

**105
VICTORIA
STREET**



FIND ALTERNATIVE



**BE PART
OF A NEW
DESTINATION
WORKSPACE**

**THAT WILL
CHALLENGE
US ALL TO THINK
DIFFERENTLY**



REINSTATING THE HEART OF VICTORIA



MAYFAIR

BELGRAVIA

ST JAMES'S

WESTMINSTER

SOUTH BANK

SOUTH WARK

LAMBETH

105 VICTORIA STREET

Marble Arch

Bond Street

Oxford Circus

Tottenham Court Road

Covent Garden

Holborn

Bank

Cannon Street

Blackfriars

Temple

Leicester Square

Piccadilly Circus

The National Gallery

Charing Cross

Somerset House

Hyde Park

Green Park

Green Park

St James's Park

Westminster

London Eye

Waterloo East

London Bridge

Shakespeare's Globe

Embankment

Waterloo

Southwark

Hyde Park Corner

Knightsbridge

Buckingham Palace

St James's Park

Big Ben

Westminster Abbey

Lambeth North

Sloane Square

PIMLICO

Pimlico

Tate Britain

Elephant & Castle



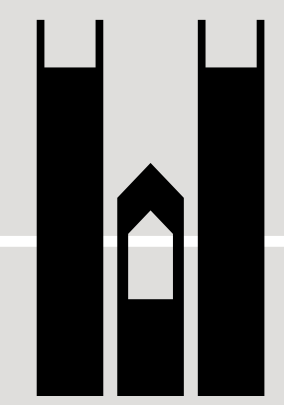
LOCAL OCCUPIERS



Buckingham Palace

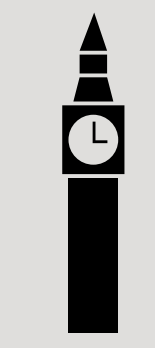
St James' Park

St James' Park



Westminster Abbey

Westminster



Big Ben

WESTMINSTER

105 VICTORIA STREET

Victoria

LONDON STARTS HERE

CONNECTED

3

stations offering
4 tube lines and
National Rail within
10 minutes walk

TALENT POOL

9.2

million people
in reach within a
1 hour commute*

NEIGHBOURHOOD

150+

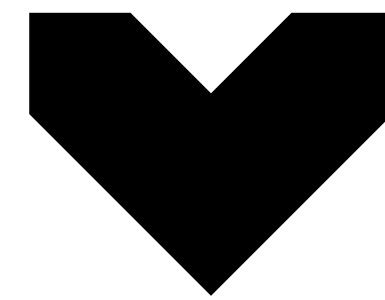
restaurants,
cafés, bars and
cultural spots**

* CACI research for 105VS

**within a 15 minute walk of building



SETTING NEW BENCHMARKS



TICKING BOXES





**THE UK'S
LARGEST
ALL-ELECTRIC
NET ZERO
OFFICE
BUILDING**

**THE MOST
TERRACE
SPACE OF ANY
COMMERCIAL
BUILDING IN
THE WEST END**

Explore the building

IT ALL STACKS UP

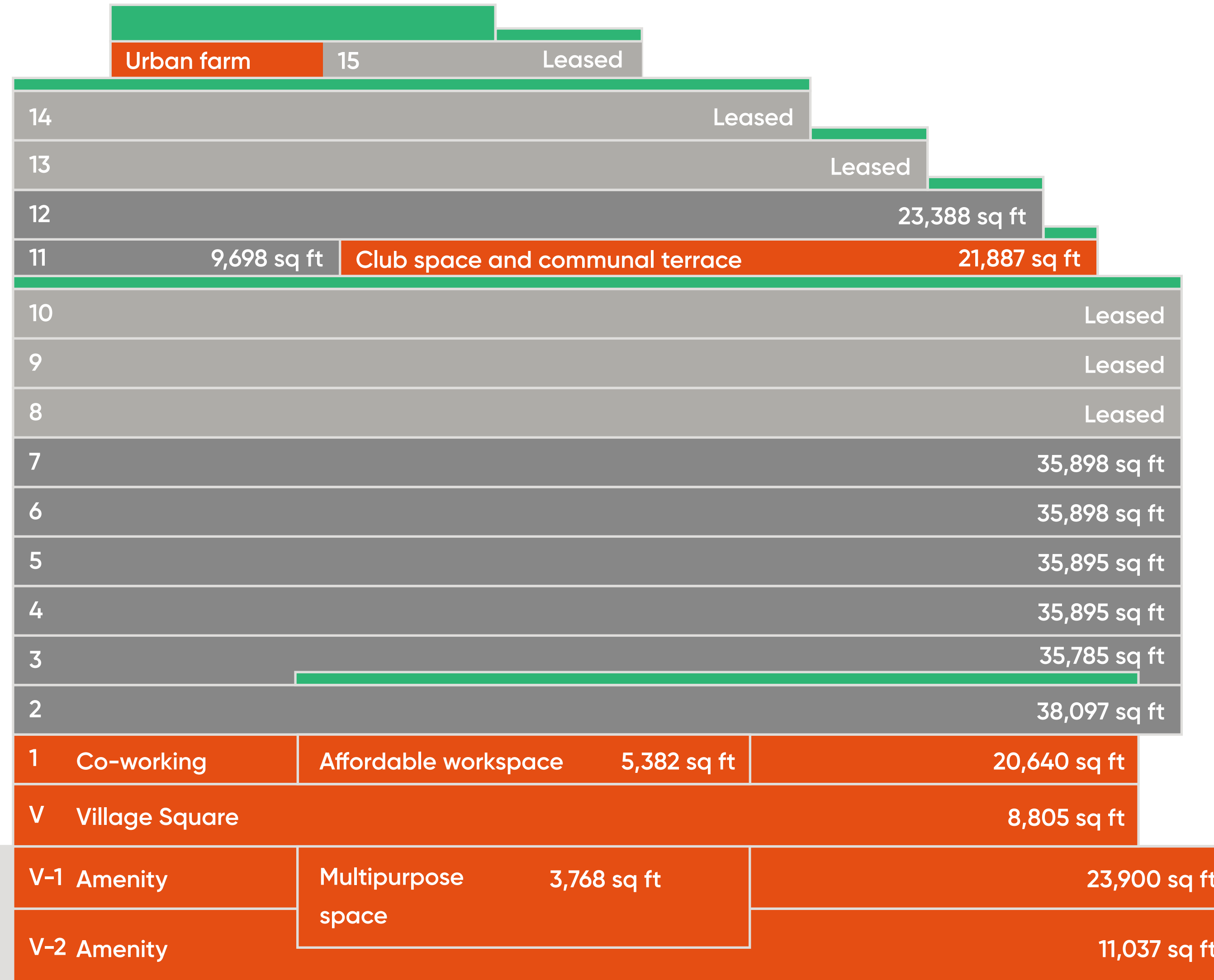
An unparalleled collection of green space, retail, leisure, culture & wellness amenities and flexible workspace

89,000 SQ FT
total amenity*

19,200 SQ FT
total retail**

*Includes L1 co-working and affordable workspace

** Retail NIA not included on stacking plan



425,000 SQ FT
total workspace*

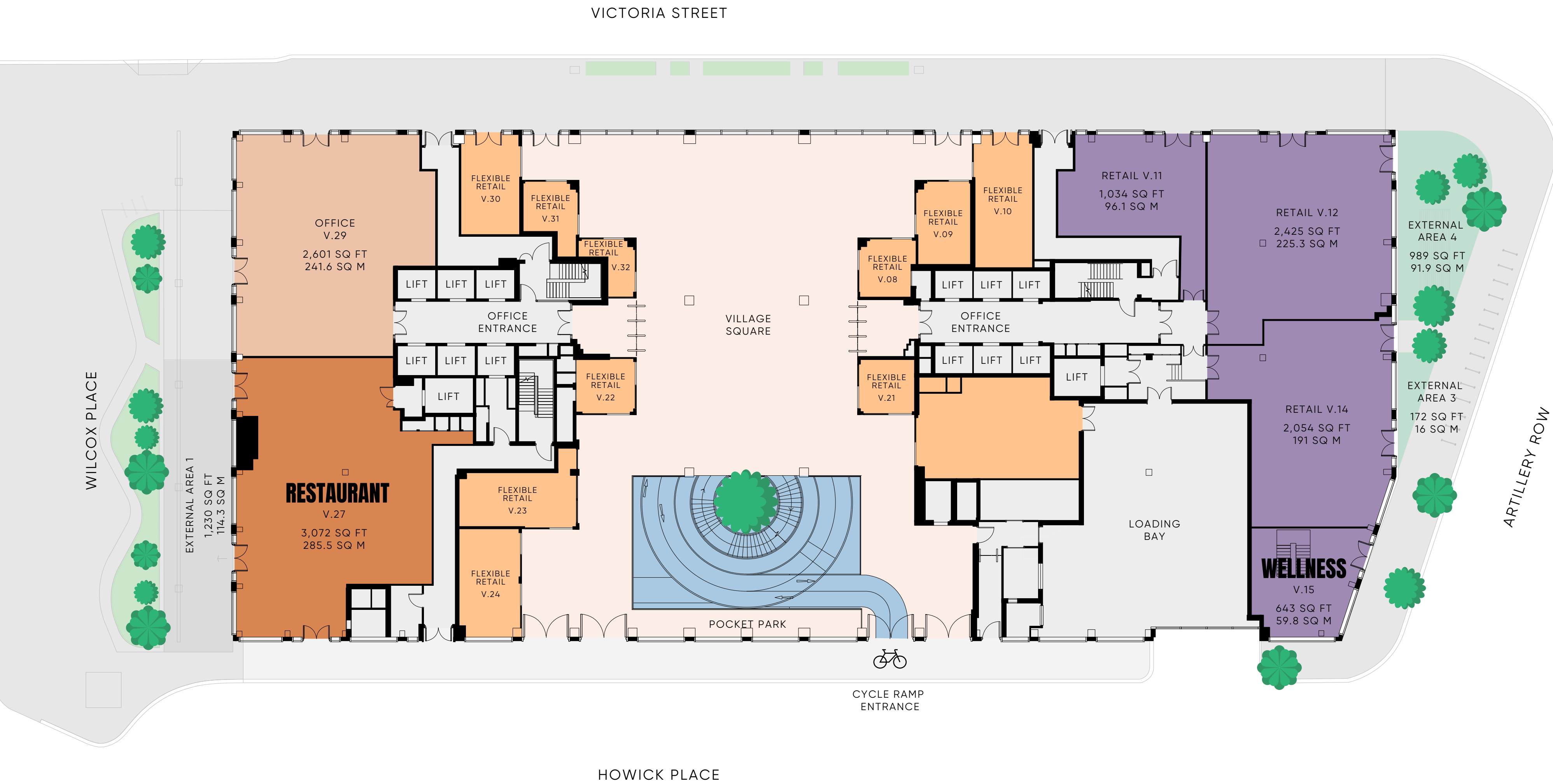
Figures in stacking plan denote net internal areas

GROUND FLOOR ACTIVITY



VICTORIA'S NEW VILLAGE SQUARE

GROUND FLOOR ACTIVITY



Village Square
8,805 sq ft

Flexible retail
3,940 sq ft

Flagship retail
11,942 sq ft

Figures denote net internal area

- Flagship retail
- Restaurant
- Flexible retail
- Village Square
- Amenities
- Landlord areas
- Green spaces

BREAKING NEW GROUND

Steering professional team to set
pioneering new standards from day one



An architectural rendering of a modern, multi-story building with a mix of terracotta and dark grey facades. The ground floor features a 'FINEST FOODS' store with large glass windows and an outdoor seating area with people. The building is surrounded by lush green trees and a busy pedestrian street with people walking and cycling. Callout boxes with white text on dark backgrounds are overlaid on the image, highlighting various sustainable design features.

High performance façade

Glazing depth and recessed façade designed to maximise natural light and minimise solar gains.

Natural ventilation

Minimise recirculation with opening windows for mixed mode and natural ventilation.

Low carbon materials

Utilising easily recyclable and natural materials including terracotta façades and recycled copper ceilings.

Considerate construction

Design decisions to reduce carbon in construction including off-site prefabrication to minimise vehicle movements.

Future focused

Modular elements enable flexibility and adaptability during operation and complete recyclability at end-of-life cycle.

Circular economy

99% of existing building to be recycled and basement structure retained.

Passive design strategies

180 days of self-sufficient cooling and heating per year through heat recovery systems and free cooling.

Sustainable core

Reusing the basement retaining wall structure and constructing the frame with Electric Arch Furnace Steel and Earth Friendly Concrete.

Green roofs, living walls and public realm

Greening strategies to reduce air pollution, increase biodiversity and minimise urban heat impact.

SPOTLIGHT ON THE CORNER

A corner that captures the crowd – retail with profile, prestige and potential





YOUR EXCLUSIVE SPACE



ELEVATING EXPERIENCES



A STAGE FOR EVERY STORY

A versatile destination for private events, cultural showcases, and celebrations with purpose





70+ METRES OF GREENERY

Expansive greenery surrounds the building on Victoria Street with additional pocket park on Wilcox Place

BUILDING SMARTER

Targeting $650\text{kg CO}_2\text{e/m}^2$
of embodied carbon

* Compared to existing building

** Targeting 47 kWh/m²/y

**Net Zero
embodied carbon**

Striding ahead
of RIBA 2030
climate target

Net positive to the
environment within
6 years*

RIBA 

**Net Zero
operational carbon**

First UK scheme
targeting
5.5★ NABERS
and BREEAM
'Outstanding'

64% energy saving**

5.5★
NABERS
ENERGY

EPC A

**Fossil fuel free
development**

100% powered
by renewable
electricity during
construction and
in operation

BREEAM®
OUTSTANDING

VICTORIA'S NEW VILLAGE SQUARE

Independent, ethical choices on your doorstep



OPEN TO ALL

A community hub for local businesses, retailers, residents, tenants and visitors.



Local needs retail

3,900 sq ft promoting producers, designers, crafters, and local talent. From coffee shops and juice bars to hairdressers and florists.

Village Square

8,900 sq ft of flexible space offering opportunities for market stalls, exhibitions, pop-ups, stages and more.

V1

25,900 sq ft of co-working space including 5,400 sq ft of affordable space to encourage the growth of smaller businesses.

Flagship retail

Prominent retail units of up to 4,000 sq ft surround the building, benefiting from high footfall with the serene Wilcox Place offering the perfect spot for al fresco dining.

Office entrance

Smart AI access building app which offers a range of additional services including exclusive discounts in the Village Square (with proportion of spend going to charity).



OR EXCLUSIVELY YOURS

Host your own showstopping private events in the Village Square



GRAPE & GRAIN

THE GROW ROOM

101 VICTORIA

< 101

105 >

105 VICTORIA

FARM & MARKET

INCLUSIVE BY DESIGN

Maximising social impact
through construction
and operation

Existing partnership
with two local schools
in Westminster
to support pupil
development and reduce
operational carbon

Partnering with
Westminster City Council
on range of sustainability
initiatives in Victoria



Social value
charter in place to
deliver social and
economic benefits
for the local
community

5,400 sq ft
affordable
workspace



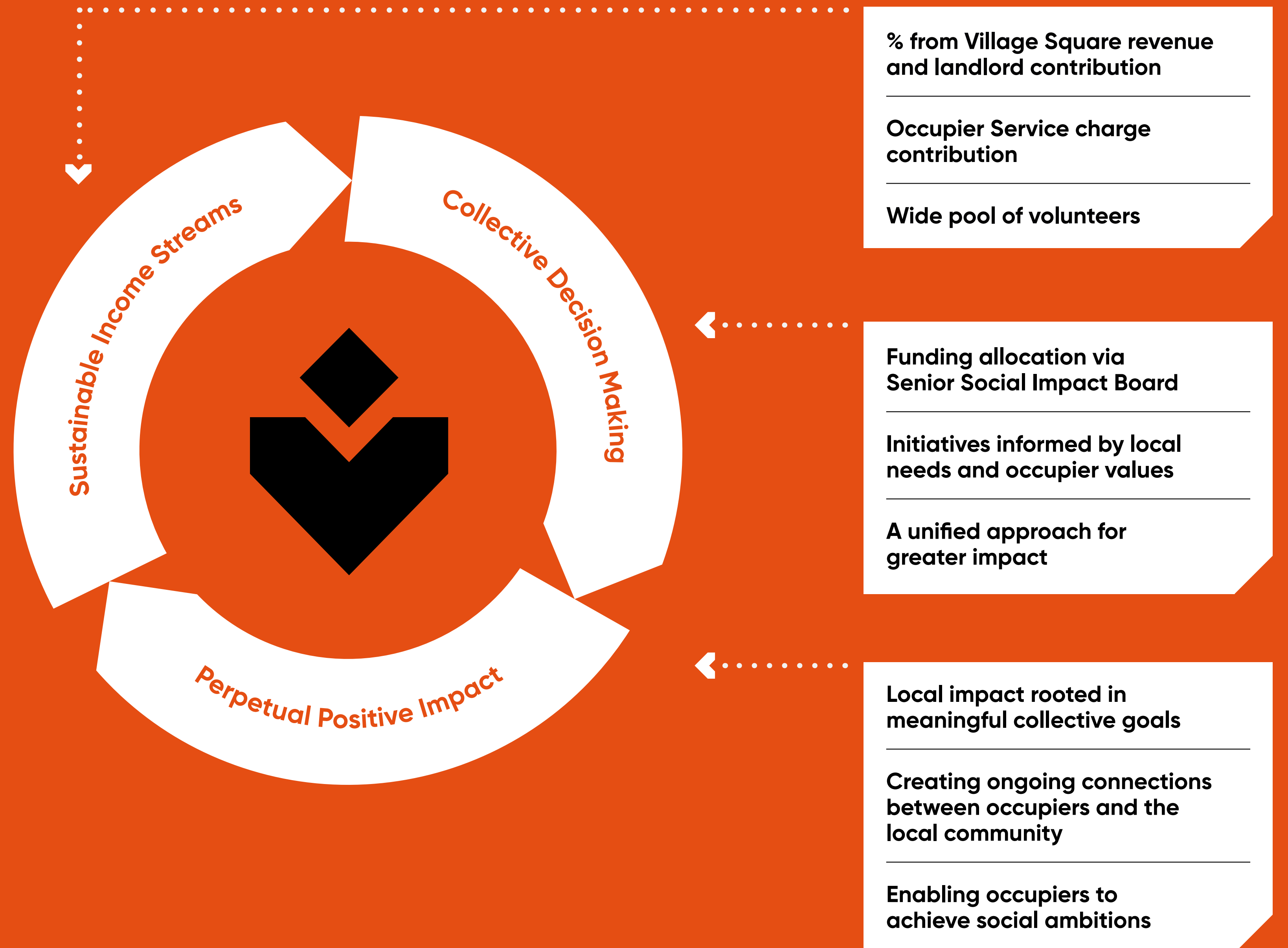
Ethical and
independent
retail partners
in Village Square,
serving the
needs of the
local community





AN ALTERNATIVE APPROACH TO SOCIAL IMPACT

As part of our place principles, 105 Victoria Street integrates a self-sustaining social impact system, designed to empower our partners in making a real difference, locally and in ways that matter to them.





EFFORTLESS ARRIVAL

Smart, tech-enabled building access
through Village Square

COFFEE & GO

BAKERY BAR

BAKERY BAR

101 VICTORIA STREET

101 VICTORIA STREET

101

105

WARM RECEPTION

Dedicated hosts to meet
and greet on arrival



105 VICTORIA STREET

WORDSMITH

M & MARKET

& GO

THE GROW ROOM

105 VICTORIA STREET
CHECK IN

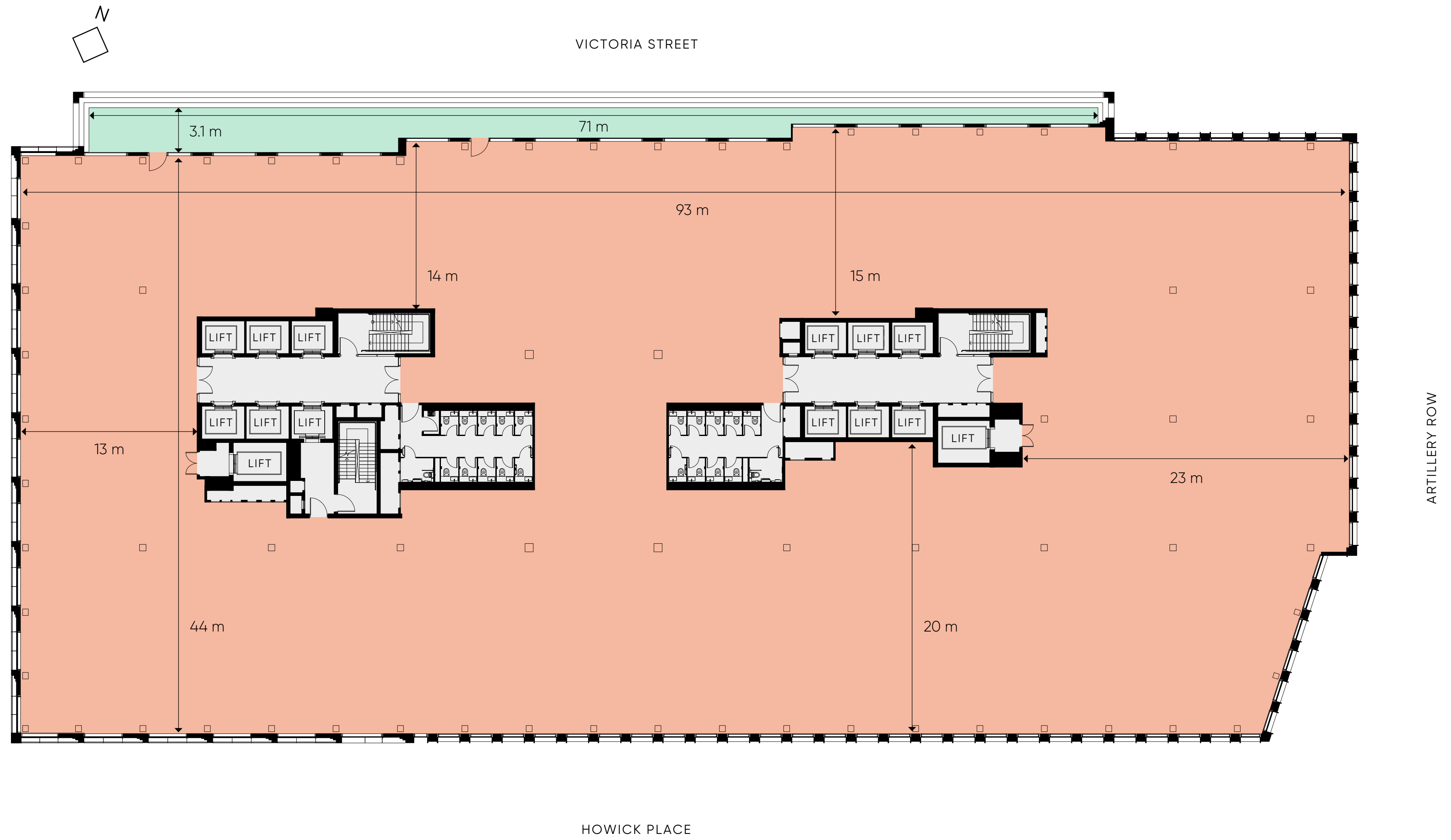


GREENER ARRIVAL

Optional slow lift function preventing unnecessary energy consumption

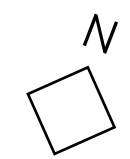
TYPICAL WORKSPACE

Workspace
35,785 sq ft*

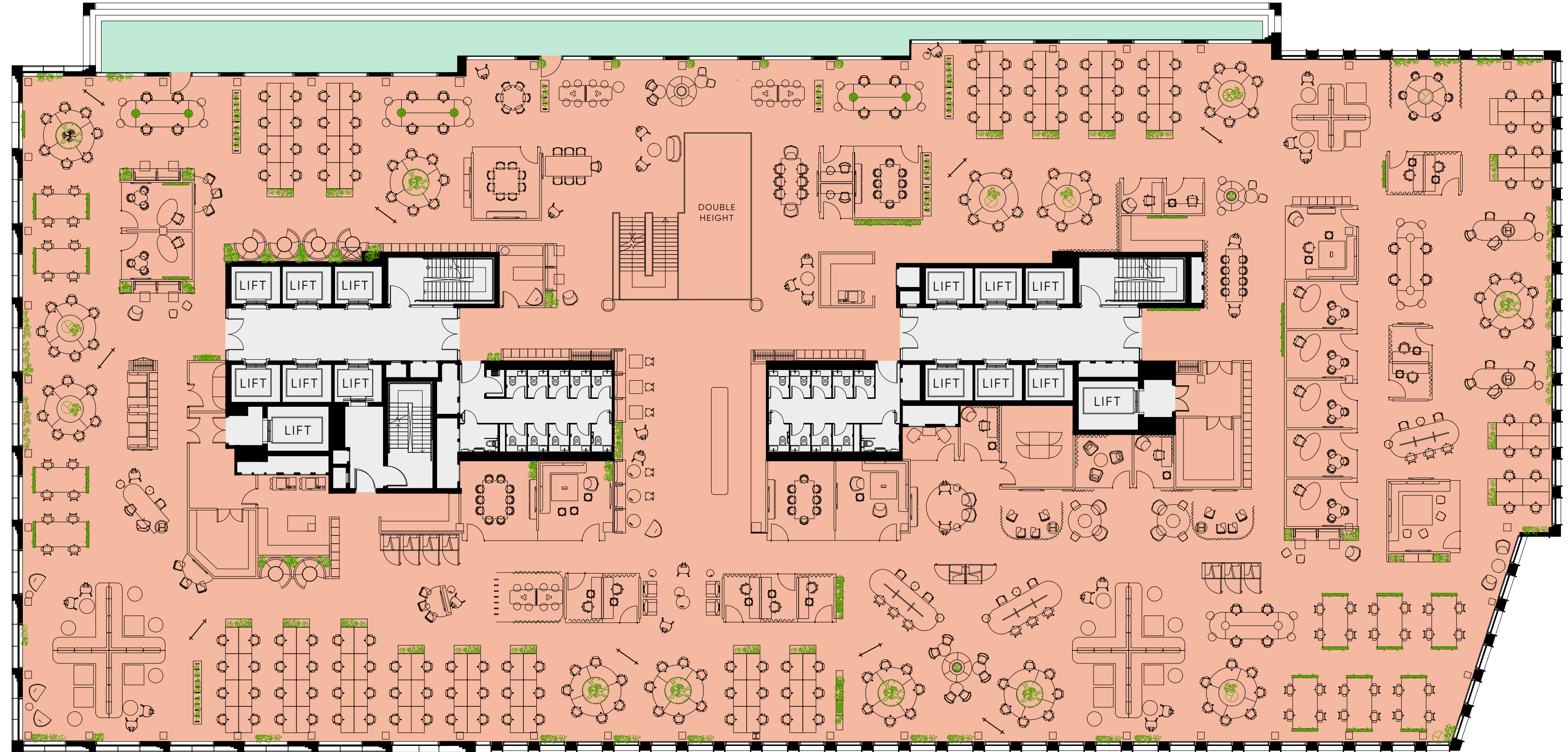


*NIA, plans are not to scale

TYPICAL WORKSPACE



VICTORIA STREET



HOWICK PLACE

ARTILLERY ROW

Workspace 35,785 sq ft*

Workspace	Room Area	Seat Quantity
Open plan desks / docking stations	6	271
Offices / quiet rooms	31	41
Internal meeting rooms	9	67
Open collaboration & drop in areas	15	233
Workspace support (tea, copy, store)	9	-
Total Seats		612
Health & Wellbeing Space		
Social areas	2	80
Wellbeing / First aid room	1	-

*NIA, plans are not to scale

YOUR HQ, YOUR WAY

Flexible floorplates allowing
for horizontal and vertical splits



A NEW VOLUME OF WORKSPACE

Taking the office to new heights



FIND ALTERNATIVE

105 VICTORIA STREET

3.5m*

4,879,767 FT³

A NEW VOLUME
OF WORKSPACE

4,000 to 38,000 sq ft floorplates

425,000 sq ft

*3.5m - Raised floor to slab underside

FIND ALTERNATIVE

105 VICTORIA STREET



Excellent daylight

Spacious column-free runs of workspace with floor-to-ceiling glazing allowing plentiful natural light.

Natural ventilation

Solar control and a high performing façade allows natural ventilation and sophisticated cooling systems controlled by tenants.

Green spaces

Communal expansive green terrace on level 11 and urban farm on level 15 with an additional five floors of private terraces.

No Cat A fit out

Saving the equivalent of 170 tonnes of waste per floor and allowing a green fit-out.

Smart technology

The building app will control the efficiencies and quality of interior spaces and allow individuals to control their specific environments for comfort.

FIND ALTERNATIVE

105 VICTORIA STREET

PUTTING HEALTHIER HABITS CENTRE STAGE

Promoting green commuting
with feature cycle ramp and
staircase direct from street level



TRIPLE THE AMENITIES

Triple height staircase
providing easy access
to over 77,000 sq ft
of amenities



Bike shop

2,100 sq ft bike shop for repairs and servicing.

Multipurpose space

3,800 sq ft hall for a wide range of activities with up to 300 person capacity and 3,200 sq ft changing & storage facilities.

End of journey facilities

17,600 sq ft providing 963 cycle spaces, 56 showers, 1,092 lockers with drying room & towel and laundry service.

Village Square

8,900 sq ft flexible retail, public realm and leisure and event space.

Pre-function space

5,600 sq ft for drinks receptions, events or simply pause and take in the 10m staircase around the full height tree.

V1

25,900 sq ft of co-working space including 5,400 sq ft of affordable workspace.

Fitness studio

6,000 sq ft dedicated gym for communal classes and personal workouts.



FROM COMPANY WIDE GET-TOGETHERS

3,800 sq ft multipurpose space for sharing
knowledge and strengthening culture



TO REIMAGINING THE GAME

An adaptable arena designed to energise health,
well-being, and local connection through sport





TO IMMERSIVE EVENTS

Bringing the community together



FARM TO FORK

Supplying occupiers, locals and Village Square outlets



LONDON'S HIGHEST COMMUNITY FARM

Views from 200 feet above street level,
spanning across the whole of London

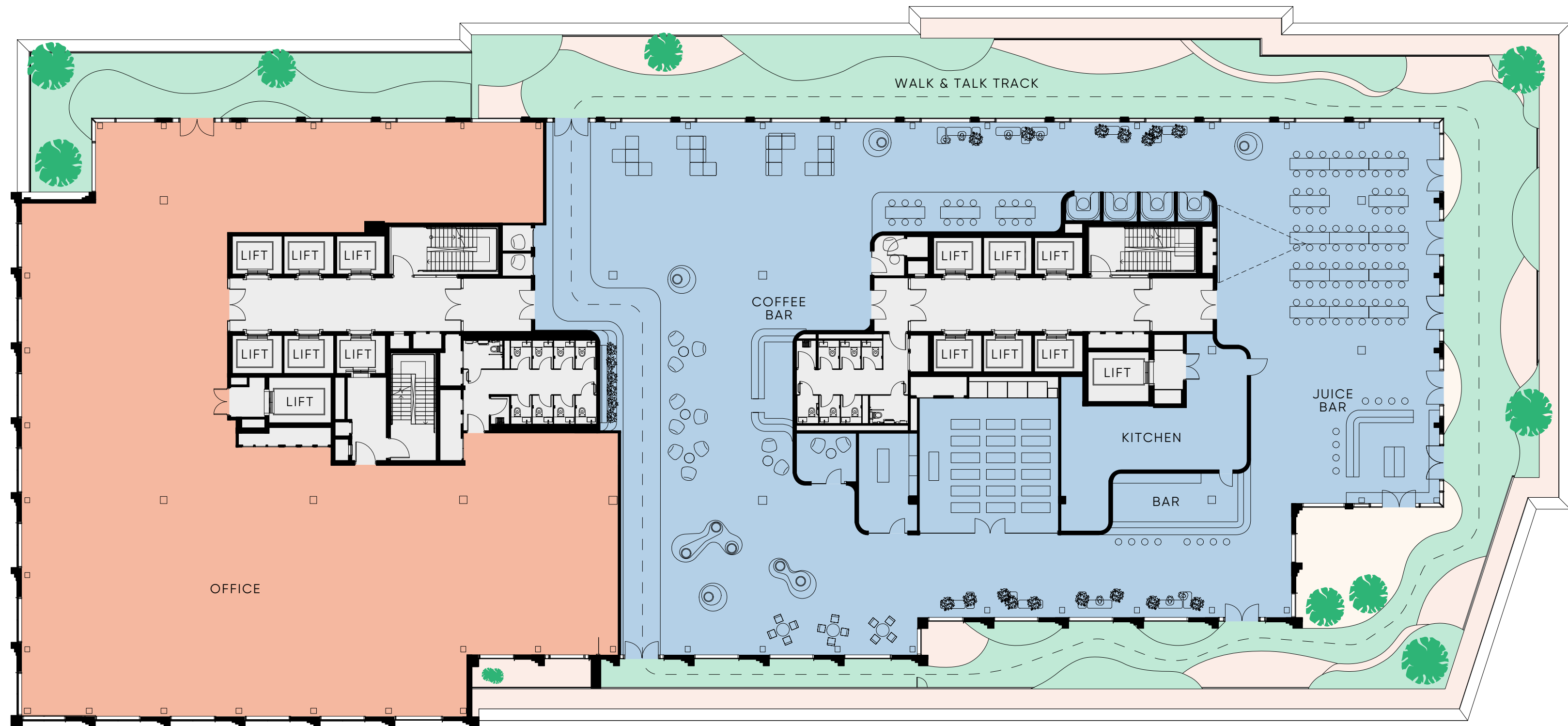
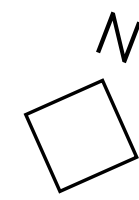
LEVEL 11

Workspace
9,698 sq ft*

Private terrace
757 sq ft*

Club space
14,448 sq ft*

Communal terrace
7,439 sq ft*



VICTORIA STREET

WALK & TALK TRACK

OFFICE

COFFEE BAR

KITCHEN

BAR

JUICE BAR

HOWICK PLACE

ARTILLERY ROW

*NIA, plans are not to scale

TAKE THE HIGH ROAD

Level 11 with club space, 200m walk
and talk track and 8,200 sq ft
communal terrace



An architectural rendering of a modern building's rooftop level. The building features a dark, reflective glass facade and a lush rooftop garden with various plants and flowers. People are seen walking on the deck and sitting at tables inside the building, which has large glass windows. The background shows a city skyline under a clear blue sky.

ABOVE IT ALL: THE LEVEL 11 EXPERIENCE

A private club-style setting for curated gatherings,
refined hospitality, and exceptional views

LIVING BETTER

Providing over 100,000 sq ft of amenity space*

23,000 sq ft green space including private and communal terraces and urban farm

Nearly 1,000 cycle spaces with a host of facilities for active commuters including 1,092 lockers and 56 showers



16,000 sq ft club space with 200m walk and talk track on level 11

6,000 sq ft gym next to exceptional changing facilities



3,800 sq ft multipurpose space with a 300 person capacity

Smart incentivised active working via building app



WiredScore
PLATINUM

*figure includes 12,800 sq ft of communal terracing at L11 and L15

**BENTALL GREEN OAK
WELPUT
ALLIANZ REAL ESTATE
PSP INVESTMENTS
KPF
HENNING LARSEN
AKT
SWECO
SKANSKA
WESTMINSTER CITY COUNCIL**

**PARTNER
WITH US**

**105
VICTORIA
STREET**



FIND ALTERNATIVE

**105
VICTORIA
STREET**

Arriving Q2 2026



EXPLORE THE SPACE



◀ Click on a floor
for details

Figures denote net internal area

V-1 Amenity

Multipurpose
space

3,768 sq ft

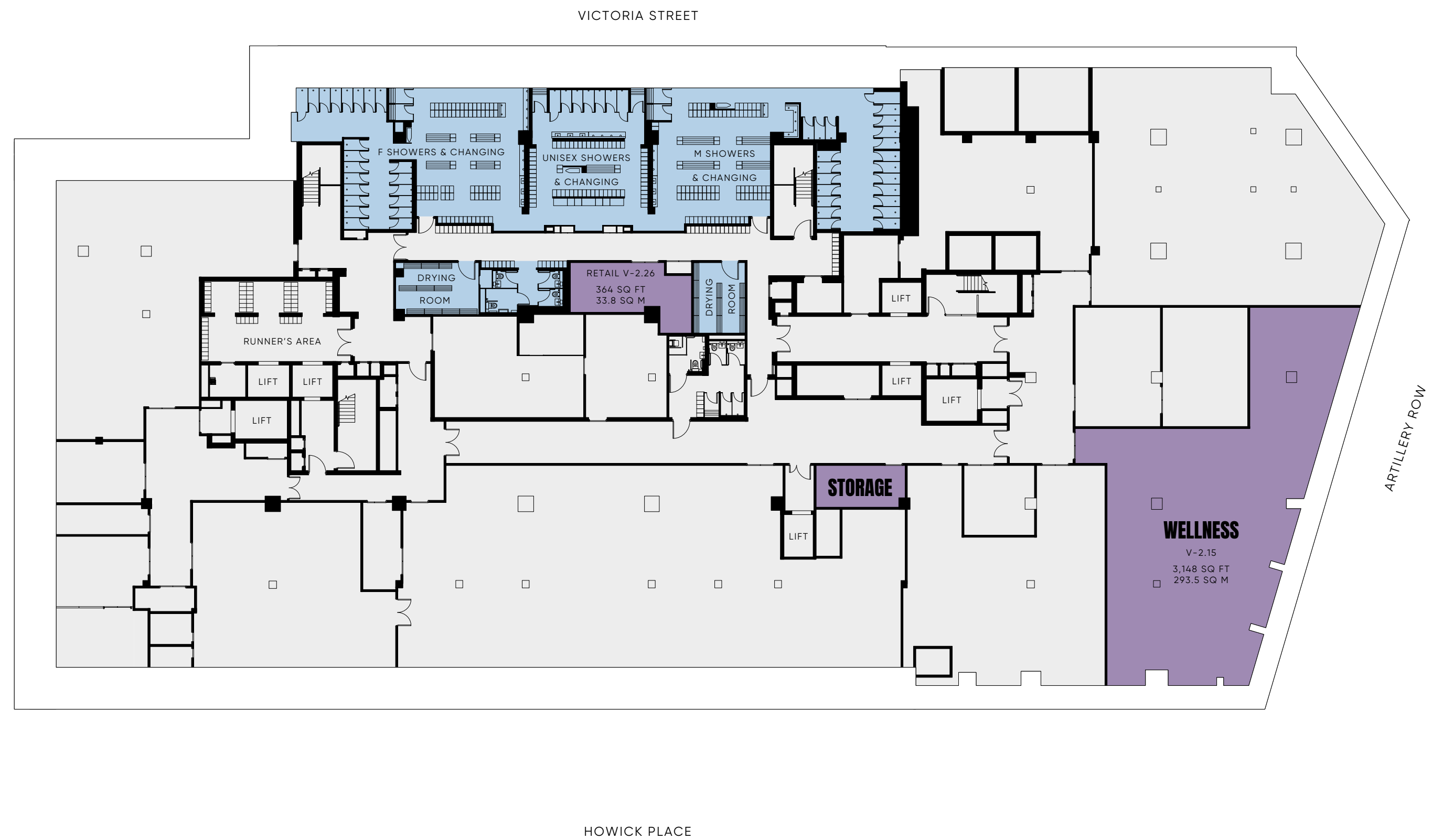
23,900 sq ft

V-2 Amenity

11,037 sq ft

LEVEL V-2

- Amenity
11,037 sq ft*
- Smart lockers
1,092
- 56 showers
- Drying rooms
- Towel and laundry service



*NIA, plans are not to scale

LEVEL V-1

Multi-purpose space
3,768 sq ft*

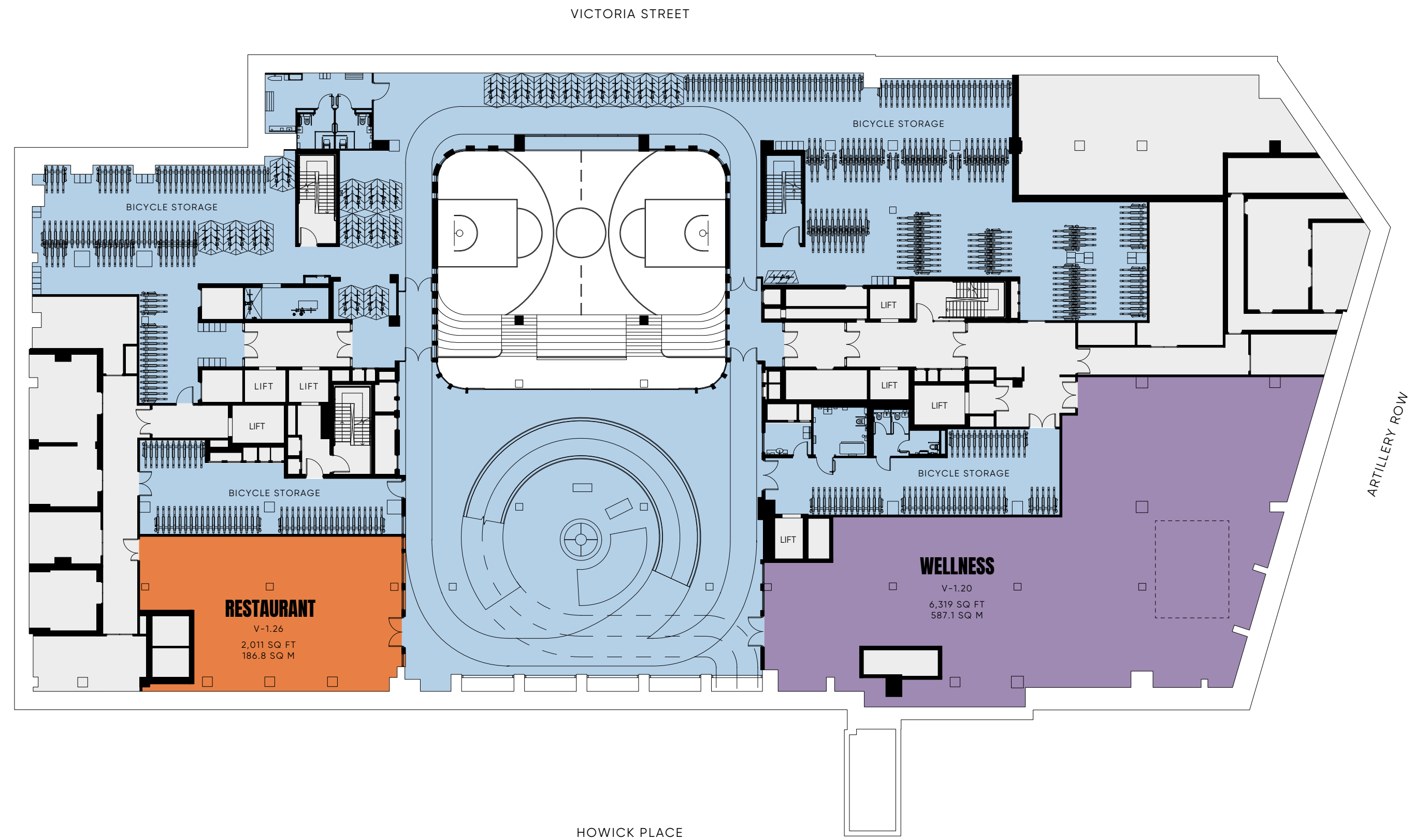
Active travel storage
10,311 sq ft*

- 839 long stay cycle spaces
- 124 short stay cycle spaces

Gym
5,970 sq ft*

Cycle workshop
2,071 sq ft*

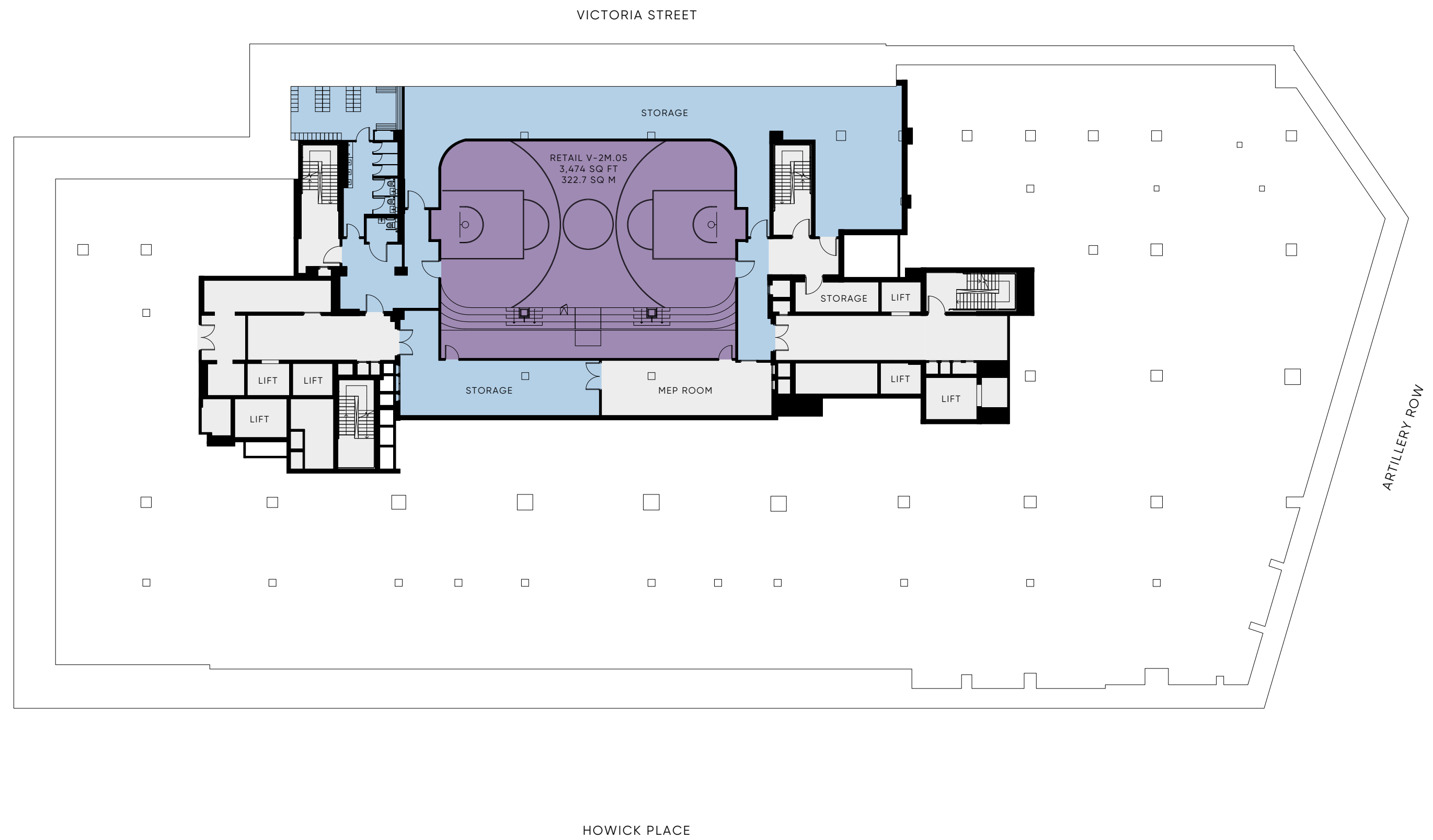
Pre-function area
5,593 sq ft*



*NIA, plans are not to scale

LEVEL V-1 MEZZANINE

Multipurpose space
guest changing
and storage
3,198 sq ft*



*NIA, plans are not to scale

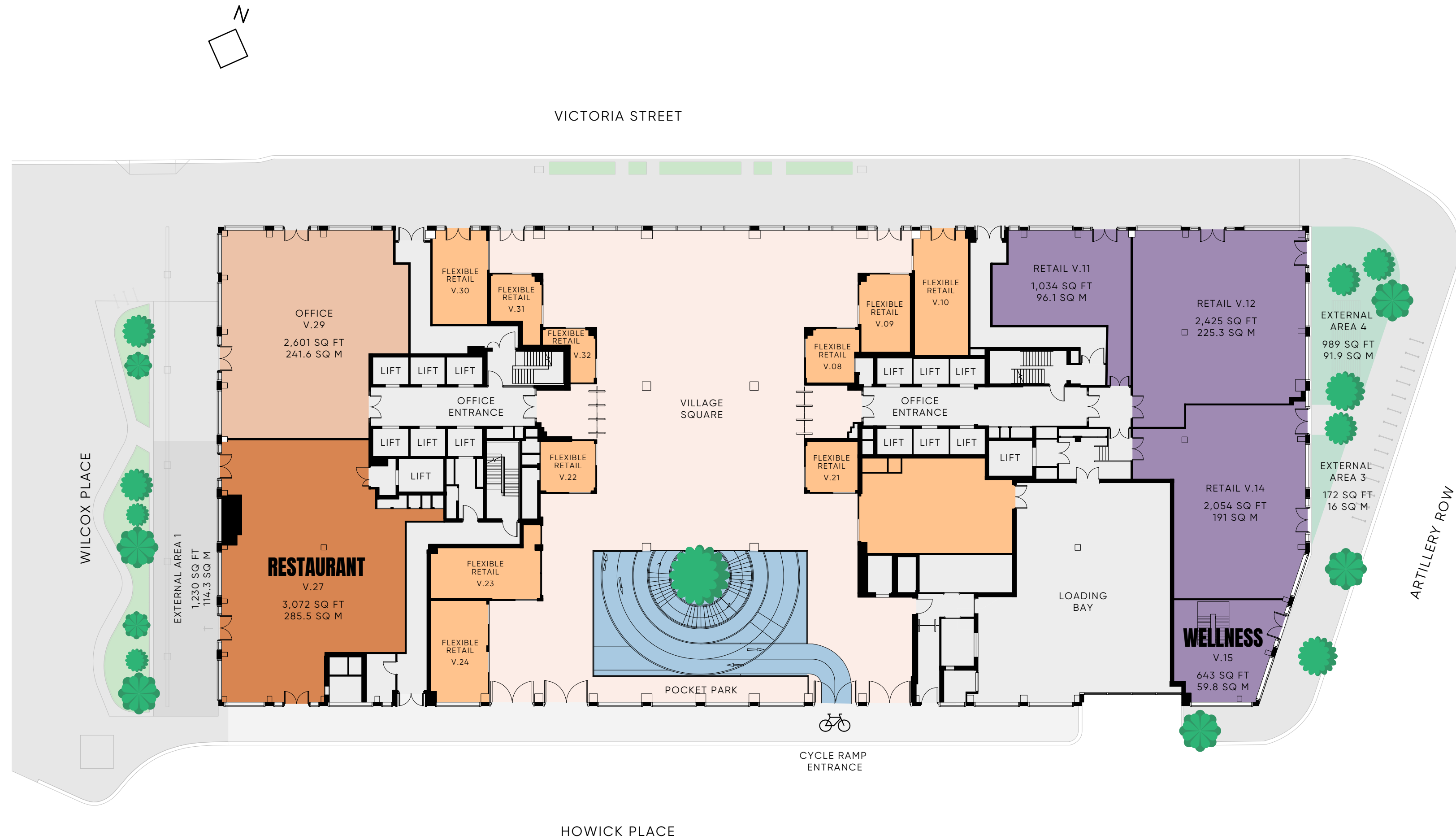
LEVEL V

Village Square
8,805 sq ft*

Flexible retail
3,940 sq ft*

Flagship retail
11,942 sq ft*

Cycle ramp entrance

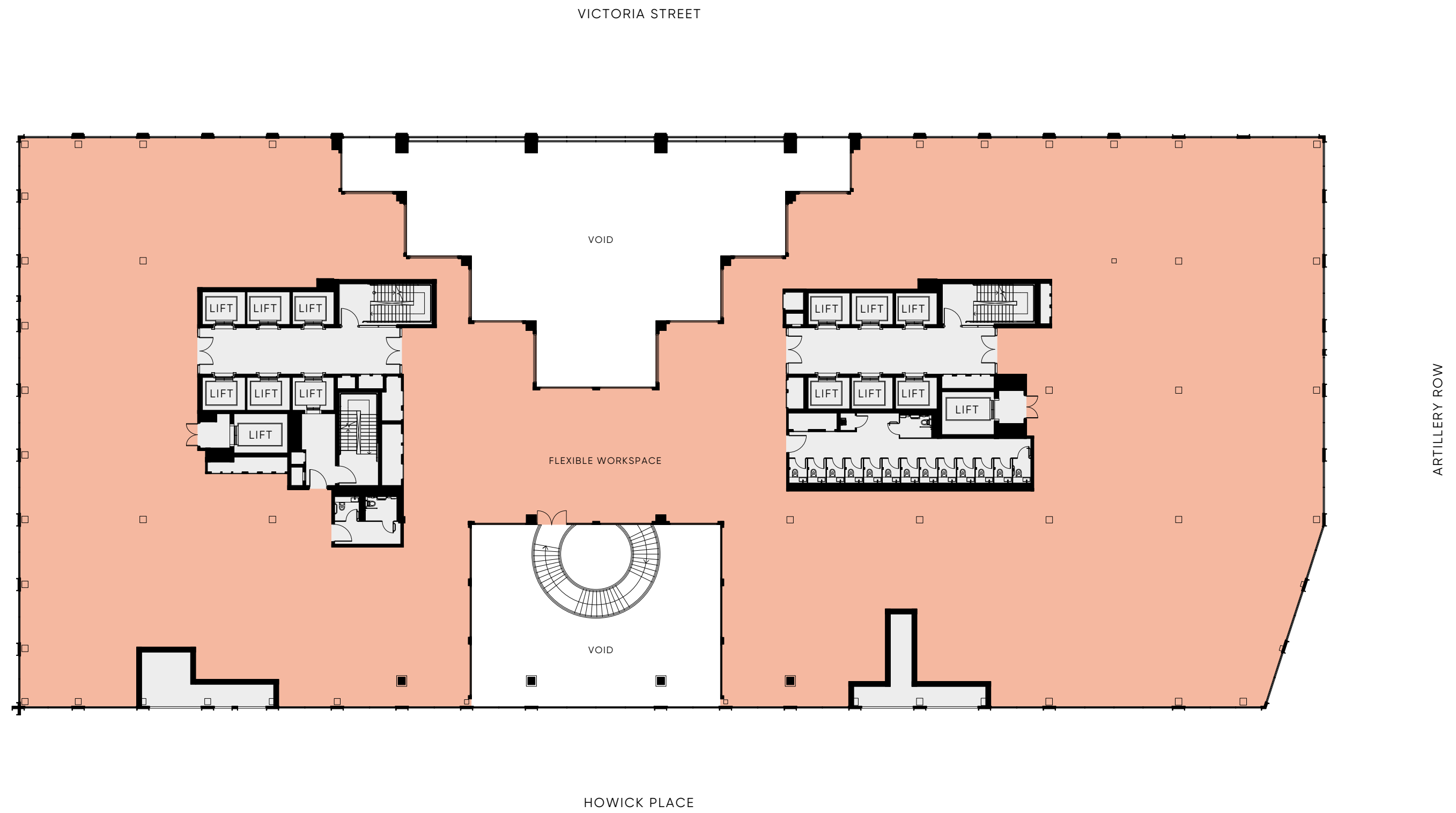
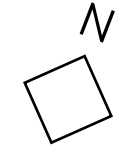


*NIA, plans are not to scale

LEVEL 1

Co-working
20,640 sq ft*

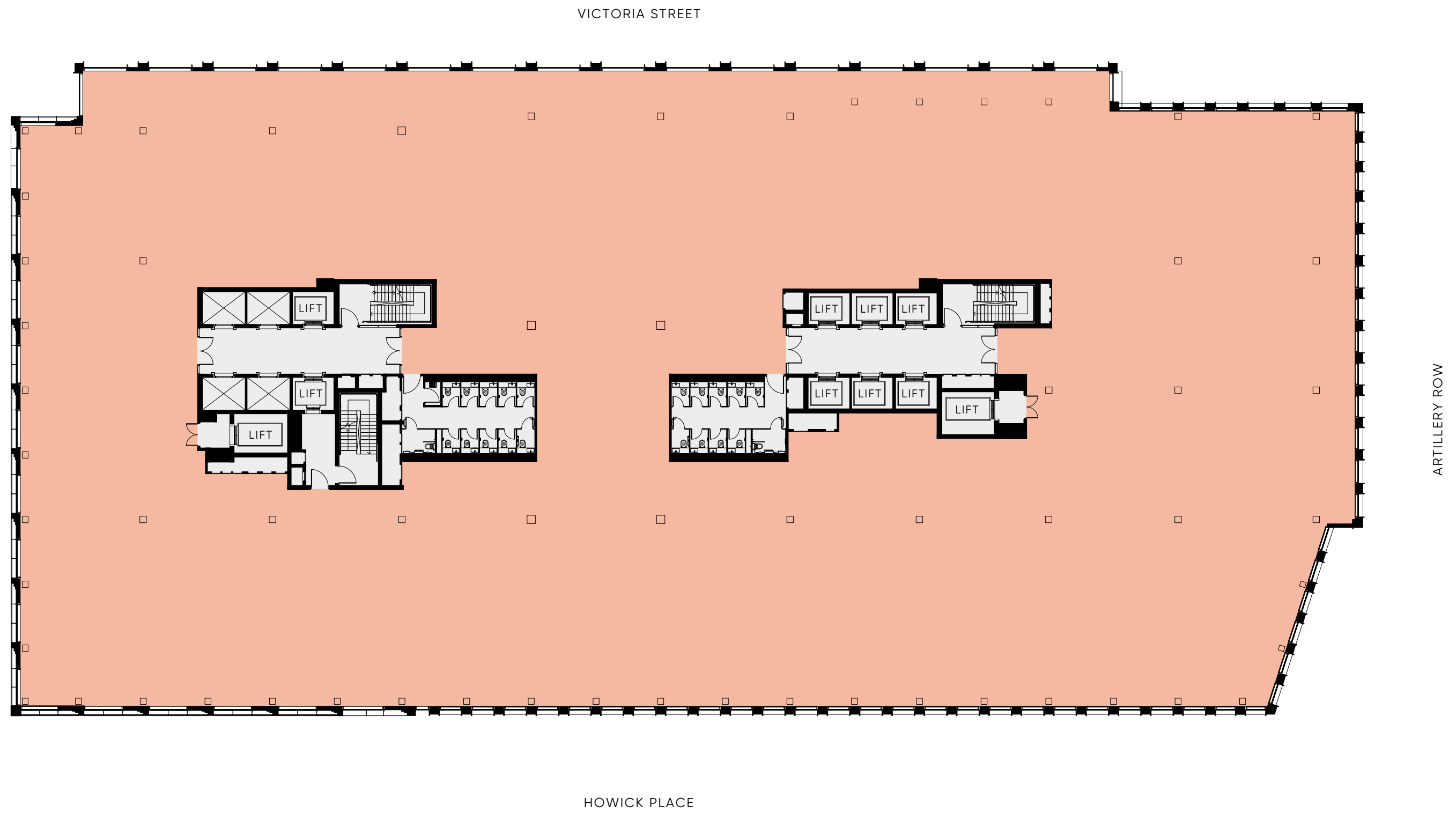
Affordable workspace
5,382 sq ft*



*NIA, plans are not to scale

LEVEL 2

Workspace
38,097 sq ft*

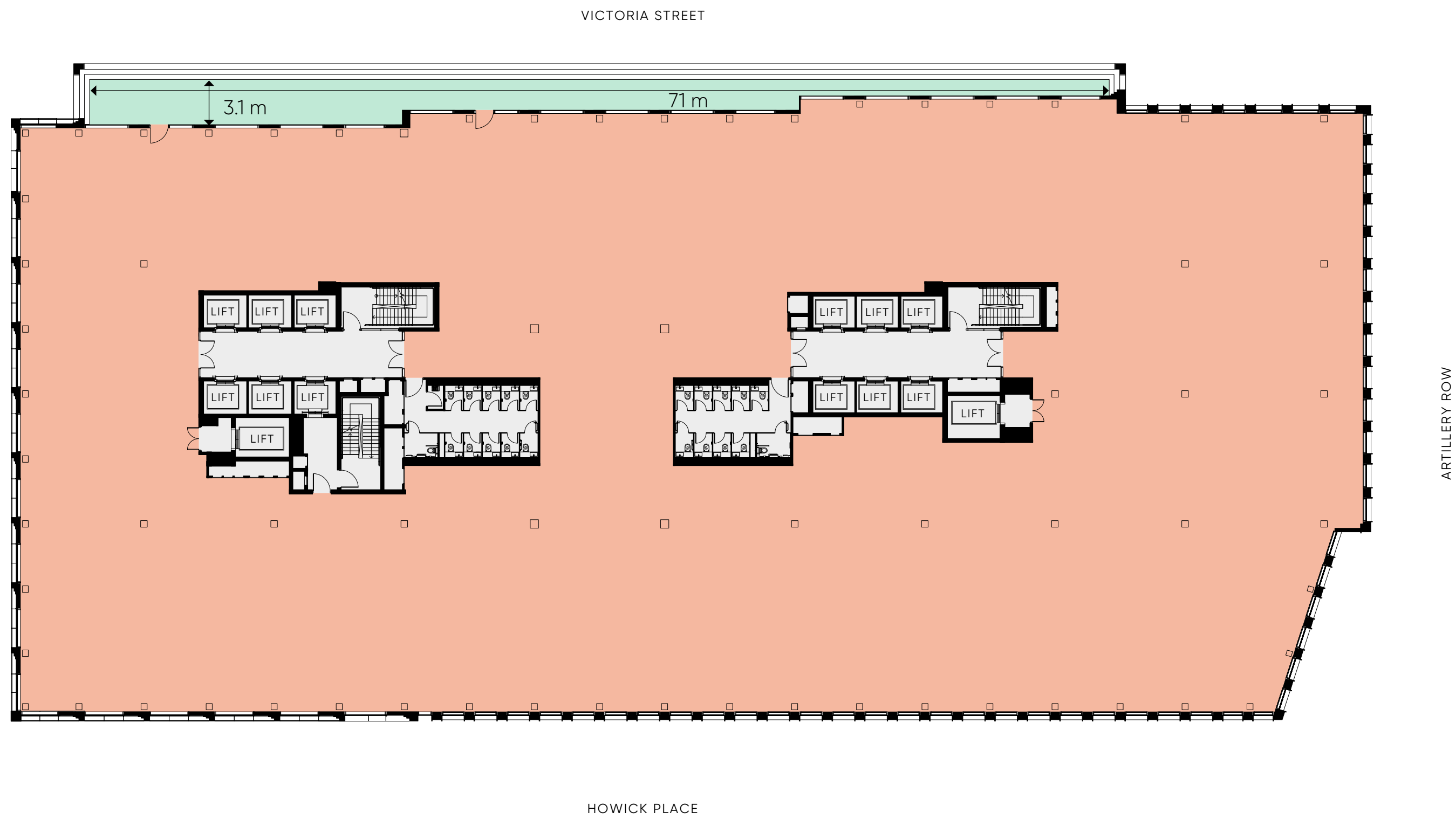


*NIA, plans are not to scale

LEVEL 3

Workspace
35,785 sq ft*

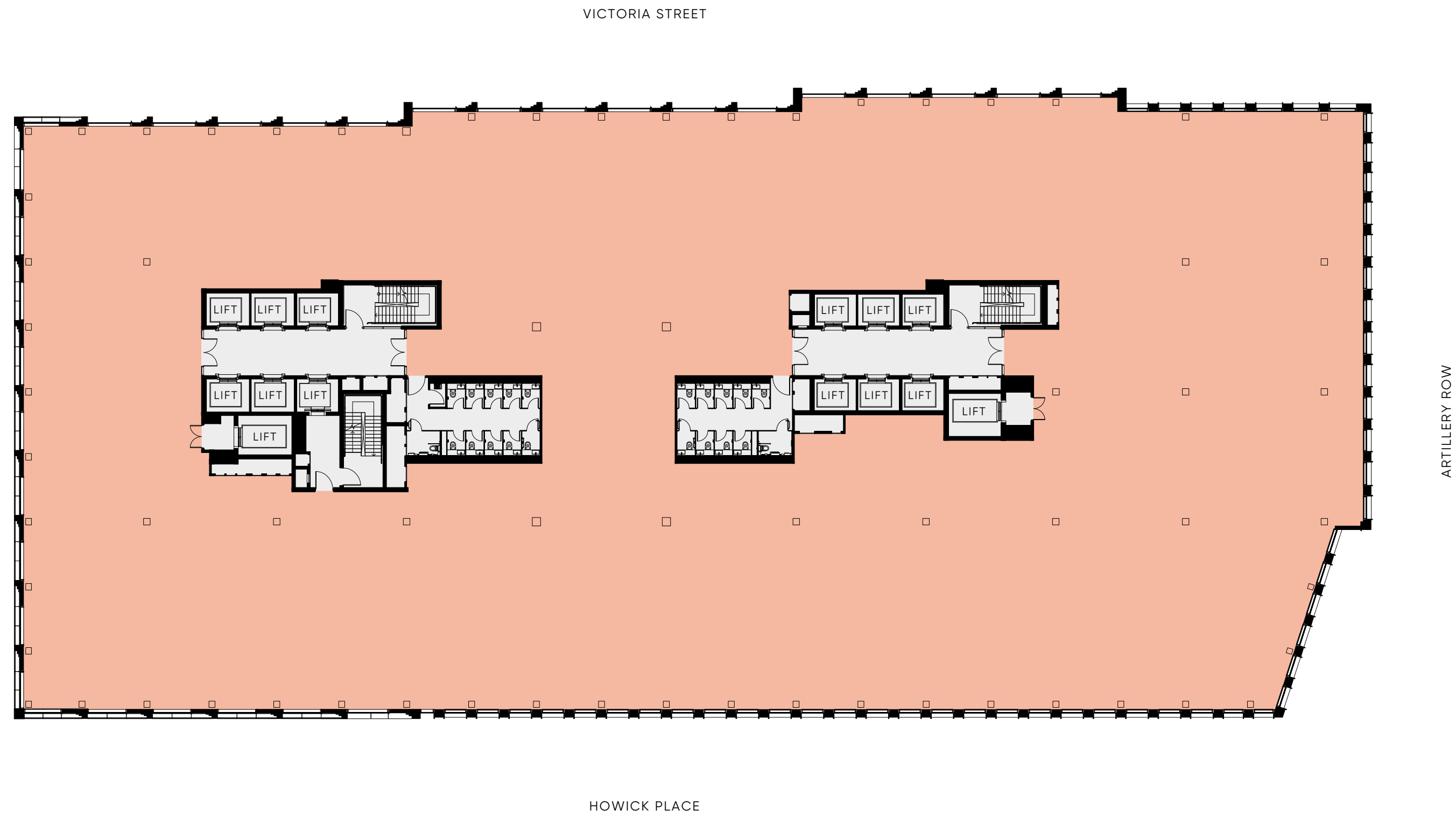
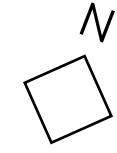
Terrace
515 sq ft*



*NIA, plans are not to scale

LEVEL 4

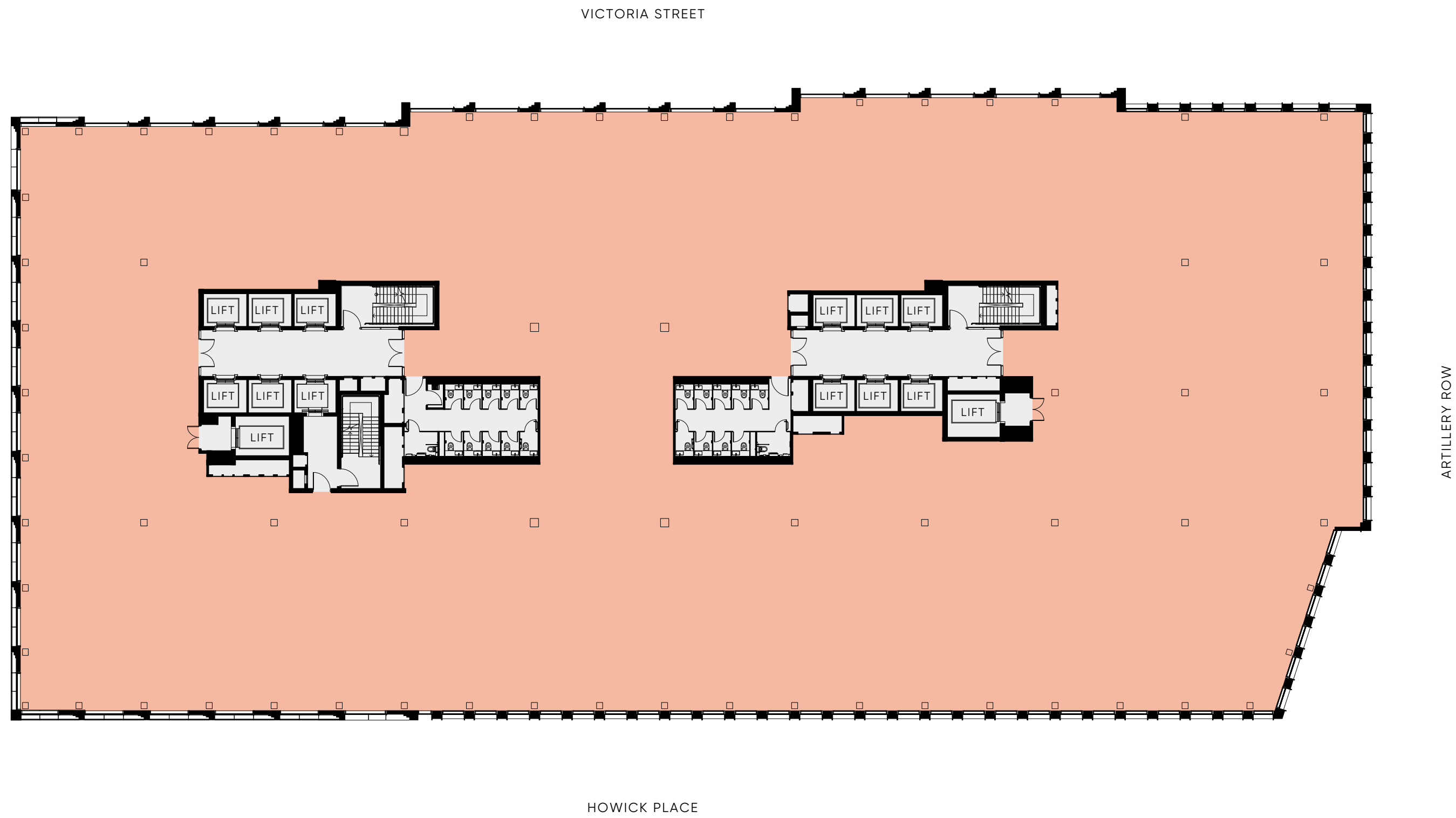
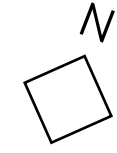
Workspace
35,895 sq ft*



*NIA, plans are not to scale

LEVEL 5

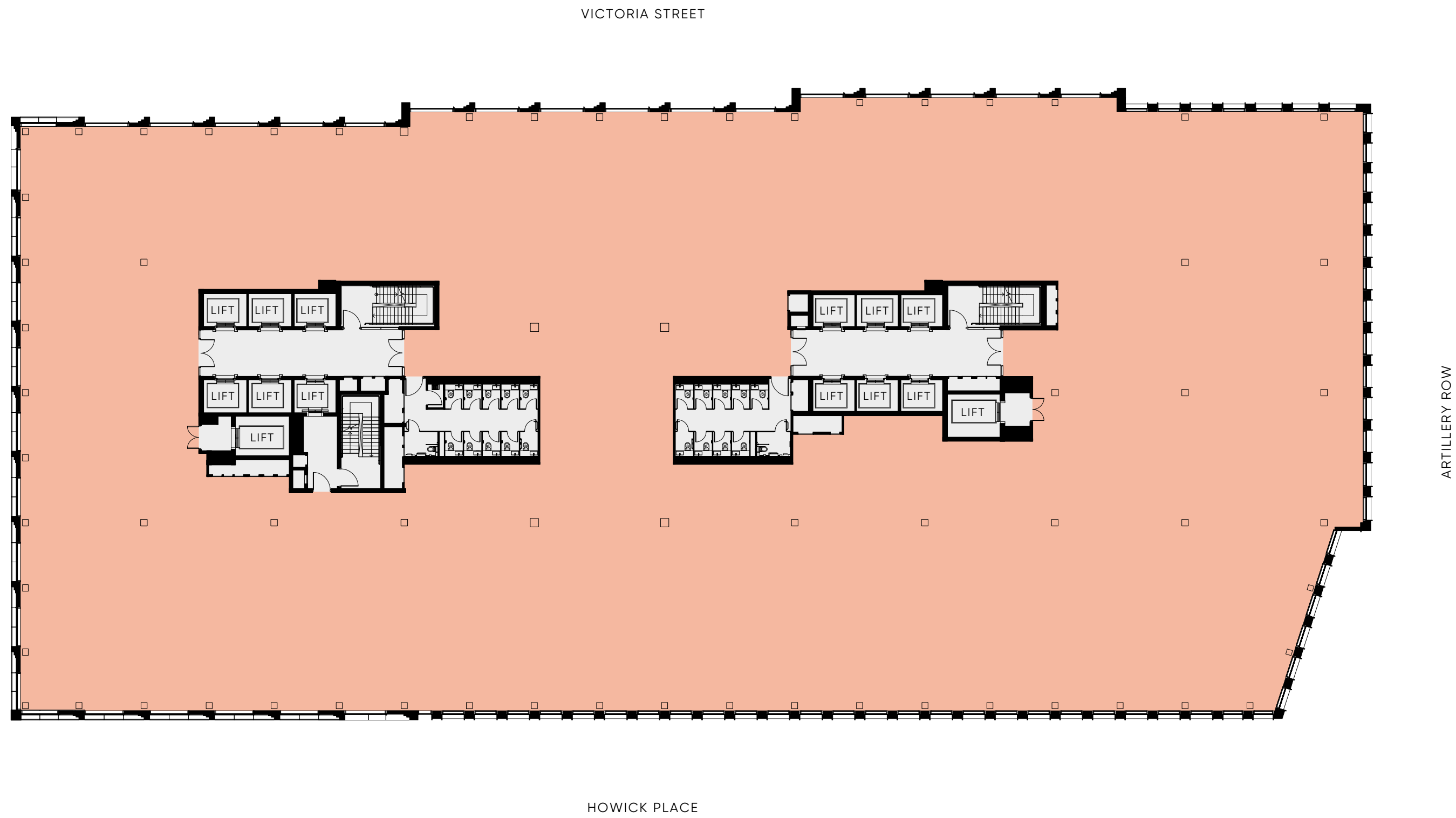
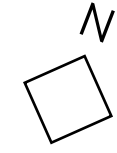
Workspace
35,895 sq ft*



*NIA, plans are not to scale

LEVEL 6

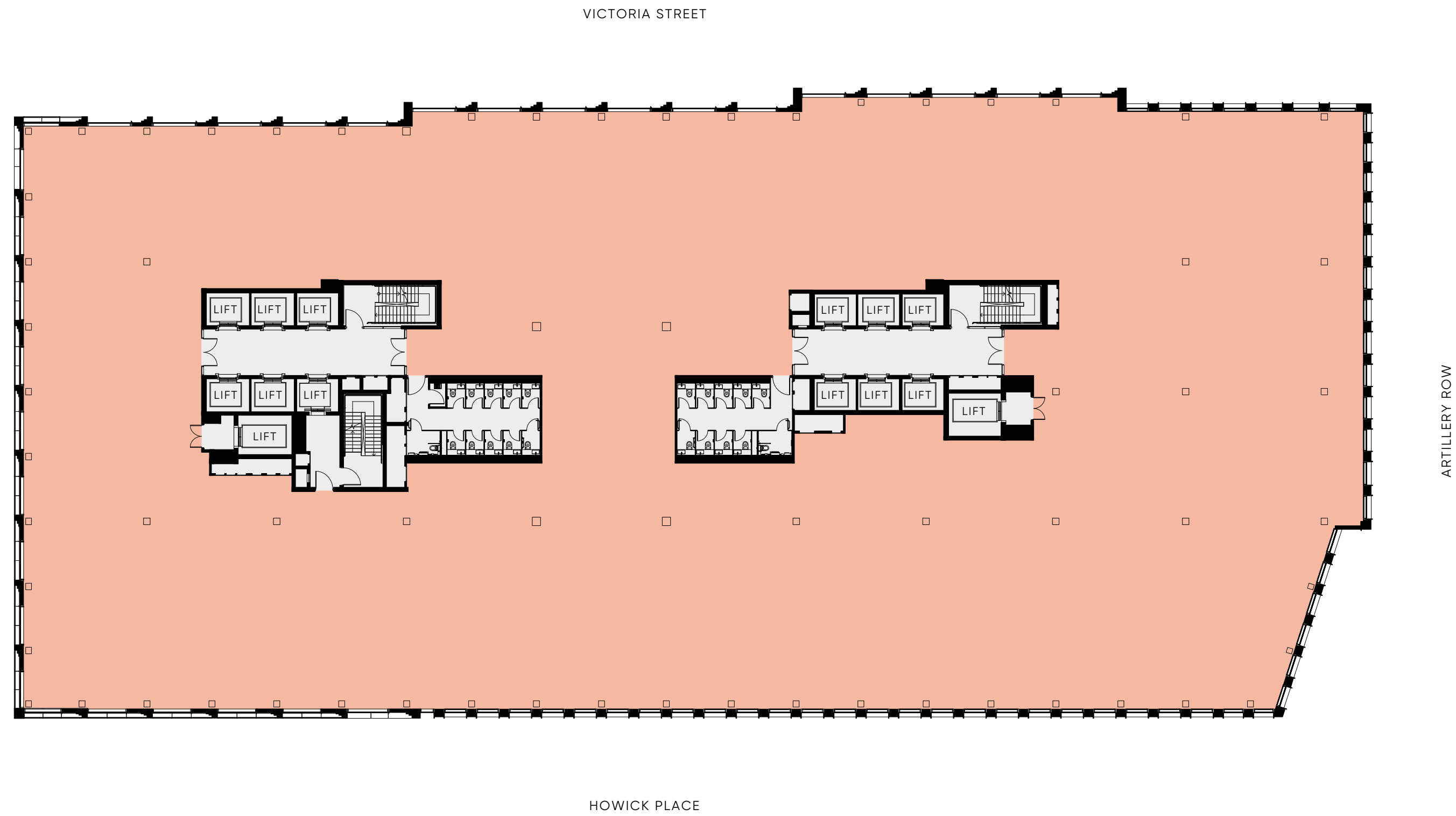
Workspace
35,898 sq ft*



*NIA, plans are not to scale

LEVEL 7

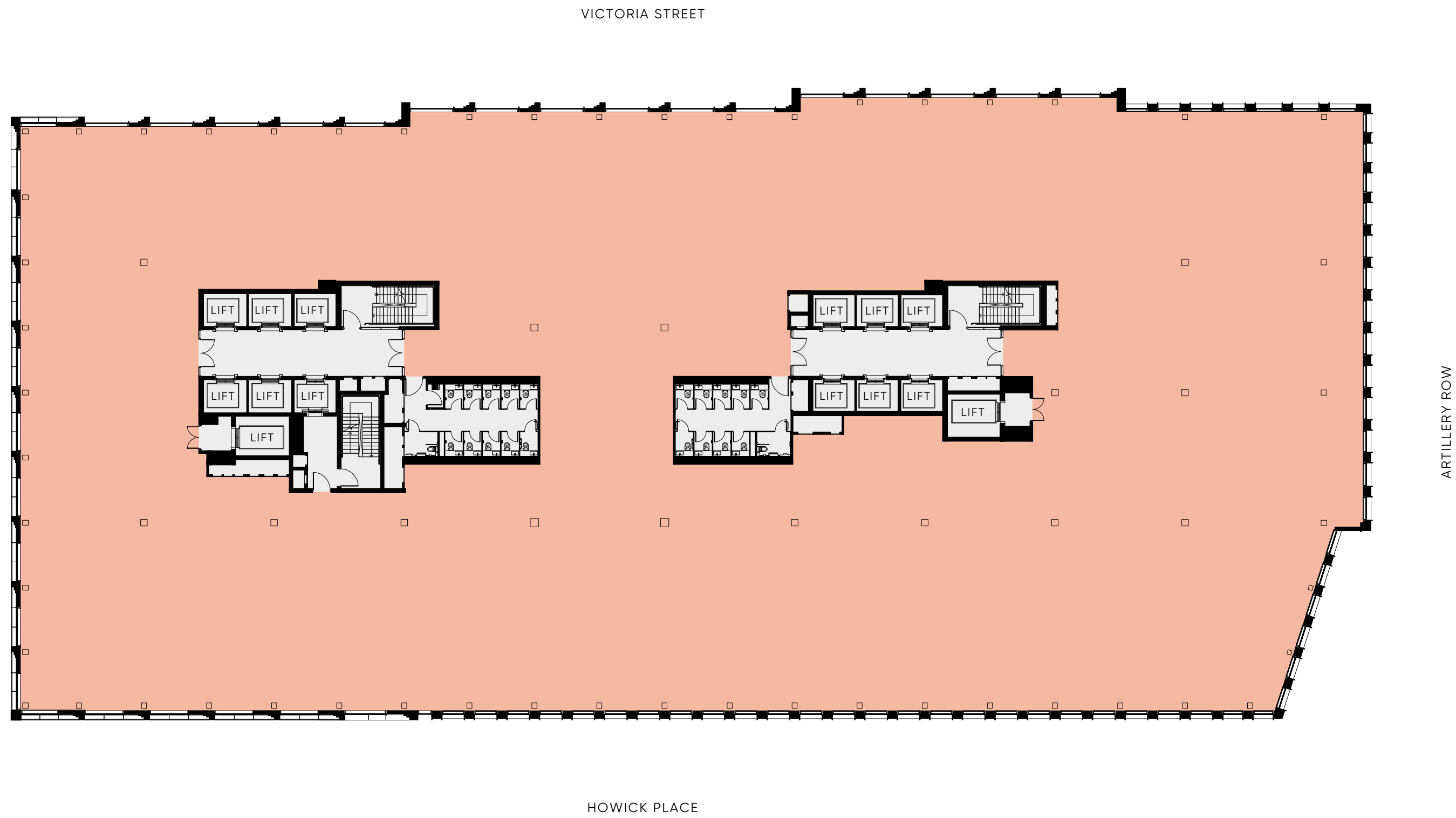
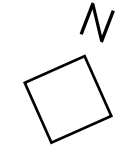
Workspace
35,898 sq ft*



*NIA, plans are not to scale

LEVEL 8

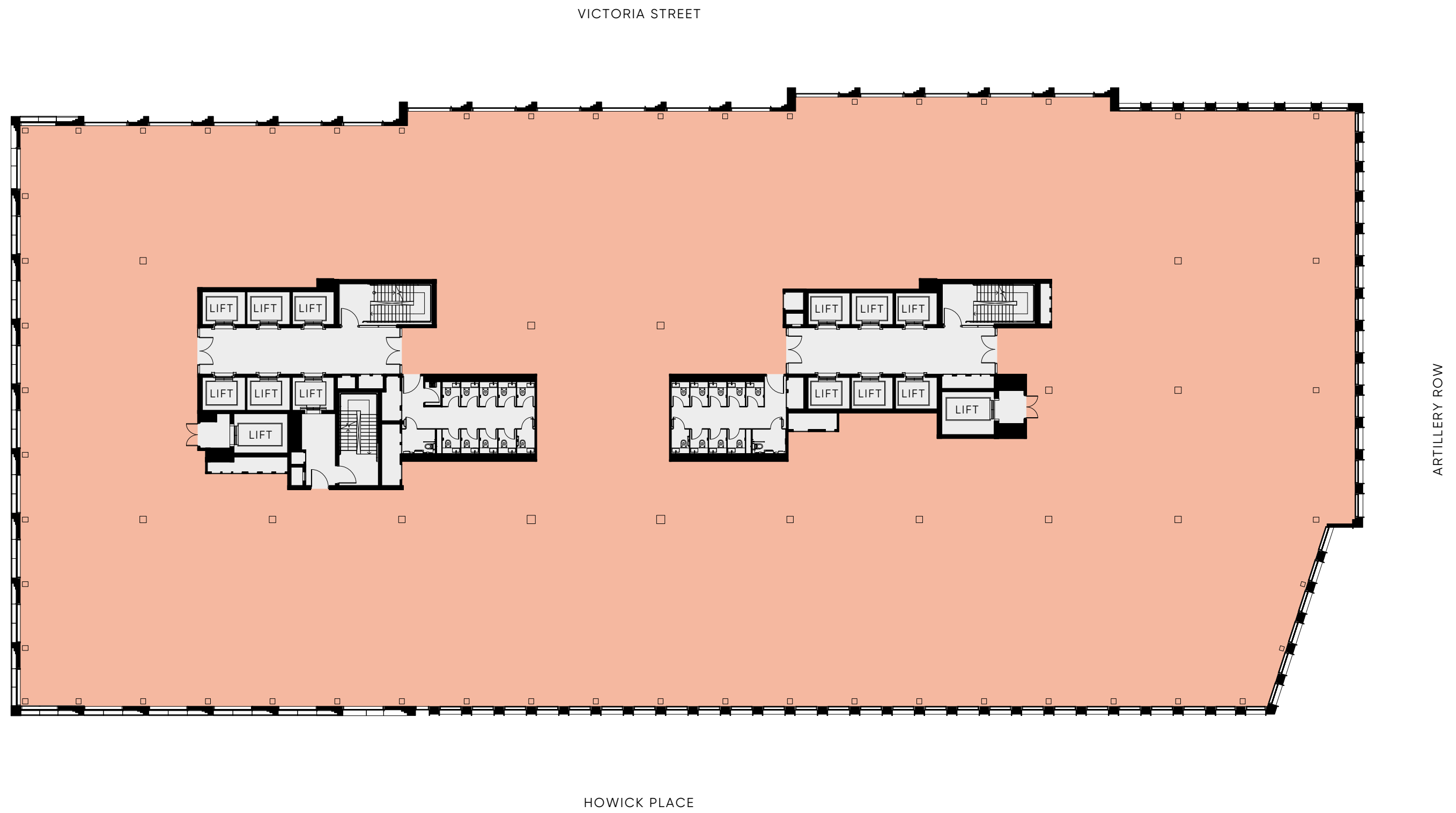
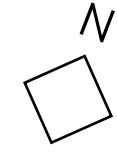
Workspace
35,957 sq ft*



*NIA, plans are not to scale

LEVEL 9

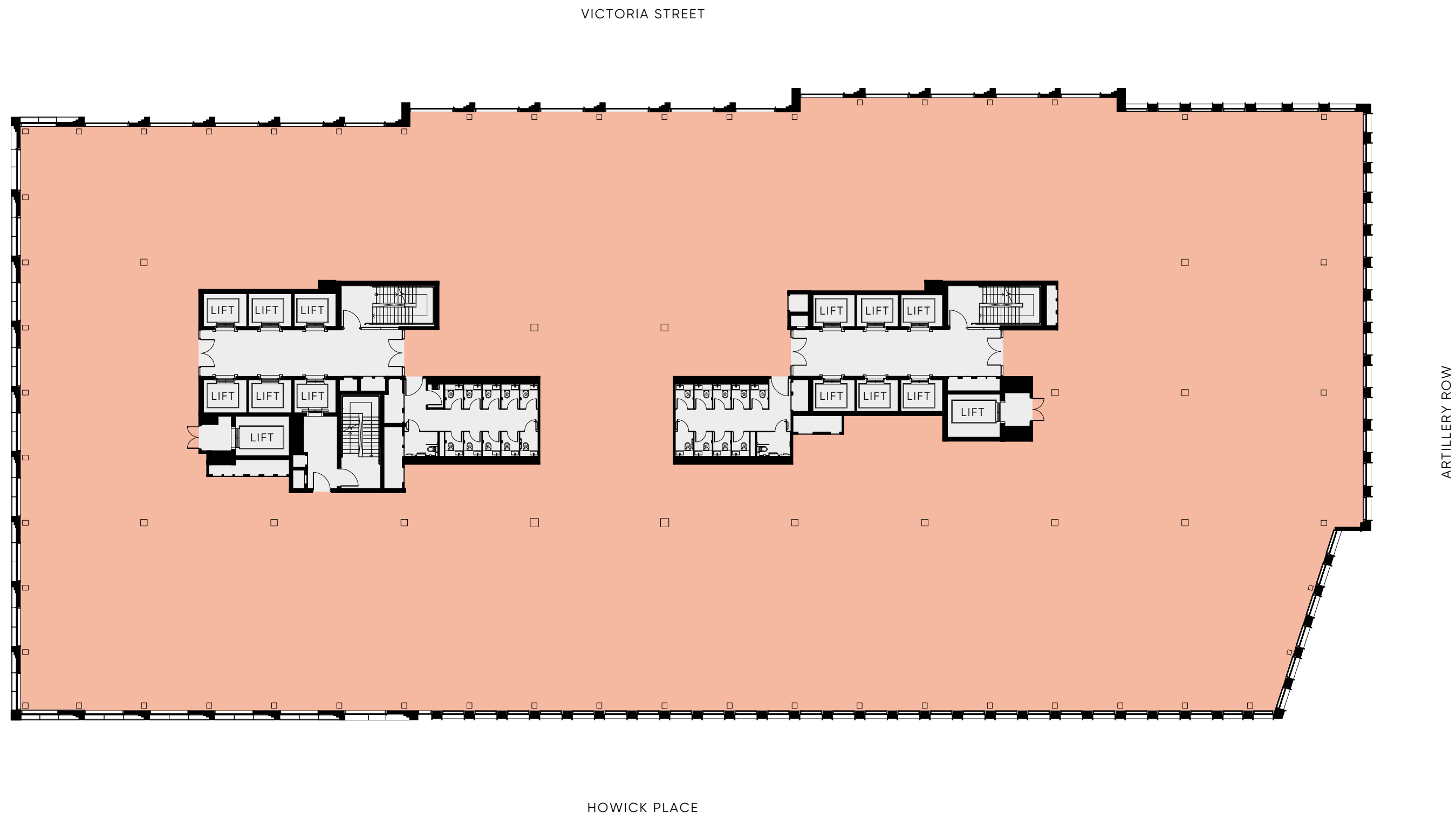
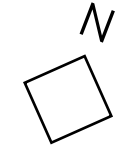
Workspace
35,957 sq ft*



*NIA, plans are not to scale

LEVEL 10

Workspace
35,960 sq ft*



*NIA, plans are not to scale

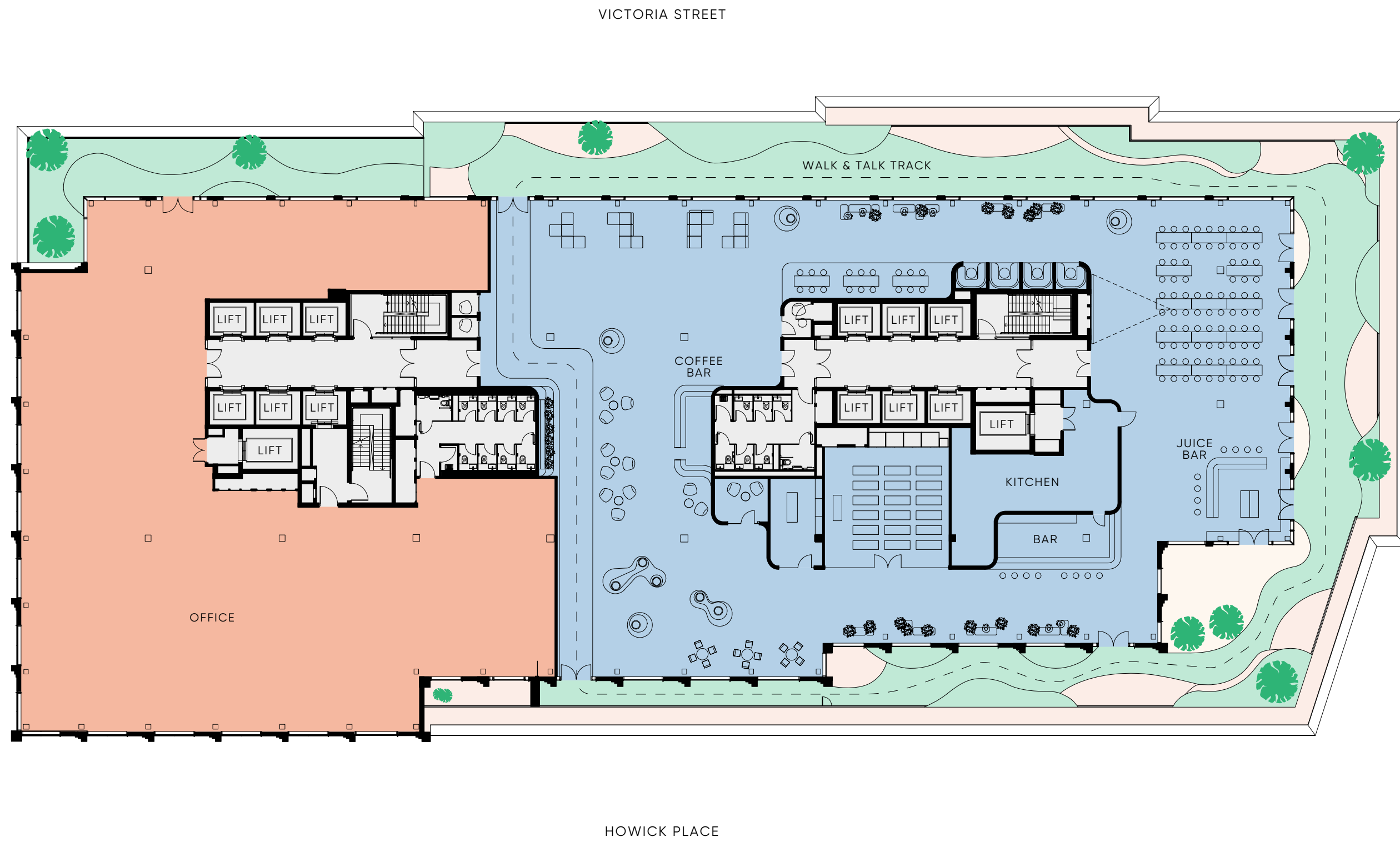
LEVEL 11

Workspace
9,698 sq ft*

Private terrace
757 sq ft*

Club space
14,448 sq ft*

Communal terrace
7,439 sq ft*

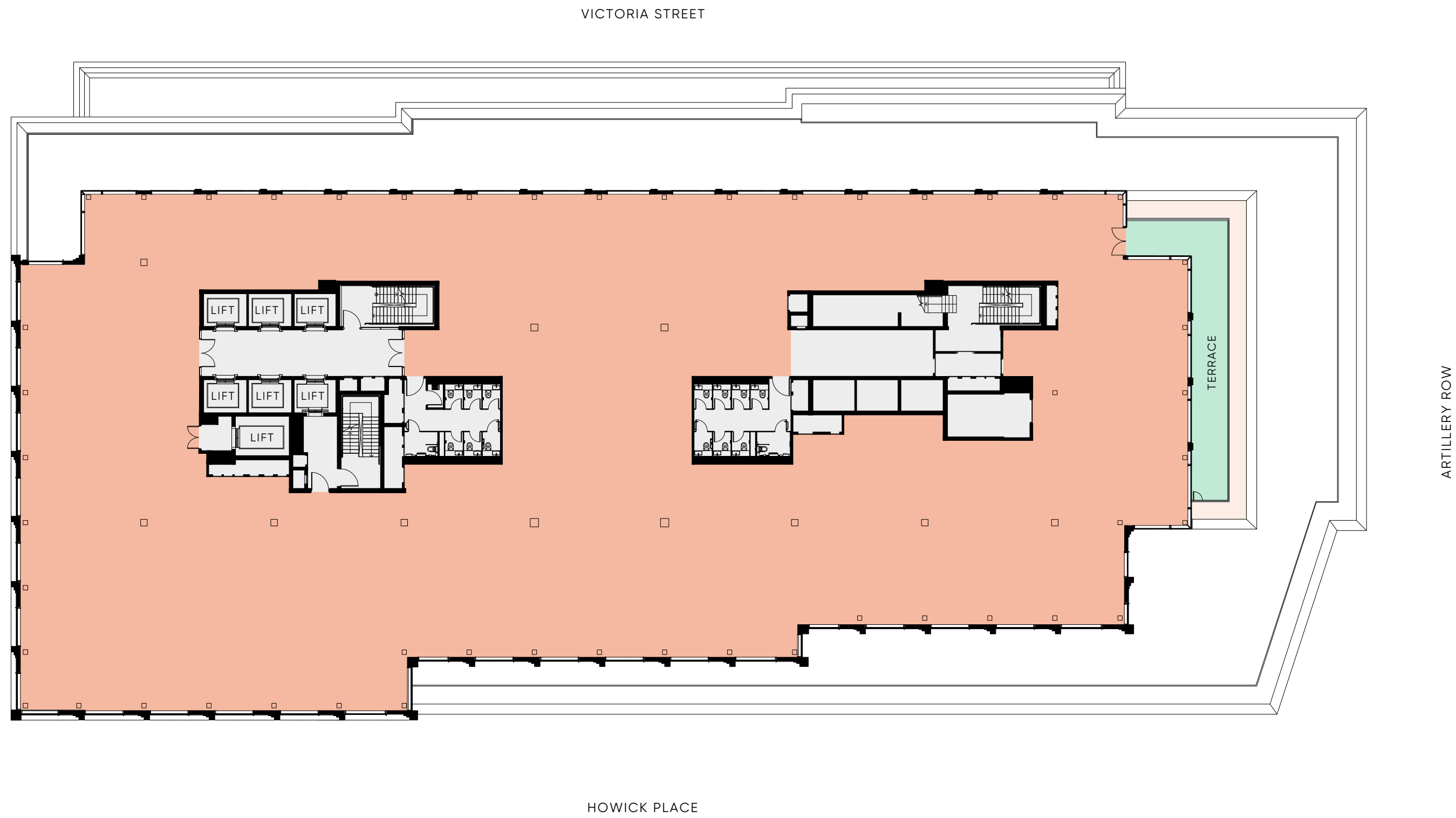


*NIA, plans are not to scale

LEVEL 12

Workspace
23,388 sq ft*

Terrace
652 sq ft*

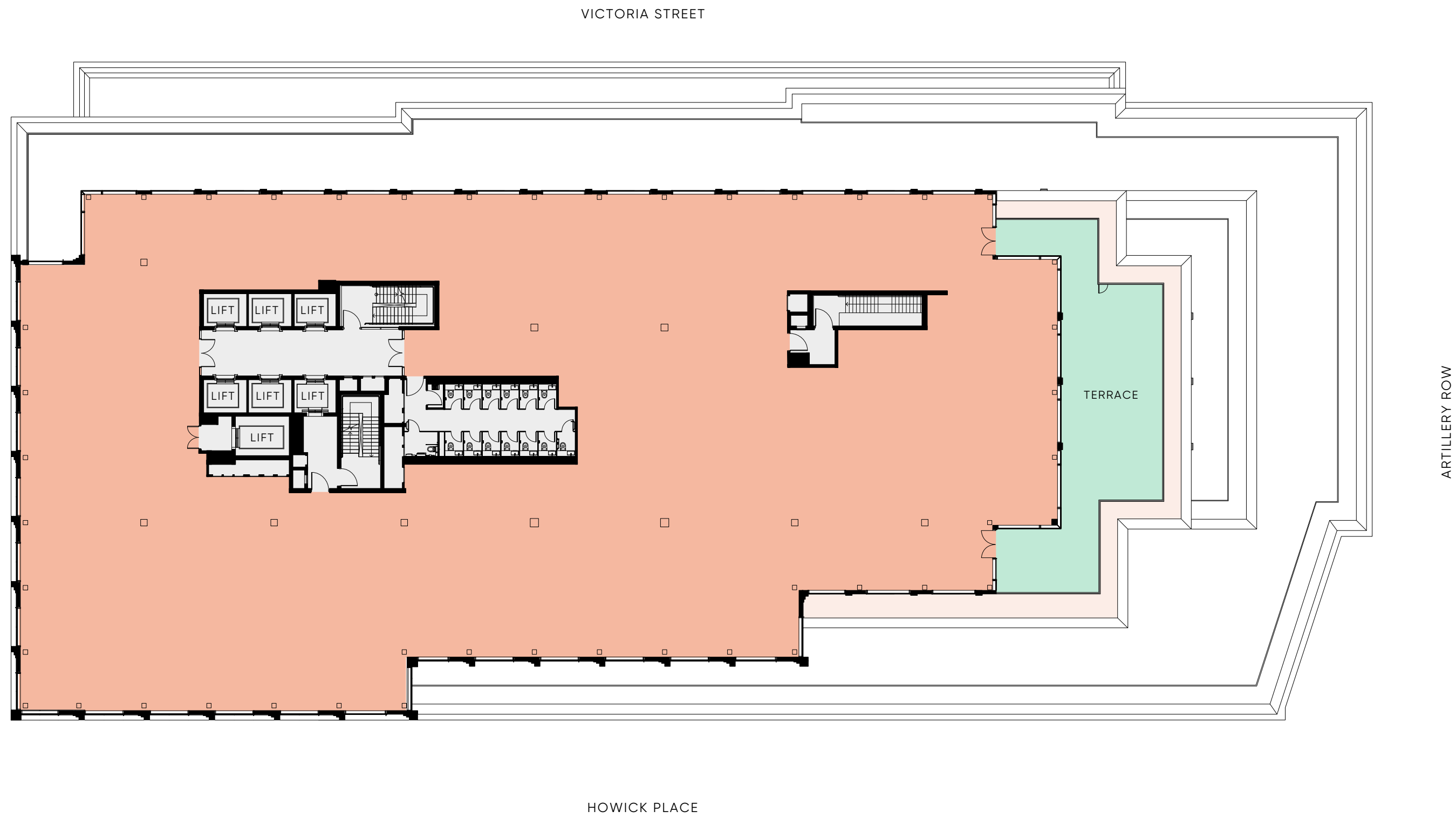


*NIA, plans are not to scale

LEVEL 13

Workspace
21,358 sq ft*

Terrace
1,770 sq ft*

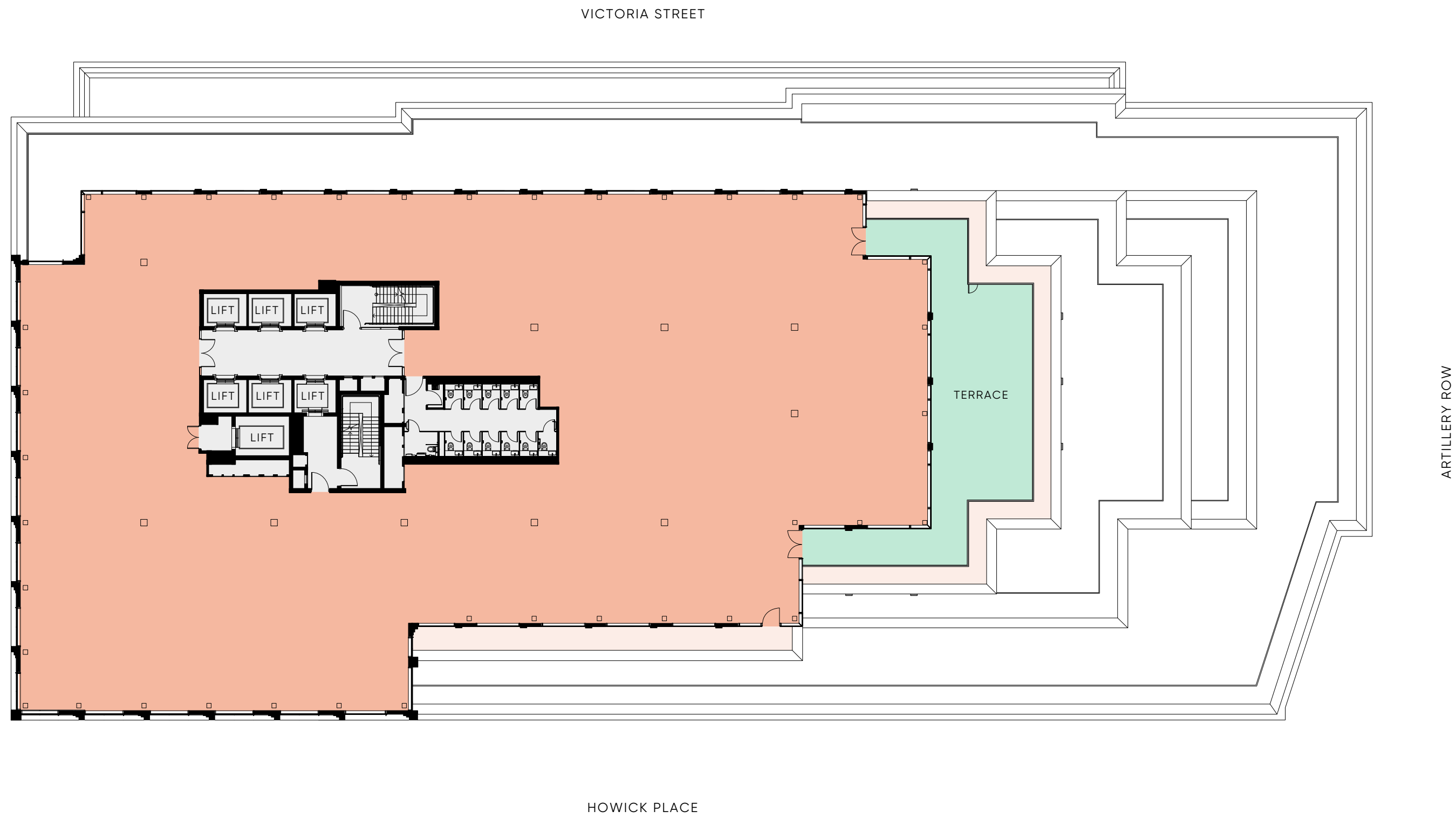


*NIA, plans are not to scale

LEVEL 14

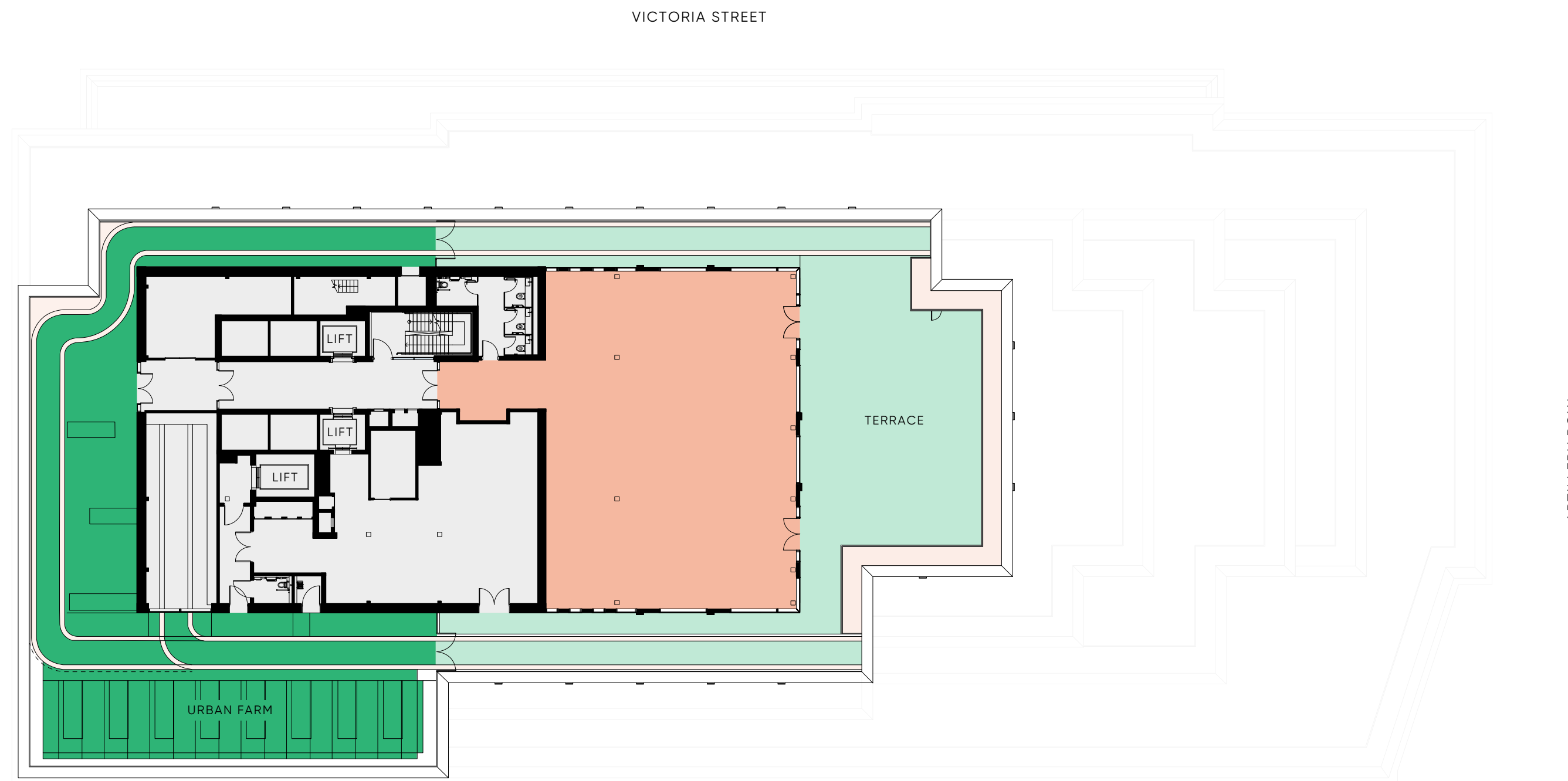
Workspace
18,148 sq ft*

Terrace
1,743 sq ft*

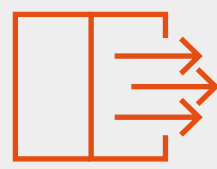


*NIA, plans are not to scale

LEVEL 15



RETAIL SUMMARY SPECIFICATION



Fresh air ventilation



2x goods lifts



Efficient LED lighting



Gas free



External retail units provided to shell and core



Village Square units provided to shell and floor with customisable LED signage



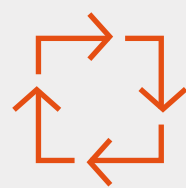
Metered utility connections for water and power with capped chilled water and low temp hot water supply to external retail units



Flexible A1, A2, A3, A4, D1 and D2 uses – more information for specific units is available upon request



Grey water treatment and reuse



Enhanced recycling infrastructure



EPC A rating Net Zero embodied and operational carbon



7.65m clear ceiling height in central area of Village Square



3.12m clear ceiling height on retail Level V-1**



3.99m clear ceiling heights for external retail and Village Square units*



Retail storage of 3,272 sq ft available at LV-2



All electric systems and electric vehicle charging from renewable energy sources



Options for ventilation and heat rejection equipment installation to external retail units, and some Village Square units



South West Wilcox place unit provided with dedicated extract to roof for F&B (A3) operations



Trading hours between 07.00 to 00.30



Three dedicated loading bays for servicing between the hours of 08.00 and 20.00



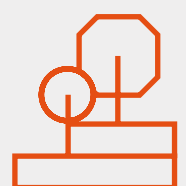
Power fed through Landlord's electrical distribution provided to Village Square units



A BNO LV distribution system providing up to 1 MVA connection provided to external retail units



Village Square floor loading – 5.0 kN/m2
Retail floor loading – 4.0kN/m2



Urban farm at Level 15 for potential utilisation by F&B occupier



Level 11 club space with roof terrace, coffee bar, yoga studio, bar and walk & talk track

TARGETING:



*3.43m clear height in external retail units where a bulkhead is required for services

**2.96m clear height in Level V-1 where a bulkhead is required for services