's Bar
- 4 The Enterprise
- 5 Cacciari's
- 6 Waitrose
- 7 Wholefoods
- 8 Brother Marcus
- 9 Polpo
- 10 Daylesford Organic
- 11 The Hunter's Moon
- 12 StGeorge Coffee Shop & Wine Bar

RETAIL

- 1 Chanel
- 2 Ralph Lauren
- 3 Temperley
- 4 Golden Goose

WELLNESS

- 1 Retrofit
- 2 Volonté Energy Studio
- 3 Heartcore Reformer Pilates

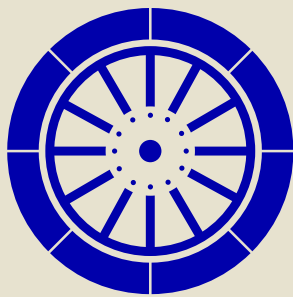


◀ Ralph 's Coffee

Daylesford Organic ▶



A VIBRANT NEIGHBOURHOOD



Michelin House sits within a refined South Kensington micro-neighbourhood, defined by independent coffee shops and well-loved local eateries just moments from the door. Step a few minutes further and the area opens up to London's world-class cultural and retail scene — from the Saatchi Gallery and the energy of the King's Road to destination dining at Brother Marcus and beyond. A location that balances everyday ease with exceptional access.

◀ The Hunter's Moon

St. George Coffee Shop & Wine Bar ▶





Saatchi Gallery ▶



HIGHLIGHTS

GREEN SPACE

Hyde Park
15 mins

SHOPPING

Kings Road
6 mins

CULTURE

Saatchi Gallery
11 mins

FOOD

Brother Marcus
6 mins

◀ Brother Marcus

Hyde Park ▶





BE BETTER CONNECTED



● Piccadilly

- Piccadilly Circus
8 min
- Covent Garden
11 min
- Hammersmith
11 min
- King's Cross
20 min
- Heathrow T2 & T3
40 min

● ● District and Circle

- Earls Court
7 min
- Westminster
11 min
- Paddington
12 min
- Monument
16 min
- Liverpool Street
26 min



MICHELIN HOUSE

Michelin House is excellently connected, located just moments from South Kensington station, providing Circle, District and Piccadilly line services with direct links across central London and to Heathrow Airport. Numerous bus routes along Fulham Road offer convenient east-west travel, placing the building within easy reach of the West End, Mayfair and the City.

*Times from google maps. Approximate only.



TERMS

New lease available from the landlord and further information available upon request.

Viewings strictly by appointment through sole agents.

CONTACT



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MICHELINHOUSE.CO.UK

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Febrruary 2026. Siren Design. 1015524.

MICHELIN

