

# SKY

HUB**VICTORIA**







View of HUB Victoria from Buckingham Palace Road



# ELEVATED WORKING AT HUB VICTORIA

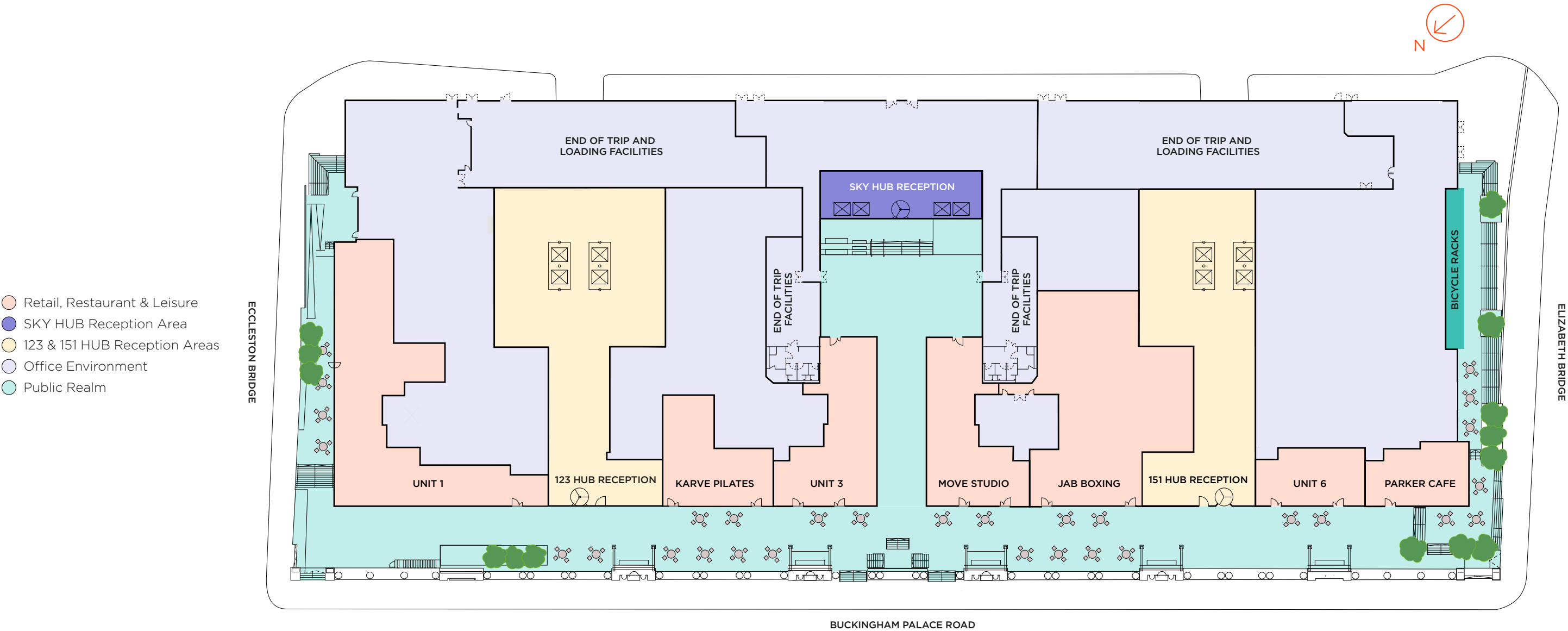
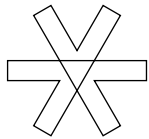
Up to 60,000 sq ft of next-generation workspace sitting atop Victoria's latest destination, just seconds from Belgravia.

Spectacular new office floors with over 11,000 sq. ft of diverse terraces that face all corners of London.

View out from Level 7



# SITE PLAN

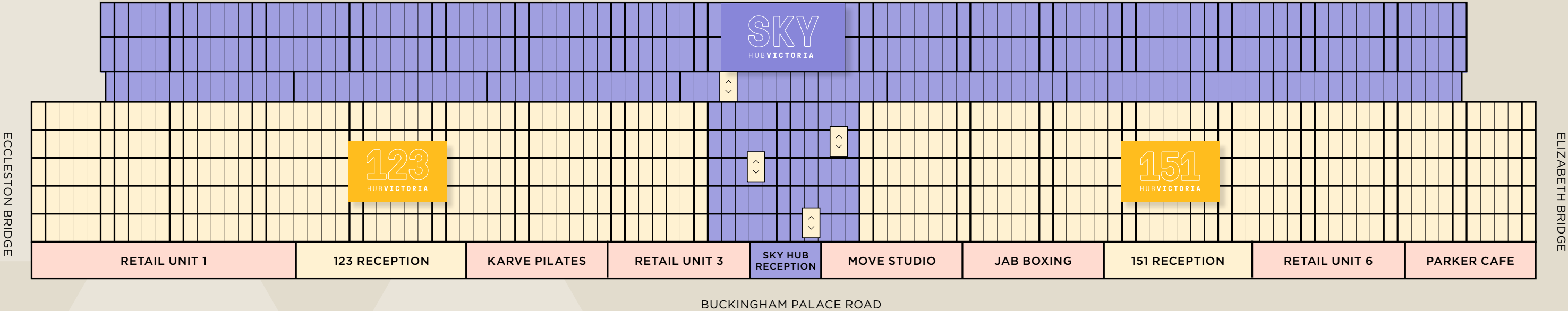


\*Indicative location for outside seating



# THE SKY IS THE LIMIT

Sky HUB is one of three buildings within the exciting HUB Victoria estate.



- Retail, Restaurant & Leisure
- SKY HUB Reception and Office Space
- 123 and 151 HUB



# A NEW DESTINATION FOR LONDON AND BELGRAVIA

Views of the newly landscaped Colonnade providing seven outstanding food, drink, fitness and leisure opportunities to enhance your employee's experience.







Retail  
Enquiries



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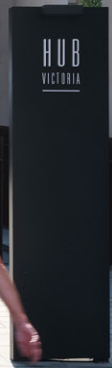
nashbond

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123



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



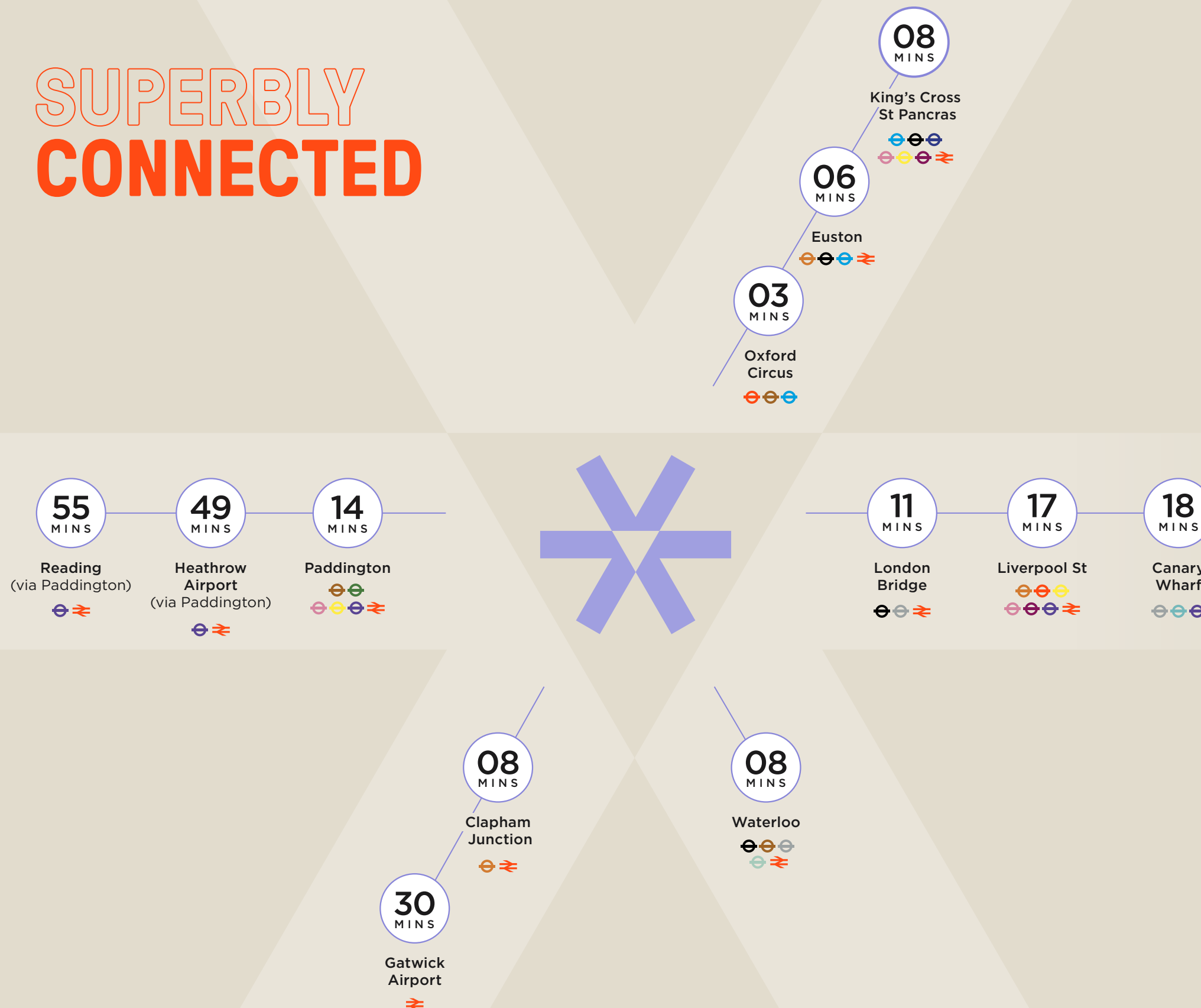
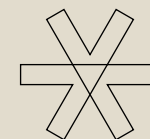


# LOCAL AREA

Perfectly located, just moments from the thriving heart of Belgravia. Immediately adjacent to Victoria Station, this is one of the best connected buildings in London.



# SUPERBLY CONNECTED



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 recently 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

## Key

Bakerloo	Northern
Central	Piccadilly
Circle	Victoria
District	Waterloo & City
Hammersmith & City	Elizabeth Line
Jubilee	DLR
Metropolitan	London Overground
National Rail	

Source: tfl.gov.uk, google.com/maps, citymapper.com



# WITHIN A TEN MINUTE WALK



24

Restaurants

*Clockwise from left:*  
Peggy Porschen  
Tom Tom Coffee  
Eccleston Yards  
The Thomas Cubitt



51

Pubs & Bars





Clockwise from left:  
Daylesford  
Victoria Palace Theatre  
Barry's

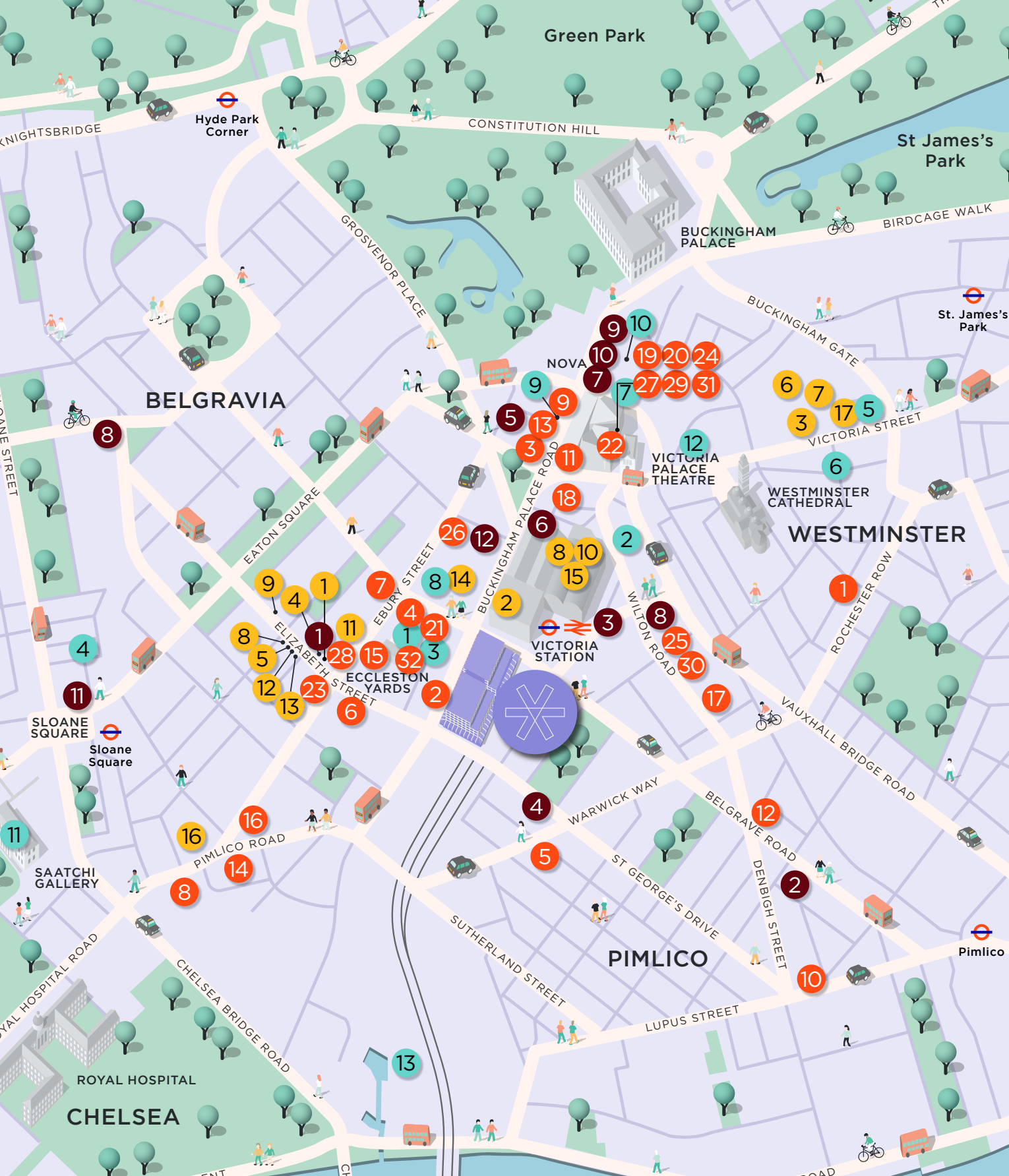


57 Shops

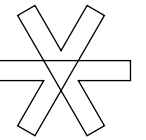
8 Gyms







# YOUR



## Restaurants, Cafés and Bars

1. 2 Amici
2. Atis
3. Bleecker Burger
4. Boisdale of Belgravia
5. Artist Residence Clubhouse
6. Chestnut Bakery
7. Chucs
8. Enoteca Turi
9. Gail's
10. Goya
11. Greenwood
12. Grumbles
13. Hummingbird Bakery
14. Hunan
15. Jones Family Kitchen
16. La Poule au Pot
17. Lorne
18. Market Halls Victoria
19. Neat Burger
20. Nova Food
21. Ole & Steen
22. The Palm House
23. Peggy Porschen Cakes
24. Pizza Pilgrims
25. Rosa's Thai Cafe
26. Santini
27. Sticks 'n' Sushi
28. The Thomas Cubitt
29. Timmy Green
30. Tozi
31. Vagabond
32. Wild by Tart

## Retailers

1. Cubitts
2. Holland & Barrett
3. Hotel Chocolat
4. Jo Loves
5. Les Senteurs
6. L'Occitane
7. Marks & Spencer
8. ME+EM
9. Mungo & Maud
10. Mountain Warehouse
11. NRBY Clothing
12. Papouelli
13. Philip Treacy
14. Run and Become
15. Scribbler
16. The Daylesford Shop
17. Zara

## Hotels

1. Astors Belgravia
2. The Belgrave
3. Doubletree by Hilton
4. Eccleston Square Hotel
5. The Goring Hotel
6. The Hari
7. Hotel 41
8. Park Plaza Victoria
9. The Resident Victoria
10. The Rubens at the Palace
11. Sloane Square Hotel
12. The Z Hotel Victoria

## Leisure and Gyms

1. 1Rebel
2. Apollo Victoria Theatre
3. Barry's
4. Cadogan Hall
5. Curzon Cinema
6. Gymbox
7. H2 Club
8. Light Centre
9. Nailuxury
10. The Other Palace Theatre
11. Saatchi Gallery
12. Victoria Palace Theatre





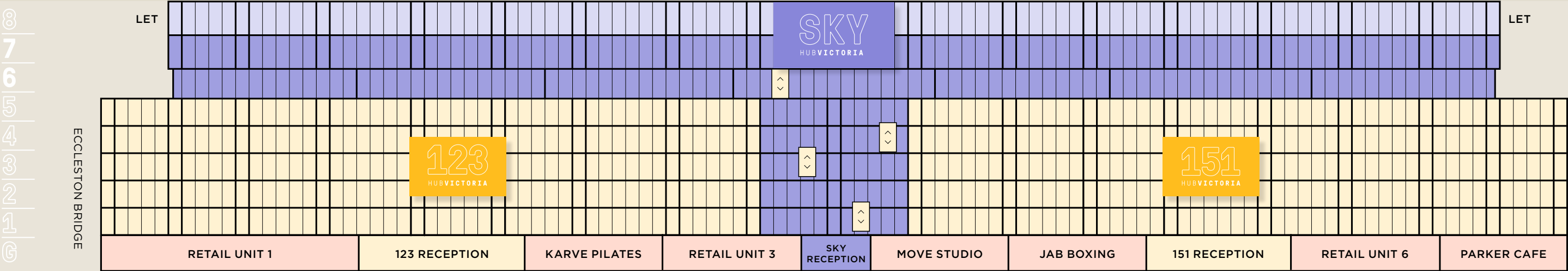
# THE BUILDING

Contemporary workspace with unrivalled terraces and uninterrupted views. Two floors remain with impressive volume, 360 degree views which are flooded with natural light.



# SCHEDULE OF AREAS

Sky HUB is one of three buildings within the exciting HUB Victoria campus.



- Retail, Restaurant & Leisure
- SKY HUB Reception and Office Space
- SKY HUB let space
- 123 and 151 HUB

**6** Sixth Floor Office  
34,675 sq. ft | 3,221 sq. m

**7** Seventh Floor Office  
28,399 sq. ft | 2,638 sq. m

**Total Available:**  
63,074 sq. ft | 5,859 sq. m





# A NEW DEDICATED ARRIVAL EXPERIENCE



A brand new enclosed, landscaped piazza with direct access from the amenity rich colonnade.





# AN IMPRESSIVE TRIPLE HEIGHT RECEPTION

WITH UNPARALLELED VIEWS

Guests arrive via a secure ground floor entrance and are whisked by four high-speed lifts to the architecturally inspiring, triple-height reception on the 6th floor with the best views in Victoria.







A view of the triple height SKY HUB Reception on Level Six.



# LEVEL

# 6

## Office

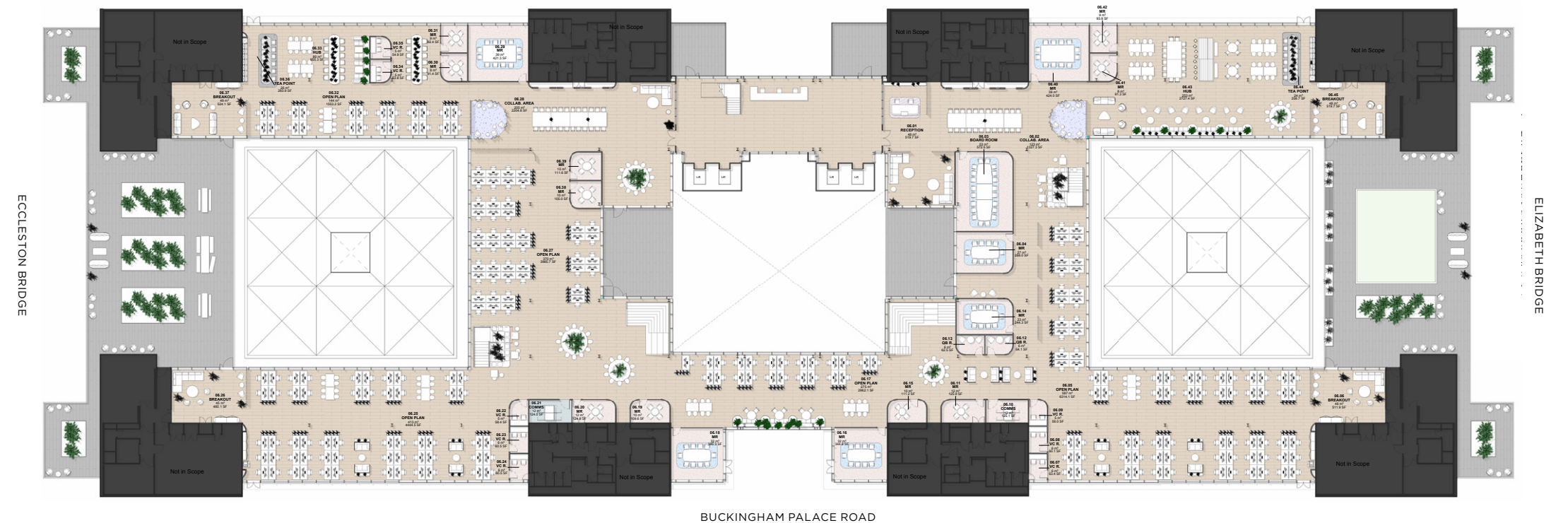
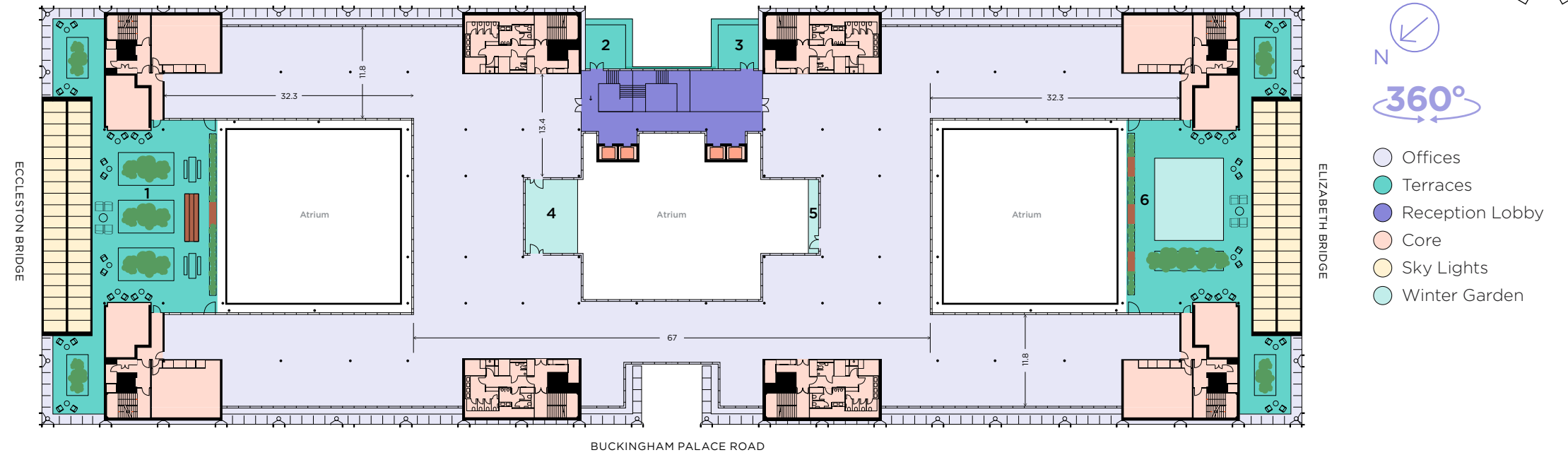
34,675 sq. ft | 3,221 sq. m

## Total Terrace/Winter Garden Area

12,532 sq. ft | 1,163 sq. m

	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

Open plan desks:	228
Video Conferencing Rooms:	6
4 Person Meeting Rooms:	8
10 Person Meeting Rooms:	2
12 Person Meeting Rooms:	2
20 Person Boardroom:	1
Occupancy density:	1:10 sq. m







An indicative view of CAT B Level Six with double height zoning and interconnecting stairs



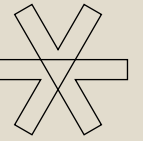


A view of the shell & floor finish





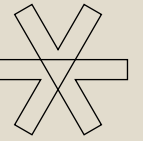




Views of and from the Level Six terraces







# FULLY LANDSCAPED, EXPANSIVE TERRACES

WITH 360 DEGREE VIEWS

An array of terraces, from large open areas for events and parties, to smaller, tranquil outdoor zones for relaxation and mindfulness. SKY HUB is designed for every requirement.



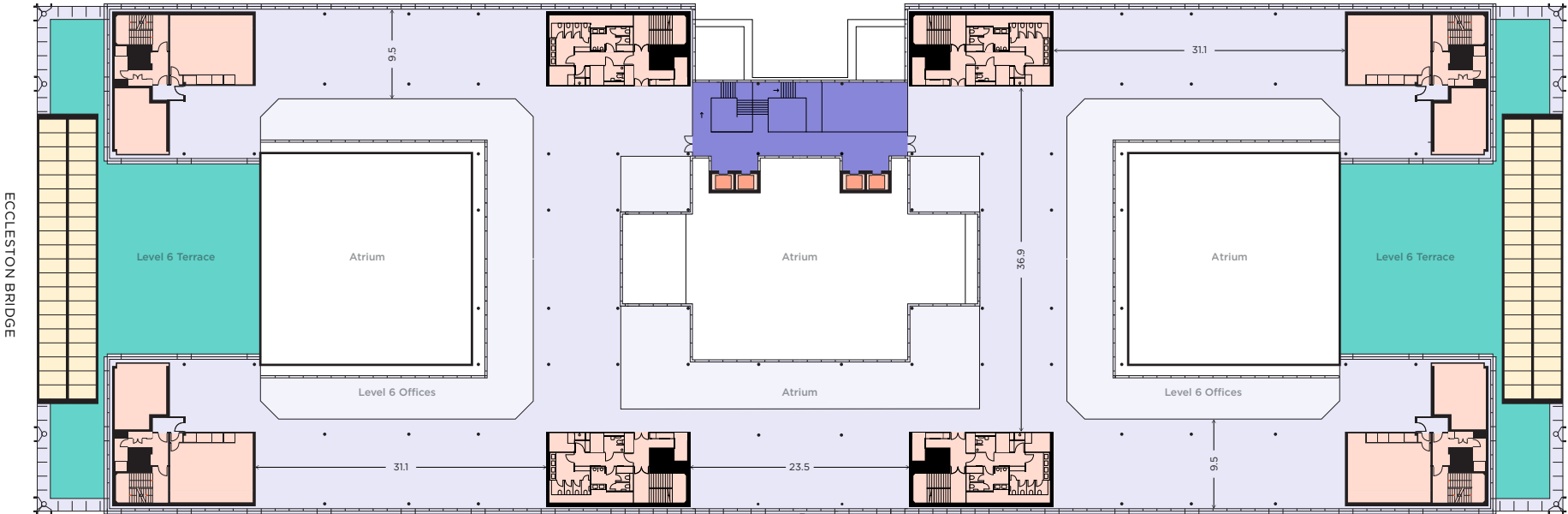




A view of the South facing Level Six Terrace



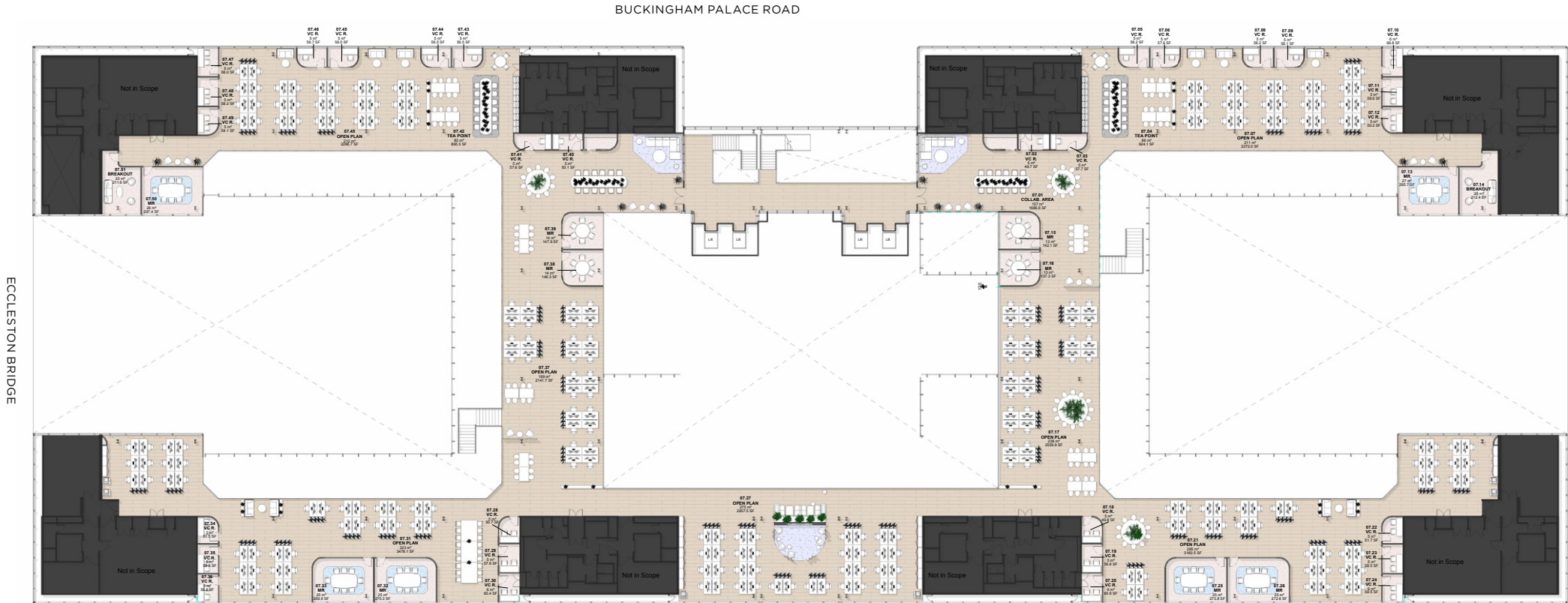
LEVEL



- Offices
- Terraces
- Reception Lobby
- Core
- Sky Lights

Office  
28,399 sq. ft | 2,638 sq. m

Open plan desks:	238
Video Conferencing Rooms:	30
6 Person Meeting Rooms:	4
8 Person Meeting Rooms:	6
Occupancy density:	1:8 sq. m



ELIZABETH BRIDGE





An indicative view of CAT B Level Seven and the view down to Level Six





An indicative view of CAT B Level Seven looking down to an expansive terrace





A view of CAT A Level Seven





A view of CAT A Level Seven



# LEVEL 6&7

**Level 7**  
28,399 sq. ft | 2,638 sq. m

Open plan desks:	238
Video Conferencing Rooms:	30
6 Person Meeting Rooms:	4
8 Person Meeting Rooms:	6
Occupancy density:	1:8 sq. m

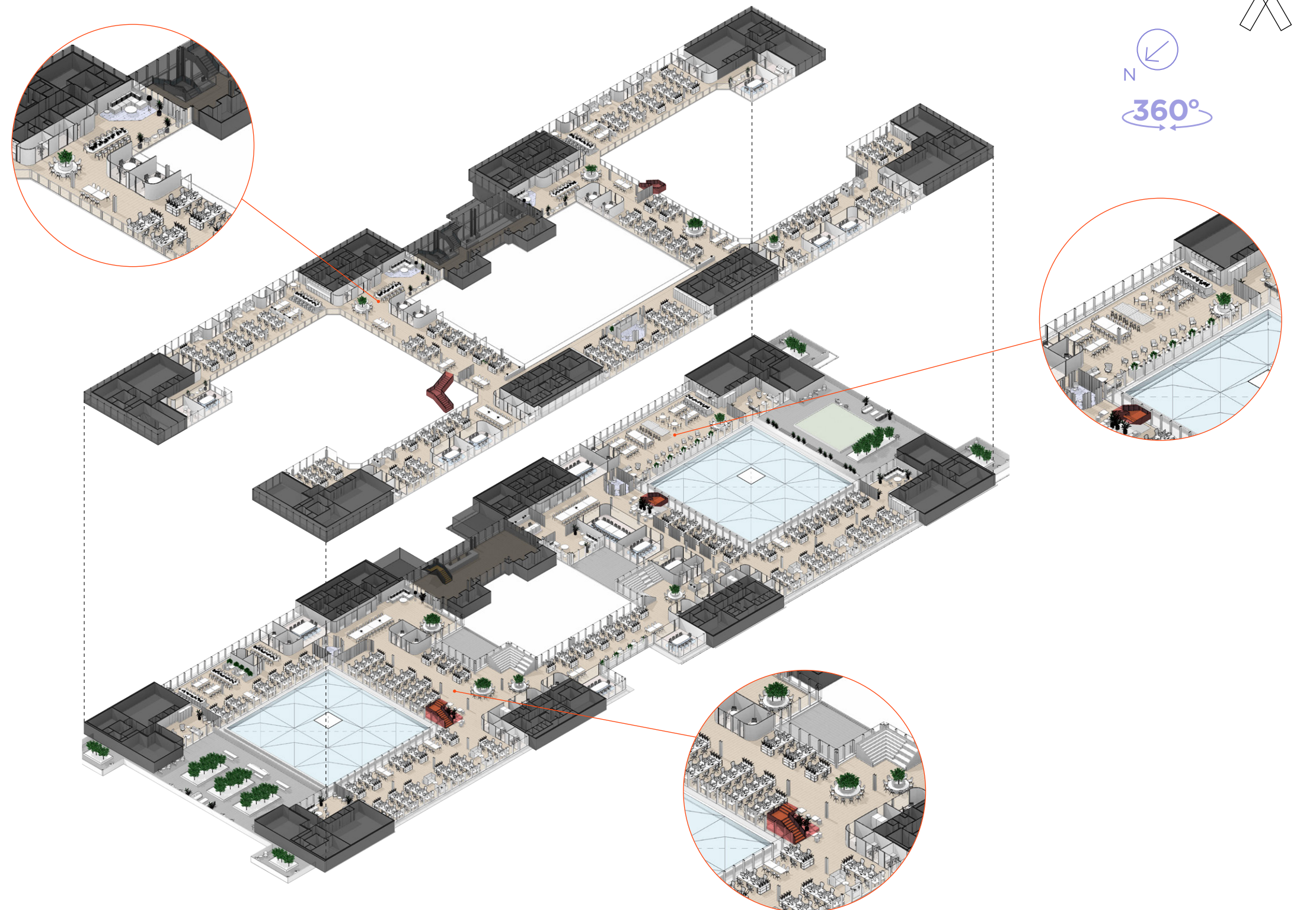
**Level 6**  
34,675 sq. ft | 3,221 sq. m

**Terrace/Winter Garden Area**  
12,523 sq. ft | 1,163 sq. m

Open plan desks:	228
Video Conferencing Rooms:	6
4 Person Meeting Rooms:	8
10 Person Meeting Rooms:	2
12 Person Meeting Rooms:	2
20 Person Boardroom:	1
Occupancy density:	1:10 sq. m

**Total**  
63,074 sq. ft | 5,859 sq. m

**Total Terrace/Winter Garden Area**  
12,523 sq. ft | 1,163 sq. m





# LEVEL – SPLIT

## 6&7

### Level 7 Split

14,778 sq. ft | 1,373 sq. m

Open plan desks:	144
Video Conferencing Rooms:	15
6 Person Meeting Rooms:	2
8 Person Meeting Rooms:	3
Occupancy density:	1:8 sq. m

### Level 6 Split

17,706 sq. ft | 1,645 sq. m

#### Terrace/Winter Garden Area

5,160 sq. ft | 479.4 sq. m

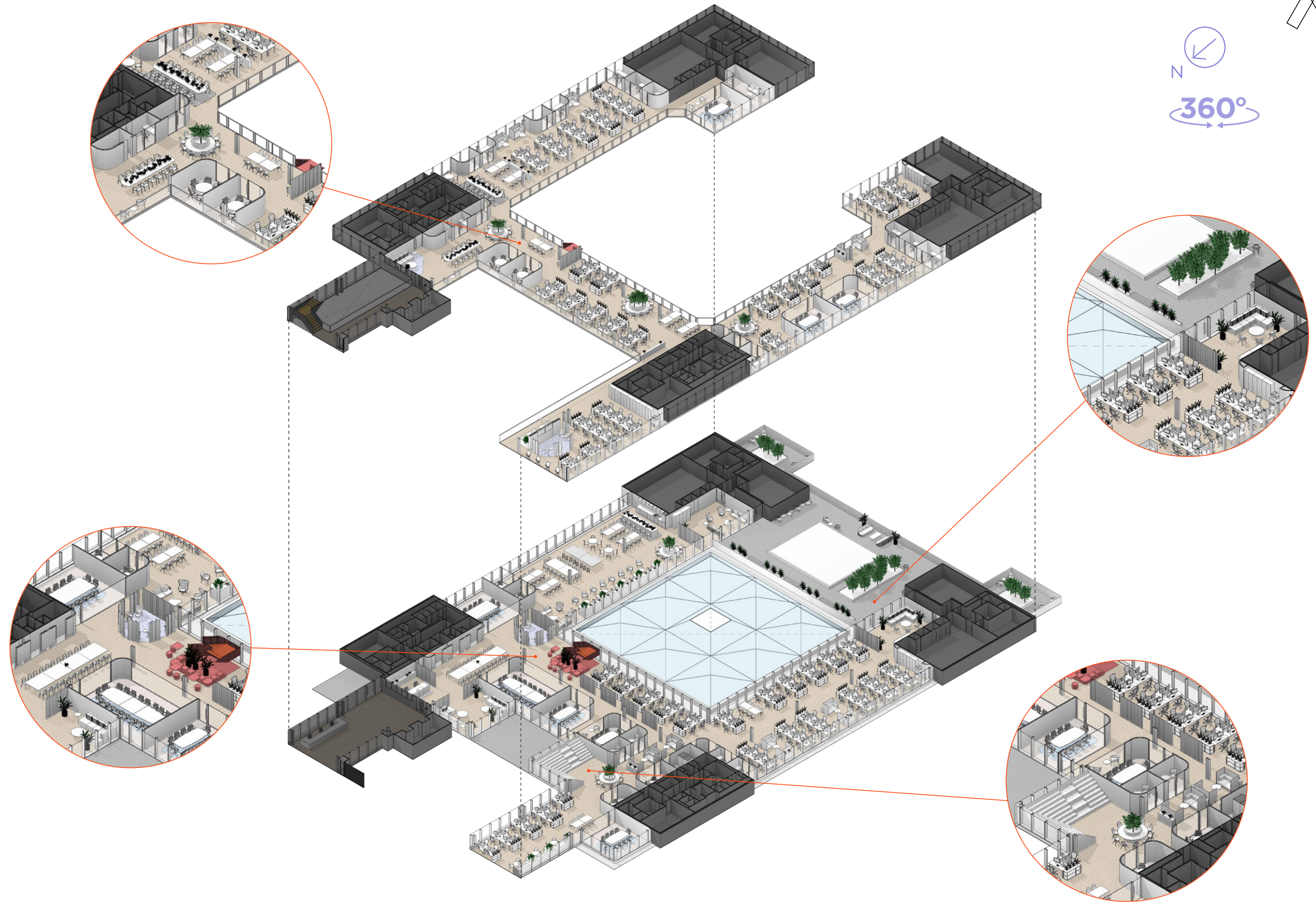
Open plan desks:	111
Video Conferencing Rooms:	3
4 Person Meeting Rooms:	4
10 Person Meeting Rooms:	2
12 Person Meeting Rooms:	1
20 Person Boardroom:	1
Occupancy density:	1:9 sq. m

### Total

32,484 sq. ft | 3,018 sq. m

#### Total Terrace/Winter Garden Area

5,160 sq. ft | 1,163 sq. m

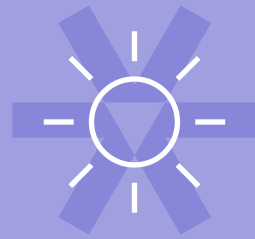




# SUMMARY SPECIFICATION



Brand new office space  
designed by Morrow + Lorraine



Excellent natural light and  
stunning views across London



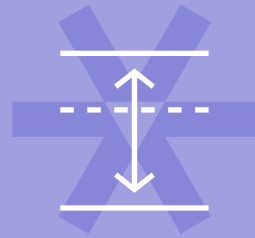
Efficient, flexible  
floor space



4 Ground floor and 6 on-floor  
showers (2 per floor)



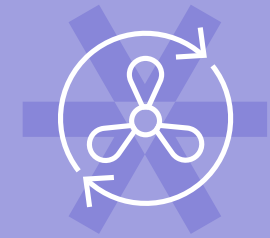
Occupational density of  
1 person per 8 sq. m



Finished floor to exposed ceiling  
heights range from 3-6.3m



192 Secure bike spaces  
and 24 brompton lockers



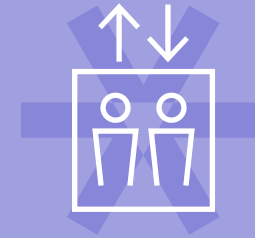
Variable refrigerated  
flow air-conditioning



Over 11,000 sq. ft of roof  
terraces with exceptional views



LED lighting



Dedicated entrance  
and 4 lifts





# SUSTAINABILITY SUMMARY



BREEAM rating  
of “Excellent”



Excellent Energy efficient  
design, reducing the carbon  
emission by 35%



All electric design reducing  
carbon emissions



Designed for occupants  
health and wellbeing



Renewable energy  
technologies



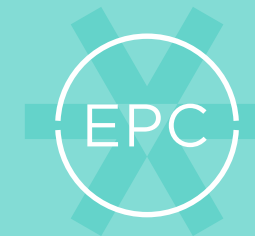
Efficient sanitary ware  
reducing total water use



Responsible sourcing  
of materials



Designed for durability and  
resilience; 4x HV supplies



EPC rating  
of A



# ARCHITECTS:

## SKY HUB



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 Paul's



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'





View of HUB Victoria from Buckingham Palace Road



# TEAM

## ASSET MANAGER

Gaw Capital

## ARCHITECTS

Morrow & Lorraine

## BUILDING/FACILITIES

Colliers International

## PROJECT MANAGERS

Buro Four

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