



ONE
OLYMPIA

**WHERE
VISIONARIES
COME TO WORK**

OLYMPIA IS TRANSFORMING

[WATCH THE MASTERPLAN FILM](#)

The £1.3 billion regeneration of Olympia is set to be London's newest cultural landmark. A destination for art, culture, entertainment, education, exhibitions, music, food, drink and work.



01 **MASTERPLAN**

02 **LOCATION**

03 **ONE OLYMPIA**

04 **TECHNOLOGY**

05 **SUSTAINABILITY**

06 **TEAM**

Click to jump to each section —————>



Chapter 1

MASTER- PLAN

Olympia is London's stage for the remarkable and the extraordinary. A showcase for global entertainment, emerging talent, and cutting-edge ideas, Olympia is London's universal platform for every passion and interest.

NEWLY PEDESTRIANISED OLYMPIA WAY

OUR HISTORY

Olympia has been home to the best of global innovation, culture and entertainment. From one of Britain's first cinemas and the world's first computer exhibition to Victorian circuses and London Fashion Week.

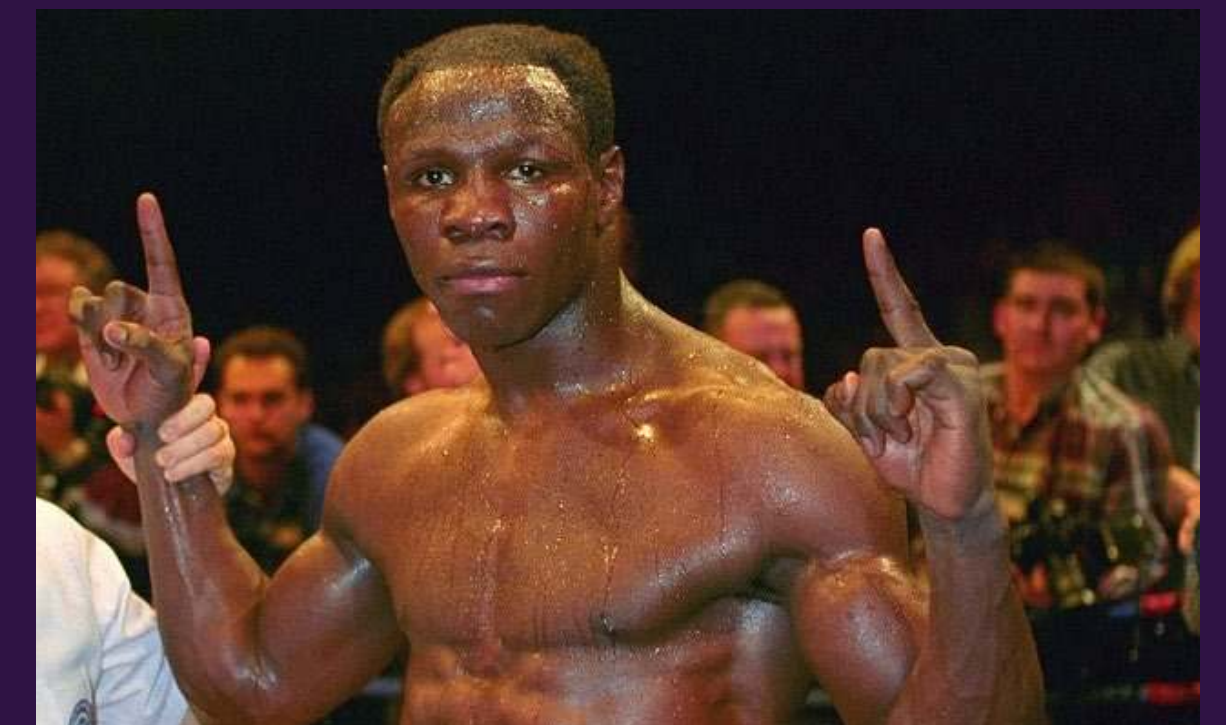
With strategic investment and thoughtful upgrades, Olympia will continue to be London's premier venue for world-class events and conferences.



BERTRAM MILLS CIRCUS, 1924



AERO & MOTOR BOAT EXHIBITION, 1911



CHRIS EUBANK VS GARY STRETCH, 1991



VIVIENNE WESTWOOD, LONDON FASHION WEEK, 2009

Olympia
Offers...

550k

SQ FT OF INCREDIBLE
OFFICES WITH STATE
OF THE ART AMENITIES

4

EVENT, EXHIBITION
& CONFERENCING
VENUES

30+

RESTAURANTS, BARS
AND EATERIES

2.5

ACRES OF NEW
PEDESTRIANISED
SQUARES AND STREETS

1,575

SEAT PERFORMING
ARTS THEATRE

2

GLOBALLY RENOWNED
INTERNATIONAL
LIFESTYLE HOTELS

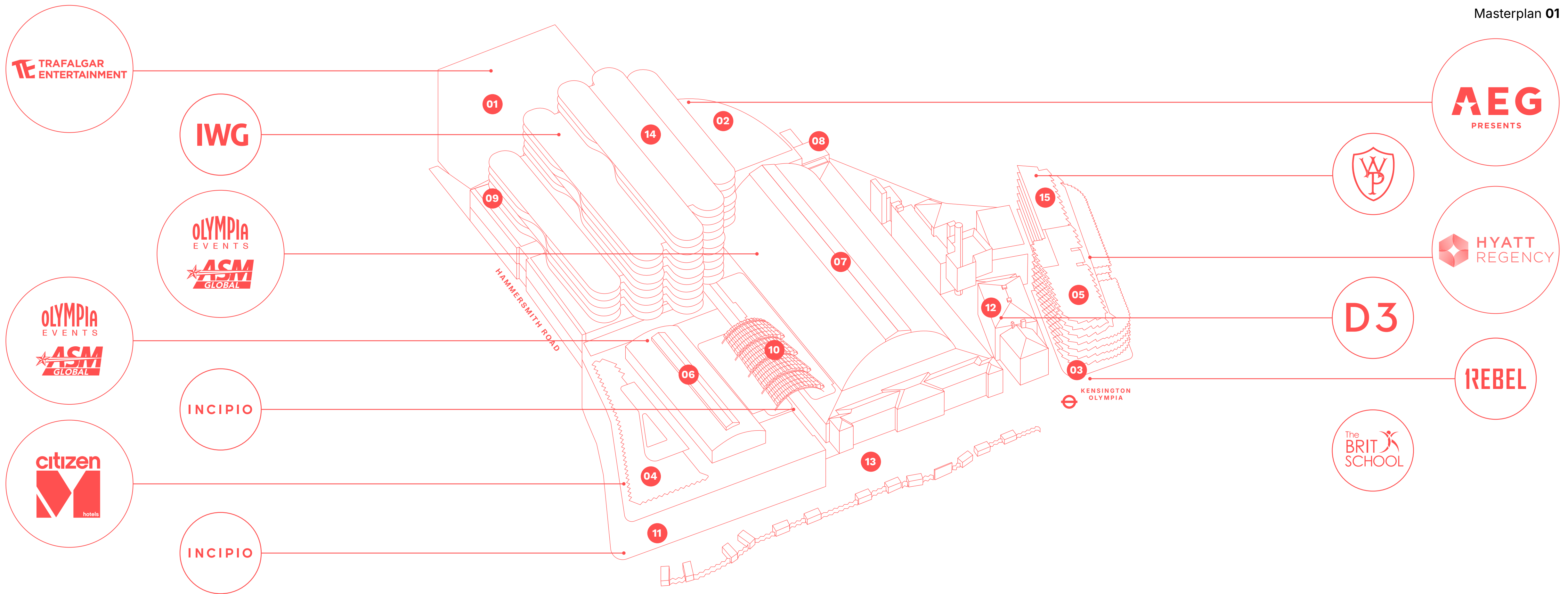
4,000

CAPACITY LIVE
MUSIC HALL

1

SENIOR
CO-EDUCATIONAL
SCHOOL





01 OLYMPIA THEATRE
1,575 seat venue

02 OLYMPIA MUSIC HALL
4,000 capacity venue

03 1REBEL GYM
9,500 sq ft

04 CITIZENM LONDON OLYMPIA
146 rooms

05 HYATT REGENCY LONDON OLYMPIA
204 rooms

06 OLYMPIA NATIONAL
5,000 capacity

07 OLYMPIA GRAND
10,000 capacity

08 OLYMPIA WEST
5,000 capacity

09 OLYMPIA CONFRENCING & EVENTS
6,000 capacity

10 THE CANOPY
66,000 sq ft bars, restaurants and eateries

11 RESTAURANT
5,400 sq ft

12 PILLAR HALL
38,000 sq ft restaurant, bar and speakeasy

13 OLYMPIA WAY
51,000 sq ft newly pedestrianised street

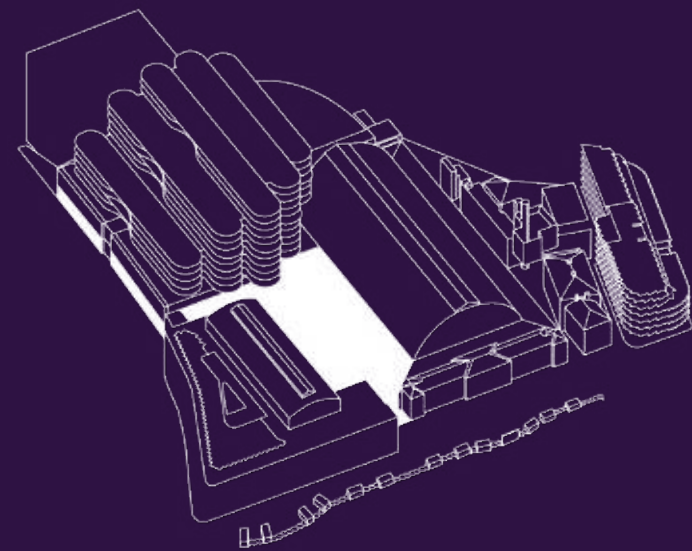
14 ONE OLYMPIA
550,000 sq ft signature offices
50,000 sq ft rooftop terraces
38,000 sq ft cycle hub
23,000 sq ft conferencing and event space
6,500 sq ft communal lounge

15 WETHERBY PEMBRIDGE SCHOOL
Senior co-educational day school and community theatre

RAISING THE ROOF (GARDEN)

66,000 square feet of bars, restaurants and incredible views over London

With spectacular views over London, the glass canopied roof garden designed by internationally celebrated Heatherwick Studio will offer an incredible selection of food and drink set within lush landscaped terraces.



THE CANOPY



The Canopy

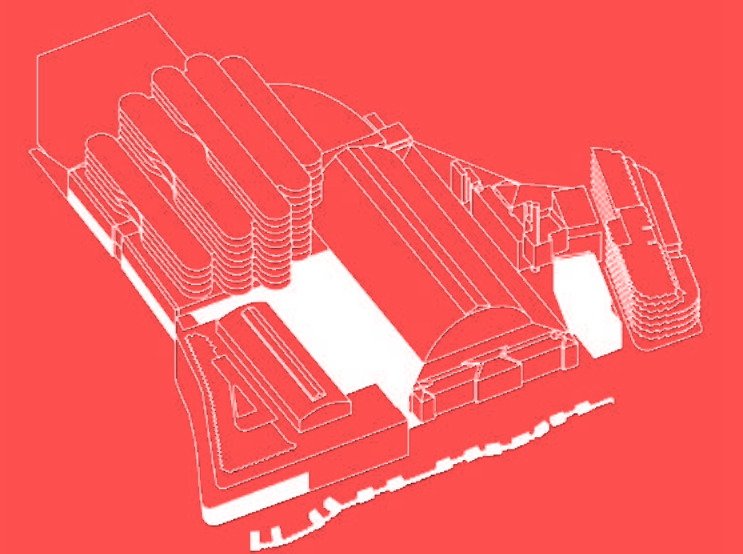


FOOD & DRINK

**30+ eateries,
superb restaurants
& food markets**

Olympia will feature world-leading offerings in food and drink. Some 30+ bars, restaurants and eateries will boost London's status as a culinary capital. Meanwhile, pop-ups, artisan food and street markets will represent unmissable offerings for gathering foodies.

Built in 1886, the Grade II* listed Pillar Hall will be transformed into its former glory as an incredible restaurant, bar and speakeasy.





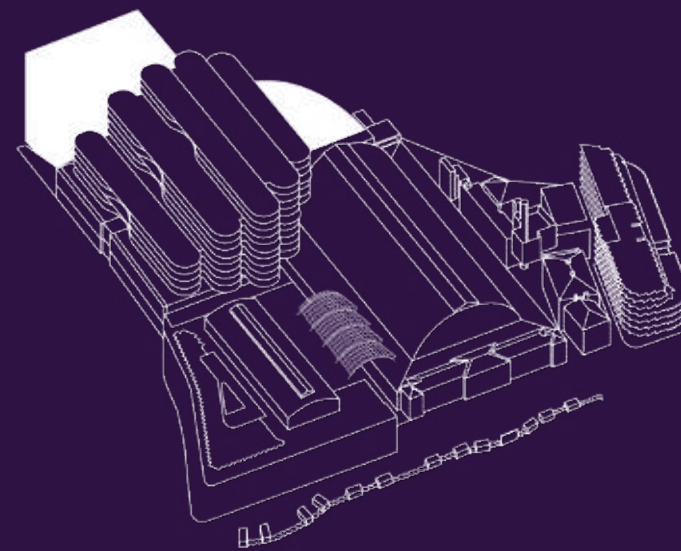
Olympia Food & Beverage

ARTS & CULTURE

OLYMPIA THEATRE



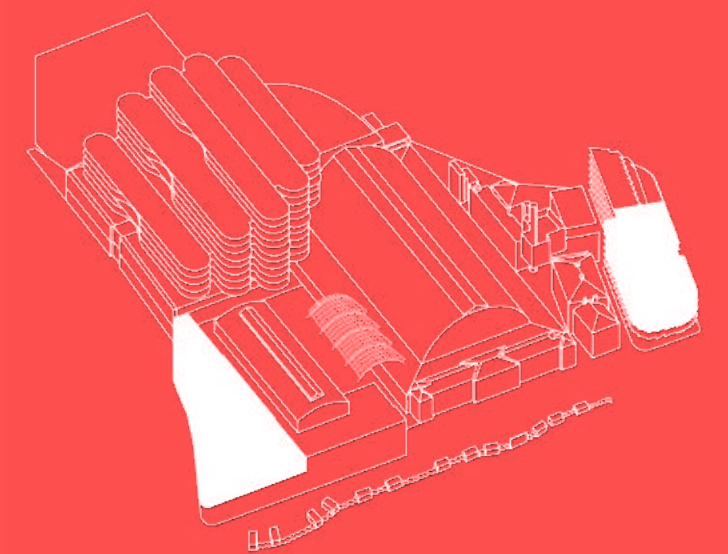
Olympia will build on the heritage of art and culture of its west London locale. Music, performance and the visual arts will be pivotal to the experience here. Two major venues – a 1,575 seat theatre run by Trafalgar Entertainment and the 4,000 capacity AEG Presents music hall will attract an exciting roster of performers from the entertainment industry.



STAY HERE



Olympia will be the home of two new globally renowned lifestyle hotels, citizenM London Olympia and Hyatt Regency London Olympia. Business and leisure travellers alike will enjoy seamless, intuitive service as well as flexible spaces to work, collaborate and relax.





Chapter 2

LOCATION

Located in the heart of West London, Olympia is nestled in a thriving district containing world-famous streets, parks, monuments and institutions.

KENSINGTON HIGH STREET

HIGHLIGHTS

Consider the appeal of meandering down Kensington's charming tree lined streets, or exploring Holland Park, the Royal Borough's largest green space. Or diving into the area's audacious retail or dining destinations. There's food for the mind too. Olympia's cultural counterparts are close by – from the Design Museum to the Royal Albert Hall.



THE DESIGN MUSEUM



BROOK GREEN



THE IVY, KENSINGTON HIGH STREET



THE BIRD IN HAND PUB



HOLLAND PARK

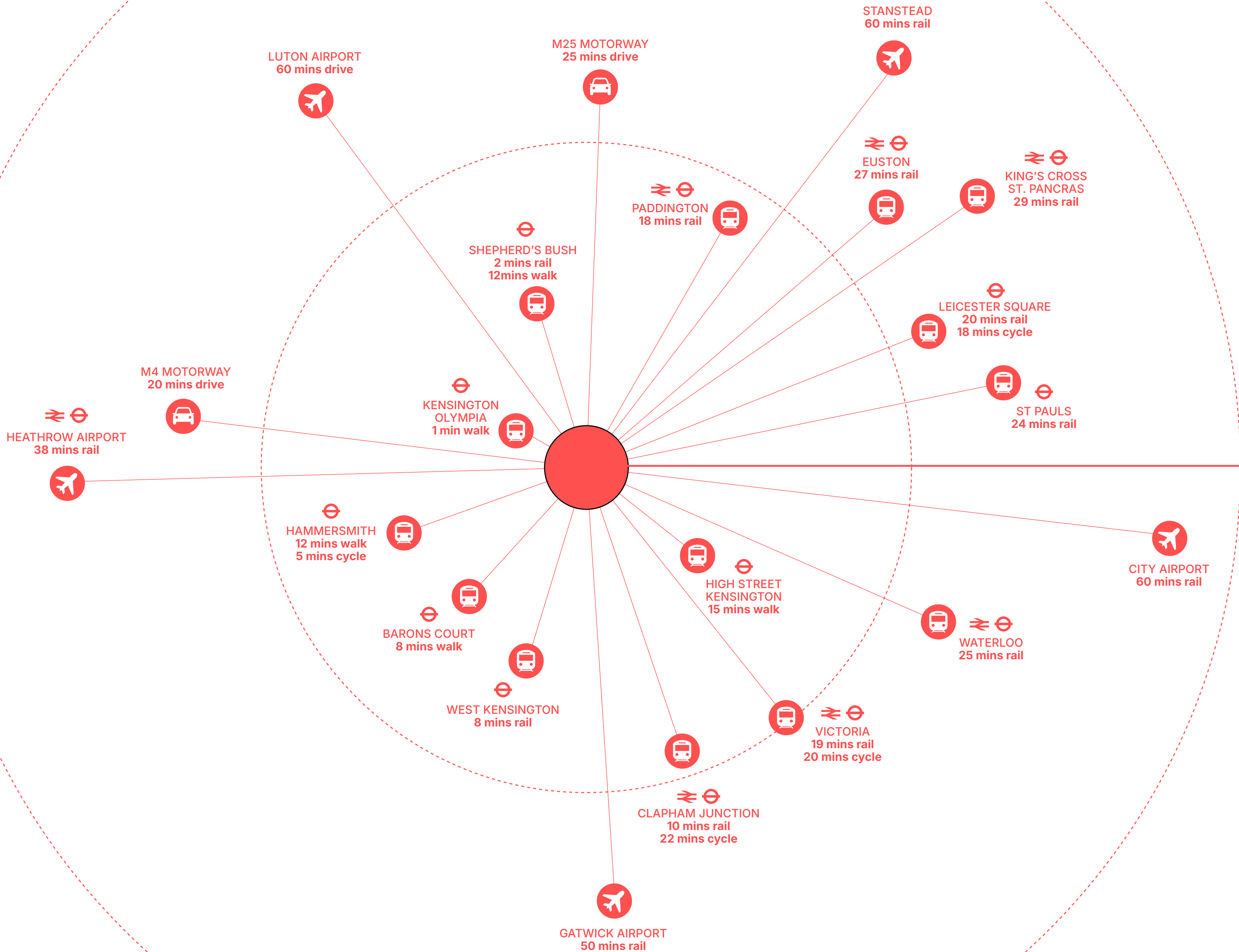


Own dedicated station, rated 'Excellent' by TFL*

Kensington Olympia to

CLAPHAM JUNCTION	10 MINS
PADDINGTON	18 MINS
BOND STREET	18 MINS
VICTORIA	19 MINS
LEICESTER SQUARE	20 MINS
ST PAULS	24 MINS
KINGS CROSS ST PANCRAS	29 MINS

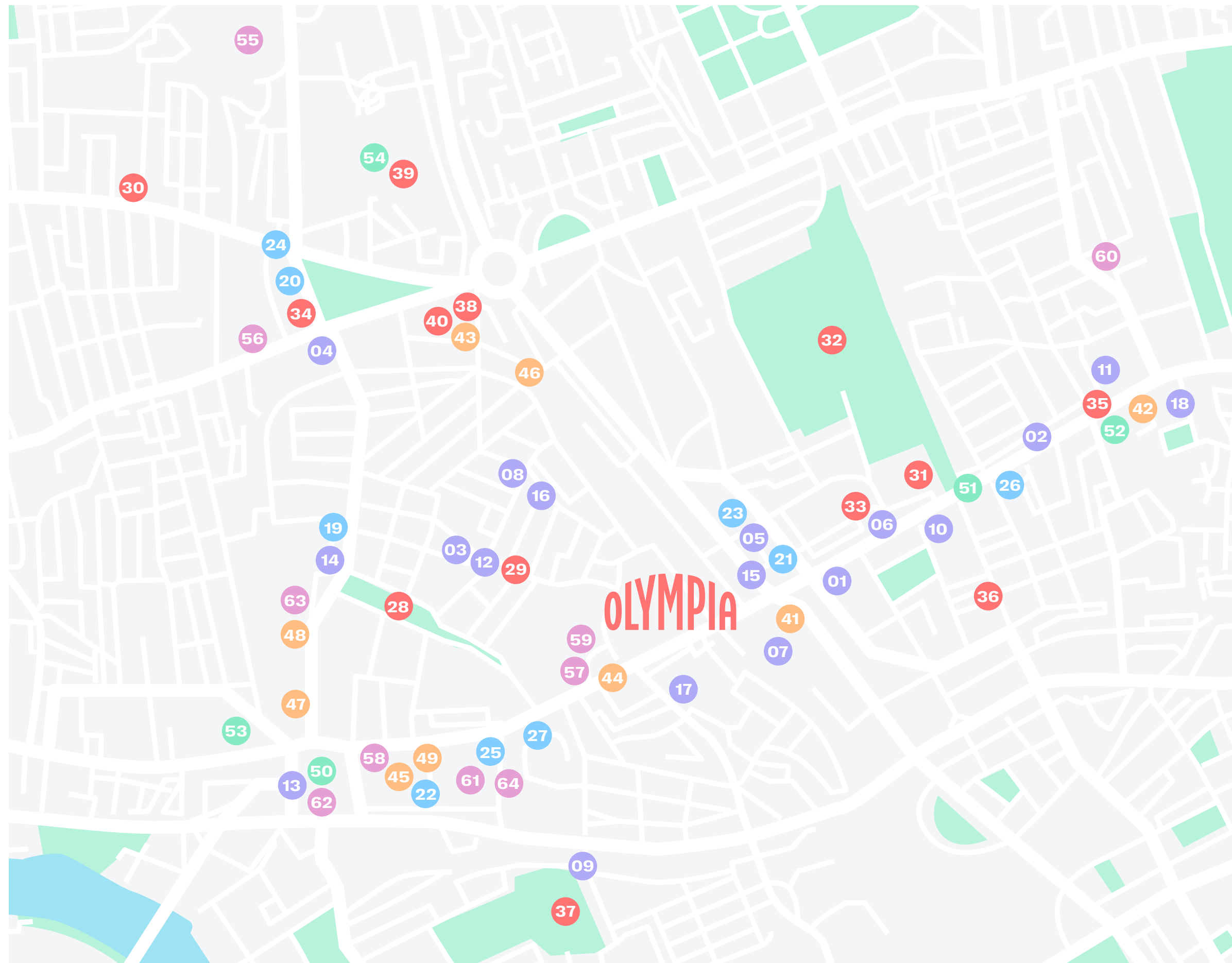
*Transport For London



OLYMPIA WORK HERE

Olympia has never been so seamless to get to and from – whether you're a Londoner or an international visitor.

LOCAL OCCUPIERS



FOOD & DRINK

- 01 Apandana Persian Restaurant
- 02 Balan'
- 03 Betty Blythe
- 04 BrewDog Shepherd's Bush
- 05 Crown & Sceptre
- 06 Enoteca Rosso
- 07 Hand & Flowers
- 08 Havelock Tavern
- 09 HG Walter
- 10 Il Portico
- 11 Ivy Café
- 12 Pentolina
- 13 Cellar
- 14 Smiths Cocktail Bar
- 15 Society Bar & Restaurant
- 16 The Bird in Hand
- 17 The Cumberland Arms
- 18 Whole Foods Market

HOTELS

- 19 Brook Green Hotel
- 20 Dorset Hotel (Shepherd Bush)
- 21 Hilton London Olympia
- 22 Hotel Novotel London West
- 23 Kensington Prime Hotel
- 24 Hoxton Hotel
- 25 Latymers
- 26 Seraphine Kensington Olympia
- 27 St Paul's Hotel

PLACES OF INTEREST

- 28 Brook Green
- 29 Blythe Road
- 30 Bush Hall (music venue)
- 31 Design Museum
- 32 Holland Park
- 33 Leighton House Museum
- 34 O2 Shepherd's Bush Empire
- 35 Kensington
- 36 Rassells of Kensington
- 37 The Queen's Club
- 38 Vue Cinema London, Shepherds Bush
- 39 Vue Cinema London, Westfield
- 40 W12 Shopping Centre

FITNESS

- 41 Core Kensington (Pilates)
- 42 Equinox Kensington
- 43 Fitness First
- 44 F45 Training Kensington Olympia
- 45 Hammersmith Fitness & Squash Centre
- 46 K Fit Gym
- 47 Pure Gym
- 48 Surge Fitness
- 49 Virgin Active

RETAIL

- 50 Broadway Shopping Centre
- 51 High Street Kensington
- 52 Kensington Arcade
- 53 Kings Mall Shopping Centre
- 54 Westfield London

OCCUPIERS

- 55 BBC + Publicis
- 56 Kindred Studios
- 57 Harrods Head Office
- 58 L'Oreal
- 59 Rocket Entertainment (Elton John)
- 60 The Office Group
- 61 Virgin Media
- 62 Walt Disney Company Ltd
- 63 WeWork
- 64 Liberty Global Holdings



Chapter 3

ONE OLYMPIA

We took the concept of the office – and elevated it. Heatherwick studio in collaboration with SPPARC are creating a state of the art, incredible signature office building that offers flexibility, creativity and interconnectivity.

Designed with a focus on wellness, openness and access – offices built for the company you're building.

ONE OLYMPIA TERRACE

SHARED SPACES



COMMUNAL LOUNGE



EVENTS AND CONFERENCING



BUSINESS LOUNGE AND COMMUNAL TERRACE



PLATINUM AWARD WINNING CYCLE HUB

Communal Lounge

ONE OLYMPIA

ENTRANCE LEVEL

Accessed via the office reception the lounge is an **6,500 sq ft** exclusive venue, restaurant and bar with gallery spaces and live performance facilities.



Events & Conferencing

ONE OLYMPIA

ENTRANCE LEVEL

Located on levels 2 and 2M, **23,000 sq ft** of conference and events space to accommodate 600 guests.



CYCLE HUB

The only platinum accreditation awarded in the UK

Located on Level 3, filled with natural light, and with views over London

960 bike racks

944 lockers

98 Showers with towel service

Drying and ironing station

Bike maintenance area



Remarkable communal spaces to work, connect, refuel & unwind

Communal terrace with incredible views of London

Refreshment area

Wellness

Podcasting and recording facilities

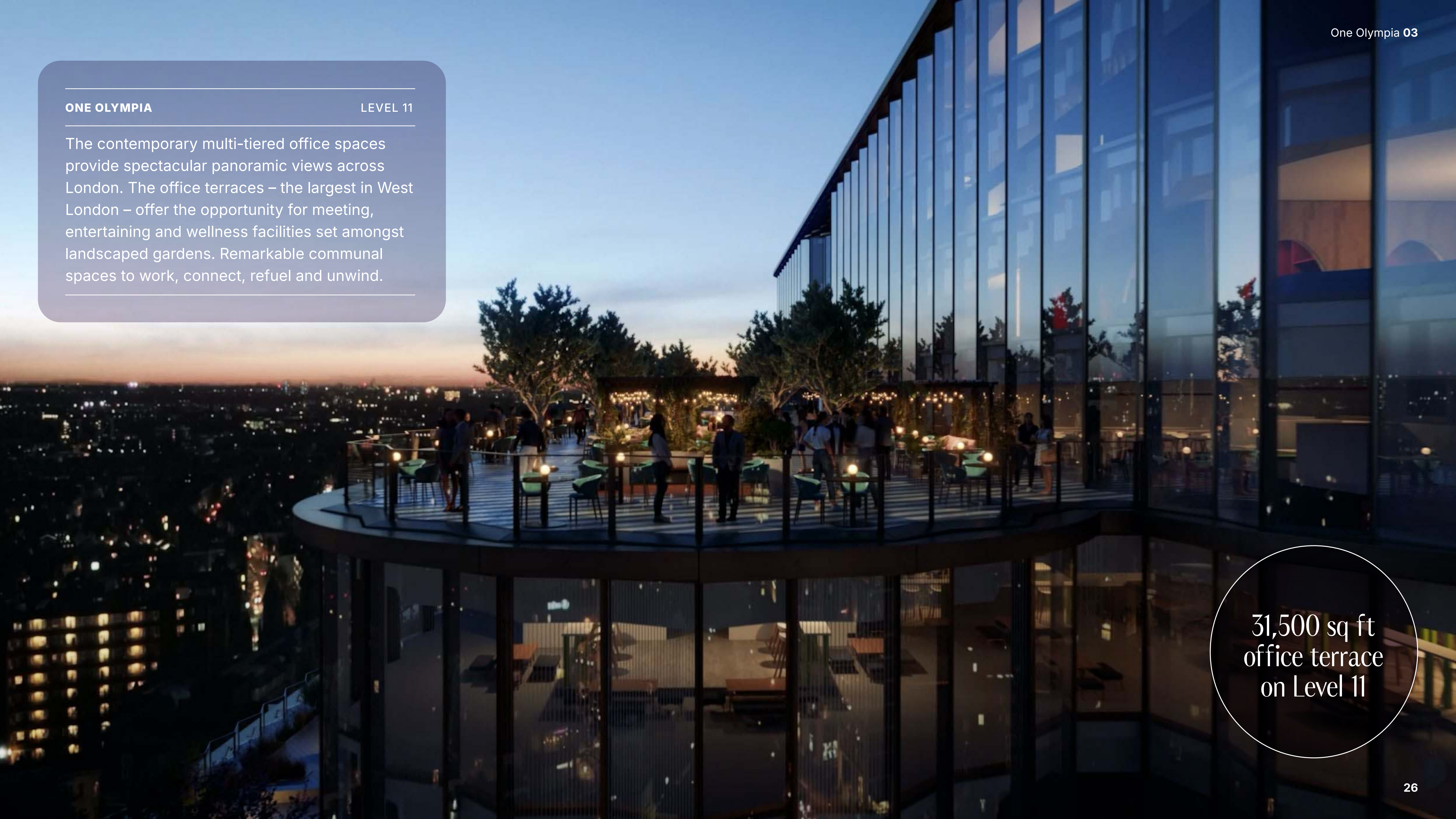
Entertaining and break-out areas



ONE OLYMPIA

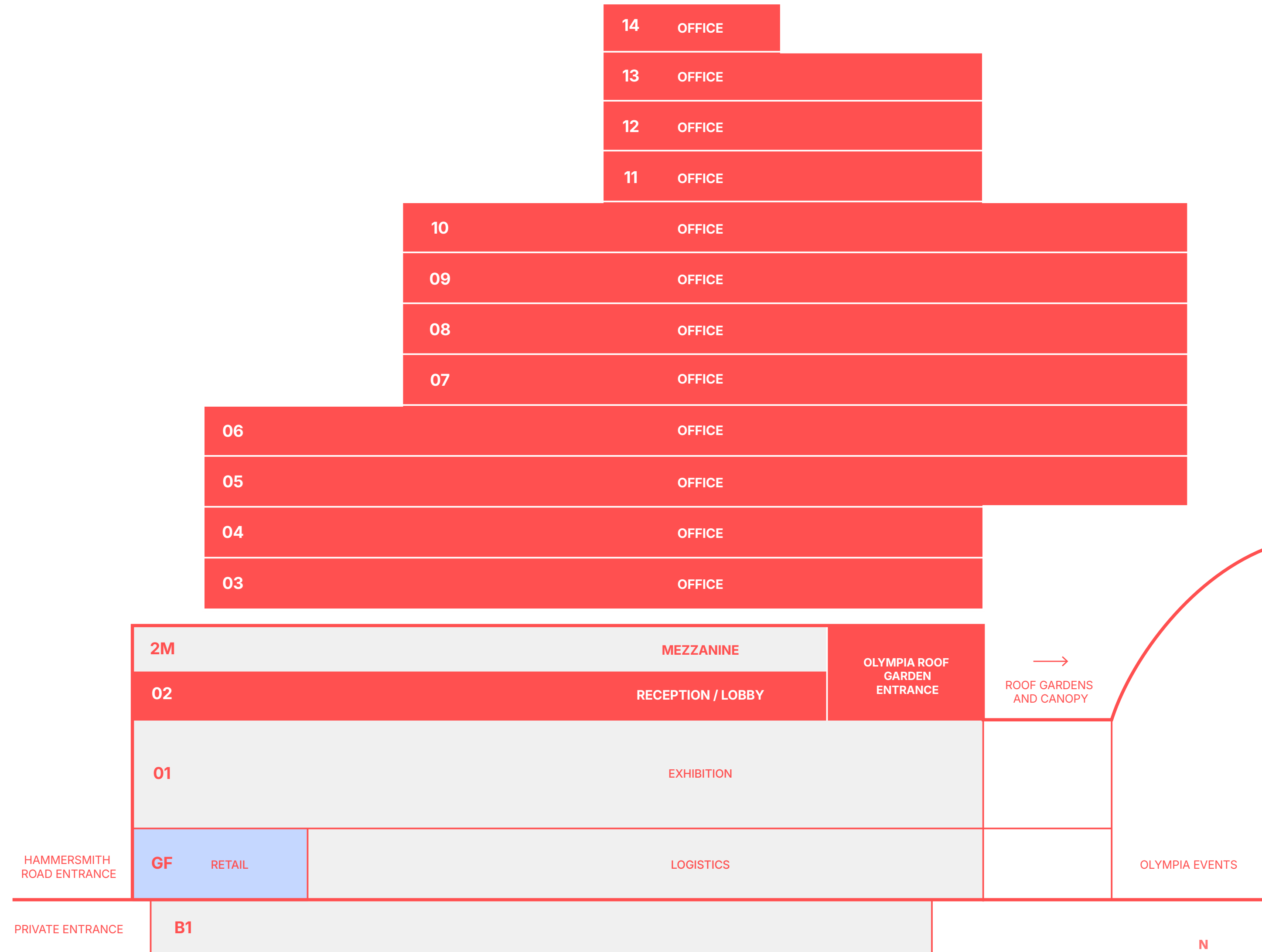
LEVEL 11

The contemporary multi-tiered office spaces provide spectacular panoramic views across London. The office terraces – the largest in West London – offer the opportunity for meeting, entertaining and wellness facilities set amongst landscaped gardens. Remarkable communal spaces to work, connect, refuel and unwind.



31,500 sq ft
office terrace
on Level 11

FLOOR	OFFICES SQ FT	TERRACE SQ FT	COMMUNAL AMENITIES SQ FT
14	4,618	16,490	
13	27,760		
12	27,739		
11	27,739	32,064	
10	57,727		
09	57,705	646	
08	57,006		
07	57,006	17,136	
06	73,152		
05	73,152	646	
04	60,472		
03	6,609		38,000
02M			16,925
02			23,400



Schedule Of Area

*Approx NIA areas



6,490



sq ft reception with
7.5m ceiling height

944



lockers

98



showers

57,000



sq ft of both
communal and
demised terraces
equivalent to 23
tennis courts

960



cycle spaces

13



passenger lifts

1:8m² occupational
density

Wiredscore
Platinum

BREEAM
Excellent

WELL Platinum

3m ceiling height

Fresh air provision 12L/S +
10% at 1/8 sq m, each floor
upgradable to 16L

ACCREDITATIONS

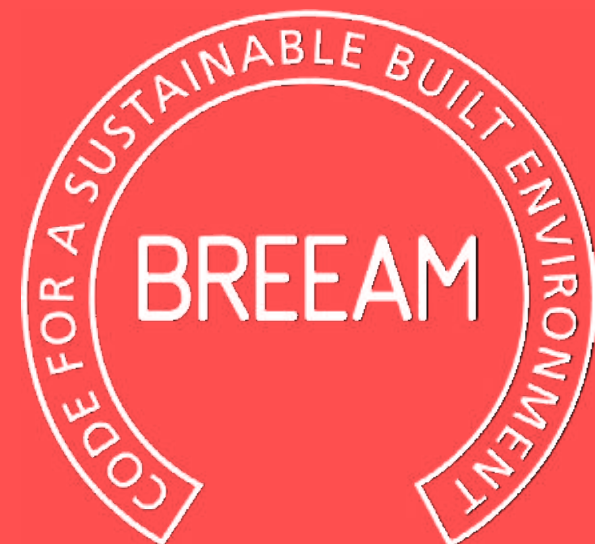


5-5.5*



WiredScore
PLATINUM

AirRated™



Excellent



Platinum





ONE OLYMPIA

Exceptionally large and well connected floor plates allow for a dynamic range of layouts.



One Olympia, Offices



ONE OLYMPIA

Offering open plan working with superb opportunity for exclusive amenities with terraces.

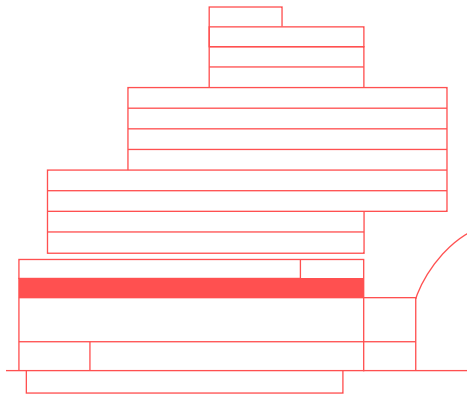


One Olympia, Offices



CAT A Specifications

Level 02



ONE OLYMPIA

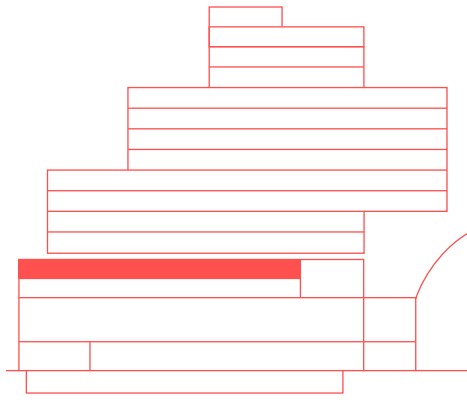
COMMUNAL AMENITIES 23,400 SQ FT



- OFFICE
- COMMUNAL AMENITIES
- FOOD & BEVERAGE



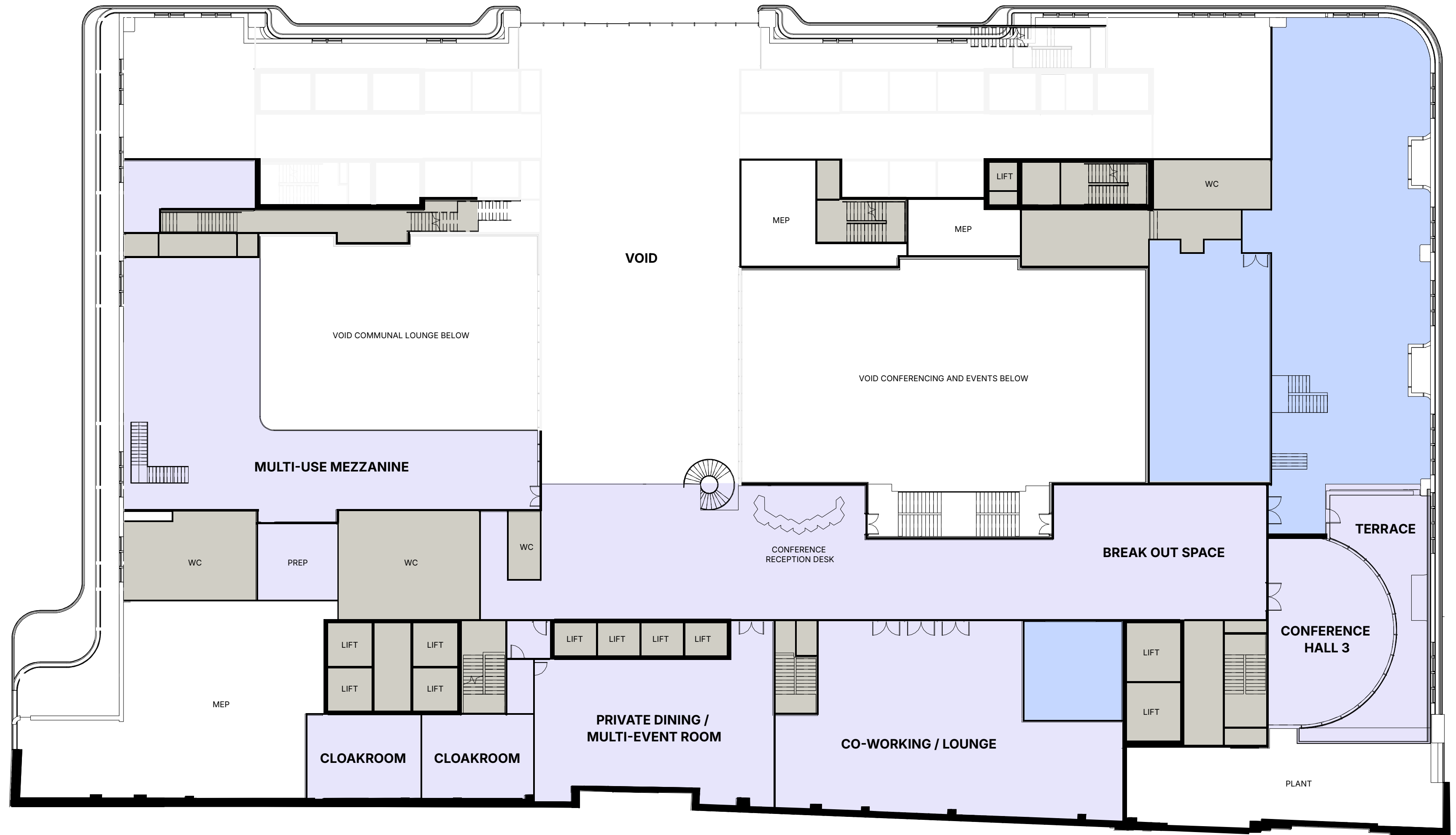
Level 02M



ONE OLYMPIA

CONFERRING AND EVENTS 16,925 SQ FT

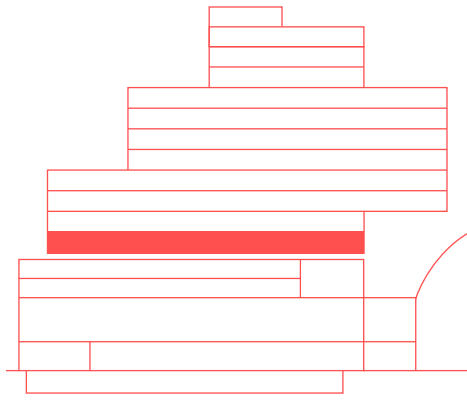
FOOD & BEVERAGE 6,070 SQ FT



- COMMUNAL AMENITIES
- FOOD & BEVERAGE



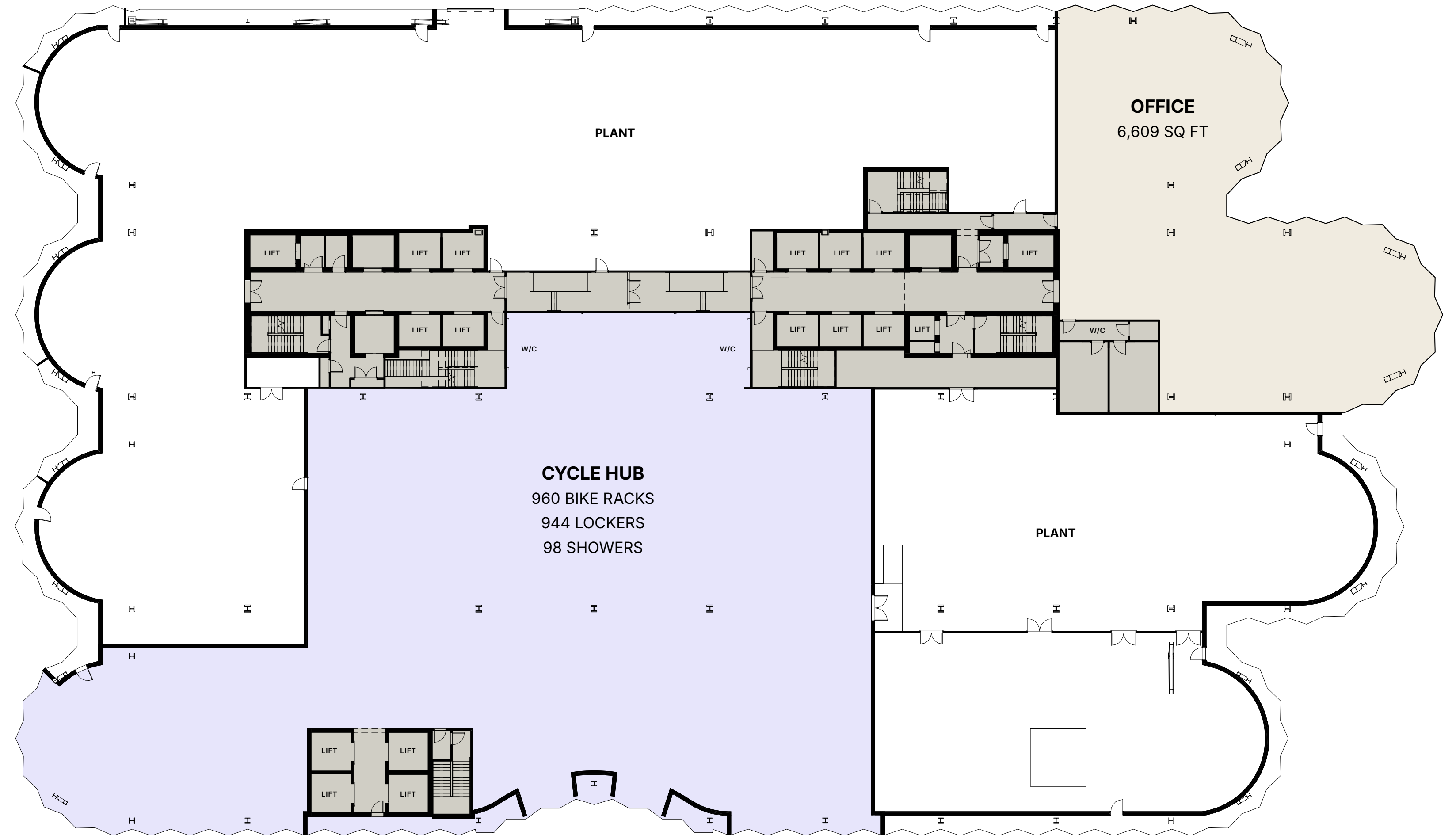
Level 03



ONE OLYMPIA

OFFICE SPACE 6,609 SQ FT

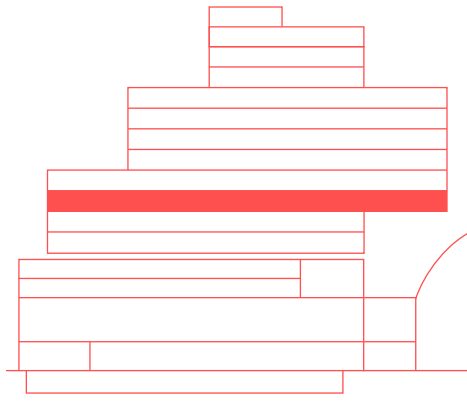
CYCLE HUB 38,000 SQ FT



OFFICE

COMMUNAL AMENITIES

Level 05



ONE OLYMPIA

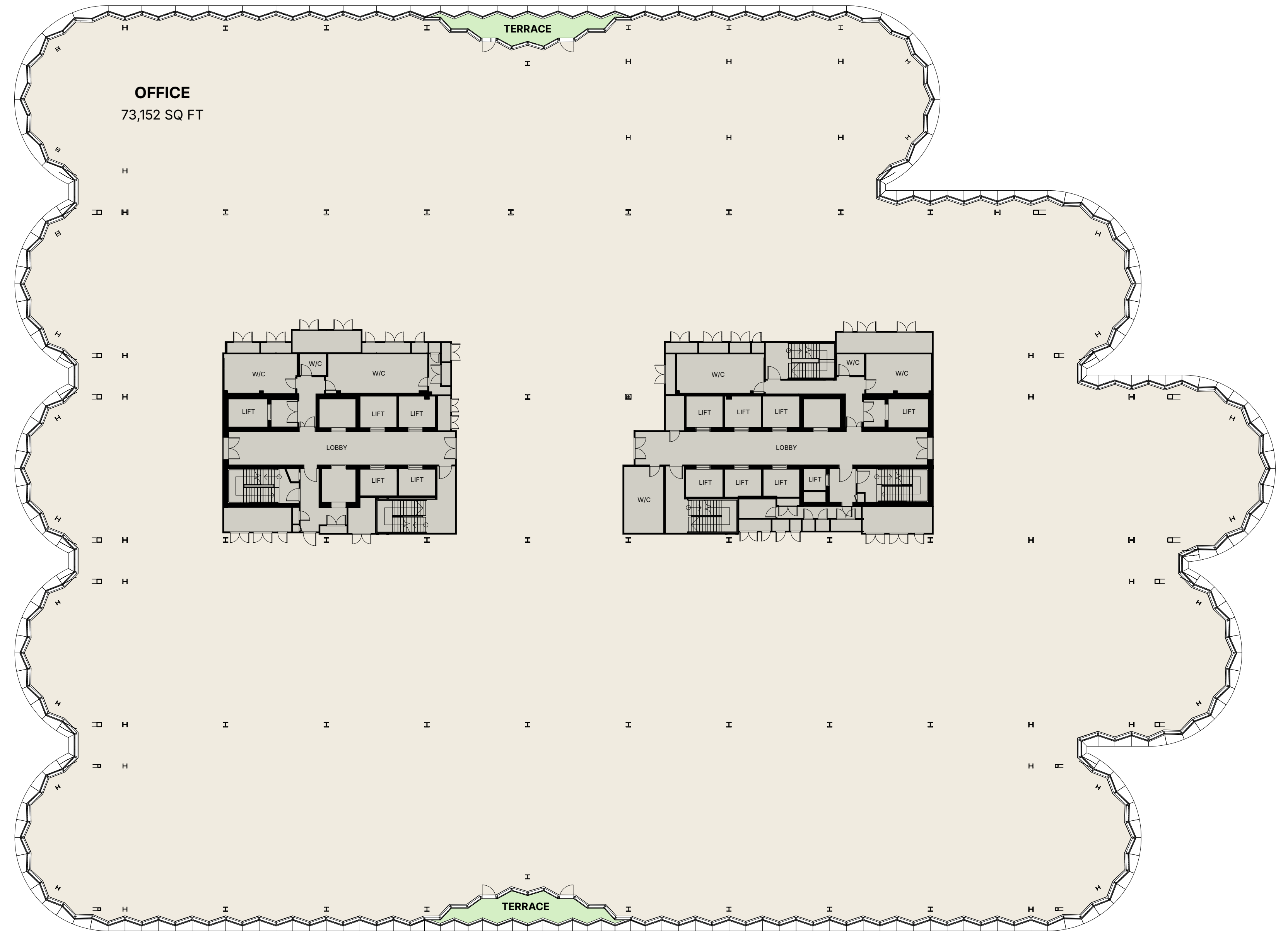
OFFICE SPACE 73,152 SQ FT

TERRACE 646 S FT

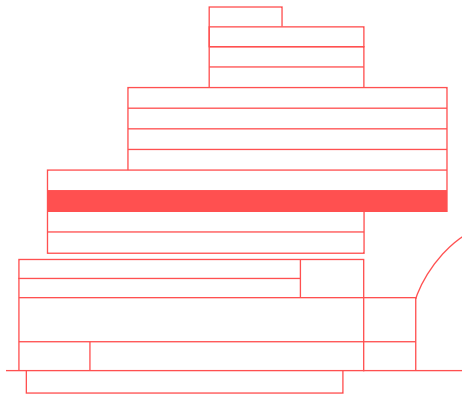
UNDER OFFER

OFFICE

TERRACE



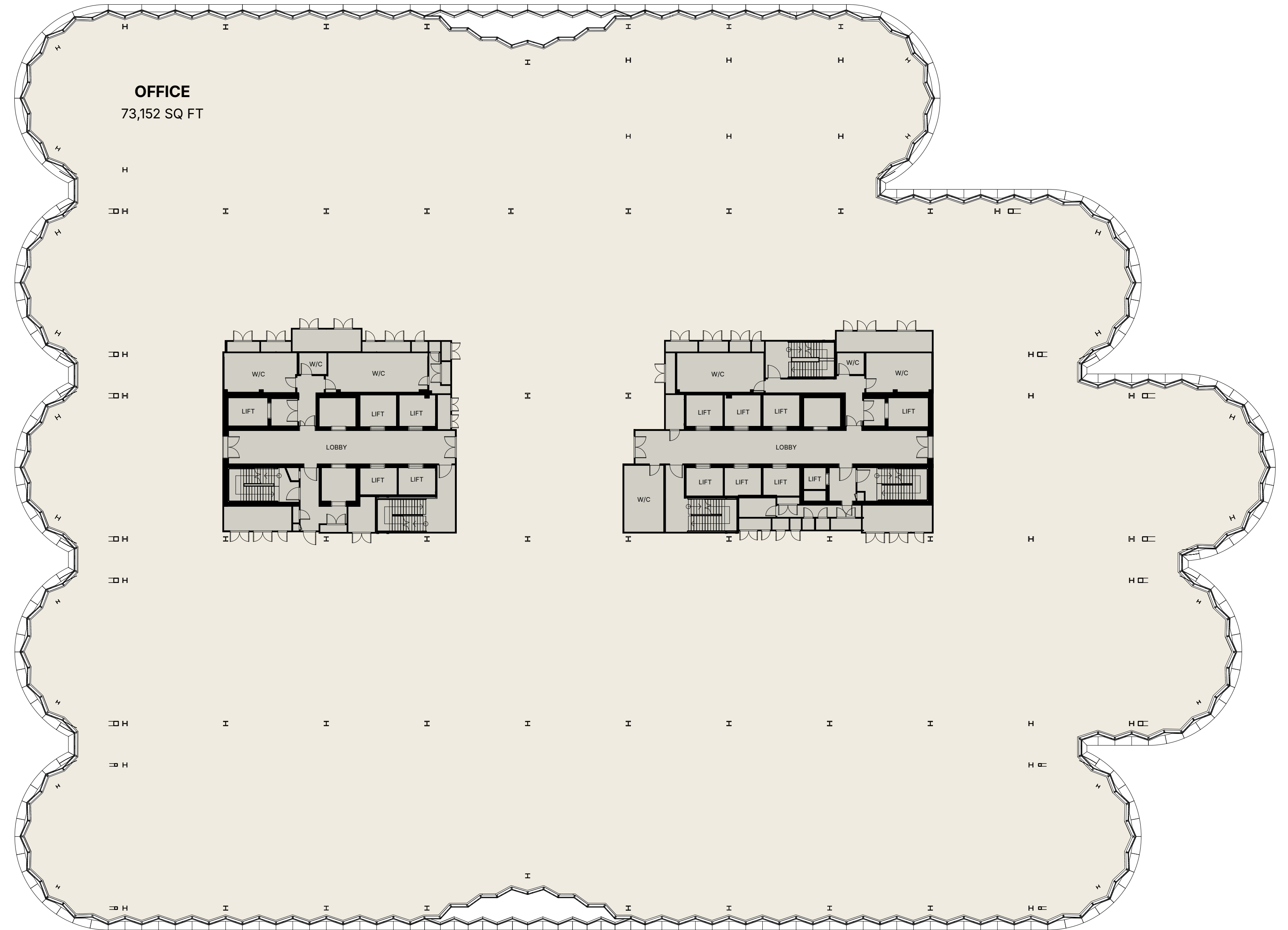
Level 06



ONE OLYMPIA

OFFICE SPACE

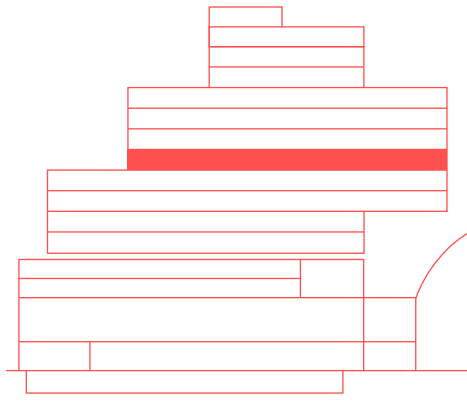
73,152 SQ FT



OFFICE



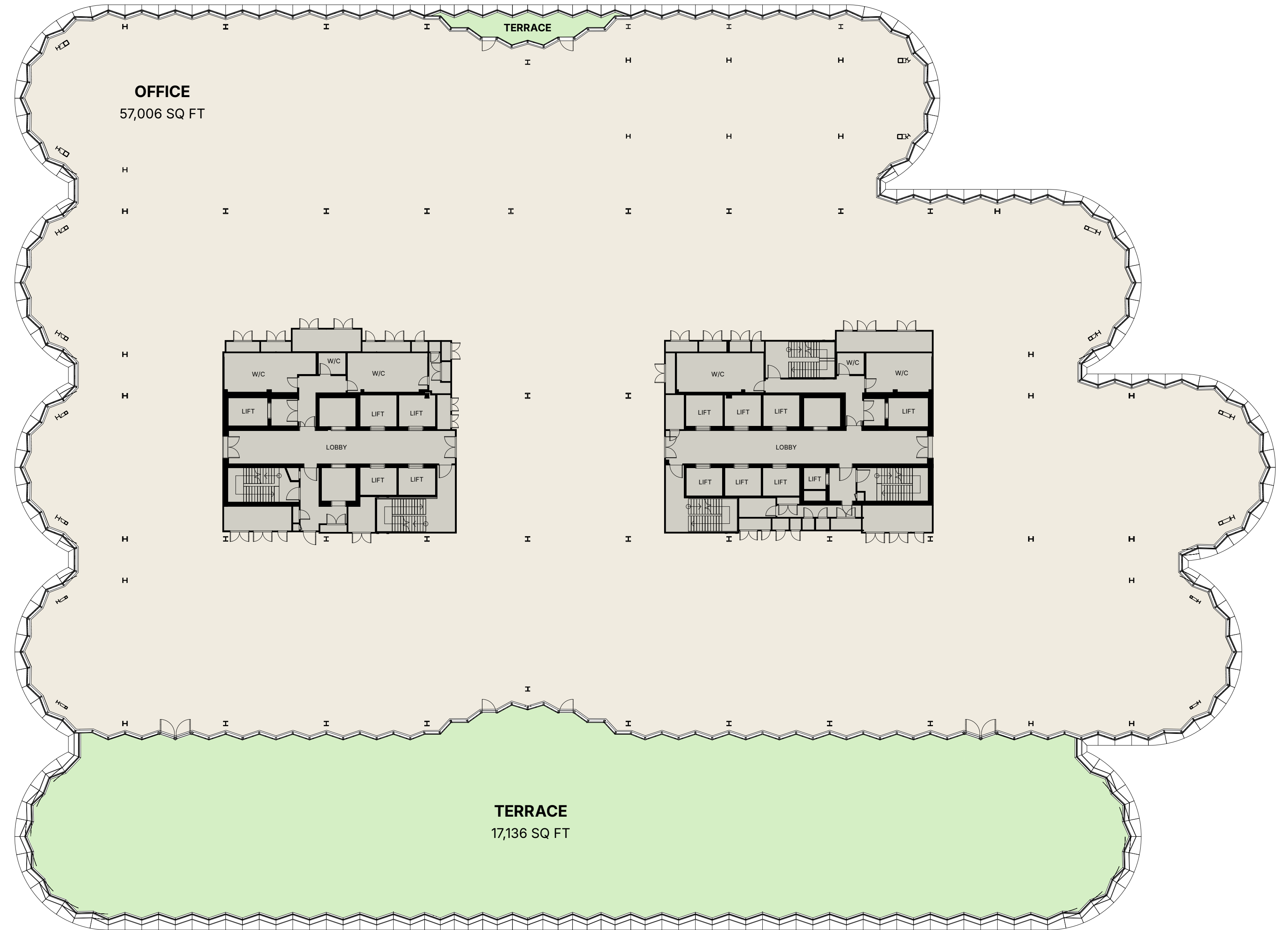
Level 07



ONE OLYMPIA

OFFICE SPACE 57,006 SQ FT

TERRACE 17,136 S FT

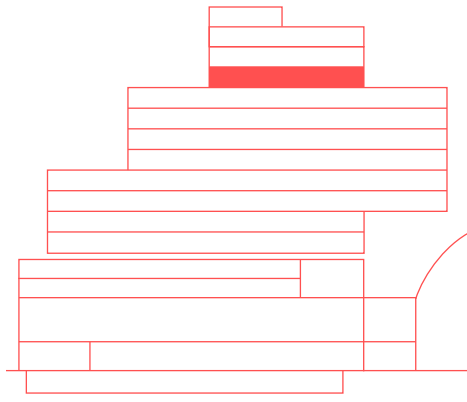


OFFICE

TERRACE



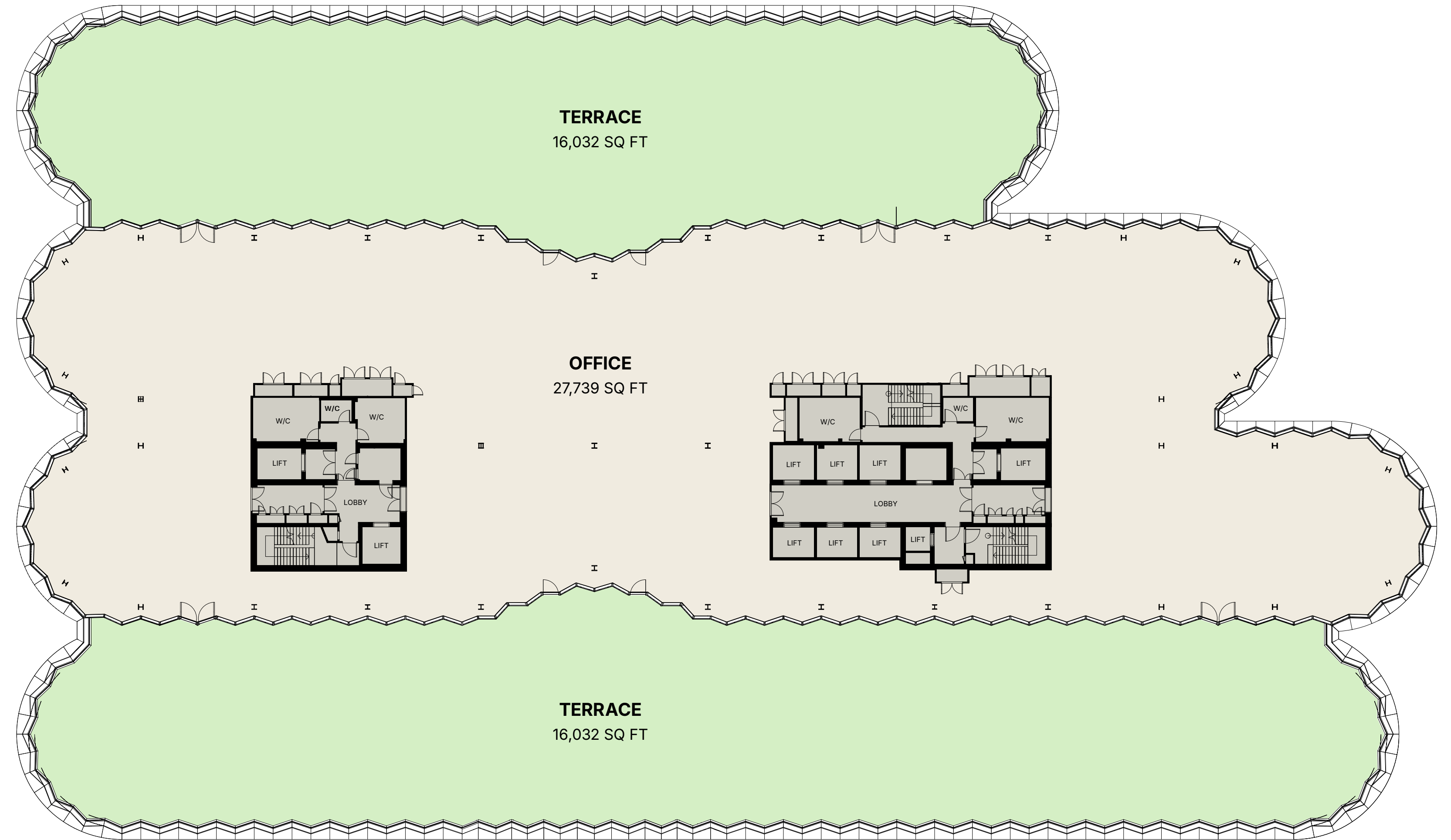
Level 11



ONE OLYMPIA

OFFICE SPACE 27,739 SQ FT

TERRACE 32,064 SQ FT

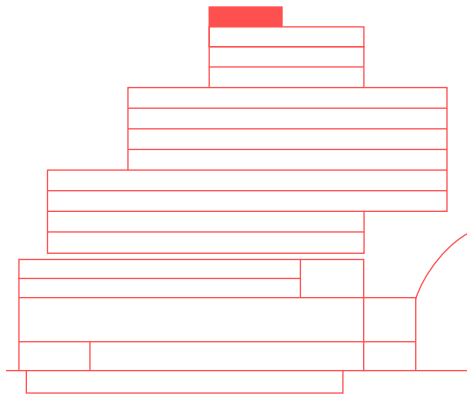


OFFICE

TERRACE



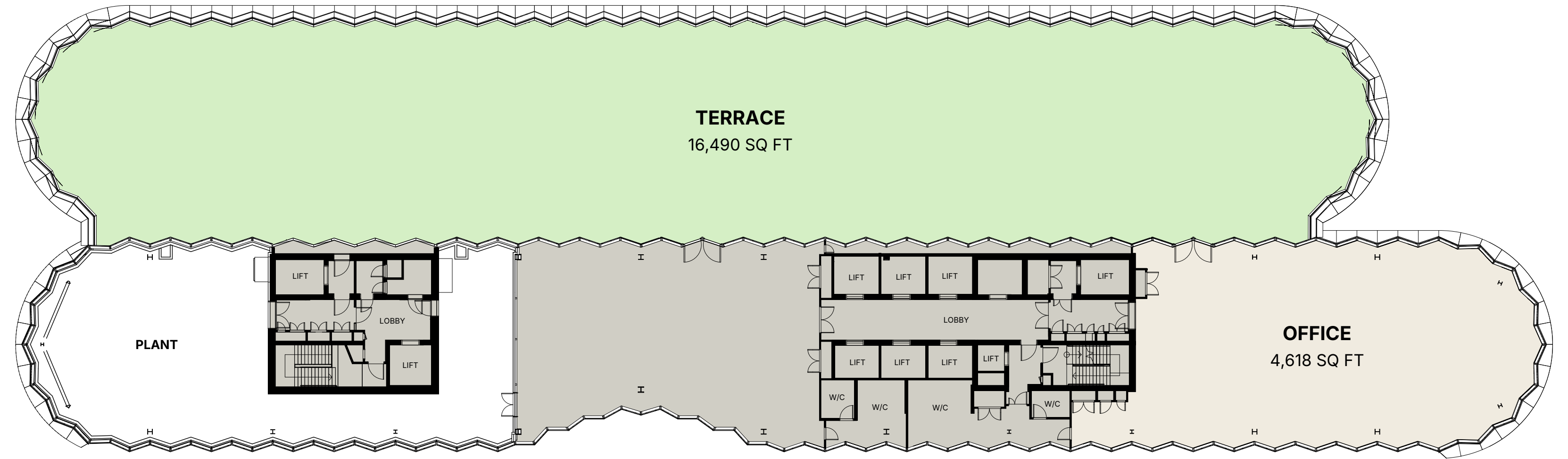
Level 14



ONE OLYMPIA

OFFICE SPACE 4,618 SQ FT

TERRACE 16,490 SQ FT



OFFICE

TERRACE



Chapter 4

TECH

Offering tenants the ultimate in estate wide connectivity via the Olympia App – from controlling office logistics to booking lunch to your desk, restaurant reservations and tickets for an event – exclusive access is yours.



ONE OLYMPIA ENTRANCE, HAMMERSMITH ROAD

OLYMPIA APP

OPTIMUM ACCESS

- Digital ticketing
- QR access codes
- Priority booking
- Book bike slots
- Backstage pass

SEAMLESSNESS

- Virtual queuing
- Concierge
- Deliver food to your desk
- See wait times for site events
- Travel updates

ENGAGEMENT

- Gamification
- Peer contact / networking
- Chatbot

PERSONALISATION

- Site wide personalised offers and discounts
- Recommendations





Chapter 5

SUSTAINABILITY



WASTE

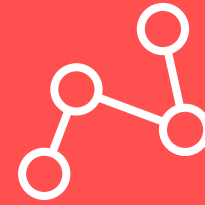
100% of Olympia's waste output is diverted from landfill, with 98% recycled at its local waste management plant and the remaining 2% recovered as waste for energy.



ENERGY

Low carbon and renewable technologies within the development set to achieve minimum 35% carbon reduction, including:

- Centralised heat network
- Combined Heat and Power (CHP) plant to lower overall site CO2 emissions
- Mechanical cooling from heat pumps
- LED lighting



BIODIVERSITY

The new canopy will add 50,000 sq ft of roof terrace space along with a biodiverse 416,000 sq ft green roof on the new Olympia music hall.

The roof will provide a feeding resource for a variety of species, including birds and invertebrate, providing biodiverse steppingstones between green spaces within the local and wider environment.



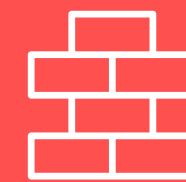
SMART BMS

Boiler plant linked to BMS and includes central time control, weather compensation and metering; Optimised Air systems utilising free cooling in mid-season and heat recovery in the winter.



RE-PURPOSING

Complete regeneration and re-purpose of existing assets and estate.



BREEAM EXCELLENT

BREEAM Excellent achieved.



PUBLIC REALM

Creating 2.5 acres of new public realm.

2.5 ACRES OF PUBLIC REALM.



Chapter 6

TEAM

The Olympia Team is made up of one of London's most talented, innovative and forward-thinking teams to deliver one of London's most ambitious projects.

Developers

YOO CAPITAL

Yoo Capital is a privately held real estate investment firm that has invested in over £2 billion AUM focused on special opportunities across the UK.

By combining institutional investment disciplines, designed creativity, and creative financial solutions, the firm delivers transformational place-making assets in edge of prime and infill zones, adding tremendous value to its assets and generating strong returns whilst mitigating risk for its investors. The in-house team has 30 years private equity, creative asset management and development capabilities with over £9bn of transactional experience.

YOOCAPITAL

Developers

DEUTSCHE FINANCE INTERNATIONAL

DFI is a pan European private equity firm with over €4 billion of assets under management. The firm specialises in building platforms to capitalise on high conviction themes and repositioning mixed-use assets. DFI is independently managed by an experienced leadership group and has a high-quality team of dedicated investment and operating professionals located across offices in London, Munich, Madrid and Luxembourg.

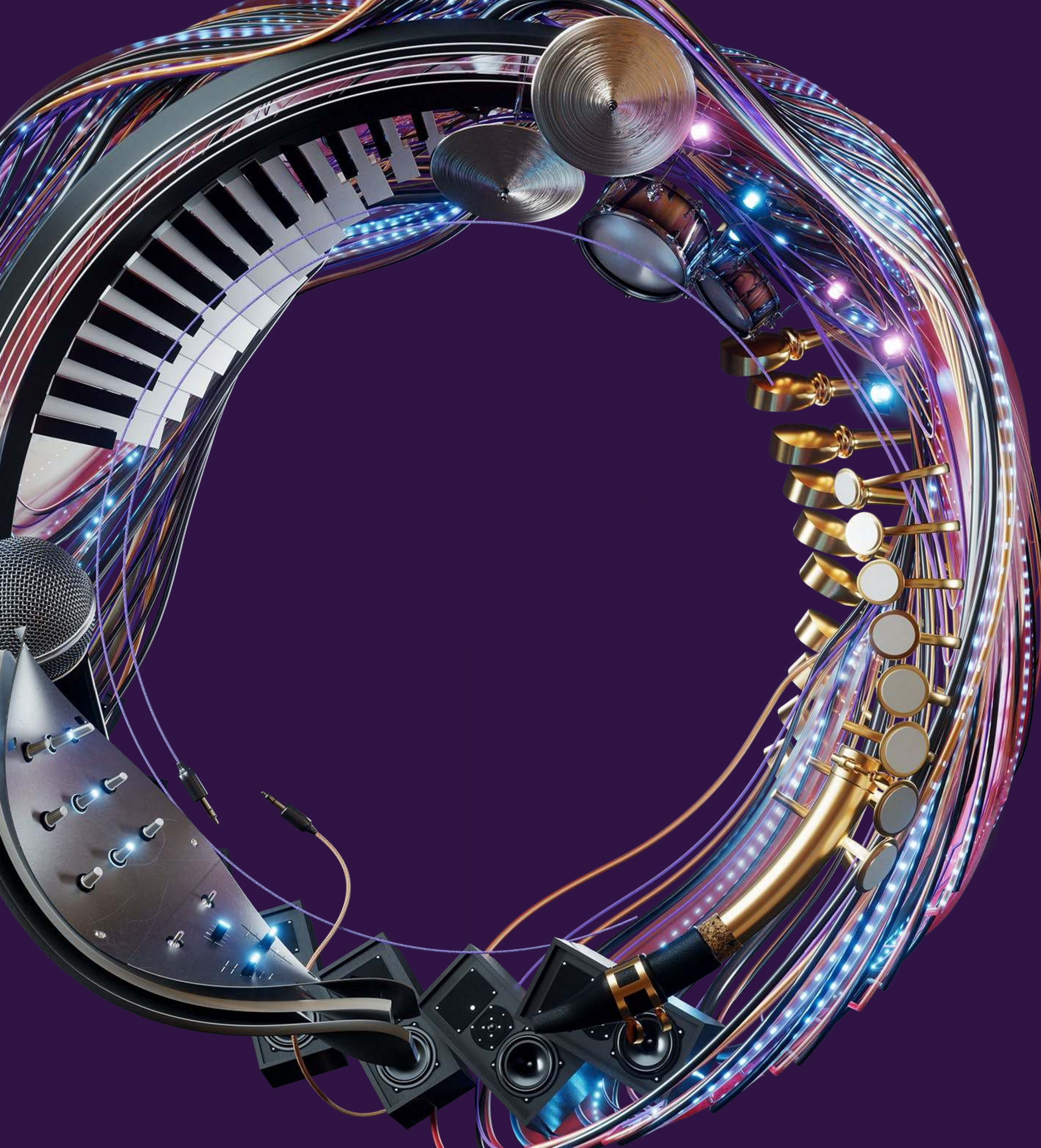
The firm utilises in-house expertise and works with aligned partners to transform under-managed and under-invested real estate through active management and enhance the customer experience, improve sustainability and create long term value.

DFI serves a global client base comprised of sovereign wealth funds, pension funds, insurance companies, financial institutions and family offices.


DEUTSCHE FINANCE INTERNATIONAL

VAUXHALL SKYGARDENS,
LONDON, YOO CAPITAL





DELIVERY TEAM

Developers

yoo CAPITAL



DEUTSCHE FINANCE INTERNATIONAL

Concept Design

Heatherwick studio

Architecture

SPPARC

Contractor

LAING O'ROURKE

Project Manager

GT GARDINER & THEOBALD

Structural Engineer

Robert Bird Group
Member of the Surbana Jurong Group

M&E Consultant

desco

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