

ice factory

27 ECCLESTON PLACE
LONDON SW1

A Buckley Gray Yeoman designed HQ building,
with a mix of uses in the heart of Eccleston Yards

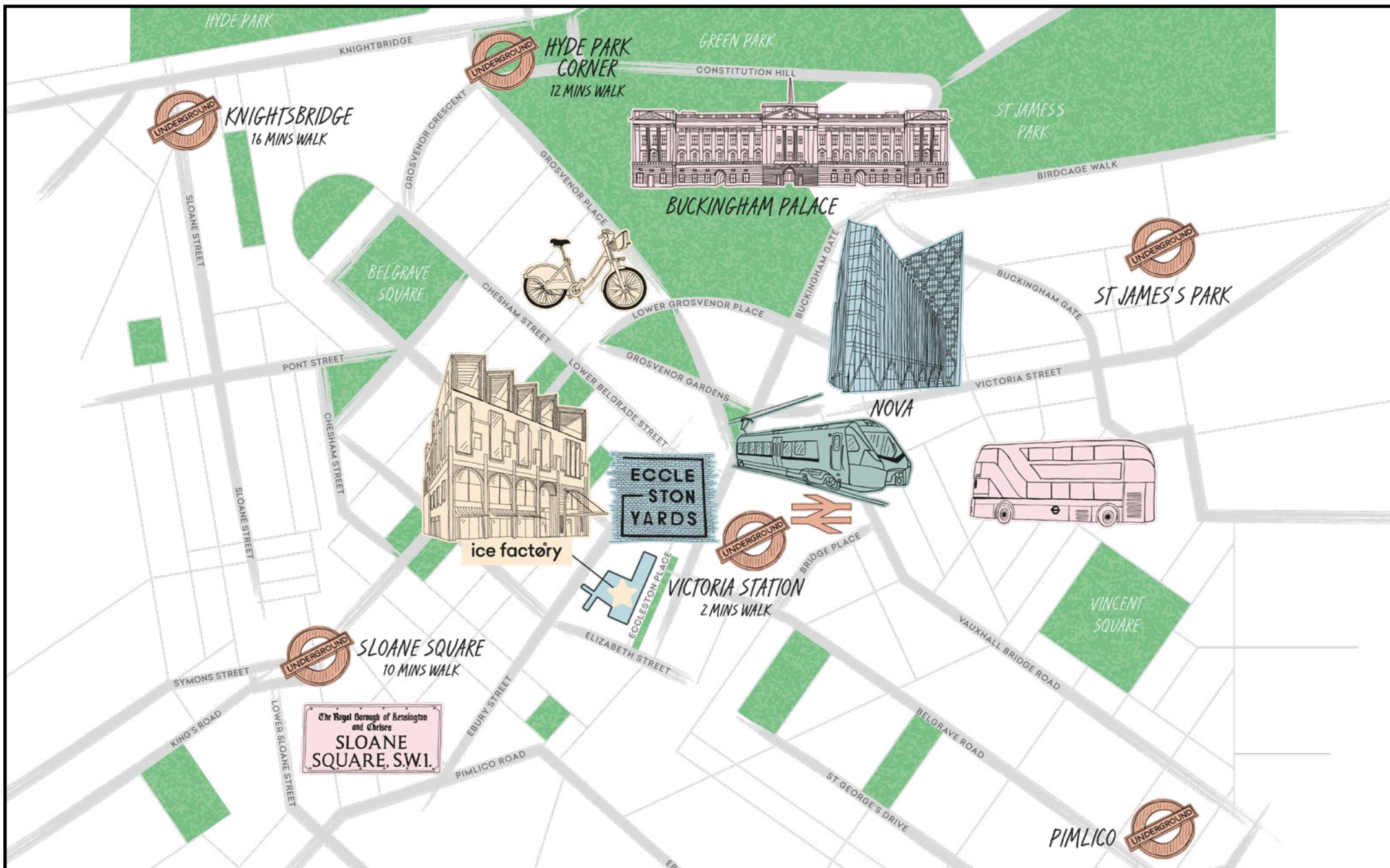
28,923 sq ft / 2,687 sq m

Indicative image only.



Ice Factory: The next evolution of Ecclestone Yards

Spanning five floors, this re-purposed warehouse building offers a unique, self-contained opportunity to accommodate retail, office and rooftop restaurant, all under one roof.



Victoria & Belgravia

136,000*
worker
population

within Victoria BID and
Victoria Westminster BID.

*Data from Victoria Bid 2020

130 million*
people pass through Victoria
transport hubs annually.

*Data taken from Victoria BID 2020

Victoria station is currently
undergoing a
£700 million
upgrade to improve facilities
including the opening of
a new ticket hall.

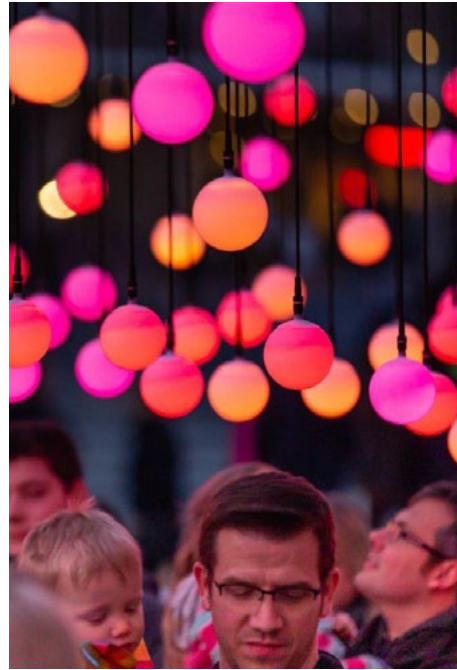
356,000 users
of Victoria station every day.

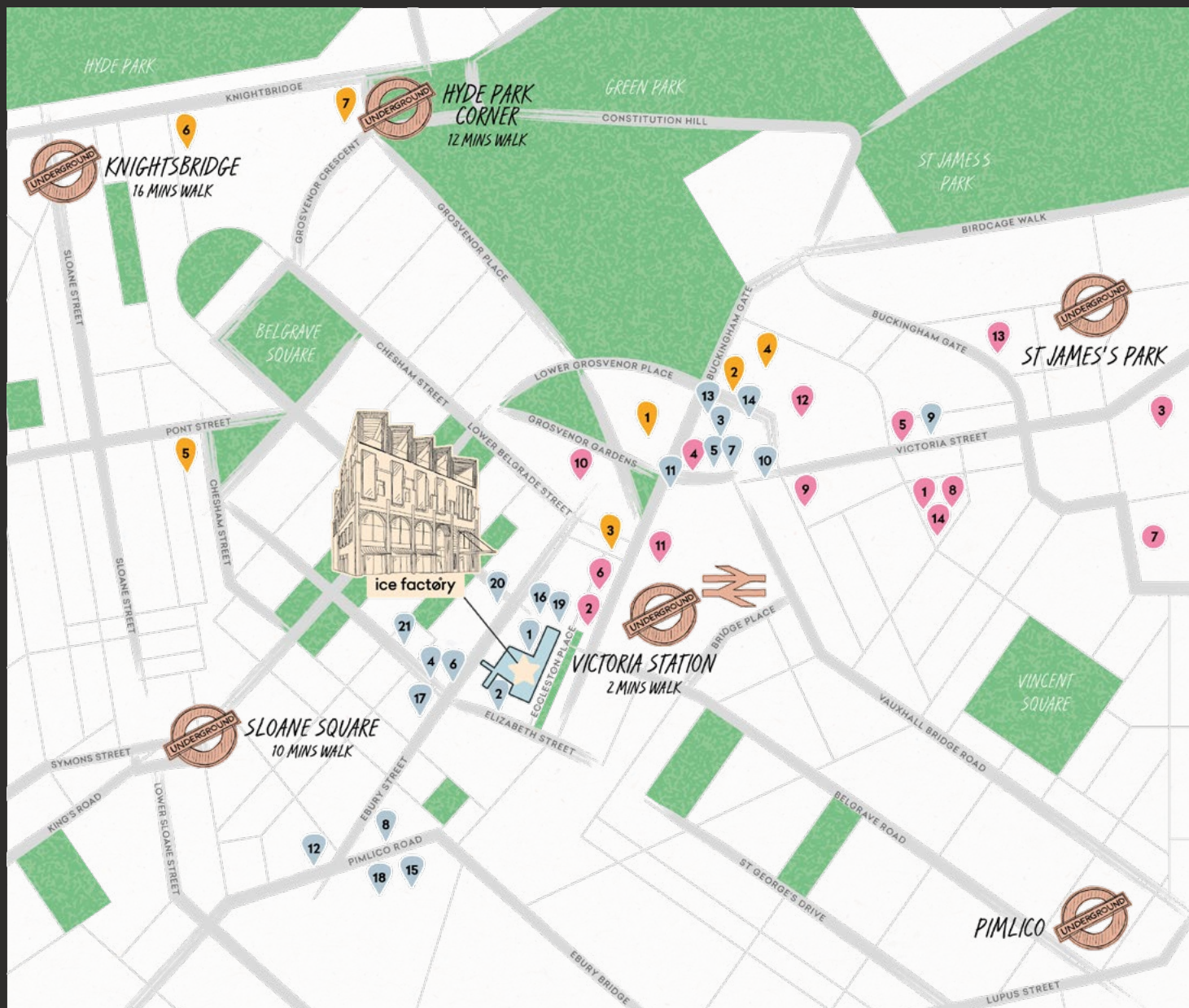




The transformation of Eccleston Yards

Grosvenor's considered refurbishment of Eccleston Yards has created an unexpected mixed use oasis where people can work, eat, drink, explore, shop and workout around a courtyard setting.





Local occupiers

- | ● OFFICES | ● FOOD & BEVERAGE |
|--------------------------|----------------------------|
| 1 Armani | 1 Wild by Tart |
| 2 American Express | 2 The Jones Family Kitchen |
| 3 Boeing | 3 Ahi Poké |
| 4 Sky | 4 Thomas Cubitt |
| 5 Deutsche Bank | 5 Bone Daddies |
| 6 Google | 6 Tomtom Coffee House |
| 7 Channel 4 | 7 Franco Manca |
| 8 Jimmy Choo | 8 Le Poule au Pot |
| 9 John Lewis | 9 Island Poké |
| 10 Moët Hennessy | 10 Rail House Café |
| 11 Telegraph Media Group | 11 Shake Shack |
| 12 PA Consulting | 12 Daylesford |
| 13 Rolls-Royce | 13 Sticks'n'Sushi |
| 14 Tom Ford | 14 Timmy Green |
| | 15 No 11 Pimlico Road |
| ● HOTELS | 16 Boisdale |
| 1 The Goring | 17 Peggy Porschen |
| 2 Hotel 41 | 18 The Orange |
| 3 The Z Hotel | 19 Ole & Steen |
| 4 The Resident Victoria | 20 Chucs |
| 5 The Hari | 21 Baker & Spice |
| 6 The Berkeley | |
| 7 The Lanesborough | |



Ice Factory at 27 Eccleston Place



27 Eccleston Place
Pre-construction

1869

Built for Shingleton's
Ice Company

1926

Converted for use
as a coachworks

1960s

Used as a service centre
and known as Victoria Audi

2020

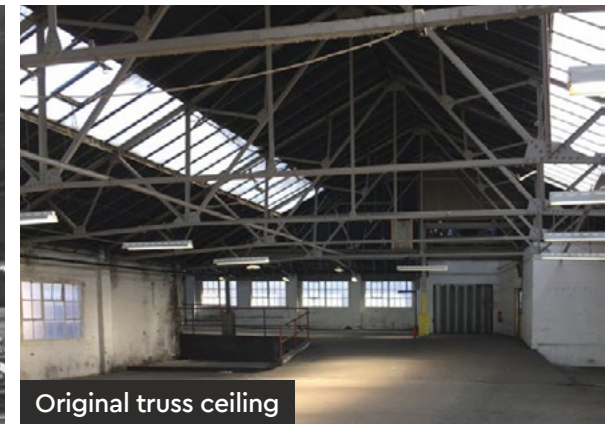
The next evolution
of 27 Eccleston Place



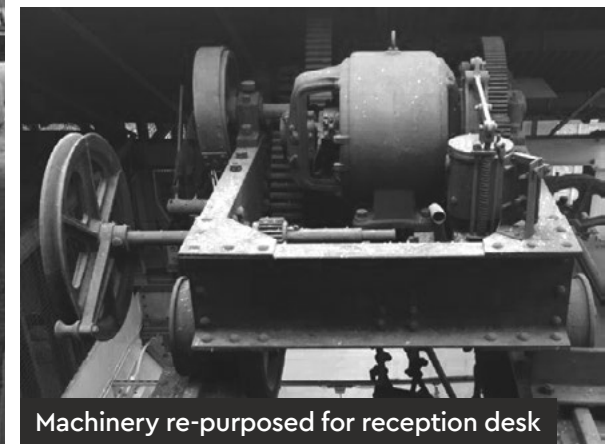
Historical map



Shingleton's Ice Company



Original truss ceiling



Machinery re-purposed for reception desk

Schedule of areas

	Restaurant / Retail (GIA)		Office (NIA)		Restaurant (GIA)	
Floor	sq m	sq ft	sq m	sq ft	sq m	sq ft
FOURTH / ROOF	—	—	—	—	395	4,252
THIRD	—	—	613	6,598	—	—
SECOND	—	—	656	7,061	—	—
FIRST	—	—	639	6,878	—	—
GROUND	354	3,810	87	936	41	441
TOTAL	354	3,810	1,995	21,474	436	4,693
ENTIRETY	2,687	28,923				

°Arrival

Arrival



- Restaurant
- Office
- Retail / Restaurant
- Service Access

Plans not to scale. Indicative size only.

Retail

Ground floor



Retail / Restaurant (GIA)
3,810 sq ft / 354 sq m



- Retail / Restaurant
- - - Service Access

Plans not to scale. Indicative size only.



Indicative image only.

Retail / Restaurant specification



PLANNING CONSENT

- The unit has the benefit of planning consent (19/03358/FULL) permitting use as a retail unit or restaurant.
- Hours of Operation – customers are permitted in the unit between the following hours:
- 0900–2330 Monday–Wednesday.
- 0900–0000 Thursday–Saturday.
- 1000–2230 Sunday.



DELIVERIES

- Deliveries to the ground floor unit are via a shared service door on the side of the building feeding along a service corridor which has a direct connection into the rear of the unit.



UTILITIES

- Power Supply: 191 kVA / 400A TP&N.
- Water supply: 28 mm mains cold water.
- Drainage services: 3 No 100mm SVP.
- Gas supply: Potential 300 kW LP mains provision.



OCCUPANCY

- There are maximum occupancy figures stated in the fire report of 200 persons.



CEILING HEIGHTS

- Clear height approx 2.95m (min 2.6m).



SERVICES

- Plant: Dedicated area in outdoor plant deck at 1st floor.
- Refuse: Shared bin store at ground floor accessed from the rear of the unit and service corridor.



EXTERNAL SEATING

- There is the opportunity for the provision of external seating to the front and side of the subject premises. Exact location and agreement subject to consent from the Landlord.



KITCHEN EXTRACT

- A dedicated riser exists (1000mm x 1000mm) between the rear of the unit and the roof.

Office

Ground floor



Reception (NIA)
936 sq ft / 87 sq m



○ Office space

Plans not to scale. Indicative size only.



Indicative image only.

First floor



Office (NIA)
6,878 sq ft / 639 sq m



○ Office space

Plans not to scale. Indicative size only.

Second floor



Office (NIA)

7,061 sq ft / 656 sq m



○ Office space

Plans not to scale. Indicative size only.

Third floor



Office (NIA)
6,598 sq ft / 613 sq m

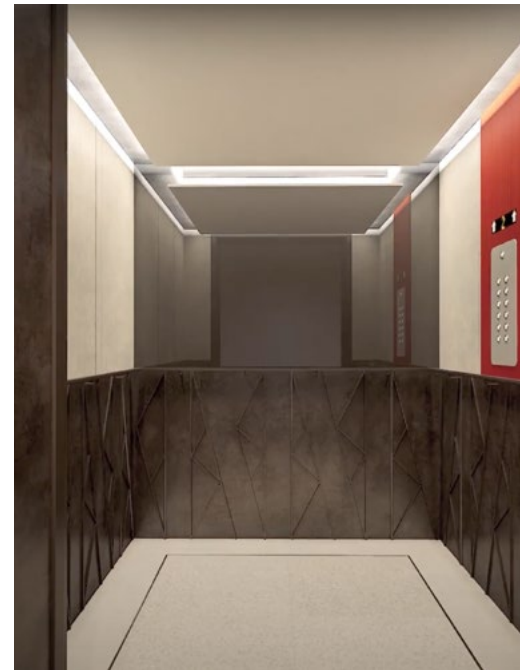


○ Office space

Plans not to scale. Indicative size only.



Indicative image only.



Indicative images only.

Office specification



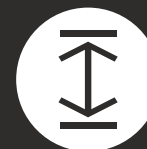
SERVICING STRATEGY

- All services exposed on main office soffit.
- Exposed soffit mounted fan coil units (VRF) for heating and cooling with refrigerant pipework. Fresh air is provided by soffit mounted exposed ductwork.
- Plant rooms on 1st and 4th floors.
- 150mm clear raised access floor for small power and data.



OCCUPANCY

- 1 to 10 for AC, lifts and WCs, provision based on BCO 2014 (assuming 100% occupancy).
- 1 to 6 for fire egress.



CEILING HEIGHT

- Finished floor to ceiling heights from the top of the raised floor to the underside of the soffit is 3.2m for the first floor front, entire second and entire third floors, rising to 4.5m at the rear of the 1st floor.



CORES

- 2 means of escape, via 1 main core and 1 secondary escape stair serving all floors.
- 5 no. unisex WCs & 1 no. unisex ambulant WC per floor.
- Main MEP risers.
- 2 no. 8 person DDA compliant passenger lift serving levels 00 to 03.
- New stairs to both cores. Primary stair to be metal tray with concrete effect treads, secondary stair to be metal checkerplate.



CYCLING FACILITIES

- 44 no. cycle spaces.
- 2 no. showers.
- 1 no. DDA shower and WC.
- 38 no. lockers.

° Restaurant



Indicative image only.

Fourth floor



Restaurant (GIA)

4,252 sq ft / 395 sq m

Terraces

#1 549 sq ft / 51 sq m

#2 657 sq ft / 61 sq m

#3 86 sq ft / 8 sq m



○ Restaurant space

Plans not to scale. Indicative size only.



Indicative image only.

Restaurant specification



PLANNING CONSENT

- The unit has the benefit of planning consent (19/03358/FULL) permitting use as a sit down restaurant with waiter service.
- Hours of Operation – customers are permitted in the unit between the following hours:
- 0900–2330 Monday–Wednesday.
- 0900–0000 Thursday–Saturday.
- 1000–2230 Sunday.



CUSTOMER ACCESS

- Customers enter the restaurant via the dedicated covered entrance at the front of the building and then via a dedicated DDA compliant 8 person customer lift opening directly into the unit.



UTILITIES

- Power supply: 147 kVA / 400A TP&N.
- Water supply: 28 mm boosted cold water.
- Drainage services: 3 No 100mm SVP.
- Gas supply: Potential 300 kW LP mains provision.



OCCUPANCY

- There are maximum occupancy figures stated in the fire report of 302 persons.



SECONDARY MEANS OF ESCAPE

- Secondary means of escape is via 2 shared secondary escape stairs serving all floors.



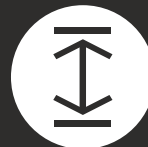
KITCHEN EXTRACT

- A dedicated route for kitchen extract (1000 mm x 1000 mm) exists from the rear wall of the unit to the area on the roof designated for plant.



DELIVERIES

- Deliveries to the roof top restaurant unit are via a shared service door on the side of the building feeding along a service corridor into a shared service lift to the roof top unit.



CEILING HEIGHTS

- Clear height approx 3.8m (min 2.5m) from top of raised floor to underside of structure. NB floor void of 220mm between slab and top of raised floor.



SERVICES

- Plant: Dedicated area in outdoor plant deck adjacent to the unit at 4th floor level.
- Refuse: Bin store at ground floor directly adjoining the service lift entrance.

An architectural rendering of a multi-story brick building with a modern industrial aesthetic. The ground floor features large arched glass windows and doors, with red-painted brick pillars separating the sections. The left section is labeled 'RETAIL' and the right section 'RESTAURANT'. A central entrance is marked with the number '27' and the word 'OFFICE' written vertically. The upper floors have smaller, rectangular windows, some of which show people working inside. A 'PLAY VIDEO' button is overlaid in the center. In the foreground, there are people walking, a person with a bicycle, and some planters with greenery. The sky is overcast.

PLAY VIDEO

Further information



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A development by



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