

The background is a solid black field. It is decorated with several thin, straight lines of different colors: orange, cyan, and white. These lines are arranged in a geometric, abstract pattern. Some lines are horizontal, while others are diagonal, creating a series of intersecting planes and shapes. A prominent orange line runs diagonally from the top left towards the center. Another orange line runs horizontally across the middle. Cyan lines intersect these and other white lines, creating a complex web of geometric forms. A white line forms a large, open rectangular shape on the right side of the image.

HUBVICTORIA



Introduction

Your Neighbourhood

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SKY HUB

151 HUB

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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

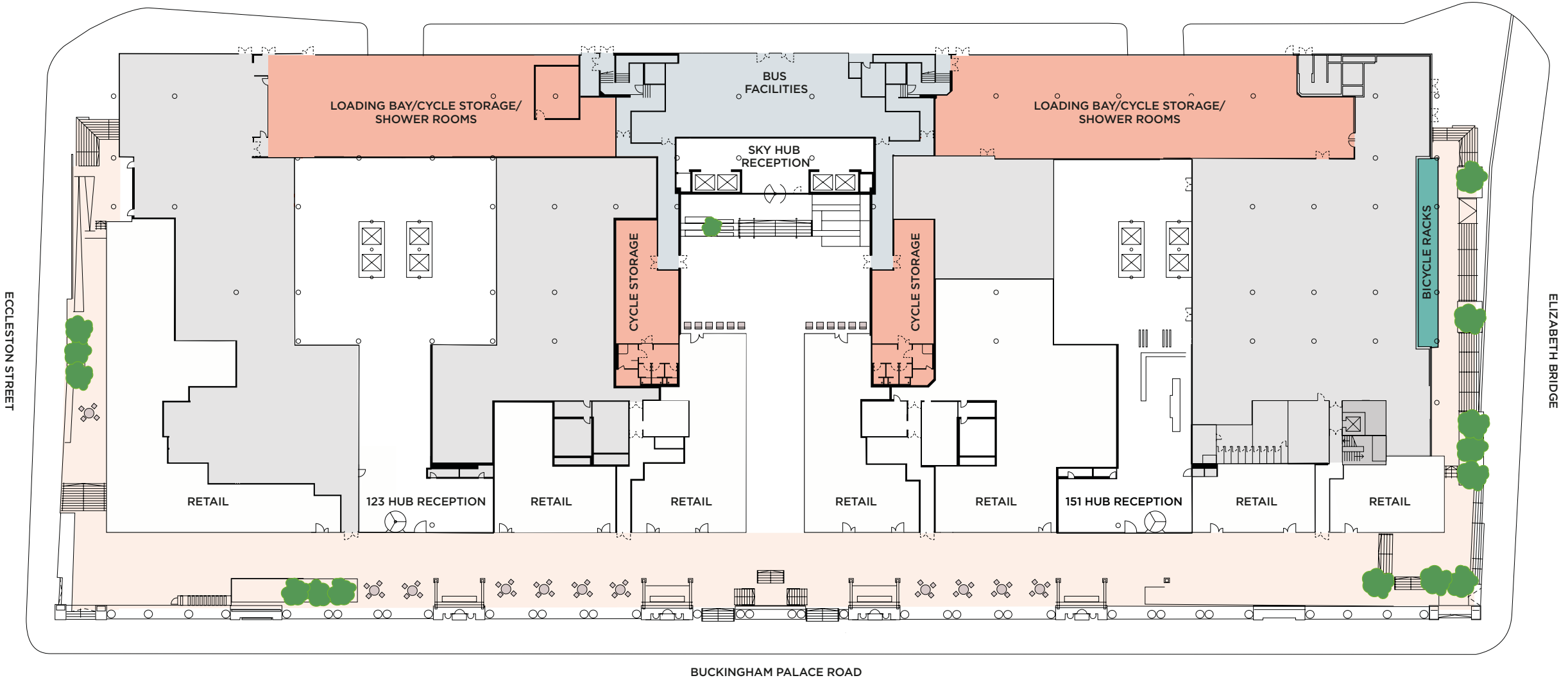
Connections

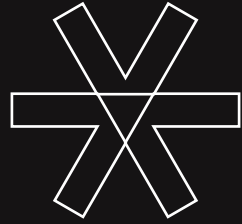
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Property Overview

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 ⁽¹⁾

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 ⁽²⁾

BIKE RACKS / LOCKERS

507 / 441 ⁽²⁾

CARPARKS / MOTORCYCLE BAYS

7 / 8 ⁽²⁾

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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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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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



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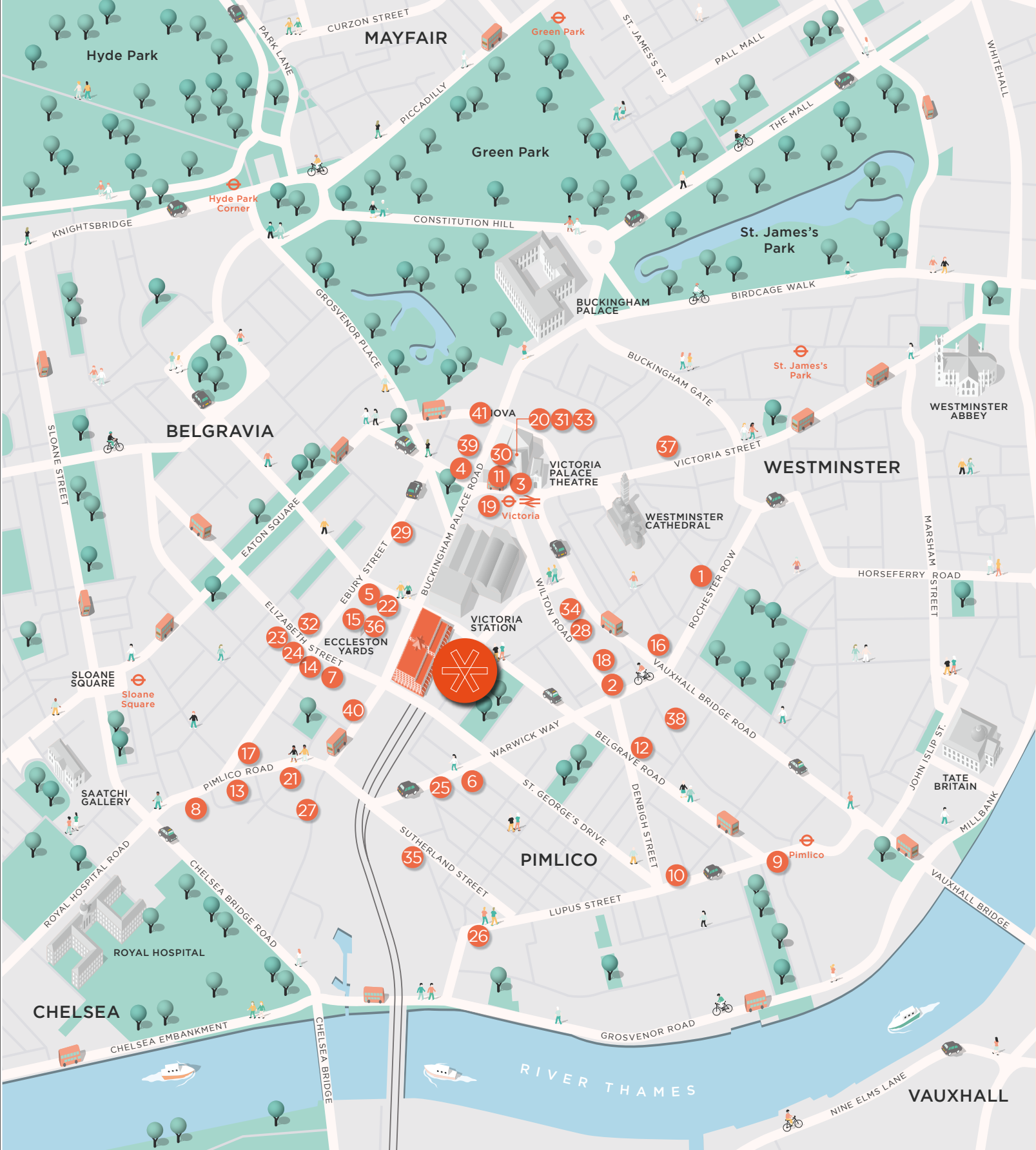
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FOOD & DRINK

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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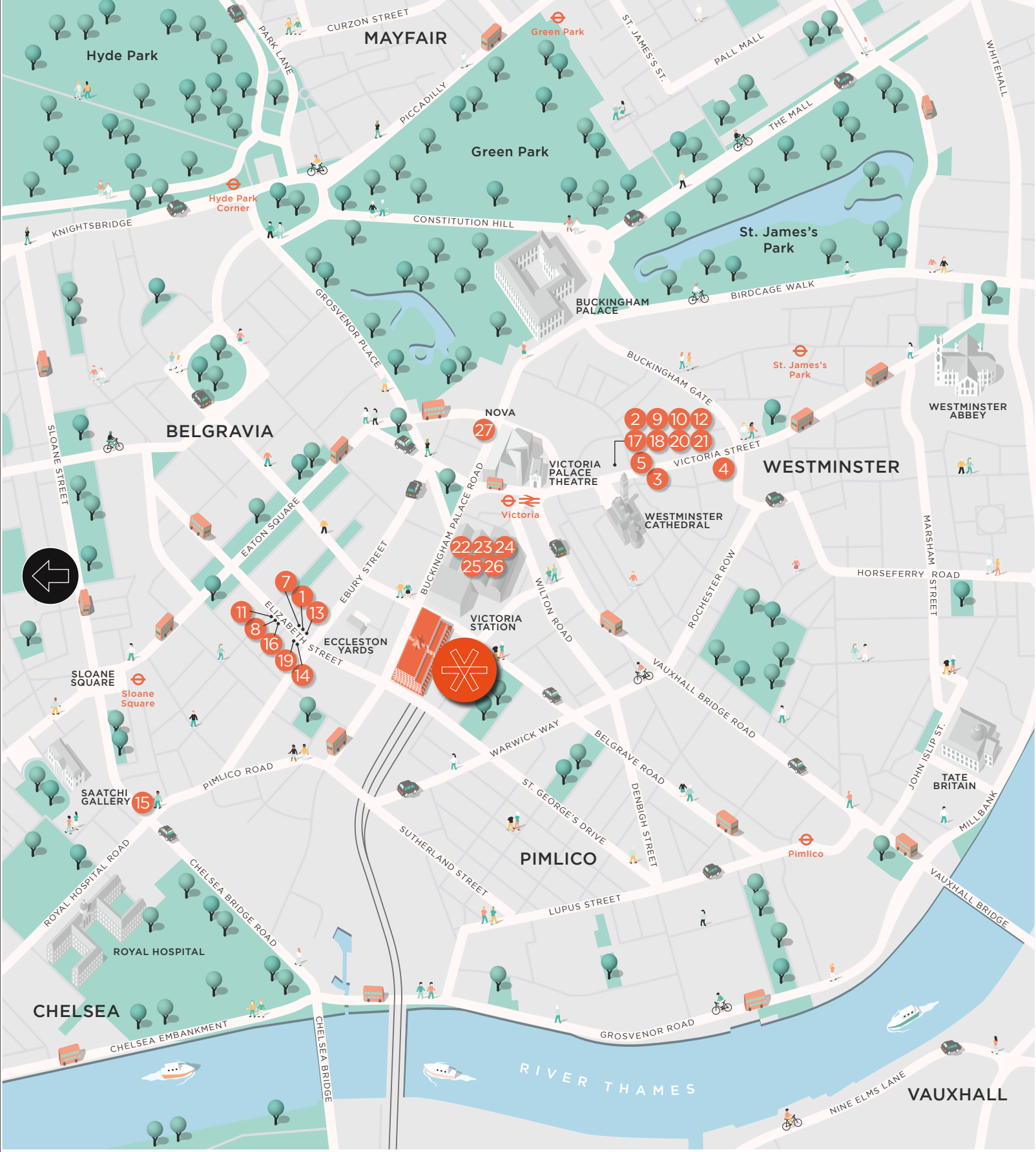
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OCCUPIERS

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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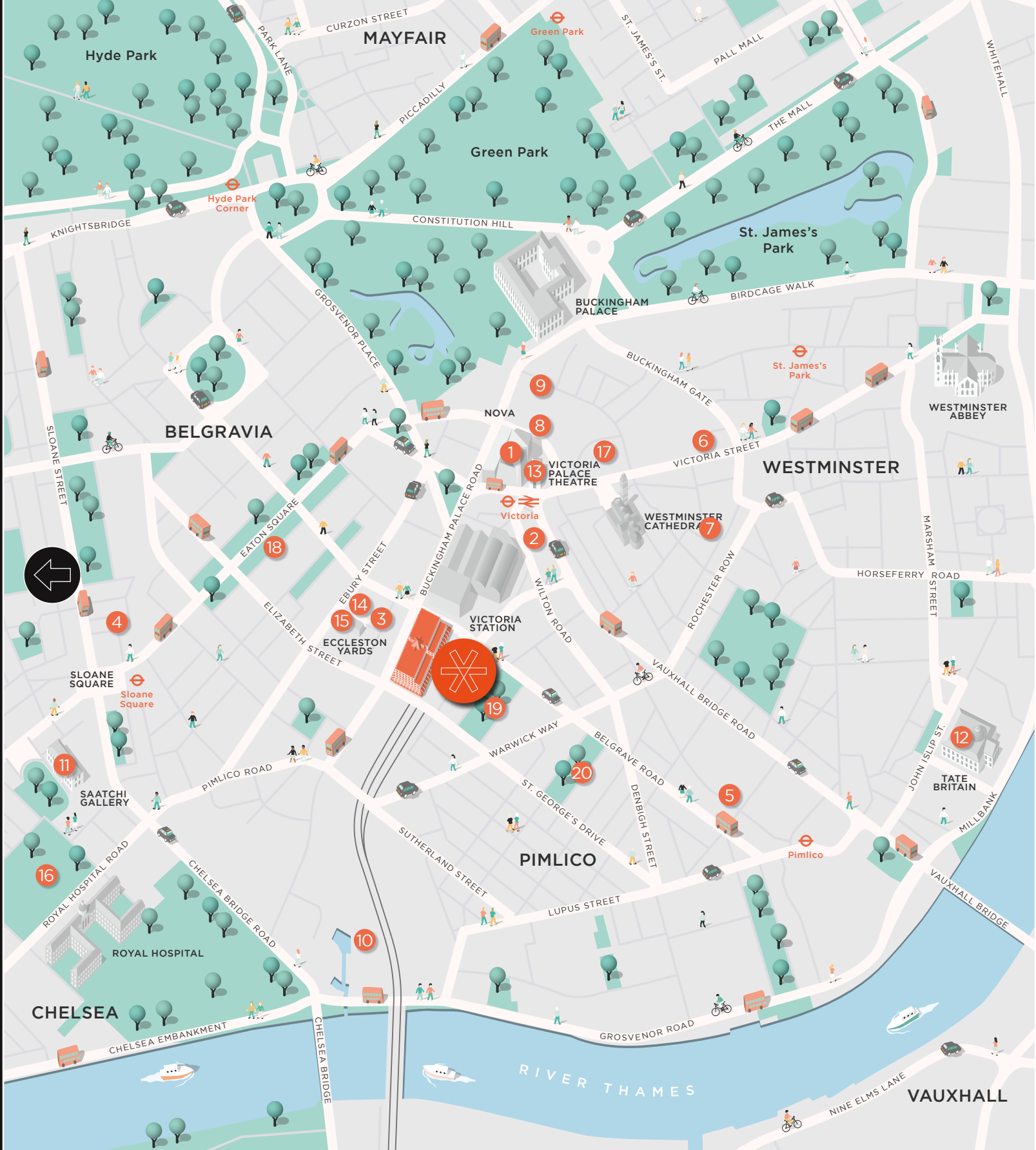
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Leisure

- 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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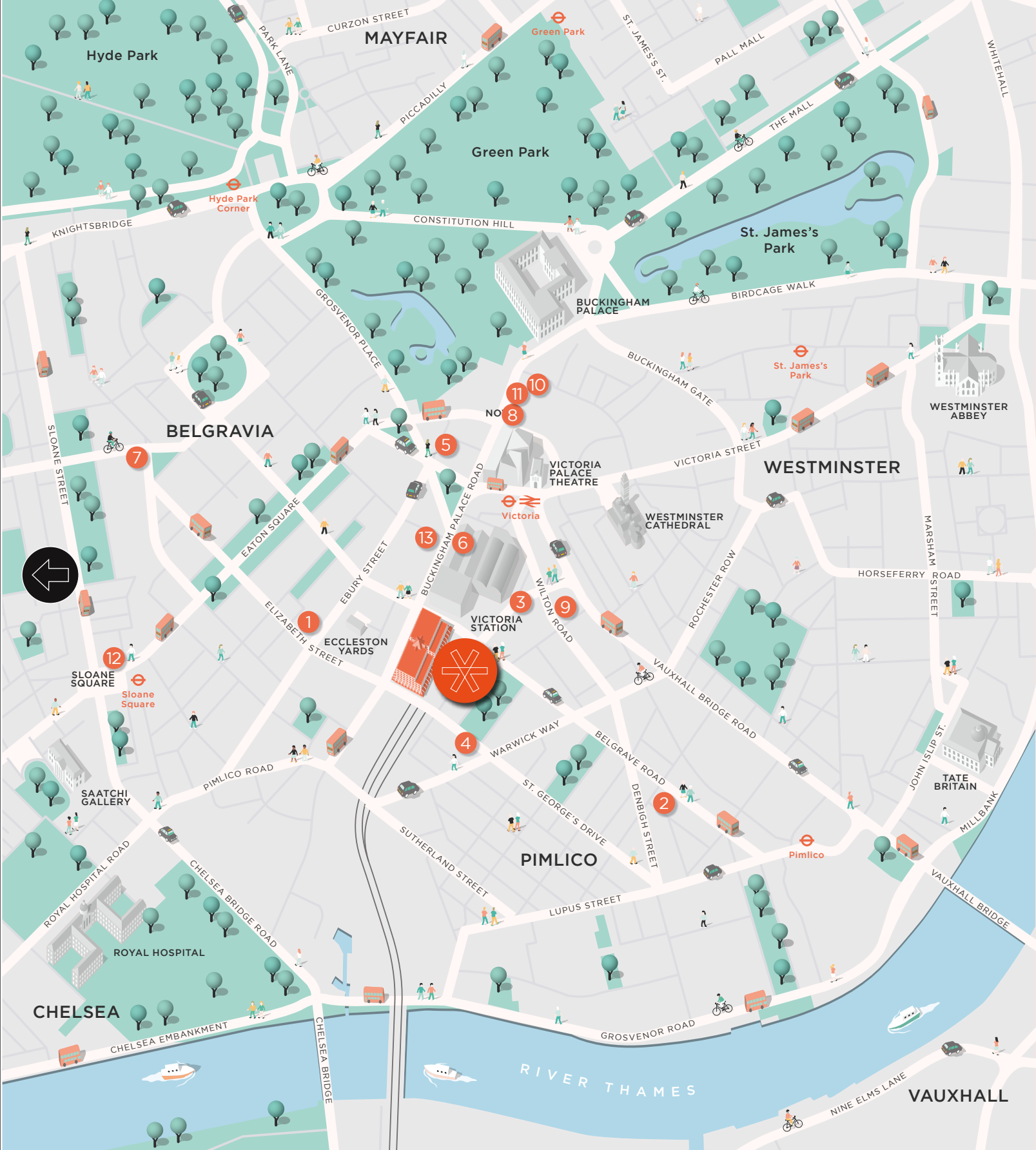
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Hotels

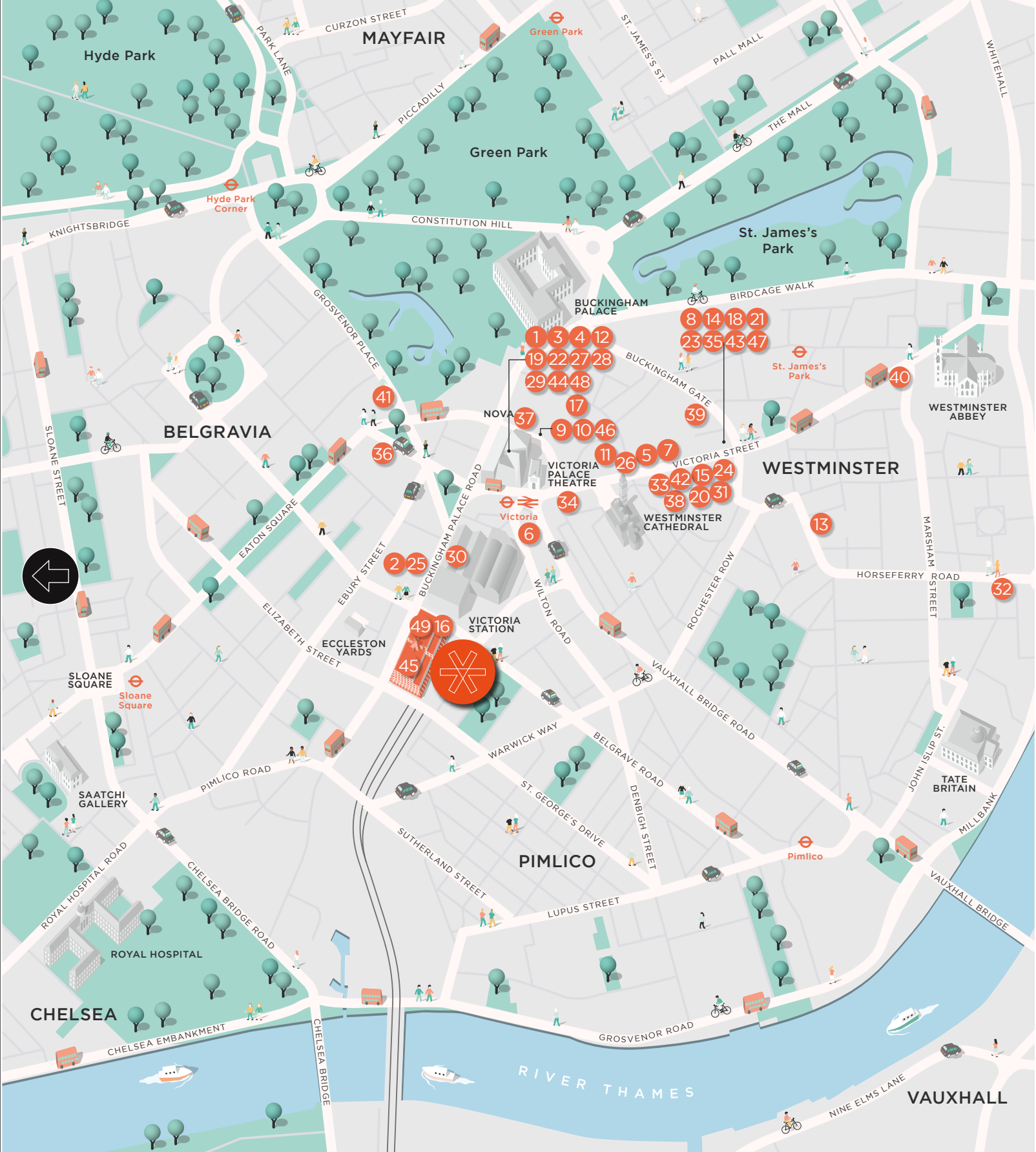
HOTELS

- 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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Occupiers

FINANCIAL	MEDIA & TECH
01. Advent International	24. G4S
02. American Express	25. Google
03. Anadarko	26. Intuit
04. Bluecrest Capital Management	27. Motorola
05. Deutsche Bank	28. National Cyber Security Centre
06. Global Infrastructure Mgt LLP	29. Sky Media
07. Jupiter Asset Management	30. Telegraph Media Group
08. Mediobanca	
09. Mirabaud Securities	FASHION & RETAIL
10. Oaktree Capital Management	31. Armani
11. Wellington Management	32. Burberry
	33. Jimmy Choo
NATIONAL RESOURCES	34. John Lewis Partnership
12. BHP	35. Kering Group
13. Channel 4	36. LVMH
14. Chime Communications	37. Pret a Manger
15. Edelman UK	38. Tom Ford
16. ENI	39. Vidal Sassoon
17. Klesch Group	
18. Mercuria	OTHER
19. Neptune Energy	40. Boeing UK
20. Ørsted	41. Capital Group
(formerly DONG Energy)	42. CDC Group
21. Schlumberger Oilfield	43. The Gates Foundation
22. Vitol	44. LEK Consulting
23. World Fuel Services	45. NHS Digital
	46. PA Consulting
	47. Rolls Royce
	48. SNC Lavalin
	49. We Work



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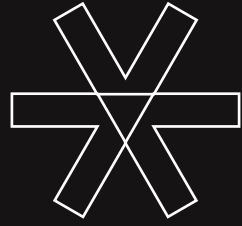
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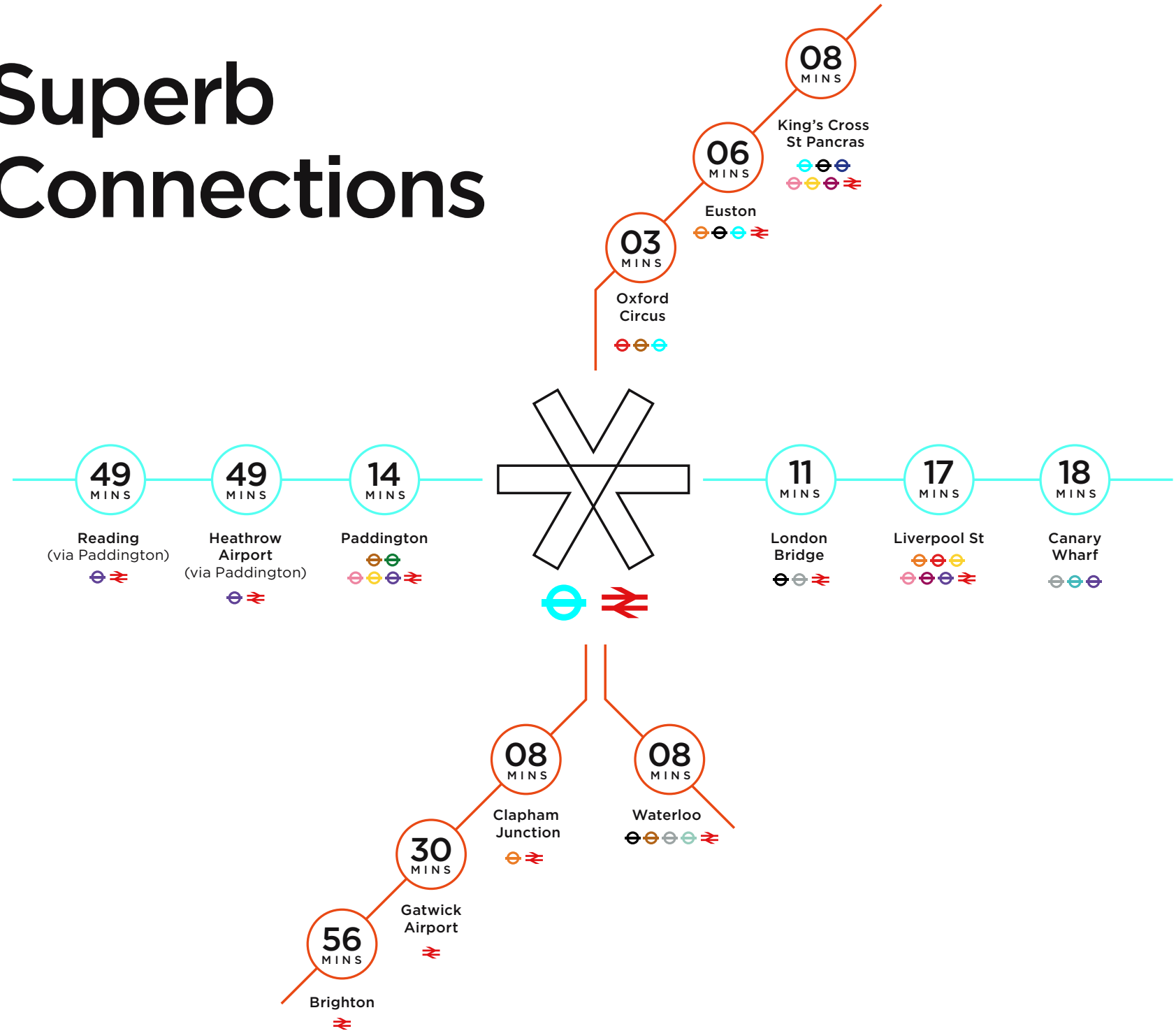
A 2 minute walk to one of London's most important transport hubs

*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.

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	



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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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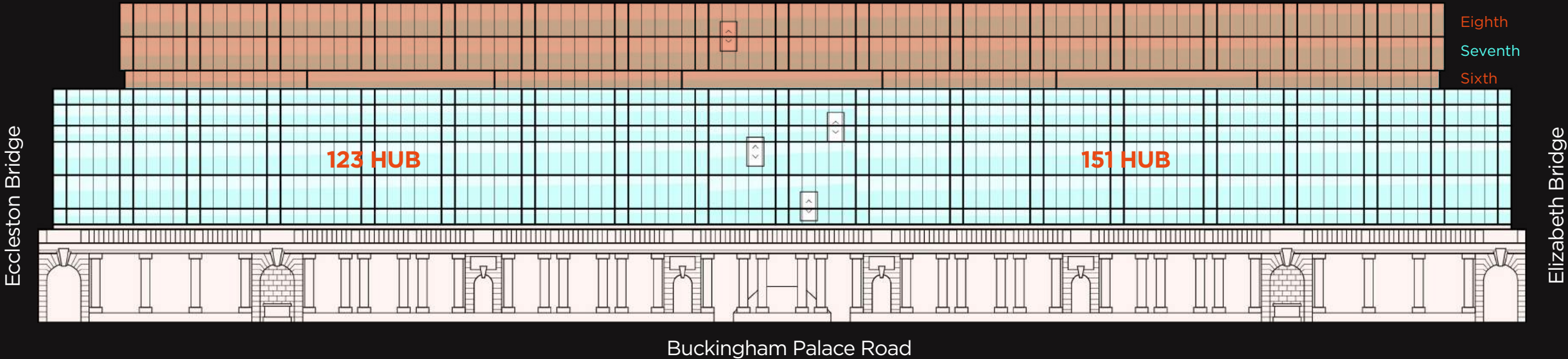
An Indicative View of The Triple Height SKY HUB Reception



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

[View Fly-through](#)

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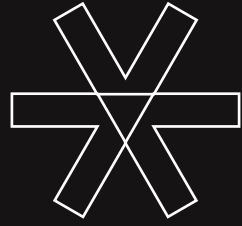


Sixth Floor Office
3,308 sq m / 35,608 sq ft

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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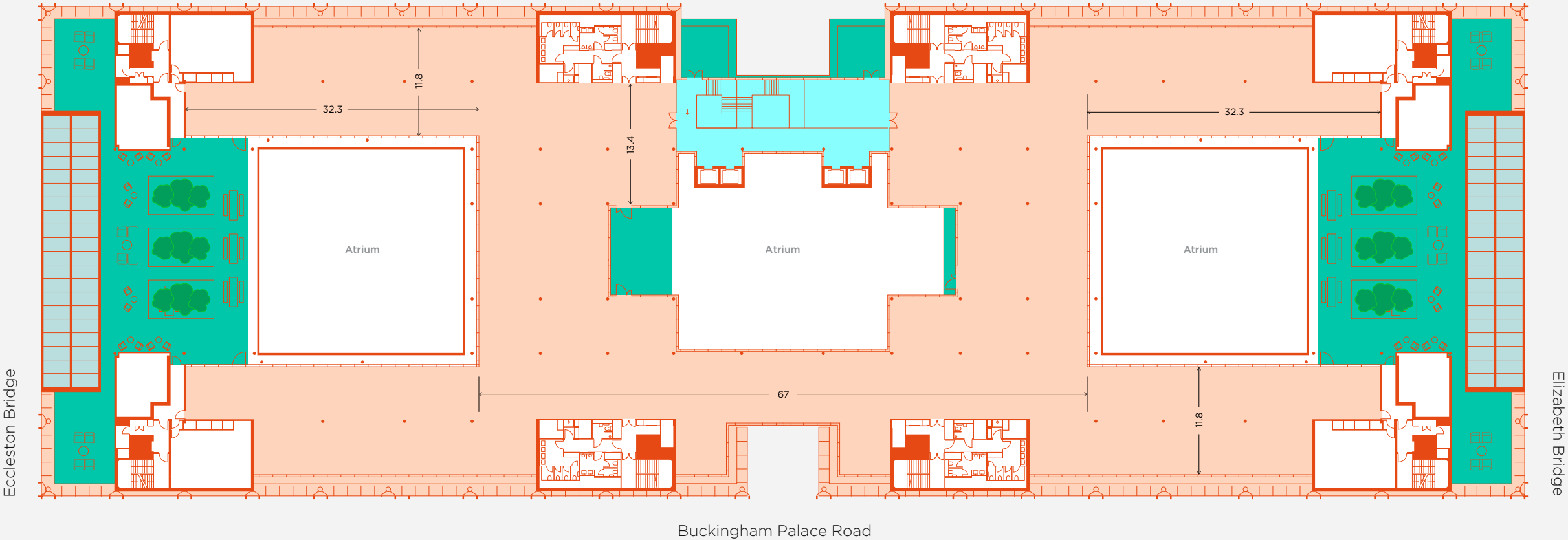
SKY HUB

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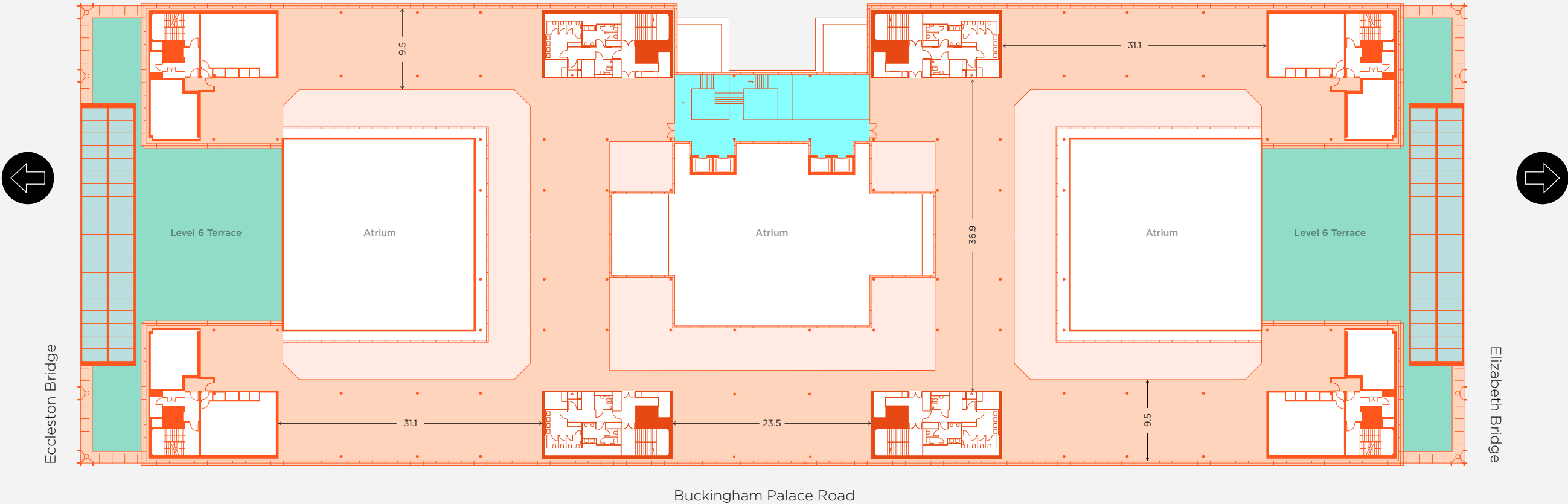
Level Seven - Floor Plan

2,697 sq m / 29,033 sq ft

- Offices
- Level 6 Terraces
- Reception Lobby
- Core



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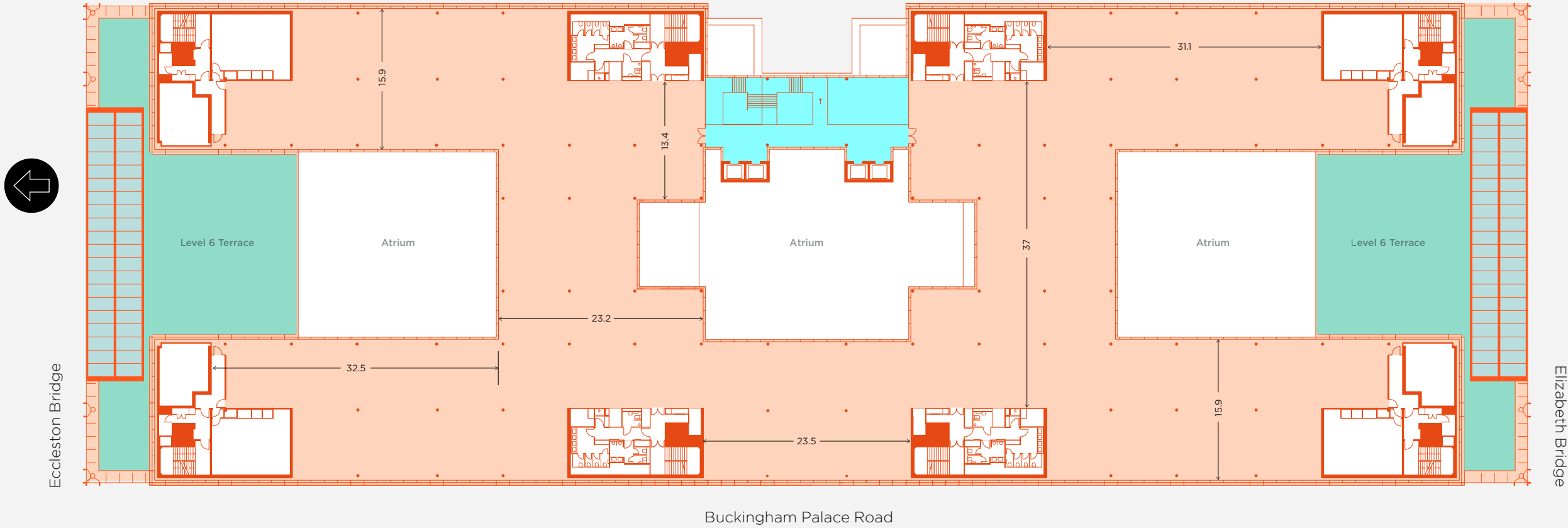
Level Eight - Floor Plan

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

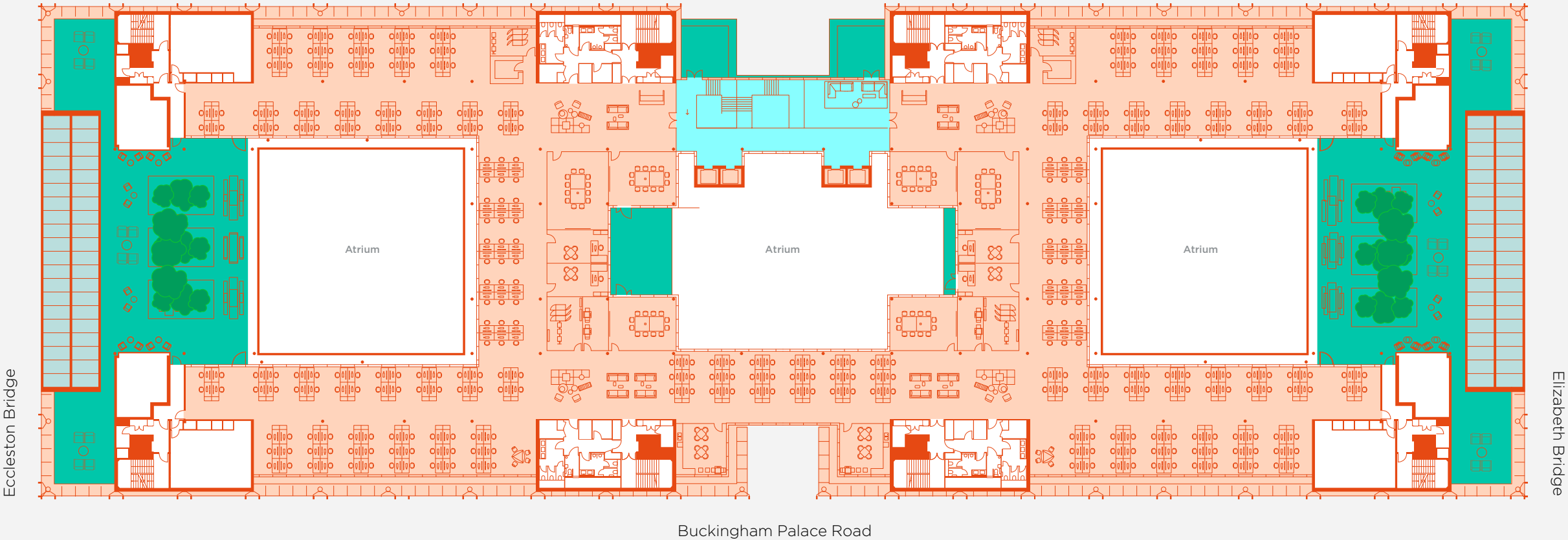
1,099 sq m / 11,830 sq ft

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

- Offices
- Terraces
- Reception Lobby
- Core



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360°



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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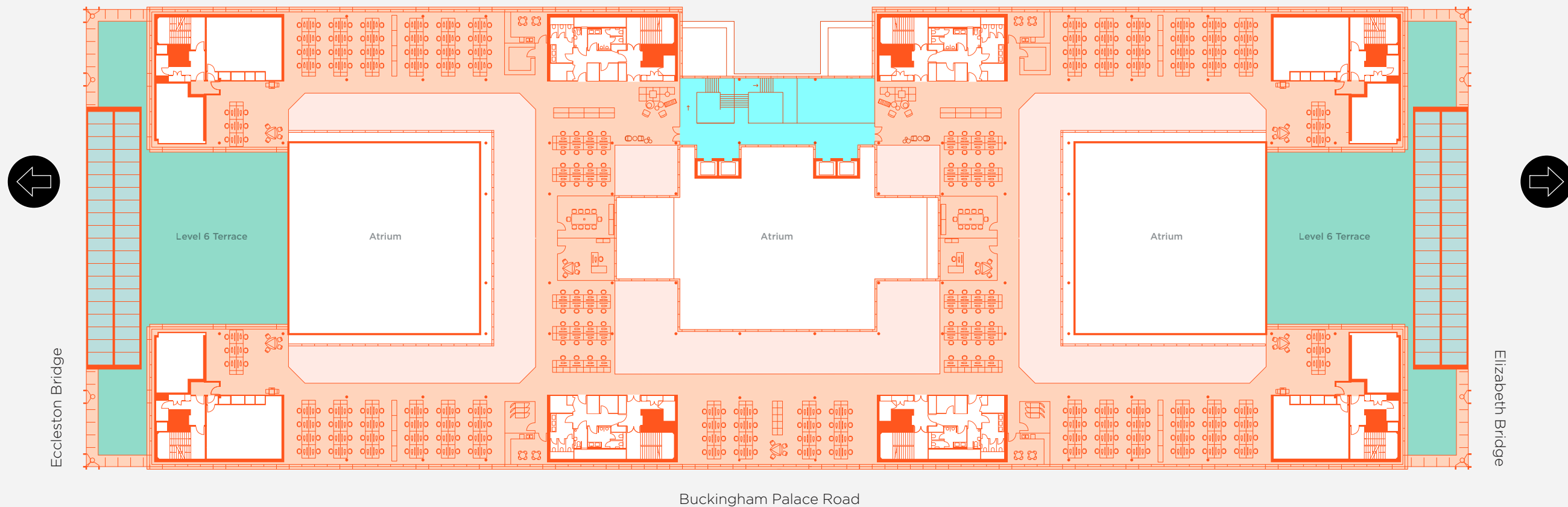
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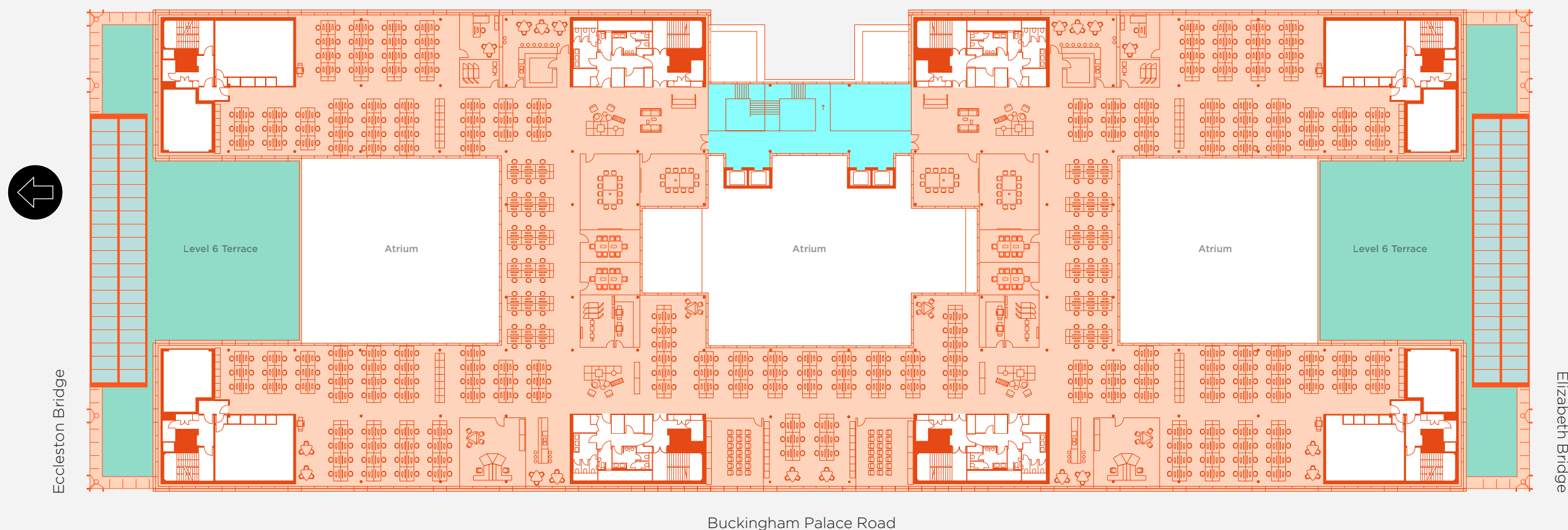
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Level Eight - Space Plan

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
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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



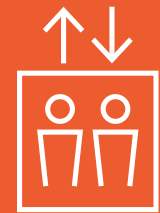
VARIABLE REFRIGERATED
FLOW AIR CONDITIONING



LED LIGHTING



NUMEROUS ROOF TERRACES
WITH EXCEPTIONAL VIEWS



DEDICATED ENTRANCE
AND 4 LIFTS



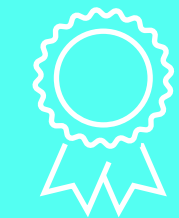
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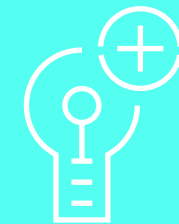
Sustainability Summary



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%



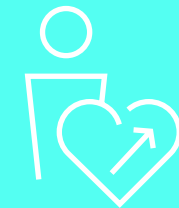
RESPONSIBLE SOURCING OF MATERIALS



ALL ELECTRIC DESIGN REDUCING CARBON EMISSIONS



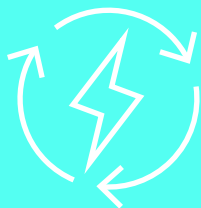
DESIGNED FOR DURABILITY AND RESILIENCE; 4X HV SUPPLIES



DESIGNED FOR OCCUPANTS HEALTH AND WELLBEING



PREDICTED EPC RATING OF A



RENEWABLE ENERGY TECHNOLOGIES



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200,000 sq ft of next generation office space just seconds from Victoria Station



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An Indicative View of the Exterior of 151 Hub



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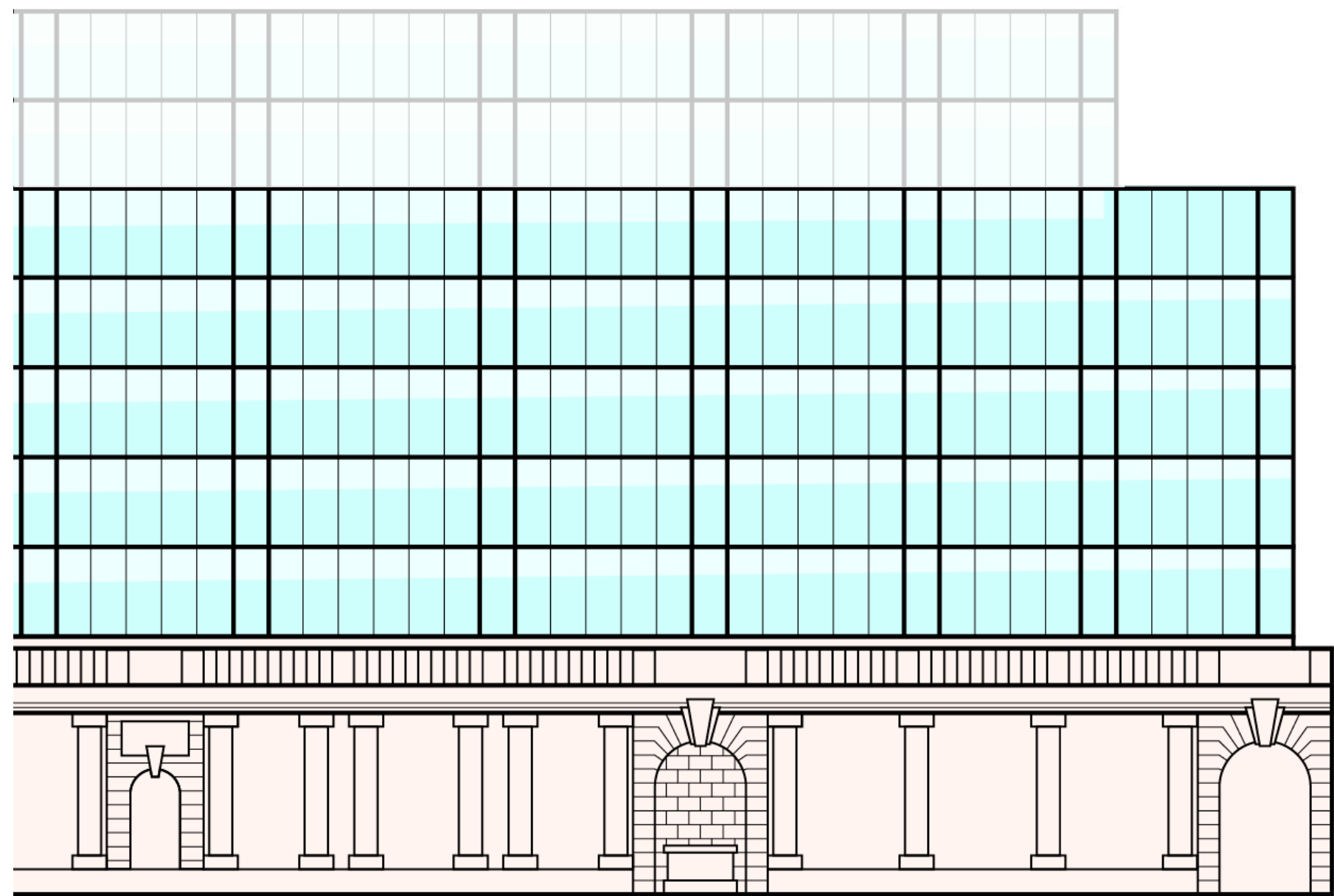


An Indicative View of the Atrium



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Building Stacker



Level 5	26,849 sq ft 2,494 sq m
Level 4	38,809 sq ft 3,605 sq m
Level 3	41,769 sq ft 3,880 sq m
Level 2	41,788 sq ft 3,882 sq m
Level 1	41,638 sq ft 3,868 sq m
Ground Floor	11,548 sq ft 1,073 sq m
Total	202,401 sq ft 18,804 sq m



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Ground Floor

General Layout

Office 1
2,233 sq ft | 207 sq m

Office 2
9,315 sq ft 865 sq m



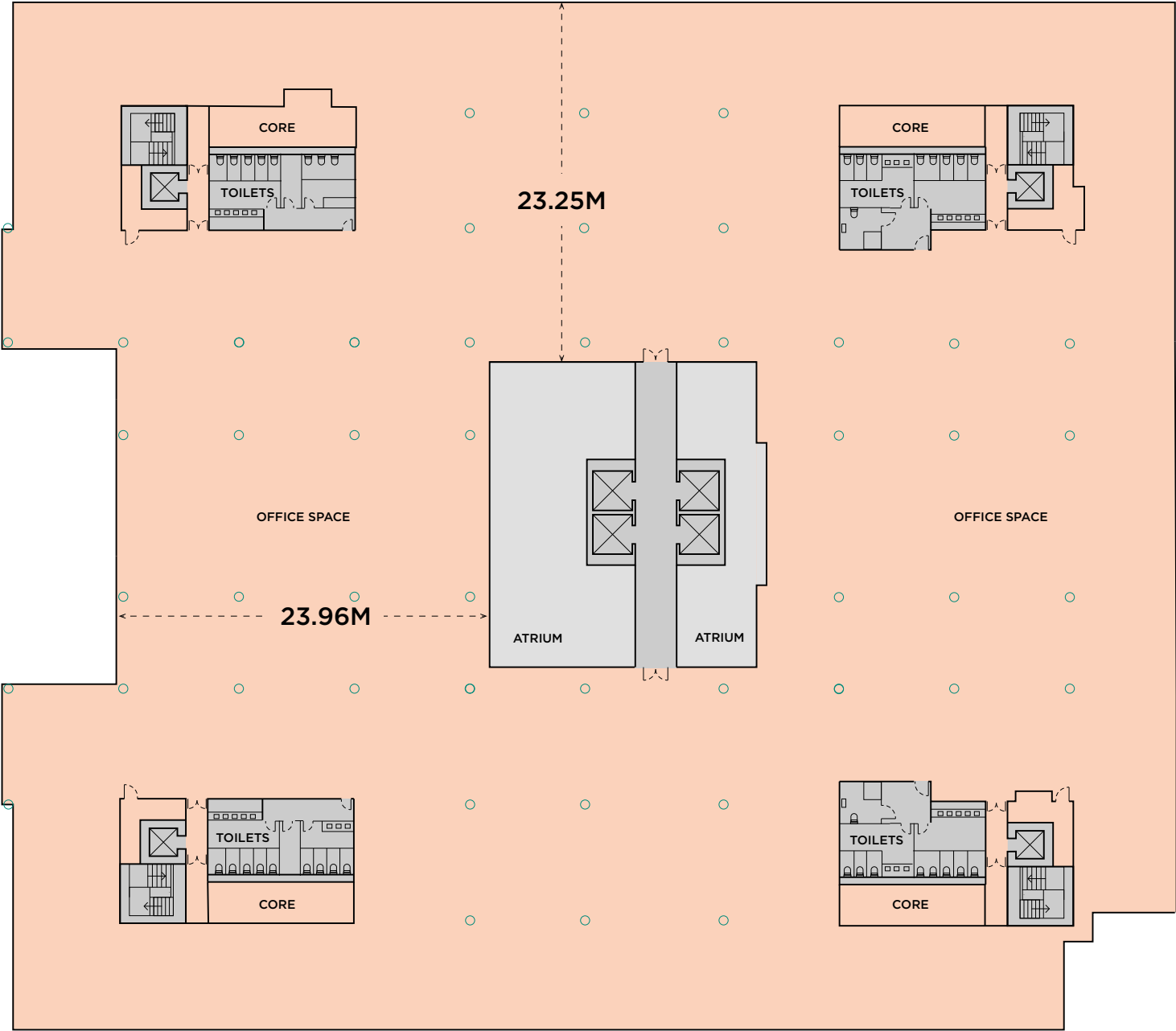
Note: Plans are indicative only



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Level 1

41,638 sq ft | 3,868 sq m



Elizabeth Bridge

Buckingham Palace Road

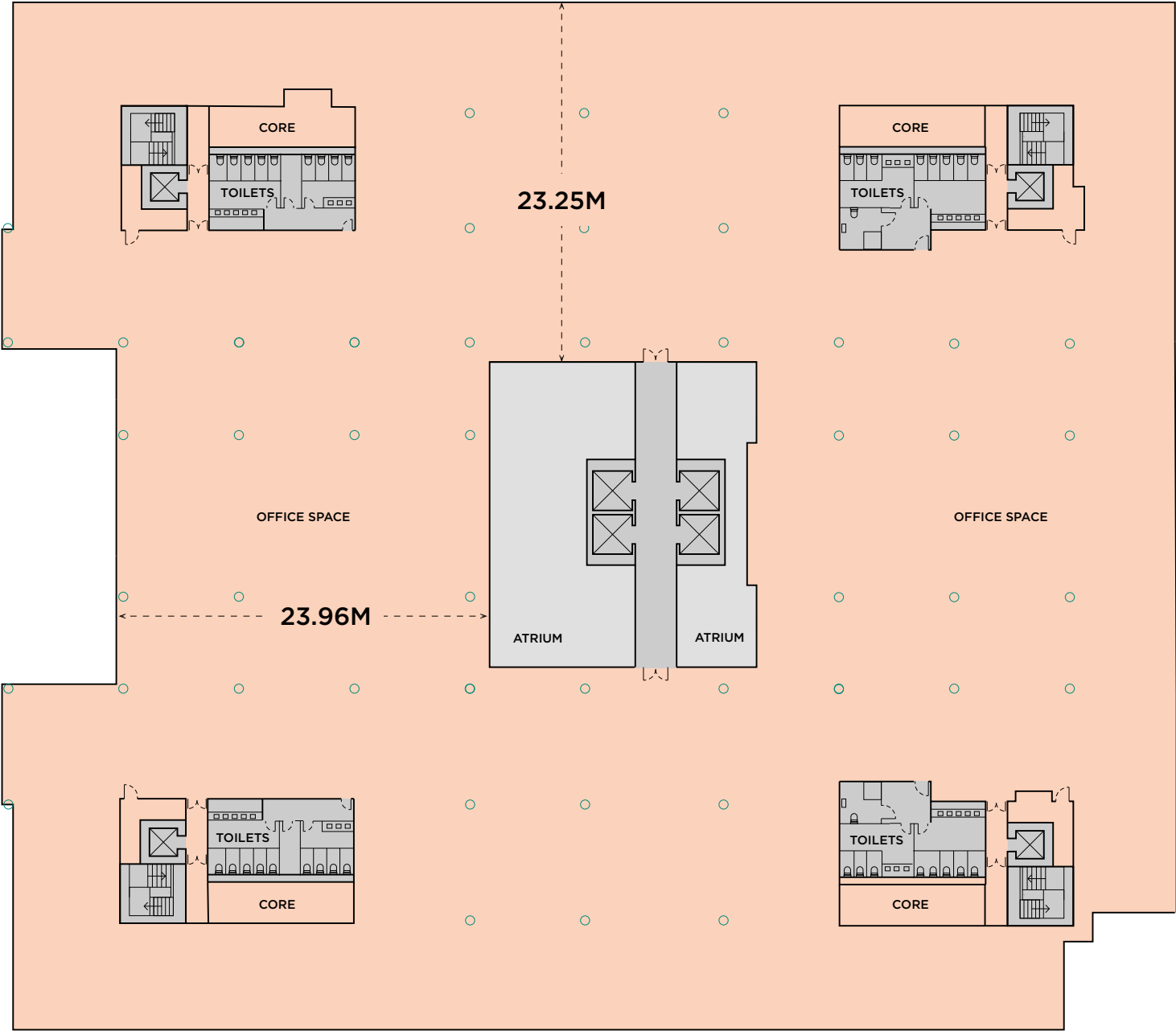
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Level 2

41,788 sq ft | 3,882 sq m



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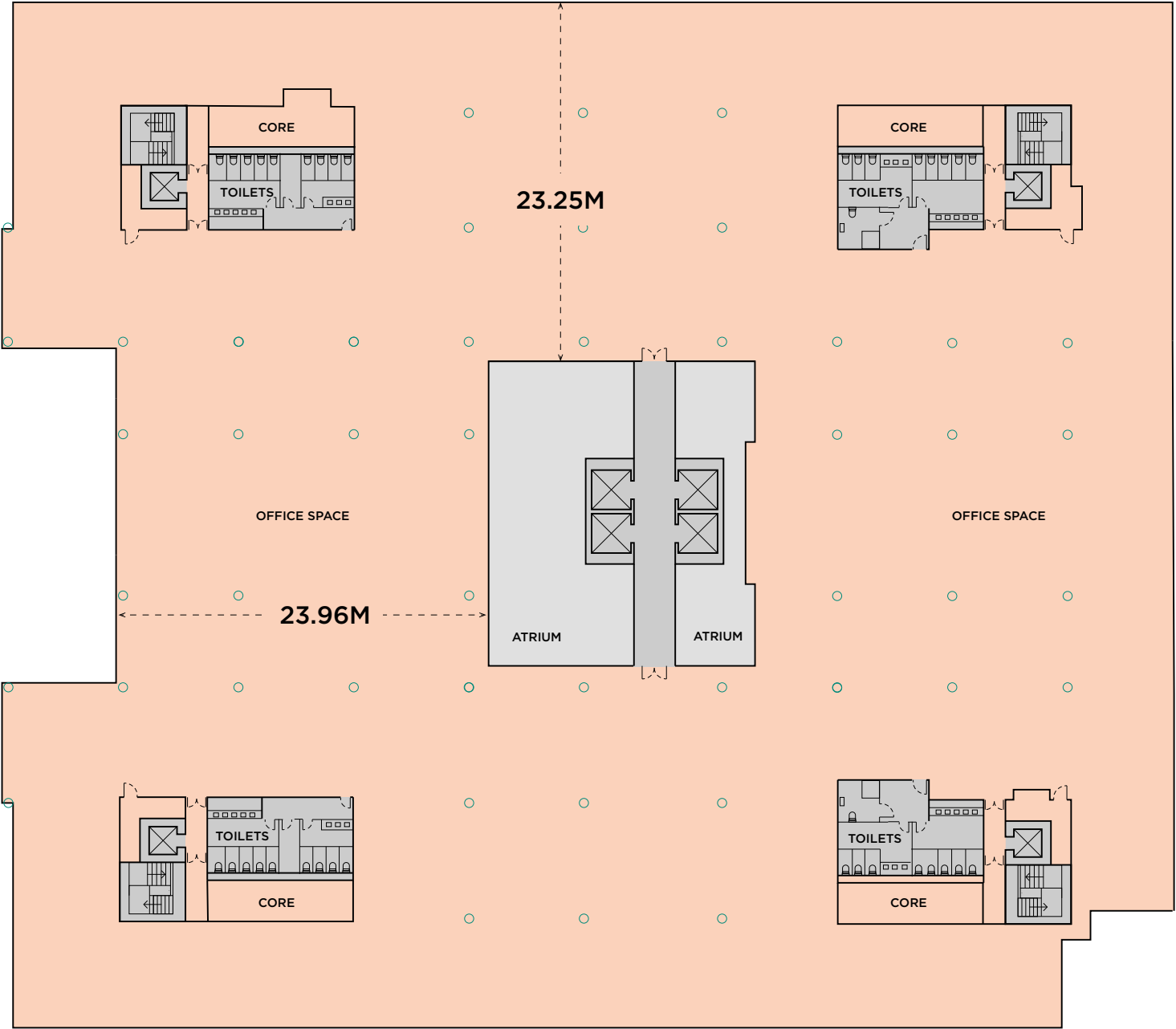
Note: Plans are indicative only



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Level 3

41,769 sq ft | 3,880 sq m



Note: Plans are indicative only



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Level 4

38,809 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



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Note: Plans are indicative only



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Level 5

26,849 sq ft | 2,494 sq m

Total Terrace:
8,276 sq ft | 769 sq m

- POTENTIAL WINTER GARDEN
REFURBISHMENT FOR PERSPECTIVE
TENANTS
- TERRACE



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Buckingham Palace Road

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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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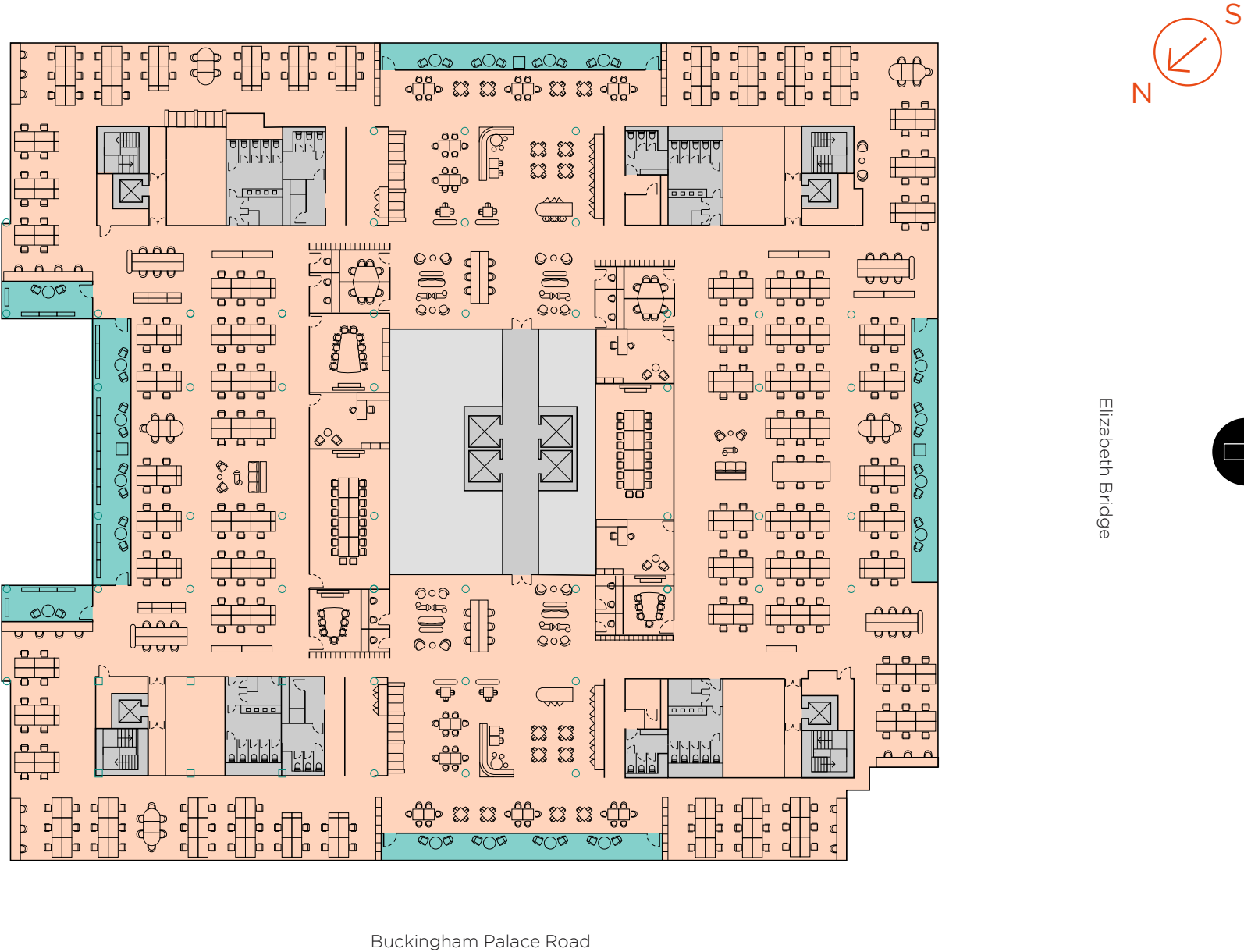


Space Plan

Level 4 | 38,809 sq ft | 3,605 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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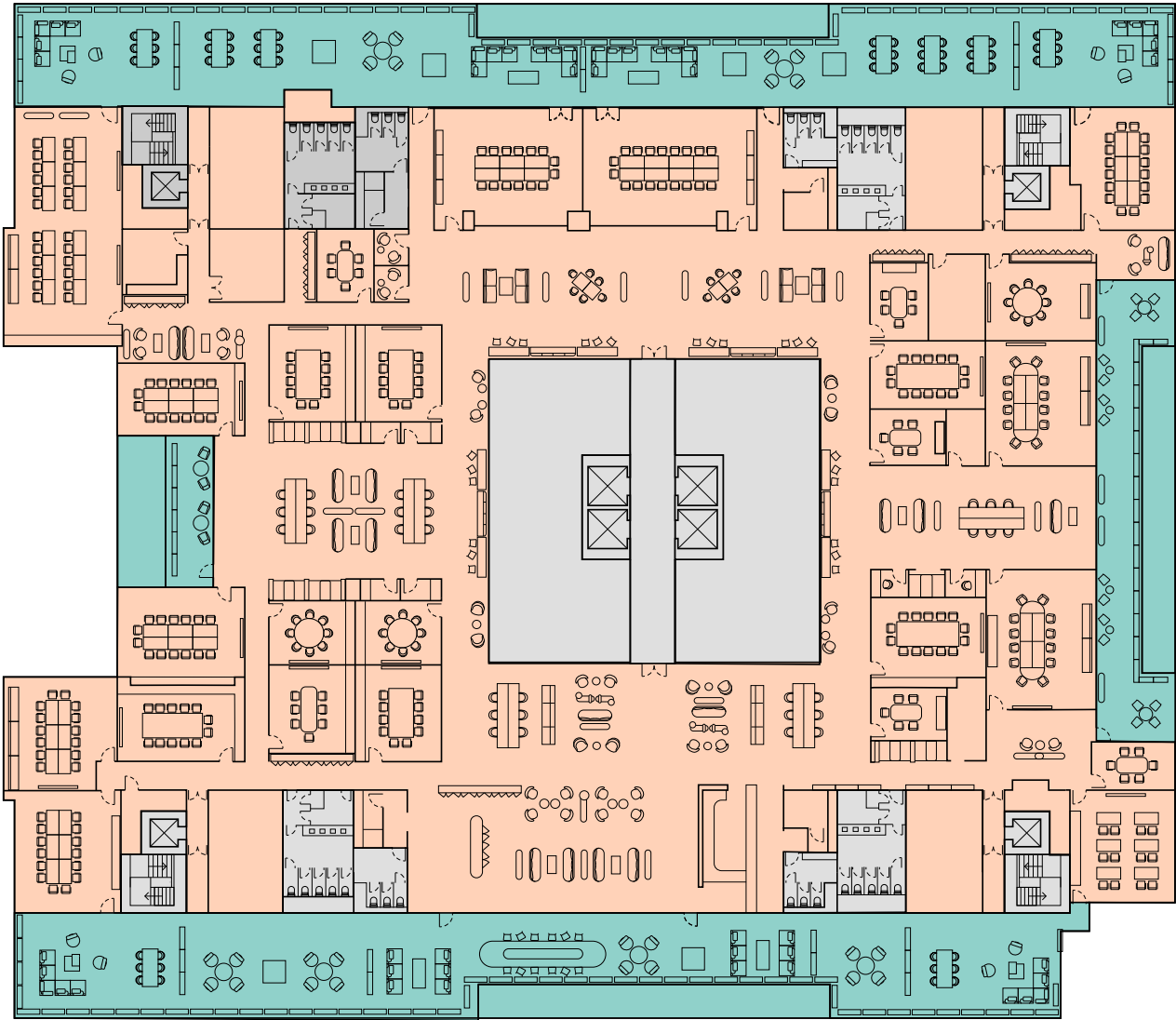


Space Plan

Level 5 | 26,849 sq ft | 2,494 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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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



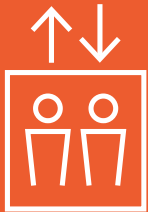
BEST-IN-CLASS, NEW END
OF JOURNEY FACILITIES



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





+ MORROW LORRAINE Architects: SKY HUB

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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'



hlw Architects: 151 HUB

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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

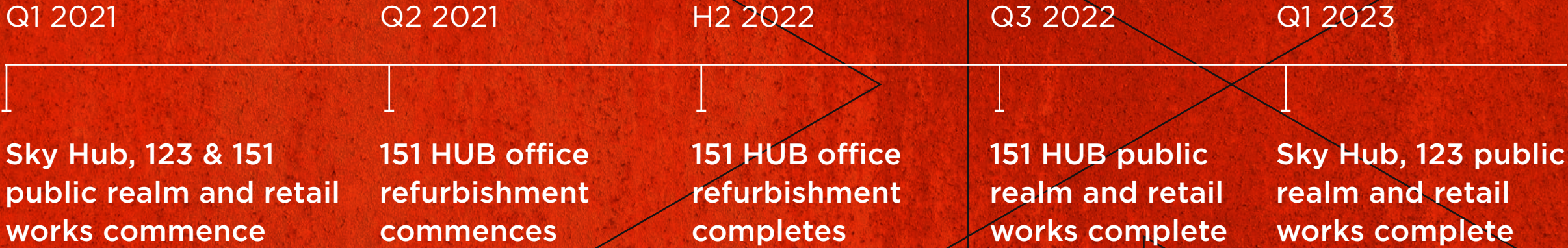


SANOFI
Reading, UK - 70,000 sf



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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