

pavilion

***DAMAC
TOWER***

— NINE ELMS \ LONDON —

Nine Elms is changing. Fast.

Big buildings, big occupiers and big ideas.

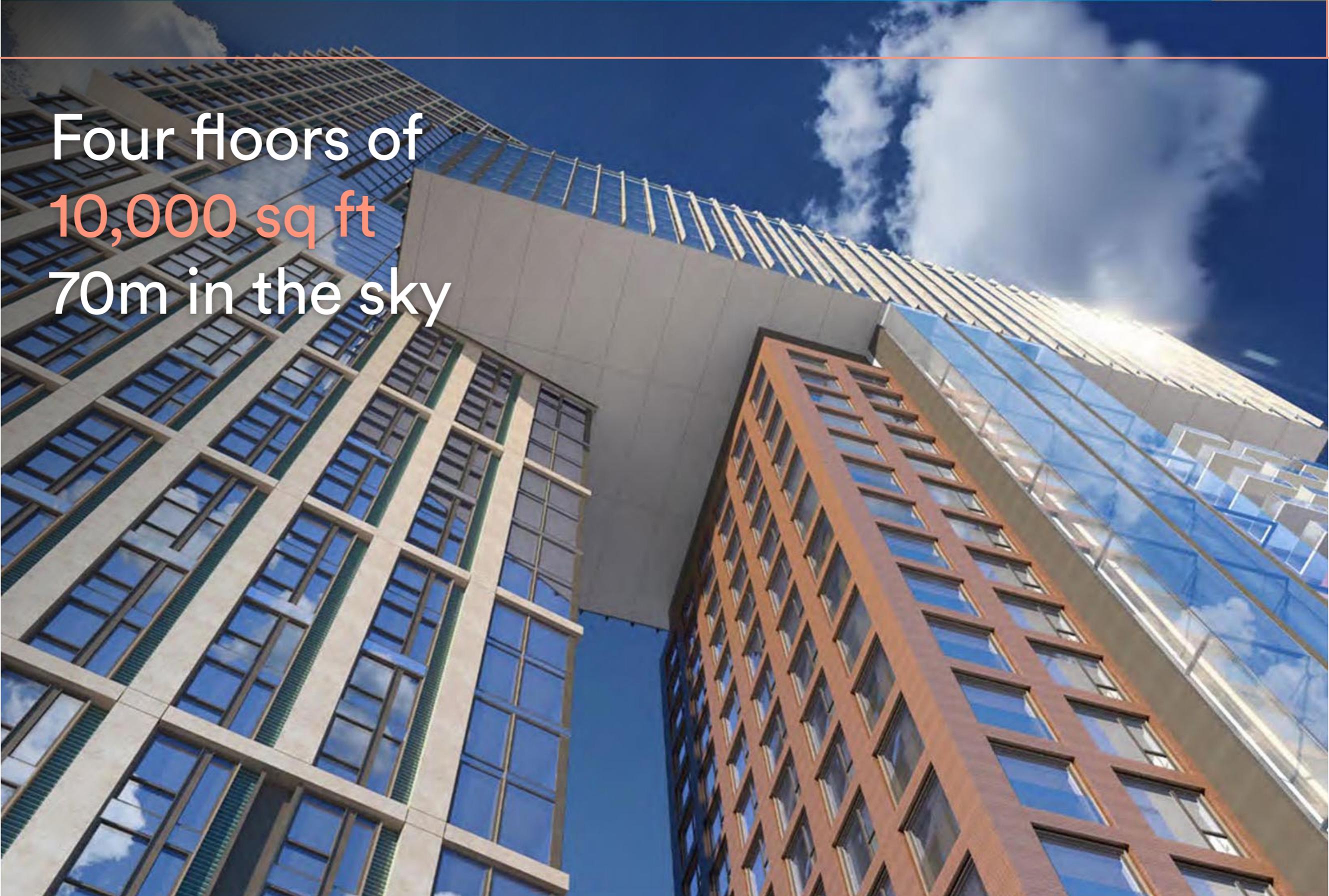
A new business centre for London.

Pavilion. DAMAC Tower, Nine Elms.

38,000 sq ft / 3,530 sq m

Available Q1 2022

Four floors of
10,000 sq ft
70m in the sky





Pavilion, located within
DAMAC Tower

Pavilion is the workspace element of DAMAC Tower, a 170m tall, landmark mixed-use development, located at the entrance to Nine Elms.

Rising 50 storeys tall, DAMAC Tower Nine Elms is a statuesque addition to London's South Bank skyline. Contemporary architecture brings stone, terracotta and glass together in a distinctive design.

With four office floors floating high above the London Skyline with their own dedicated lift core and private entrance, The Pavilion offers an occupier something truly unique.

Summary specification

- Stunning views from levels 19 to 22
- Finished to shell and floor/core
- Dedicated lift core with 3 high speed passenger lifts
- Private entrance at ground floor
- Shower on each floor
- Bicycle racks
- Efficient floor plates

Quite possibly the most
important regeneration story
in London, in the next 20 years

~ Boris Johnson describing Nine Elms



LONDON EYE

CITY OF LONDON

THE SHARD

pavilion

CANARY WHARF

HOUSES OF PARLIAMENT

VAUXHALL

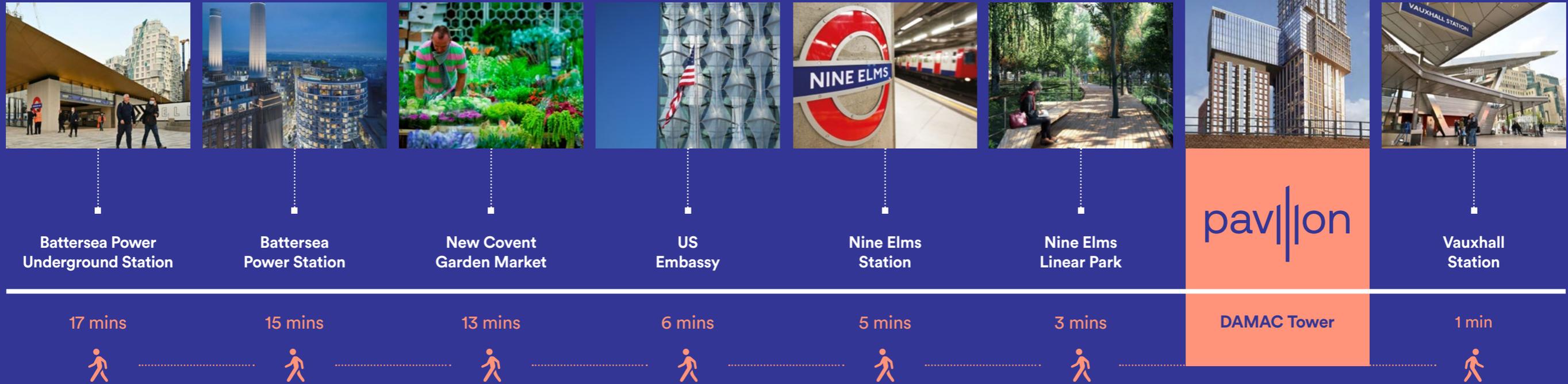
NINE ELMS

US EMBASSY LONDON

BATTERSEA POWER STATION

BATTERSEA POWER STATION

Nine Elms; London's newest and most dynamic district.





Linear Park

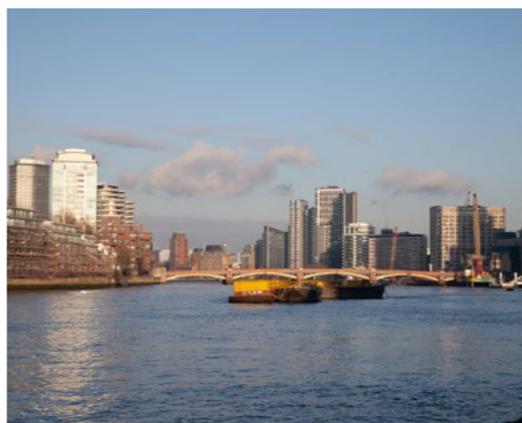
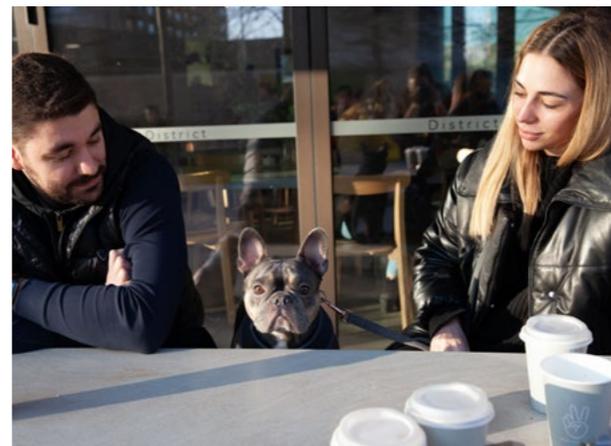
A new 4.5 hectare linear park is opening in stages that will run from Damac Tower all the way to Battersea Power Station, connecting this entire regeneration area.

The landscaped route will link together public realm and existing green spaces with retail offerings, hotels and leisure facilities and public squares, parks and gardens.

There will be further nature facilities including bird, bat and insect boxes along with hundreds of mature trees helping to replicate the original Nine Elms district.

Our Neighbourhood





“We set up Linnaean to help navigate modern living and promote health and happiness.

Contemporary life is filled with negative as well as positive disruption. We go through constant changes that can herald both opportunity and overload. We help our guests to keep up, while keeping balanced.”

Elena Tayleur



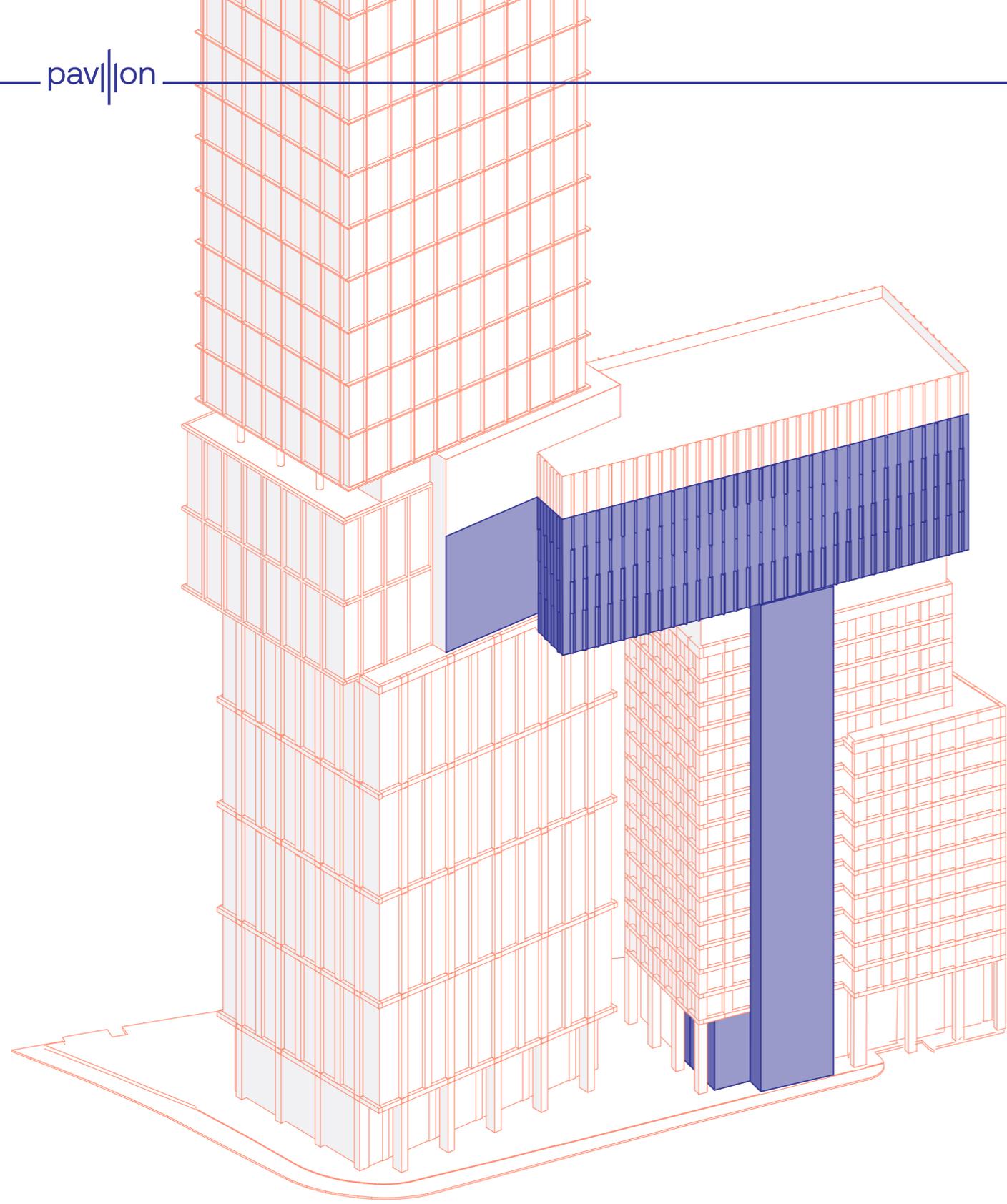
Up, close + personal







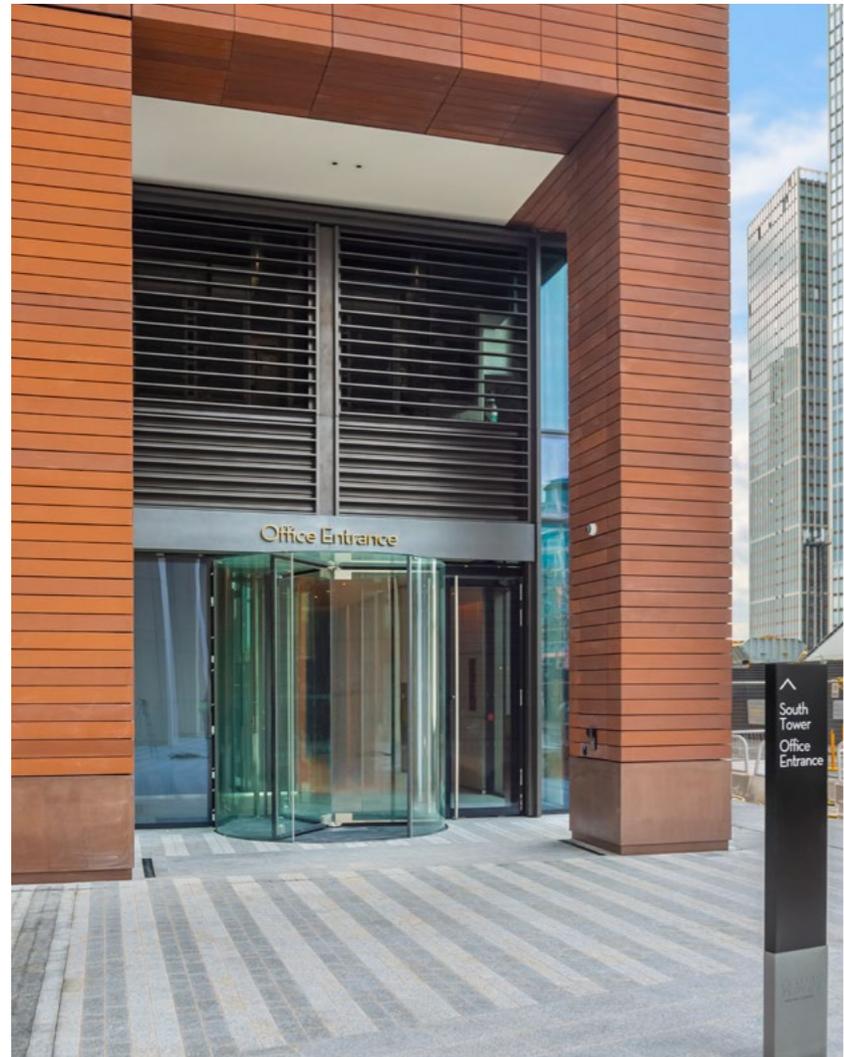
The role of the office has changed: it's no longer the place where you go to look at a screen; you can do that anywhere, it's become a place for being creative together, socialising and forging a company culture.



Schedule of accommodation

22nd floor	9,361 sq ft	869.7 sq m
21st floor	9,671 sq ft	898.5 sq m
20th floor	9,551 sq ft	887.3 sq m
19th floor	9,860 sq ft	916.0 sq m
Total	38,721 sq ft	3,571.5 sq m

The arrival experience





South Tower Ground floor (reception)

Plan not to scale.
For indicative purposes only.



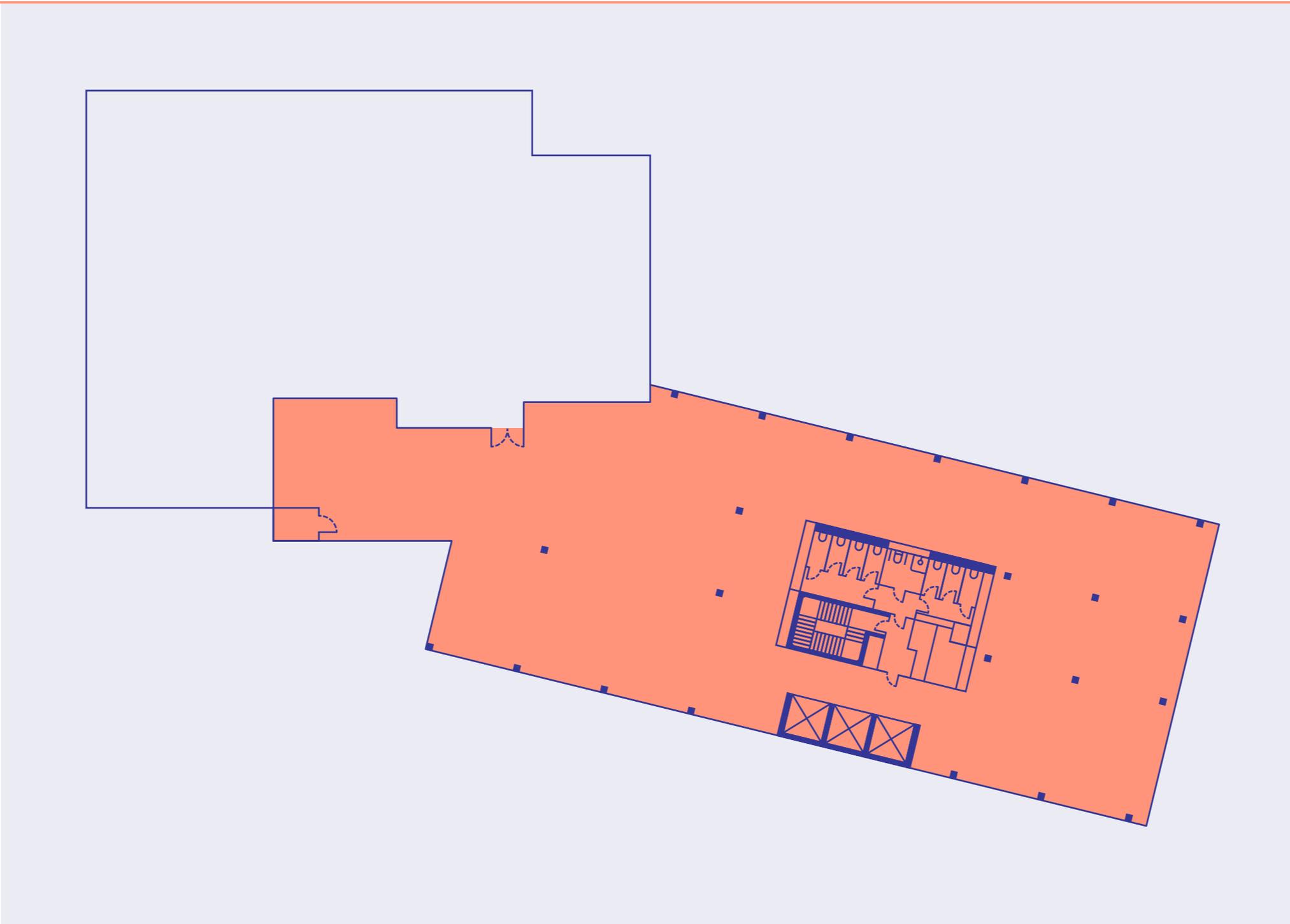
Typical upper floor



Typical upper floor



Typical upper floor – Example fit out

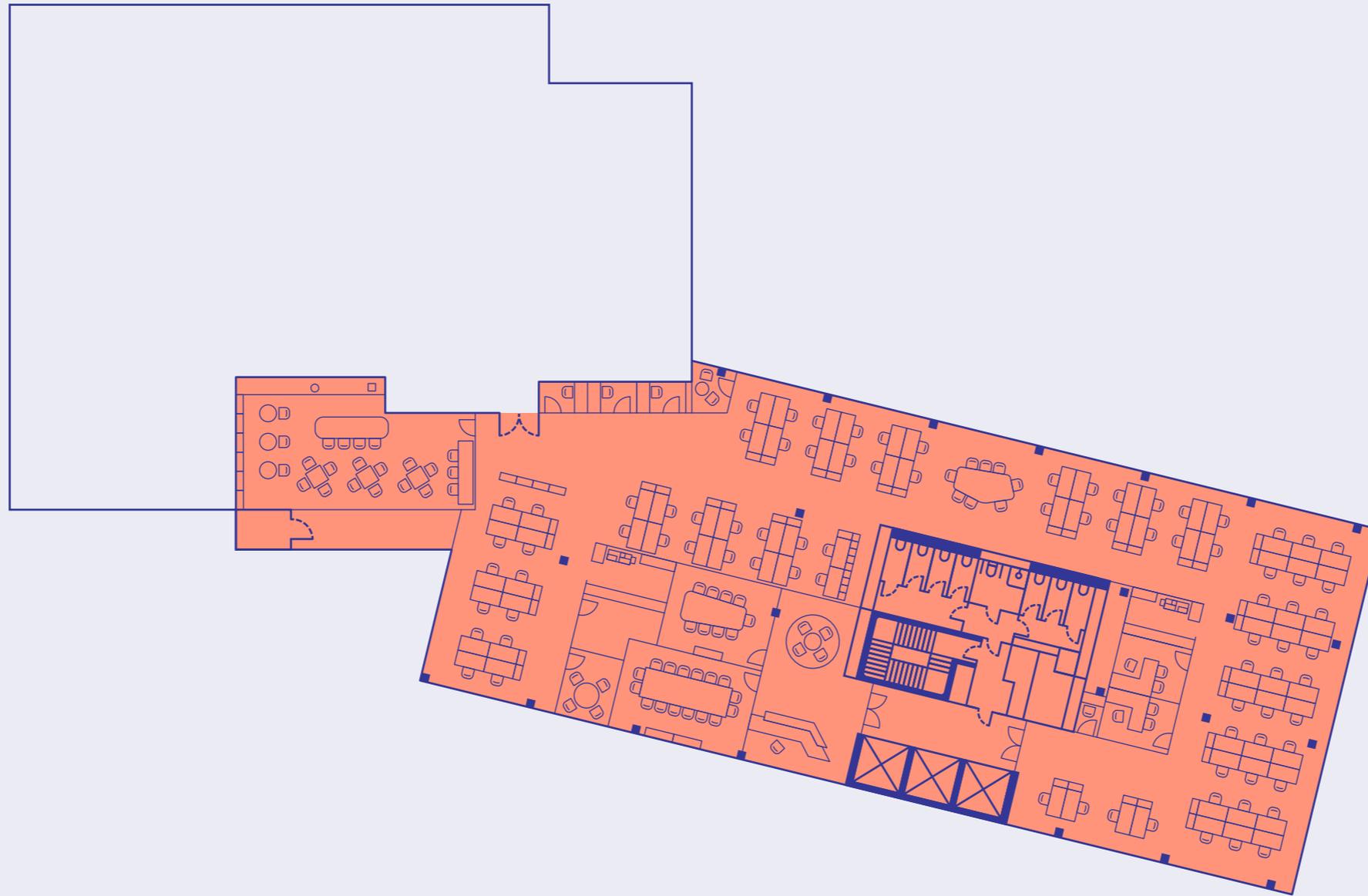


South Tower

Typical upper floor (19th–22nd)

9,351 sq ft
869 sq m

Plan not to scale.
For indicative purposes only.

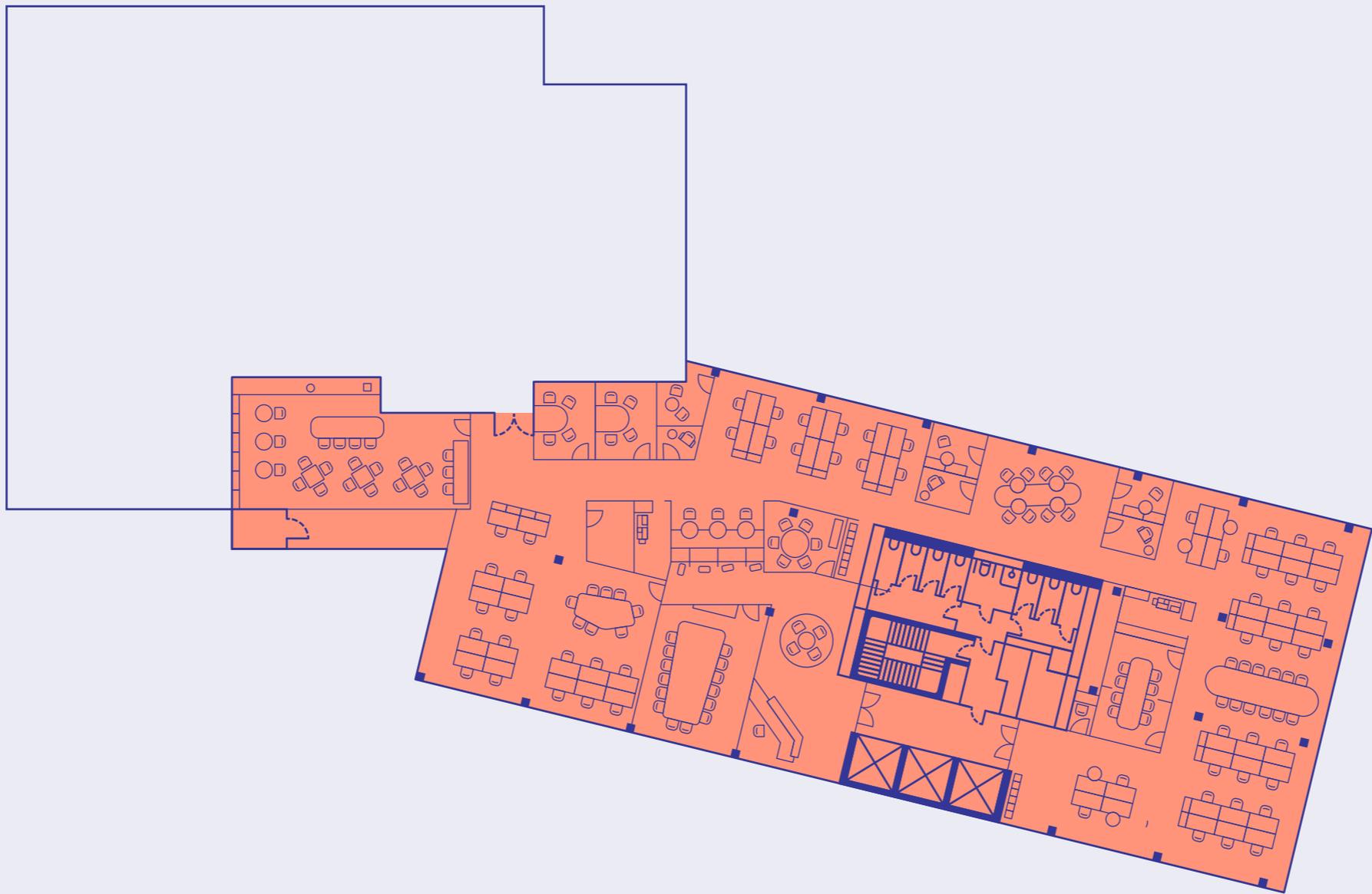


Spaceplans

Traditional

Open plan work stations	84
4 person meeting room	1
9 person meeting room	1
16 person meeting room	2
Focus rooms	5
Flexible offices	2
Reception	1
Staff café	1
Print station	2

Plan not to scale.
For indicative purposes only.



Activity

Open plan work stations	52
Activity based work points	43
6 person meeting room	1
9 person meeting room	1
14 person meeting room	1
Focus rooms	9
Flexible offices	4
Reception	1
Staff café	1
Print station	1

Plan not to scale.
For indicative purposes only.



CONTACT

**Tom Wildash**

Mobile +44 7825 454 808
tom.wildash@colliers.com

Tom Tregoning

Mobile +44 7765 258 526
tom.tregoning@colliers.com

Charlie Collins

Mobile +44 20 7344 6911
charlie.collins@colliers.com

**Toby Hall**

Mobile +44 7513 713 828
toby.hall@eu.jll.com

Emily Fitch

Mobile +44 7940 343 503
emily.fitch@eu.jll.com

**DAMAC
TOWER**

— NINE ELMS \ LONDON —

Colliers give notice that (i) The particulars are set out as a general outline only for the intended guidance of intended purchasers or lessees, and do not constitute any part of an offer or contract; (ii) All descriptions, dimensions, reference to condition and necessary permissions for uses and occupation, and other details are given without responsibility and any intending purchasers or tenants, should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Colliers has any authority to make any representation or warranty whatever in relation to this property. August 2022.

Siren | 020 7478 8300 | S013454