

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 white line forms a large, irregular shape that resembles a stylized letter 'E' or a series of connected horizontal and diagonal segments. Other lines in orange and cyan intersect this and each other, adding depth and complexity to the composition.

HUBVICTORIA



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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



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- | | | | |
|---|-----------|--|---------------|
|  | RECEPTION |  | RETAIL |
|  | CORE |  | CYCLE STORAGE |
|  | OFFICES | | |



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An Indicative View of the exterior of The HUB



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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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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



Clockwise from left
The Thomas Cubitt
Eccleston Yards



Pubs & Bars

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Victoria Market Halls



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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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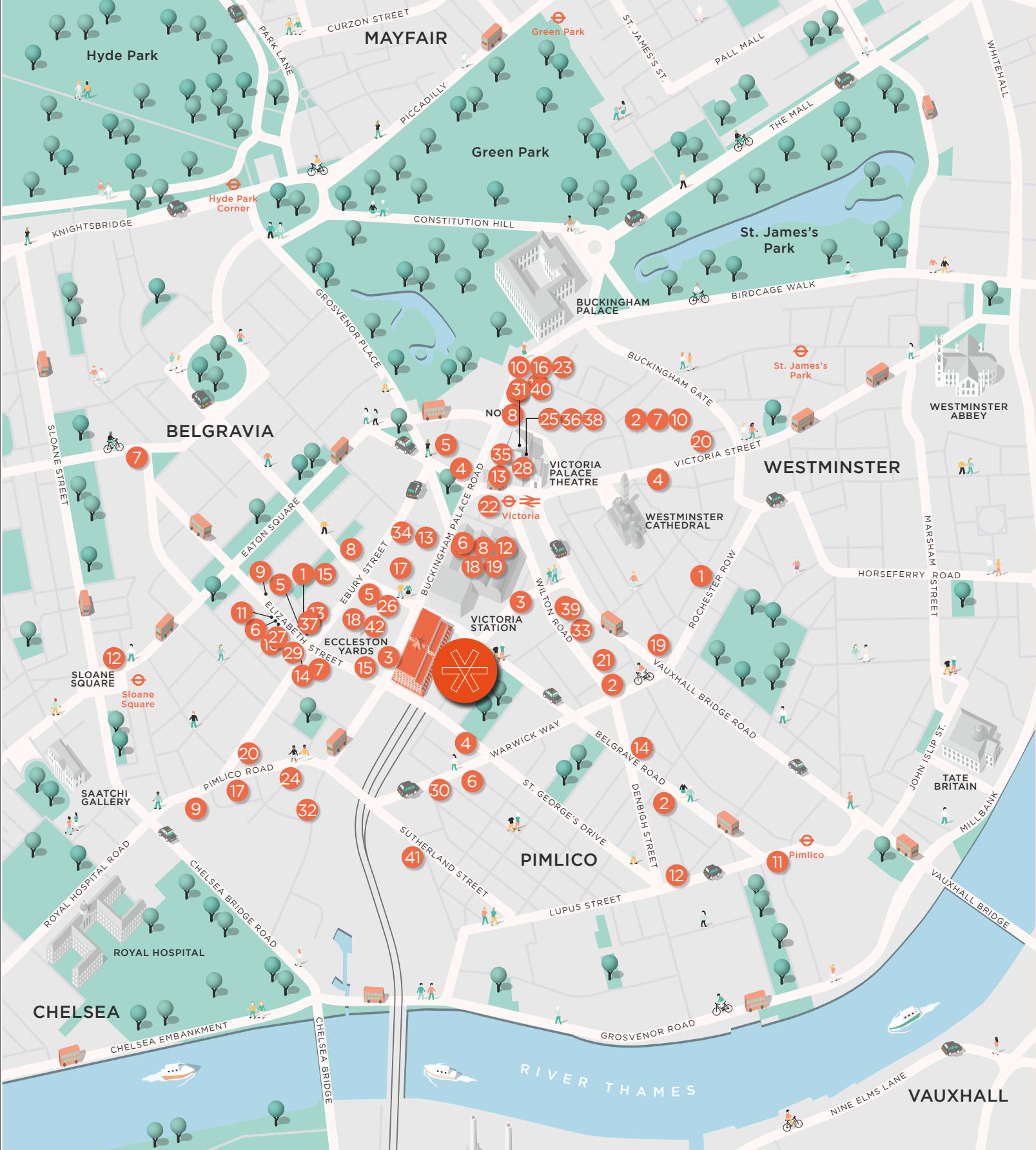
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AREA | WELLBEING | OCCUPIERS

Area

RESTAURANTS, CAFÉS & BARS

- 2 Amici
- About Thyme
- Atis
- Bleecker Burger
- Boisdale of Belgravia
- Cambridge Street Kitchen
- Chestnut Bakery
- Chucs
- Enoteca Turi
- Gails
- The Gallery
- Goya
- Greenwood
- Grumbles
- Happy Face Pizza
- Hummingbird Bakery
- Hunan
- Jones Family Kitchen
- The Jugged Hare
- La Poule au Pot
- Lorne
- Market Halls Victoria
- Neat Burger
- No 11 Pimlico Road
- Nova Food
- Ole & Steen
- Olivocarne
- The Palm House
- Peggy Porschen Cakes
- The Pimlico Grid
- Pizza Pilgrims
- The Rising Sun
- Rosa's Thai Cafe
- Santini
- Sourced Market
- Sticks 'n' Sushi
- The Thomas Cubitt
- Timmy Green
- Tozi
- Vagabond
- The White Ferry House
- Wild by Tart

RETAILERS

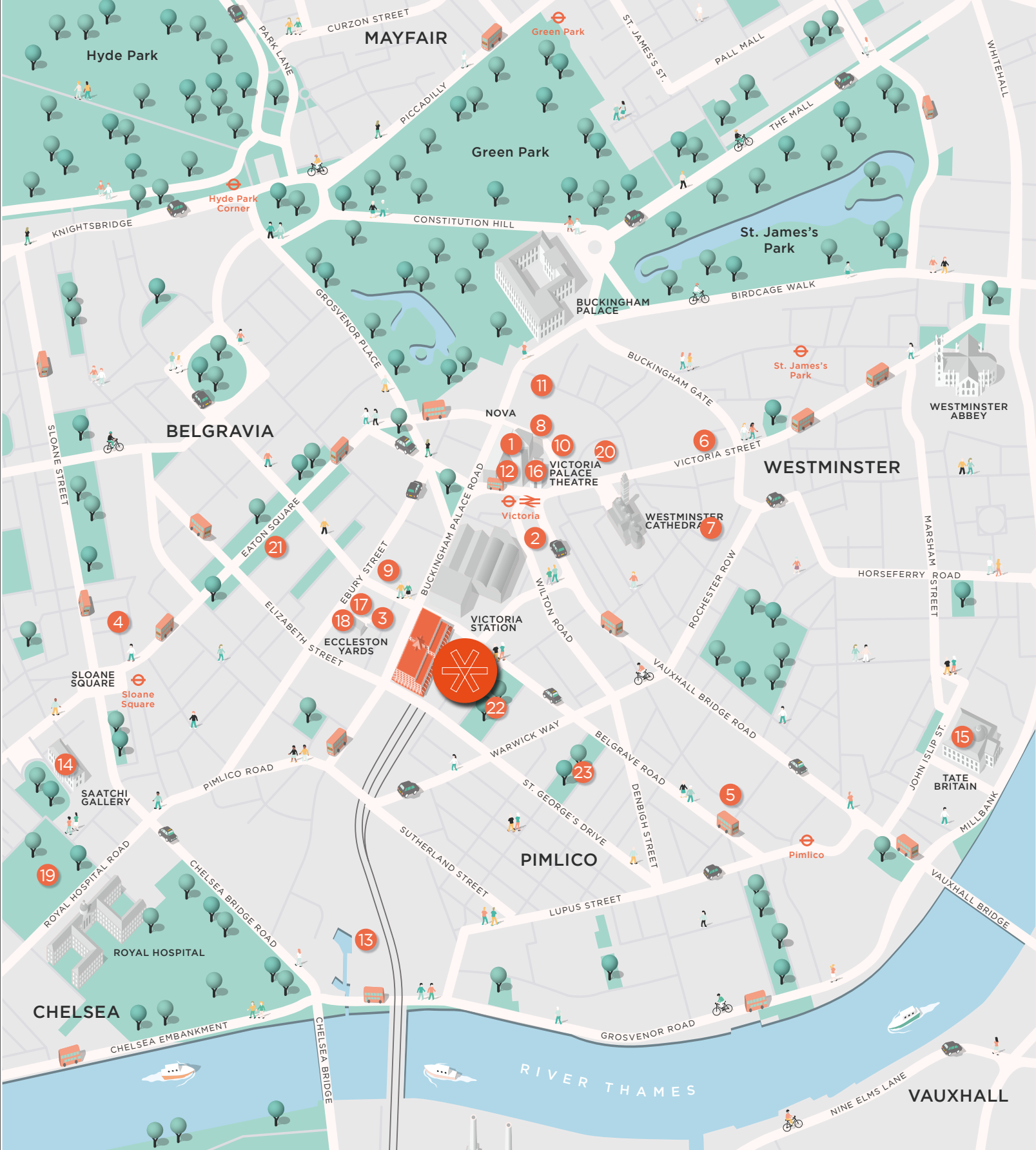
- Cubbits
- Hobbs
- Holland & Barrett
- Hotel Chocolat
- Jo Loves
- Les Senteurs
- L'Occitane
- Marks & Spencer
- ME+EM
- Molton Brown
- Mungo & Maud
- Mountain Warehouse
- NRBY Clothing
- Papouelli
- Peggy Porschen
- Philip Treacy
- Run and Become
- Sainsbury's
- Scribbler
- Zara

HOTELS

- Astors Belgravia
- The Belgrave
- Doubletree by Hilton
- Eccleston Square Hotel
- The Goring Hotel
- The Grosvenor Hotel
- The Hari
- Hotel 41
- Park Plaza Victoria
- The Resident Victoria (formerly The Nadler)
- The Rubens at the Palace
- Sloane Square Hotel
- The Z Hotel Victoria



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AREA | WELLBEING | OCCUPIERS

Wellbeing

LEISURE

- 1. 1Rebel
- 2. Apollo Victoria Theatre
- 3. Barry's
- 4. Cadogan Hall
- 5. Cave
- 6. Curzon Cinema
- 7. Gymbox
- 8. H2 Club
- 9. Light Centre
- 10. Nailuxury
- 11. The Other Palace Theatre
- 12. OTHERWORLD VR
- 13. Purple Dragon
- 14. Saatchi Gallery
- 15. Tate Britain
- 16. Victoria Palace Theatre

GREEN SPACES

- 17. Burton Court
- 18. Cardinal Place Roof Garden
- 19. Eaton Square Gardens
- 20. Christchurch Gardens
- 21. Eaton Square
- 22. Ecclestone Square Park
- 23. Warwick Square



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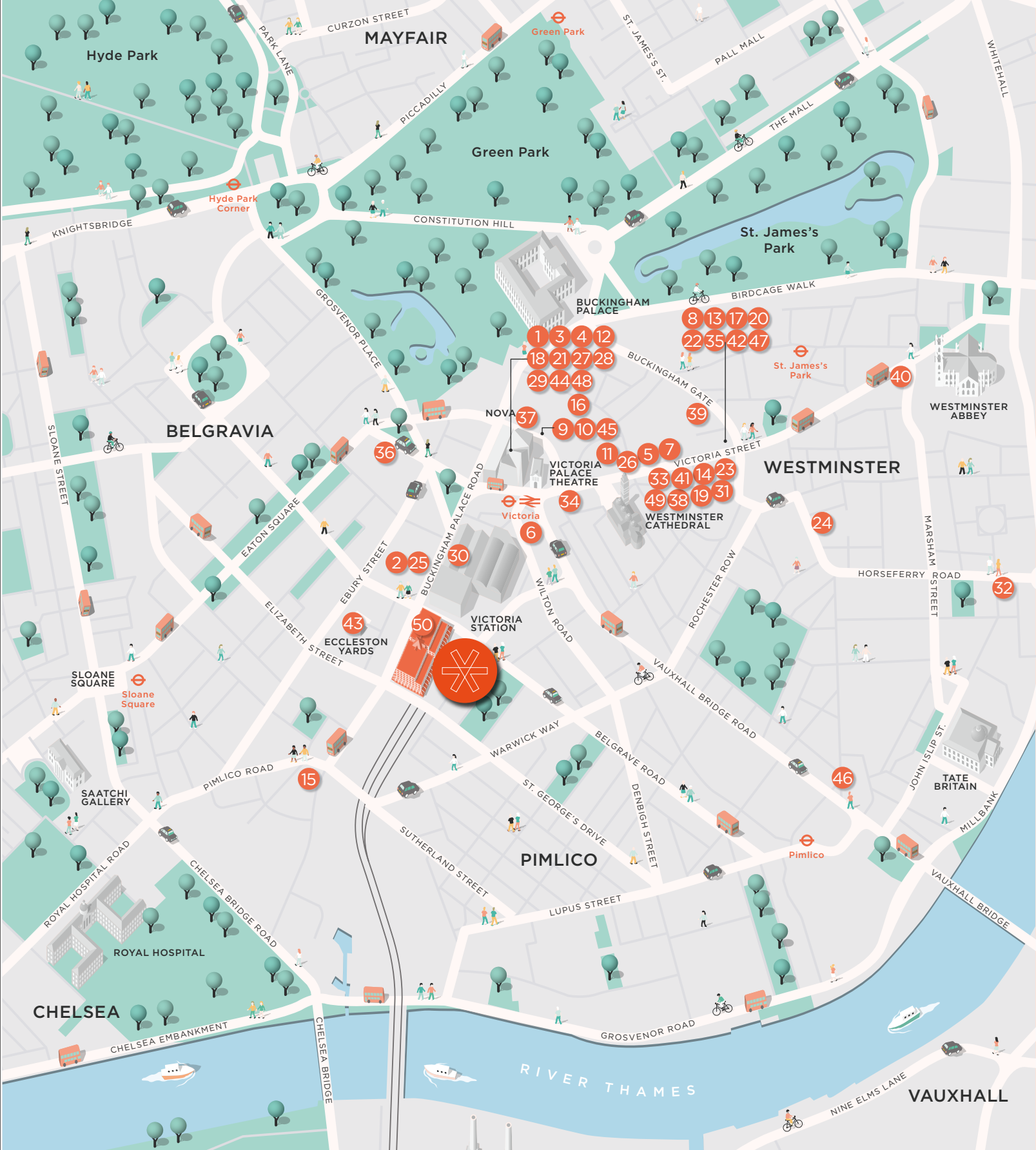
Connections

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AREA | WELLBEING | OCCUPIERS

Occupiers

FINANCIAL

- 1. Advent International
- 2. American Express
- 3. Anadarko
- 4. Bluecrest Capital Management
- 5. Deutsche Bank
- 6. Global Infrastructure Mgt LLP
- 7. Jupiter Asset Management
- 8. Mediobanca
- 9. Mirabaud Securities
- 10. Oaktree Capital Management
- 11. Wellington Management

NATIONAL RESOURCES

- 12. BHP
- 13. Chime Communications
- 14. Edelman UK
- 15. ENI
- 16. Klesch Group
- 17. Mercuria
- 18. Neptune Energy
- 19. Ørsted
(formerly DONG Energy)
- 20. Schlumberger Oilfield
- 21. Vitol
- 22. World Fuel Services
- 23. G4S

MEDIA & TECH

- 24. Channel 4
- 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 (MOET Hennessy)
- 37. Pret a Manger
- 38. Tom Ford
- 39. Vidal Sassoon

OTHER

- 40. Boeing UK
- 41. CDC Group
- 42. The Gates Foundation
- 43. Javelin Commodities
- 44. LEK Consulting
- 45. PA Consulting
- 46. Penguin Random House
- 47. Rolls Royce
- 48. SNC Lavalin
- 49. Sweaty Betty
- 50. We Work



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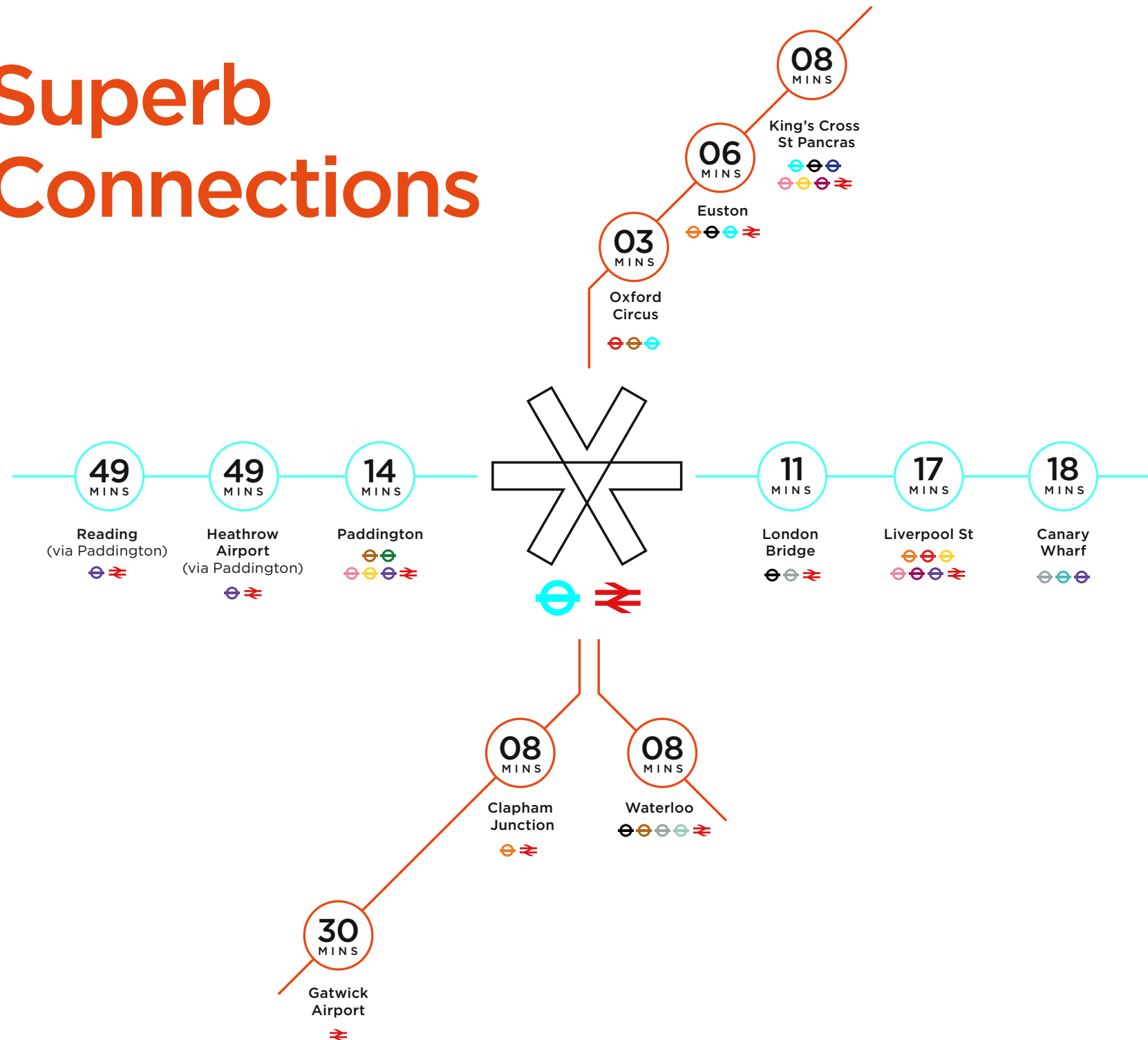
A 2 minute walk to one of London's most important transport Hubs

*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

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

Secure bike facilities

The HUB Victoria provides a total of 507 bike spaces across The HUB. At Sky HUB there are 192 bike spaces and at 151 Buckingham Palace Road, there are 236 bike spaces.

Key	
Bakerloo	Northern
Central	Piccadilly
Circle	Waterloo & City
District	Elizabeth Line
Hammersmith & City	DLR
Jubilee	London Overground
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 SKY HUB
Atrium and Dedicated Entrance



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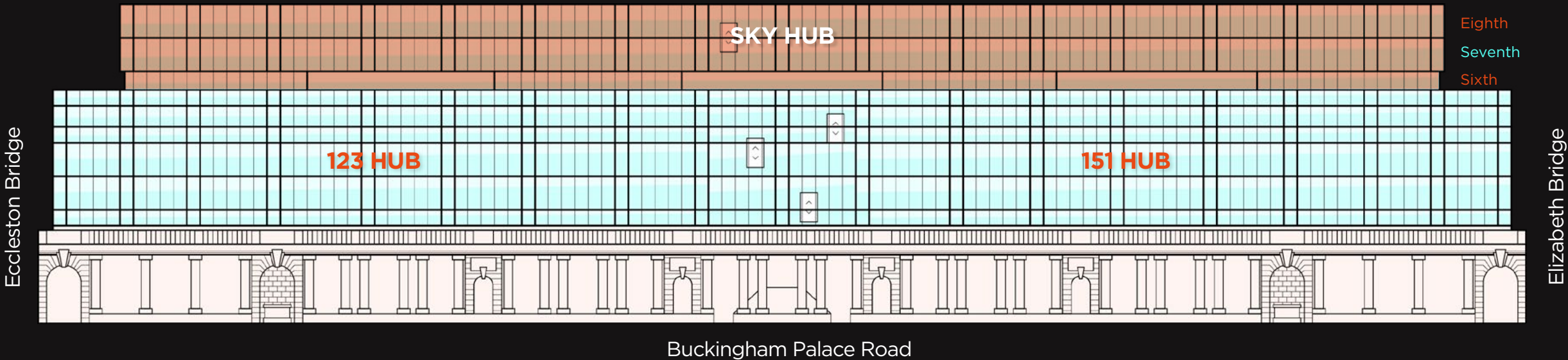
An Indicative View of the triple height SKY HUB Reception



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

Total Terrace / Winter Garden Area

1,100 sq m / 11,839 sq ft

	sq m	sq ft
Terrace 1	479.4	5,160
Terrace 2	32.3	347
Terrace 3	34.2	368
Terrace 4	65.1	700
Terrace 5	9.7	104
Terrace 6	479.4	5,160
Total	1,100.1	11,839

OFFICES

TERRACES

RECEPTION LOBBY

CORE

SKY LIGHTS

WINTER GARDEN

N

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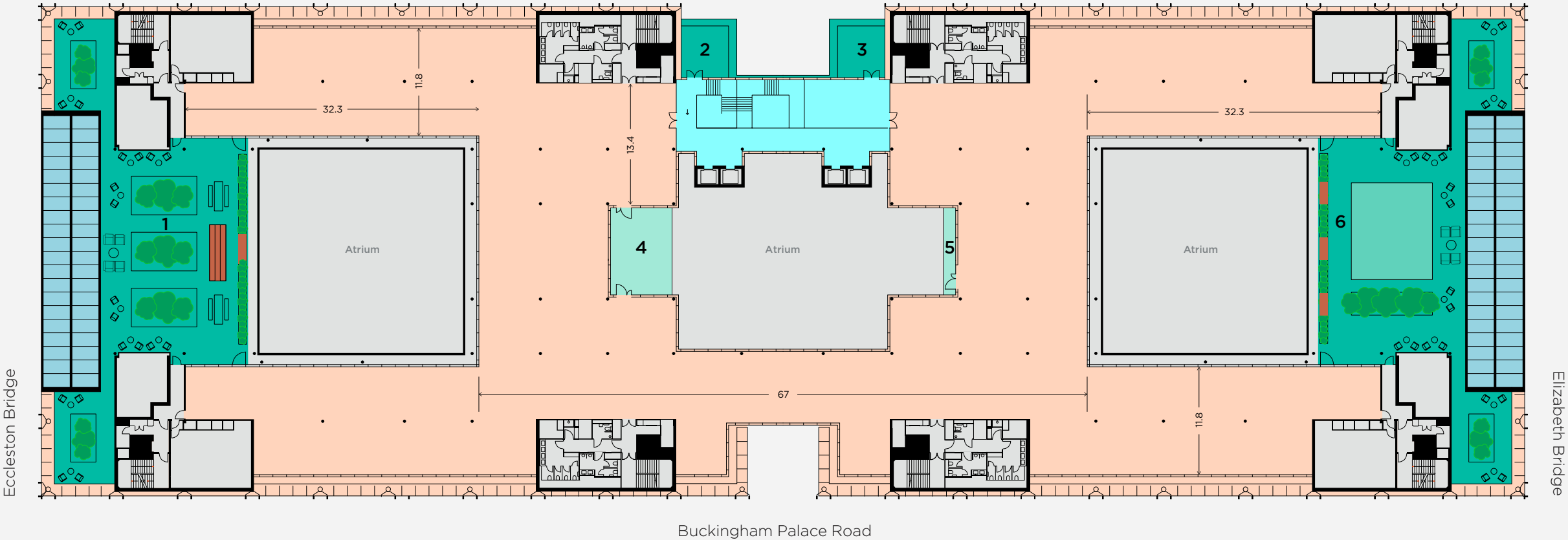
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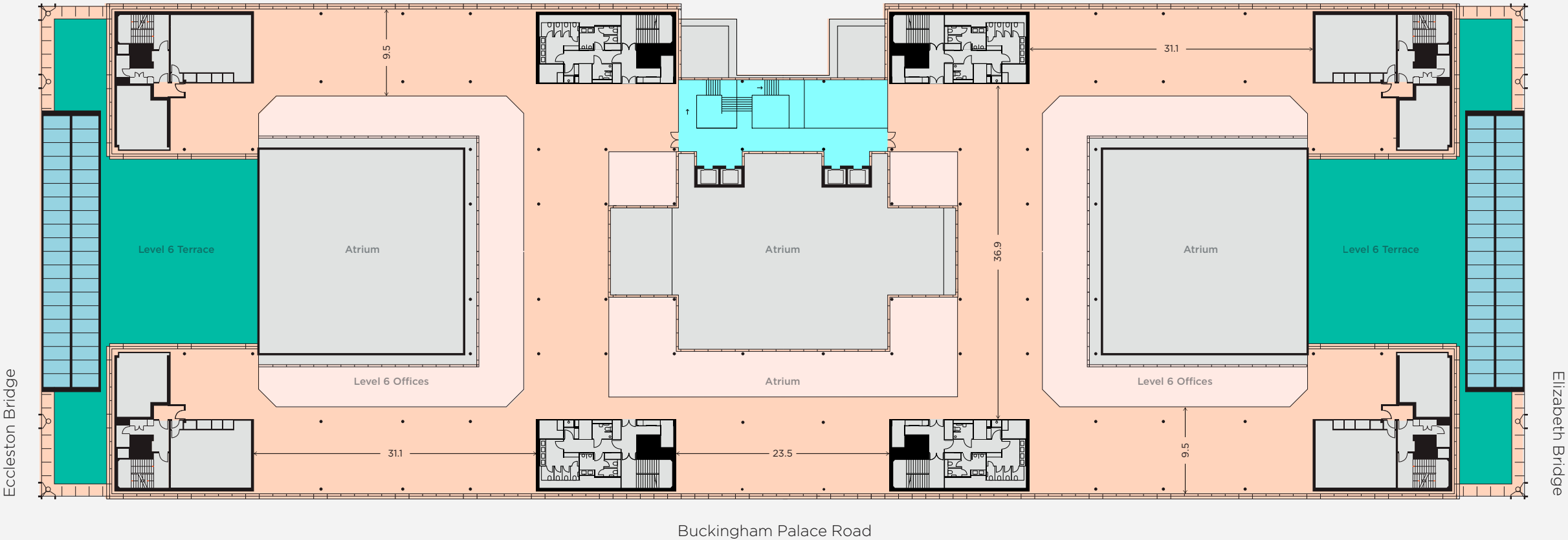
Level Seven - Floor Plan

2,697 sq m / 29,033 sq ft

- OFFICES
- TERRACES
- RECEPTION LOBBY
- CORE
- SKY LIGHTS



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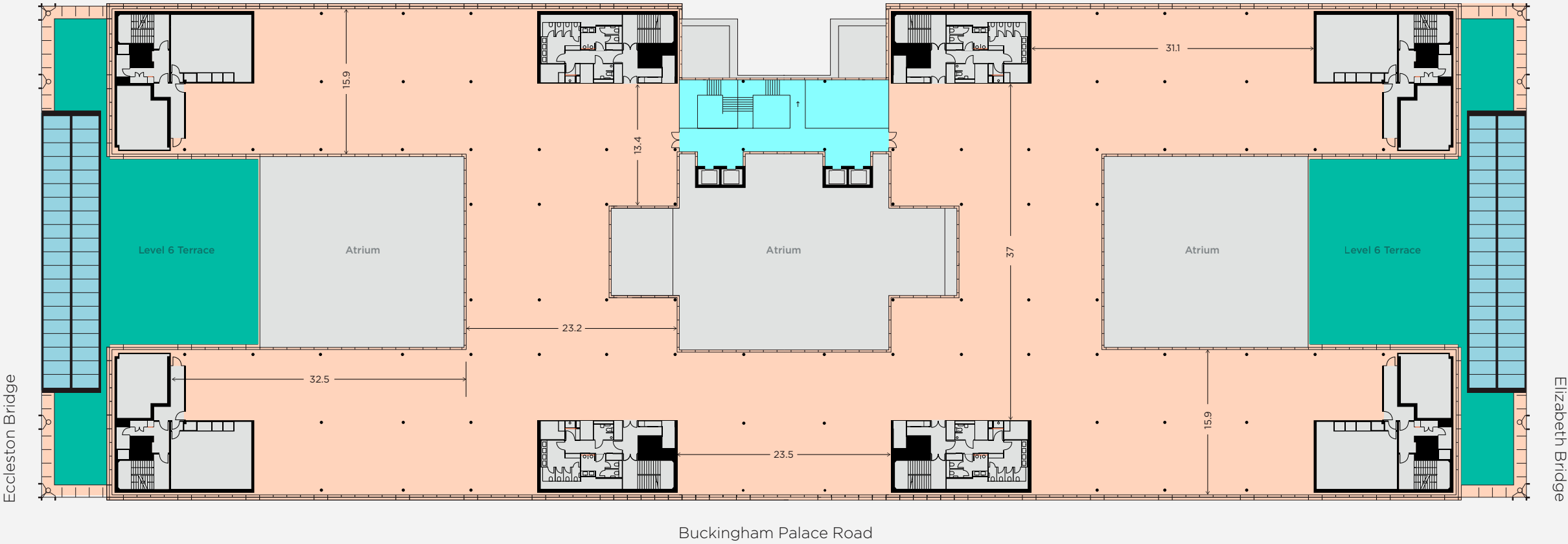
Level Eight - Floor Plan

4,011 sq m / 43,135 sq ft

- OFFICES
- TERRACES
- RECEPTION LOBBY
- CORE
- SKY LIGHTS



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An Indicative View of CAT A Level Six



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An Indicative View of Level Six Terrace



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An Indicative View of Level Six Terrace



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An Indicative View of Level Six Terrace



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An Indicative View of Level Six Terrace



Level Six - Space Plan

3,308 sq m / 35,608 sq ft

Terrace / Winter Garden Area

1,100 sq m / 11,839 sq ft

Open plan desk size: 1.6m x 0.8m

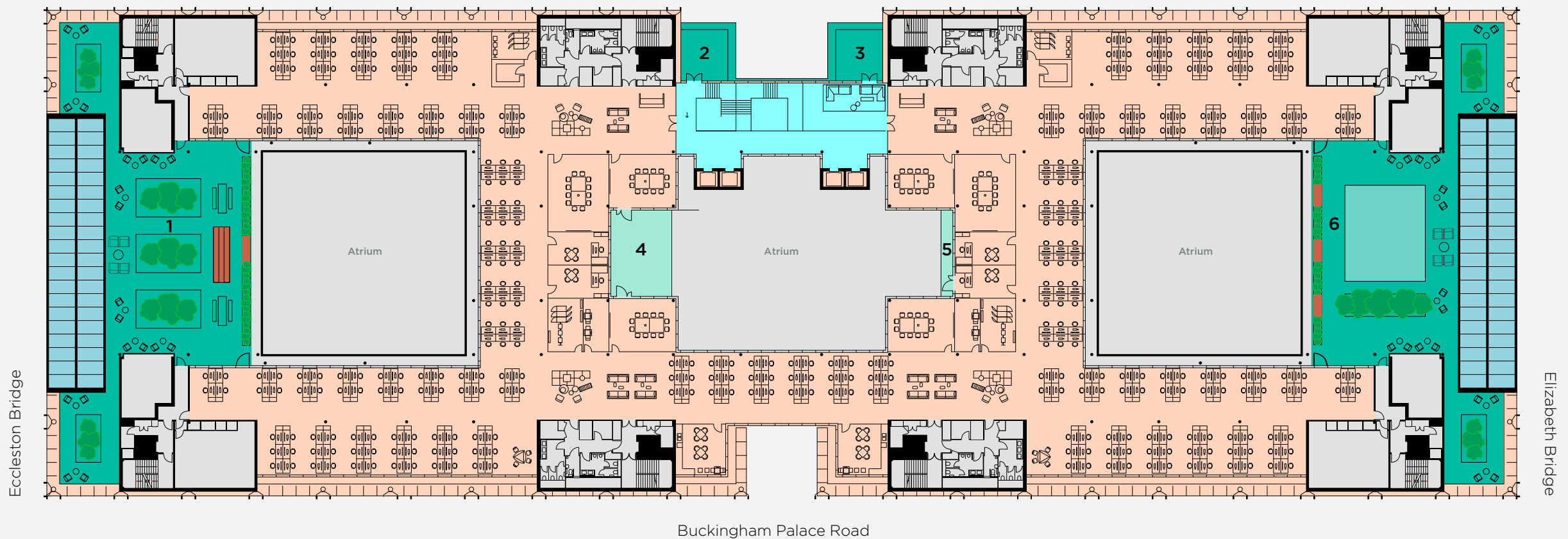
Open plan seats: 396

Cellular seats: 10

Total seats: 406

Occupancy density: 1:8 sq m

- OFFICES
- TERRACES
- RECEPTION LOBBY
- CORE
- SKY LIGHTS
- WINTER GARDEN



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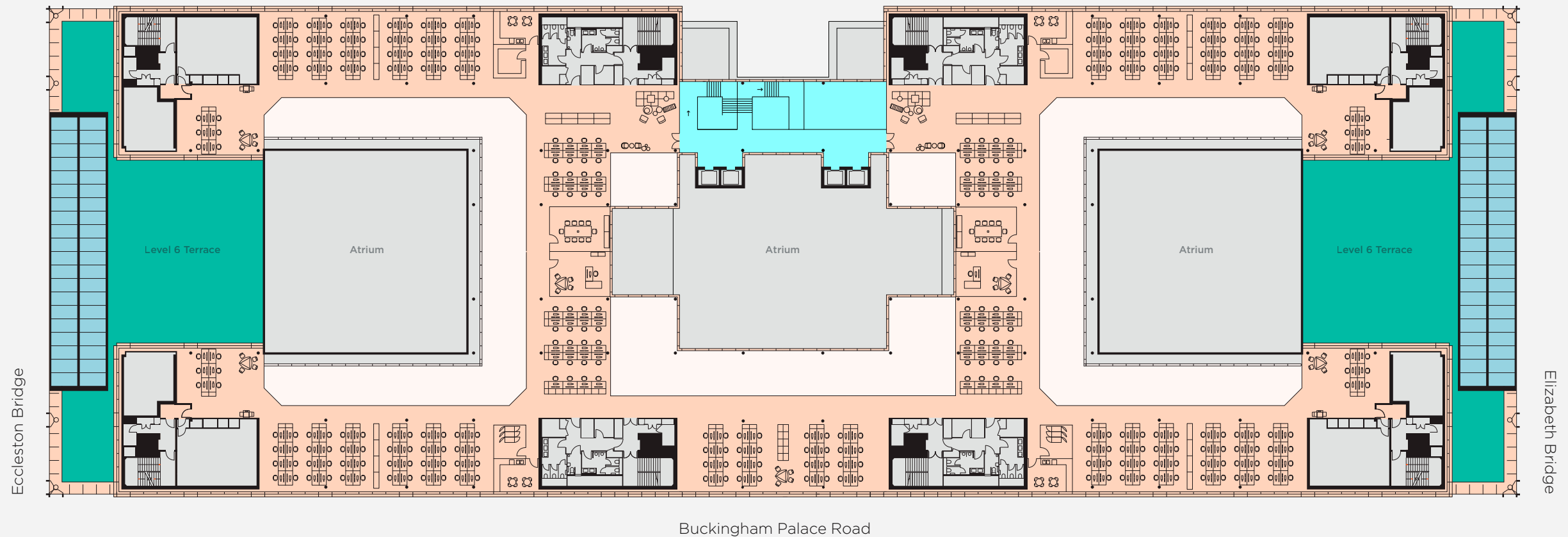


Level Seven - Space Plan

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
- TERRACES
- RECEPTION LOBBY
- CORE
- SKY LIGHTS



Eccleston Bridge

Elizabeth Bridge

Buckingham Palace Road

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Level Eight - Space Plan

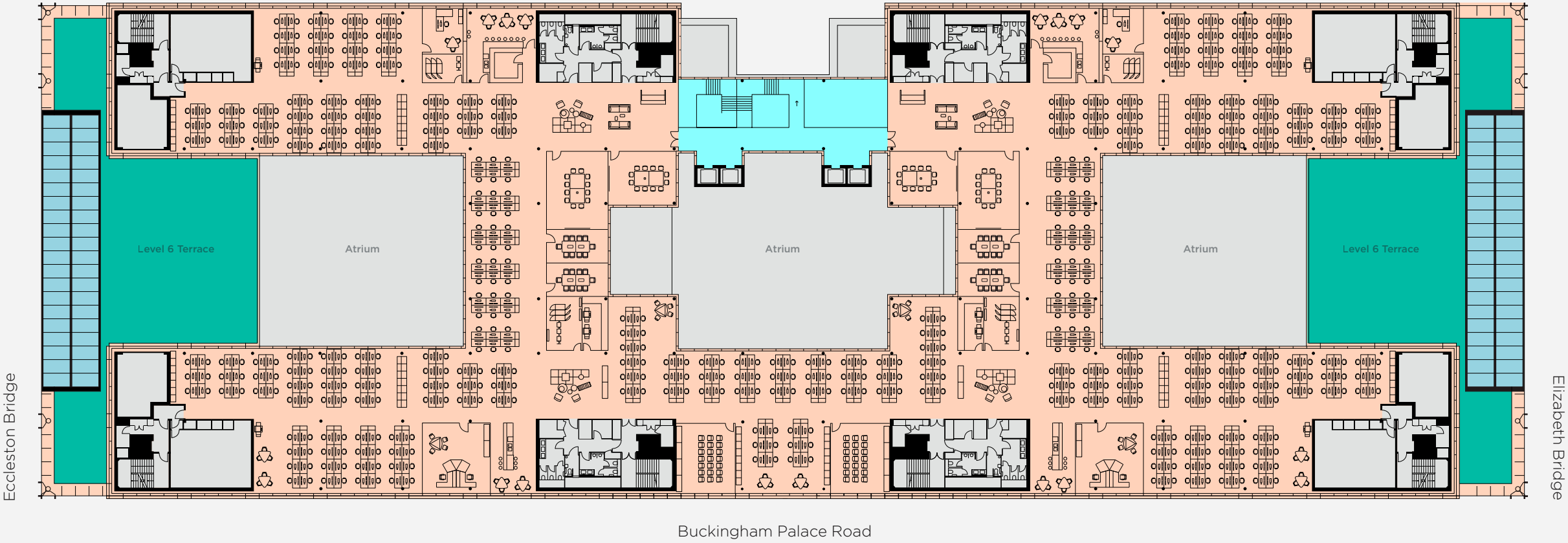
4,011 sq m / 43,135 sq ft

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
- TERRACES
- RECEPTION LOBBY
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BRAND NEW OFFICE SPACE DESIGNED BY MORROW + LORRAINE



EXCELLENT NATURAL LIGHT AND STUNNING VIEWS ACROSS LONDON



EFFICIENT, FLEXIBLE FLOOR SPACE



4 GROUND FLOOR AND 6 ON-FLOOR SHOWERS (2 PER FLOOR)



OCCUPATIONAL DENSITY OF 1 PERSON PER 8 SQM



FINISHED FLOOR TO EXPOSED CEILING HEIGHTS RANGE FROM 3M - 6.3M.



192 SECURE BIKE SPACES & 24 BROMPTON LOCKERS



LED LIGHTING



VARIABLE REFRIGERATED FLOW AIR CONDITIONING

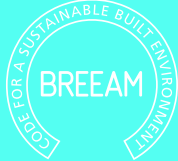


DEDICATED ENTRANCE AND 4 LIFTS

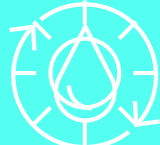


OVER 11,000 SQ FT OF ROOF TERRACES WITH EXCEPTIONAL VIEWS

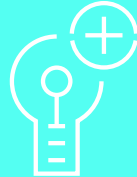
Sustainability Summary



PREDICTED BREEAM RATING OF "EXCELLENT"



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



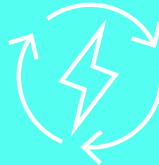
DESIGNED FOR DURABILITY AND RESILIENCE; 4X HV SUPPLIES



DESIGNED FOR OCCUPANTS HEALTH AND WELLBEING



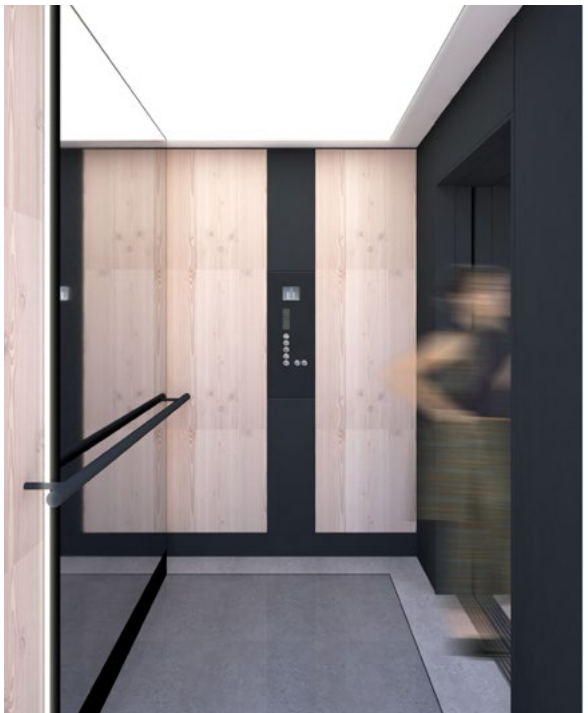
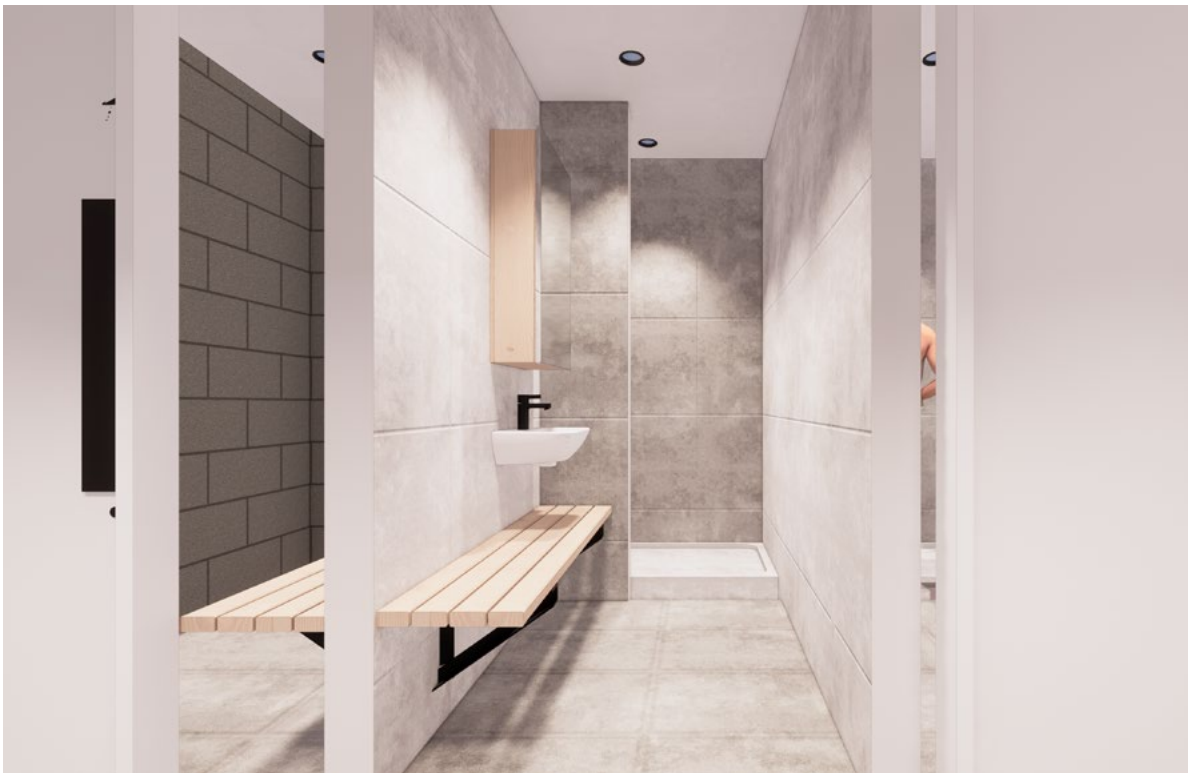
PREDICTED EPC RATING OF A



RENEWABLE ENERGY TECHNOLOGIES



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AN INDICATIVE VIEW OF WCS, SHOWERS, CYCLE STORAGE AND LIFTS



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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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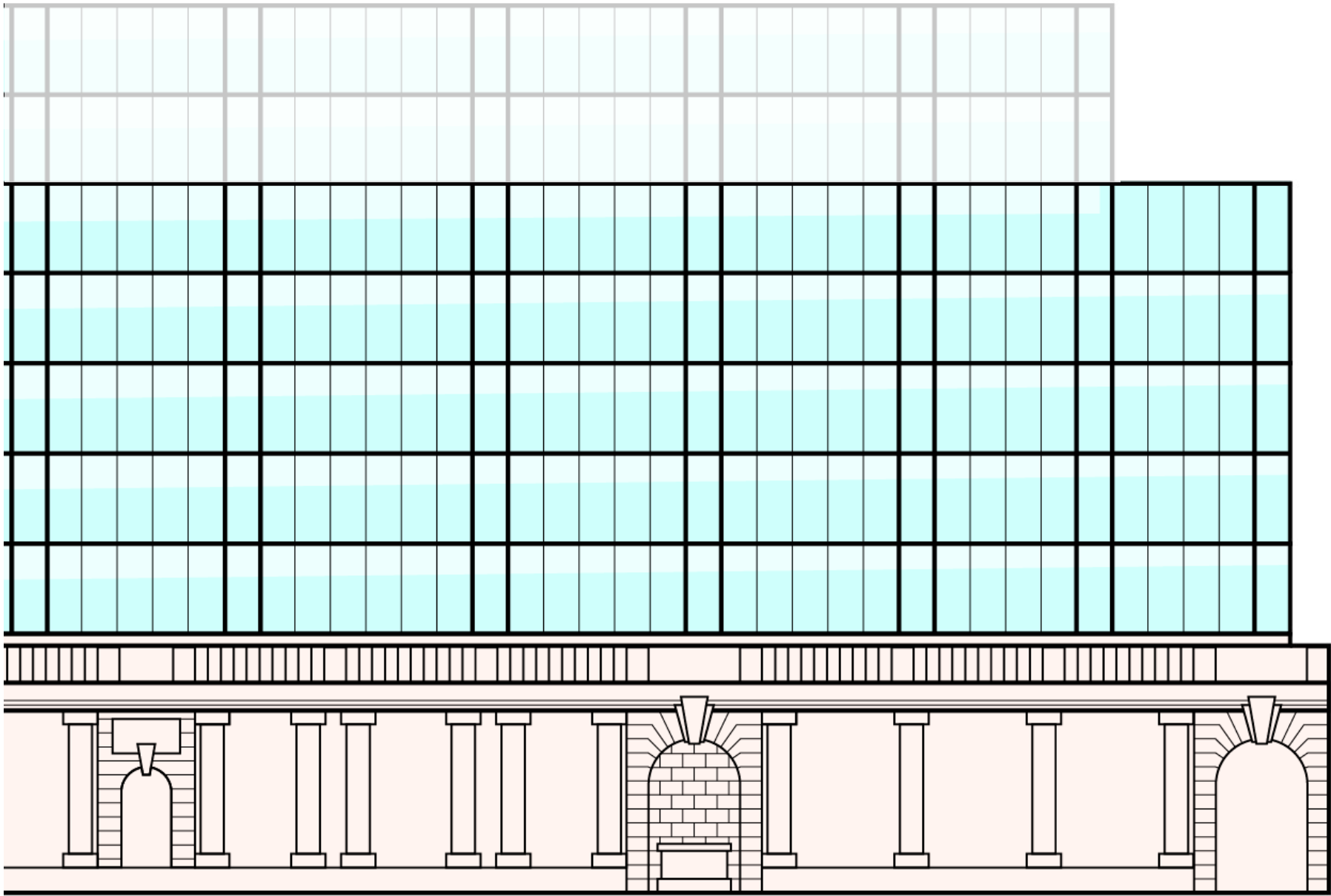


An Indicative View of the Atrium



Building Stacker

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- Level 5**
27,117 sq ft | 2,519 sq m
- Level 4**
38,988 sq ft | 3,622 sq m
- Level 3**
41,789 sq ft | 3,882 sq m
- Level 2**
41,792 sq ft | 3,882 sq m
- Level 1**
41,808 sq ft | 3,884 sq m

Ground Floor
11,422 sq ft | 1,061 sq m

Total
202,916 sq ft | 18,851 sq m



Ground Floor

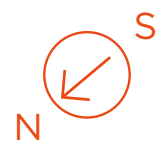
Office 1

2,111 sq ft | 196 sq m

Office 2

9,311 sq ft | 865 sq m

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- PROPOSED RETAIL SPACE
- CORE
- OFFICE
- CYCLE STORAGE
- RETAIL

Buckingham Palace Road

Elizabeth Bridge

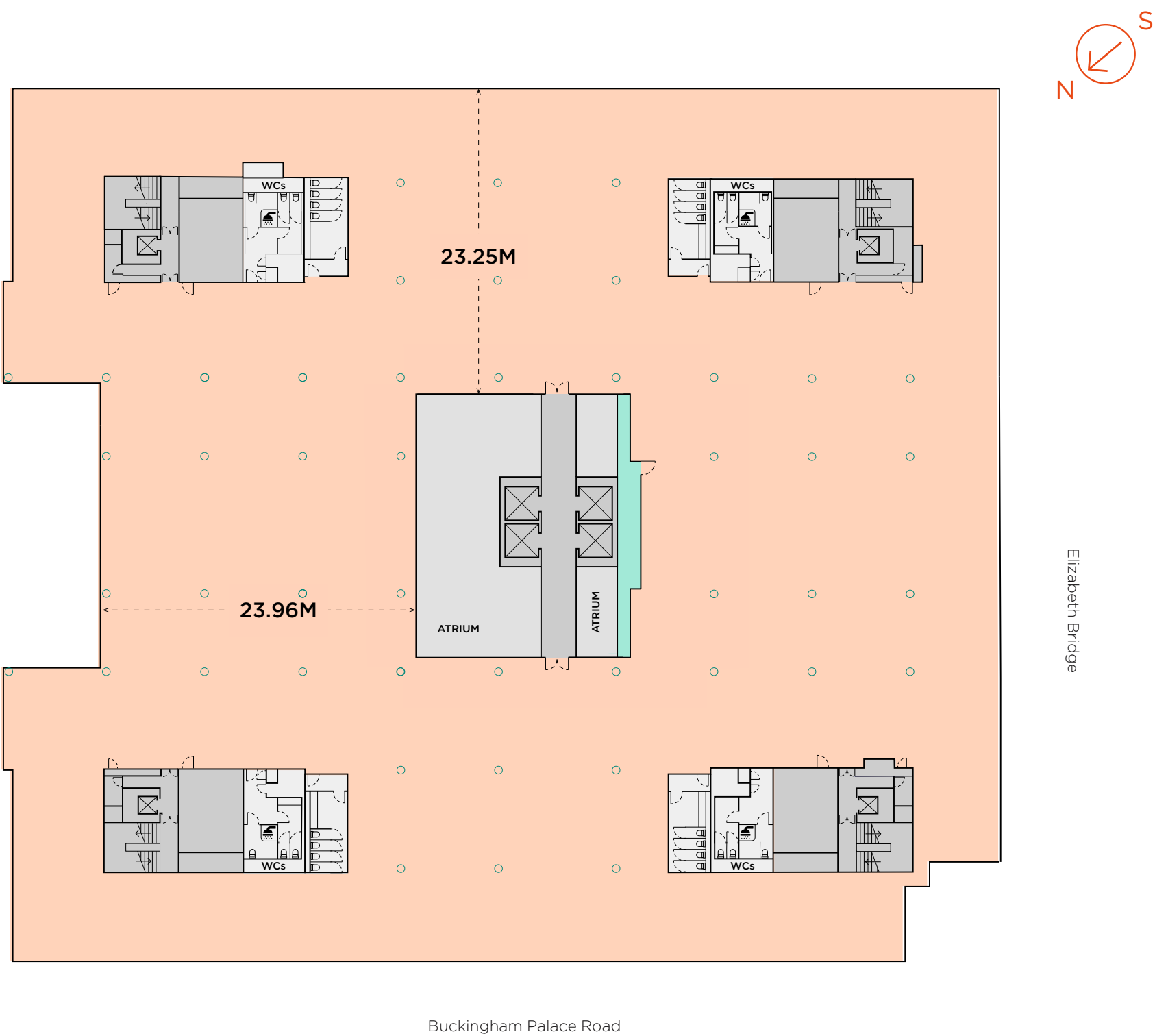


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Level 1

41,808 sq ft | 3,884 sq m

- OFFICE
- CORE
- WINTER GARDEN



Note: Plans are indicative only

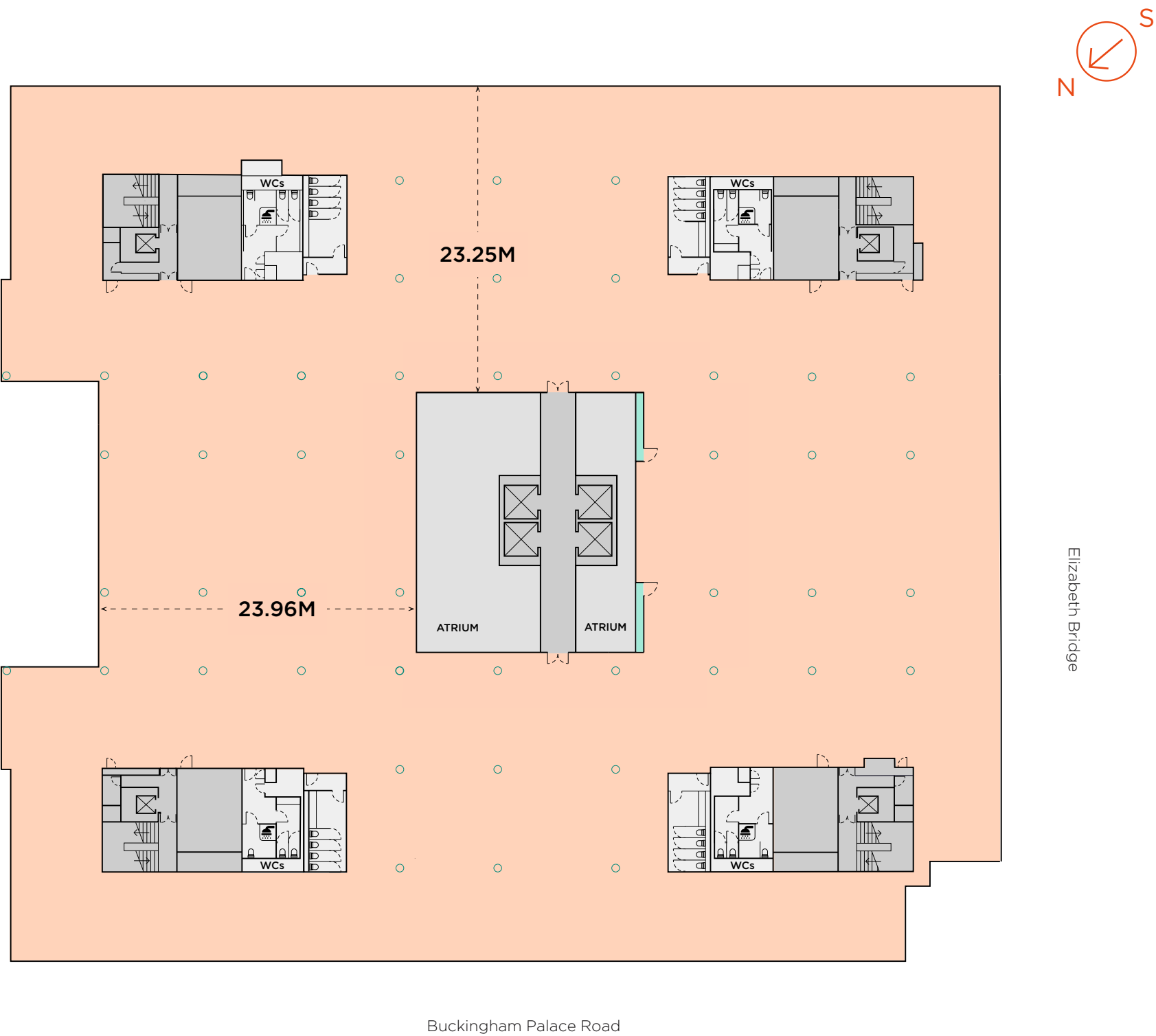


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Level 2

41,792 sq ft | 3,882 sq m

- OFFICE
- CORE
- WINTER GARDEN



Note: Plans are indicative only

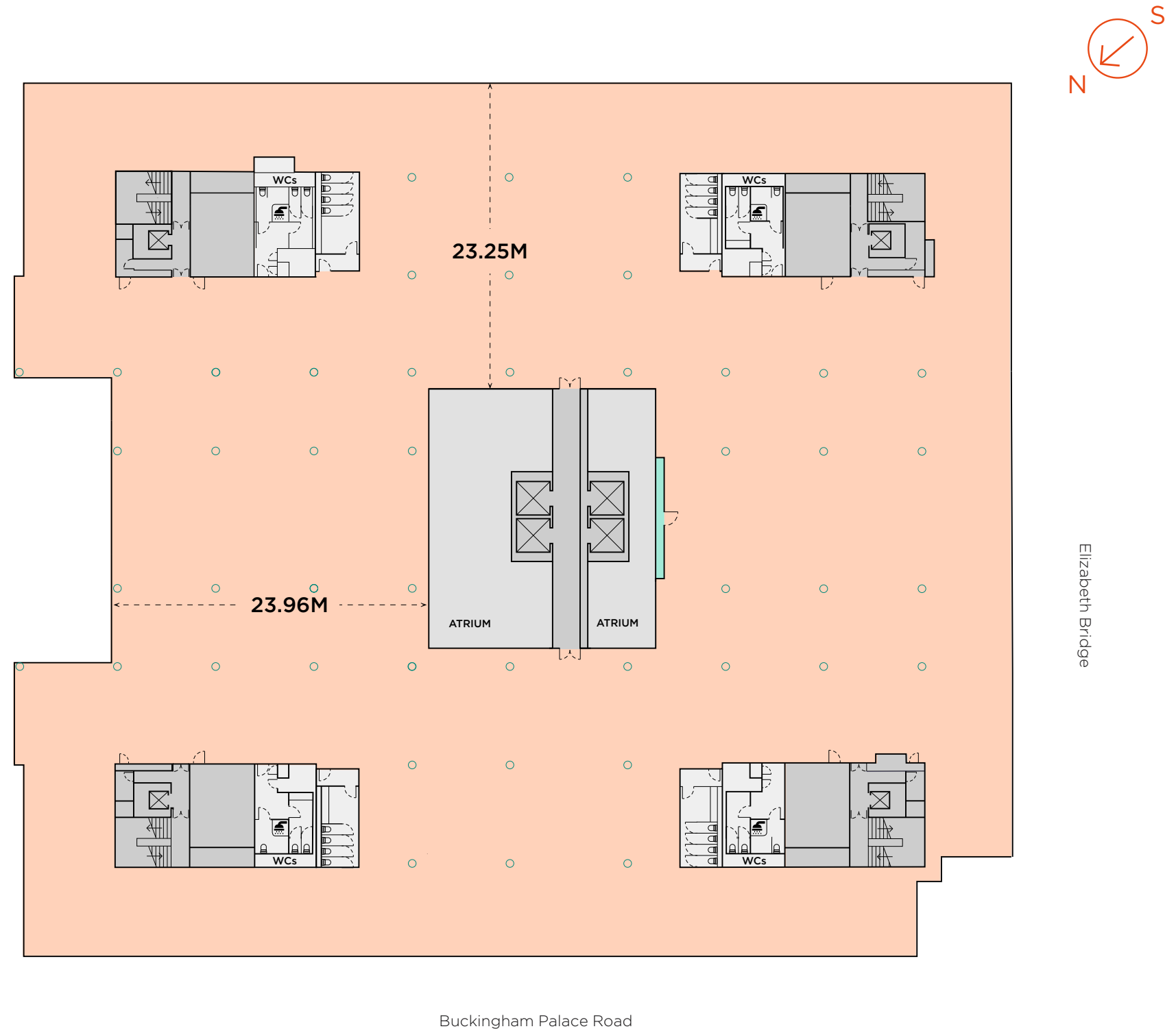


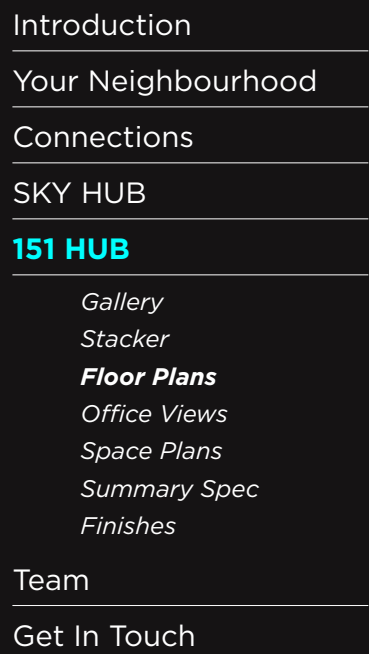
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Level 3





41,789 sq ft | 3,882 sq m

- OFFICE
- CORE
- WINTER GARDEN





38,988 sq ft | 3,622 sq m

-  OFFICE
-  CORE
-  TERRACE
-  PROPOSED WINTER GARDENS
REFURBISHMENT FOR
PROSPECTIVE TENANTS





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Level 5

27,117 sq ft | 2,519 q m

	sq m	sq ft
Terrace 1	20.3	219
Terrace 2	261.6	2,816
Terrace 3	82.2	885
Terrace 4	229.3	2,469
Terrace 5	129.0	1,389
Total	722.4	7,778

- OFFICE
- CORE
- TERRACE
- POTENTIAL WINTER GARDENS
REFURBISHMENT FOR
PROSPECTIVE TENANTS





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An Indicative View of Level 5 CAT B workspace



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Outstanding roof terraces with panoramic views across London



An Indicative View of the Level 5 Terrace



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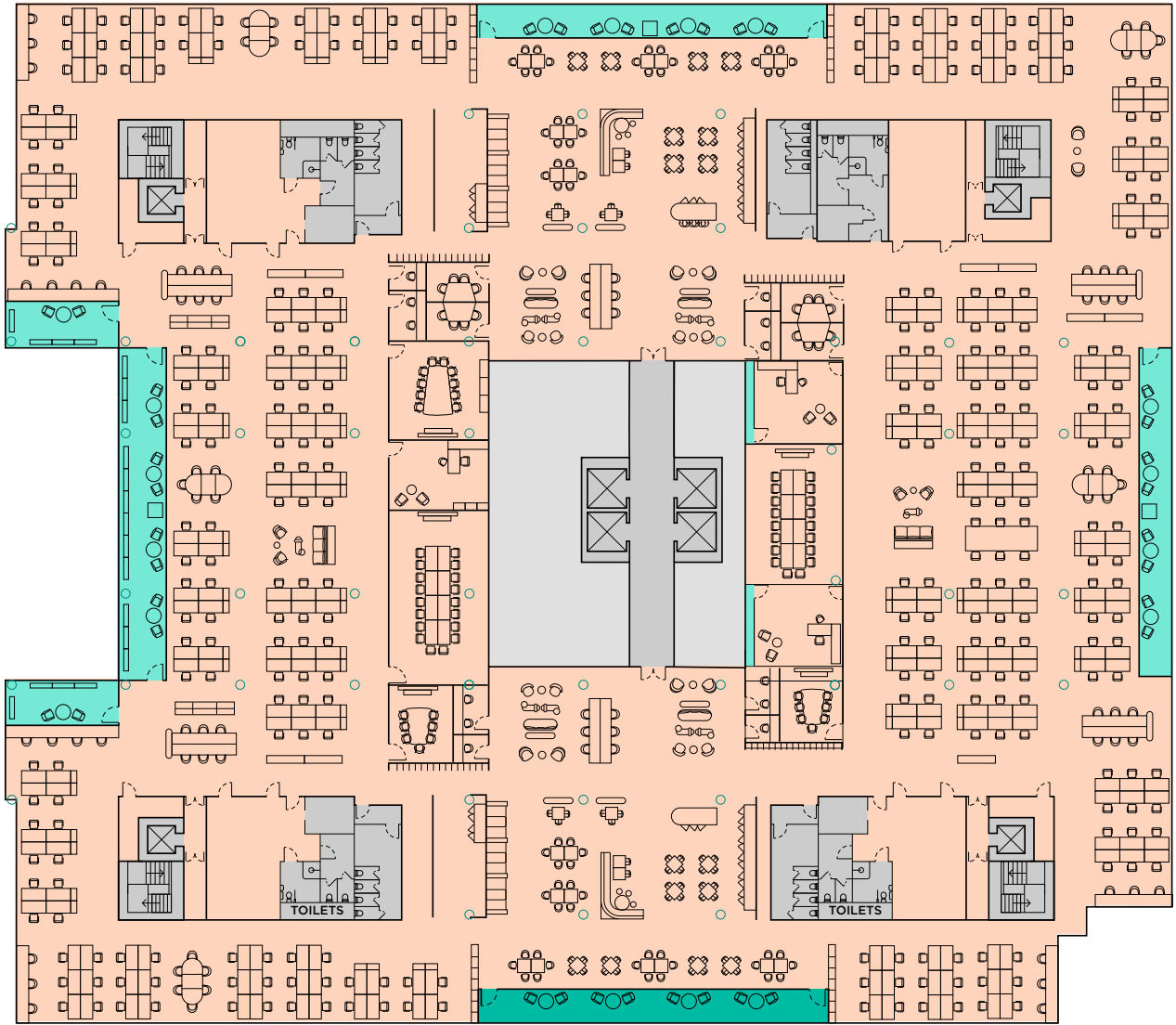
Space Plan

Level 4 | 38,988 sq ft | 3,622 sqm



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

- OFFICE
- CORE
- TERRACE



Buckingham Palace Road

Note: Plans are indicative only



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Summary Specification



FAN COIL UNIT
AIR CONDITIONING



AN EXTENSIVELY
REFURBISHED
RECEPTION AND
ARRIVAL EXPERIENCE



236 SECURE
CYCLE SPACES



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



24 SHOWERS AND
236 LOCKERS



150MM
RAISED FLOOR



EXCELLENT NATURAL
LIGHT AND STUNNING
VIEWS ACROSS LONDON



NEW AND IMPROVED
WC PROVISION



OCCUPATIONAL
DENSITY OF 1 PERSON
PER 8 SQM



EFFICIENT, FLEXIBLE
FLOOR SPACE



HIGH-QUALITY
FITTED ATRIUM
WITH LANDSCAPED
SEATING



LED LIGHTING



PREDICTED EPC
RATING OF B



4 FULLY REFURBISHED
LIFTS AND LOBBY CORES



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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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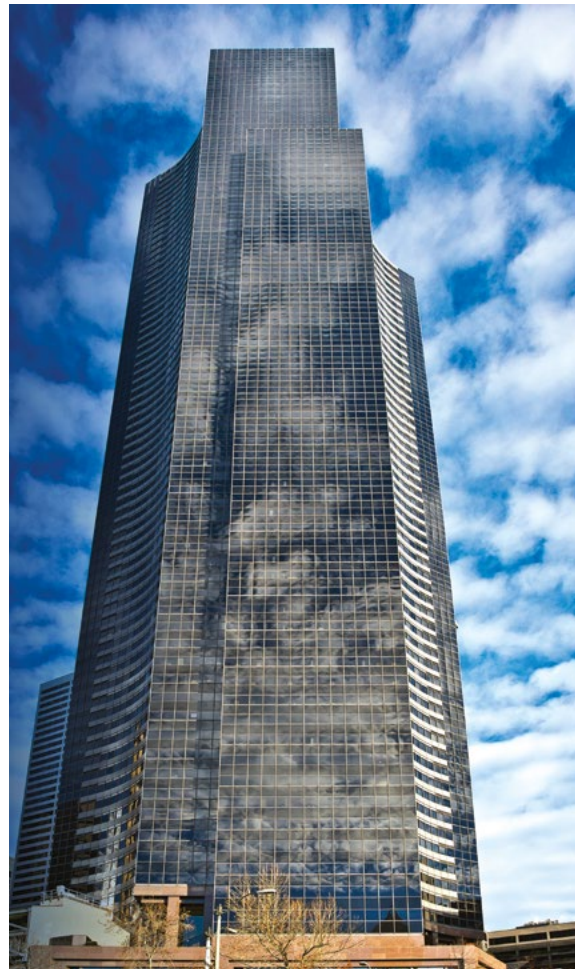
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Team

Asset Manager
Architects

Get In Touch



COLUMBIA CENTRE
Seattle, USA



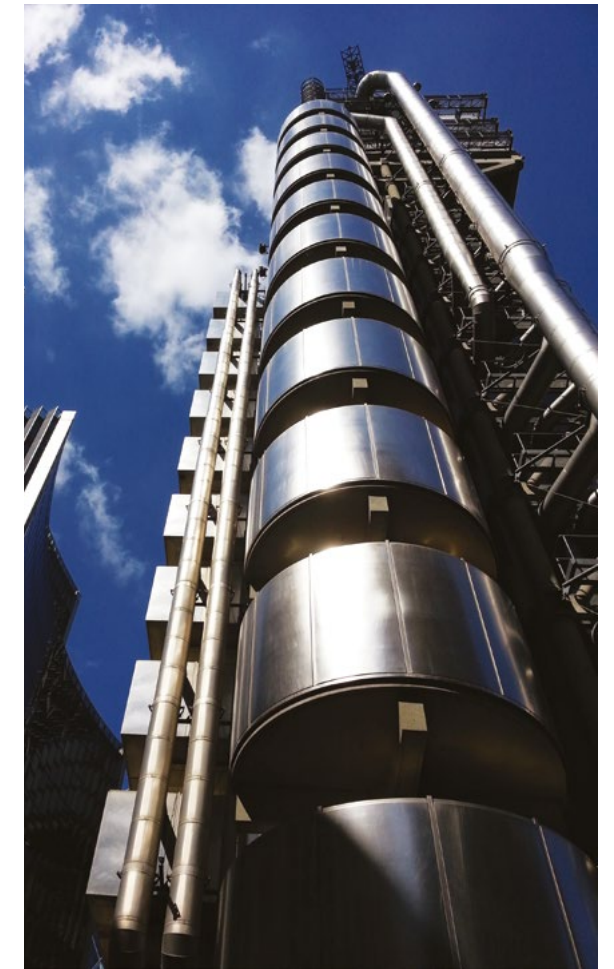
HOLLYWOOD ROOSEVELT HOTEL
Los Angeles, USA



PACIFIC CENTURY PLACE
Beijing, China



HARBOUR EXCHANGE
London, UK



LLOYD'S BUILDING
London, UK



MORROW LORRAINE Architects: SKY HUB

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Asset Manager

Architects

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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

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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FIDELITY
Surrey, UK - 100,000 sq ft



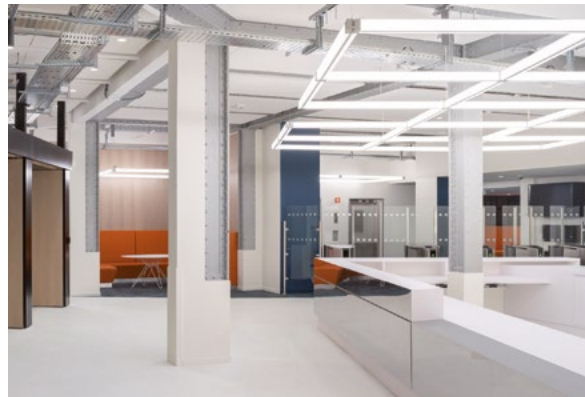
WILLIS TOWERS WATSON
London, UK - 260,000 sq ft



AWM BANKING CLIENT
London, UK - 90,000 sq ft



NINETY ONE
London, UK - 100,000 sq ft



TECH FIRM
Paris - 260,000 sq ft



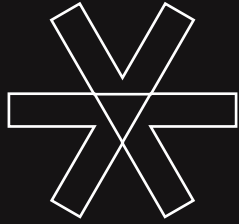
PERNOD RICARD
Chiswick, UK - 85,000 sq ft



HILTON EUROPEAN HQ
Watford, UK - 90,000 sq ft



SANOFI
Reading, UK - 70,000 sq ft



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Team

ASSET MANAGER
Gaw Capital

ARCHITECTS
Morrow & Lorraine
HLW

BUILDING AND FACILITIES MANAGER
Colliers International

PROJECT MANAGERS
Buro Four

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