



HUB**VICTORIA**





## Introduction

Your Neighbourhood

Connections

SKY HUB

151 HUB

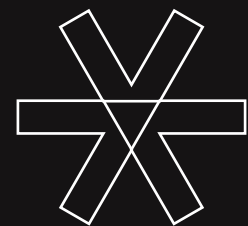
Team

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HUB Victoria comprises  
three distinct buildings  
connected by a feature  
landscaped public  
realm with abundant  
retail and leisure.







# Siteplan



## Introduction

### Siteplan

Property Overview  
The Building

Your Neighbourhood

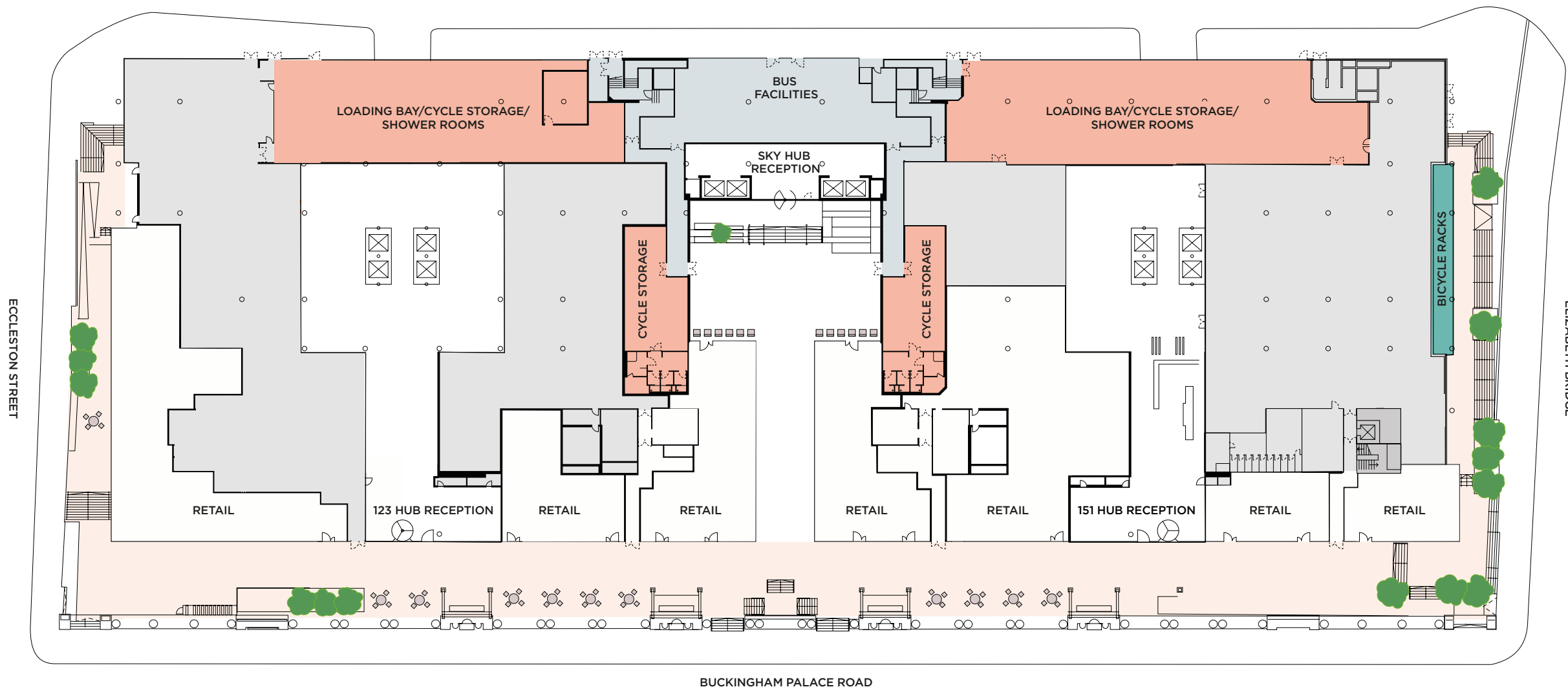
Connections

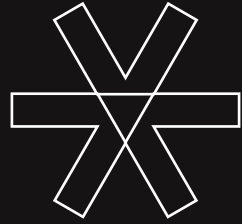
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# Property Overview

LOCATION

123 & 151 Buckingham  
Palace Rd, London

TYPE

Mixed Use – Grade A  
Offices & Retail

CONNECTIVITY

5 minutes to Victoria Station

NIA (SQ FT)

529,167 <sup>(1)</sup>

1. This includes the existing NIA at 123 Buckingham Palace Rd (201,591 sq ft) and post-massing NIAs for 151 Buckingham Palace Rd (203,471 sq ft), the new SkyHub (107,776 sq ft) and ground floor retail (16,329 sq ft).  
2. This represents the existing amenities at 123 Buckingham Palace Rd (25 showers, 79 bike racks, 12 lockers, 5 carparks and 8 motorcycle bays), and the total amenities post-massing at 151 Buckingham Palace Rd (25 showers, 236 bike racks, 237 lockers and 2 carparks) and the new Sky Hub (20 showers, 192 bike racks and 192 lockers).

SHOWER CUBICLES

70 <sup>(2)</sup>

BIKE RACKS / LOCKERS

507 / 441 <sup>(2)</sup>

CARPARKS / MOTORCYCLE BAYS

7 / 8 <sup>(2)</sup>

MAJOR TENANTS

Google UK, WeWork & ENI Trading

- A high-quality mixed-use development designed by Peter Foggo and constructed in 1991.
- Located in London’s prestigious West End, the property occupies a unique site adjacent to Victoria Station, surrounded by abundant lifestyle options and excellent transportation links.
- Refurbishment works are due to complete in phases between 2022 and 2023, with over 300,000 sq ft of excellent accommodation made available.
- Two and half additional floors will form the new SkyHub, offering over 100,000 sq ft of prime offices in Q1-2023.
- Refurbishment works to 151 Buckingham Palace Rd are expected to complete in H2 2022 – offering over 200,000 sq ft of modern Cat A / new prime offices.
- Seven high quality retail units at ground level will provide best-in-class food, drink & leisure.





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*Location*

*Local Area*

*Area Map*

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# In the midst of a thriving destination

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





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Eaton Square Gardens

Belgravia

Green Park

Buckingham Palace

Victoria Station

St James's Park

Eccleston Square







# Within a 10 minute walk...

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Restaurants

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





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Clockwise from left  
The Thomas Cubitt  
Eccleston Yards



Pubs & Bars





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Clockwise from left  
Daylesford  
Donna Ida  
Barry's



Shops







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Theatres



Victoria Palace  
Theatre





Introduction

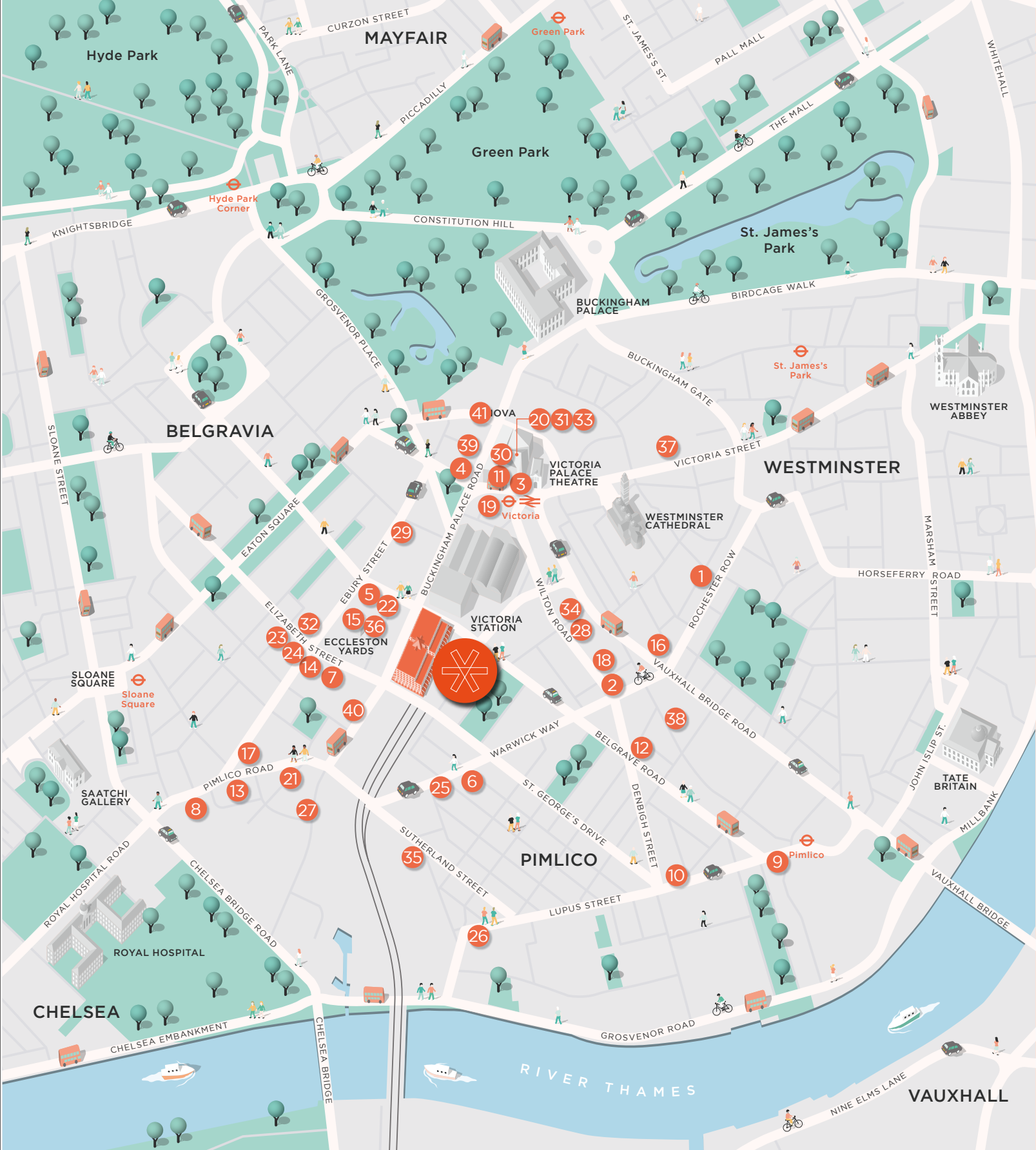
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FOOD & DRINK

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          |







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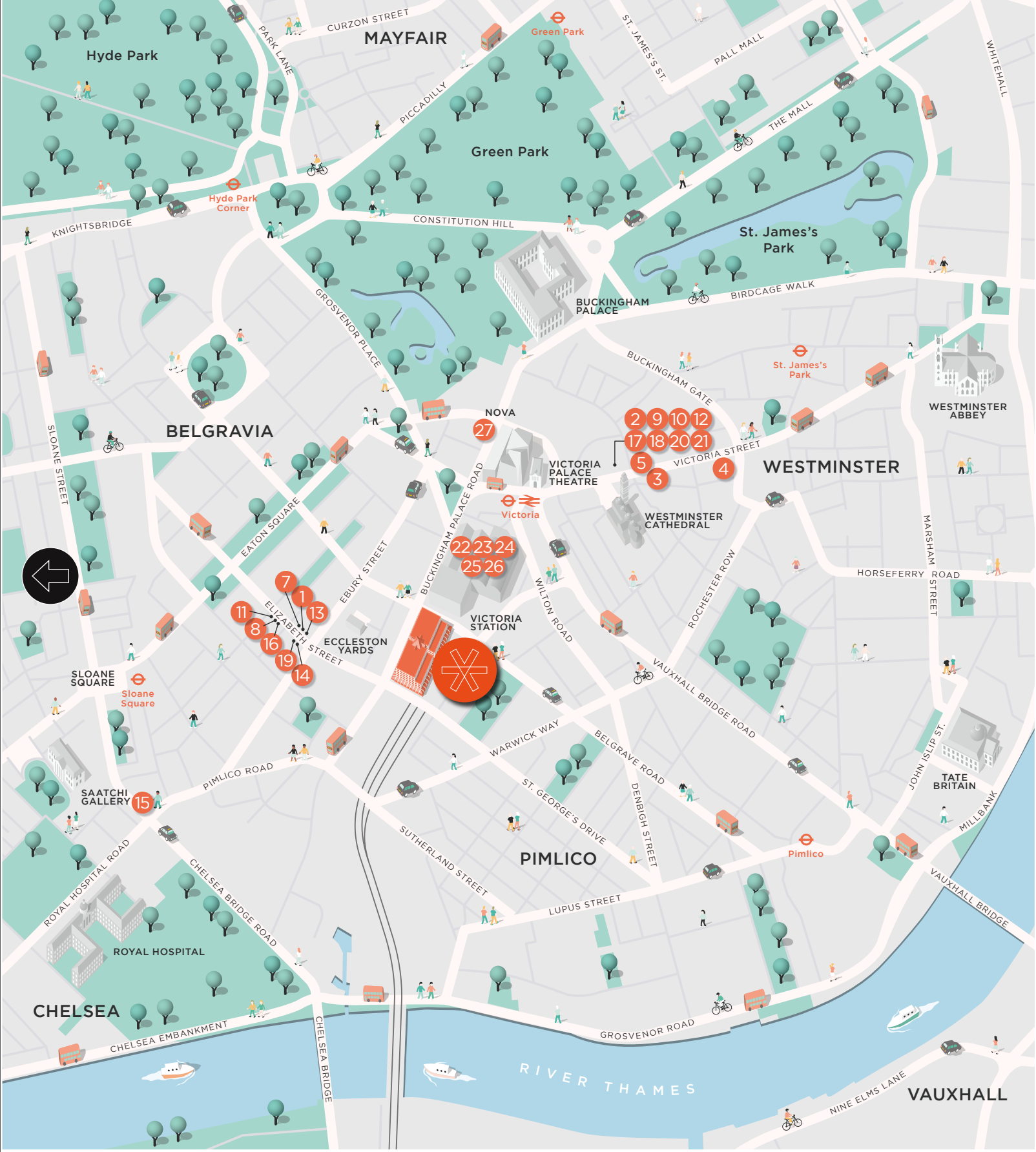
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FOOD & DRINK  
RETAILERS  
LEISURE  
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OCCUPIERS

# Retailers

RETAILERS

01. Donna Ida

02. Hobbs

03. Hotel Chocolat

04. House of Fraser

05. Hugo Boss

06. Hush (location unknown)

07. Jo Loves

08. Les Senteurs

09. L'Occitane

10. Molton Brown

11. Mungo & Maud

12. Nespresso

13. NRBY Clothing
14. Papouelli

15. Potterton Books

16. Philip Treacy

17. Runners Need

18. Space NK

19. Stivaleria Cavallin

20. T2 Tea

21. Zara

22. Sainsbury's

23. Holland and Barrett

24. Marks & Spencer

25. Scribbler

26. Hema





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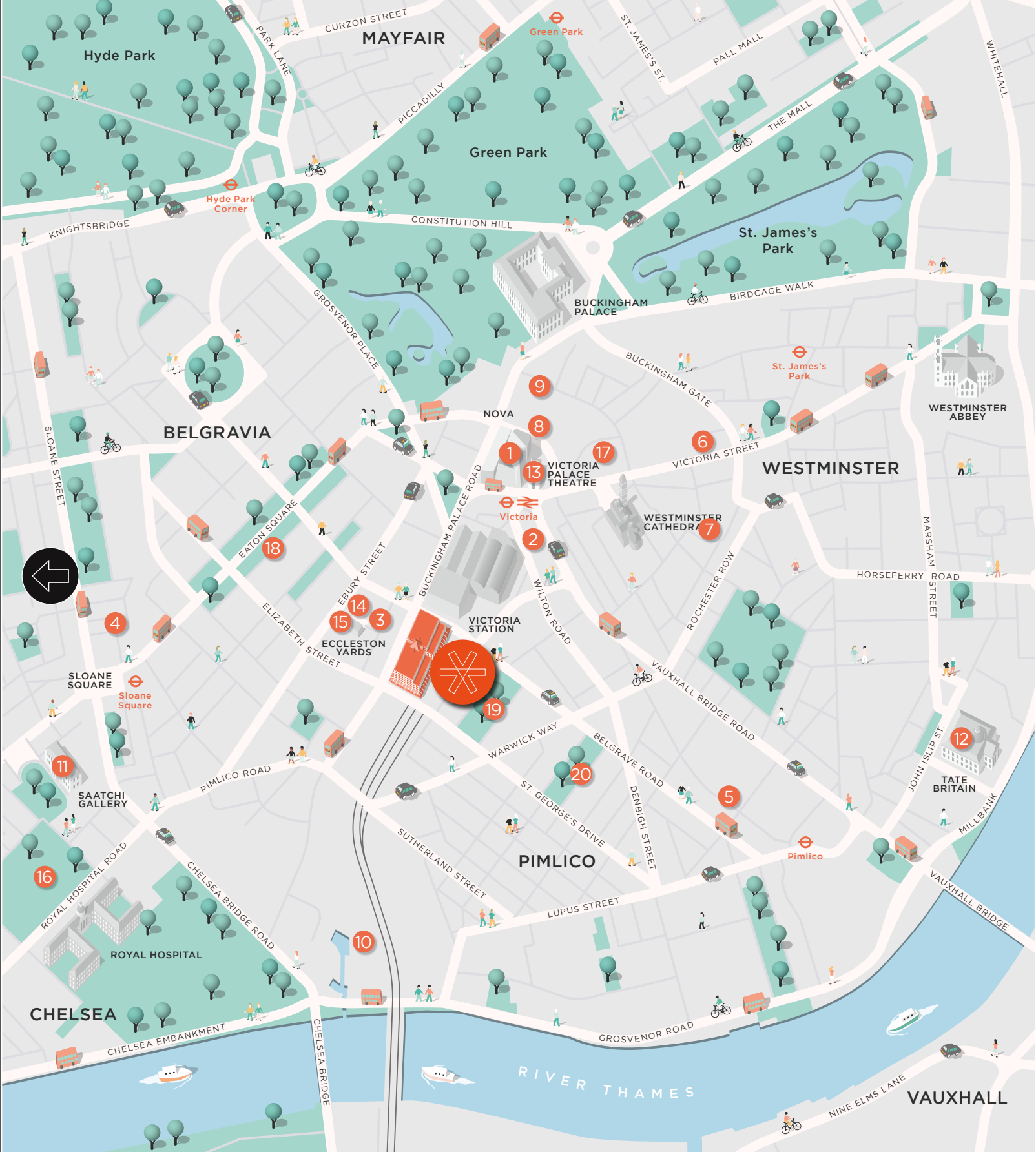
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FOOD & DRINK  
RETAILERS  
**LEISURE**  
HOTELS  
OCCUPIERS

# 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. Eccleston Square Park
  - 20. Warwick Square







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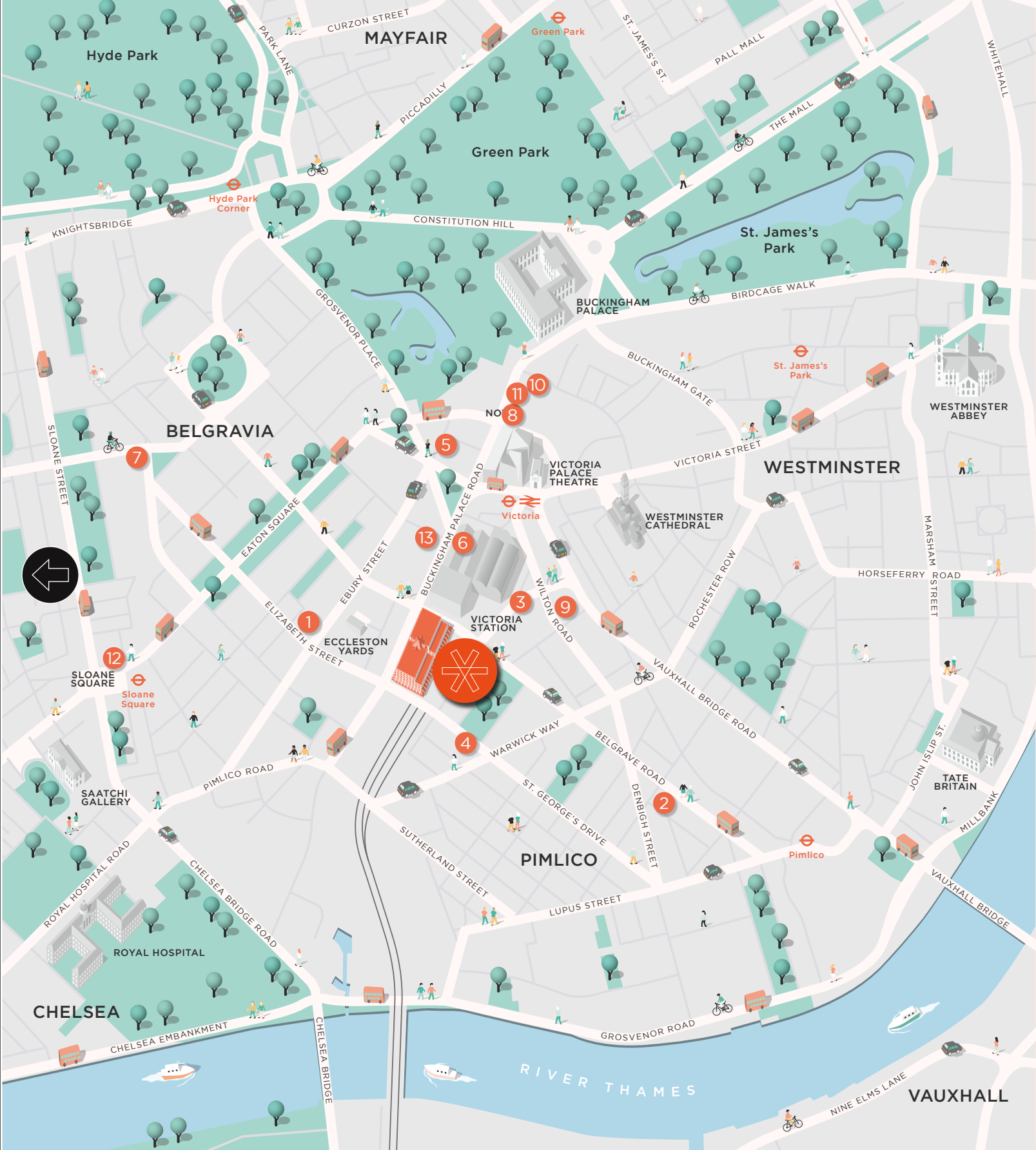
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# Hotels

## 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







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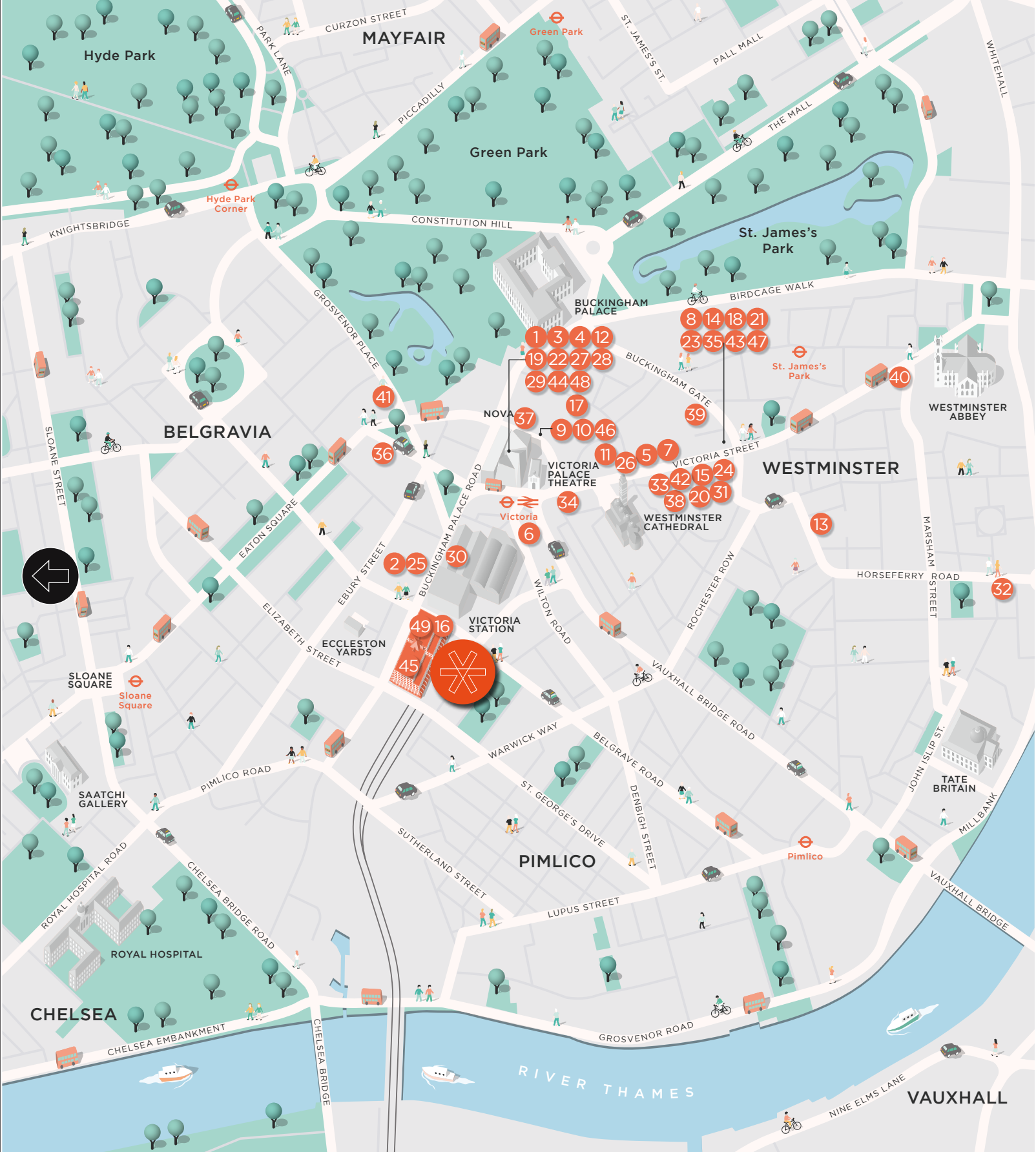
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FOOD & DRINK  
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LEISURE  
HOTELS  
OCCUPIERS

# Occupiers

## 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





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*Travel Times*

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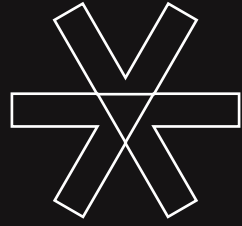
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# A 2 minute walk to one of London's most important transport hubs

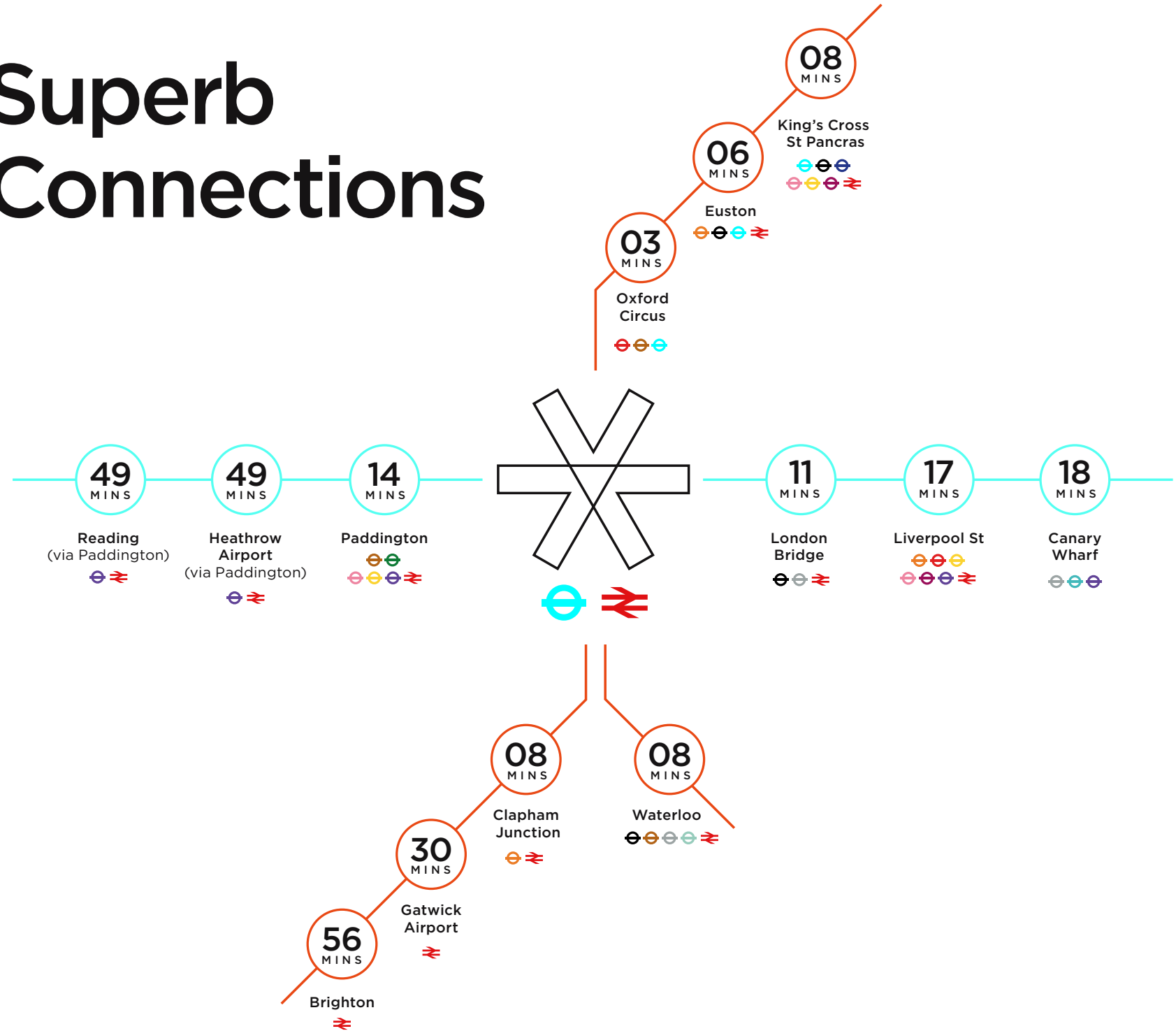
*Exceptional connectivity with  
Underground, National Rail, Gatwick  
Express and other public transport  
options all available*





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# 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.

<b>CYCLING</b>	
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.

<b>Key to lines</b>	
Bakerloo	Northern
Central	Piccadilly
Circle	Waterloo & City
District	DLR
Hammersmith & City	London Overground
Jubilee	Elizabeth (2020/21)
Metropolitan	
National Rail	





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# SKY

HUB**VICTORIA**





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

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





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An Indicative View of the Approach from Victoria Station







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An Indicative View of The HUB Retail





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An Indicative View of the SKY HUB Atrium and Dedicated Entrance







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An Indicative View of The Triple Height SKY HUB Reception

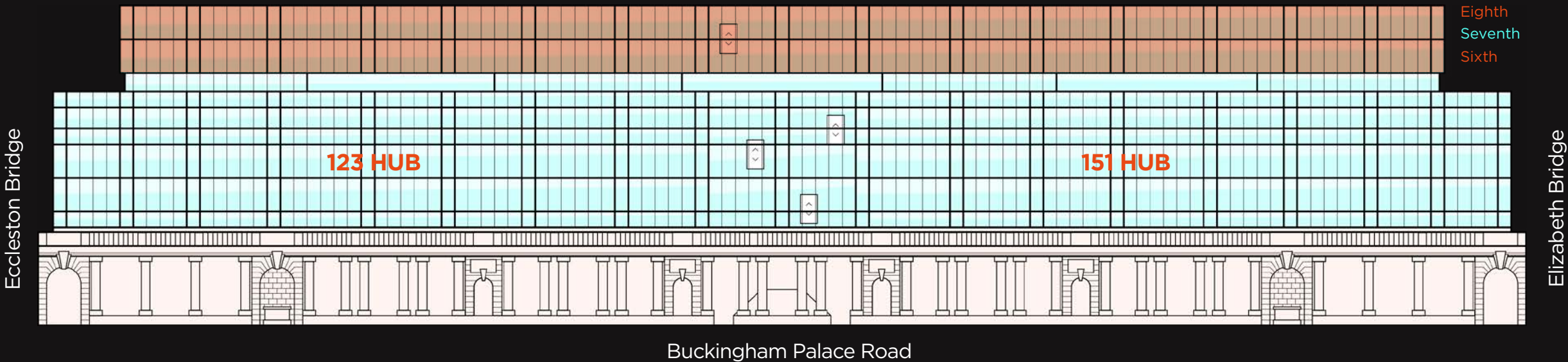




# A dedicated separate entrance and lifts solely serving the new upper floors of SKY HUB

[View Fly-through](#)

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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

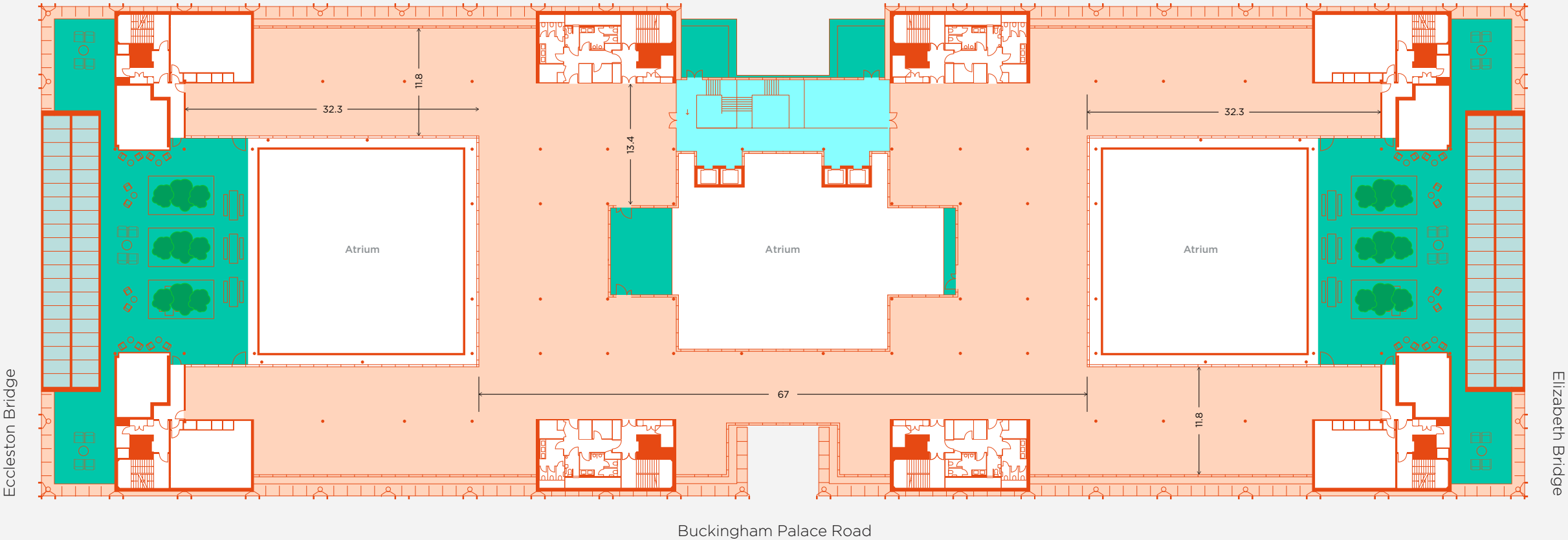
3,308 sq m / 35,608 sq ft

**Terrace area**  
1,099 sq m / 11,830 sq ft

- Offices
- Terraces
- Reception Lobby
- Core



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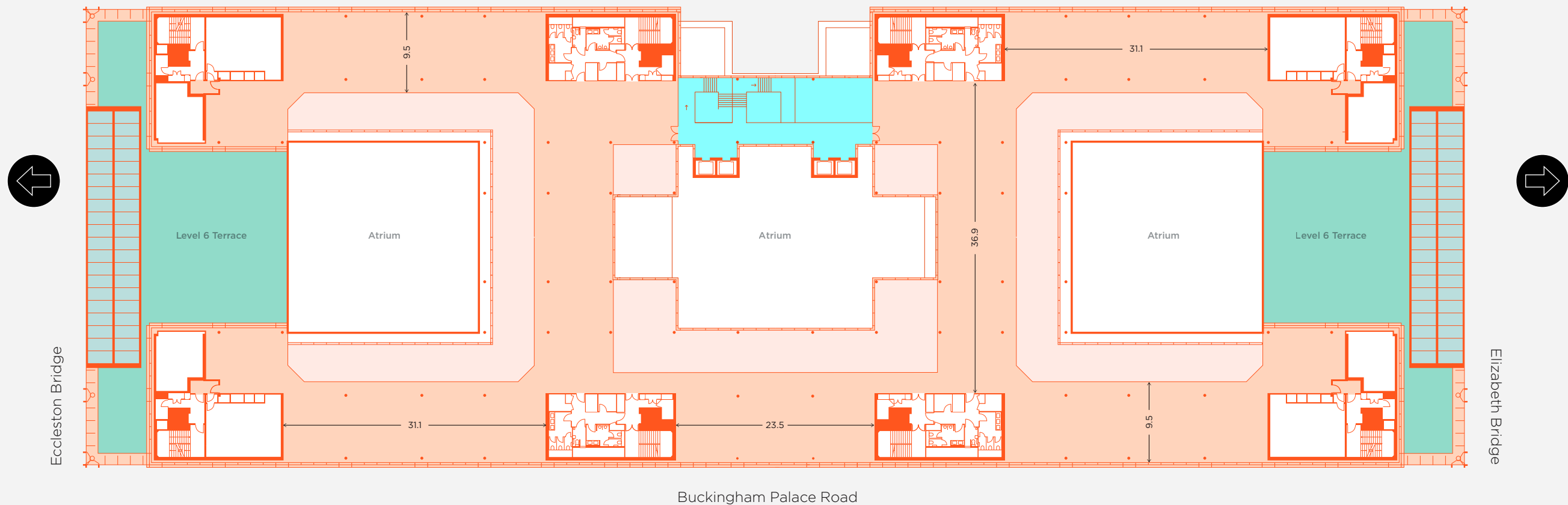




# Level Seven - Floor Plan

2,697 sq m / 29,033 sq ft

- Offices
- Level 6 Terraces
- Reception Lobby
- Core



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**SKY HUB**

Gallery

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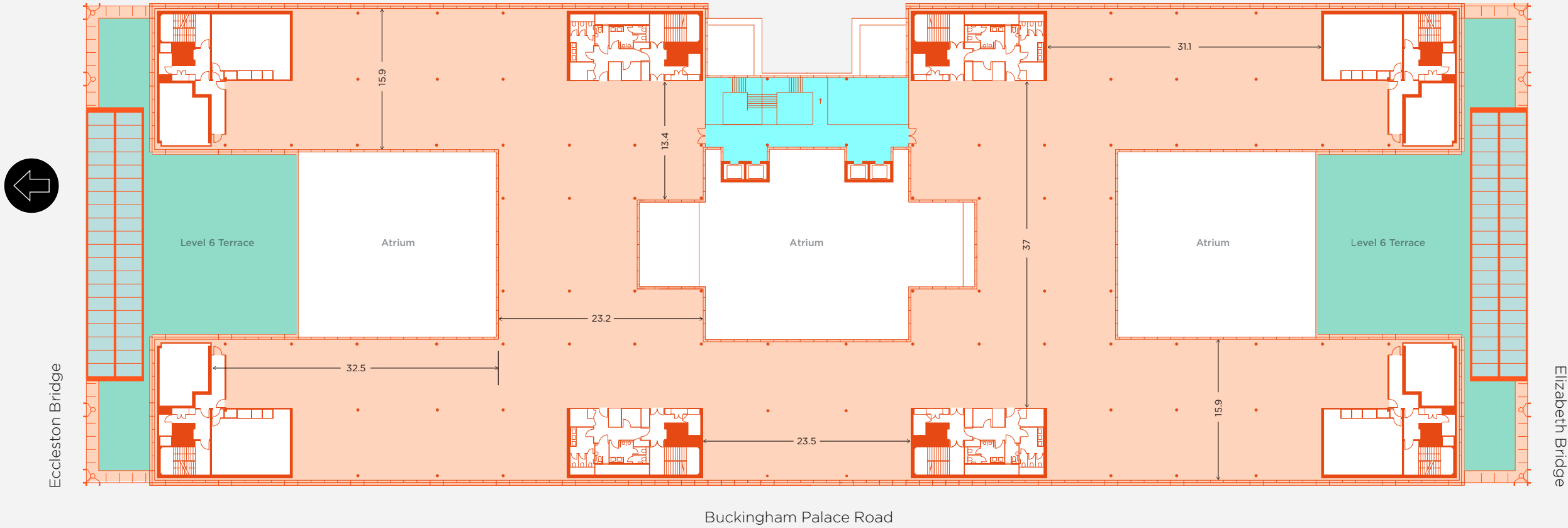
# Level Eight - Floor Plan

4,011 sq m / 43,135 sq ft

- Offices
- Level 6 Terraces
- Reception Lobby
- Core



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An Indicative View of CAT A Level Six





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An Indicative View of The Level Six Terrace





# Level Six - Space Plan

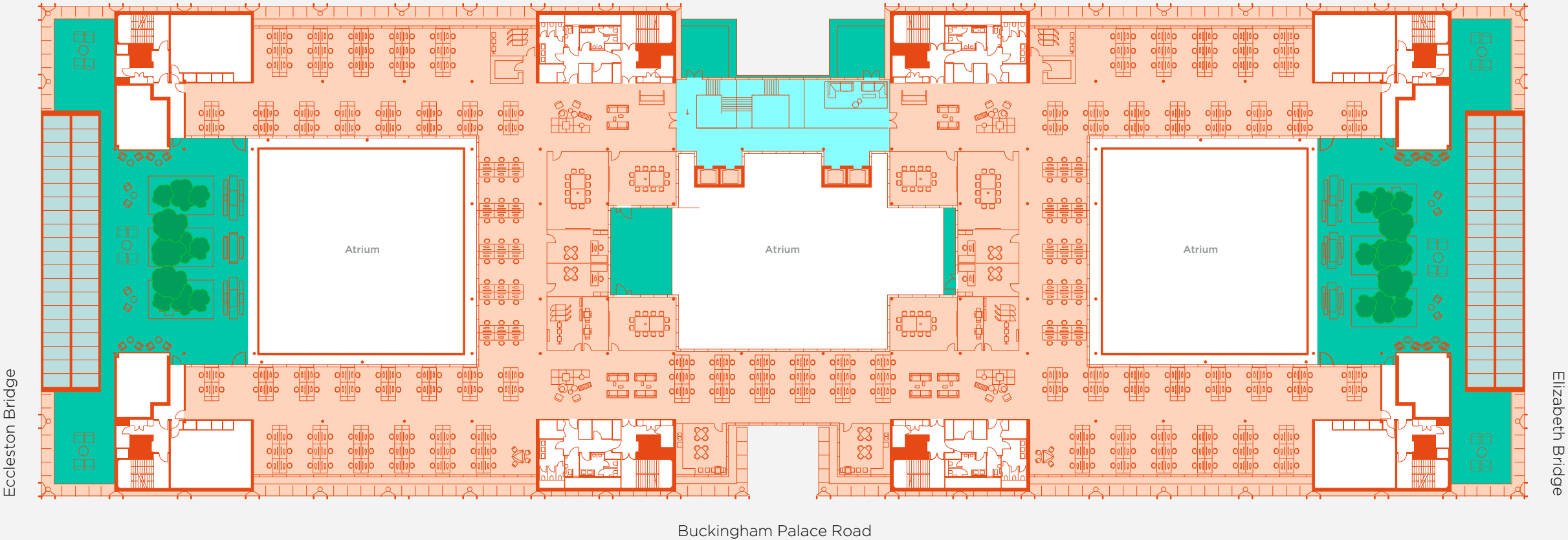
3,308 sq m / 35,608 sq ft

**Terrace area**  
1,099 sq m / 11,830 sq ft

Open plan desk size: 1.6m x 0.8m	Offices
Open plan seats: 396	Terraces
Cellular seats: 10	Reception Lobby
Total seats: 406	Core
Occupancy density: 1:8 sq m	



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# 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



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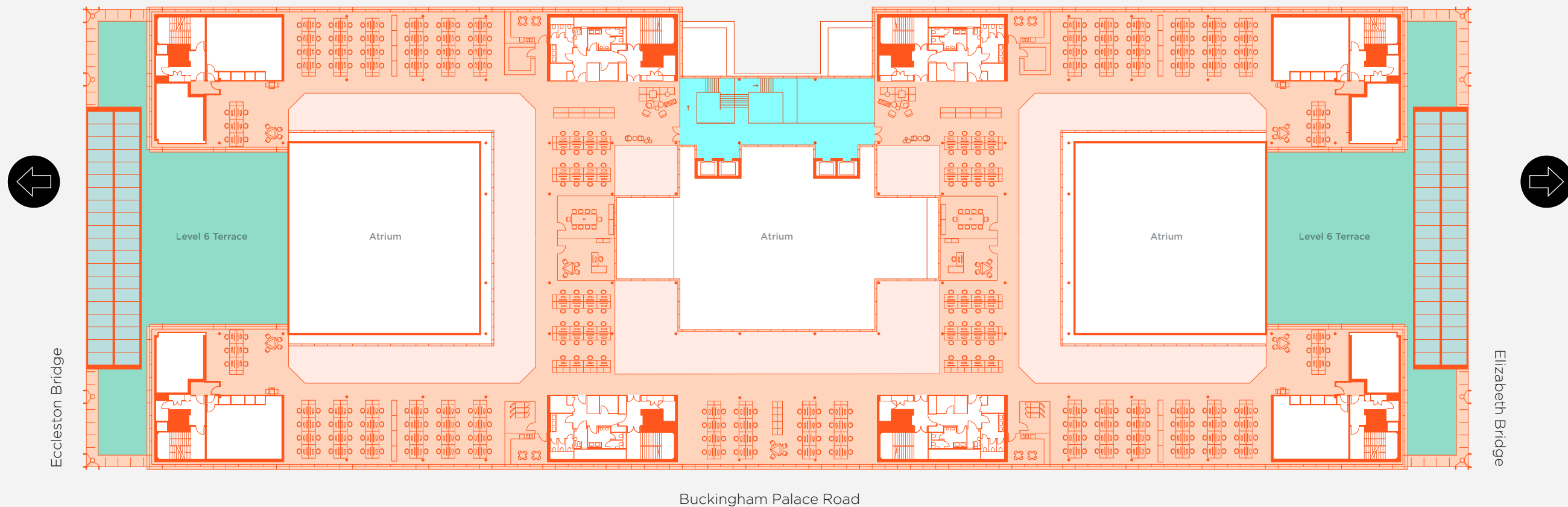
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# Level Eight - Space Plan

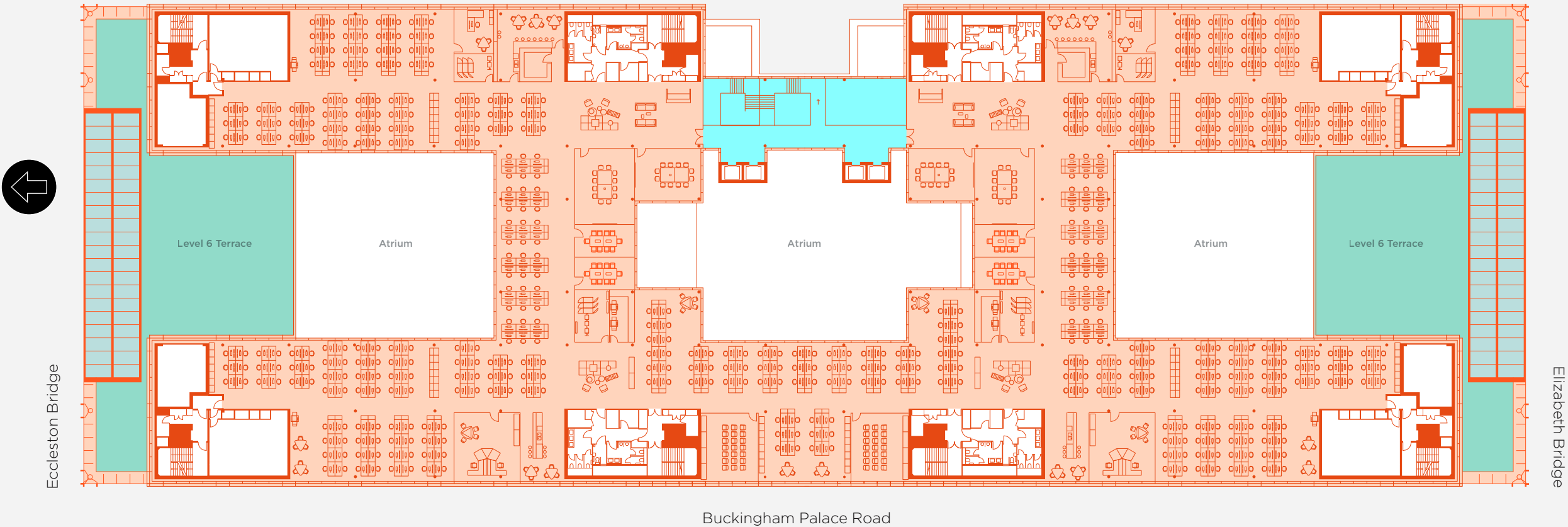
4,011 sq m / 43,135 sq ft

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



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# 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



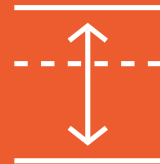
OCCUPATIONAL  
DENSITY OF 1 PERSON  
PER 8 SQM



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



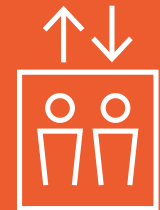
VARIABLE REFRIGERATED  
FLOW AIR CONDITIONING



LED LIGHTING



NUMEROUS ROOF TERRACES  
WITH EXCEPTIONAL VIEWS



DEDICATED ENTRANCE  
AND 4 LIFTS





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An Indicative View of The Bathroom Detail

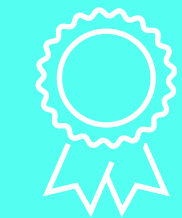






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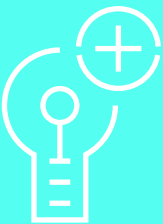
# Sustainability Summary



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%



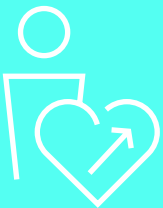
RESPONSIBLE SOURCING OF MATERIALS



ALL ELECTRIC DESIGN REDUCING CARBON EMISSIONS



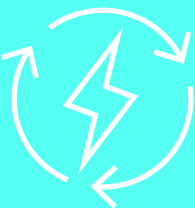
DESIGNED FOR DURABILITY AND RESILIENCE; 4X HV SUPPLIES



DESIGNED FOR OCCUPANTS HEALTH AND WELLBEING



PREDICTED EPC RATING OF A



RENEWABLE ENERGY TECHNOLOGIES





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151 HUB offers 200,000 sq ft of exceptional workspace with abundant terracing and best-in-class common parts





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An Indicative View of the Exterior of 151 Hub





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**151 HUB**

**Gallery**

*Stacker*

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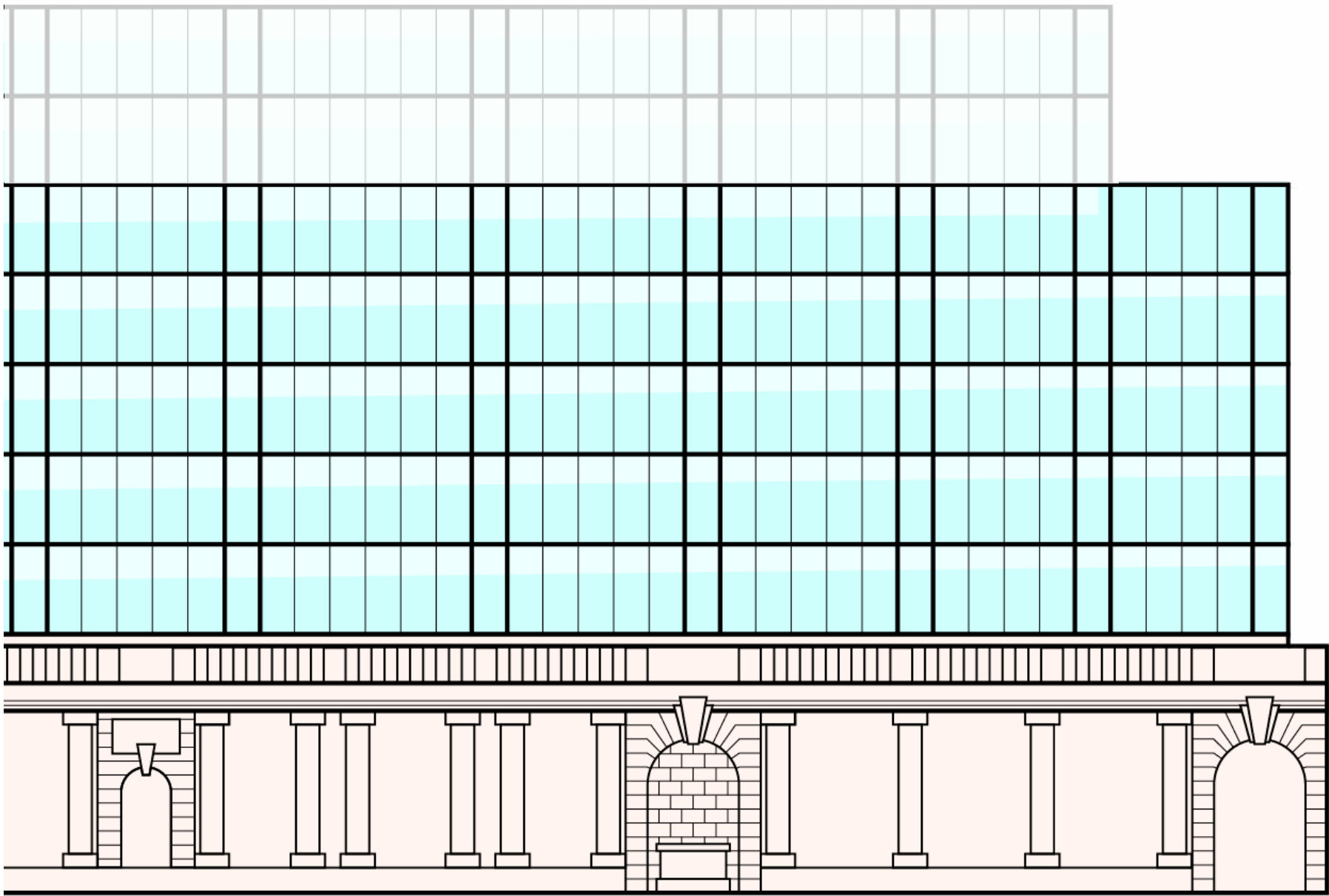
An Indicative View of the Atrium





# Building Stacker

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Level 5  
26,845 sq ft | 2,494 sq m

Level 4  
38,804 sq ft | 3,605 sq m

Level 3  
41,764 sq ft | 3,880 sq m

Level 2  
41,786 sq ft | 3,882 sq m

Level 1  
41,635 sq ft | 3,868 sq m

Ground Floor  
11,409 sq ft | 1,060 sq m

Total  
202,243 sq ft | 18,789 sq m





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# Ground Floor

## General Layout

Office 1  
2,117 sq ft | 197 sq

Office 2  
9,292 sq ft | 863 sq m



Note: Plans are indicative only

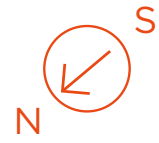
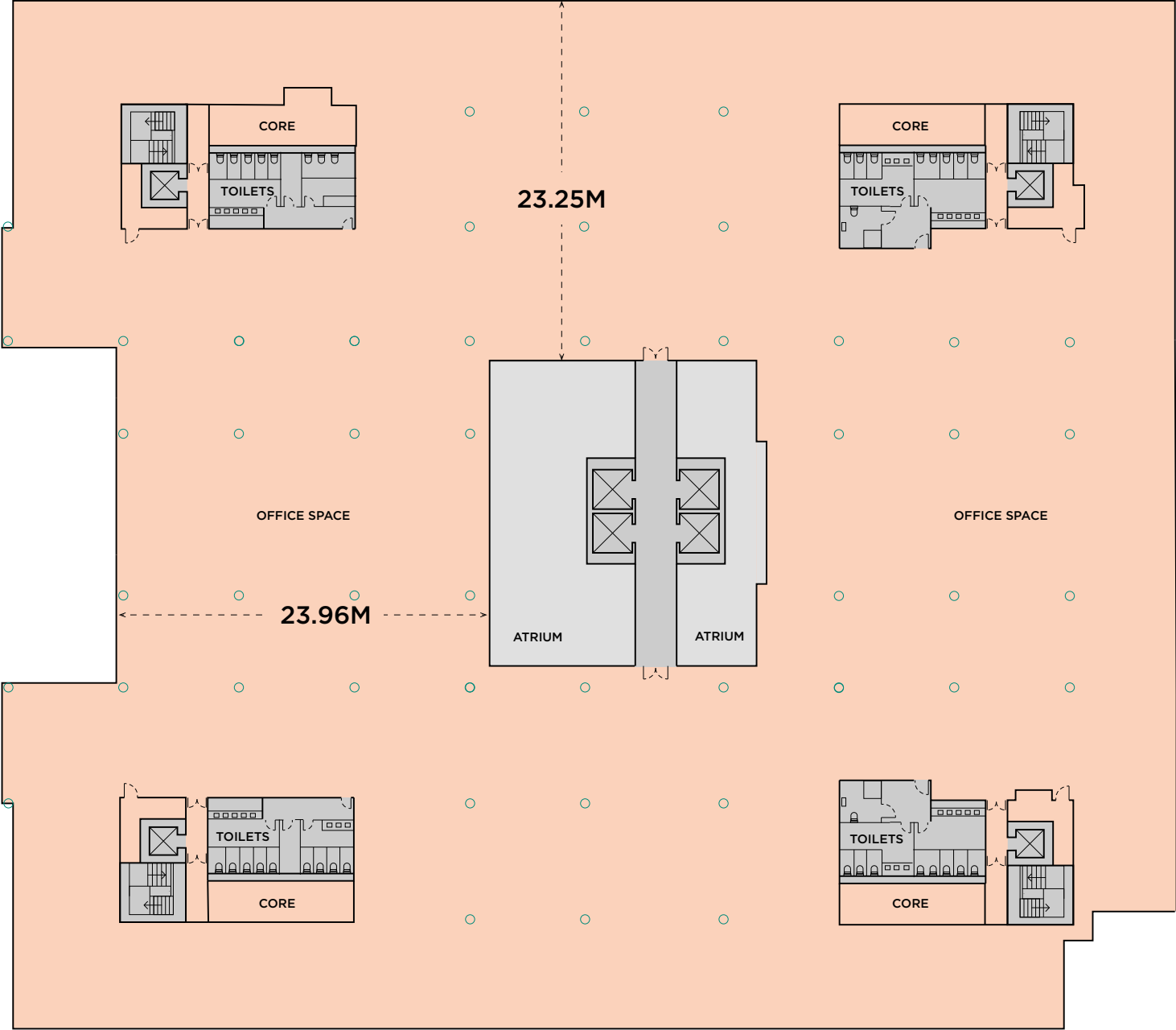




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# Level 1

41,635 sq ft | 3,868 sq m



Elizabeth Bridge

Buckingham Palace Road

Note: Plans are indicative only

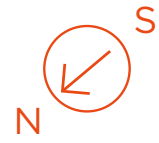
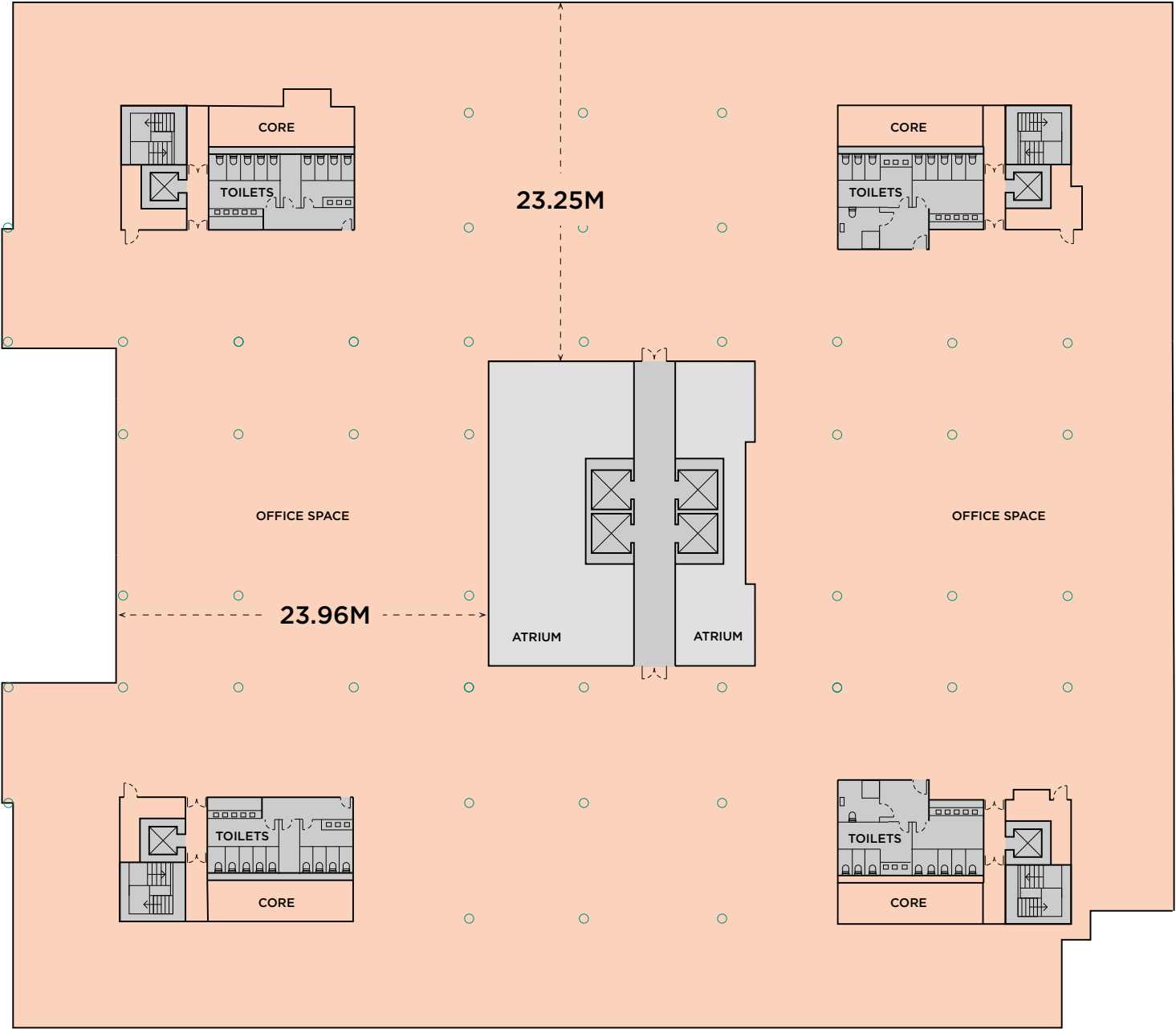




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Level 2

41,786 sq ft | 3,882 sq m



Note: Plans are indicative only

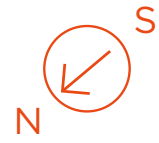
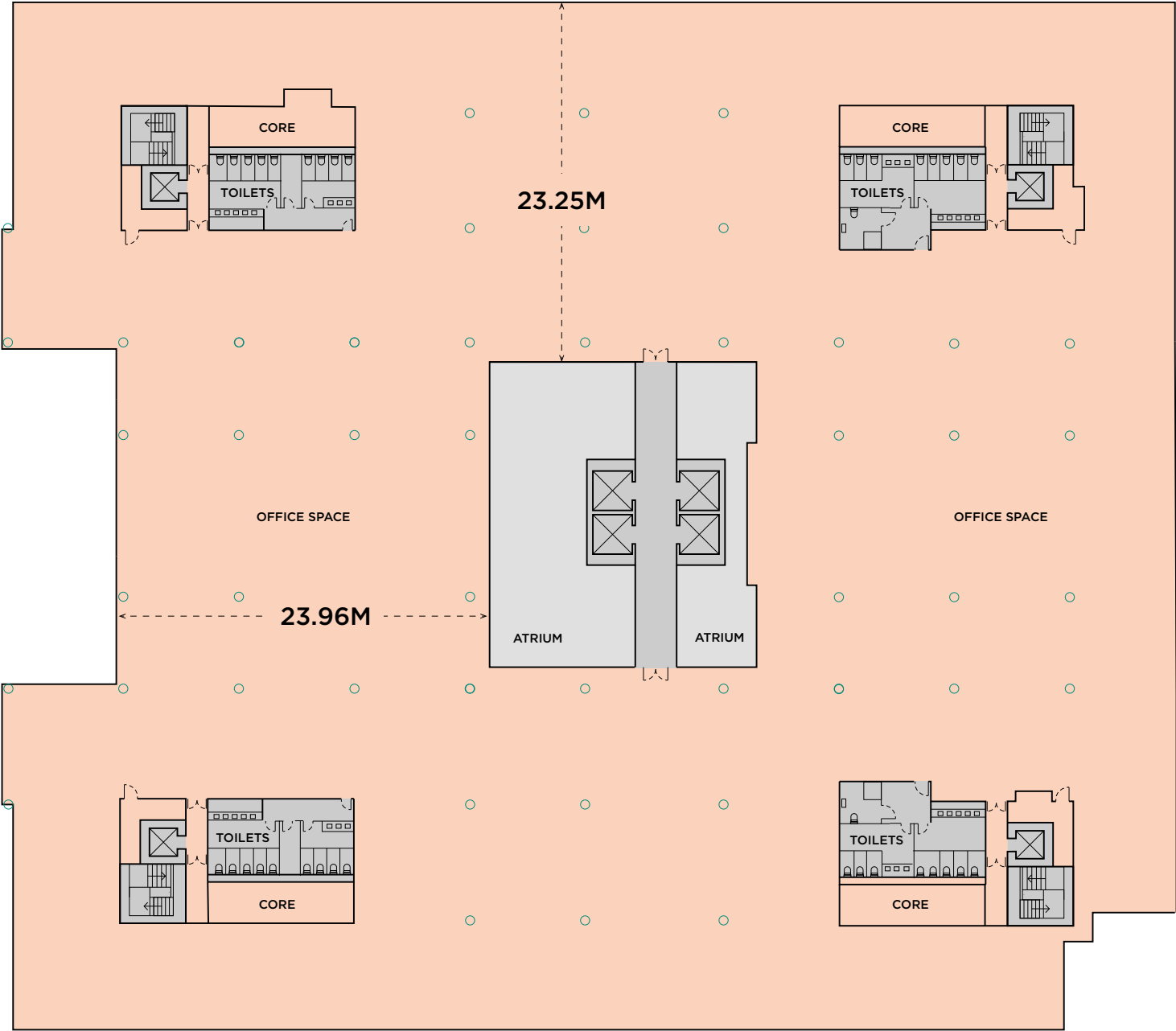




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# Level 3

41,764 sq ft | 3,880 sq m



Elizabeth Bridge

Buckingham Palace Road

Note: Plans are indicative only





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# Level 4

38,804 sq ft | 3,605 sq m

Total Winter Garden:  
4,431 sq ft | 410.9 sq m

- WINTER GARDEN
- POTENTIAL WINTER GARDEN REFURBISHMENT FOR PERSPECTIVE TENANTS



Elizabeth Bridge



Buckingham Palace Road

Note: Plans are indicative only





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Level 5

26,845 sq ft | 2,494 sq m

Total Terrace:

8,276 sq ft | 769 sq m

- POTENTIAL WINTER GARDEN  
REFURBISHMENT FOR PERSPECTIVE  
TENANTS
- TERRACE



Elizabeth Bridge



Buckingham Palace Road

Note: Plans are indicative only





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An Indicative View of level 4 CAT B workspace





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An Indicative View of level 5 CAT B reception





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An Indicative View of level 5 CAT B workspace





An Indicative View of the Winter Garden on level 5

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# Outstanding roof terraces with panoramic views across London







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An Indicative View of the Terrace



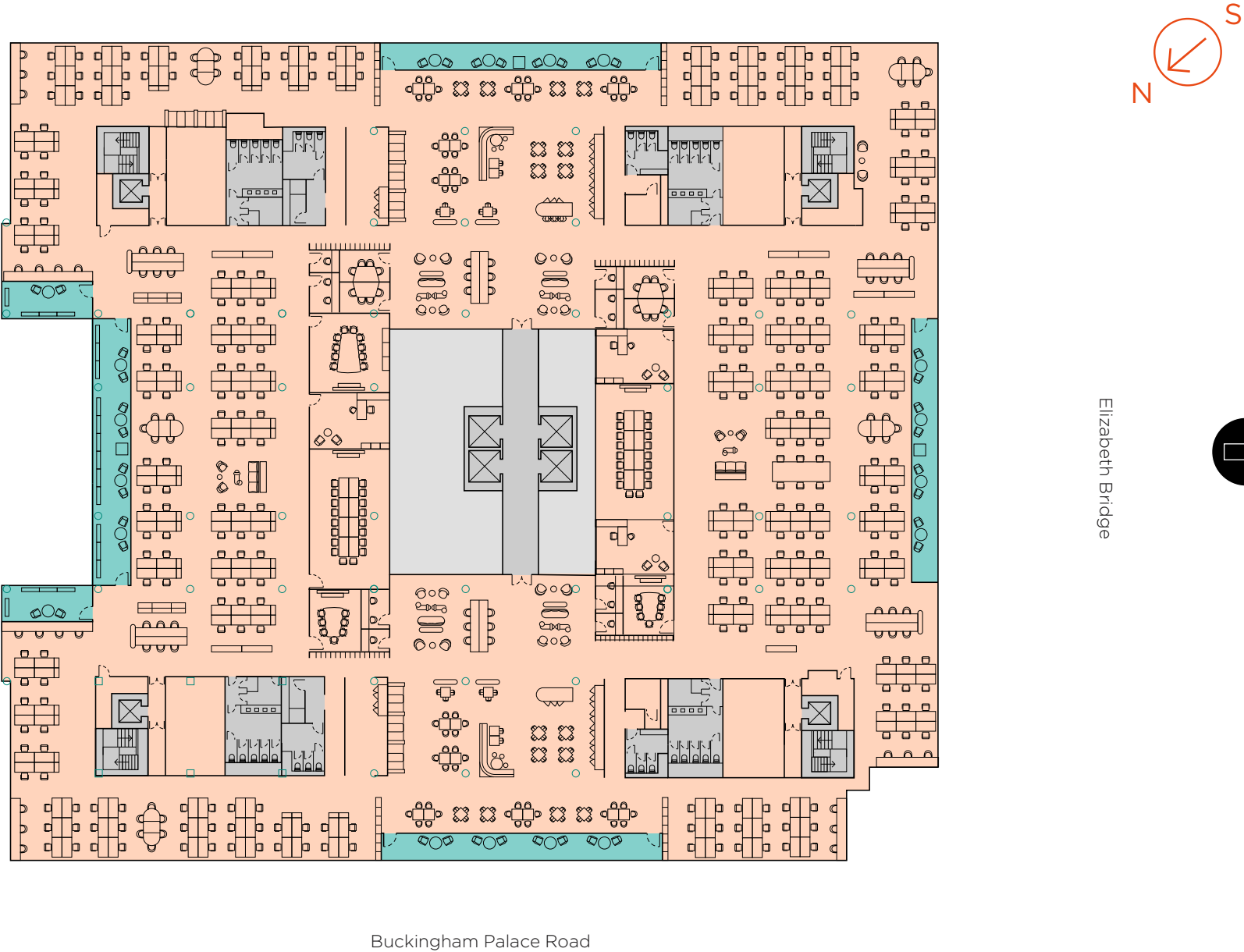


# Space Plan

Level 4 | 38,706 sq ft | 3,596 sq m

Workstations	x274
Hot Desks	x93
Total Desks	x367
Exec Office	x2
Large Meeting Room	x2
Medium Meeting Room	x4
Small Meeting Room	x4
Phone Booth / Quiet Room	x8
Tea Points	x2
Pantry	x2
Occupational Density	1:9.75 sq m

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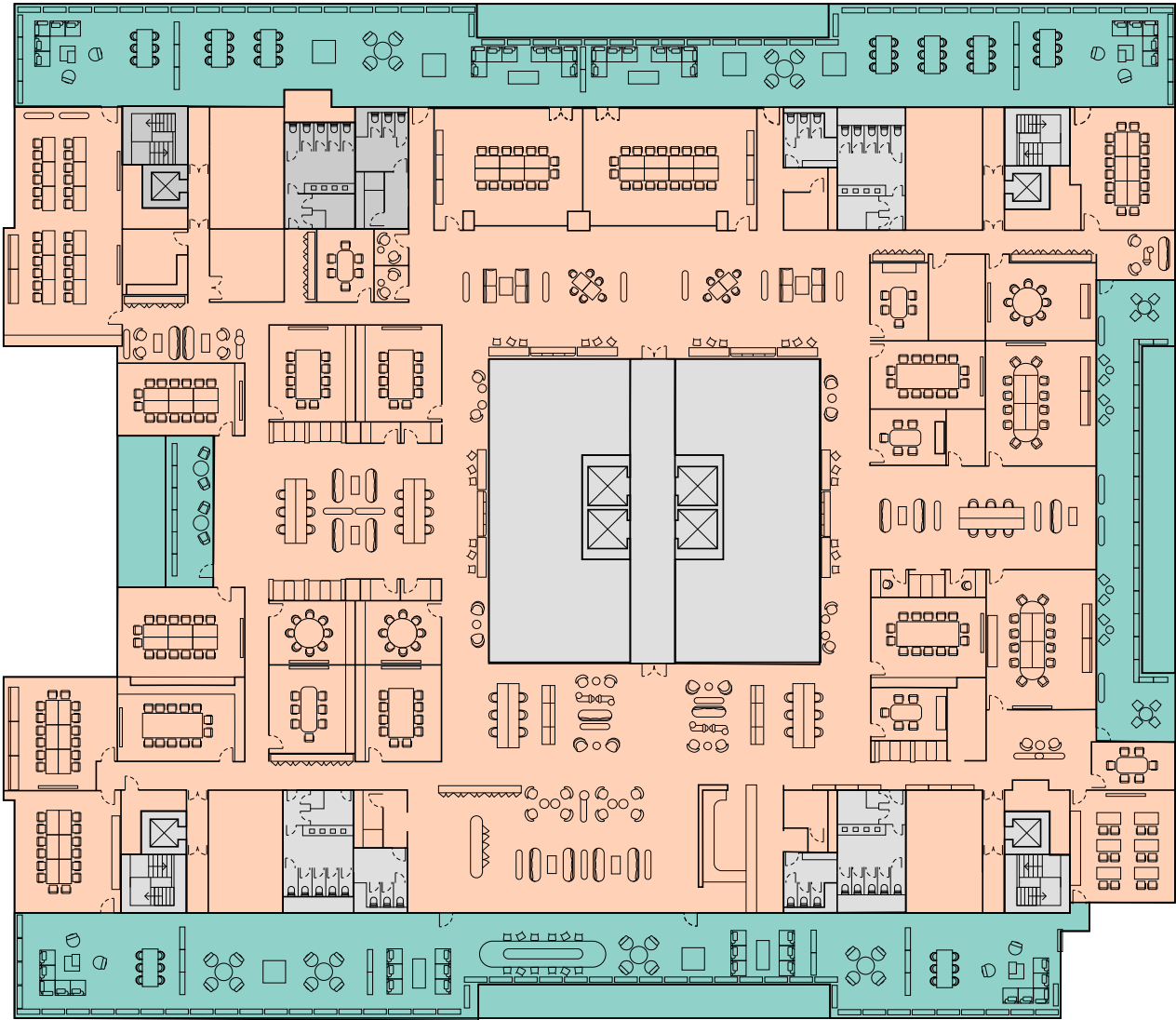


# Space Plan

Level 5 | 30,804 sq ft | 2,862 sq m

Hot Desks	x30
Total Desks	x30
Large Meeting Room	x12
Medium Meeting Room	x6
Small Meeting Room	x6
Phone Booth / Quiet Room	x8
Tea Points	x1
Pantry	x1

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Elizabeth Bridge



Buckingham Palace Road





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# Summary Specification



3.56 M SLAB TO SLAB HEIGHTS



FAN COIL UNIT AIR CONDITIONING



FLOOR TO CEILING HEIGHTS RANGE FROM 2.5M TO 2.7M ON OFFICE FLOORS AND 2.9M TO 4.2M AROUND THE NEW ATRIUM EXTENSIONS



NUMEROUS ROOF TERRACES AND WINTER GARDENS WITH EXCEPTIONAL VIEWS



BRAND NEW OFFICE SPACE DESIGNED BY HLW



EXCELLENT NATURAL LIGHT AND STUNNING VIEWS ACROSS LONDON



150MM RAISED FLOOR



EFFICIENT, FLEXIBLE FLOOR SPACE



OCCUPATIONAL DENSITY OF 1 PERSON PER 8 SQM



LED LIGHTING



236 SECURE CYCLE SPACES



4 PASSENGER LIFTS







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# Executive Summary



AN EXTENSIVELY  
REFURBISHED  
RECEPTION AND ARRIVAL  
EXPERIENCE



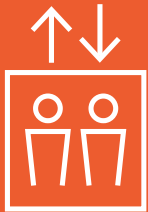
BEST-IN-CLASS, NEW END  
OF JOURNEY FACILITIES



NEW LANDSCAPED ROOF  
TERRACES AND WINTER  
GARDENS



HIGH-QUALITY FITTED  
OUT ATRIUM WITH  
LANDSCAPED SEATING



FULLY REFURBISHED LIFTS  
AND LOBBY CORES



EXCEPTIONAL AND  
INTELLIGENTLY DESIGNED  
OFFICE SPACE



NEW AND IMPROVED  
WC PROVISION



FULLY REFURBISHED  
M&E



PREDICTED EPC  
RATING OF B







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Indicative View of the Shower and Bathroom amenities





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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.

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*Asset Manager*

*Architects*

*Timeline*

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**COLUMBIA CENTRE**  
Seattle, USA



**HOLLYWOOD ROOSEVELT HOTEL**  
Los Angeles, USA



**PACIFIC CENTURY PLACE**  
Beijing, China



**HARBOUR EXCHANGE**  
London, UK



**LLOYD'S BUILDING**  
London, UK





hlw

**HLW** are highly experienced in design and delivering award-winning work environments across the globe. We bring our global design excellence and innovation to projects, combining this with our local knowledge and expertise. Our team are thoughtful designers, passionate communicators and technical experts with commitment in working and delivering excellence to our clients.

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*Architects*

*Timeline*

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**FIDELITY**  
Surrey, UK - 100,000 sf



**WILLIS TOWERS WATSON**  
London, UK - 260,000 sf



**AWM BANKING CLIENT**  
London, UK - 90,000 sf



**NINETY ONE**  
London, UK - 100,000 sf



**TECH FIRM**  
Paris - 260,000 sf



**PERNOD RICARD**  
Chiswick, UK - 85,000 sf



**HILTON EUROPEAN HQ**  
Watford, UK - 90,000 sf



**SANOFI**  
Reading, UK - 70,000 sf





# + MORROW LORRAINE

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## 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'

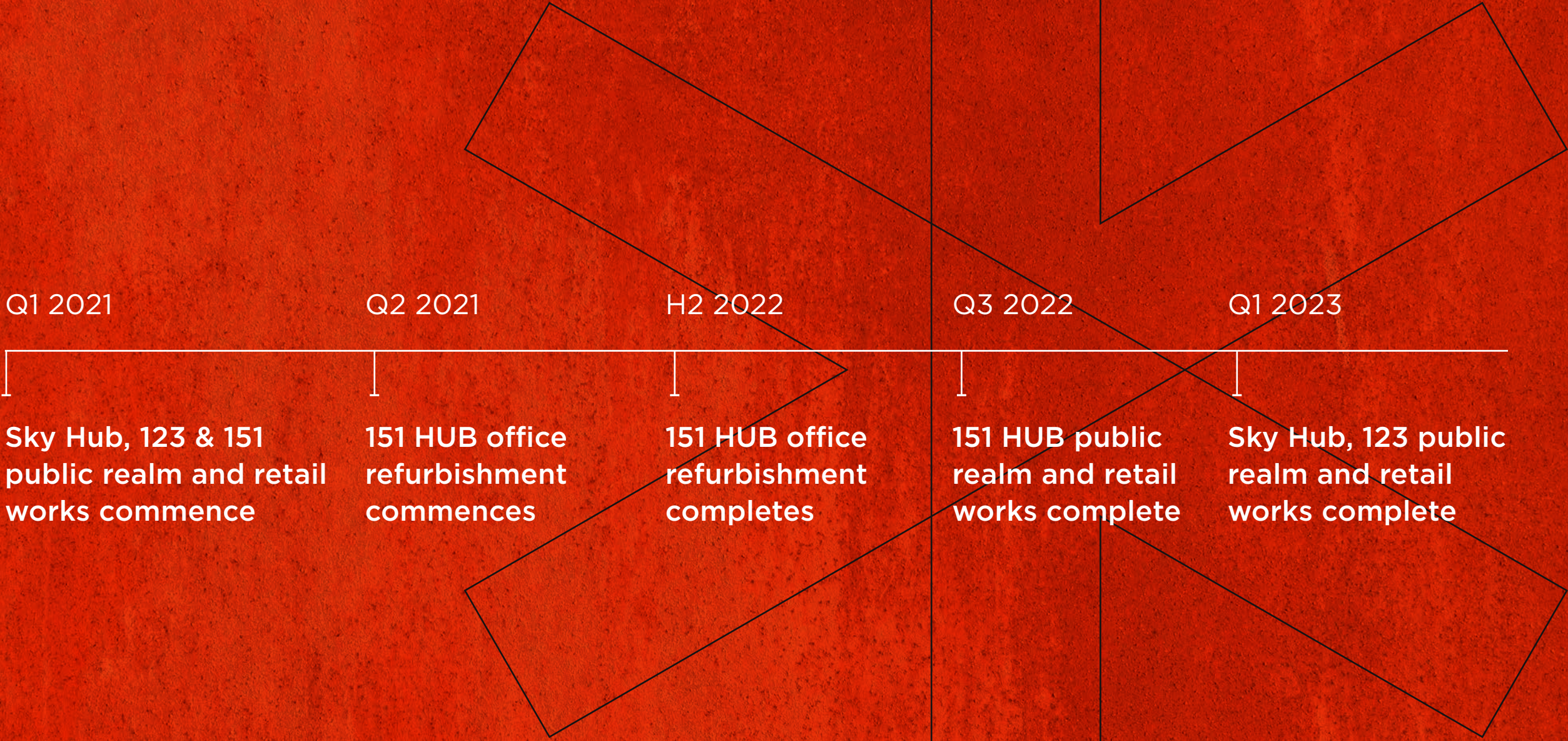






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# Timeline







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# Team

**ASSET MANAGER**  
Gaw Capital

**ARCHITECT**  
Morrow & Lorraine

**BUILDING AND FACILITIES MANAGER**  
Colliers International

**PROJECT MANAGERS**  
Buro Four

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