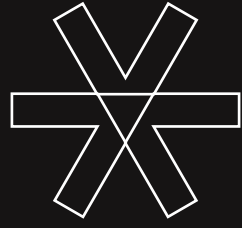




**HUBVICTORIA**





**Introduction**

Your Neighbourhood

Connections

The Building

Team

Contacts

# A new 107,000 sq ft self-contained HQ office development with stunning views in the heart of Victoria

Arriving Q1 2023







**Introduction**

Your Neighbourhood

Connections

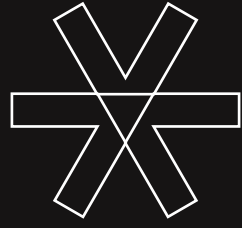
The Building

Team

Contacts







Introduction

**Your Neighbourhood**

*Location*

*Local Area*

*Area Map*

Connections

The Building

Team

Contacts

# In the midst of a thriving destination

*The HUB Victoria boasts some of London's most diverse amenities on its doorstep*





Eaton Square Gardens

Belgravia

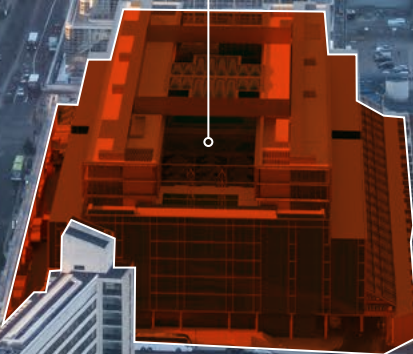
Green Park

Buckingham Palace

Victoria Station

St James's Park

Eccleston Square



Introduction

**Your Neighbourhood**

*Location*

*Local Area*

*Area Map*

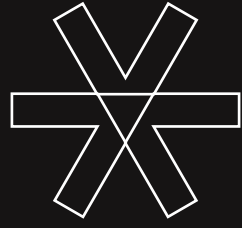
Connections

The Building

Team

Contacts





# Within a 10 minute walk...



Restaurants

*Clockwise from left*  
**Peggy Porschen**  
Nº 11 Pimlico Road

Introduction

**Your Neighbourhood**

*Location*

**Local Area**

*Area Map*

Connections

The Building

Team

Contacts





Clockwise from left  
The Thomas Cubitt  
Eccleston Yards



Introduction

**Your Neighbourhood**

Location

**Local Area**

Area Map

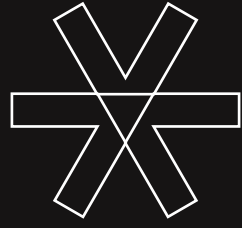
Connections

The Building

Team

Contacts





Introduction

**Your Neighbourhood**

Location

Local Area

Area Map

Connections

The Building

Team

Contacts







Clockwise from left  
Daylesford  
Donna Ida  
Barry's



Shops



Introduction

**Your Neighbourhood**

Location

Local Area

Area Map

Connections

The Building

Team

Contacts





Introduction

**Your Neighbourhood**

*Location*

**Local Area**

*Area Map*

Connections

The Building

Team

Contacts



Theatres



Victoria Palace  
Theatre





Introduction

**Your Neighbourhood**

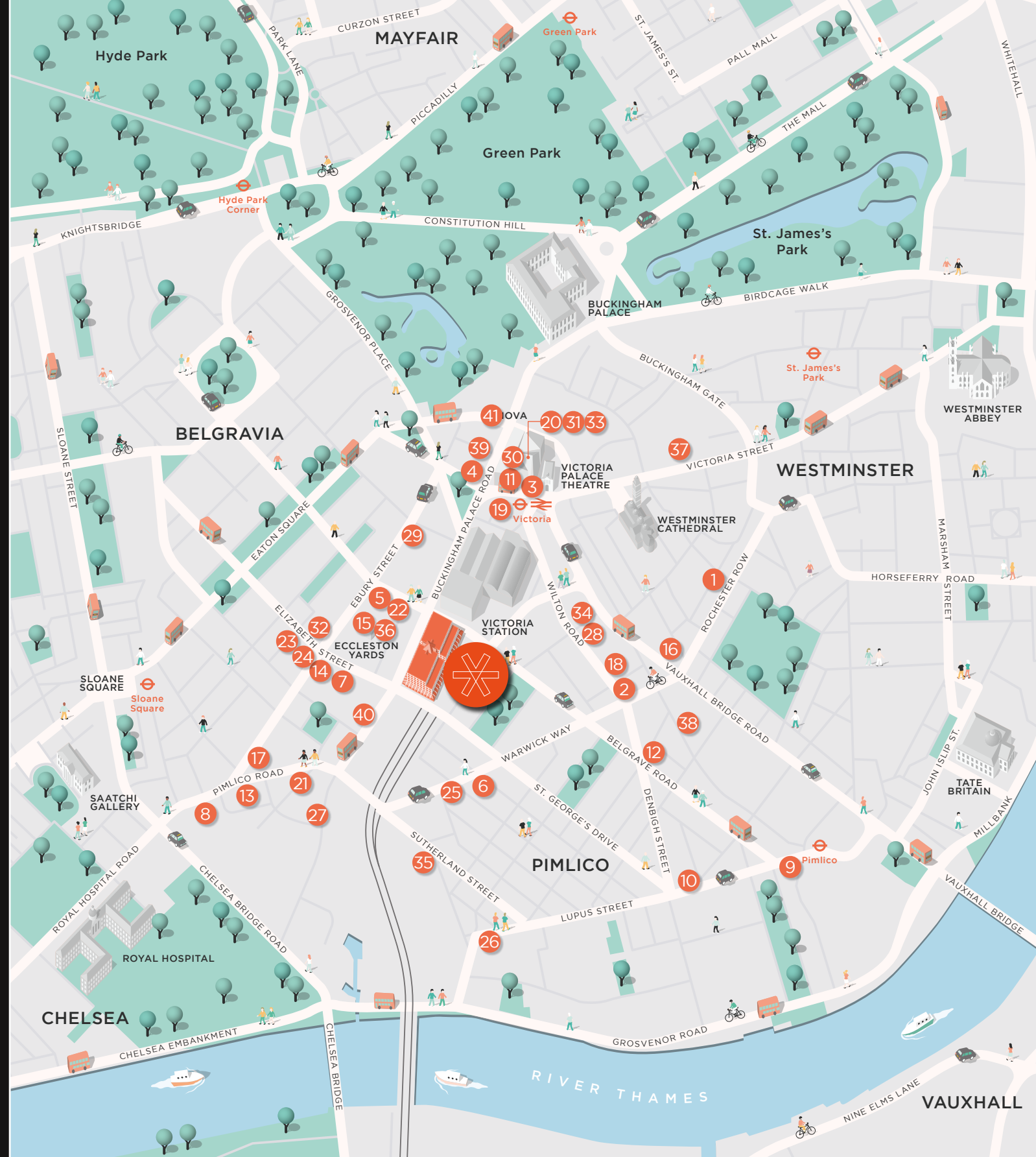
- Location
- Local Area
- Area Map

Connections

The Building

Team

Contacts



**FOOD & DRINK**

- RETAILERS
- LEISURE
- HOTELS
- OCCUPIERS

# Food & Drink

**RESTAURANTS, CAFÉS & BARS**

- |                              |                           |
|------------------------------|---------------------------|
| 01. 2 Amici                  | 19. Market Halls Victoria |
| 02. About Thyme              | 20. Nova Food             |
| 03. Aster                    | 21. No 11 Pimlico Road    |
| 04. Bleecker Burger          | 22. Ole & Steen           |
| 05. Boisdale of Belgravia    | 23. Olivocarne            |
| 06. Cambridge Street Kitchen | 24. Peggy Porschen Cakes  |
| 07. Dominique Ansel Bakery   | 25. The Pimlico Grid      |
| 08. Enoteca Turi             | 26. Pimlico Spice         |
| 09. The Gallery              | 27. The Rising Sun        |
| 10. Goya                     | 28. Rosa's Thai Cafe      |
| 11. Greenwood                | 29. Santini               |
| 12. Grumbles                 | 30. Sourced Market        |
| 13. Hunan                    | 31. Sticks 'n' Sushi      |
| 14. Il Convivio              | 32. The Thomas Cubitt     |
| 15. Jones Family Kitchen     | 33. Timmy Green           |
| 16. The Jugged Hare          | 34. Tozi                  |
| 17. La Poule au Pot          | 35. The White Ferry House |
| 18. Lorne                    | 36. Wild by Tart          |







Introduction

**Your Neighbourhood**

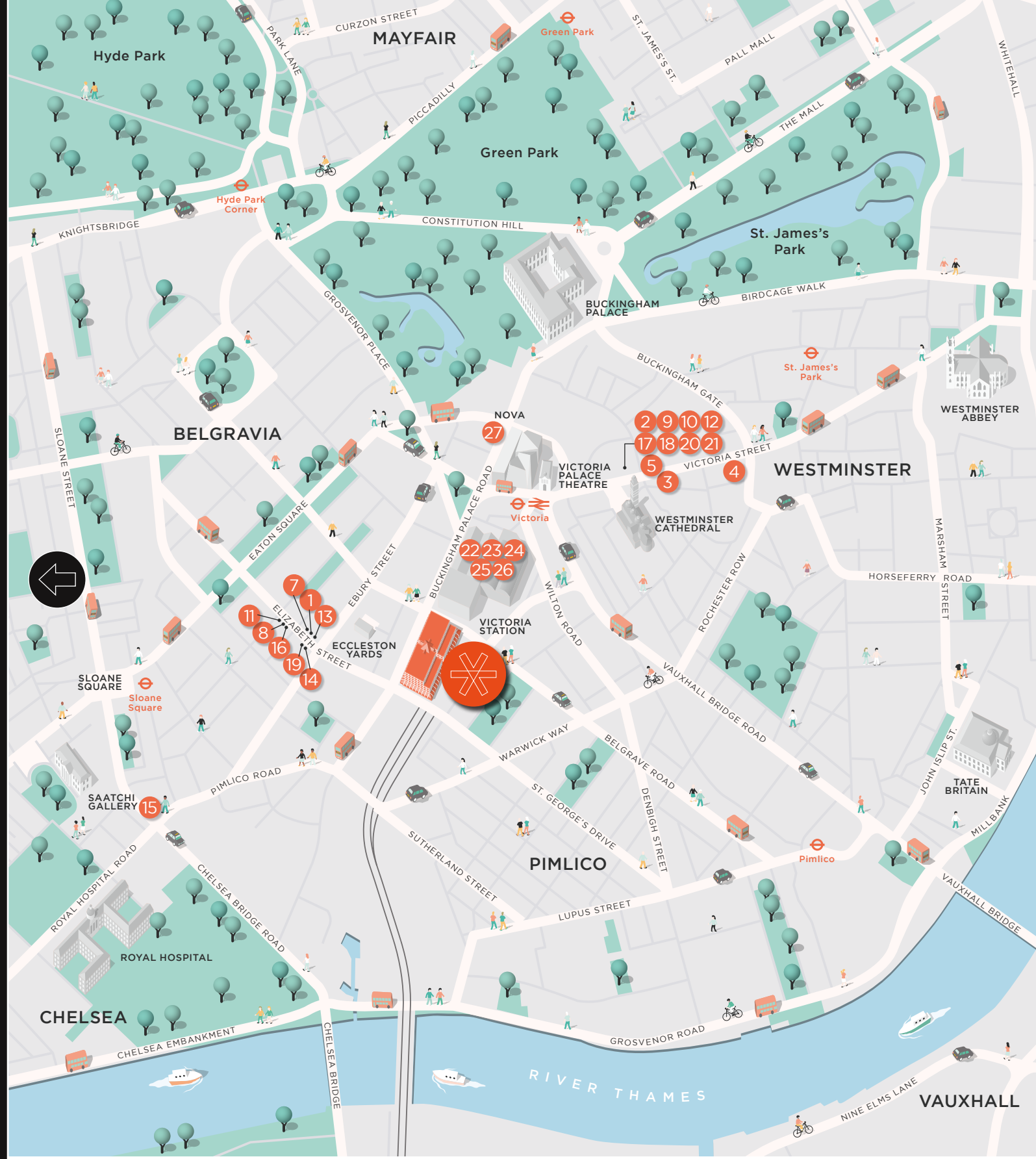
- Location
- Local Area
- Area Map**

Connections

The Building

Team

Contacts



FOOD & DRINK

RETAILERS

LEISURE

HOTELS

OCCUPIERS

# Retailers

RETAILERS

- |                             |                         |
|-----------------------------|-------------------------|
| 01. Donna Ida               | 14. Papouelli           |
| 02. Hobbs                   | 15. Potterton Books     |
| 03. Hotel Chocolat          | 16. Philip Treacy       |
| 04. House of Fraser         | 17. Runners Need        |
| 05. Hugo Boss               | 18. Space NK            |
| 06. Hush (location unknown) | 19. Stivaleria Cavallin |
| 07. Jo Loves                | 20. T2 Tea              |
| 08. Les Senteurs            | 21. Zara                |
| 09. L'Occitane              | 22. Sainsbury's         |
| 10. Molton Brown            | 23. Holland and Barrett |
| 11. Mungo & Maud            | 24. Marks & Spencer     |
| 12. Nespresso               | 25. Scribbler           |
| 13. NRBY Clothing           | 26. Hema                |





Introduction

**Your Neighbourhood**

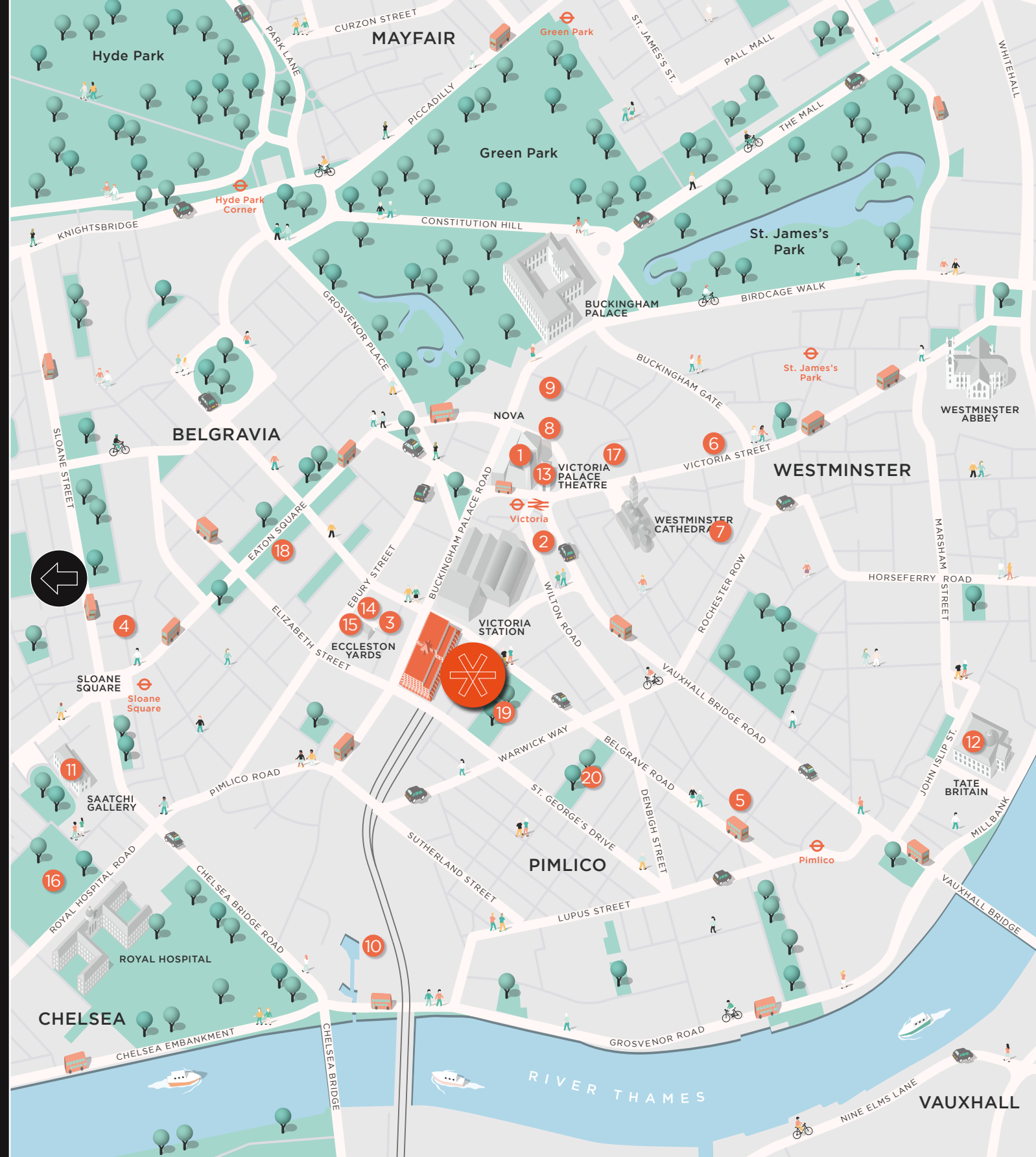
- Location
- Local Area
- Area Map

Connections

The Building

Team

Contacts



- FOOD & DRINK
- RETAILERS
- LEISURE
- HOTELS
- OCCUPIERS

# Leisure

## LEISURE

- 01. 1Rebel
- 02. Apollo Victoria Theatre
- 03. Barry's
- 04. Cadogan Hall
- 05. Cave
- 06. Curzon Cinema
- 07. Gymbox
- 08. H2 Club
- 09. The Other Palace Theatre
- 10. Purple Dragon
- 11. Saatchi Gallery
- 12. Tate Britain
- 13. Victoria Palace Theatre
- 14. Burton Court

## GREEN SPACES

- 15. Cardinal Place Roof Garden
- 16. Eaton Square Gardens
- 17. Christchurch Gardens
- 18. Eaton Square
- 19. Ecclestone Square Park
- 20. Warwick Square





Introduction

**Your Neighbourhood**

Location

Local Area

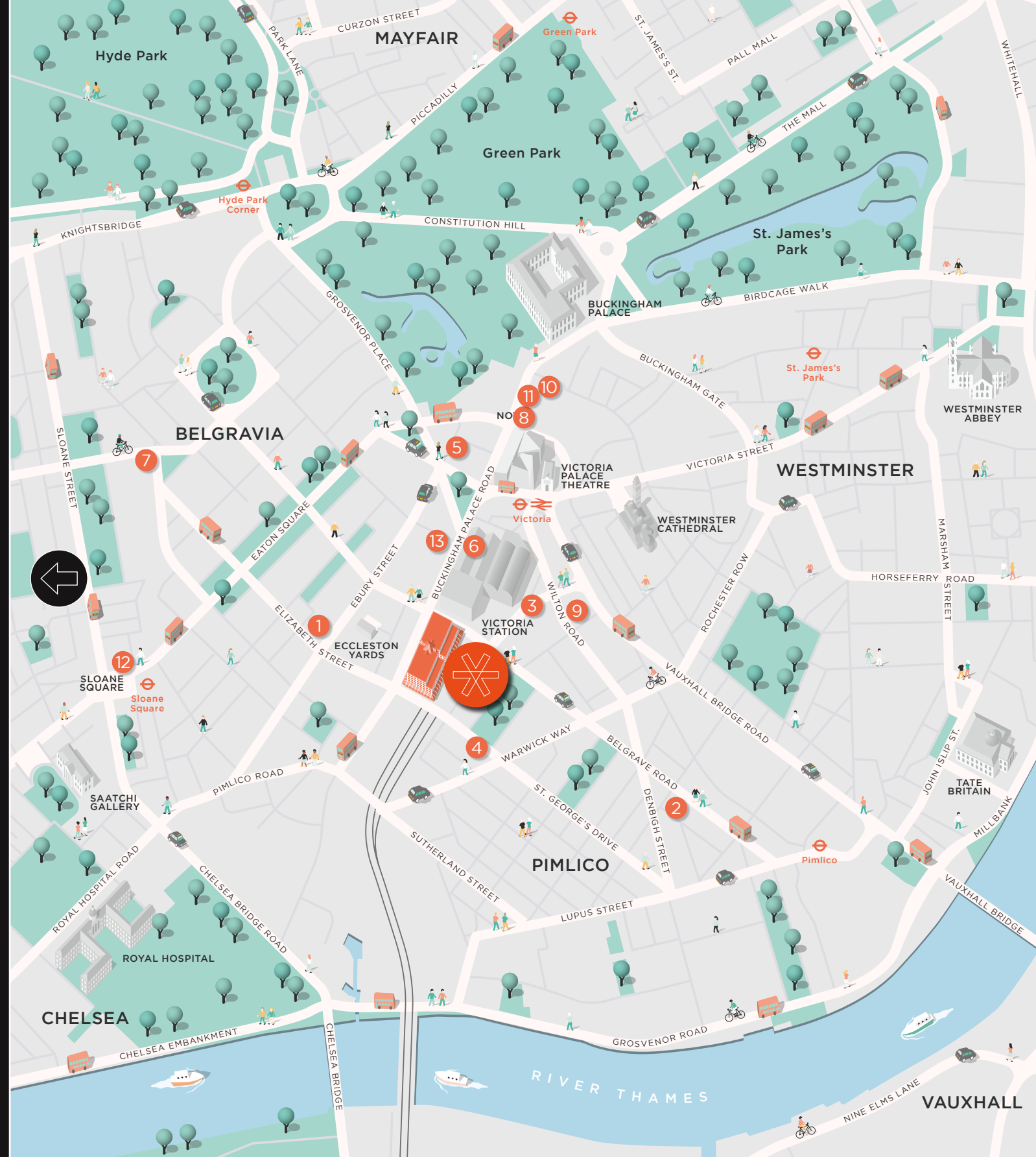
Area Map

Connections

The Building

Team

Contacts



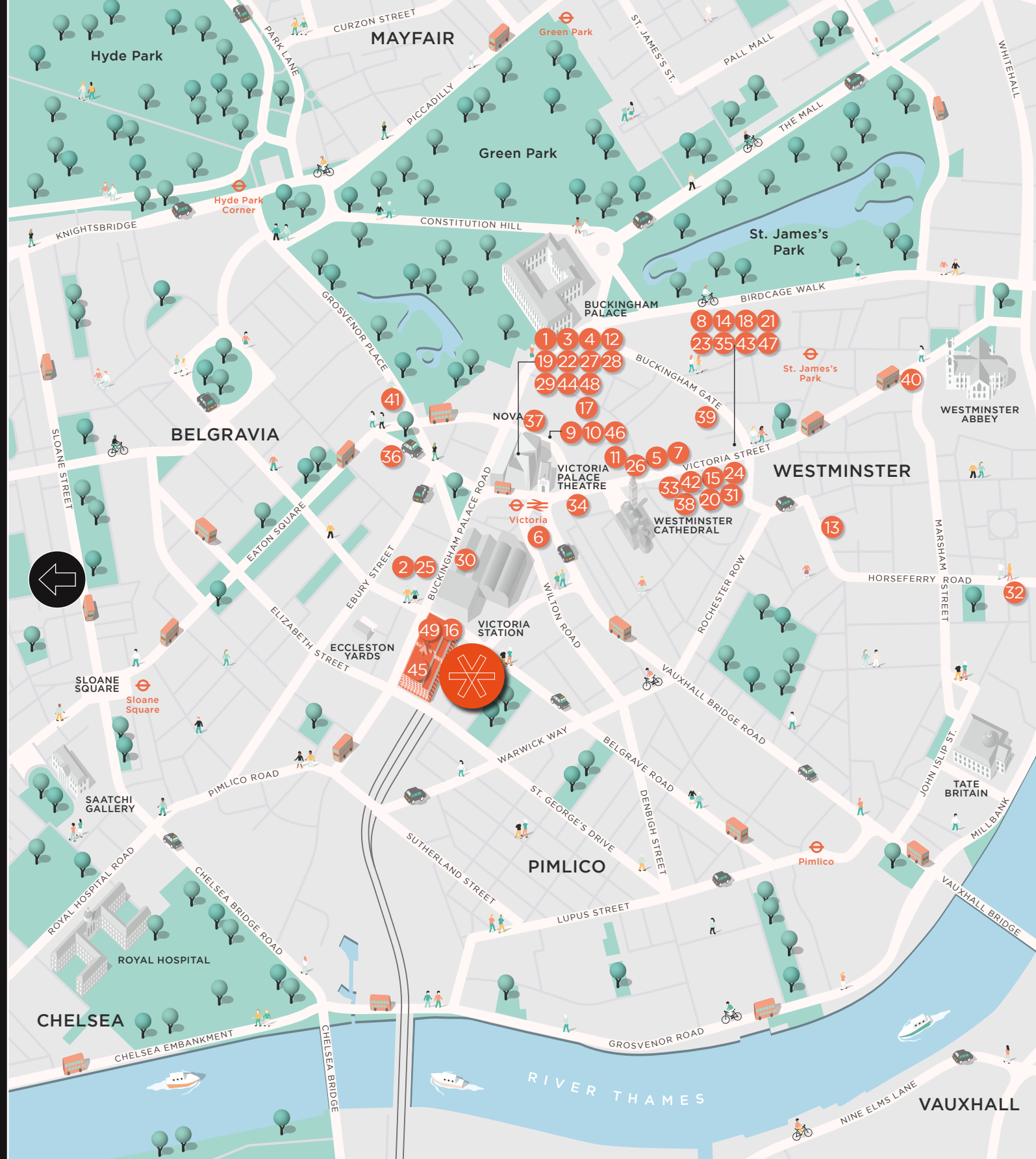
FOOD & DRINK  
RETAILERS  
LEISURE  
**HOTELS**  
OCCUPIERS

# Hotels

## HOTELS

01. Astors Belgravia
02. The Belgrave
03. Doubletree by Hilton
04. Eccleston Square Hotel
05. The Goring Hotel
06. The Grosvenor Hotel
07. The Hari
08. Hotel 41
09. Park Plaza Victoria
10. The Resident Victoria  
*(formerly The Nadler)*
11. The Rubens at the Palace
12. Sloane Square Hotel
13. The Z Hotel Victoria





FOOD & DRINK  
RETAILERS  
LEISURE  
HOTELS  
OCCUPIERS

# Occupiers

Introduction

**Your Neighbourhood**

Location  
Local Area  
Area Map

Connections

The Building

Team

Contacts

## FINANCIAL

01. Advent International
02. American Express
03. Anadarko
04. Bluecrest Capital Management
05. Deutsche Bank
06. Global Infrastructure Mgt LLP
07. Jupiter Asset Management
08. Mediobanca
09. Mirabaud Securities
10. Oaktree Capital Management
11. Wellington Management

## NATIONAL RESOURCES

12. BHP
13. Channel 4
14. Chime Communications
15. Edelman UK
16. ENI
17. Klesch Group
18. Mercuria
19. Neptune Energy
20. Ørsted  
(formerly DONG Energy)
21. Schlumberger Oilfield
22. Vitol
23. World Fuel Services

## MEDIA & TECH

24. G4S
25. Google
26. Intuit
27. Motorola
28. National Cyber Security Centre
29. Sky Media
30. Telegraph Media Group

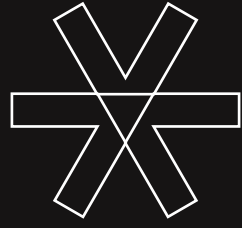
## FASHION & RETAIL

31. Armani
32. Burberry
33. Jimmy Choo
34. John Lewis Partnership
35. Kering Group
36. LVMH
37. Pret a Manger
38. Tom Ford
39. Vidal Sassoon

## OTHER

40. Boeing UK
41. Capital Group
42. CDC Group
43. The Gates Foundation
44. LEK Consulting
45. NHS Digital
46. PA Consulting
47. Rolls Royce
48. SNC Lavalin
49. We Work





Introduction

Your Neighbourhood

**Connections**

*Travel Times*

The Building

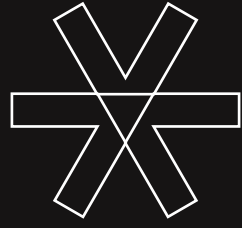
Team

Contacts

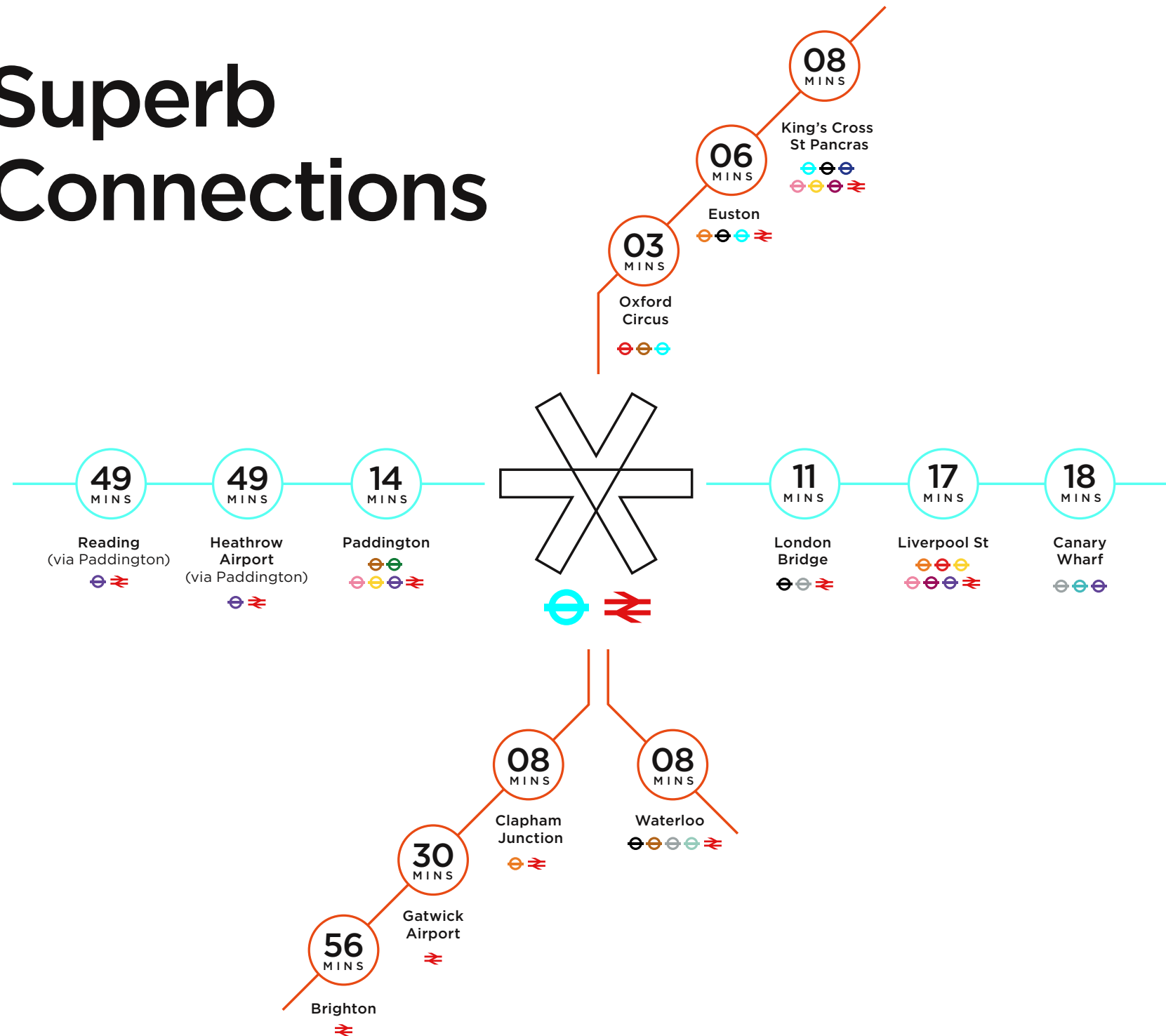
# A 2 minute walk to one of London's most important transport hubs

*Exceptional connectivity with  
Underground, National Rail, Gatwick  
Express and other public transport  
options all available*





# Superb Connections



**HUB VICTORIA** benefits from excellent transport links, being just a two minute walk away from one of London's major transport centres, Victoria Station – which has just benefited from a £700m upgrade to improve accessibility and journey times.

Victoria Station provides immediate access to all parts of Central London and is serviced by the District, Circle and Victoria lines; along with high speed links to Gatwick Airport and to the home counties.

### CYCLING

Clapham	18 mins
Oxford Circus	18 mins
Liverpool Street	28 mins
King's Cross	28 mins
Canary Wharf	42 mins

### Secure bike facilities

The HUB Victoria provides 192 secure bike spaces.

### Key to lines

- Bakerloo
- Northern
- Central
- Piccadilly
- Circle
- Waterloo & City
- District
- DLR
- Hammersmith & City
- London
- Jubilee
- Overground
- Metropolitan
- Elizabeth (2020/21)
- ≡ National Rail

Source: [tfl.gov.uk](https://tfl.gov.uk), [google.com/maps](https://google.com/maps), [citymapper.com](https://citymapper.com)

Introduction

Your Neighbourhood

**Connections**

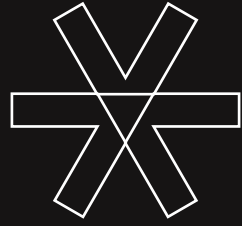
*Travel Times*

The Building

Team

Contacts





[Introduction](#)

[Your Neighbourhood](#)

[Connections](#)

[The Building](#)

[Gallery](#)

[Stacker](#)

[Floor Plans](#)

[Office Views](#)

[Space Plans](#)

[Summary Spec](#)

[Finishes](#)

[Sustainability](#)

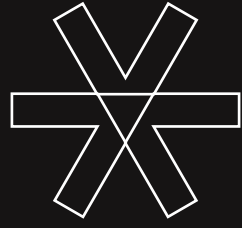
[Team](#)

[Contacts](#)

# Expansive rooftop working environment in a new self-contained office building

*Spectacular new office floors with a  
dedicated separate entrance, unrivalled  
views and substantial terraces*





Introduction

Your Neighbourhood

Connections

**The Building**

*Gallery*

*Stacker*

*Floor Plans*

*Office Views*

*Space Plans*

*Summary Spec*

*Finishes*

*Sustainability*

Team

Contacts

An Indicative View of the Approach from Victoria Station







Introduction

Your Neighbourhood

Connections

**The Building**

**Gallery**

Stacker

Floor Plans

Office Views

Space Plans

Summary Spec

Finishes

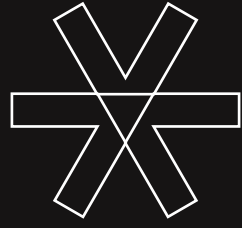
Sustainability

Team

Contacts







Introduction

Your Neighbourhood

Connections

**The Building**

**Gallery**

*Stacker*

*Floor Plans*

*Office Views*

*Space Plans*

*Summary Spec*

*Finishes*

*Sustainability*

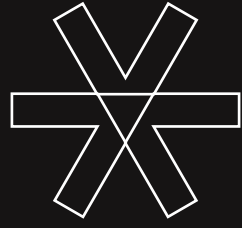
Team

Contacts



An Indicative View of the SKY HUB  
Atrium and Dedicated Entrance





Introduction

Your Neighbourhood

Connections

**The Building**

**Gallery**

*Stacker*

*Floor Plans*

*Office Views*

*Space Plans*

*Summary Spec*

*Finishes*

*Sustainability*

Team

Contacts



An Indicative View of The Triple Height SKY HUB Reception

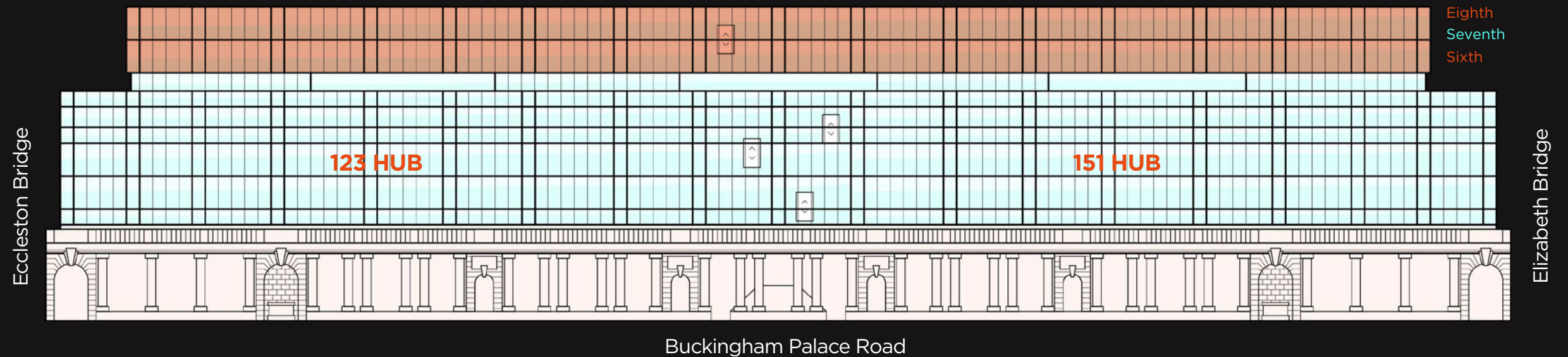




# A dedicated separate entrance and lifts solely serving the new upper floors of SKY HUB

[View Fly-through](#)

- Introduction
- Your Neighbourhood
- Connections
- The Building**
  - Gallery
  - Stacker**
  - Floor Plans
  - Office Views
  - Space Plans
  - Summary Spec
  - Finishes
  - Sustainability
- Team
- Contacts



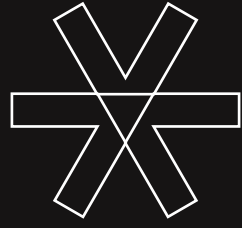
**Sixth Floor Office**  
3,308 sq m / 35,608 sq ft

**Seventh Floor Office**  
2,697 sq m / 29,033 sq ft

**Eighth Floor Office**  
4,011 sq m / 43,135 sq ft

**Total**  
10,016 sq m / 107,776 sq ft





# Level Six - Floor Plan

3,308 sq m / 35,608 sq ft

## Terrace area

1,099 sq m / 11,830 sq ft

- Offices
- Terraces
- Reception Lobby
- Core

Introduction

Your Neighbourhood

Connections

### The Building

Gallery

Stacker

#### Floor Plans

Office Views

Space Plans

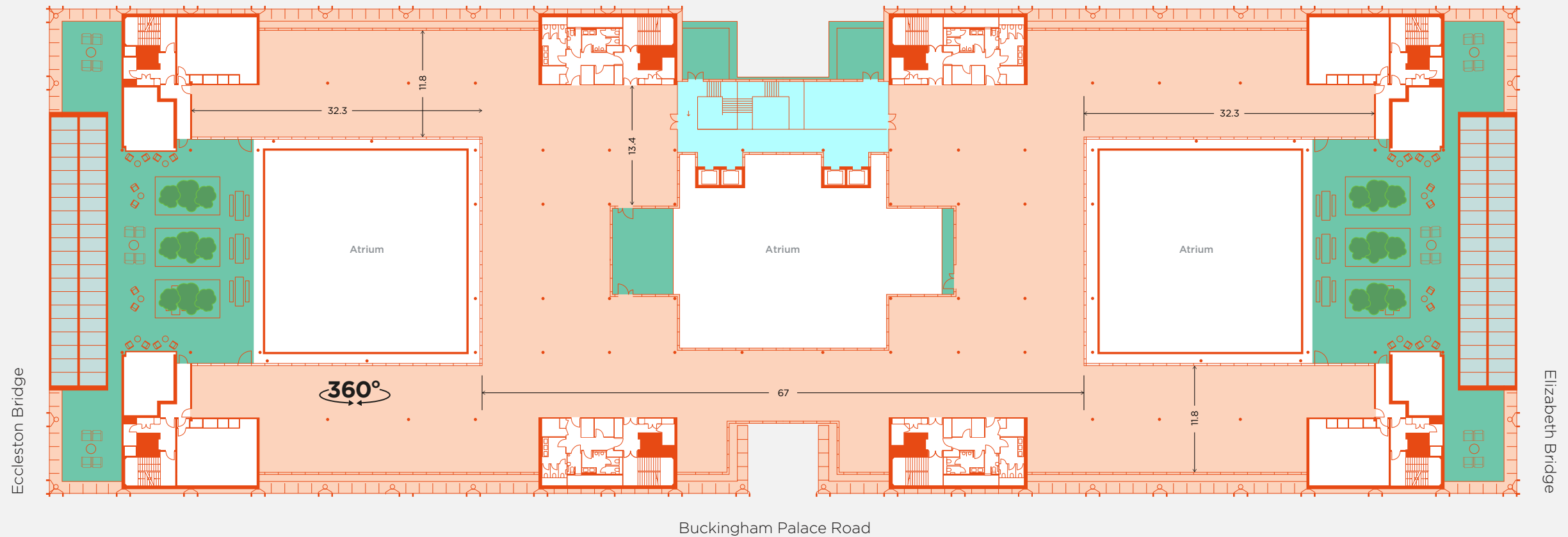
Summary Spec

Finishes

Sustainability

Team

Contacts







# Level Seven - Floor Plan

2,697 sq m / 29,033 sq ft

- Offices
- Level 6 Terraces
- Reception Lobby
- Core

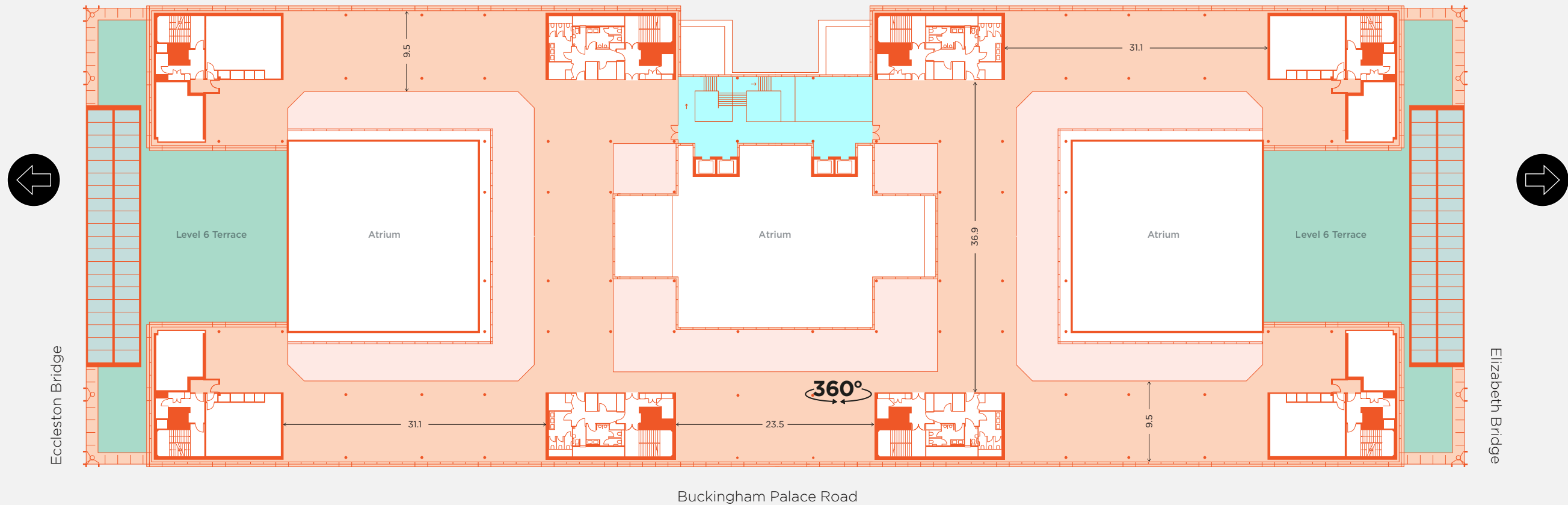
- Introduction
- Your Neighbourhood
- Connections

## The Building

- Gallery
- Stacker
- Floor Plans**
- Office Views
- Space Plans
- Summary Spec
- Finishes
- Sustainability

## Team

## Contacts







# Level Eight - Floor Plan

4,011 sq m / 43,135 sq ft

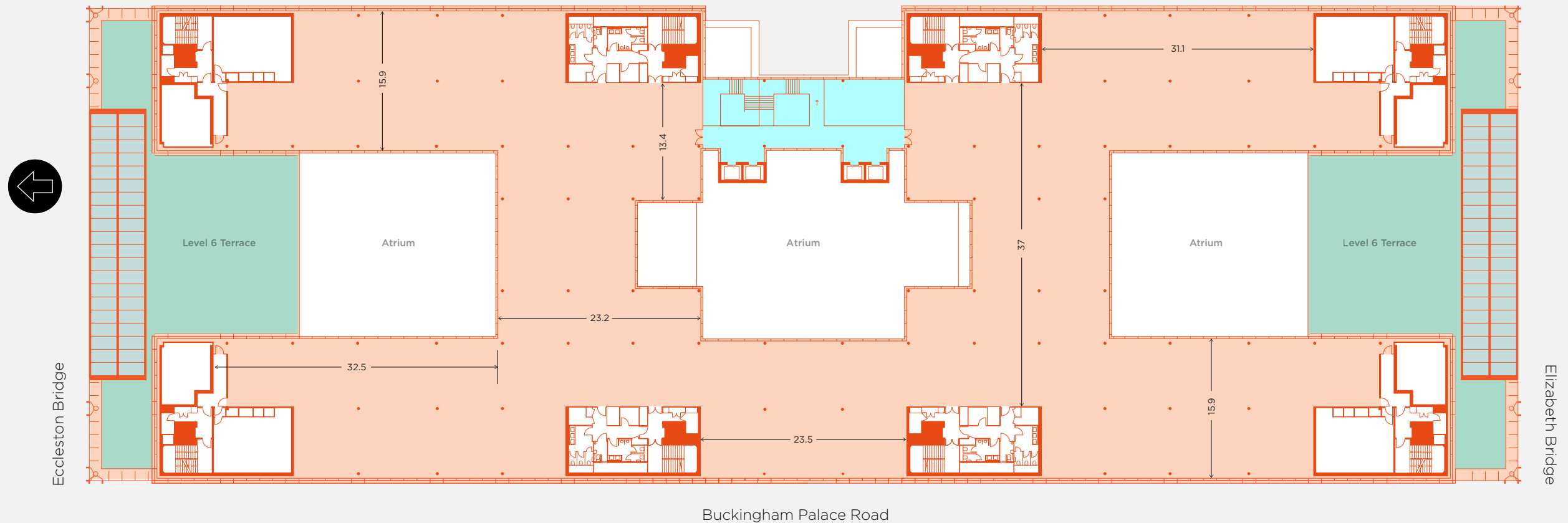
- Offices
- Level 6 Terraces
- Reception Lobby
- Core

- Introduction
- Your Neighbourhood
- Connections

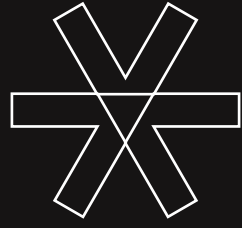
## The Building

- Gallery
- Stacker
- Floor Plans**
- Office Views
- Space Plans
- Summary Spec
- Finishes
- Sustainability

- Team
- Contacts







Introduction

Your Neighbourhood

Connections

**The Building**

*Gallery*

*Stacker*

*Floor Plans*

**Office Views**

*Space Plans*

*Summary Spec*

*Finishes*

*Sustainability*

Team

Contacts







Introduction

Your Neighbourhood

Connections

**The Building**

*Gallery*

*Stacker*

*Floor Plans*

***Office Views***

*Space Plans*

*Summary Spec*

*Finishes*

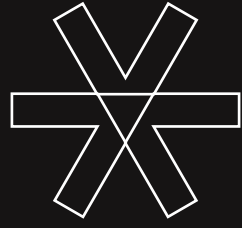
*Sustainability*

Team

Contacts







# Level Six - Space Plan

3,308 sq m / 35,608 sq ft

## Terrace area

1,099 sq m / 11,830 sq ft

Open plan desk size: 1.6m x 0.8m

Open plan seats: 396

Cellular seats: 10

Total seats: 406

Occupancy density: 1:8 sq m

○ Offices

● Terraces

○ Reception Lobby

○ Core

Introduction

Your Neighbourhood

Connections

**The Building**

Gallery

Stacker

Floor Plans

Office Views

**Space Plans**

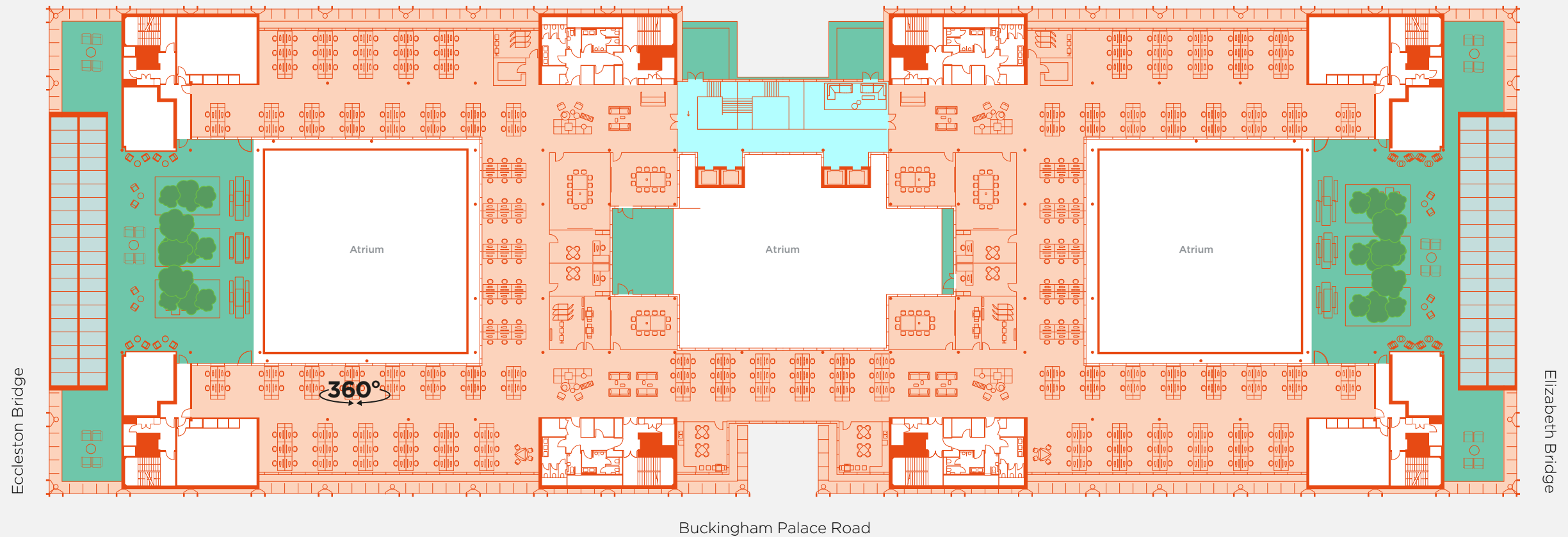
Summary Spec

Finishes

Sustainability

Team

Contacts







# Level Seven - Space Plan

2,697 sq m / 29,033 sq ft

Open plan desk size: 1.6m x 0.8m

Open plan seats: 344

Cellular seats: 18

Total seats: 352

Occupancy density: 1:8 sq m

○ Offices

● Level 6 Terraces

● Reception Lobby

○ Core

Introduction

Your Neighbourhood

Connections

**The Building**

Gallery

Stacker

Floor Plans

Office Views

**Space Plans**

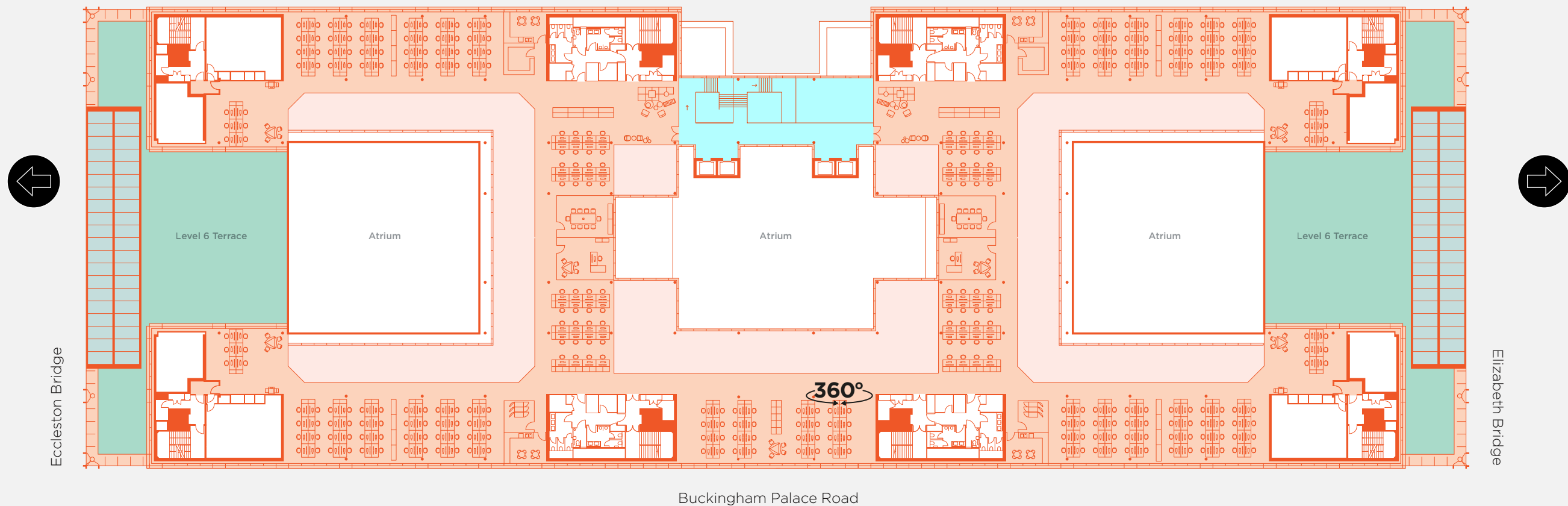
Summary Spec

Finishes

Sustainability

Team

Contacts







# Level Eight - Space Plan

4,011 sq m / 43,135 sq ft

Open plan desk size: 1.6m x 0.8m

Open plan seats: 480

Cellular seats: 6

Total seats: 486

Occupancy density: 1:8 sq m

Offices

Level 6 Terraces

Reception Lobby

Core

Introduction

Your Neighbourhood

Connections

**The Building**

Gallery

Stacker

Floor Plans

Office Views

**Space Plans**

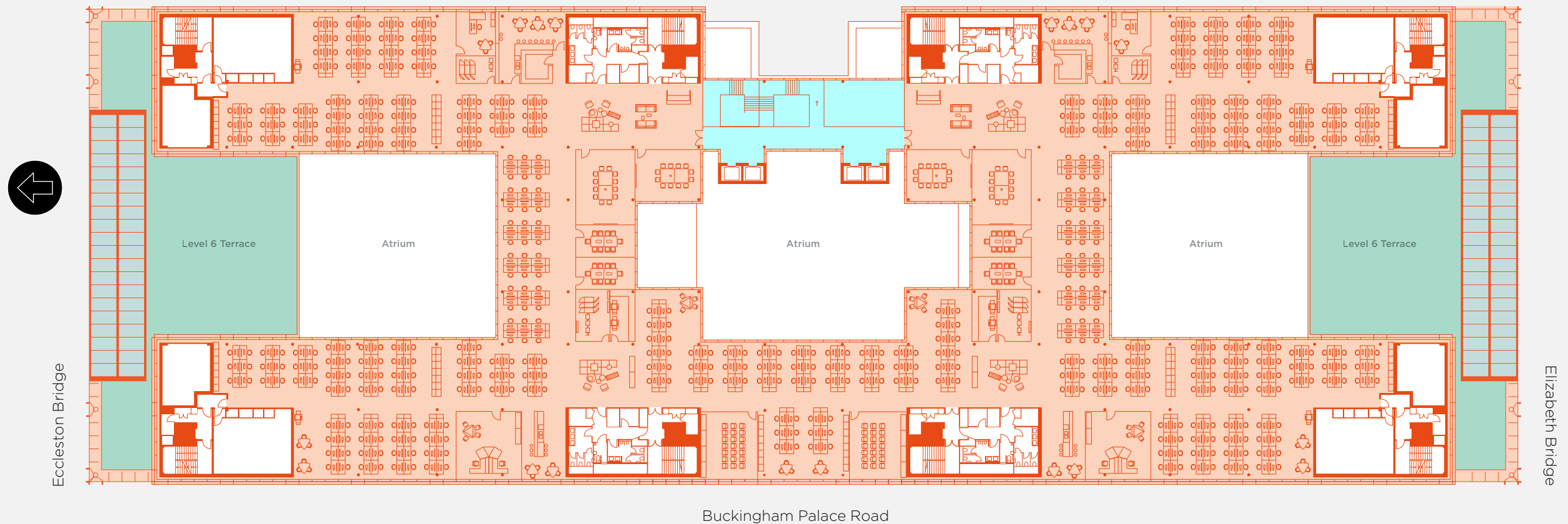
Summary Spec

Finishes

Sustainability

Team

Contacts







Introduction

Your Neighbourhood

Connections

**The Building**

*Gallery*

*Stacker*

*Floor Plans*

*Office Views*

*Space Plans*

**Summary Spec**

*Finishes*

*Sustainability*

Team

Contacts

# Summary Specification



BRAND NEW OFFICE SPACE  
DESIGNED BY MORROW +  
LORRAINE



150MM  
RAISED FLOOR



EFFICIENT, FLEXIBLE  
FLOOR SPACE



EXCELLENT NATURAL  
LIGHT AND STUNNING  
VIEWS ACROSS LONDON



OCCUPATIONAL  
DENSITY OF 1 PERSON  
PER 8 SQM



8 GROUND FLOOR  
AND 12 ON-FLOOR  
SHOWERS  
(4 PER FLOOR)



192 SECURE  
BIKE SPACES



FLOOR TO CEILING  
HEIGHT RANGES  
FROM 2.6 TO 5.9M



VARIABLE REFRIGERATED  
FLOW AIR CONDITIONING



LED LIGHTING

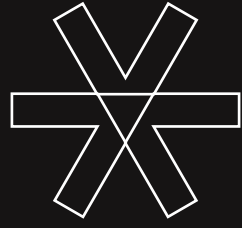


NUMEROUS ROOF TERRACES  
WITH EXCEPTIONAL VIEWS



DEDICATED ENTRANCE  
AND 4 LIFTS





Introduction

Your Neighbourhood

Connections

**The Building**

*Gallery*

*Stacker*

*Floor Plans*

*Office Views*

*Space Plans*

*Summary Spec*

**Finishes**

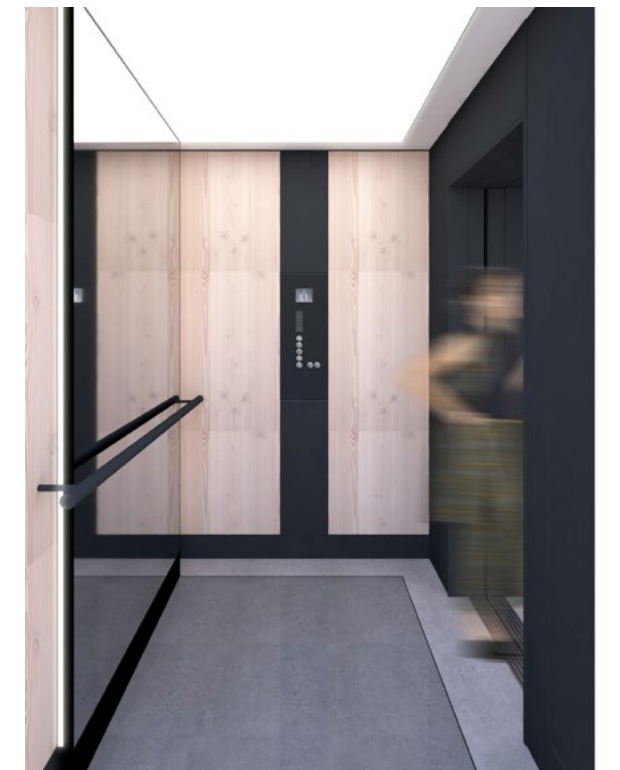
*Sustainability*

Team

Contacts



An Indicative View of The Bathroom Detail







Introduction

Your Neighbourhood

Connections

**The Building**

Gallery

Stacker

Floor Plans

Office Views

Space Plans

Summary Spec

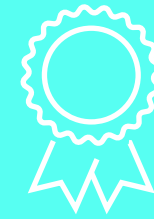
Finishes

**Sustainability**

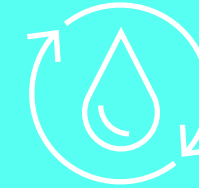
Team

Contacts

# Sustainability Summary



**PREDICTED BREEAM  
RATING OF "EXCELLENT"  
FOR THE NEW FLOORS**



**EFFICIENT SANITARY  
WARE REDUCING  
TOTAL WATER USE**



**EXCELLENT ENERGY  
EFFICIENT DESIGN,  
REDUCING THE CARBON  
EMISSION BY 35%**



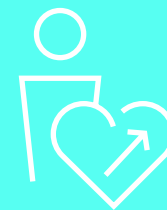
**RESPONSIBLE  
SOURCING OF  
MATERIALS**



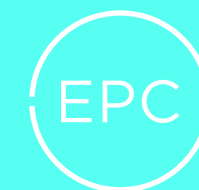
**ALL ELECTRIC DESIGN  
REDUCING CARBON  
EMISSIONS**



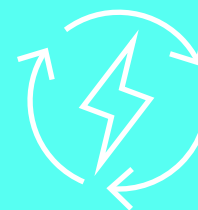
**DESIGNED  
FOR DURABILITY  
AND RESILIENCE;  
4X HV SUPPLIES**



**DESIGNED FOR  
OCCUPANTS HEALTH  
AND WELLBEING**



**PREDICTED EPC  
RATING OF B**



**RENEWABLE ENERGY  
TECHNOLOGIES**





Gaw Capital is a real estate investment firm specialising in multi-sector assets, commercial properties including offices, retail, serviced apartments, and residential properties as well as hotels. Gaw Capital UK provides services for separate account direct investments and asset management.

Introduction

Your Neighbourhood

Connections

The Building

**Team**

*Asset Manager*

*Architects*

Contacts



**COLUMBIA CENTRE**

Seattle, USA



**HOLLYWOOD ROOSEVELT HOTEL**

Los Angeles, USA



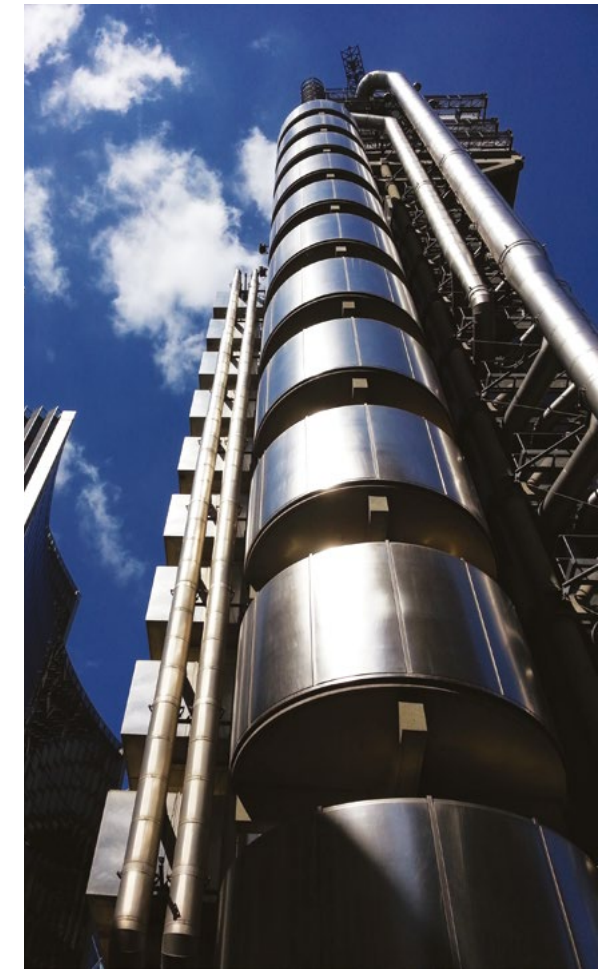
**PACIFIC CENTURY PLACE**

Beijing, China



**HARBOUR EXCHANGE**

London, UK



**LLOYD'S BUILDING**

London, UK





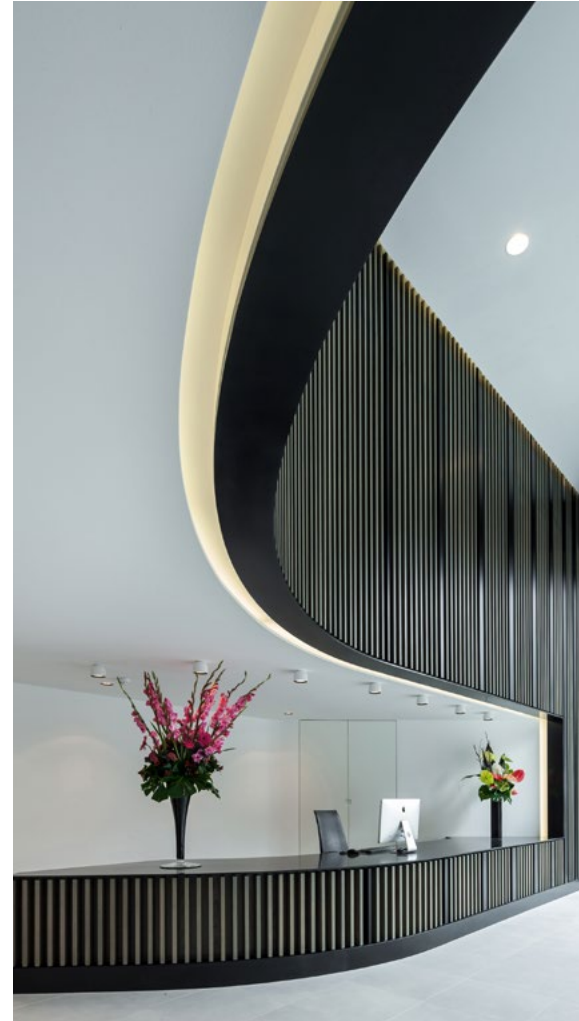
# MORROW LORRAINE

- Introduction
- Your Neighbourhood
- Connections
- The Building
- Team**
- Asset Manager
- Architects
- Contacts



## 108 CANNON ST

**Client** Beltane Asset Management / M&G  
**Size** 55,835 sq ft GIA  
**Tenant** Varies  
**Sector** Office  
**Location/note** BCO Recycled/Refurbished Workplace finalist



## 77 QUEEN VICTORIA ST

**Client** Beltane Asset Management / M&G  
**Size** 42,422sq ft GIA  
**Tenant** Varies  
**Sector** Office  
**Location/note** BCO Recycled/Refurbished Workplace finalist



## 138 CHEAPSIDE

**Client** Endurance Land  
**Size** 31,940 sq ft NIA  
**Tenant** Varies  
**Sector** Office  
**Location/note** Refurbished and recycled workplace views to St Pauls

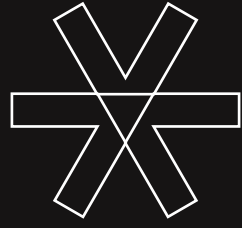


## 8 - 10 WATERLOO PLACE

**Client** Barings  
**Size** 40,393 sq ft GIA  
**Tenant** Varies  
**Sector** Office  
**Location/note** St James's Conservation Area, Westminster, BEEAM 'Excellent'







Introduction

Your Neighbourhood

Connections

The Building

Team

**Contacts**

## Team

### ASSET MANAGER

Gaw Capital

### ARCHITECT

Morrow & Lorraine

### BUILDING AND FACILITIES MANAGER

Metrus

### PROJECT MANAGERS

Buro Four

## Contact

### BEN LEWIS

020 7861 1197

ben.lewis@knightfrank.com

### DANIEL BROWNLEE

020 3640 7027

daniel.brownlee@knightfrank.com

### MATT CHICKEN

020 7182 2023

matt.chicken@cbre.com

### MARIANNE THOMAS

020 7182 2070

marianne.thomas@cbre.com



PROPERTY MISDESCRIPTIONS ACT 1991 Knight Frank, CBRE and their clients give notice that: (i) These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents, or outgoings quoted are exclusive of VAT. (iv) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required. September 2020.



