



**105
VICTORIA
STREET**

A LANDMARK DESTINATION IN LONDON'S WEST END

10,100 sq ft of dedicated wellness space, with potential to introduce a mezzanine level to increase the total floor area. Additional capacity of over 30,000 sq ft available for activation, suitable for classes, event and wider programming.

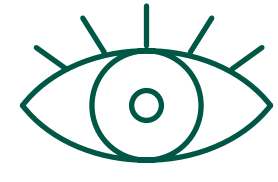
Restaurant opportunity – 5,080 sq ft – with the addition of 1,230 sq ft for outdoor seating and potential to incorporate fresh produce from the on-site urban farm.

Coming July 2026

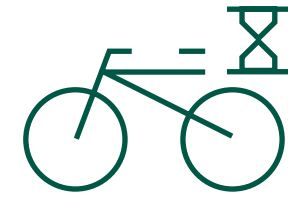
REINSTATING THE HEART OF VICTORIA

105 Victoria Street is a next-generation development of 470,000 sq ft, setting new standards for design, sustainability, and user experience. Every detail, from architecture to amenities, is crafted to support modern retail and community life. This best-in-class building redefines what a commercial destination can be: smart, inclusive, and built for the future.

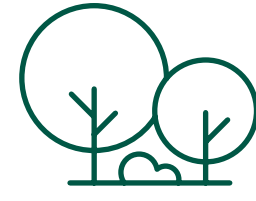




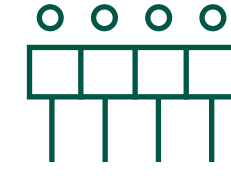
A destination comprising 14 units with high visibility



Designed for lifestyle, wellbeing & community



Thoughtfully landscaped with seating and greenery



High footfall from surrounding offices and transport links



Suitable to a variety of usages including F&B, wellness, boutique fitness, curated lifestyle, experiential retail



INTRODUCING THE VILLAGE SQUARE

At the heart of 105 Victoria Street will be a new Village Square – a vibrant, open-air retail hub designed to support wellbeing and community connection.

BAKERY BAR

101 VICTORIA STREET

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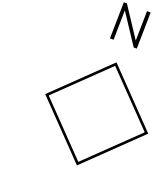
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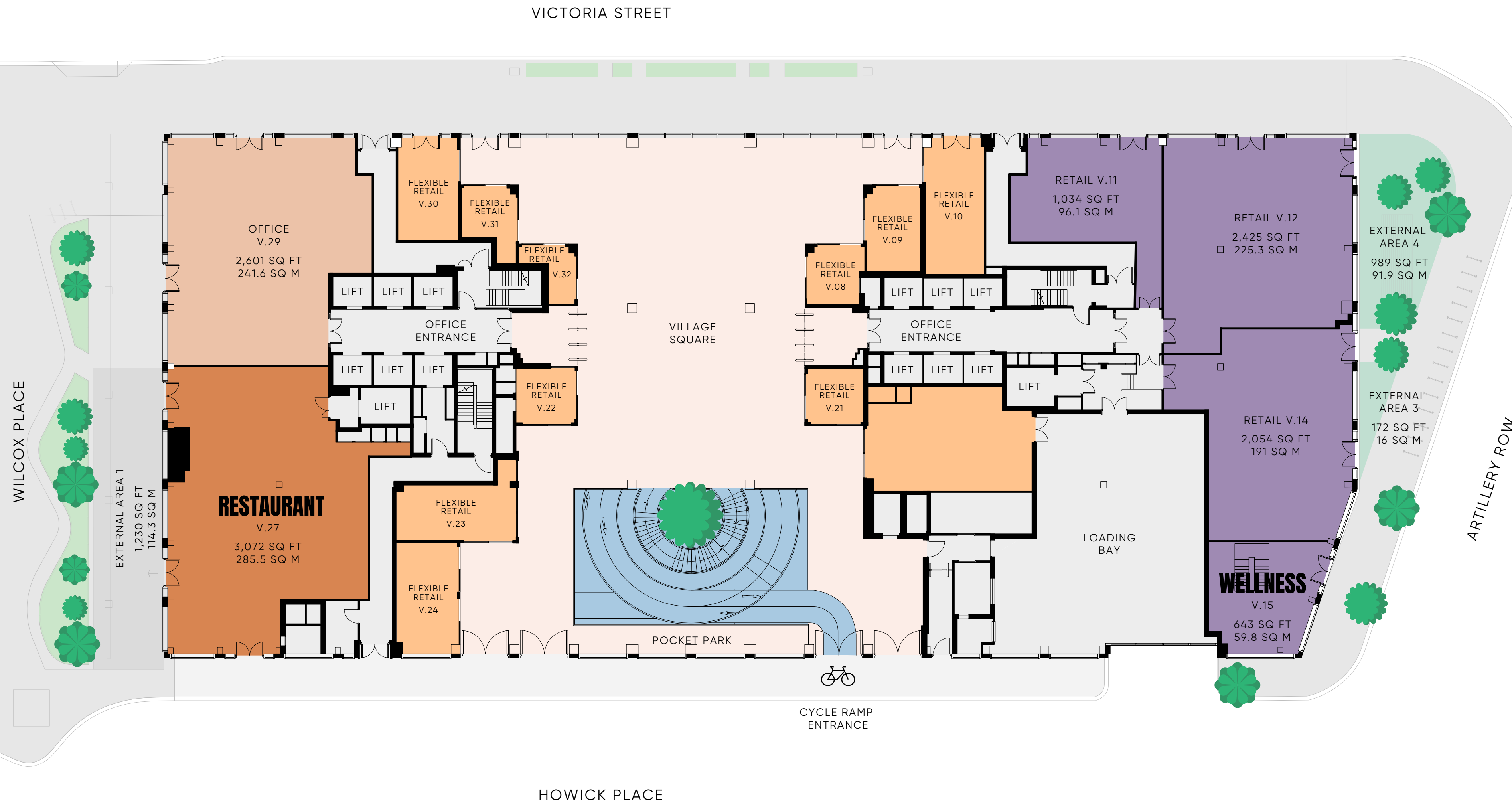
Featuring 10 ground floor retail units of varying sizes, this is a destination for considered, independent brands – ideal for operators who align with values of wellness, sustainability, and lifestyle.

From ethical boutiques and healthy eateries to eco-friendly florists and natural wines, this is a chance to be part of a forward-thinking community space in one of London's busiest districts.

UNIT OVERVIEW



GROUND FLOOR



Unit	SQ FT	SQ M	Ceiling Height
V.08 - Flexible Retail	198	18.4	4.37m
V.09 - Flexible Retail	283	26.3	4.37m
V.10 - Flexible Retail	496	46.1	4.63m
V.11 - Retail	1,034	96.1	4.63m
V.12 - Retail	2,425	225.3	4.63m
External Area 4	989	91.9	-
V.14 - Retail	2,054	191	5.43
External Area 3	172	16	-
V.15 - Wellness	643	59.8	5.43
V.21 - Flexible Retail	194	18	4.37m
V.22 - Flexible Retail	207	19.2	4.37m
V.23 - Flexible Retail	431	40	4.63m
V.24 - Flexible Retail	423	39.3	4.63m
V.27 - Restaurant	3,072	285.5	4.63m
External Area 1	1,230	114.3	-
V.29 - Office	2,601	241.6	4.63m
V.30 - Flexible Retail	378	35.1	4.63m
V.31 - Flexible Retail	201	18.7	4.37m
V.32 - Flexible Retail	128	11.9	4.37m
Village Square	8,805	818	-

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

Figures denote estimates of NIA

HEALTH & WELLBEING UNIT

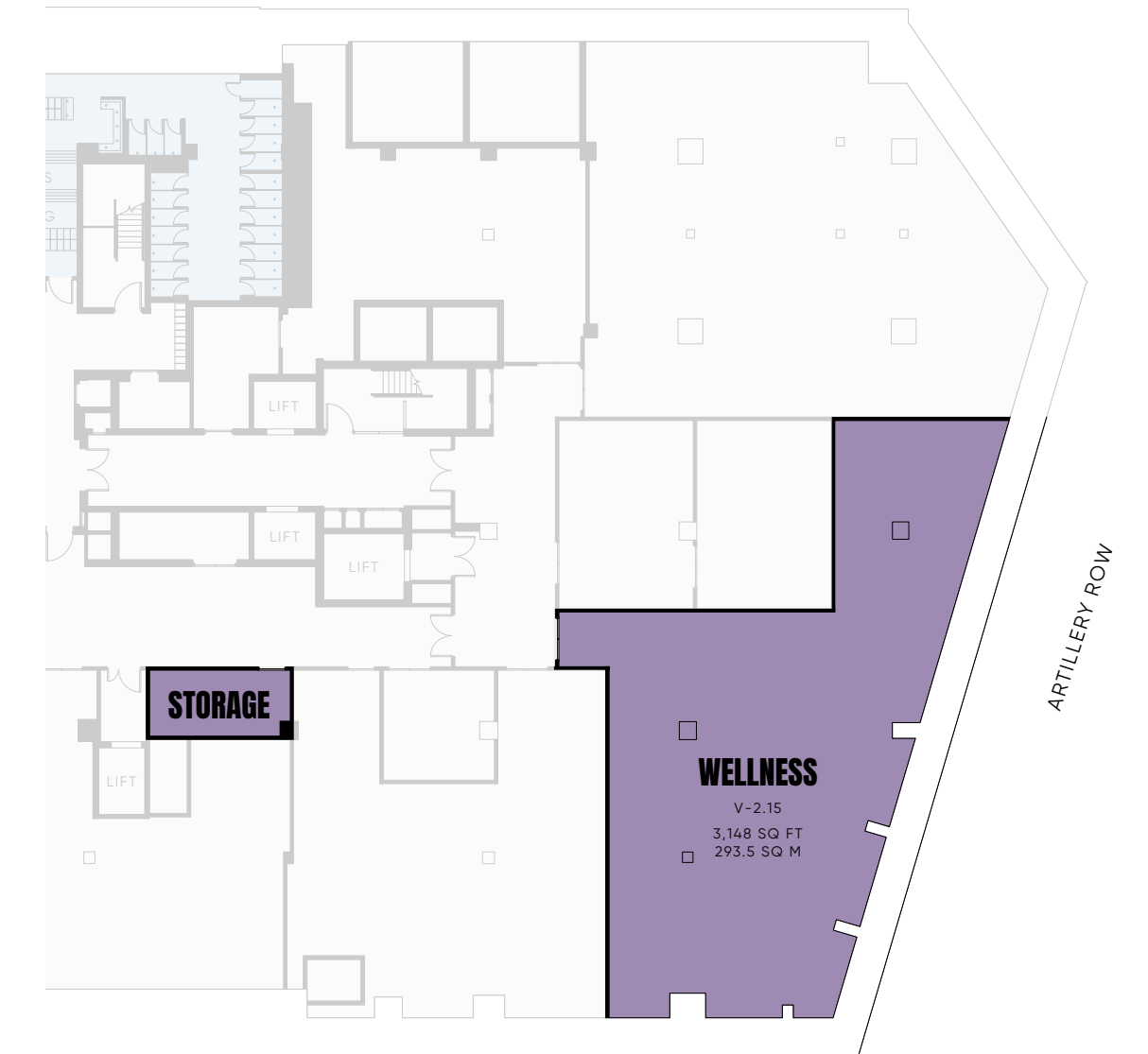
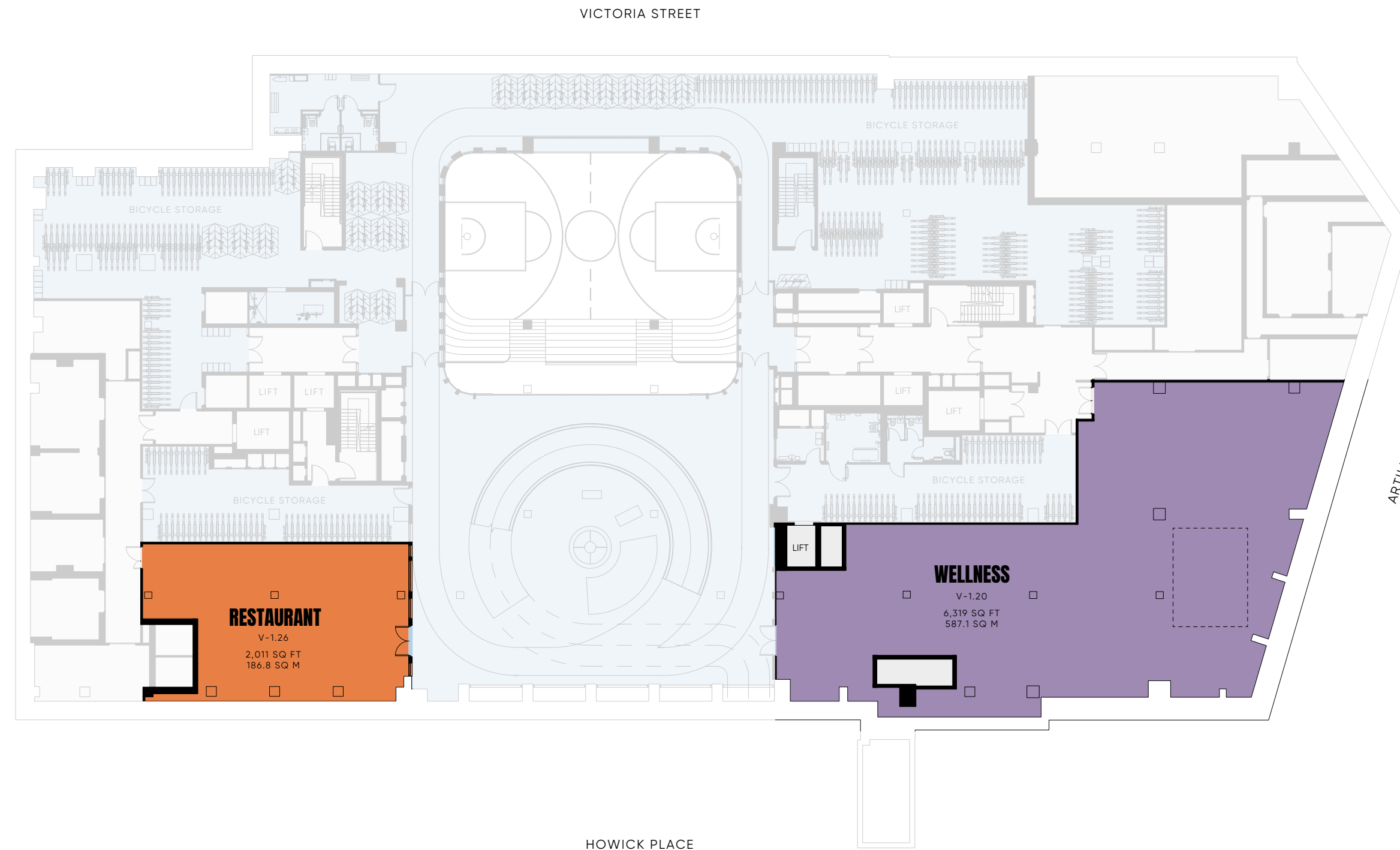
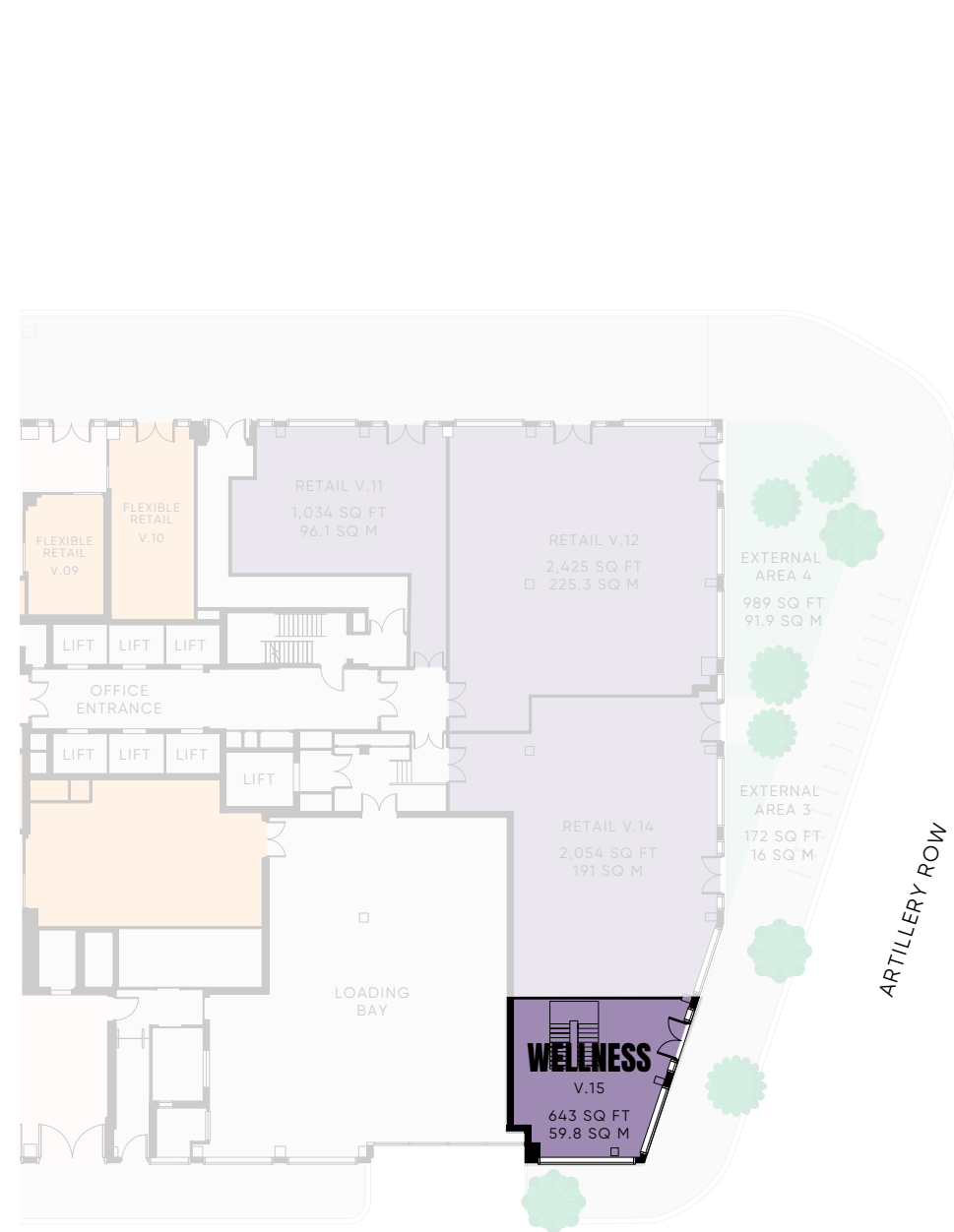


Up to 17,672 sq ft dedicated to wellness.

The wellness space can be configured – then take it further with an additional external café space. Create a vibrant social hub, boost member retention, and open new revenue streams, all within the same destination.

Soft spot for internal staircase connecting all three floors

Figures denote estimates of NIA



GROUND FLOOR

643 sq ft / 59.8 sq m
Ceiling Height: 5.43m

Plus external space for outdoor seating.

LEVEL -1

6,319 sq ft / 587.1 sq m
Ceiling Height: 3.46m*

*3.65m & 3.2m under loading bay.

LEVEL -2

3,148 sq ft / 293.5 sq m
Ceiling Height: 5.92m*
566 SQ FT of Storage**

*4.55m under ductwork **Further storage is available.

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



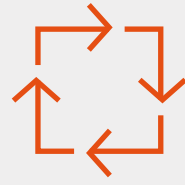
Metered utility connections for water and power with capped chilled water and low temp hot water supply to external retail units



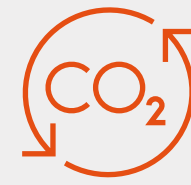
Flexible A1, A2, A3, A4, D1 and D2 uses - more information for specific units is available upon request



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*



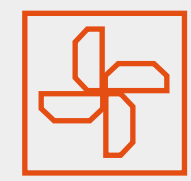
Retail storage of 3,272 sq ft available at LV-2



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



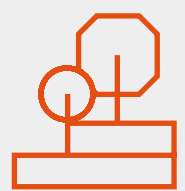
Power fed through Landlord's electrical distribution provided to Village Square units



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



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FIND ALTERNATIVE

A development by:

 **BGO**

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