



Your Neighbourhood

Connections

SKY HUB

151 HUB

Team

Get In Touch

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



Siteplan

The Building

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Siteplan





BUCKINGHAM PALACE ROAD





Siteplan **The Building**

Your Neighbourhood

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Siteplan **The Building**

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Siteplan **The Building**

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Connections

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Your Neighbourhood

Location Local Area Area Map

Connections

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Get In Touch

In the midst of a thriving destination

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



Your Neighbourhood

Location

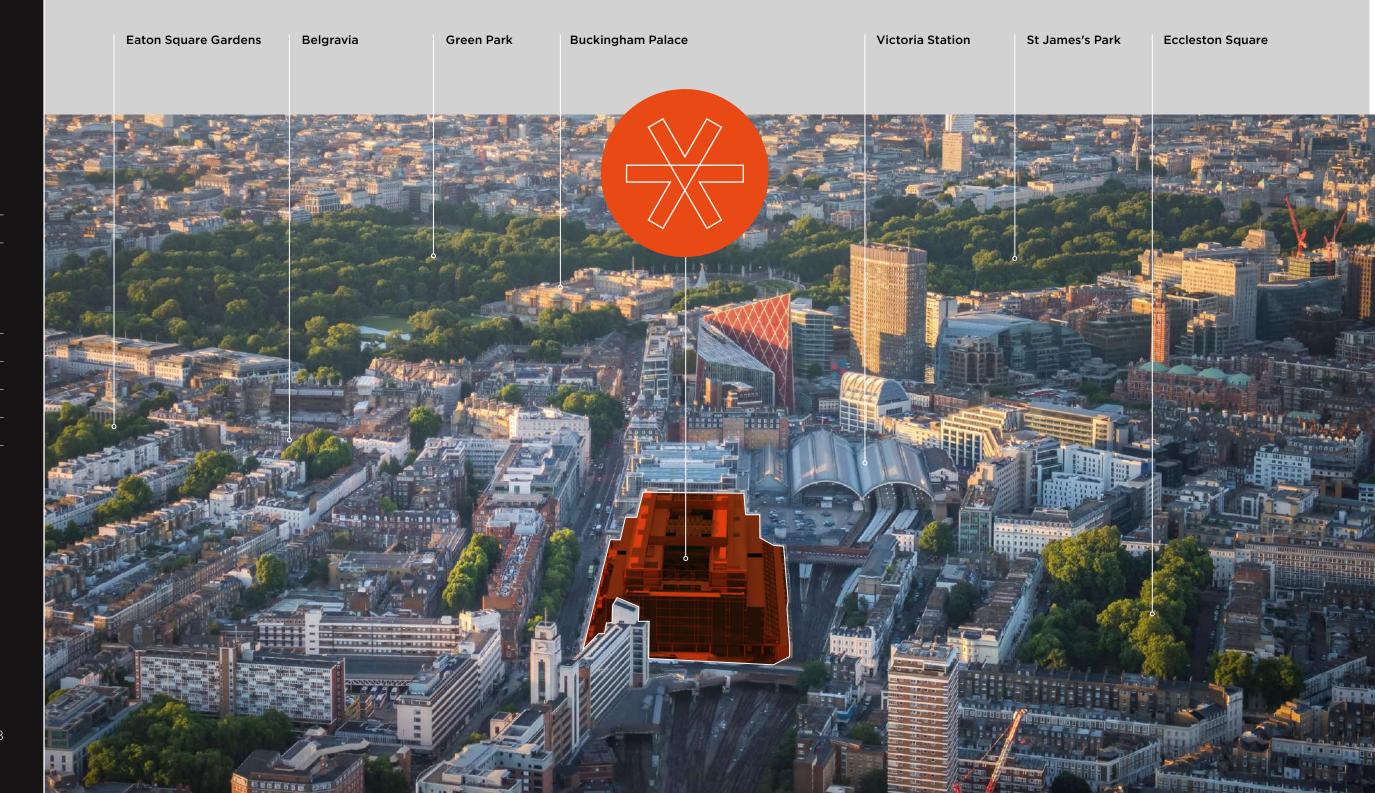
Local Area Area Map

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Your Neighbourhood

Location
Local Area
Area Map

Connections

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Get In Touch

Within a 10 minute walk...





Restaurants

Clockwise from left
Peggy Porschen
No.11 Pimlico Road



Your Neighbourhood

Location
Local Area
Area Map

Connections

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Clockwise from left
The Thomas Cubitt
Eccleston Yards







Your Neighbourhood

Location **Local Area**

Area Map

Connections

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HUB VICTORIA 11



Your Neighbourhood

Location Local Area

Area Map

Connections

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Clockwise from left

Daylesford Donna Ida Barry's





Your Neighbourhood

Location Local Area

Area Map

Connections

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Theatres

Victoria Palace Theatre



Your Neighbourhood

Location Local Area Area Map

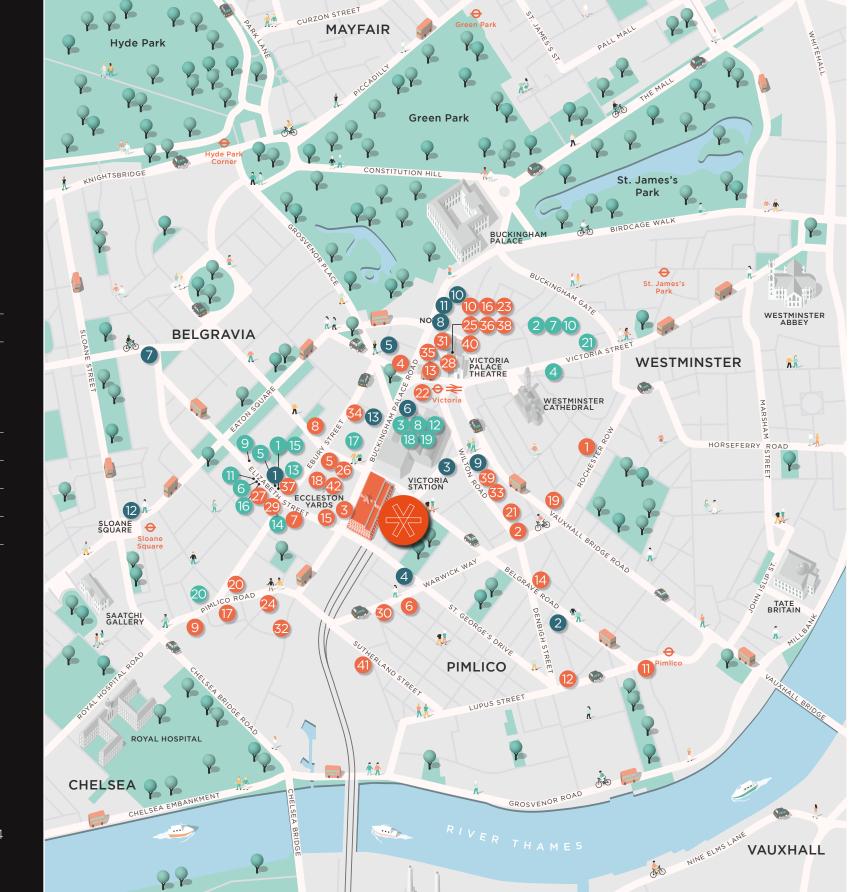
Connections

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AREA | WELLBEING | OCCUPIERS

Area

RESTAURANTS, CAFÉS & BARS

- 1. 2 Amici
- 2. About Thyme
- 3. Atis
- Bleecker Burger
- Boisdale of Belgravia
- Cambridge Street Kitchen
- Chestnut Bakery
- 8. Chucs
- 9. Enoteca Turi
- 10. Gails
- 11. The Gallery
- 12. Goya
- 13. Greenwood
- 14. Grumbles
- 15. Happy Face Pizza
- 16. Hummingbird Bakery
- 17. Hunan
- 18. Jones Family Kitchen
- 19. The Jugged Hare
- 20. La Poule au Pot
- 21. Lorne
- 22. Market Halls Victoria
- 23. Neat Burger
- 24. No 11 Pimlico Road
- 25. Nova Food
- 26. Ole & Steen
- 27. Olivocarne
- 28. The Palm House
- 29. Peggy Porschen Cakes
- 30. The Pimlico Grid
- 31. Pizza Pilgrims
- 32. The Rising Sun
- 33. Rosa's Thai Cafe
- 34. Santini
- 35. Sourced Market
- 36. Sticks 'n' Sushi
- 37. The Thomas Cubitt
- 38. Timmy Green
- 39. Tozi
- 40. Vagabond
- 41. The White Ferry House
- 42. Wild by Tart

RETAILERS

- 1. Cubbits
- 2. Hobbs
- Holland & Barrett
- **Hotel Chocolat**
- Jo Loves
- Les Senteurs
- L'Occitane
- Marks & Spencer
- 9. ME+EM
- 10. Molton Brown
- 11. Mungo & Maud
- 12. Mountain Warehouse
- 13. NRBY Clothing
- 14. Papouelli
- 15. Peggy Porschen 16. Philip Treacy
- 17. Run and Become
- 18. Sainsbury's
- 19. Scribbler
- 20. The Daylesford Shop
- 21. Zara

HOTELS

- 1. Astors Belgravia
- 2. The Belgrave
- Doubletree by Hilton
- **Eccleston Square Hotel**
- The Goring Hotel
- The Grosvenor Hotel
- The Hari
- Hotel 41
- 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



Your Neighbourhood

Location Local Area **Area Map**

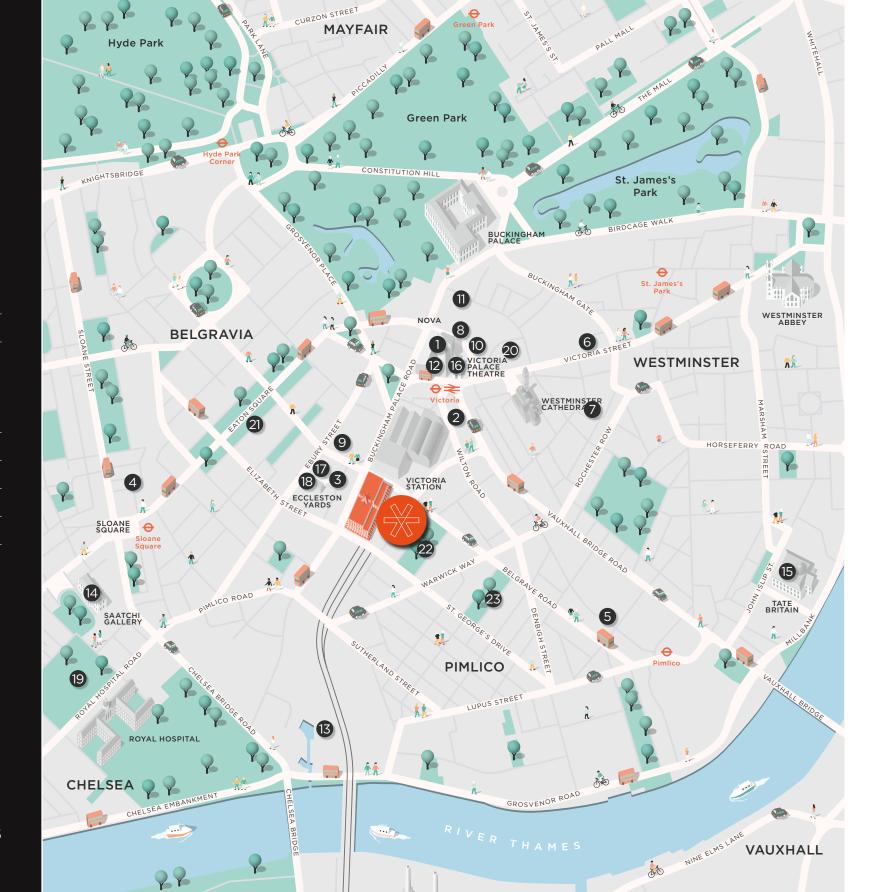
Connections

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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



Your Neighbourhood

Location Local Area Area Map

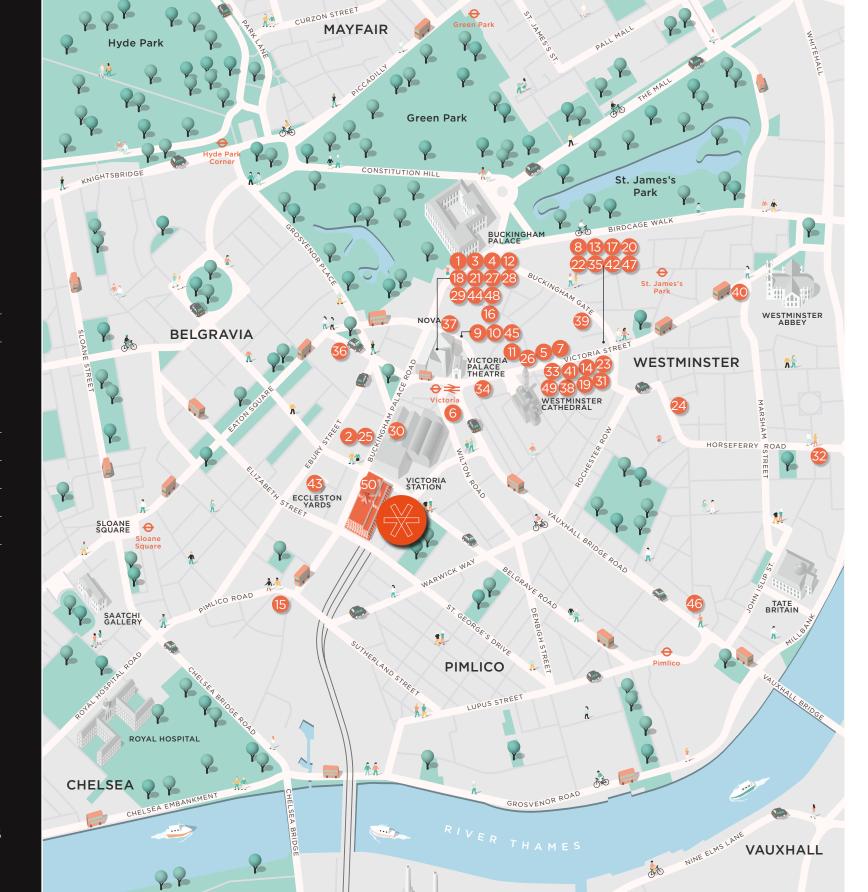
Connections

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AREA | WELLBEING | OCCUPIERS

Occupiers

FINANCIAL

- Advent International
- 2. American Express
- Anadarko
- Bluecrest Capital Management
- Deutsche Bank
- Global Infrastructure Mgt LLP
- Jupiter Asset Management
- 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



Your Neighbourhood

Connections

Travel Times

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Get In Touch

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



Your Neighbourhood

Connections

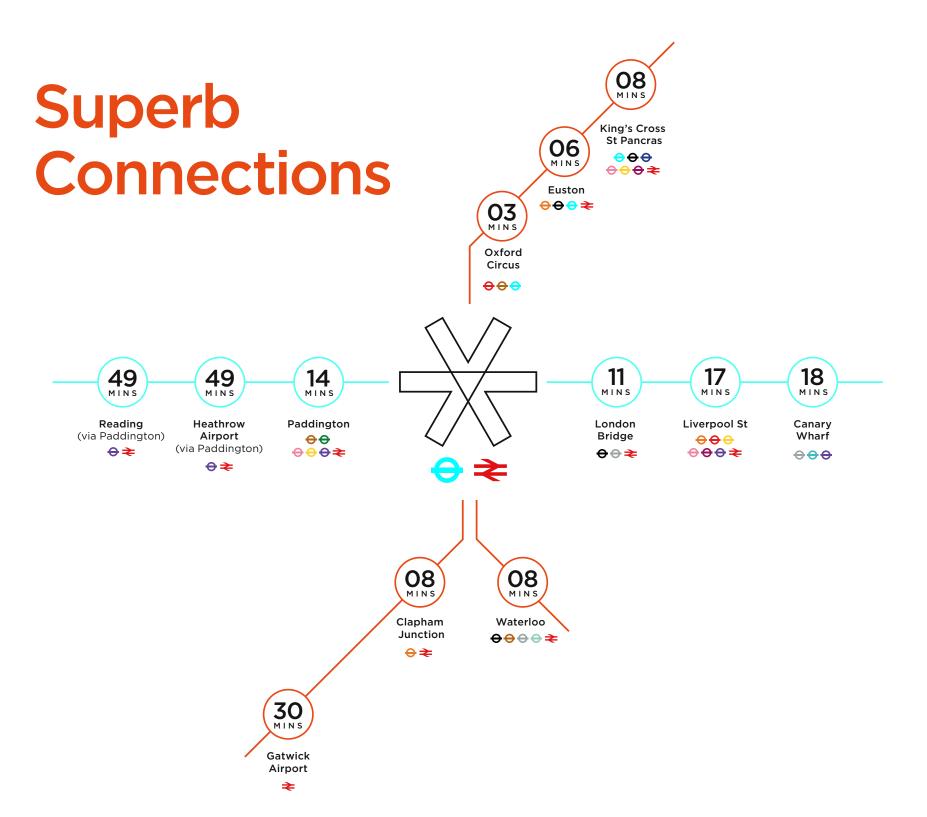
Travel Times

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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.





Your Neighbourhood

Connections

SKY HUB

Gallery

Stacker

Floor Plans

Office Views

Space Plans

Summary Spec

Finishes

151 HUB

Team





Your Neighbourhood

Connections

SKY HUB

Gallery

Stacker

Floor Plans

Office Views

Space Plans

Summary Spec

Finishes

151 HUB

Team

Get In Touch

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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Connections

SKY HUB

Gallery

Stacker

Floor Plans

Office Views

Space Plans

Summary Spec

Finishes

151 HUB

Team





Your Neighbourhood

Connections

SKY HUB

Gallery

Stacker

Floor Plans

Office Views

Space Plans

Summary Spec

Finishes

151 HUB

Team





Your Neighbourhood

Connections

SKY HUB

Gallery

Stacker

Floor Plans

Office Views

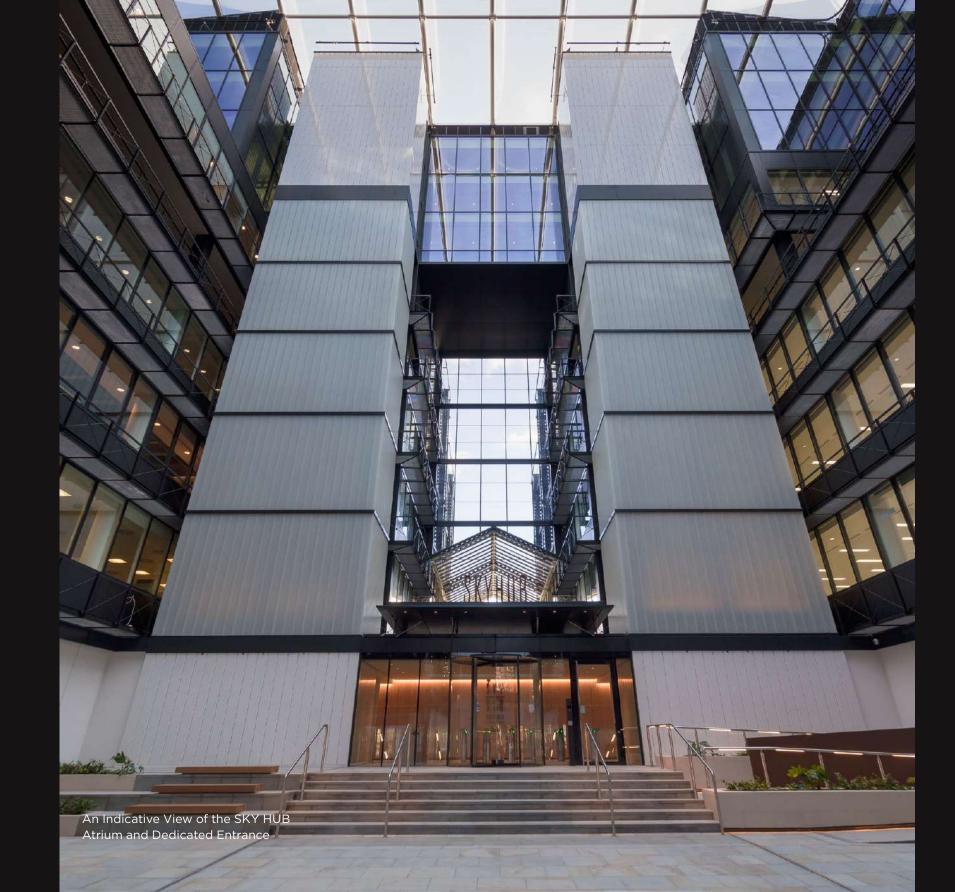
Space Plans

Summary Spec

Finishes

151 HUB

Team





Your Neighbourhood

Connections

SKY HUB

Gallery

Stacker

Floor Plans Office Views

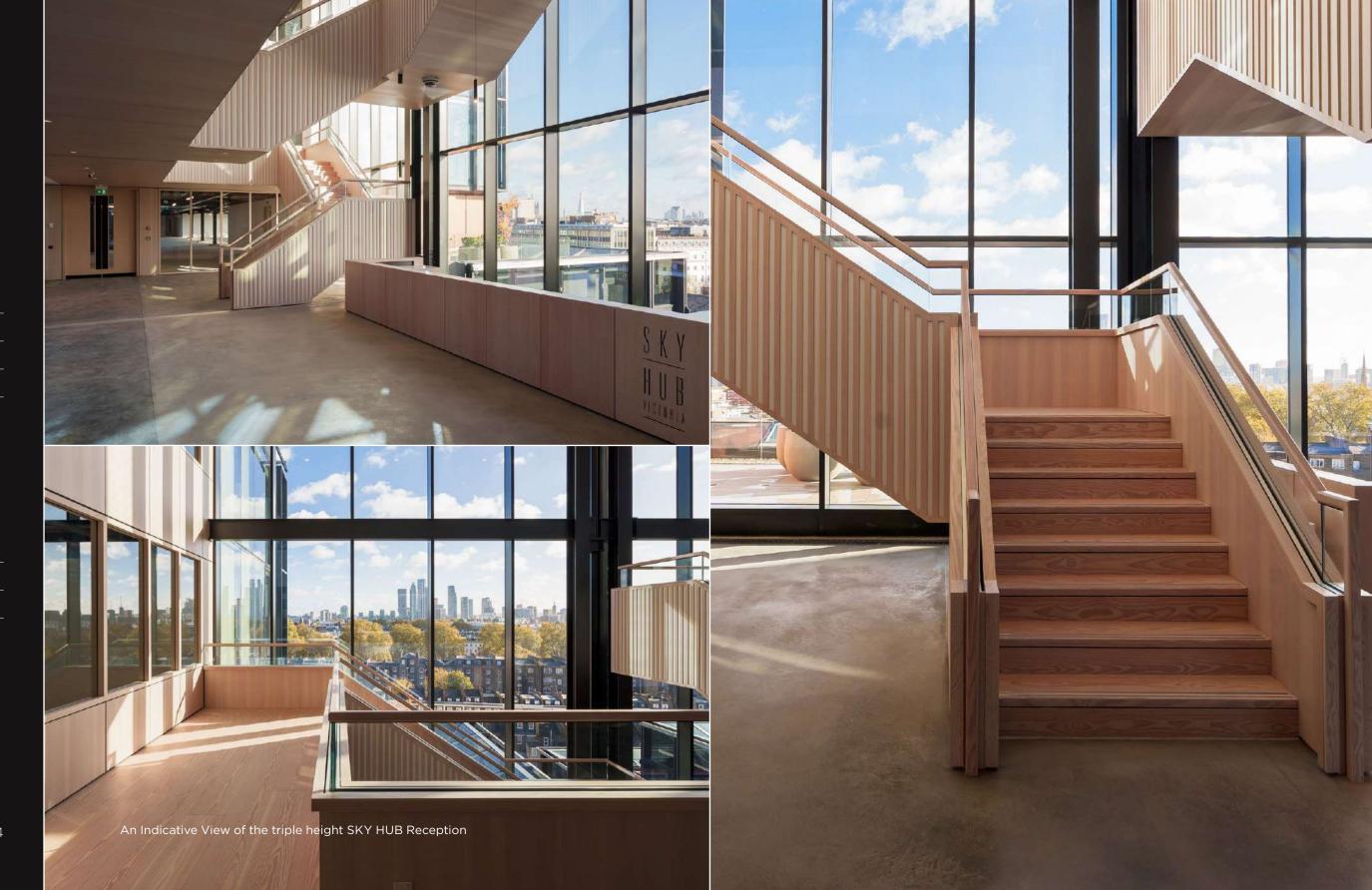
Space Plans

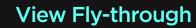
Summary Spec

Finishes

151 HUB

Team





Elizabeth Bridge



Introduction

Your Neighbourhood

Connections

SKY HUB

Gallery **Stacker**

Floor Plans

Office Views

Space Plans

Summary Spec

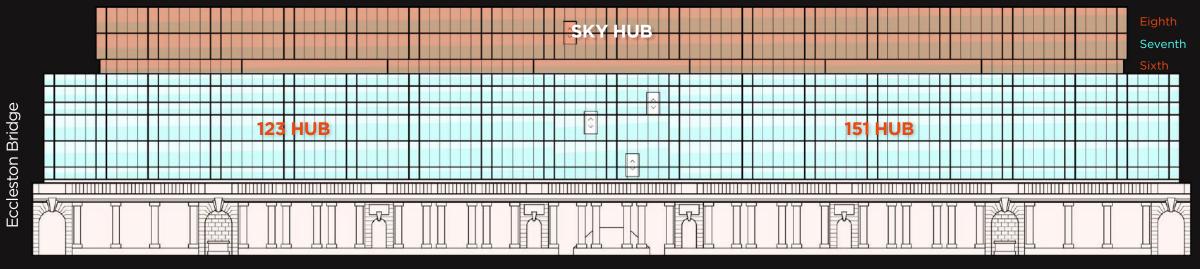
Finishes

151 HUB

Team

Get In Touch





Buckingham Palace Road

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

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



Introduction

Your Neighbourhood

Connections

SKY HUB

Gallery Stacker

Floor Plans

Office Views

Space Plans

Summary Spec

Finishes

151 HUB

Team



Buckingham Palace Road

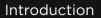




Level Seven - Floor Plan

2,697 sq. m / 29,033 sq. ft





Your Neighbourhood

Connections

SKY HUB

Gallery Stacker

Floor Plans

Office Views

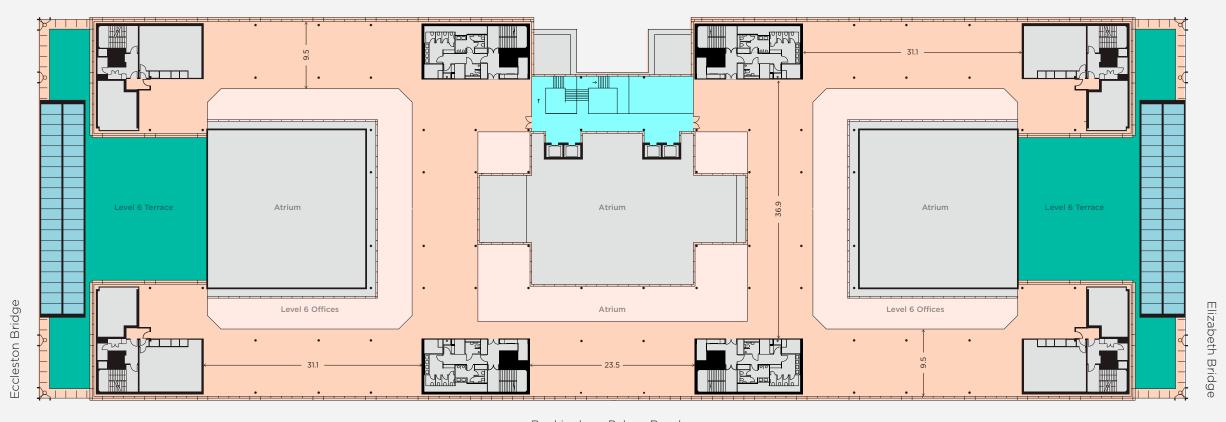
Space Plans

Summary Spec

Finishes

151 HUB

Team



Buckingham Palace Road





Level Eight - Floor Plan

4,011 sq. m / 43,135 sq. ft





Your Neighbourhood

Connections

SKY HUB

Gallery

Stacker Floor Plans

Office Views

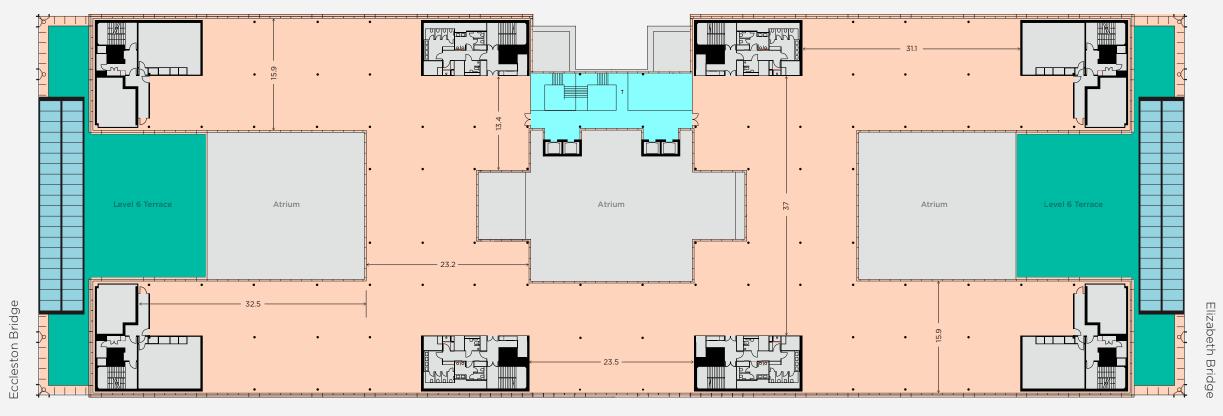
Space Plans

Summary Spec

Finishes

151 HUB

Team



Buckingham Palace Road



Your Neighbourhood

Connections

SKY HUB

Gallery Stacker

Floor Plans

Office Views

Space Plans

Summary Spec

Finishes

151 HUB

Team





Your Neighbourhood

Connections

SKY HUB

Gallery

Stacker

Floor Plans

Office Views

Space Plans

Summary Spec

Finishes

151 HUB

Team





Your Neighbourhood

Connections

SKY HUB

Gallery

Stacker

Floor Plans **Office Views**

Space Plans

Summary Spec

Finishes

151 HUB

Team





Your Neighbourhood

Connections

SKY HUB

Gallery Stacker

Floor Plans

Office Views

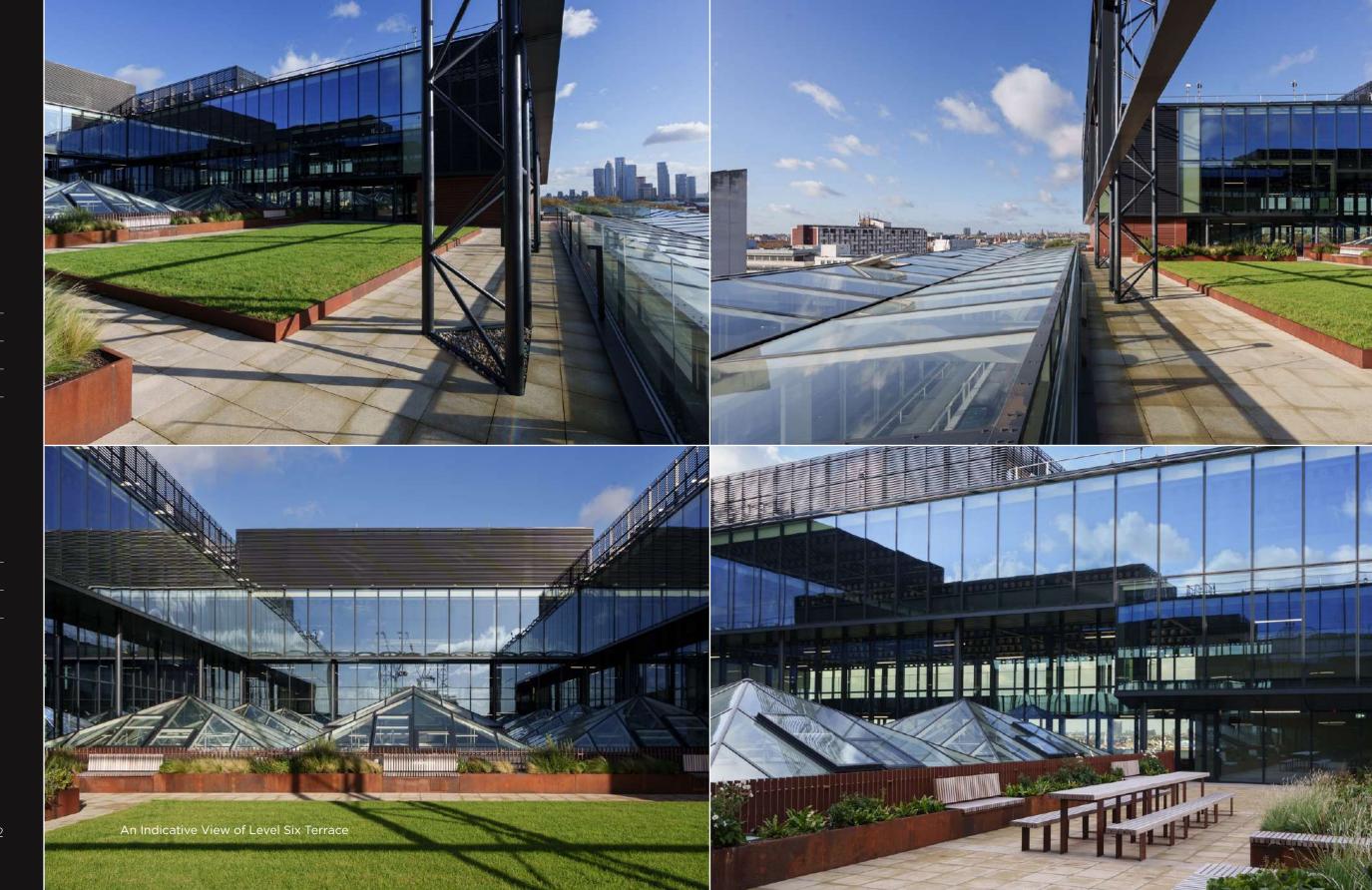
Space Plans

Summary Spec

Finishes

151 HUB

Team





Your Neighbourhood

Connections

SKY HUB

Gallery Stacker

Floor Plans

Office Views

Space Plans

Summary Spec

Finishes

151 HUB

Team





Level Six - Space Plan

35,608 sq. ft | 3,308 sq. m

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

CORE

TERRACES

SKY LIGHTS

WINTER GARDEN

Introduction

Your Neighbourhood

Connections

SKY HUB

Gallery

Stacker Floor Plans

Office Views

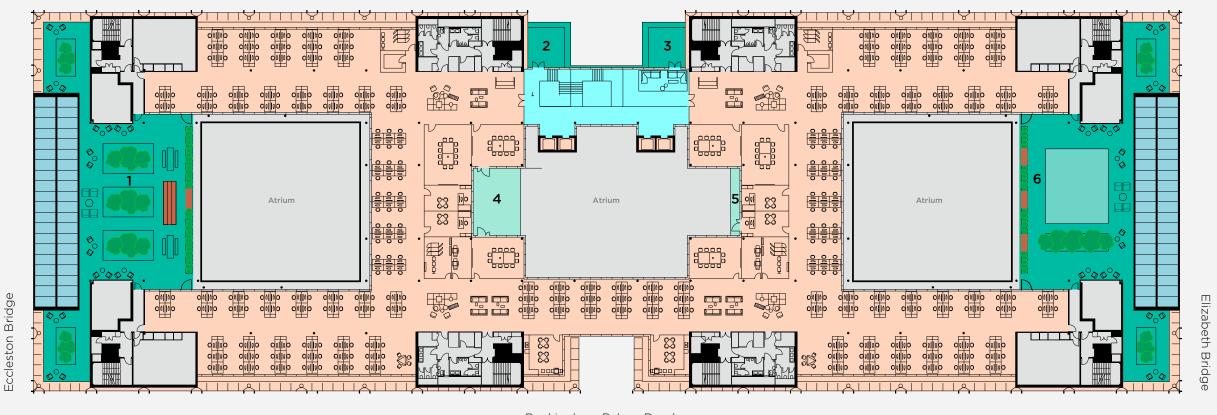
Space Plans

Summary Spec

Finishes

151 HUB

Team



Buckingham Palace Road





Level Seven - Space Plan

29,033 sq. ft | 2,697 sq. m

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





Introduction

Your Neighbourhood

Connections

SKY HUB

Gallery

Stacker

Floor Plans

Office Views

Space Plans

Summary Spec

Finishes

151 HUB

Team



Buckingham Palace Road





Level Eight - Space Plan

43,135 sq. ft | 4,011 sq. m

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



Introduction

Your Neighbourhood

Connections

SKY HUB

Gallery Stacker

Floor Plans

Office Views

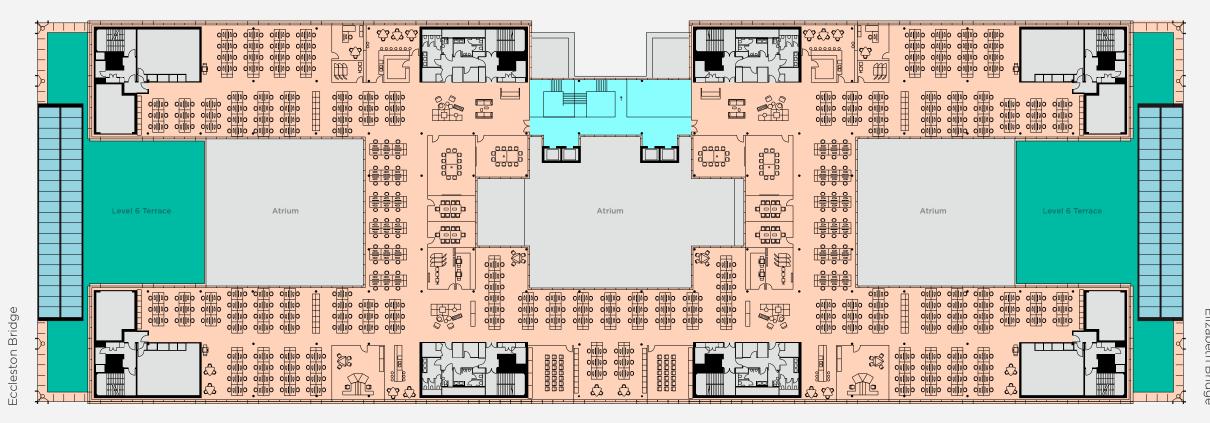
Space Plans

Summary Spec

Finishes

151 HUB

Team



Buckingham Palace Road



Your Neighbourhood

Connections

SKY HUB

Gallery

Stacker

Floor Plans

Office Views

Space Plans **Summary Spec**

Finishes

151 HUB

Team

Get In Touch

Summary Specification



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 3-6.3M.



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



Your Neighbourhood

Connections

SKY HUB

151 HUB

Gallery

Stacker Floor Plans

Office Views

Space Plans

Summary Spec

Finishes

Team





Your Neighbourhood

Connections

SKY HUB

151 HUB

Gallery

Stacker

Floor Plans Office Views

Space Plans

Summary Spec

Finishes

Team

Get In Touch

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



Your Neighbourhood

Connections

SKY HUB

151 HUB

Gallery

Stacker

Floor Plans

Office Views

Space Plans

Summary Spec

Finishes

Team





Your Neighbourhood

Connections

SKY HUB

151 HUB

Gallery

Stacker

Floor Plans

Office Views

Space Plans

Summary Spec

Finishes

Team





Your Neighbourhood

Connections

SKY HUB

151 HUB

Gallery

Stacker

Floor Plans

Office Views

Space Plans

Summary Spec

Finishes

Team





Your Neighbourhood

Connections

SKY HUB

151 HUB

Gallery

Stacker

Floor Plans Office Views

Space Plans

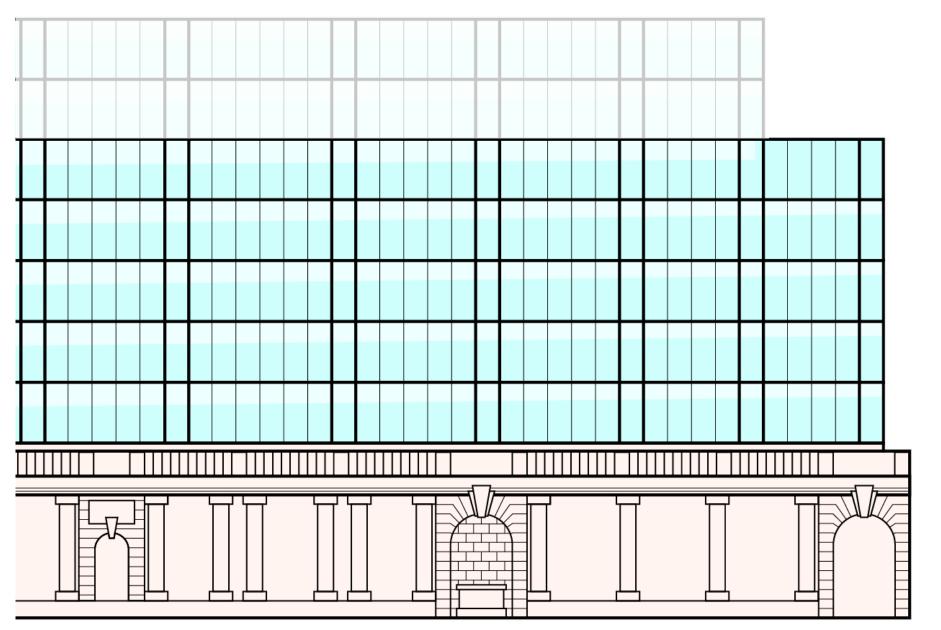
Summary Spec

Finishes

Team

Get In Touch

Building Stacker



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 sq. ft | 1,061 sq. m

Total

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



Your Neighbourhood

Connections

SKY HUB

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Gallery Stacker

Floor Plans

Office Views

Space Plans

Summary Spec

Finishes

Team

Get In Touch

Ground Floor

Office 1

2,111 sq. ft | 196 sq. m

Office 2

9,311 sq. ft | 865 sq. m



Buckingham Palace Road

CORE
OFFICE
CYCLE STORAGE
RETAIL

PROPOSED RETAIL SPACE

Your Neighbourhood

Connections

SKY HUB

151 HUB

Gallery Stacker

Floor Plans

Office Views

Space Plans

Summary Spec

Finishes

Team

Get In Touch

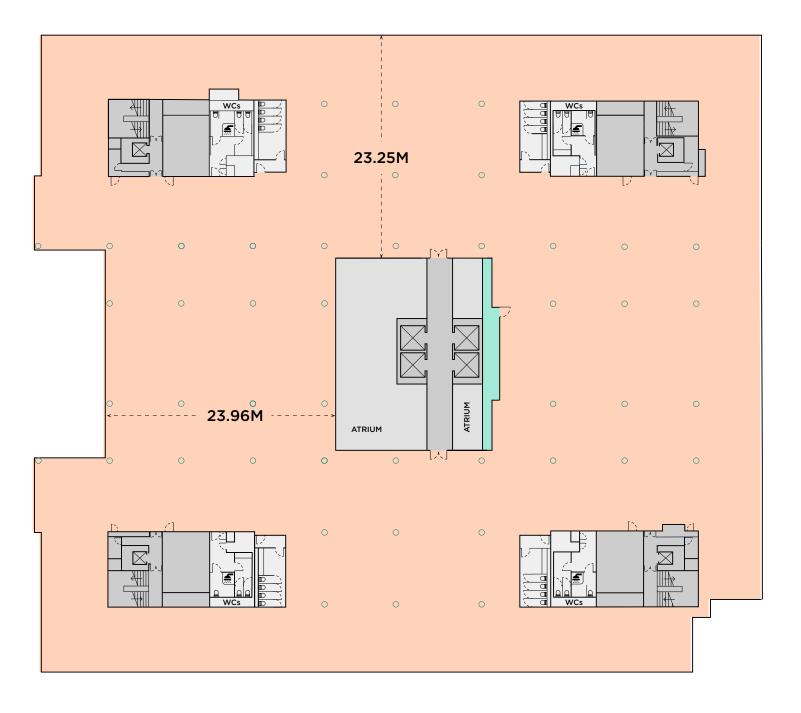
Level 1

41,808 sq. ft | 3,884 sq. m

OFFICE

CORE

WINTER GARDEN



Your Neighbourhood

Connections

SKY HUB

151 HUB

Gallery Stacker

Floor Plans

Office Views

Space Plans

Summary Spec

Finishes

Team

Get In Touch

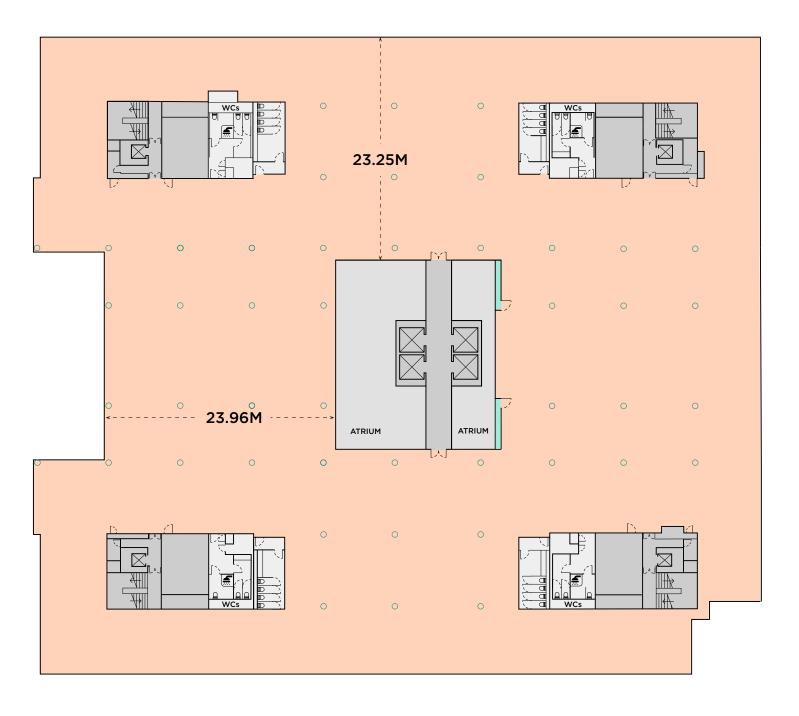
Level 2

41,792 sq. ft | 3,882 sq. m

OFFICE

CORE

WINTER GARDEN



Your Neighbourhood

Connections

SKY HUB

151 HUB

Gallery Stacker

Floor Plans

Office Views

Space Plans

Summary Spec

Finishes

Team

Get In Touch

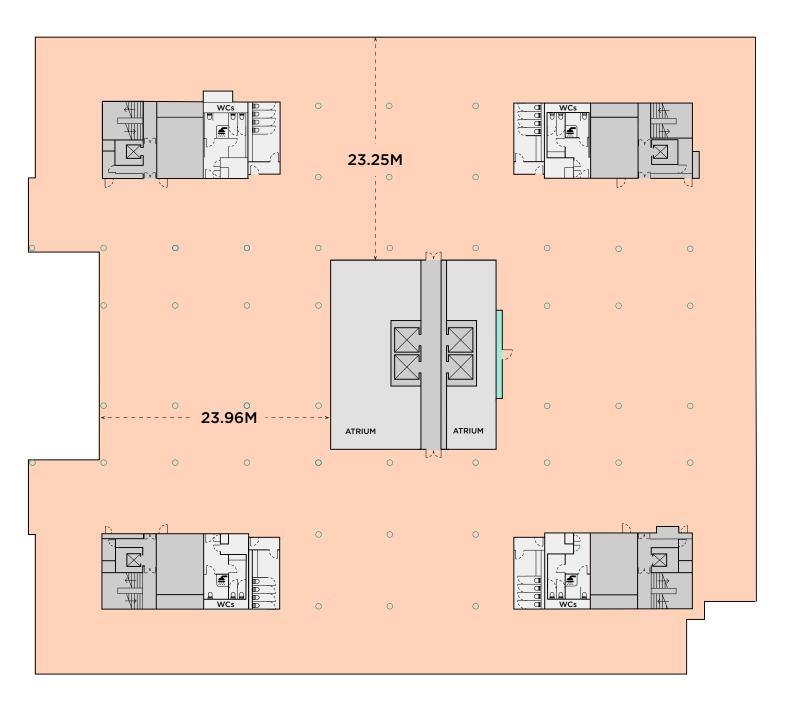
Level 3

41,789 sq. ft | 3,882 sq. m

OFFICE

CORE

WINTER GARDEN



Your Neighbourhood

Connections

SKY HUB

151 HUB

Gallery Stacker

Floor Plans

Office Views

Space Plans

Summary Spec

Team

Finishes

Get In Touch

Level 4

38,988 sq. ft | 3,622 sq. m

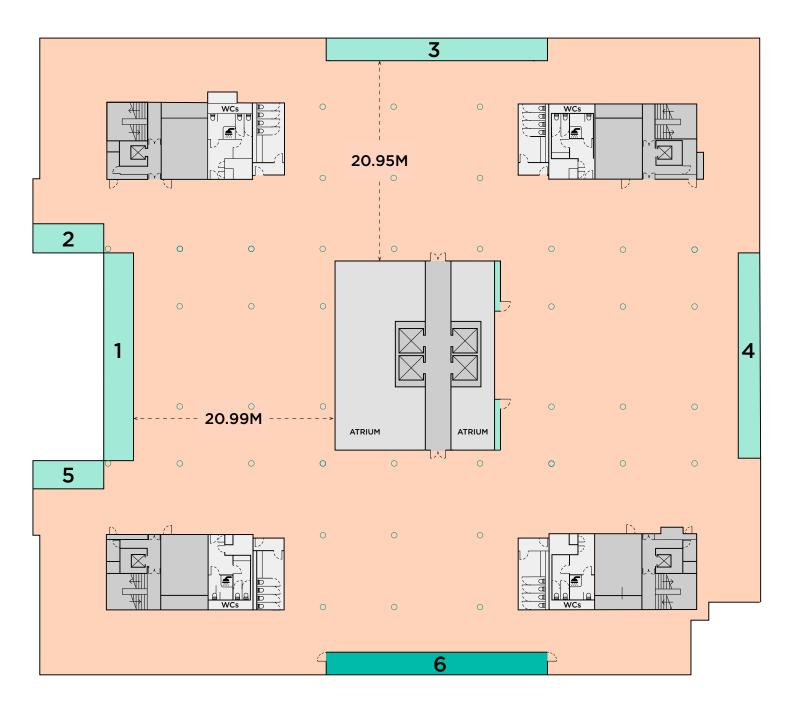
	sq. ft	sq. m
Terrace 1	504	46.8
Terrace 2	223	20.7
Terrace 3	376	35
Terrace 4	371	34.4
Terrace 5	225	21
Terrace 6	340	31.6
Total	2,039	189.5







PROPOSED WINTER GARDENS REFURBISHMENT FOR **PROSPECTIVE TENANTS**



Buckingham Palace Road

HUBVICTORIA

48

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Connections

SKY HUB

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Gallery Stacker

Floor Plans

Office Views

Space Plans

Summary Spec

Finishes

Team

Get In Touch

Level 5

27,117 sq. ft | 2,519 q m

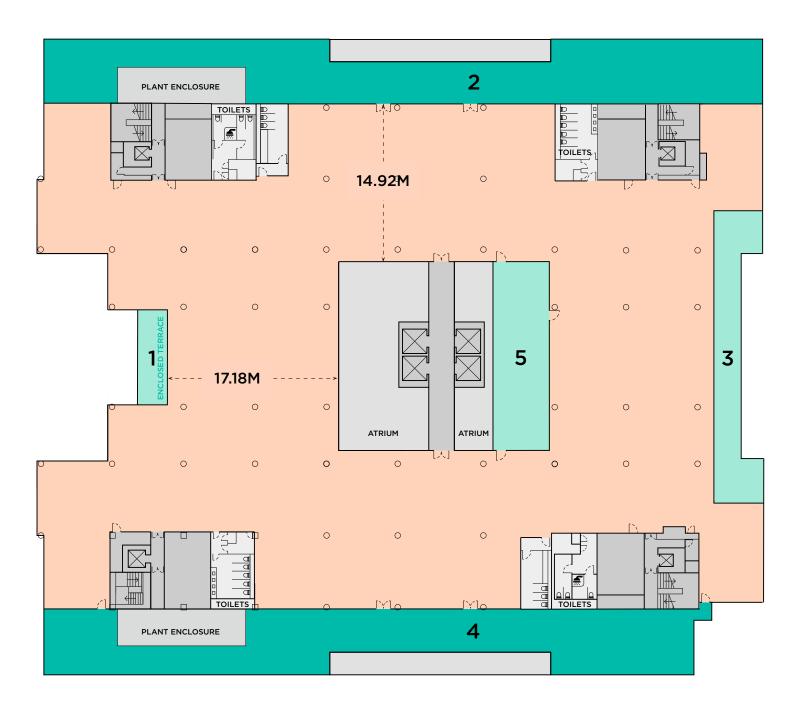
	sq. ft	sq. m
Terrace 1	219	20.3
Terrace 2	2,816	261.6
Terrace 3	885	82.2
Terrace 4	2,469	229.3
Terrace 5	1,389	129.0
Total	7,778	722.4



CORE

TERRACE

POTENTIAL WINTER GARDENS
REFURBISHMENT FOR
PROSPECTIVE TENANTS





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Connections

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Gallery Stacker

Floor Plans

Office Views

Space Plans

Summary Spec Finishes

Team





Your Neighbourhood

Connections

SKY HUB

151 HUB

Gallery Stacker

Floor Plans

Office Views

Space Plans

Summary Spec Finishes

Team





Your Neighbourhood

Connections

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151 HUB

Gallery

Stacker

Floor Plans

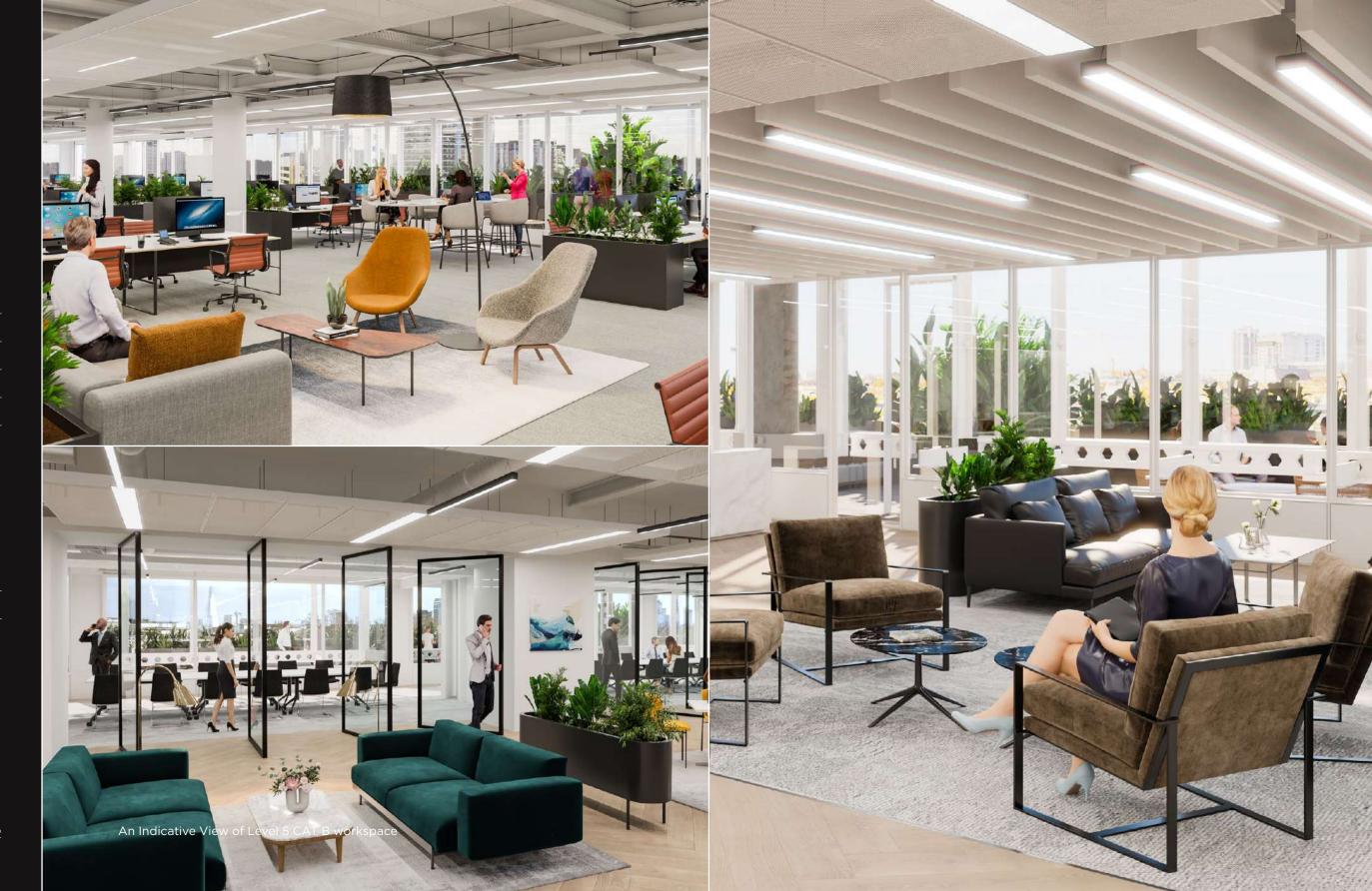
Office Views

Space Plans

Summary Spec

Finishes

Team





Your Neighbourhood

Connections

SKY HUB

151 HUB

Gallery

Stacker

Floor Plans

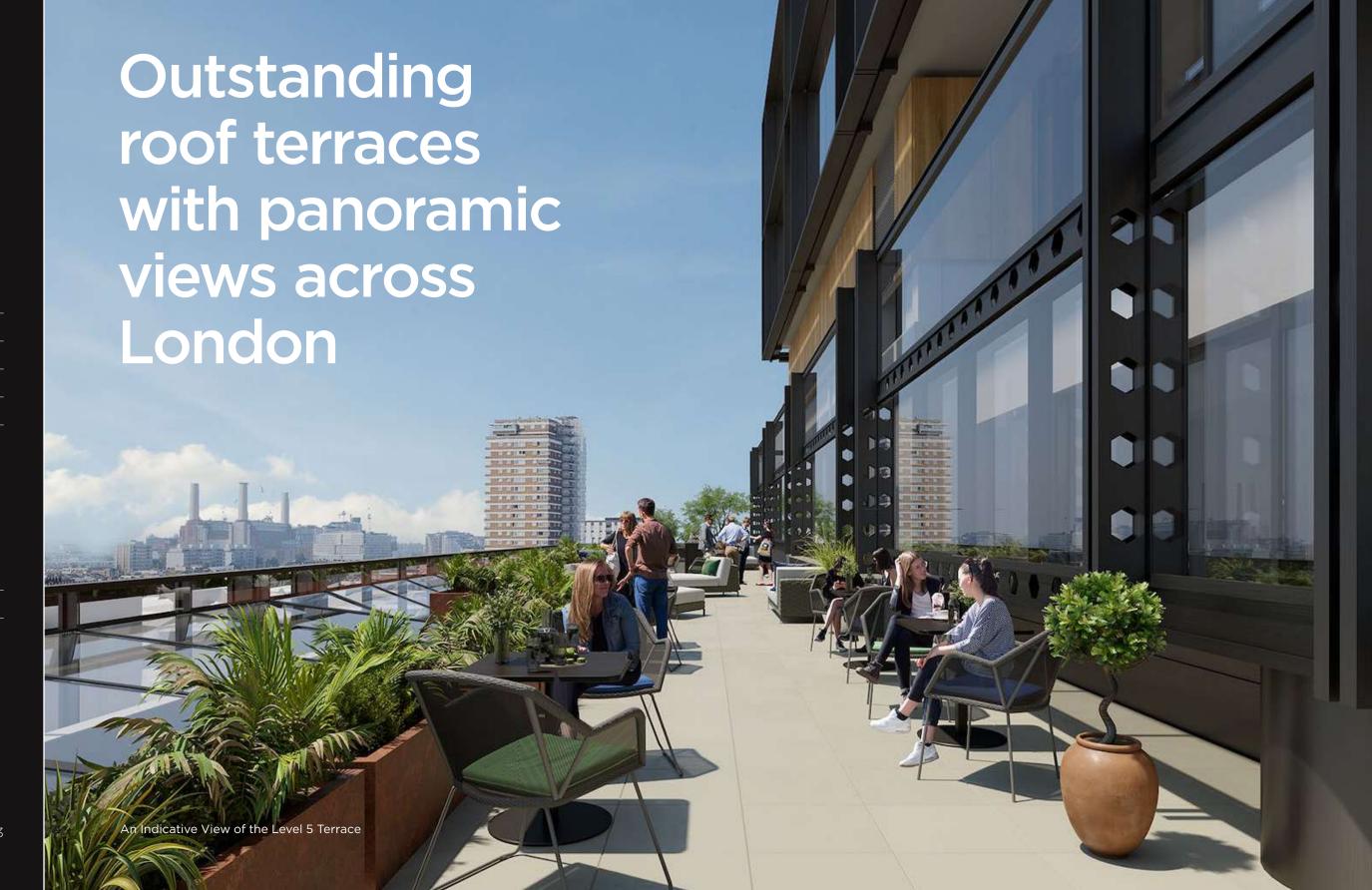
Office Views

Space Plans

Summary Spec

Finishes

Team



Your Neighbourhood

Connections

SKY HUB

151 HUB

Gallery

Stacker

Floor Plans Office Views

Space Plans

Summary Spec

Finishes

Team

Get In Touch

Space Plan

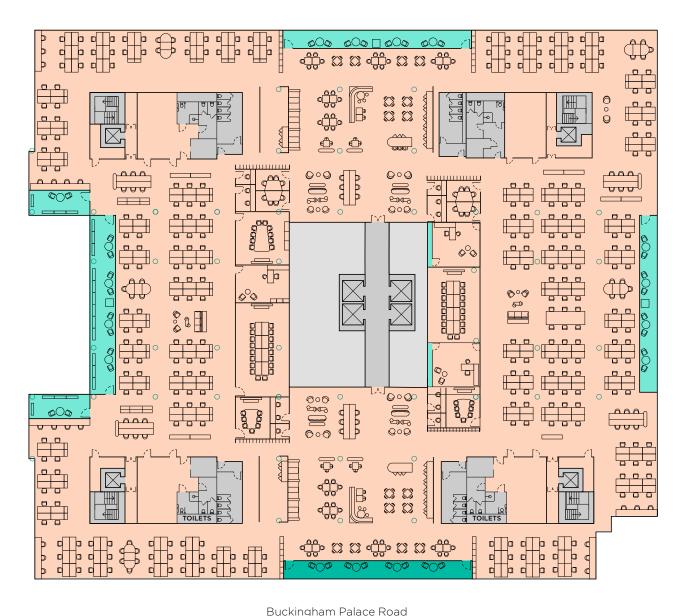
Level 4 - 38,988 sq. ft | 3,622 sqm

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



HUBVICTORIA 54 Note: Plans are indicative only



Your Neighbourhood

Connections

SKY HUB

151 HUB

Gallery

Stacker

Floor Plans Office Views

Space Plans

Summary Spec

Finishes

Team

Get In Touch



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



Summary

Specification

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



Your Neighbourhood

Connections

SKY HUB

151 HUB

Gallery

Stacker

Floor Plans Office Views

Space Plans

Summary Spec

Finishes

Team





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Stacker

Floor Plans

Office Views

Space Plans

Summary Spec

Finishes

Team





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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

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

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MORROW LORRAINE Architects: SKY HUB











108 CANNON ST

Client Beltane Asset Management / M&G

55,835 sq. ft GIA Size

Tenant Varies Sector Office

BCO Recycled/Refurbished Location/note

Workplace finalist

Client Beltane Asset Management / M&G

Size 42,422sq. ft GIA

Tenant Varies Sector Office

77 QUEEN VICTORIA ST

Location/note BCO Recycled/Refurbished

Workplace finalist

138 CHEAPSIDE

Client **Endurance Land** Size 31,940 sq. ft NIA

Tenant Varies Sector Office

Refurbished and recycled Location/note

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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Asset Manager

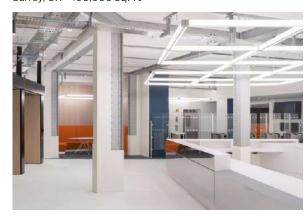
Architects

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h W Architects: 151 Hub



FIDELITY
Surrey, UK - 100,000 sq. ft



TECH FIRM
Paris - 260,000 sq. ft



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



PERNOD RICARD
Chiswick, UK - 85,000 sq. ft



working and delivering excellence to our clients.

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



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



NINETY ONE London, UK - 100,000 sq. ft

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SANOFI Reading, UK - 70,000 sq. ft



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ASSET MANAGER

Gaw Capital

ARCHITECTS

Morrow & Lorraine HLW

BUILDING AND FACILITIES MANAGER

Colliers International

PROJECT MANAGERS

Buro Four

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