

**Michelin House**  
South Kensington

81 Fulham Road  
London SW3 6RD

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

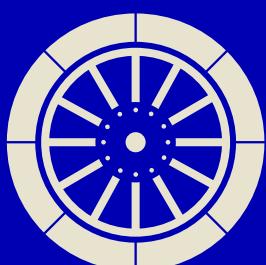
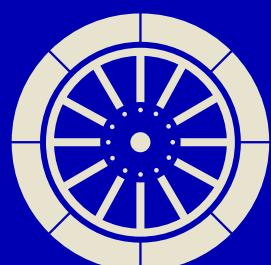


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# ICONIC BY DESIGN

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

MICHELIN

## 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

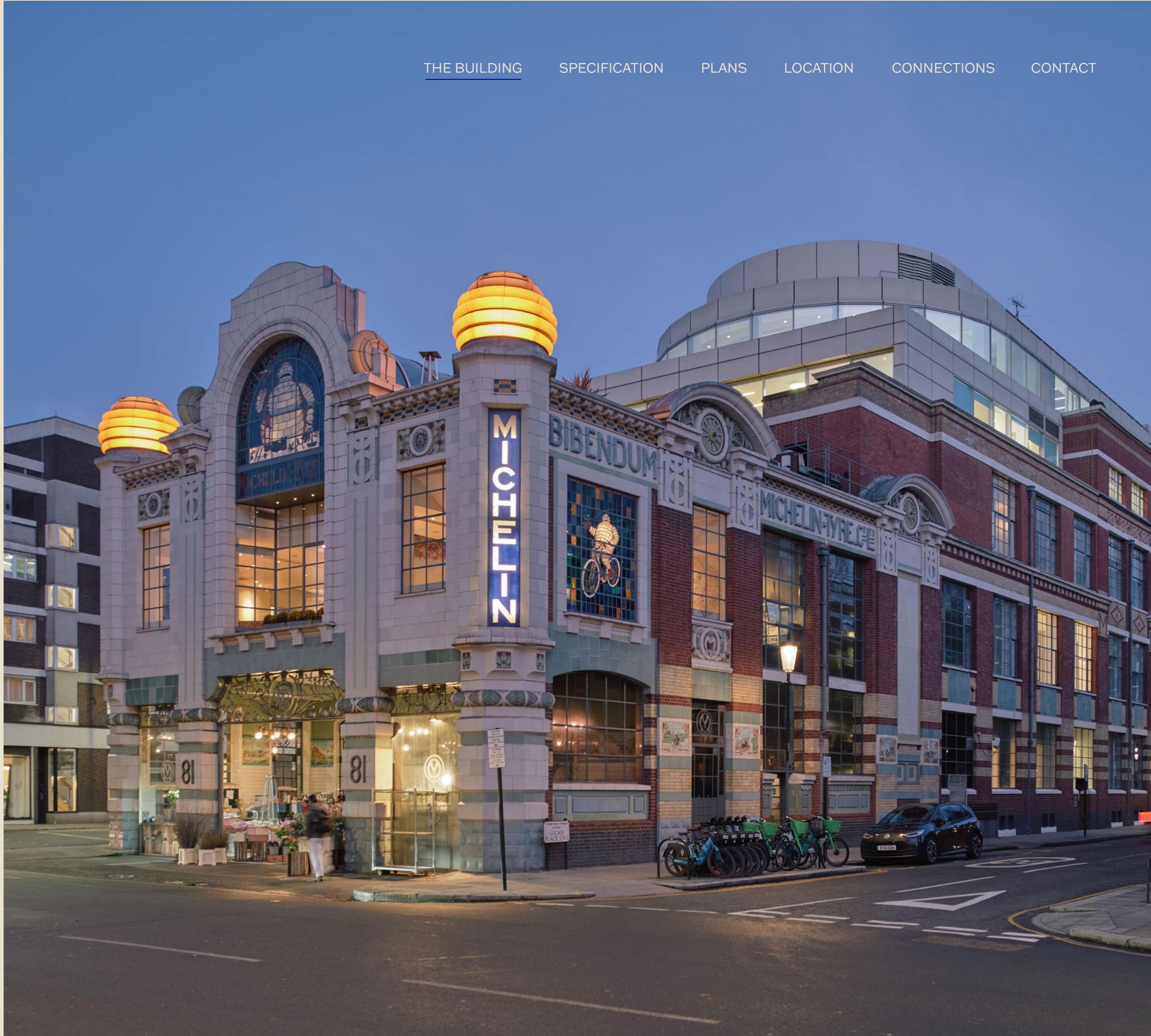
Card accessed lifts  
5 x Passenger lifts

# 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.



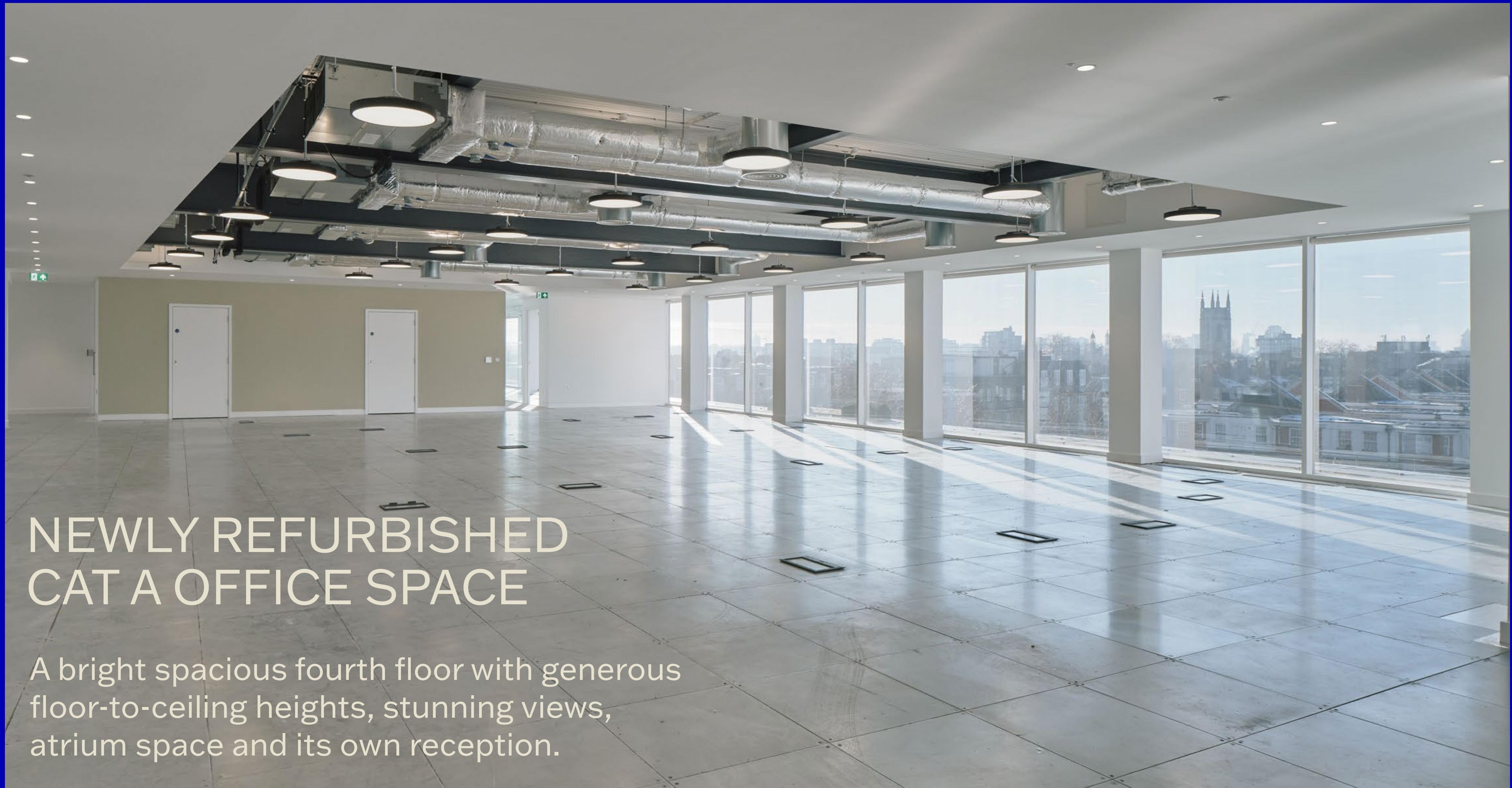


## AN UNFORGETTABLE ENTRANCE

MICHELIN

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 m<sup>2</sup>

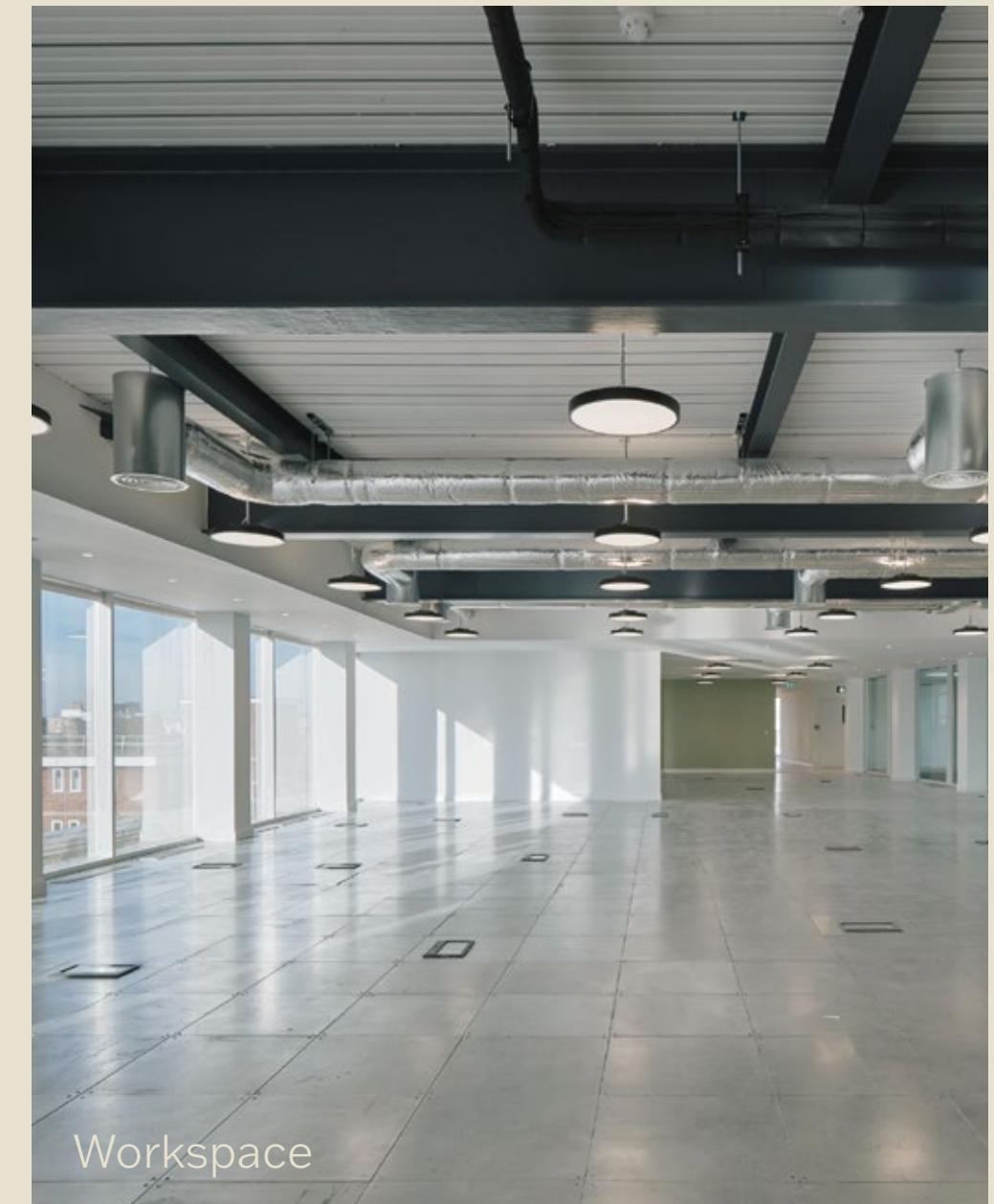
- Combination of enclosed and exposed ceilings
- New LED lighting with bluetooth enabling casambi controls
- Raised, fully accessible floor
- Underfloor small power and data cabling installed with 3 phase power
- Fibre connectivity connected to comms room
- Demised male, female and disabled toilet facilities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

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Fourth floor atrium



Lifts



Workspace



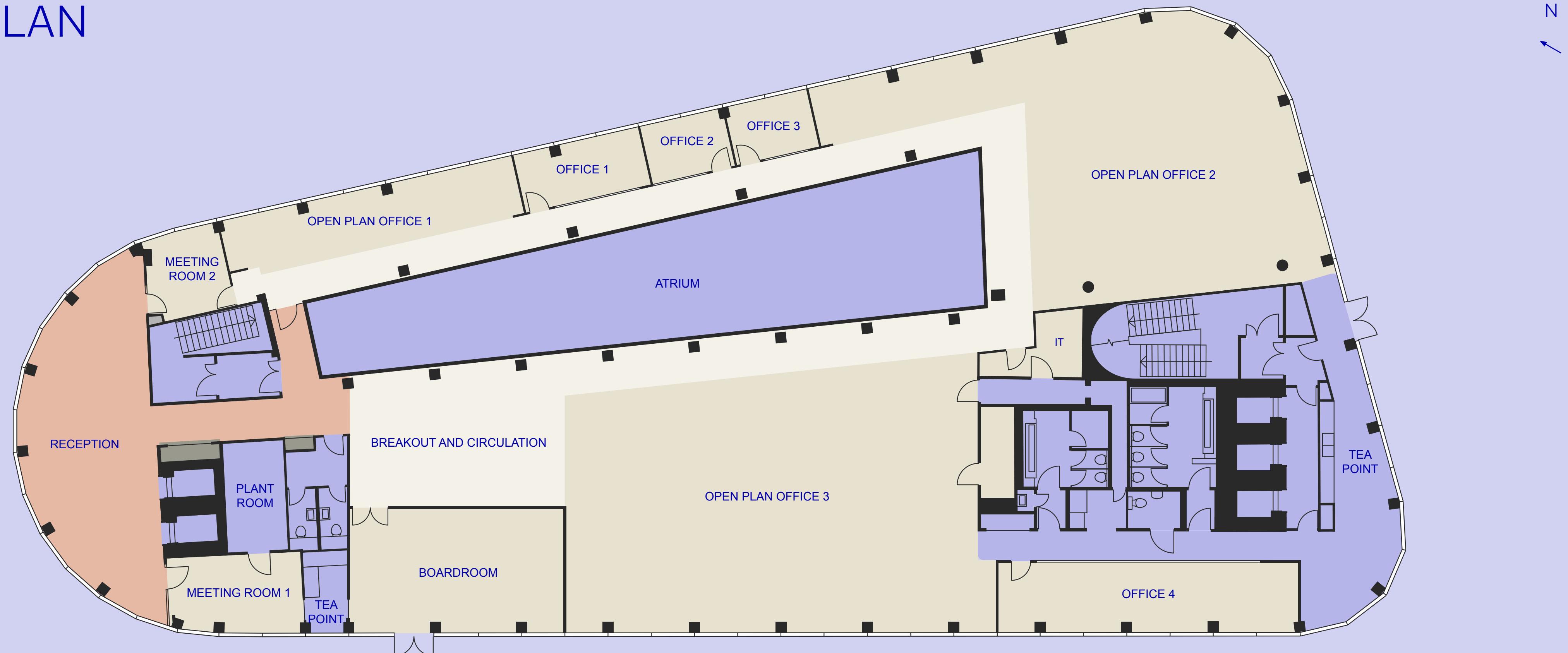
Meeting rooms



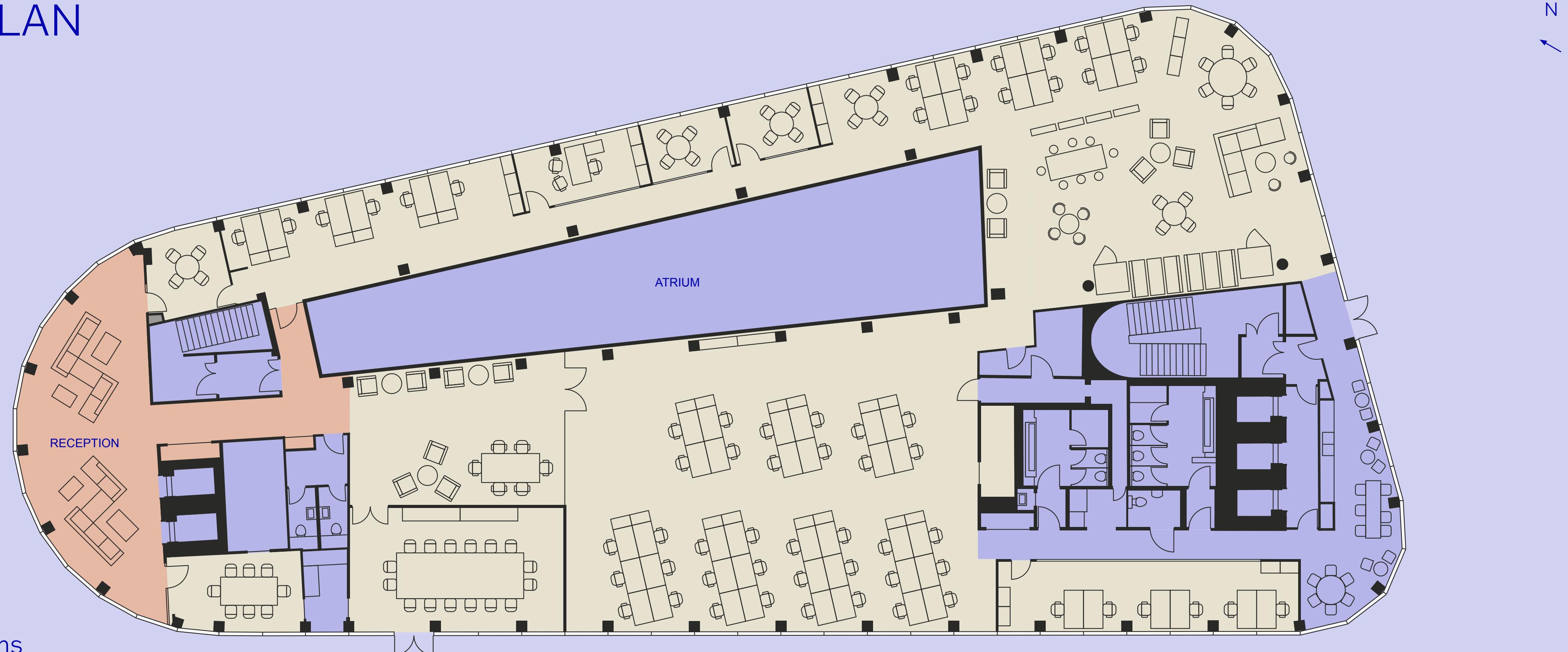
Kitchenette



# FOURTH FLOOR FLOOR PLAN



# FOURTH FLOOR SPACE PLAN



58 x Desks

1 x Boardroom

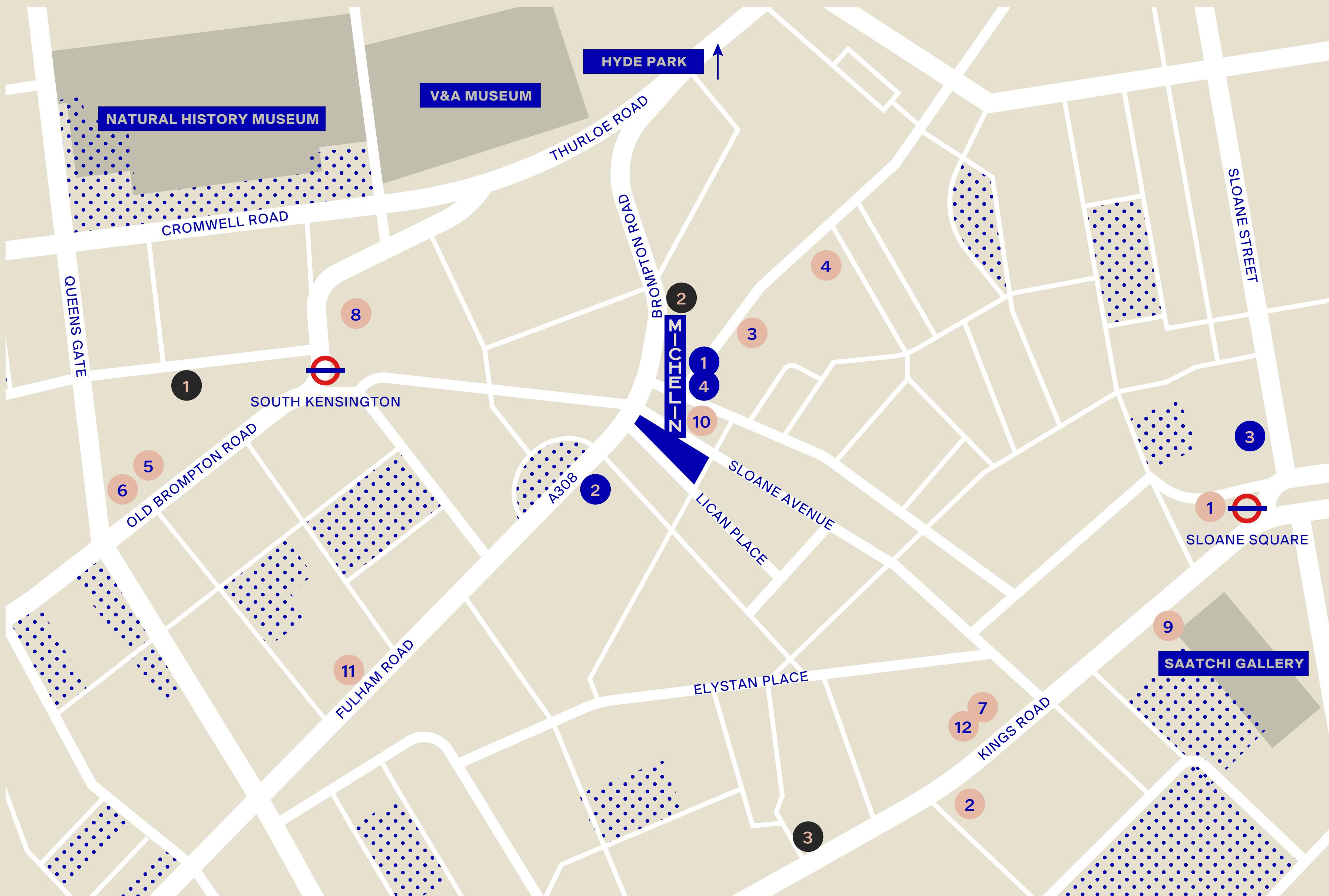
2 x Meeting rooms

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 ▶

# AVIBRANT 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.



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◀ The Hunter's Moon

St. George Coffee Shop & Wine Bar ▶





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Saatchi Gallery ►

❶ **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



**MICH**  
**EIN**

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.

## ● 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



\*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

**LAWSON**  
**& Partners**  
Chartered Surveyors

RICHARD CLAYTON

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07500 787 306

**MICHELINHOUSE.CO.UK**

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