



Lifestyle

✱ Outstanding new retail, restaurant
and leisure opportunities at
London's newest destination

HUB **VICTORIA**



Indicative view of the new landscaped colonnade and abundant retail, restaurant and leisure opportunities



Indicative view of one of the new retail, restaurant and leisure units at Hub Victoria



On Your Doorstep

*FOOD & DRINK

- | | | |
|--------------------------------|---------------------------|------------------------|
| 01. About Thyme | 12. La Poule au Pot | 23. Rosa's Thai Cafe |
| 02. Atis | 13. Lorne | 24. Santini |
| 03. Bleecker Burger | 14. Market Halls Victoria | 25. Sticks 'n' Sushi |
| 04. Boisdale of Belgravia | 15. Neat Burger | 26. Timmy Green |
| 05. Artist Residence Clubhouse | 16. Nova Food | 27. Tozi |
| 06. Chestnut Bakery | 17. No 11 Pimlico Road | 28. Wild by Tart |
| 07. Gail's | 18. Ole & Steen | 29. A Wong |
| 08. Greenwood | 19. Olivocarne | 30. Pullbrook & Gould |
| 09. The Hummingbird Bakery | 20. Peggy Porschen Cakes | 31. Black Sheep Coffee |
| 10. Hunan | 21. Pizza Pilgrims | |
| 11. Jones Family Kitchen | 22. The Pimlico Grid | |

*RETAILERS

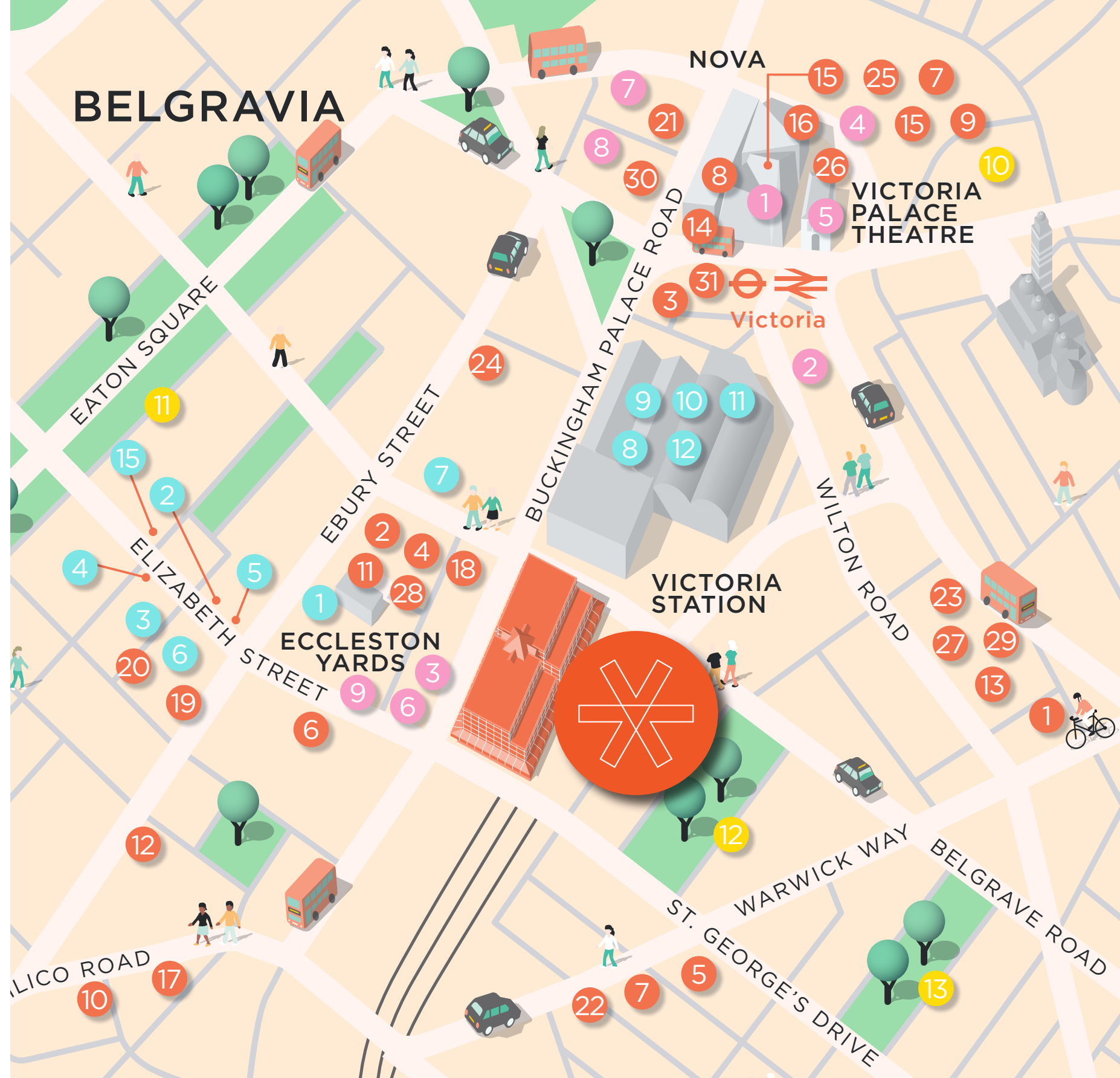
- | | |
|------------------------|-------------------------|
| 01. Bayley & Sage | 09. Holland and Barrett |
| 02. Les Senteurs | 10. Marks & Spencer |
| 03. Jo Loves | 11. Scribbler |
| 04. ME+EM | 12. Sainsbury's |
| 05. Papouelli | 13. Cubbitts |
| 06. Potterton Books | |
| 07. Run and Become | |
| 08. Mountain Warehouse | |

*LEISURE

- 01. 1Rebel
- 02. Apollo Victoria Theatre
- 03. Barry's
- 04. H2 Club
- 05. Victoria Palace Theatre
- 06. Light Centre Belgravia
- 07. Nailuxury
- 08. Otherworld VR
- 09. Re:Mind Meditation

*GREEN SPACES

- 10. Cardinal Place Roof Garden
- 11. Eaton Square Gardens
- 12. Eccleston Square
- 13. Warwick Square





3 theatres,
57 shops,
3 parks,
2 major art
galleries



Within a 10 minute walk...
129 restaurants,
51 pubs and bars

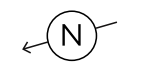
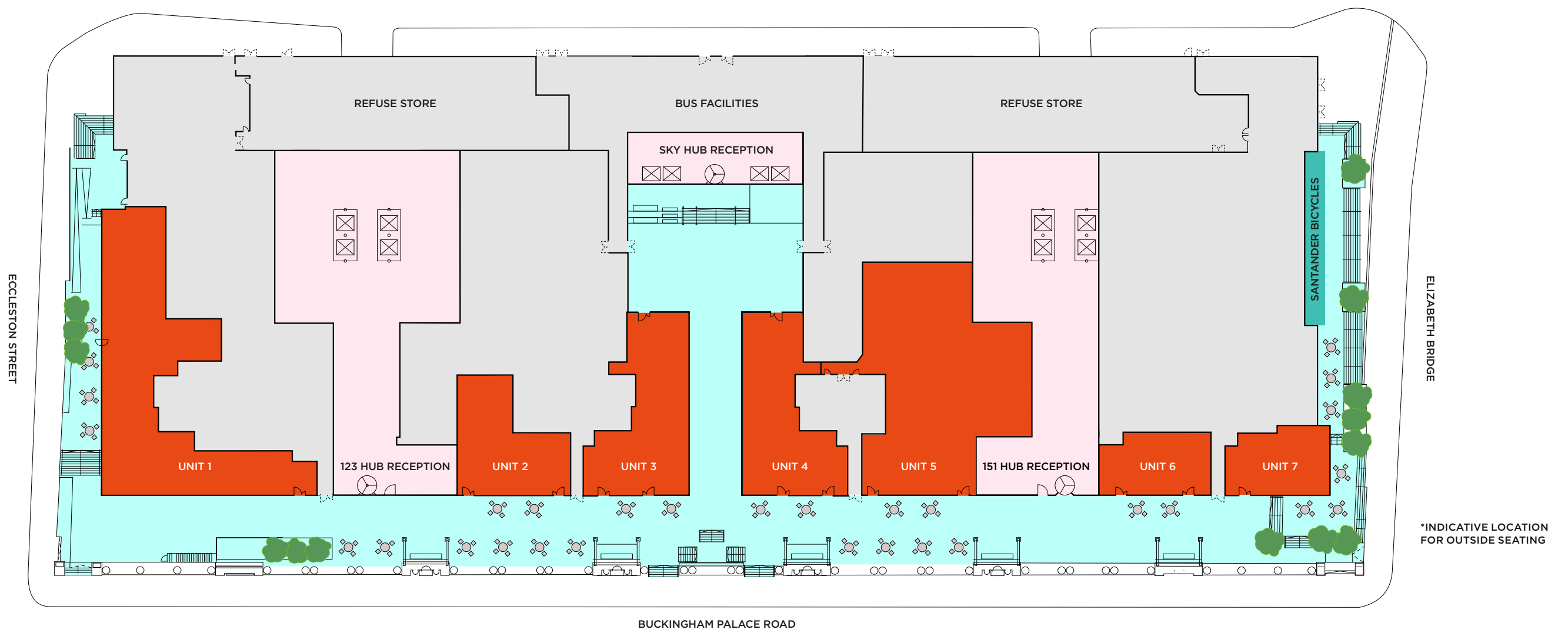
- KEY**
- 01. Market Halls
 - 02. The Thomas Cubbitt
 - 03. Peggy Porschen
 - 04. Barry's Bootcamp
 - 05. Eccleston Yards
 - 06. No 11 Pimlico
 - 07. Cambridge Street Kitchen
 - 08. Victoria Palace Theatre

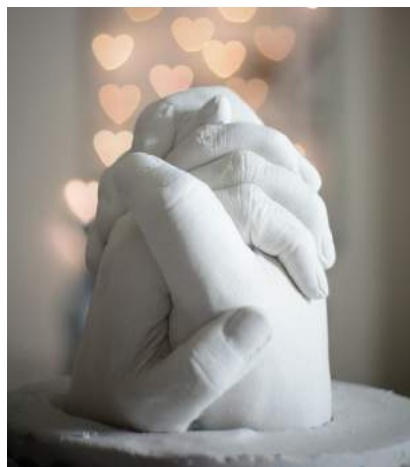




Site Plan

-  Retail, Restaurant & Leisure
-  Reception Area
-  Public Realm
-  Office Environment



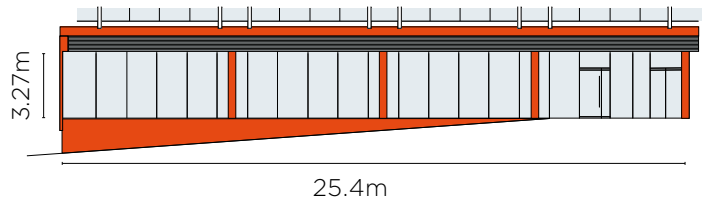




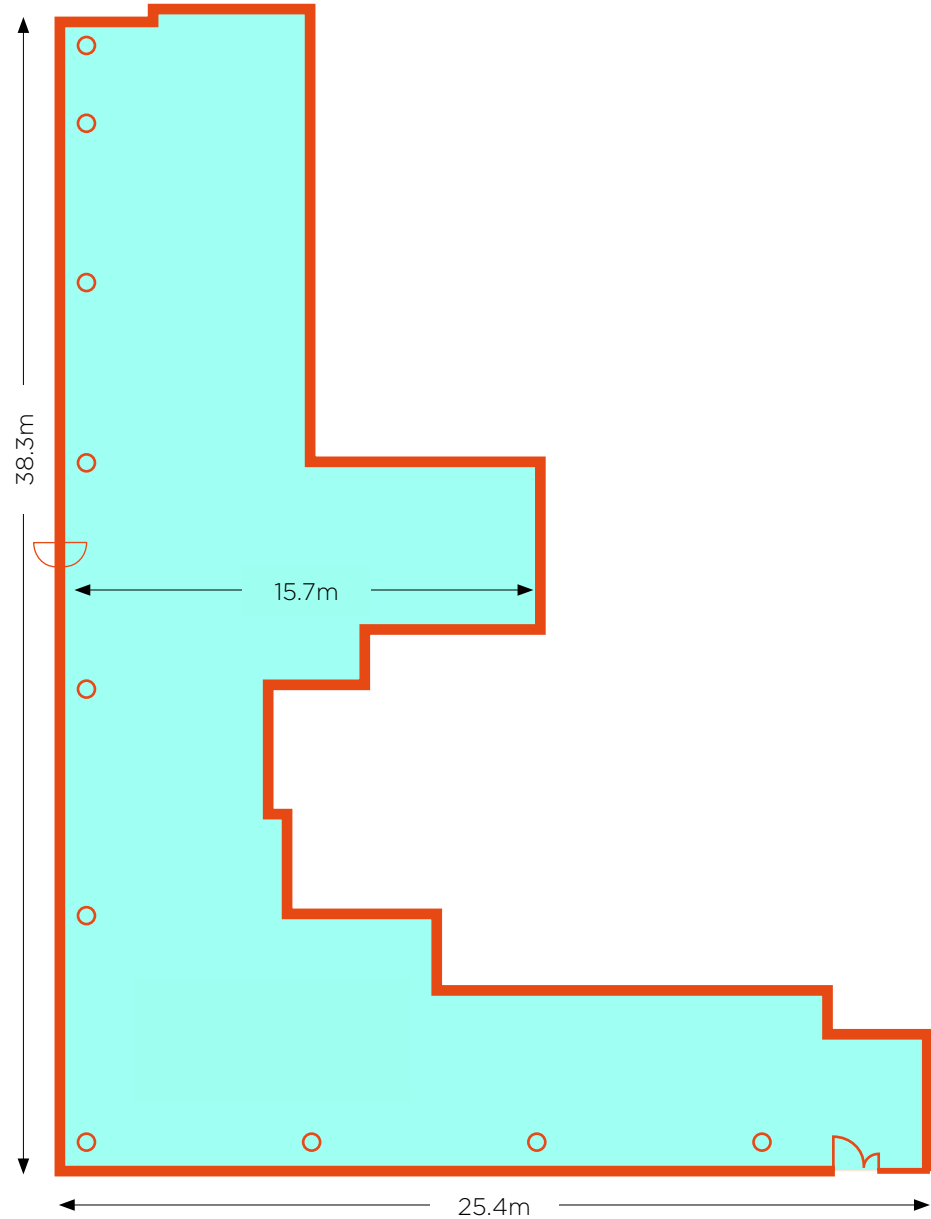
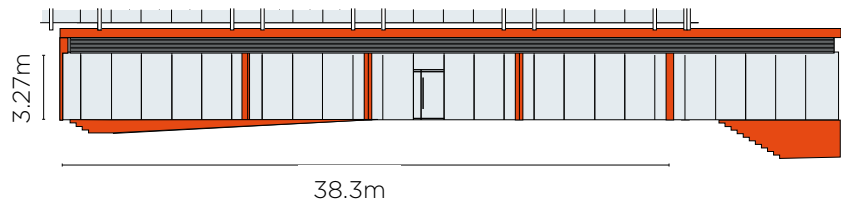
Unit 1

*467 sq m / 5,026 sq ft

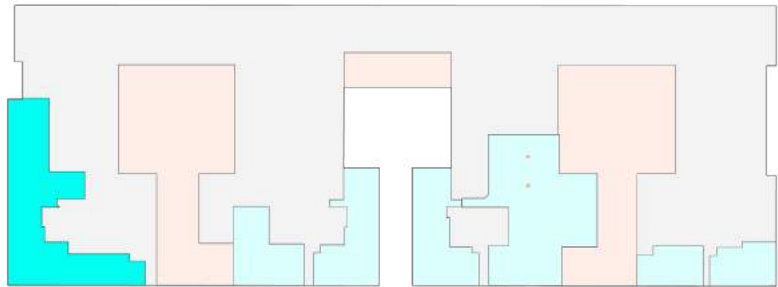
Buckingham Palace Elevation - Unit 1



Ecclestone Bridge Elevation - Unit 1



UNIT NUMBER	The HUB Unit 1
PERMITTED USE:	A1/A3/A4 (Class E)
AREA (NIA):	467 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

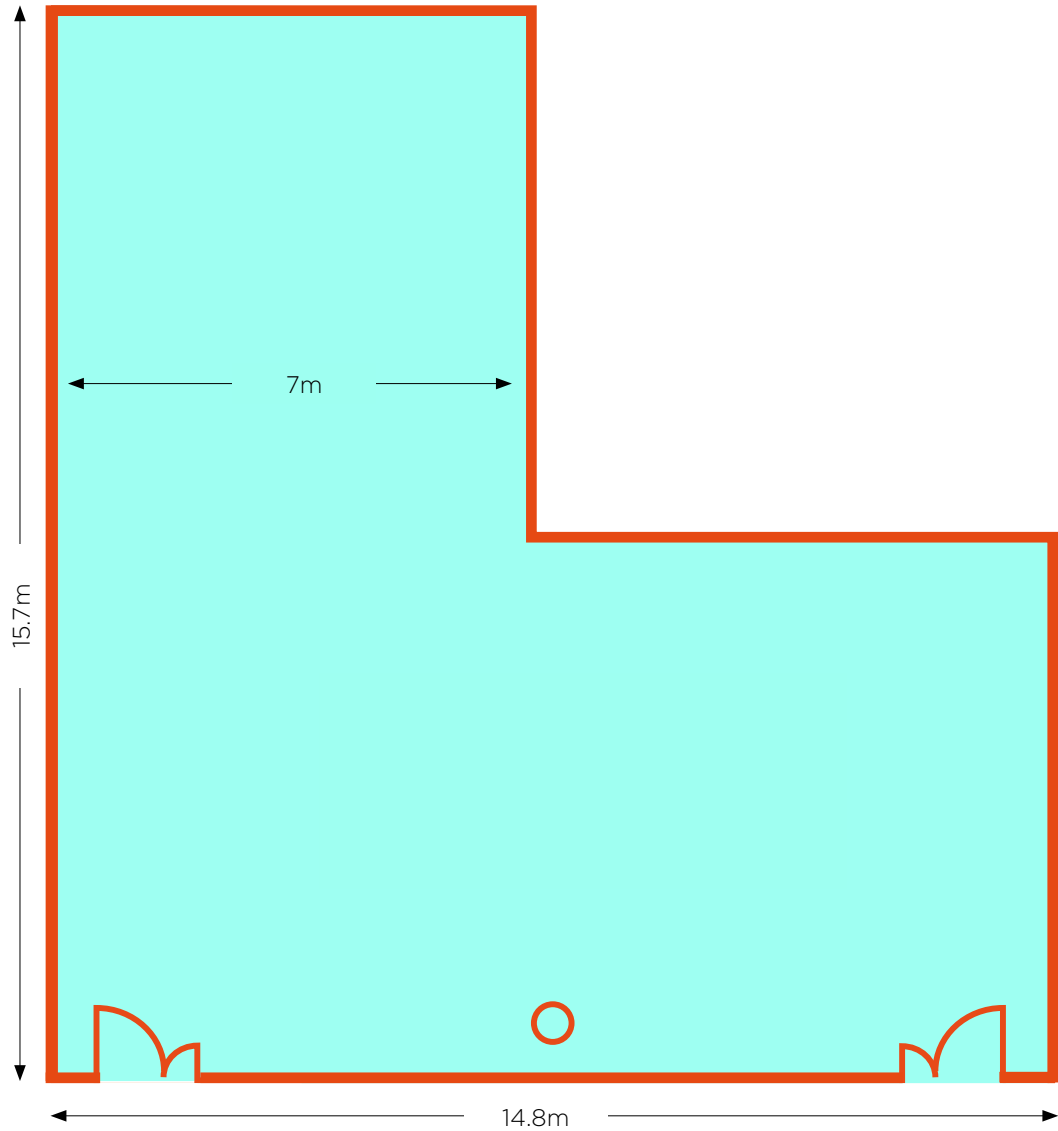
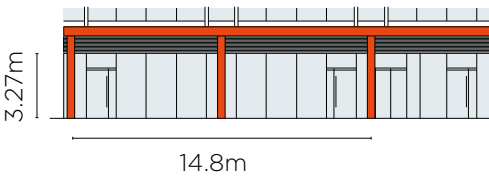




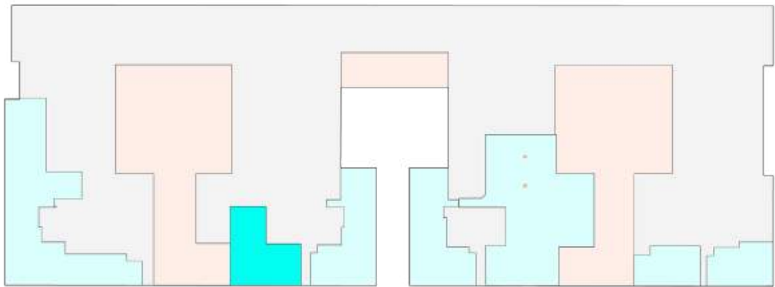
Unit 2

*173 sq m / 1,862 sq ft

Buckingham Palace Elevation - Unit 02-03



UNIT NUMBER	The HUB Unit 2
PERMITTED USE:	A1/A3/A4 (Class E)
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



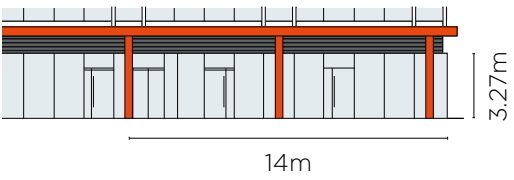
Buckingham Palace Road



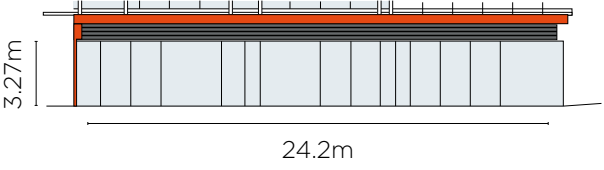
Unit 3

*232 sq m / 2,497 sq ft

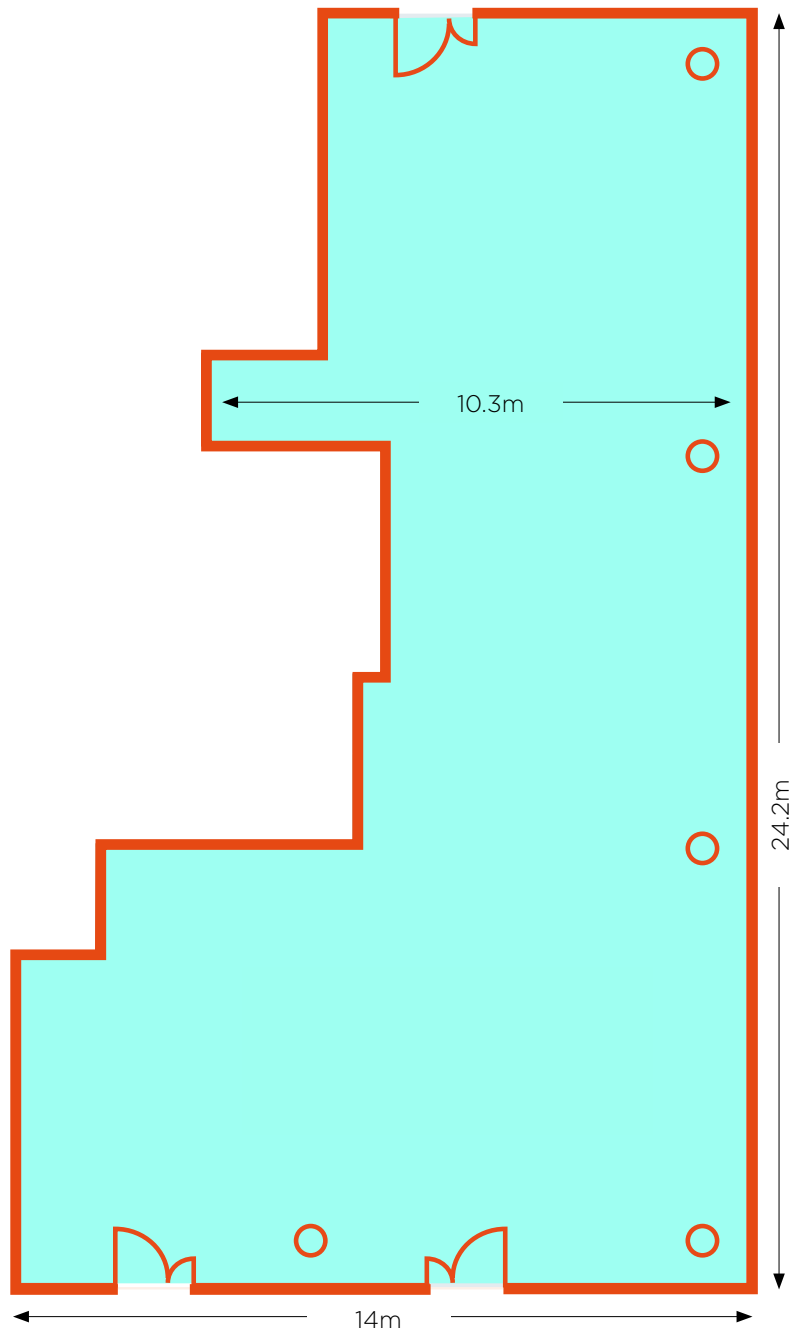
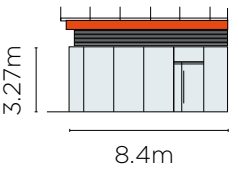
Buckingham Palace Elevation - Unit 02-03



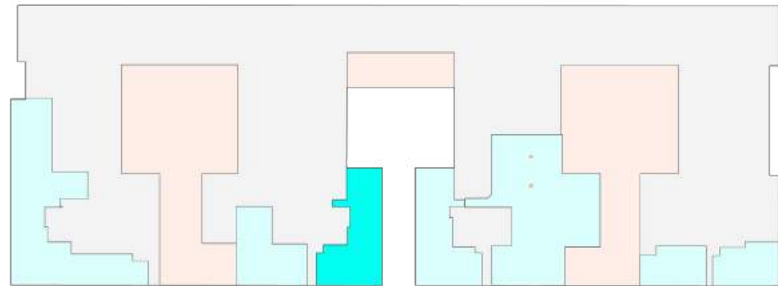
Central Square Elevation - Unit 03



Central Square Elevation - Unit 03



UNIT NUMBER	The HUB Unit 3
PERMITTED USE:	A1/A3/A4 (Class E)
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



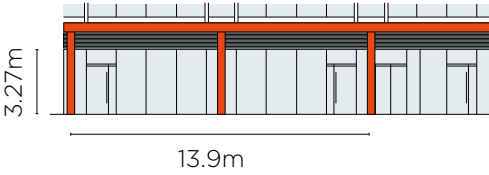
Buckingham Palace Road



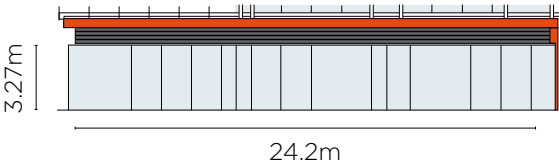
Unit 4

*232 sq m / 2,497 sq ft

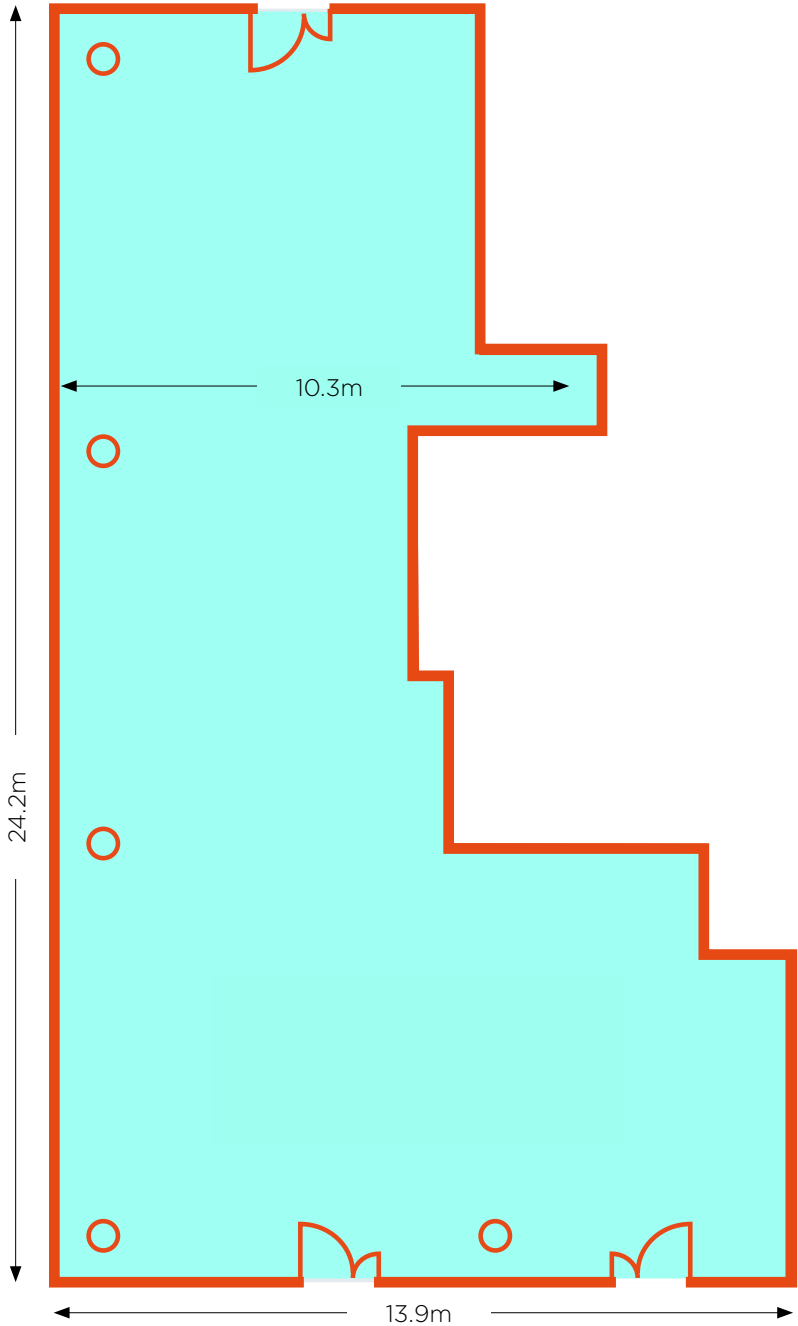
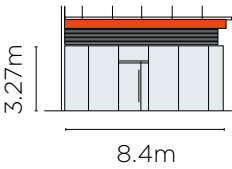
Buckingham Palace Road - Unit 04-05



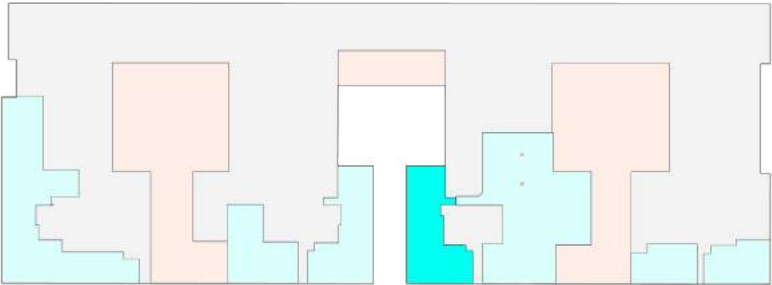
Central Square Elevation - Unit 04



Central Square Elevation - Unit 04



UNIT NUMBER	The HUB Unit 4
PERMITTED USE:	A1/A3/A4 (Class E)
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



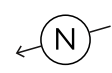
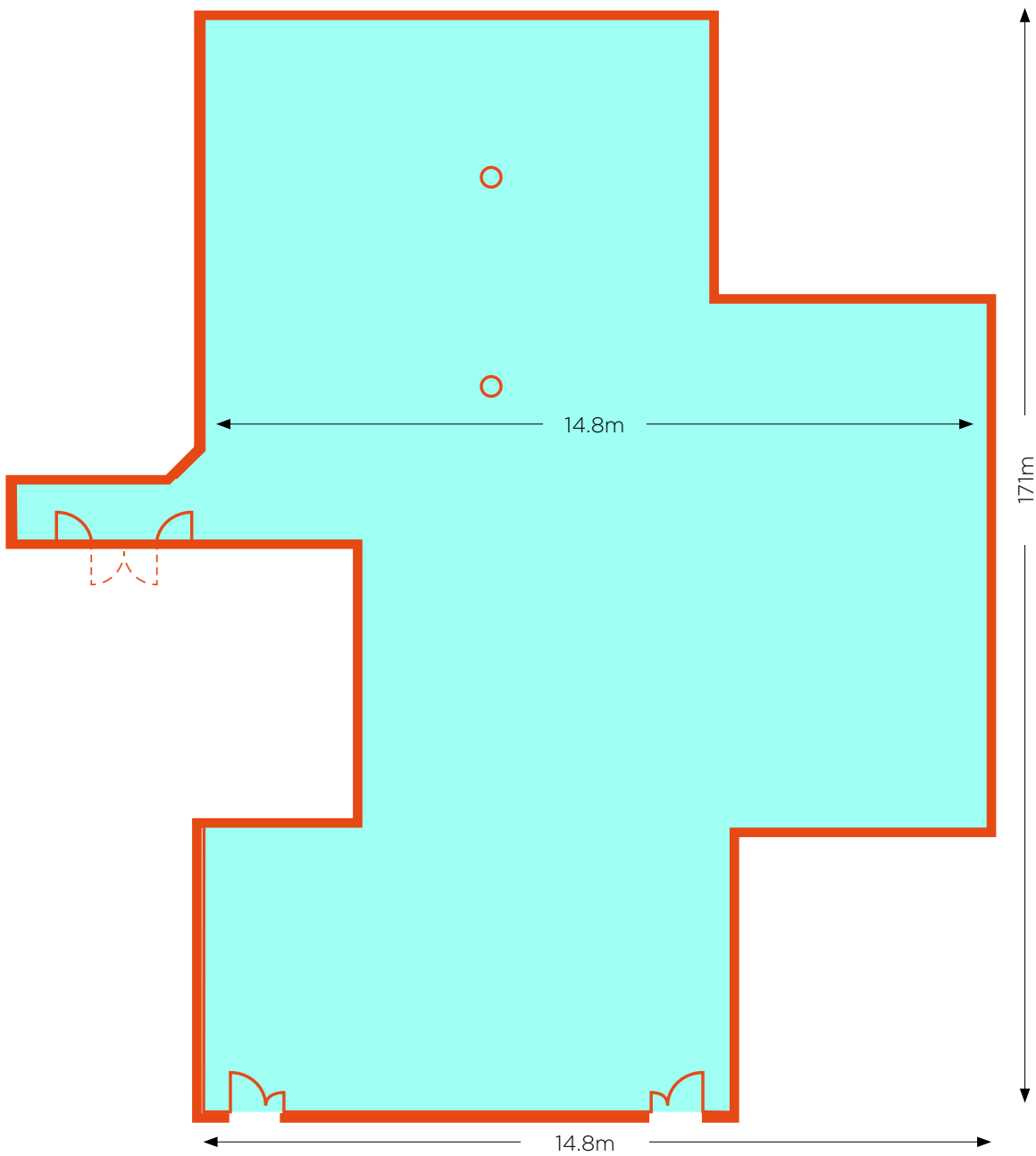
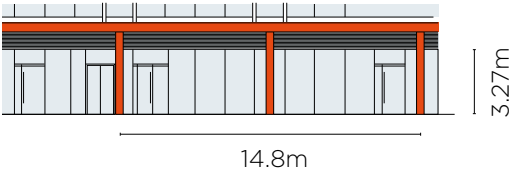
Buckingham Palace Road



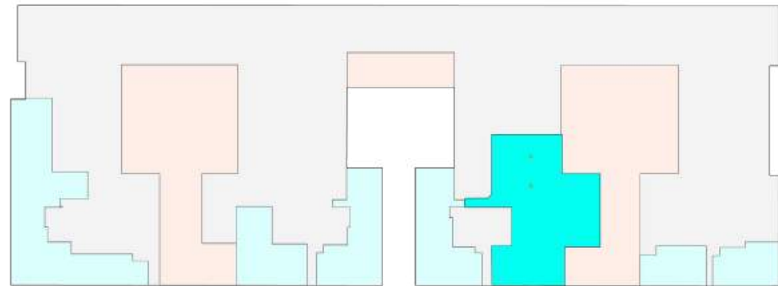
Unit 5

*540 sq m / 5,811 sq ft

Buckingham Palace Road - Unit 04-05



UNIT NUMBER	The HUB Unit 5
PERMITTED USE:	D2 (Class E)
AREA (NIA):	540 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



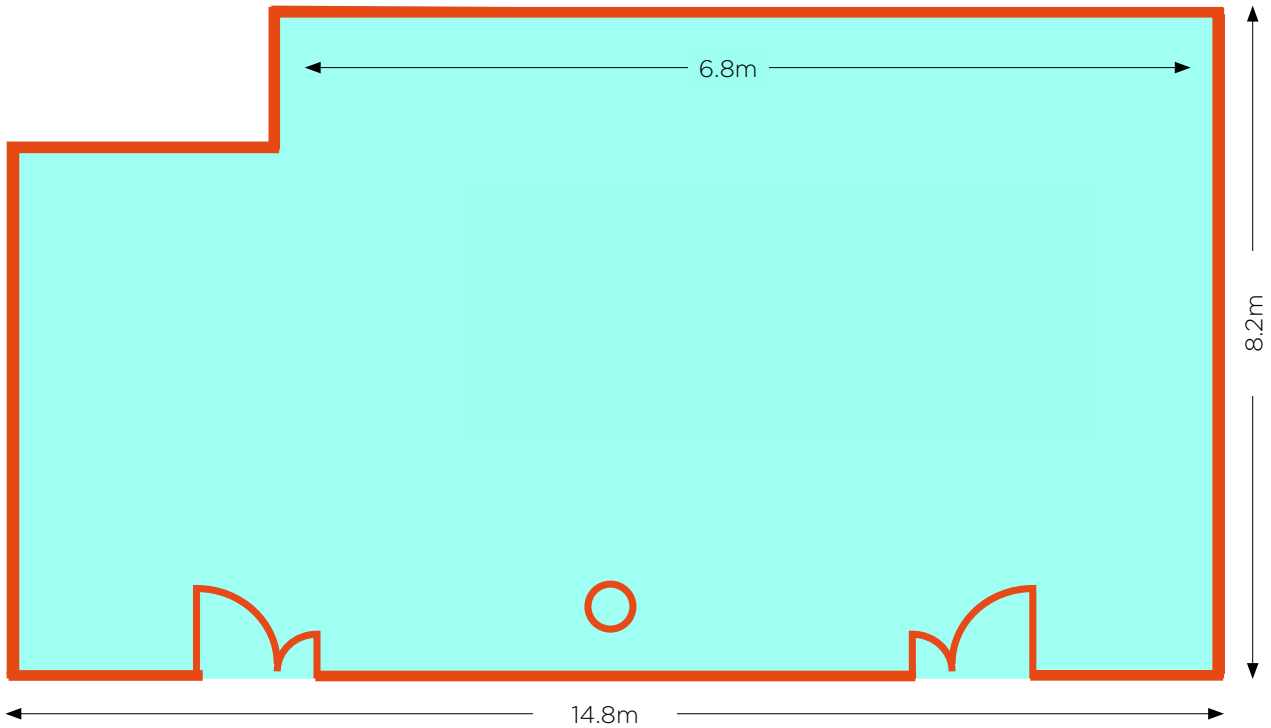
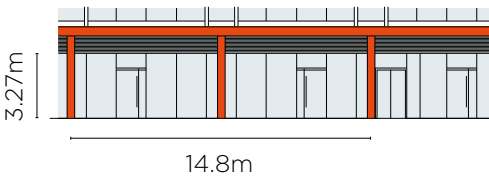
Buckingham Palace Road



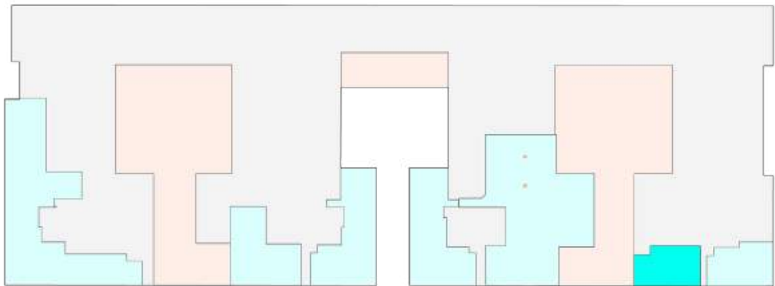
Unit 6

*115 sq m / 1,238 sq ft

Buckingham Palace Road - Unit 06-07



UNIT NUMBER	The HUB Unit 6
PERMITTED USE:	A1/A3/A4 (Class E)
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

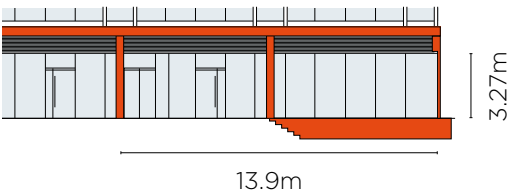




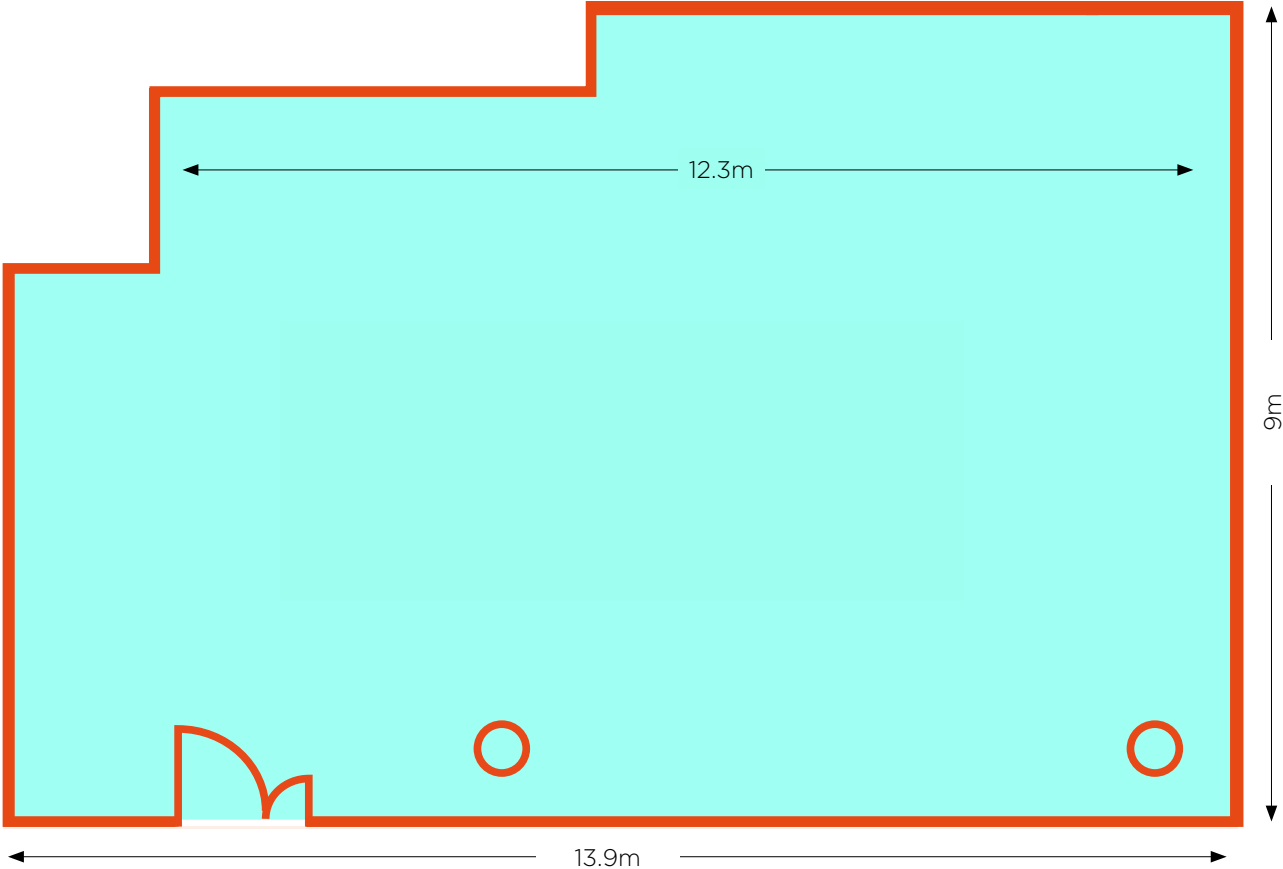
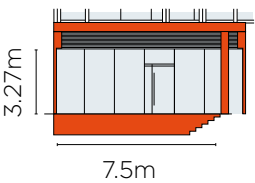
Unit 7

*117 sq m / 1,259 sq ft

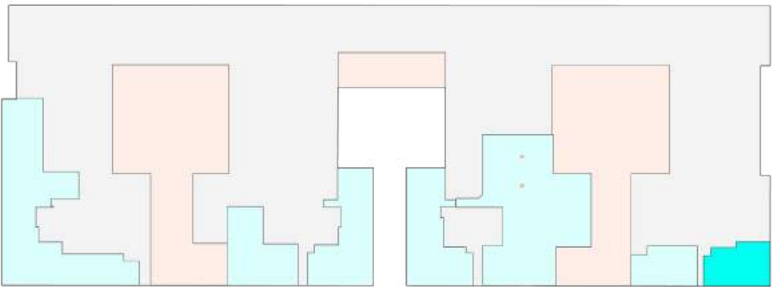
Buckingham Palace Road - Unit 06-07



Elizabeth Bridge Elevation - Unit 07



UNIT NUMBER	The HUB Unit 7
PERMITTED USE:	A1/A3/A4 (Class E)
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





SKYHUB

GYM HUB
London

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Indicative view of the new retail, restaurant and leisure at Hub Victoria



Indicative view of the new retail, restaurant and leisure at Hub Victoria

retail, restaurant & leisure leasing enquiries



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HUBVICTORIA