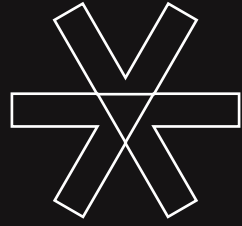




Retail

HUB**VICTORIA**



At the heart of a thriving retail and leisure destination

The HUB is surrounded by world class brands, experiences and amenities and sees very high footfall being adjacent to Victoria Station.

Introduction

Your Neighbourhood

Site Plan

Retail Units

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Introduction

Your Neighbourhood

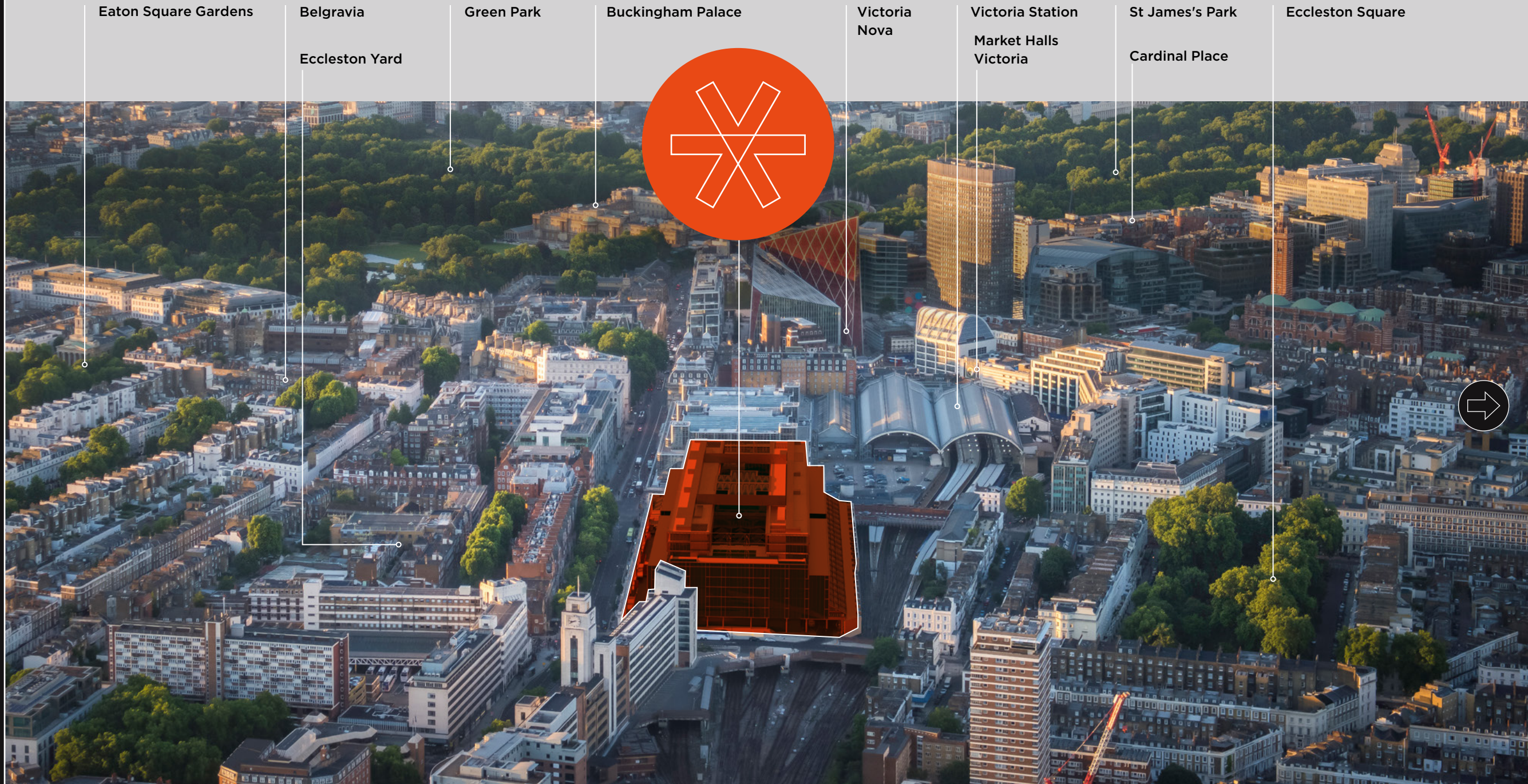
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207,000 people pass through Victoria Station every day



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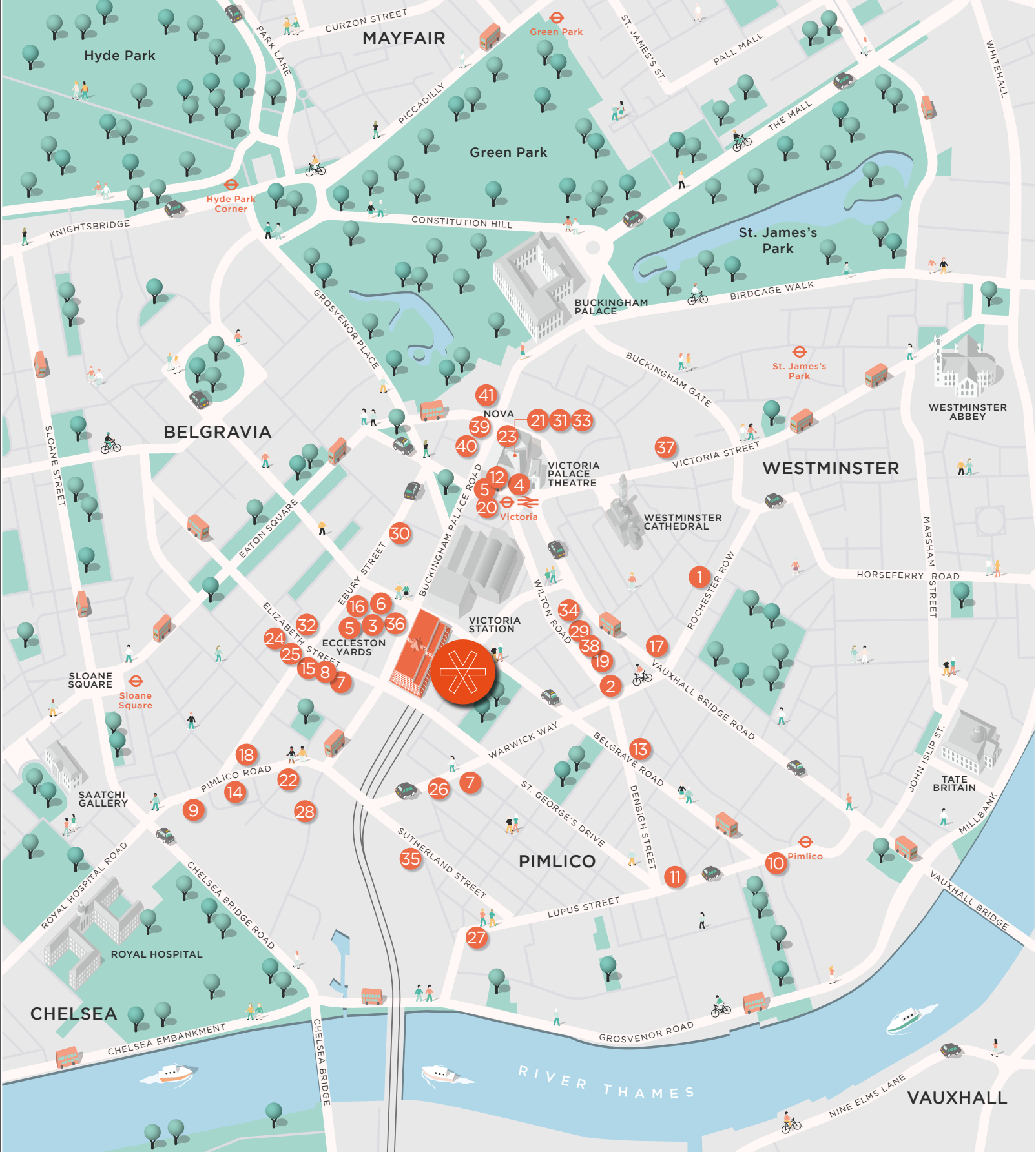
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FOOD & DRINK

RETAILERS

LEISURE

Food & Drink

RESTAURANTS, CAFÉS & BARS

- | | |
|------------------------------|---------------------------|
| 01. 2 Amici | 22. No 11 Pimlico Road |
| 02. About Thyme | 23. Ole & Steen |
| 03. Atis | 24. Olivocarne |
| 04. Aster | 25. Peggy Porschen Cakes |
| 05. Bleecker Burger | 26. The Pimlico Grid |
| 06. Boisdale of Belgravia | 27. Pimlico Spice |
| 07. Cambridge Street Kitchen | 28. The Rising Sun |
| 08. Chestnut Bakery | 29. Rosa's Thai Cafe |
| 09. Enoteca Turi | 30. Santini |
| 10. The Gallery | 31. Sticks 'n' Sushi |
| 11. Goya | 32. The Thomas Cubitt |
| 12. Greenwood | 33. Timmy Green |
| 13. Grumbles | 34. Tozi |
| 14. Hunan | 35. The White Ferry House |
| 15. Il Convivio | 36. Wild by Tart |
| 16. Jones Family Kitchen | 37. The Ivy Victoria |
| 17. The Jugged Hare | 38. A Wong |
| 18. La Poule au Pot | 39. Pizza Pilgrims |
| 19. Lorne | 40. Pullbrook & Gould |
| 20. Market Halls Victoria | 41. Singapulah |
| 21. Nova Food | |





Introduction

Your Neighbourhood

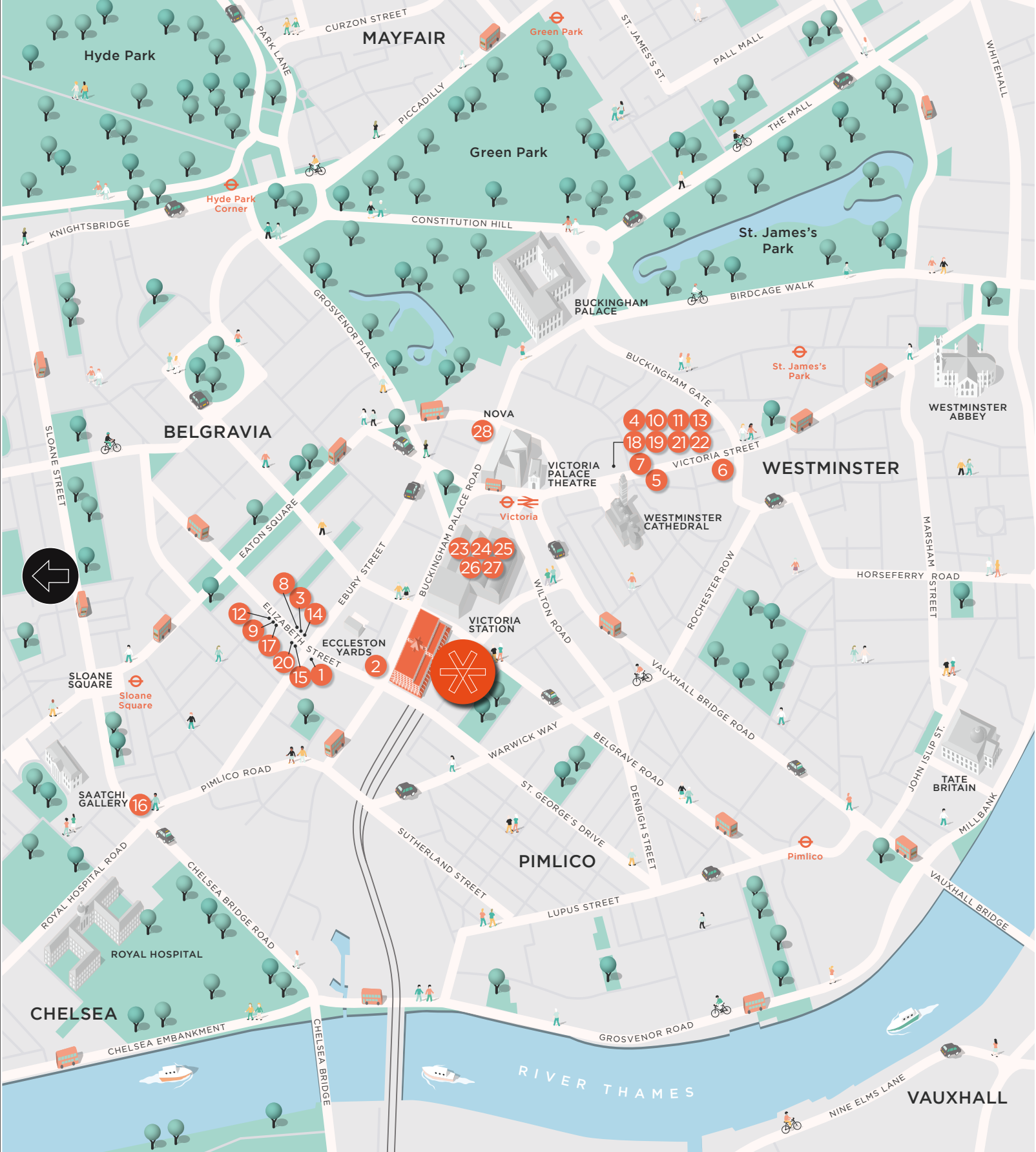
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FOOD & DRINK

RETAILERS

LEISURE

Retailers

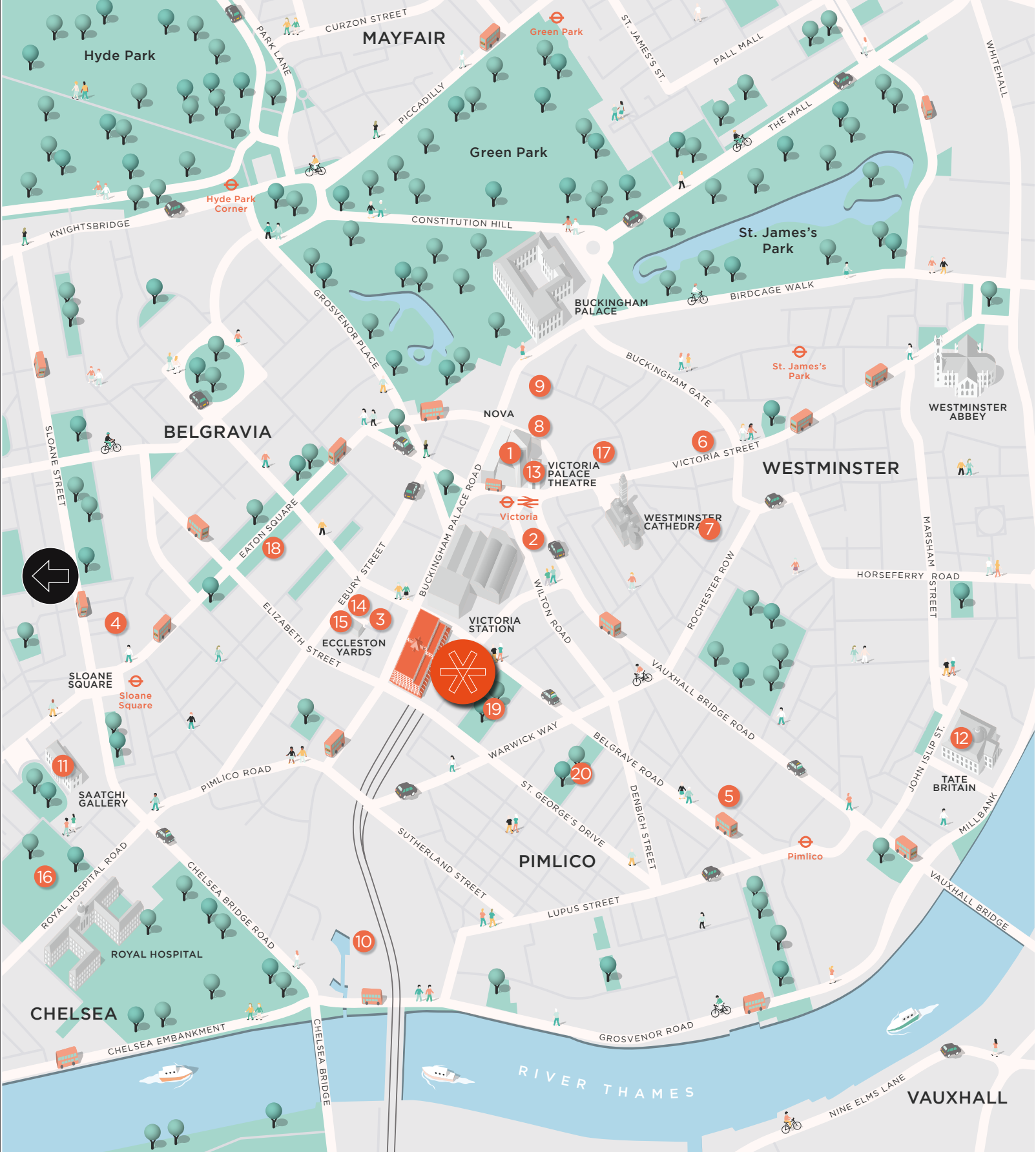
RETAILERS

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





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FOOD & DRINK
RETAILERS
LEISURE

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. Light Centre Belgravia
 - 15. Re:Mind Meditation

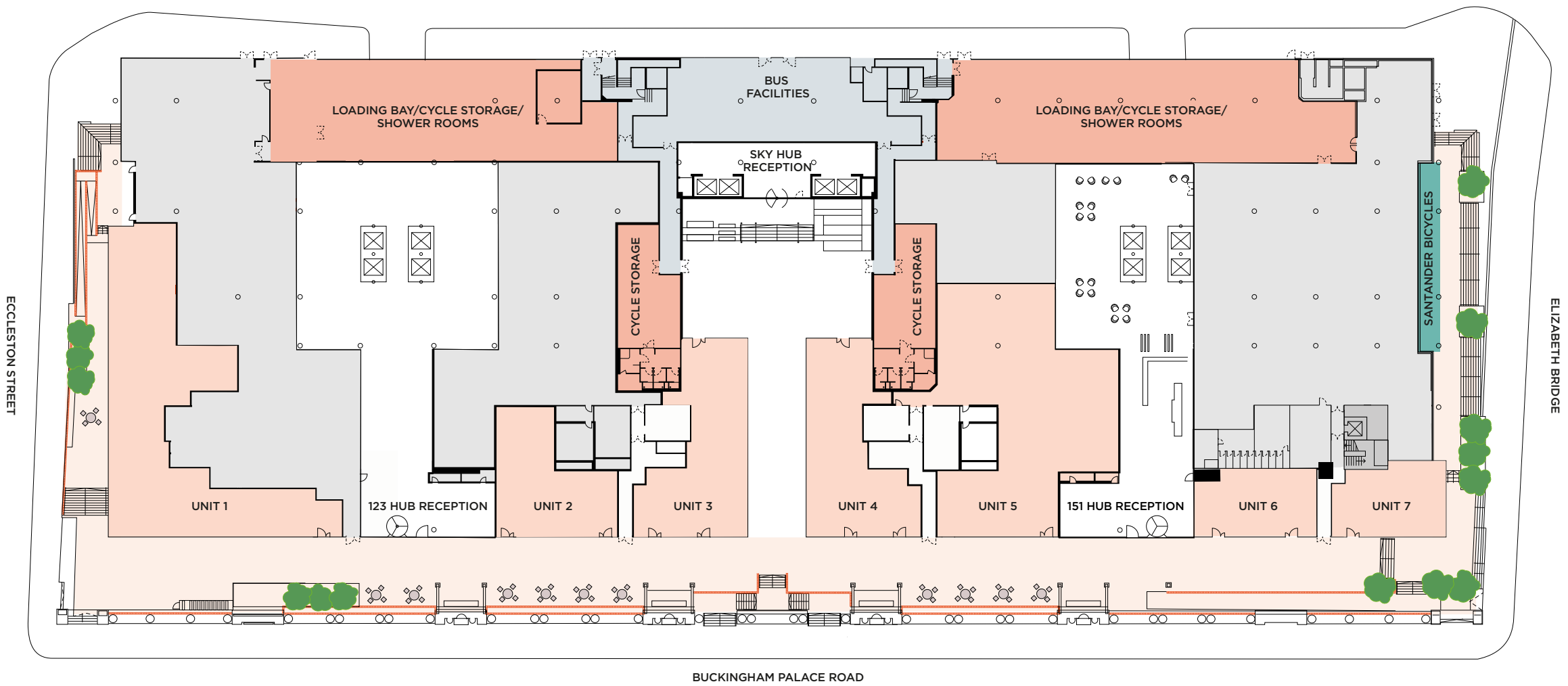
- GREEN SPACES**
- 16. Burton Court
 - 17. Cardinal Place Roof Garden
 - 18. Eaton Square Gardens
 - 19. Eccleston Square
 - 20. Warwick Square



Site Plan

- Units
- Public Realm
- Atriums
- Loading Bays

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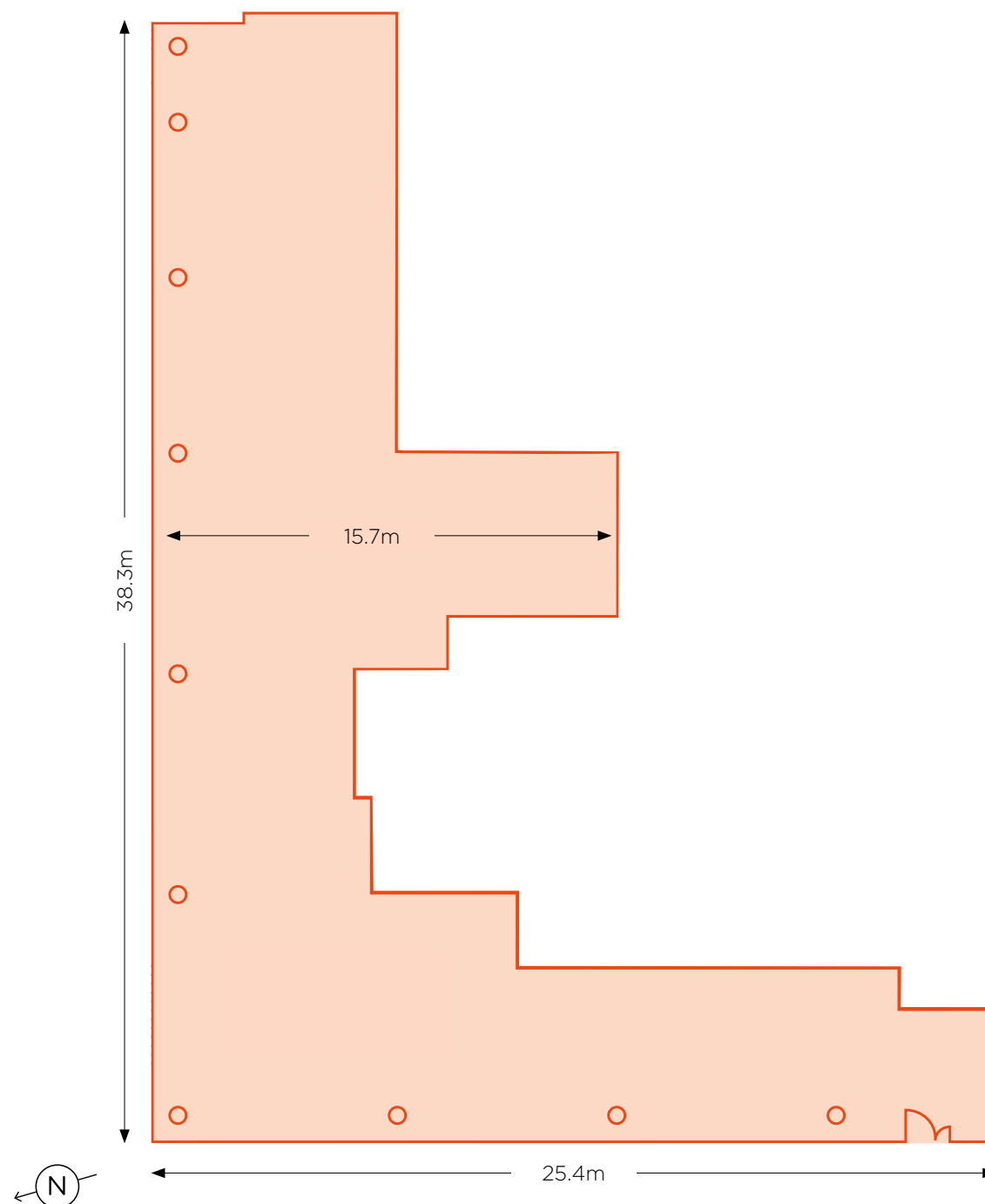




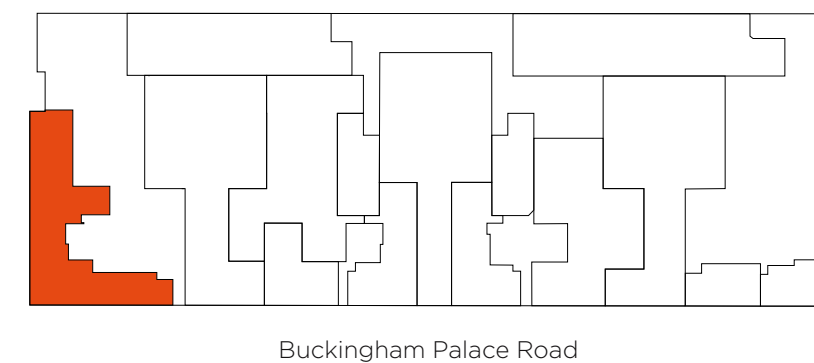
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Unit 1

463 sq m / 4,983 sq ft



UNIT NUMBER	The HUB Unit 1
PERMITTED USE:	Class E (A1/A3/A4)
AREA (NIA):	463 sq m
FLOOR FINISH:	115mm Finishes zone above concrete slab
FLOOR TO CEILING:	Minimum 3100mm
CEILING FINISH:	Exposed services
SHOP FRONT:	Laminated low iron glazing
WATER SUPPLY:	32mm supply
GAS SUPPLY:	65mm supply available
ELECTRICITY SUPPLY:	300A TP&N
EXTRACTION:	Capacity for duct 600x600mm
HEATING/HOT WATER:	Managed by tenant
COOLING:	Managed by tenant
DRAIN CONNECTIONS:	Pumped drainage by tenant



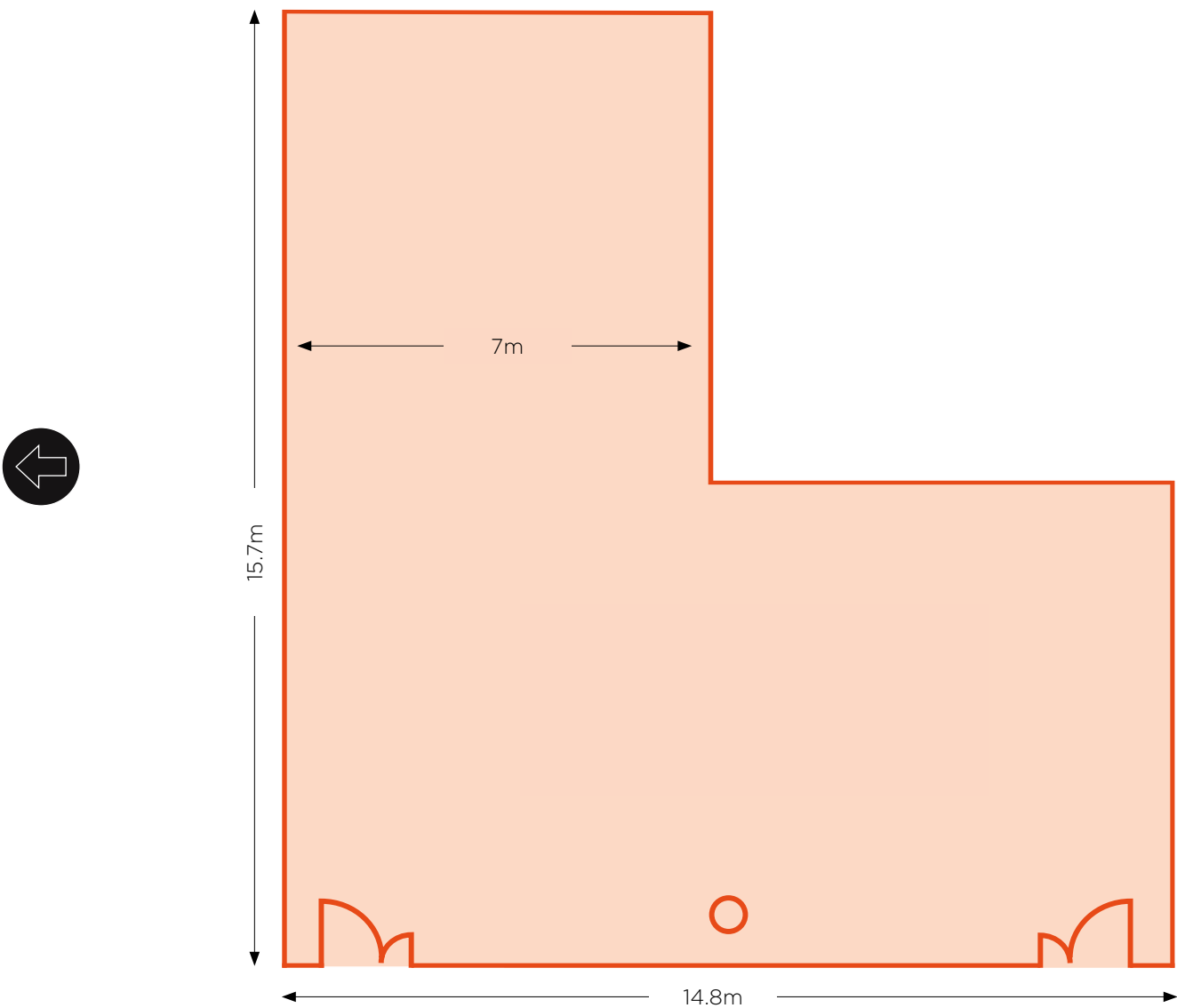
Buckingham Palace Road



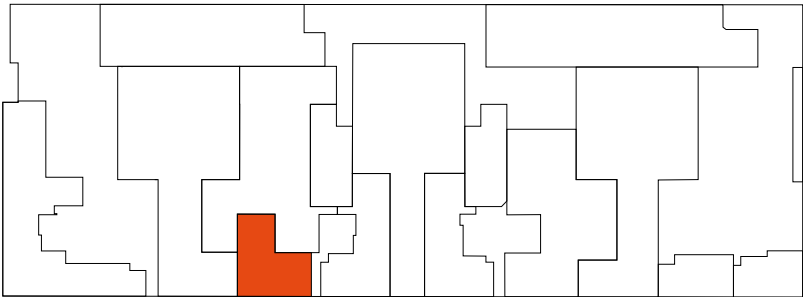
Unit 2

173 sq m / 1,862 sq ft

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UNIT NUMBER	The HUB Unit 2
PERMITTED USE:	Class E (A1/A3/A4)
AREA (NIA):	173 sq m
FLOOR FINISH:	115mm Finishes zone above concrete slab
FLOOR TO CEILING:	Minimum 3100mm
CEILING FINISH:	Exposed services
SHOP FRONT:	Laminated low iron glazing
WATER SUPPLY:	28mm supply
GAS SUPPLY:	Not available
ELECTRICITY SUPPLY:	100A TP&N
HEATING/HOT WATER:	Managed by tenant
COOLING:	Managed by tenant
DRAIN CONNECTIONS:	Pumped drainage by tenant



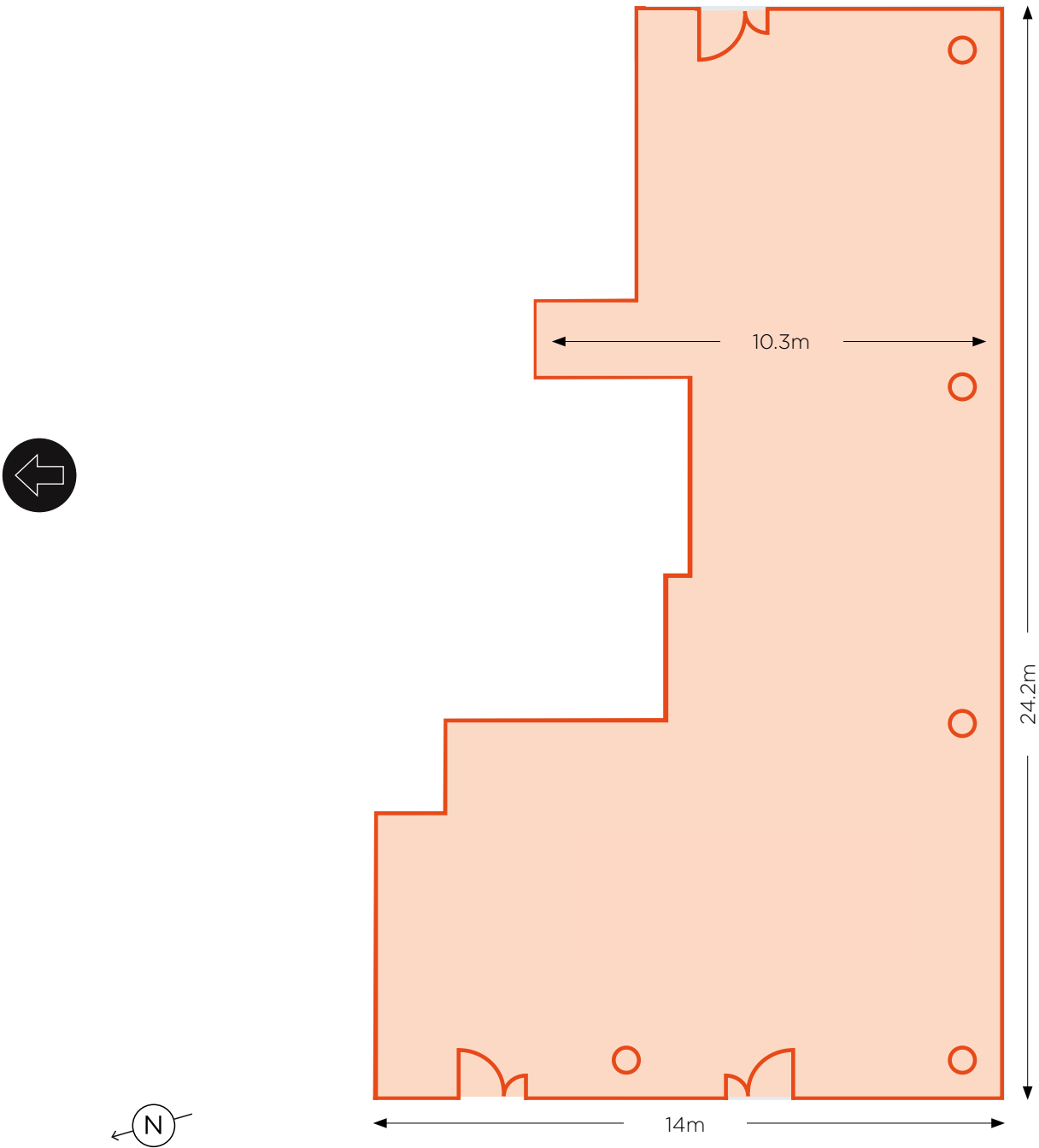
Buckingham Palace Road



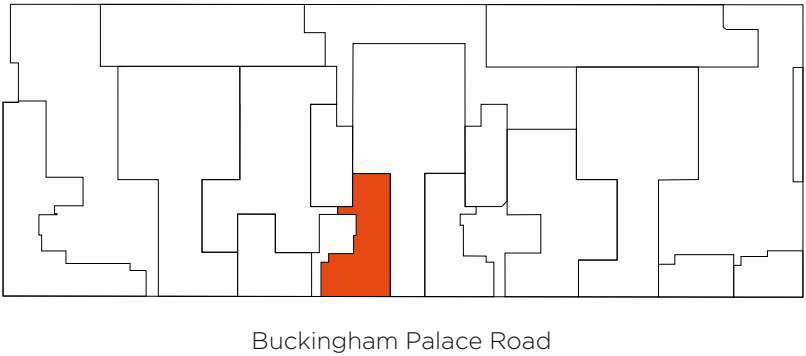
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Unit 3

232 sq m / 2,497 sq ft



UNIT NUMBER	The HUB Unit 3
PERMITTED USE:	Class E (A1/A3/A4)
AREA (NIA):	232 sq m
FLOOR FINISH:	115mm Finishes zone above concrete slab
FLOOR TO CEILING:	Minimum 3100mm
CEILING FINISH:	Exposed services
SHOP FRONT:	Laminated low iron glazing
WATER SUPPLY:	32mm supply
GAS SUPPLY:	65mm supply available
ELECTRICITY SUPPLY:	200A TP&N
EXTRACTION:	Capacity for duct 600x600mm
HEATING/HOT WATER:	Managed by tenant
COOLING:	Managed by tenant
DRAIN CONNECTIONS:	Pumped drainage by tenant

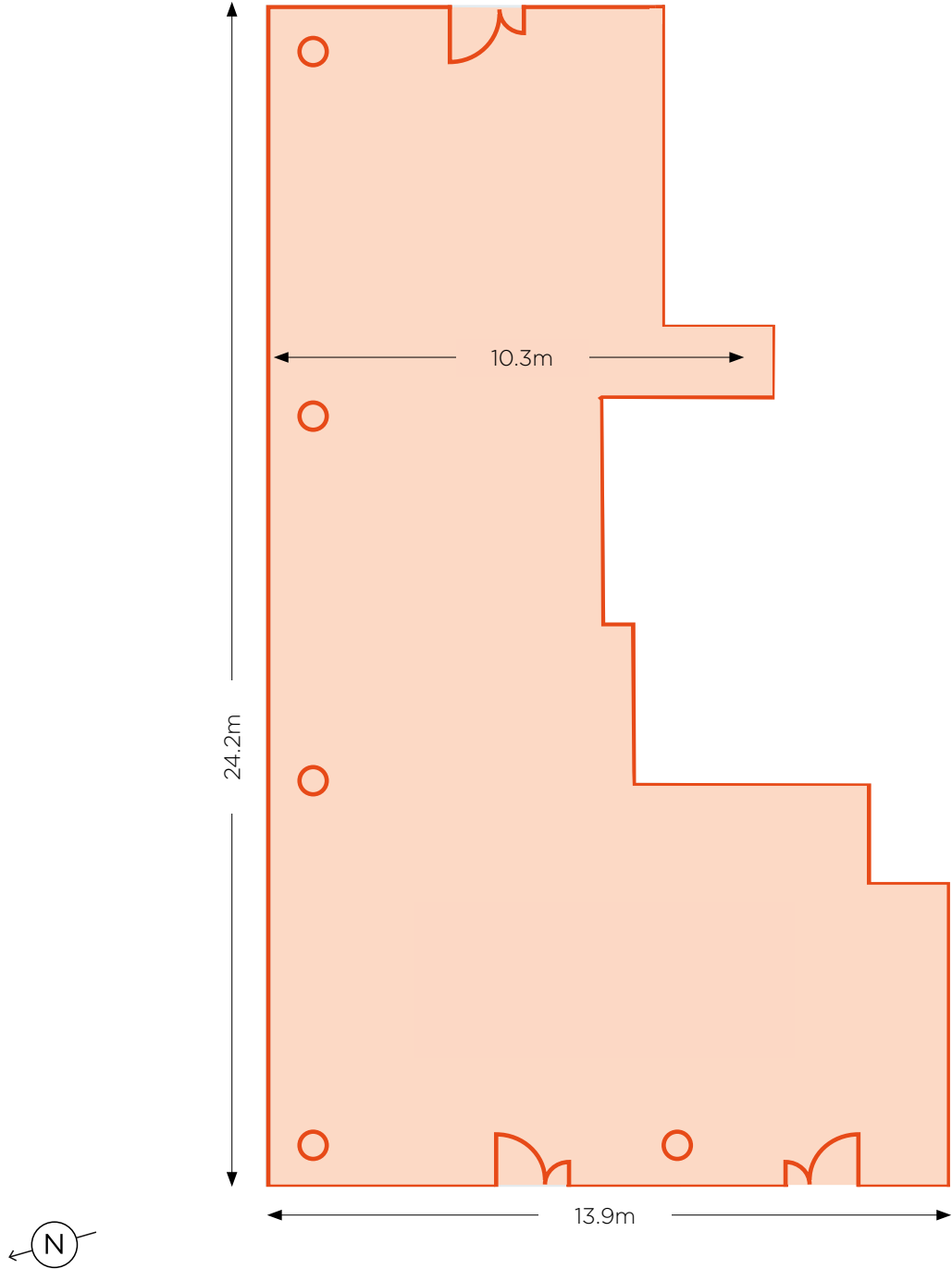




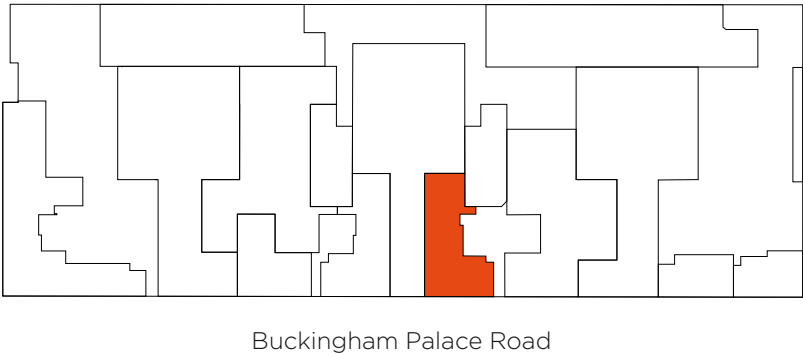
Unit 4

232 sq m / 2,497 sq ft

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UNIT NUMBER	The HUB Unit 4
PERMITTED USE:	Class E (A1/A3/A4)
AREA (NIA):	232 sq m
FLOOR FINISH:	115mm Finishes zone above concrete slab
FLOOR TO CEILING:	Minimum 3100mm
CEILING FINISH:	Exposed services
SHOP FRONT:	Laminated low iron glazing
WATER SUPPLY:	28mm supply
GAS SUPPLY:	Not available
ELECTRICITY SUPPLY:	200A TP&N
HEATING/HOT WATER:	Managed by tenant
COOLING:	Managed by tenant
DRAIN CONNECTIONS:	Pumped drainage by tenant

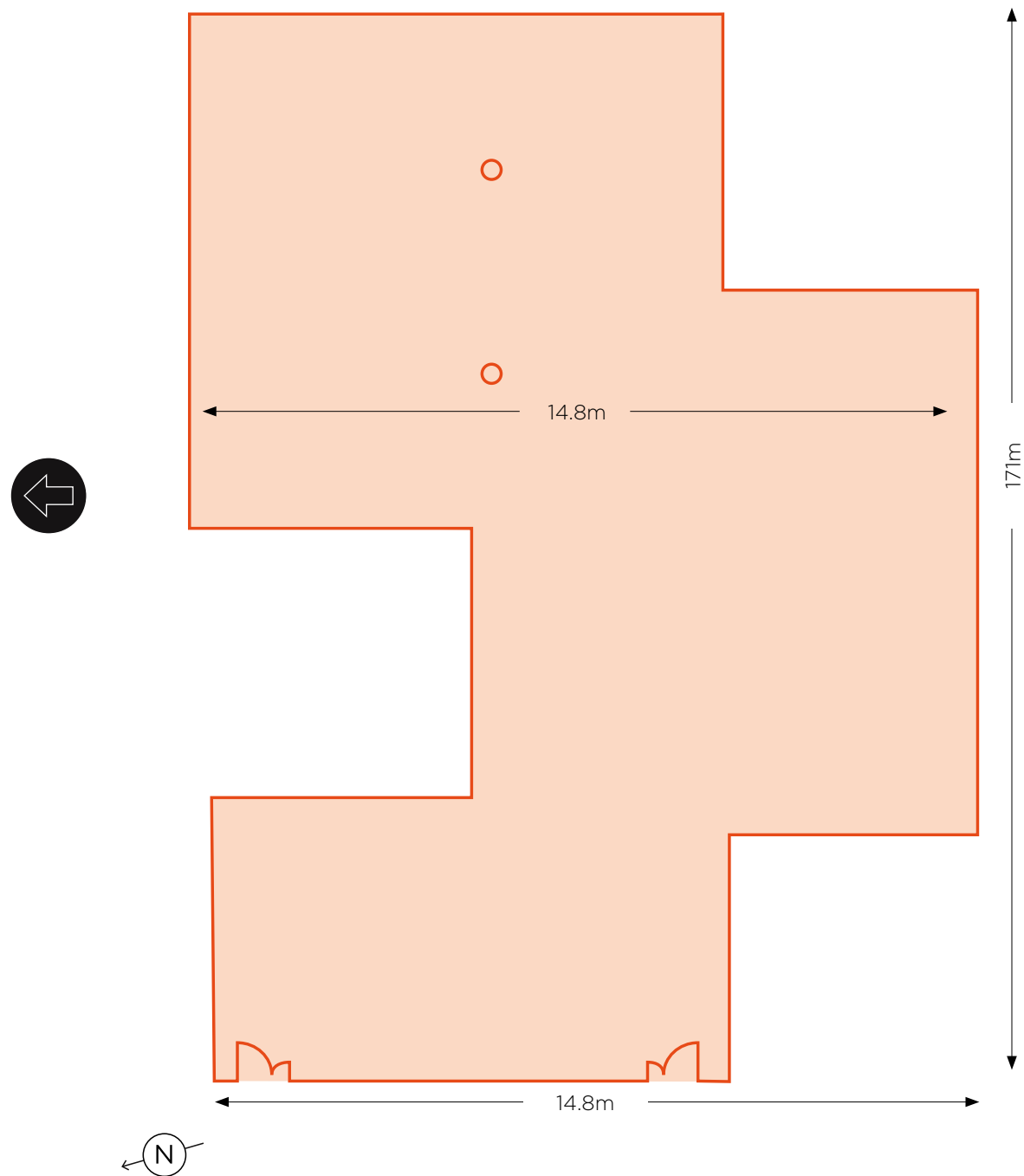




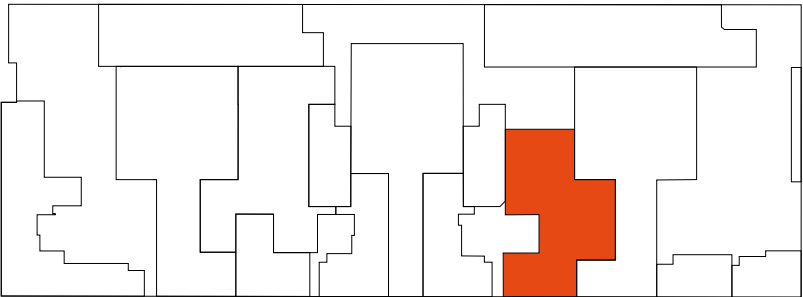
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Unit 5

483 sq m / 5,198 sq ft



UNIT NUMBER	The HUB Unit 5
PERMITTED USE:	Class E (D2)
AREA (NIA):	483 sq m
FLOOR FINISH:	115mm Finishes zone above concrete slab
FLOOR TO CEILING:	Minimum 3100mm
CEILING FINISH:	Exposed services
SHOP FRONT:	Laminated low iron glazing
WATER SUPPLY:	28mm supply
GAS SUPPLY:	Not available
ELECTRICITY SUPPLY:	100A TP&N
HEATING/HOT WATER:	Managed by tenant
COOLING:	Managed by tenant
DRAIN CONNECTIONS:	Pumped drainage by tenant



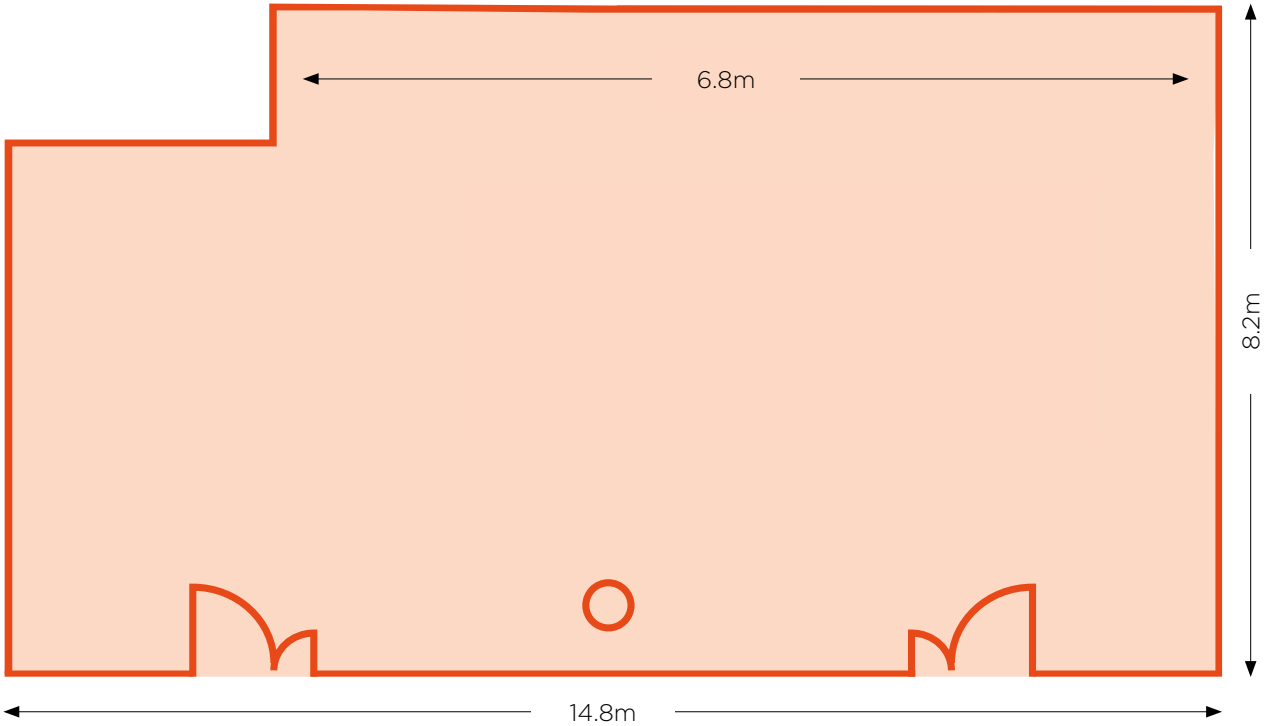
Buckingham Palace Road



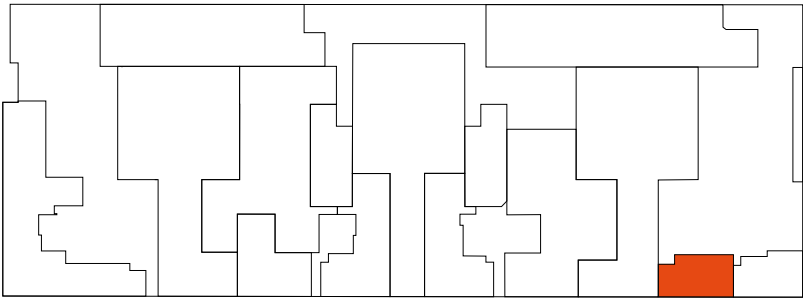
Unit 6

115 sq m / 1,237 sq ft

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UNIT NUMBER	The HUB Unit 6
PERMITTED USE:	Class E (A1/A3/A4)
AREA (NIA):	115 sq m
FLOOR FINISH:	115mm Finishes zone above concrete slab
FLOOR TO CEILING:	Minimum 3100mm
CEILING FINISH:	Exposed services
SHOP FRONT:	Laminated low iron glazing
WATER SUPPLY:	28mm supply
GAS SUPPLY:	Not available
ELECTRICITY SUPPLY:	100A TP&N
HEATING/HOT WATER:	Managed by tenant
COOLING:	Managed by tenant
DRAIN CONNECTIONS:	Pumped drainage by tenant



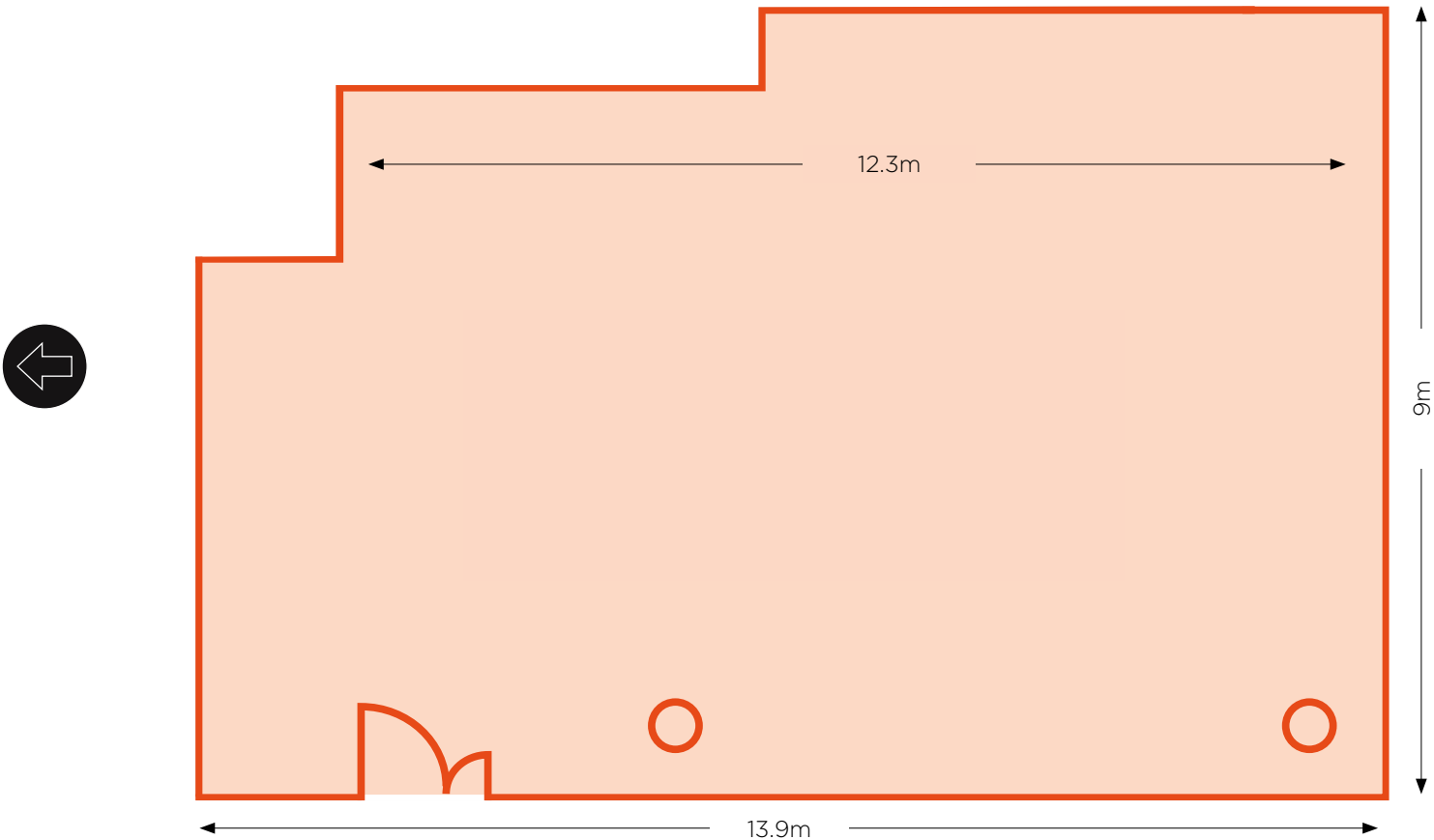
Buckingham Palace Road



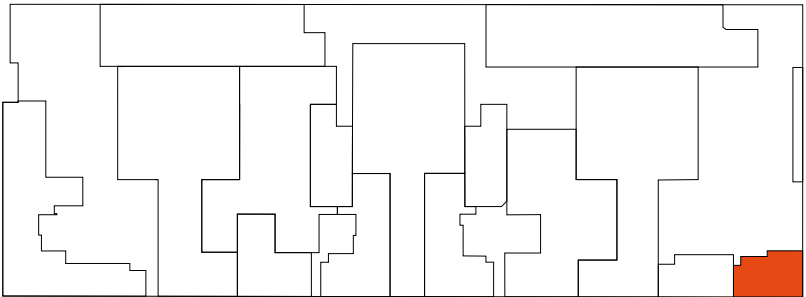
Unit 7

117 sq m / 1,259 sq ft

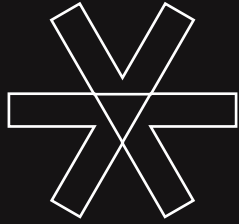
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UNIT NUMBER	The HUB Unit 7
PERMITTED USE:	Class E (A1/A3/A4)
AREA (NIA):	117 sq m
FLOOR FINISH:	115mm Finishes zone above concrete slab
FLOOR TO CEILING:	Minimum 3100mm
CEILING FINISH:	Exposed services
SHOP FRONT:	Laminated low iron glazing
WATER SUPPLY:	28mm supply
GAS SUPPLY:	Not available
ELECTRICITY SUPPLY:	100A TP&N
HEATING/HOT WATER:	Managed by tenant
COOLING:	Managed by tenant
DRAIN CONNECTIONS:	Pumped drainage by tenant



Buckingham Palace Road



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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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