# 11 BELGRAVE

VICTORIA



# A LIVING LANDMARK

Introducing a new destination headquarters with next generation sustainability and wellbeing at its heart, just moments from Victoria station.

AVAILABLE NOW



## 104,000 SQ FT

OF NET ZERO CARBON OFFICE BUILDING,
MOMENTS FROM VICTORIA STATION



## 21,900 SQ FT

OF EXCEPTIONAL GARDENS AND TERRACES,
SEAMLESSLY WOVEN THROUGHOUT



## 94,400 SQ FT

OF WORKSPACE SPANNING ACROSS 8 FLOORS
WITH THE OPTION FOR CAT A & B FIT OUT

UK GBC

**NET ZERO CARBON** –
UKGBC'S FRAMEWORK

BREEAM – CODE FOR A SUSTAINABLE BUILT ENVIRONMENT

TARGETING
**BREEAM 'OUTSTANDING'**

NABERS
UNITED KINGDOM

PRE-ACCREDITED
**5.5 ★ NABERS**

INTERNATIONAL WELL BUILDING INSTITUTE™ – WELL PLATINUM

WELL PRECERTIFIED
**TARGETING**
**PLATINUM LEVEL**

WIREDSCORE PLATINUM 2020

WiredScore
PLATINUM

CERTIFIED
**WIREDSCORE**
**PLATINUM**

SMARTSCORE PLATINUM 2021

SmartScore
PLATINUM

**SMARTSCORE**
**CERTIFIED**

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THE EXPERIENCE



THE GARDENS



WELLBEING



SUSTAINABILITY



WORKSPACE



NEIGHBOURHOOD



CONNECTIONS



THE TEAM

# THE EXPERIENCE



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# IN YOUR ELEMENT

## SUSTAINED EXCELLENCE

Eric Parry Architects' experience with beautifully crafted, sustainable architecture delivers standout results.

## NATURAL EXPERTISE

Gillespies' landscape design weaves nature seamlessly throughout the building.

## GREEN HERITAGE

Biophilic design will re-green the site, enriching the space for the local community.

## HOLISTIC SPACES

Natural light, high-quality amenities, and a connection with nature create healthy working environments.






# GROUND FLOOR

**Office**
5,054 sq ft

**Reception & Garden Room**
5,672 sq ft

**Cafe**
3,311 sq ft

**Outdoor Space**
5,382 sq ft

IMAGE GALLERY

- OFFICE
- RECEPTION & GARDEN ROOM
- CAFE
- COURTYARD & GARDENS
- CORE
- GYM

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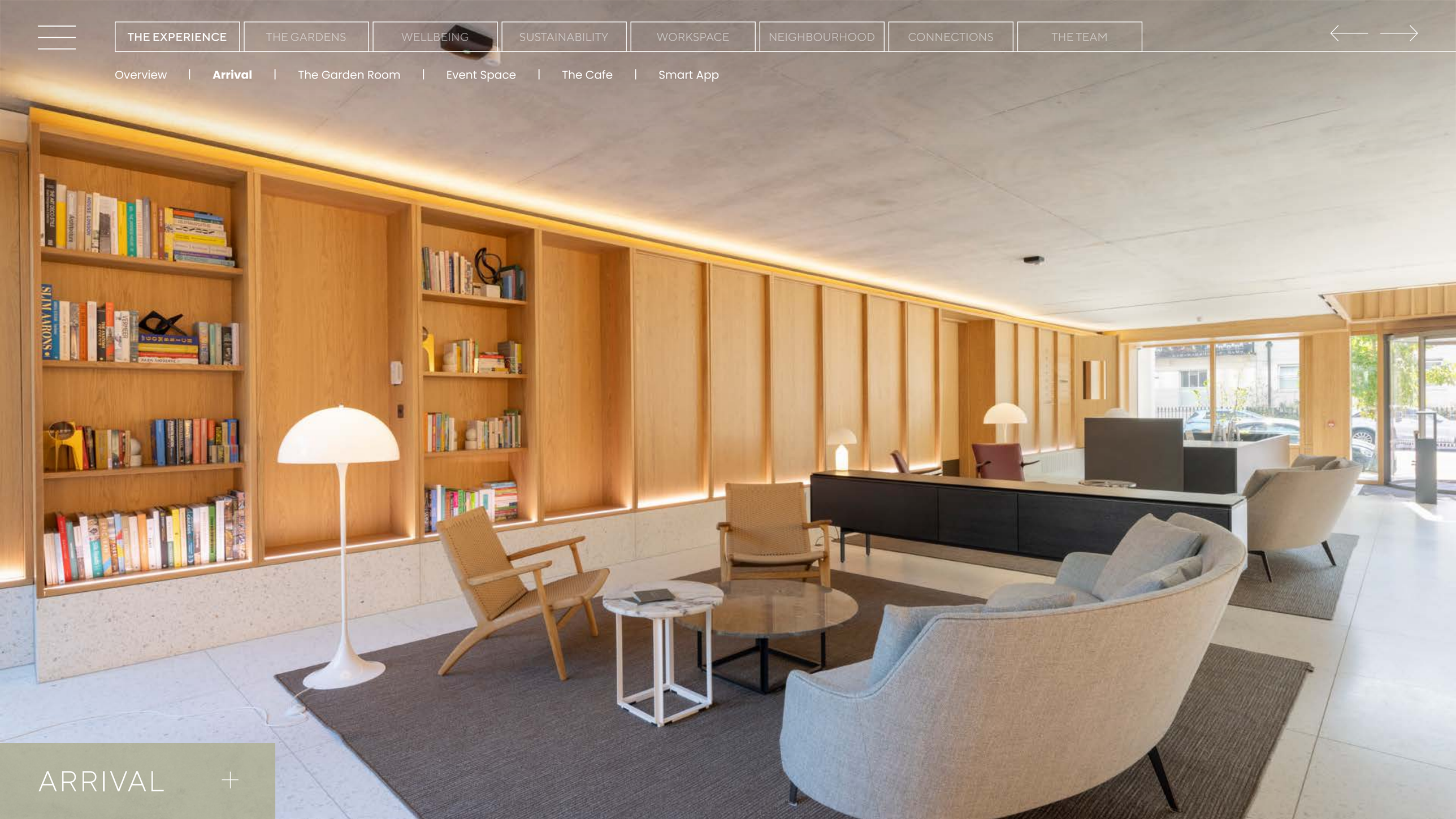
# ARRIVAL +



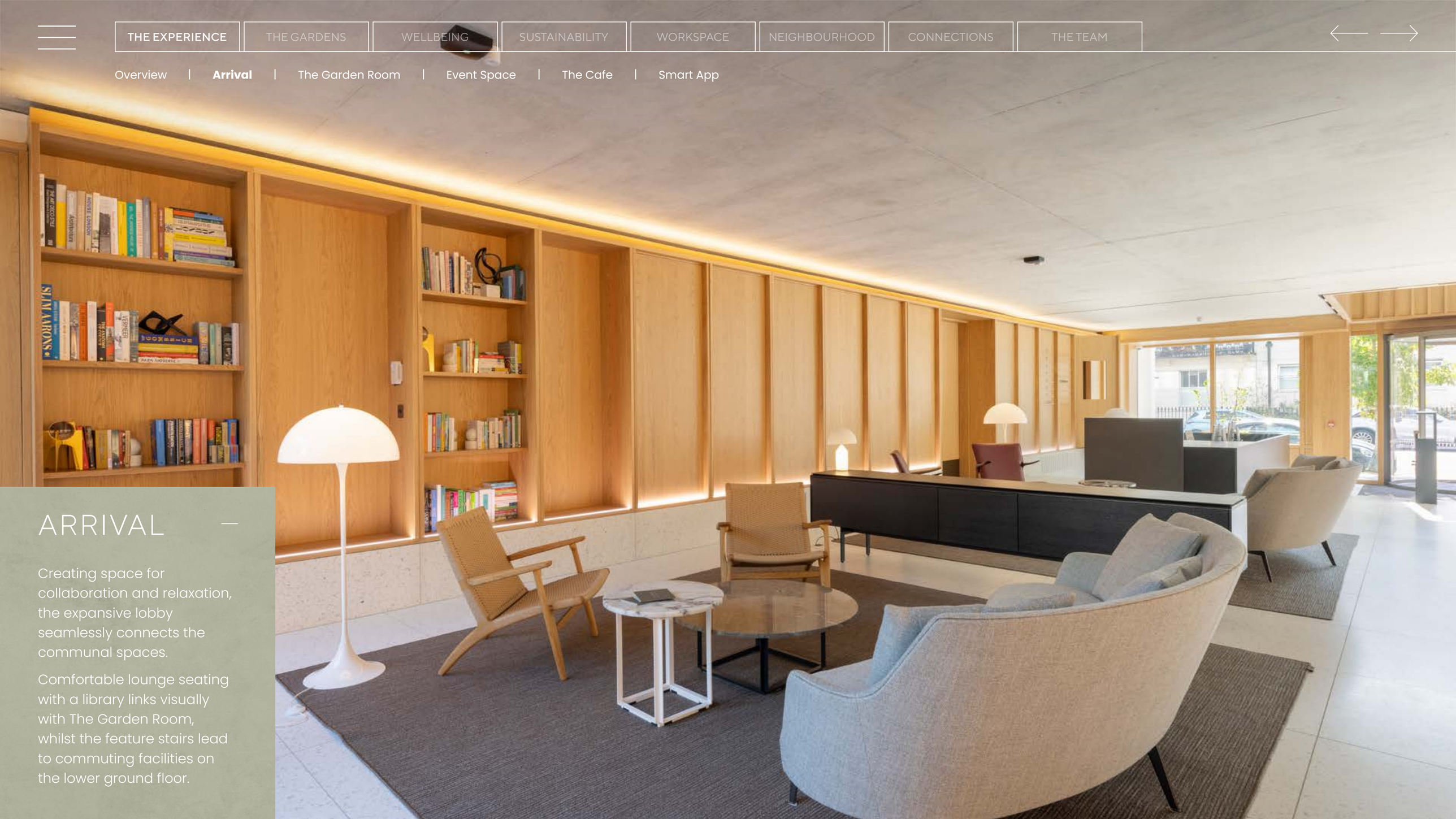
# ARRIVAL

Welcoming and spacious, the 5,700 sq ft reception sets the tone for 11 Belgrave.

Natural timber panels frame the double-height entrance with an illuminated lift core and contemporary finishes.



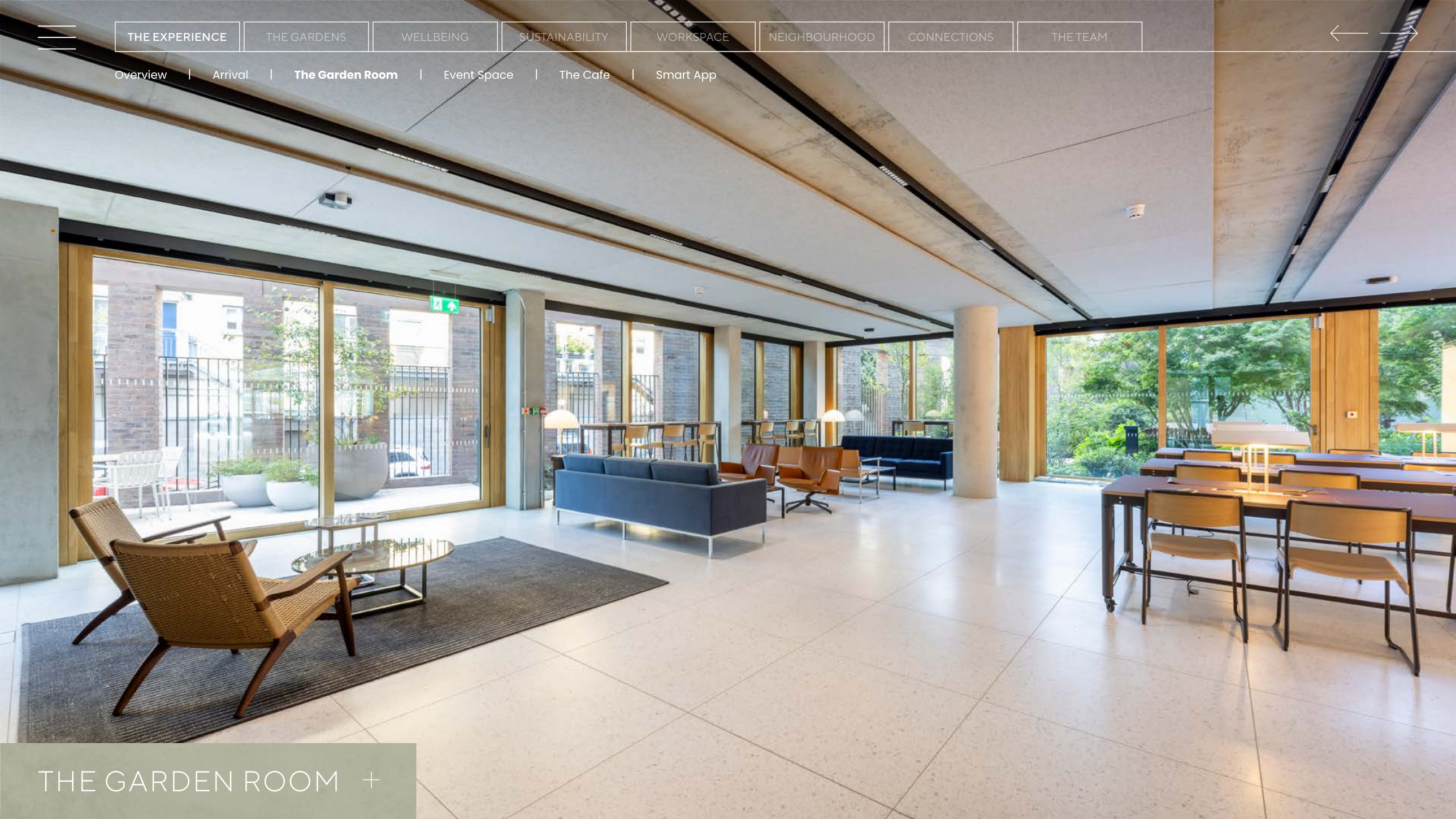
# ARRIVAL +



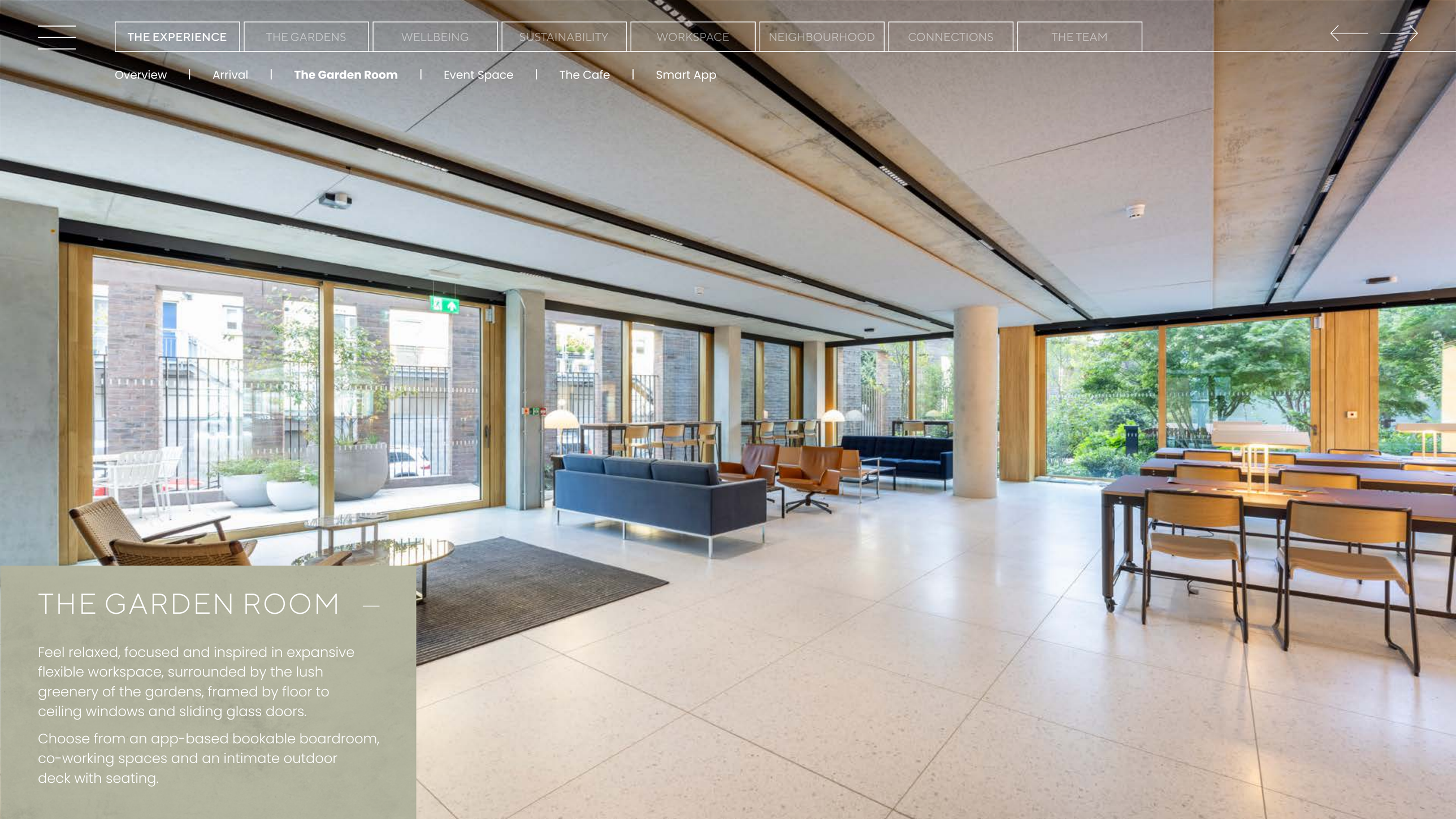
# ARRIVAL

Creating space for collaboration and relaxation, the expansive lobby seamlessly connects the communal spaces.

Comfortable lounge seating with a library links visually with The Garden Room, whilst the feature stairs lead to commuting facilities on the lower ground floor.



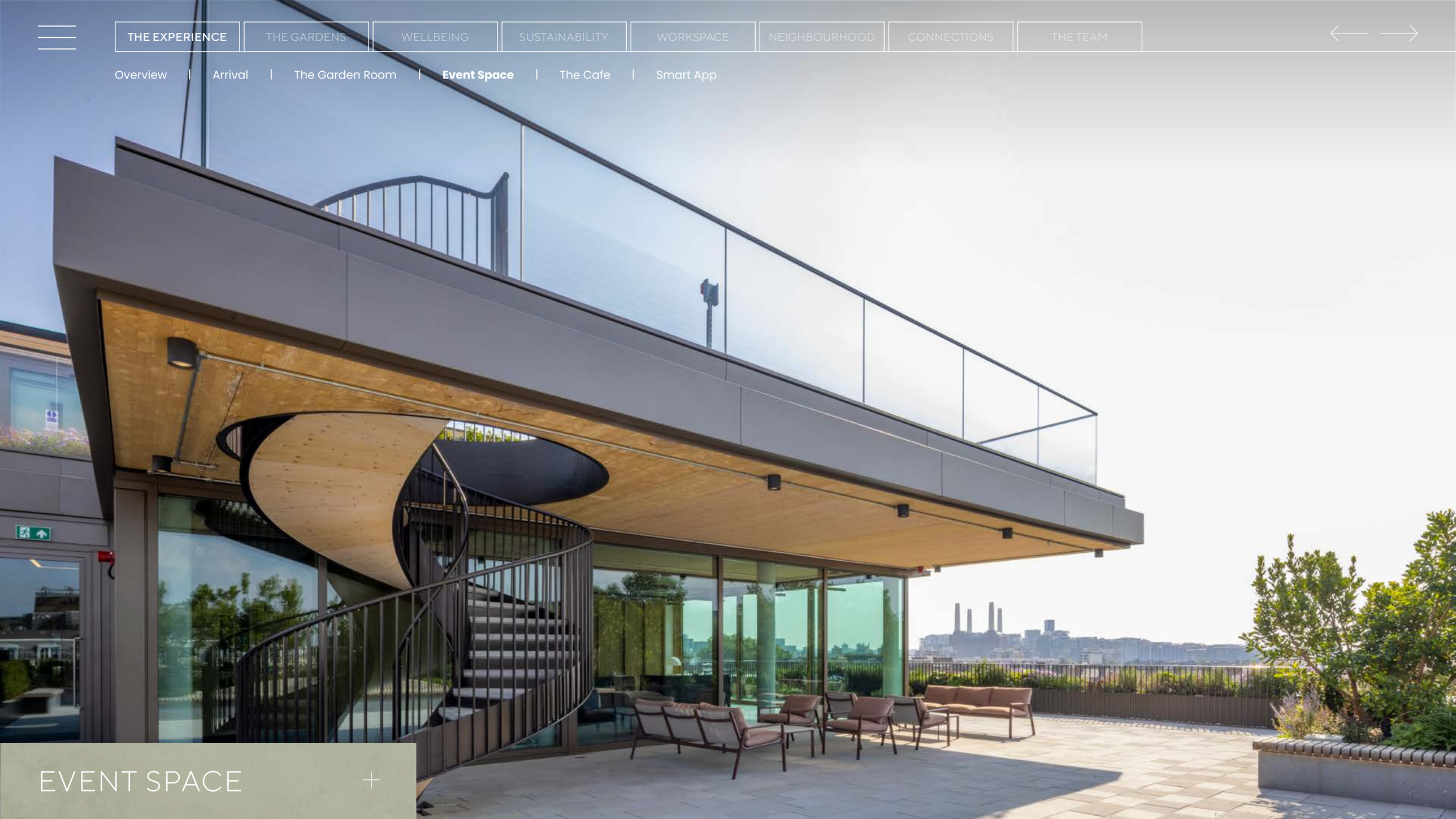
# THE GARDEN ROOM +



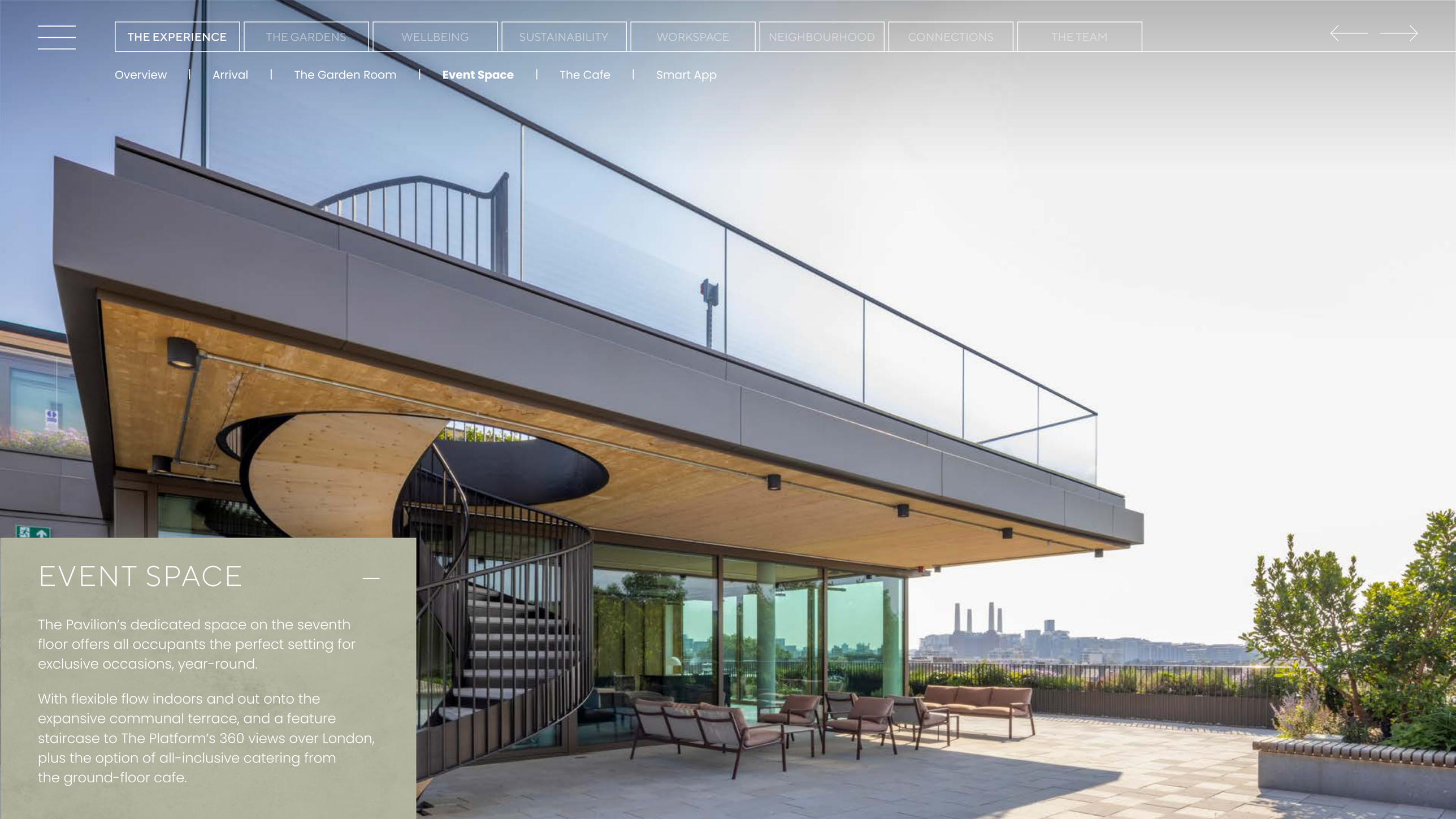
# THE GARDEN ROOM —

Feel relaxed, focused and inspired in expansive flexible workspace, surrounded by the lush greenery of the gardens, framed by floor to ceiling windows and sliding glass doors.

Choose from an app-based bookable boardroom, co-working spaces and an intimate outdoor deck with seating.



# EVENT SPACE +



# EVENT SPACE

The Pavilion's dedicated space on the seventh floor offers all occupants the perfect setting for exclusive occasions, year-round.

With flexible flow indoors and out onto the expansive communal terrace, and a feature staircase to The Platform's 360 views over London, plus the option of all-inclusive catering from the ground-floor cafe.

# THE CAFE

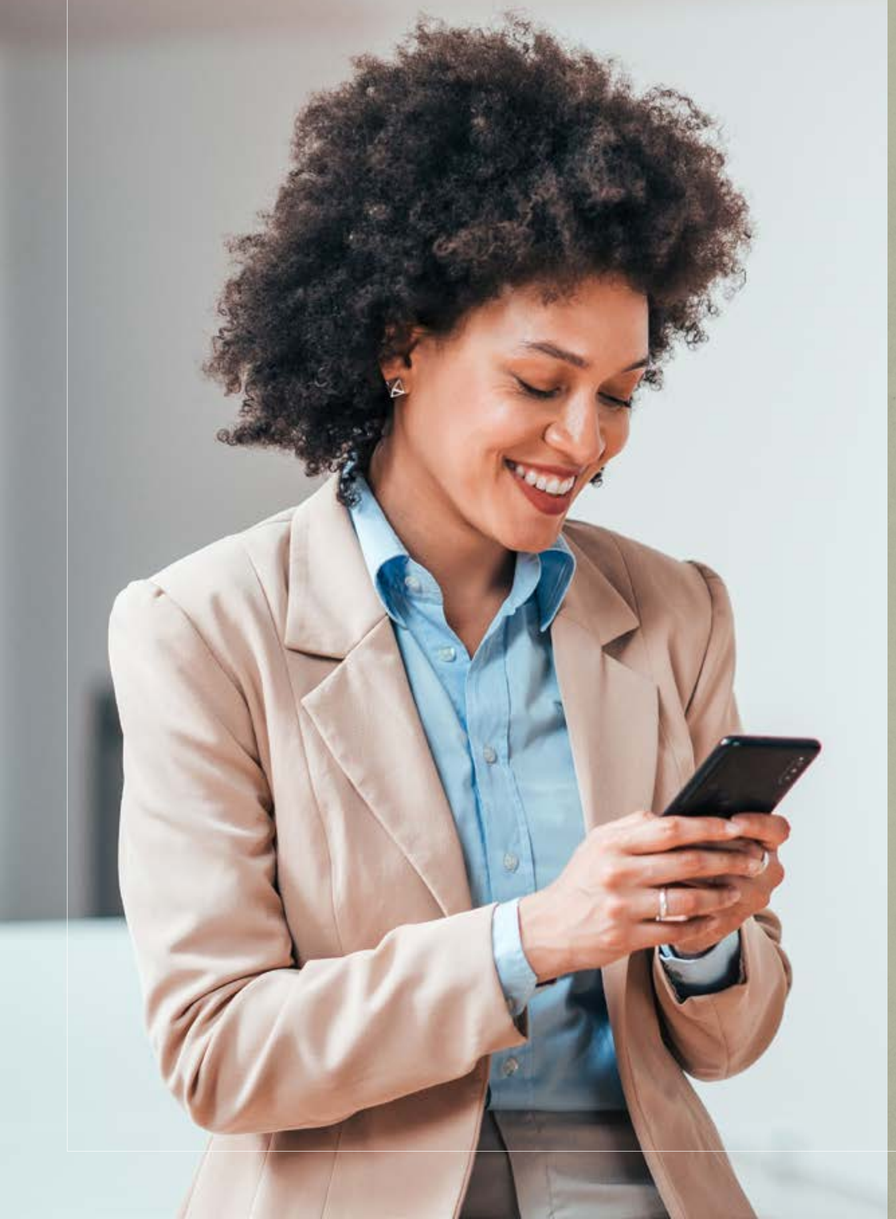






## GROUND COFFEE

3,311 sq ft on the ground floor allows for space to have an on-site cafe, with juliette balconies overlooking Belgrave Road and direct access to reception. At the rear, the views over the courtyard connect the building together with natural daylight.



# SMART BUILDING TECHNOLOGY AND APP

SmartScore

SmartScore Certified

Manage access control, visitors and communal meeting room booking

Delivery management

Environmental monitoring and control

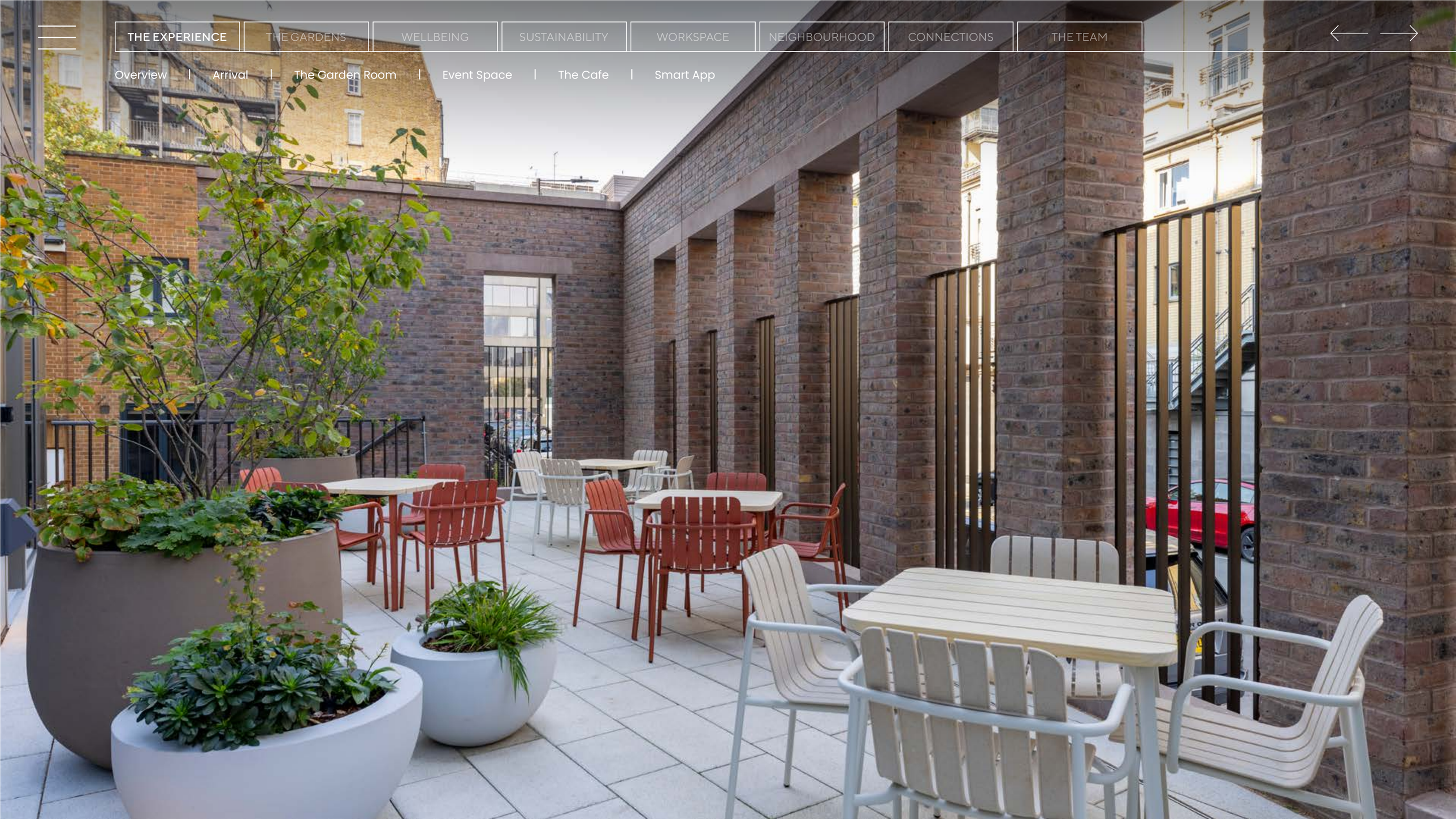
Smart locker control

Bike detection and charging booking system

Building management system for live feedback

Live real time energy analysis

Asset management platform covering; maintenance, compliance and cost reports



# THE GARDENS



11 BELGRAVE

VICTORIA

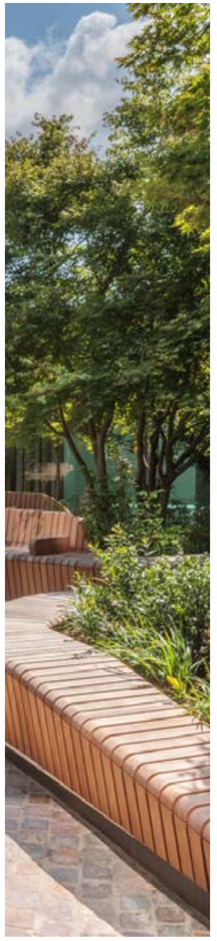
# YOUR NEW NATURAL HABITAT

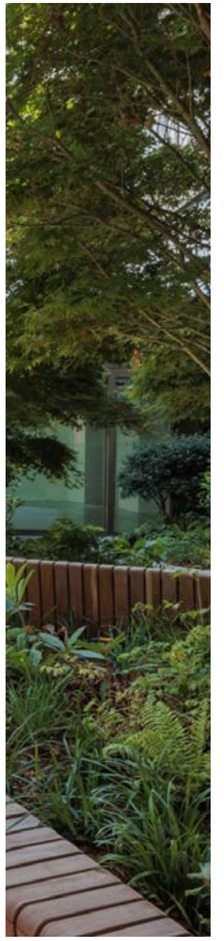
Enveloped in greenery with beautiful outdoor space at every turn.

Immerse yourself in the private leafy walled garden, explore the secluded courtyards, private terraces and breathtaking roof gardens, or host lavish events with more than enough space for all to enjoy.



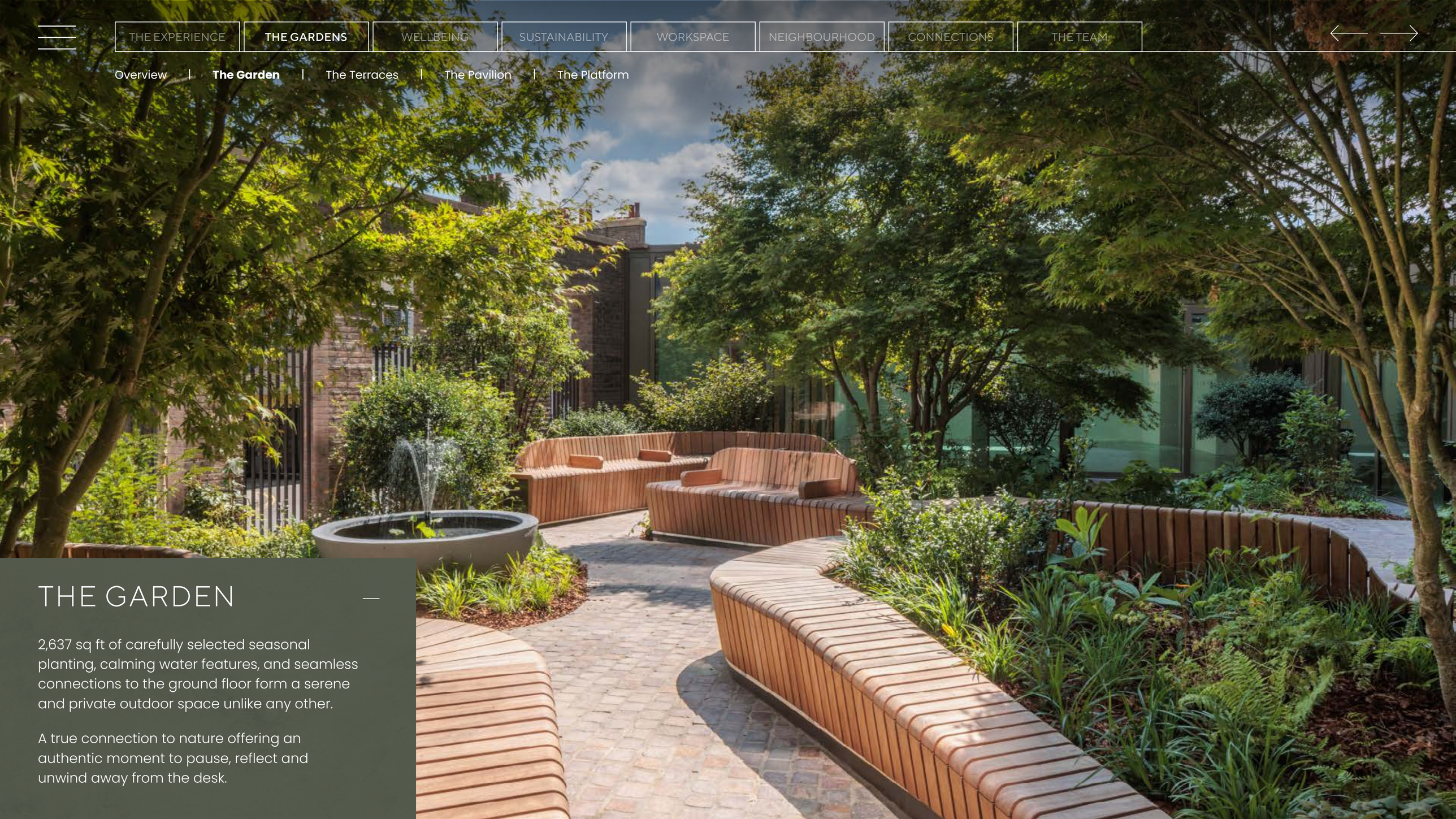








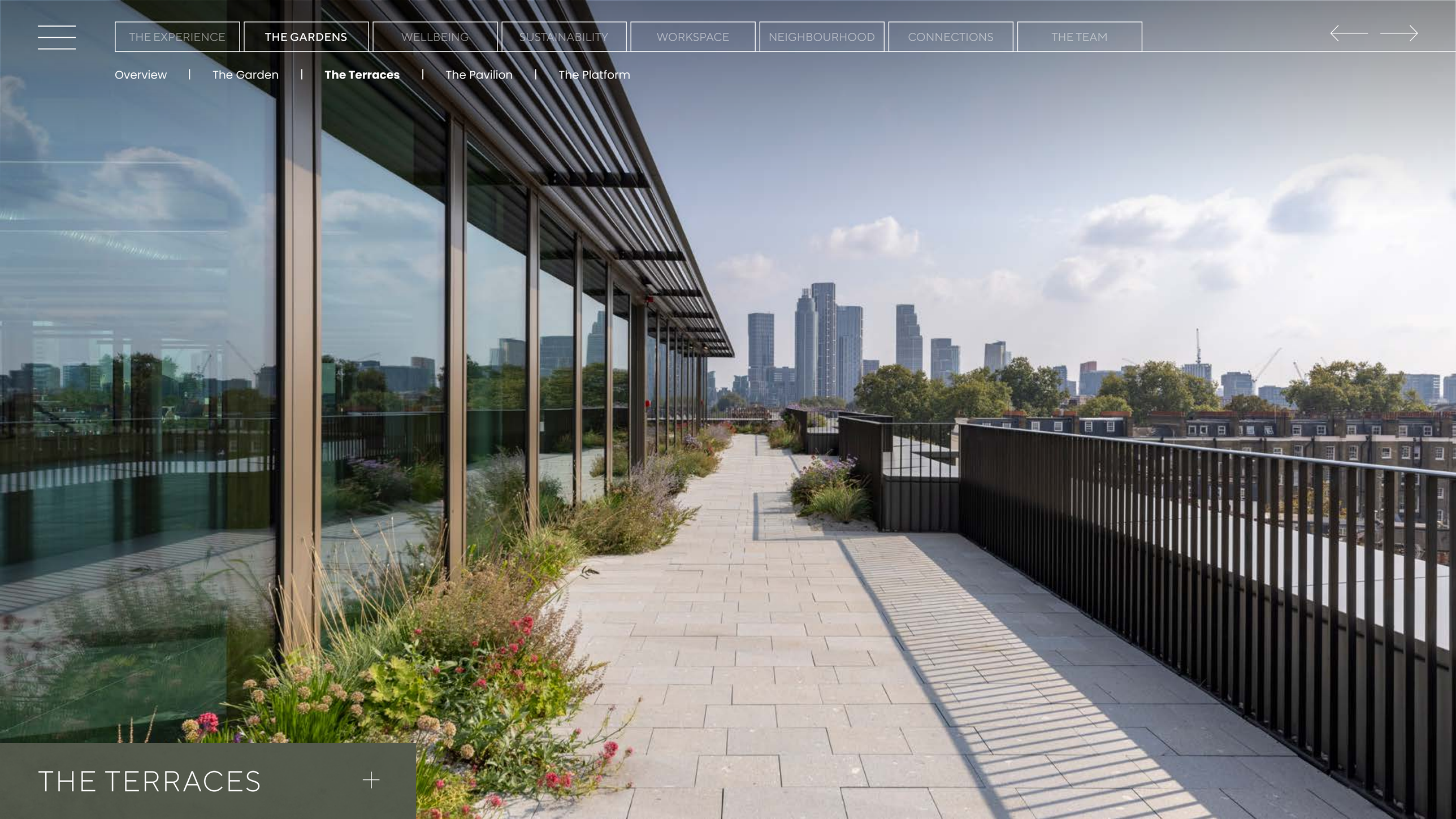
# THE GARDEN



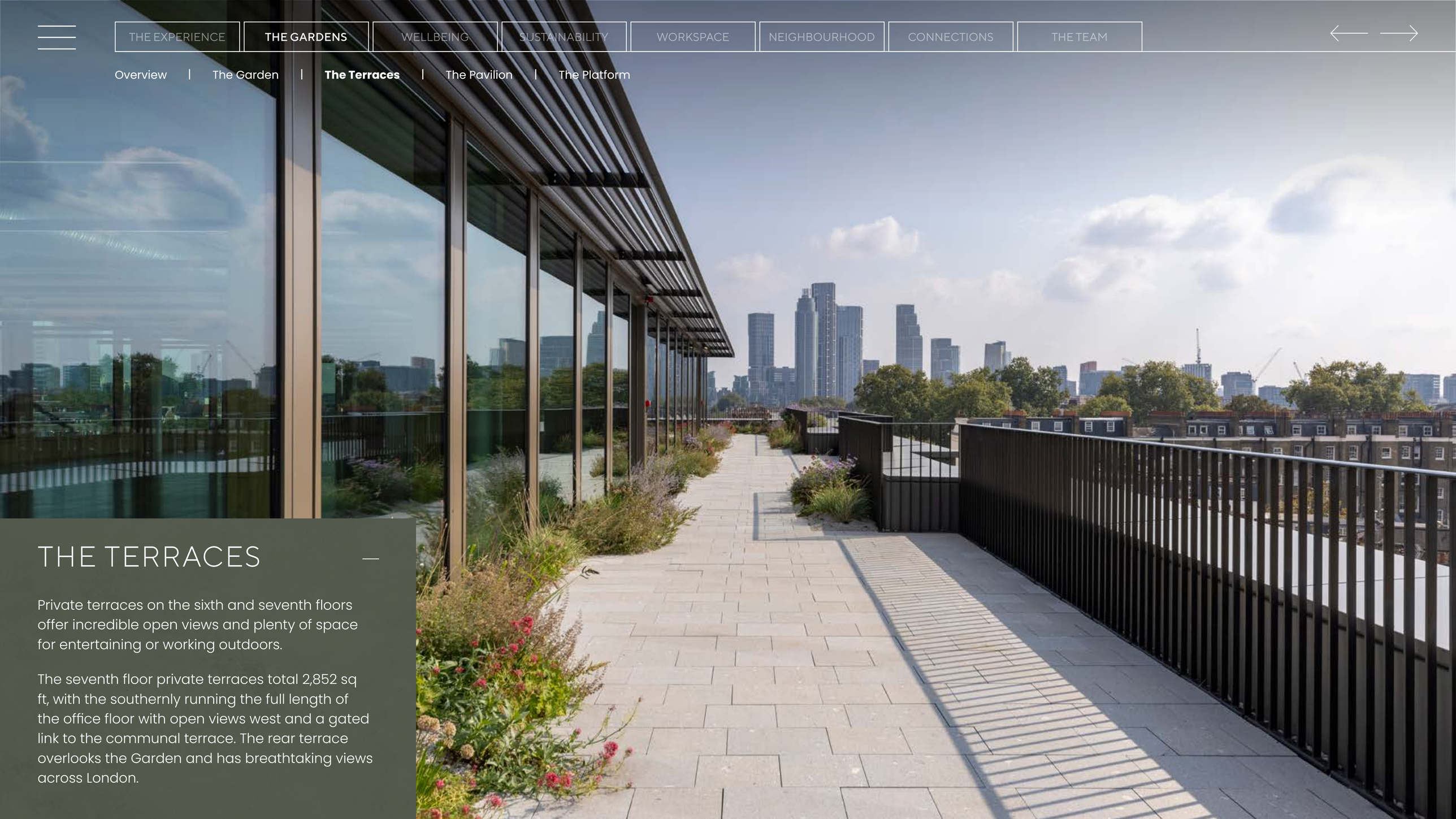
# THE GARDEN

2,637 sq ft of carefully selected seasonal planting, calming water features, and seamless connections to the ground floor form a serene and private outdoor space unlike any other.

A true connection to nature offering an authentic moment to pause, reflect and unwind away from the desk.



# THE TERRACES



# THE TERRACES

Private terraces on the sixth and seventh floors offer incredible open views and plenty of space for entertaining or working outdoors.

The seventh floor private terraces total 2,852 sq ft, with the southernly running the full length of the office floor with open views west and a gated link to the communal terrace. The rear terrace overlooks the Garden and has breathtaking views across London.



# THE PAVILION



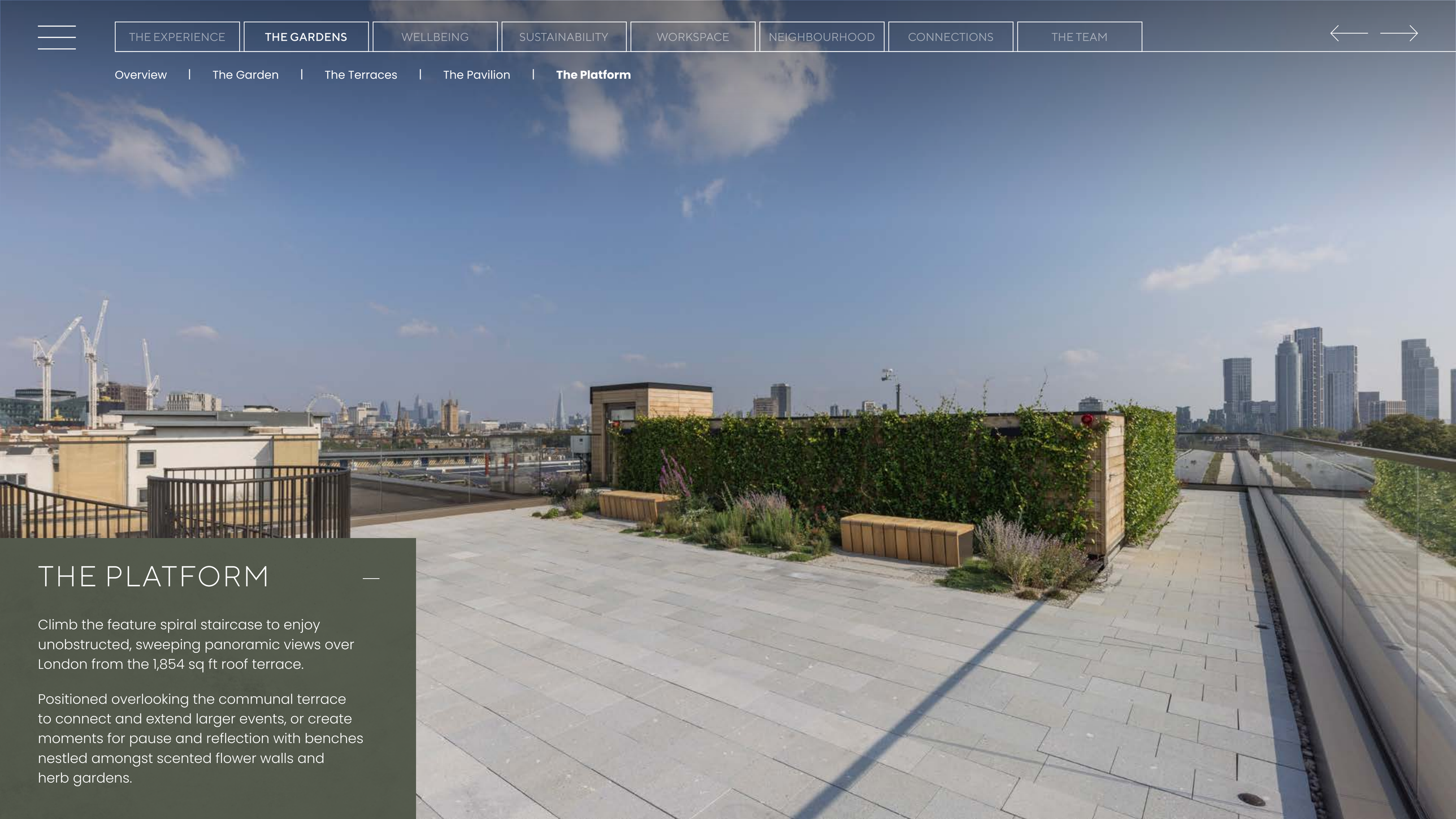
# THE PAVILION

A hugely impressive indoor and outdoor amenity that's perfect for entertaining and gathering.

The 2,637 sq ft space boasts a fitted kitchenette with fully glazed doors leading directly onto the landscaped terrace with incredible views over the London skyline and Eccleston Square's green canopy.



# THE PLATFORM +



# THE PLATFORM

Climb the feature spiral staircase to enjoy unobstructed, sweeping panoramic views over London from the 1,854 sq ft roof terrace.

Positioned overlooking the communal terrace to connect and extend larger events, or create moments for pause and reflection with benches nestled amongst scented flower walls and herb gardens.

# WELLBEING



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VICTORIA

# WELL PRECERTIFIED, TARGETING FULL CERTIFICATION AT PLATINUM LEVEL

## PROMOTING WELLBEING ON EVERY LEVEL, IN A TRULY HOLISTIC ENVIRONMENT

## ABOVE AND BEYOND

11 BELGRAVE IS TARGETING
95 POINTS OUT OF 100 WITH
80 REQUIRED TO MEET
PLATINUM WELL LEVEL



## AIR

Upgraded filtration and ventilation systems

Openable windows, manual and automatic

Considered non-toxic material choices

Pollution-filtering plants



## WATER

2 filtered water points on every floor

Interior/exterior moisture management systems

Monitored quality levels



## NOURISHMENT

Opportunity for on-site cafe serving healthy snacks

Dedicated spaces for dining

Terrace gardens with homegrown herbs



## LIGHT

Smart circadian lighting system across entire building

>70% workstations within 7.5m of a window or atrium

Managed solar glare



## MOVEMENT

Feature central staircase

Space for on-site gym and changing

Easy cycle access with storage

Moments from parks, gyms and healthy dining



## THERMAL COMFORT

Mixed-mode, natural ventilation

Smart controls for optimal temperatures

Individual control to suit preferences



## SOUND

Benchmark exceeding acoustics

Peaceful and private environments throughout

Natural materials absorb noise pollution



## MATERIALS

Extensive use of timber, stone and natural materials

No synthetic pesticides used in landscaping

Reduction of hazardous materials at construction

Non-toxic cleaning products in operation



## MIND

Serotonin boosting excellent natural light

A choice of private and communal spaces away from desks

Maximised views of greenery throughout the building



## COMMUNITY

Dedicated spaces for congregation and collaboration

Education library focus on health and wellbeing resources

Smart building app for ease of communication

Facade landscape design improving streetscape for all







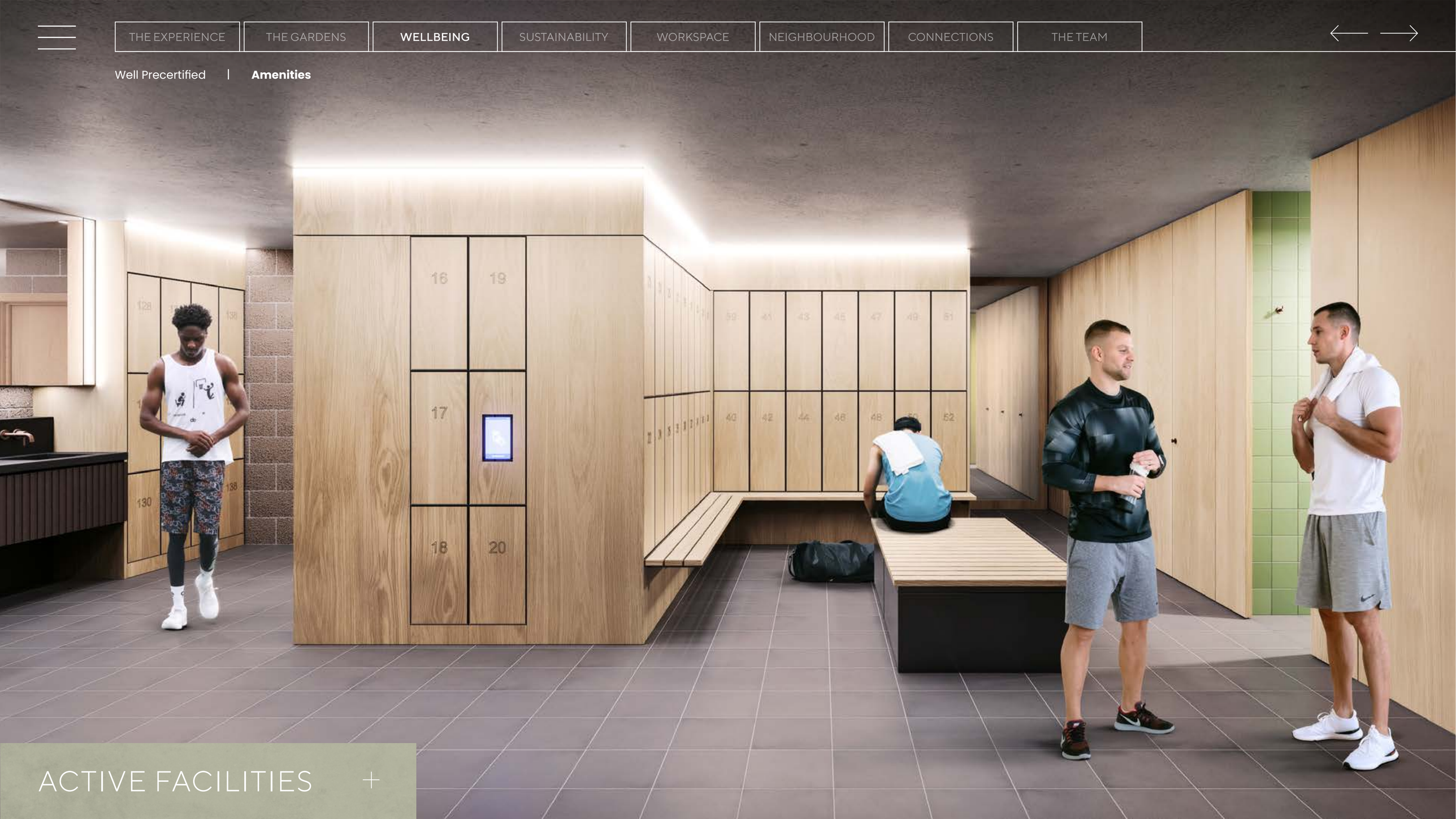




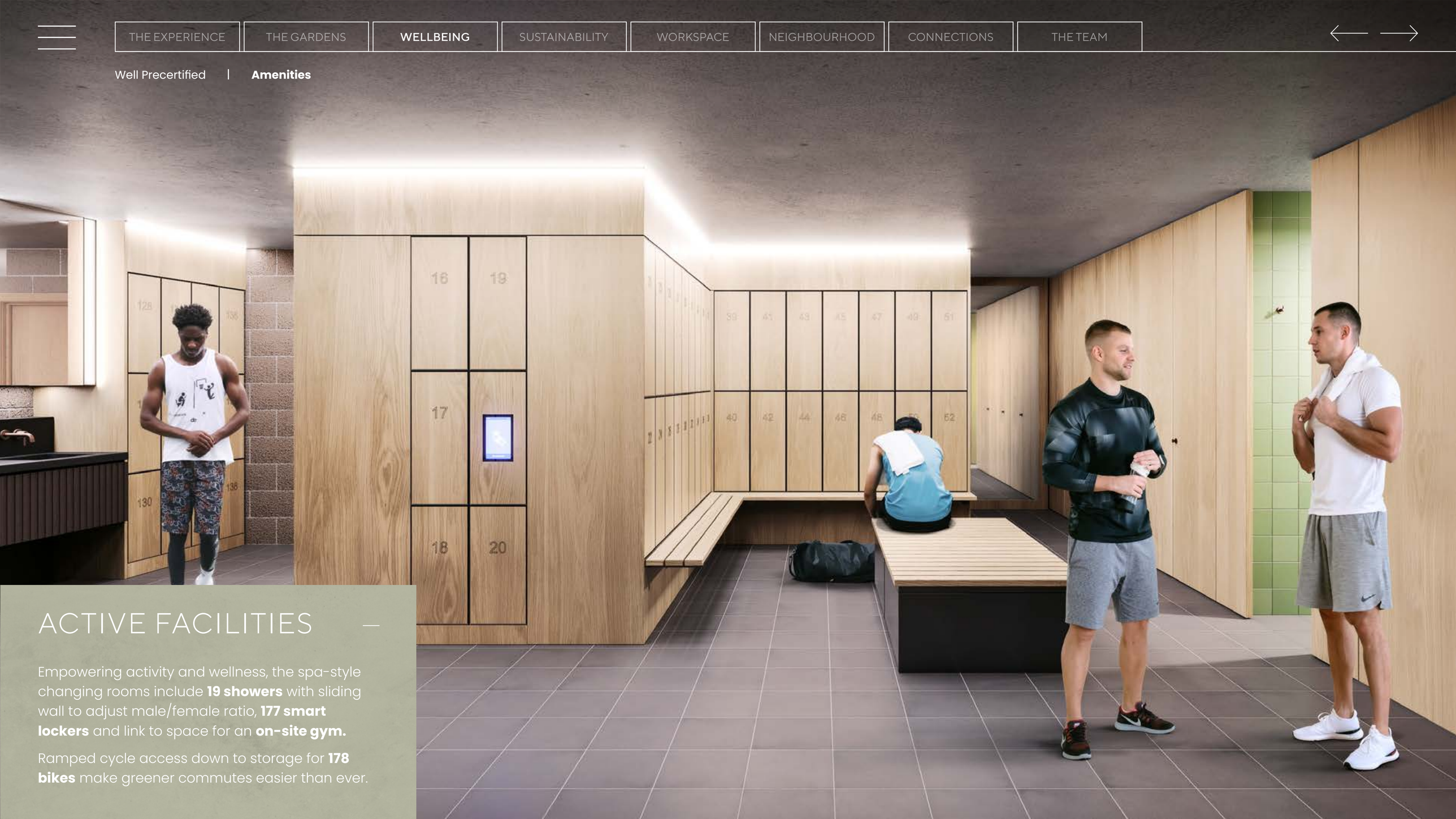


## NATURE AND NURTURE

PROMOTING WELLBEING ON EVERY LEVEL, FROM THE SHEER VOLUME OF GREENERY AND UNAVOIDABLE CONNECTION TO NATURE, TO THE MATERIALS USED, THE FRESH AIR, FLEXIBLE COWORKING AND MEETING SPACE AND THE EXCEPTIONAL COMMUTER FACILITIES THAT PROMOTE AN ACTIVE WORKING DAY.




# ACTIVE FACILITIES +




# ACTIVE FACILITIES

Empowering activity and wellness, the spa-style changing rooms include **19 showers** with sliding wall to adjust male/female ratio, **177 smart lockers** and link to space for an **on-site gym.**

Ramped cycle access down to storage for **178 bikes** make greener commutes easier than ever.

# SUSTAINABILITY



11 BELGRAVE

VICTORIA



# A NEXT GENERATION SUSTAINABLE BUILDING

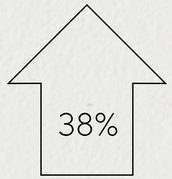
An exquisite working environment that has the most positive impact on the planet and offers the most enriching experience to the people that encounter it.
Now, and for years to come.

## EXEMPLARY OPERATIONAL ENERGY PERFORMANCE

NABERS UNITED KINGDOM

Targeting **NABERS 5.5★** pre-accreditation

## NET ZERO EMBODIED AND OPERATIONAL CARBON



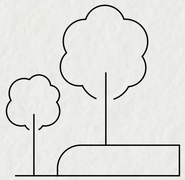

Surpassing RIBA 2030 Embodied Carbon Climate Challenge target by **38%**

## A LEADING INNOVATOR IN SUSTAINABLE CONSTRUCTION

CODE FOR A SUSTAINABLE BUILT ENVIRONMENT
BREEAM

Targeting BREEAM **'Outstanding'**

## EXCEPTIONALLY DIVERSE BIOPHILIC DESIGN THROUGHOUT



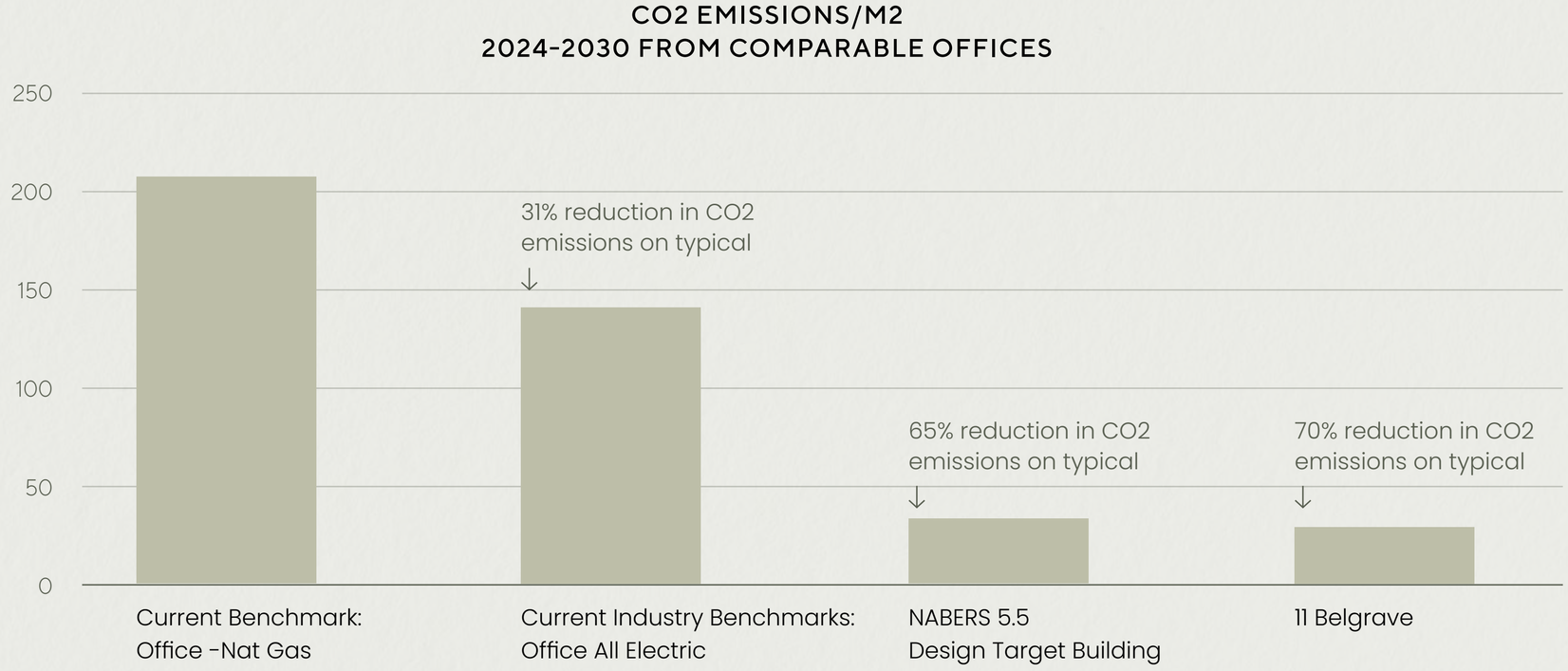
**12,750 sq ft** of expertly considered landscaping

# 70% REDUCTION IN CARBON EMISSIONS IN OPERATION*

11 Belgrave's science-based targets initiative is aligned with 1.5°C targets.

This will reduce an occupier's almost exclusive source of Scope 1 (Directly owned or controlled fossil fuel emissions) & Scope 2 (Purchased electricity associated emissions) carbon emissions.

*compared to a typical 2018 baseline



# INNOVATION IN DESIGN, CONSTRUCTION AND OPERATION

### TARGETING ZERO WASTE

to landfill during construction, with a 'recycle first' approach.

### 35% OF EXISTING STRUCTURE RETAINED

including sections of the concrete frame.

### LOW CARBON CONCRETE,

less carbon-intensive, structural steelwork, carbon efficient PT slabs.

### 50% REDUCTION IN MECHANICAL COOLING DEMANDS

per year due to cooling achieved by exposed concrete soffits combined with cross ventilation by natural ventilation of openable windows.

### 40% REDUCTION IN PEAK HEATING DEMAND

for the building due to heat recovery system.

### 100% ELECTRIC BUILDING

with electrically driven and high efficiency air source heat pumps.

### REAL TIME ENERGY ANALYSIS

building app will allow live oversight of energy use and identify areas for improvement.

### CO2 EMISSIONS REDUCED BY 35%

thanks to 320m2 of photovoltaic panels on the roof, providing renewable energy.

### SUDS WITHIN LANDSCAPING

will prevent water pollution and flooding, and living roofs will intercept and retain rainfall.



# WORKSPACE

11 BELGRAVE

VICTORIA




# EXCEPTIONAL EXCEEDED

104,000 sq ft of carefully curated workspace over eight floors.



| FLOOR | WORKSPACE SQ FT | TERRACES, GARDEN & AMENITY SQ FT | PLAN |
|---|---|---|---|
| Eighth THE PLATFORM | - | 1,854 | → |
| Seventh THE PAVILION & COMMUNAL TERACE | - | 2,741 | → |
| Seventh | UNDER OFFER | | → |
| Sixth | UNDER OFFER | | → |
| Fifth | 14,065 | - | → |
| Fourth | 14,034 | - | → |
| Third | 14,024 | - | → |
| Second | 14,037 | - | → |
| First | 13,403 | - | → |
| Ground | 5,054 | - | → |
| Ground GARDEN ROOM & RECEPTION | - | 5,672 | → |
| Ground GARDEN & DECK | - | 3,315 | → |
| Ground CAFÉ | - | 3,311 | → |
| Ground & Lower Ground GYM | - | 4,997 | → |
| **TOTAL** | **94,796** | **24,993** | |




# GROUND FLOOR

**Office**
5,054 sq ft

**Reception & Garden Room**
5,672 sq ft

**Cafe**
3,311 sq ft

**Outdoor Space**
5,382 sq ft

IMAGE GALLERY

- OFFICE
- RECEPTION & GARDEN ROOM
- CAFE
- COURTYARD & GARDENS
- CORE
- GYM




# FIRST FLOOR

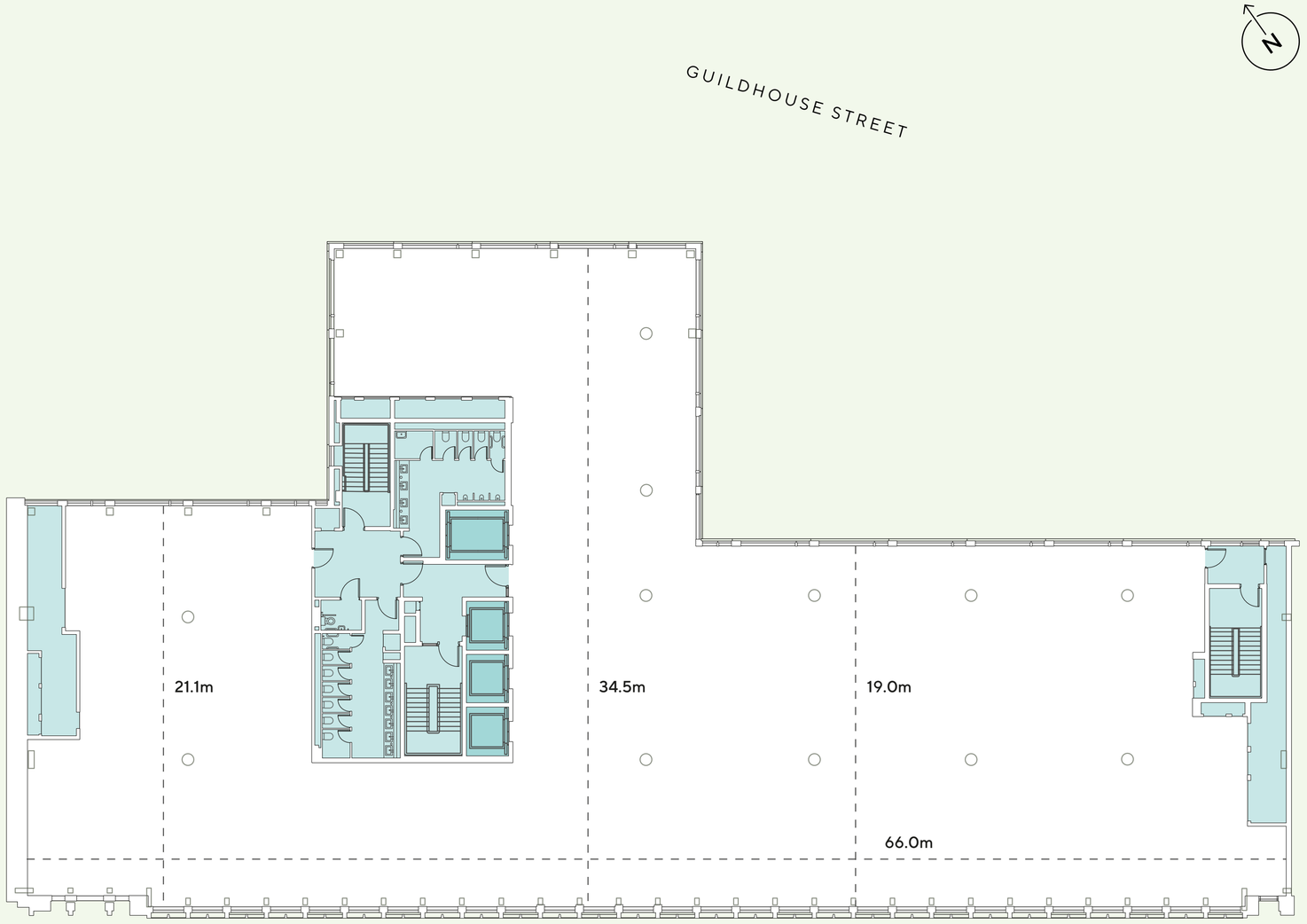
**Workspace**

13,403 sq ft

IMAGE GALLERY

WORKSPACE
GREEN ROOF
CORE

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**1**
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LG




# SECOND FLOOR

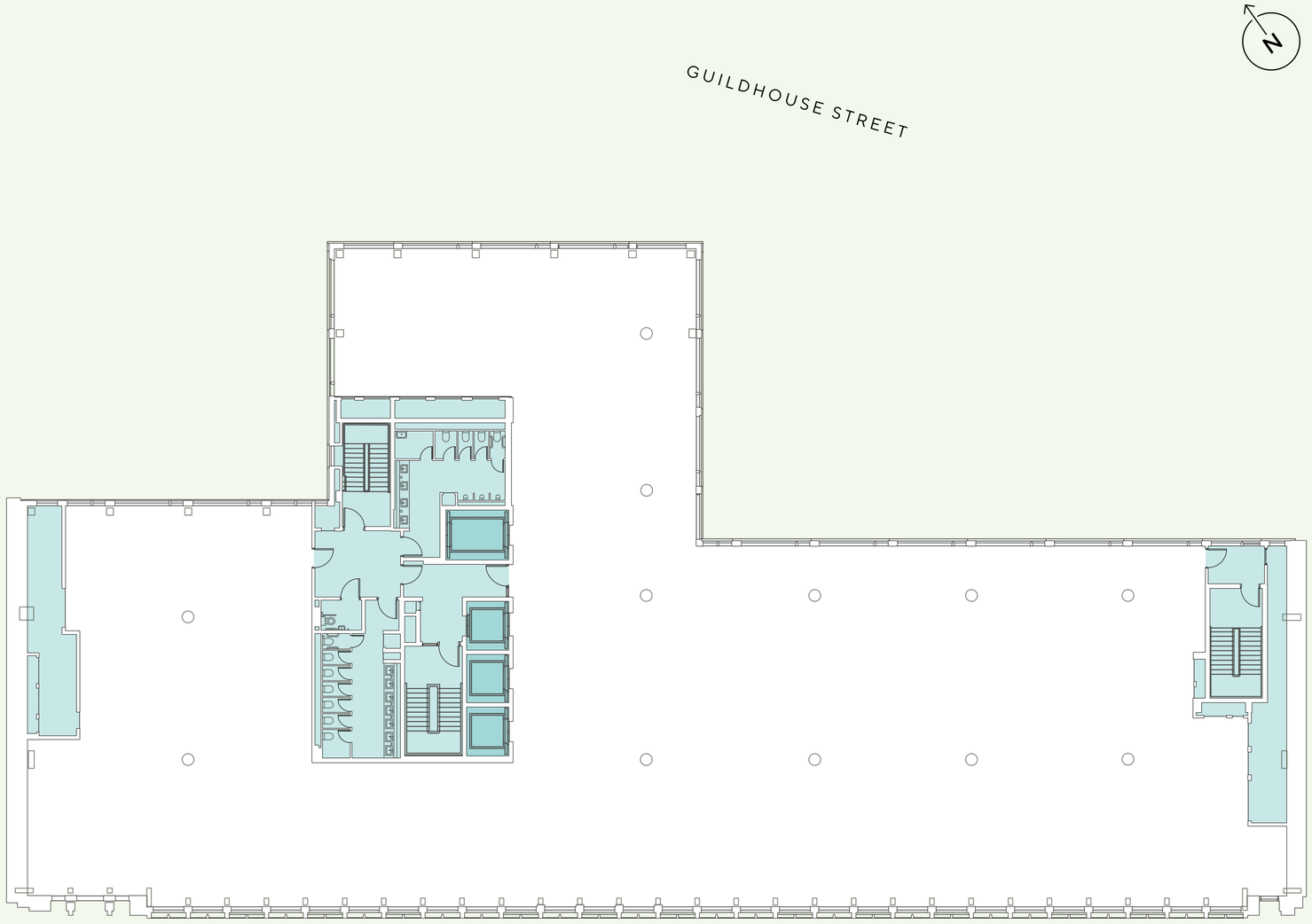
**Workspace**

14,037 sq ft

IMAGE GALLERY

WORKSPACE

CORE




# THIRD FLOOR

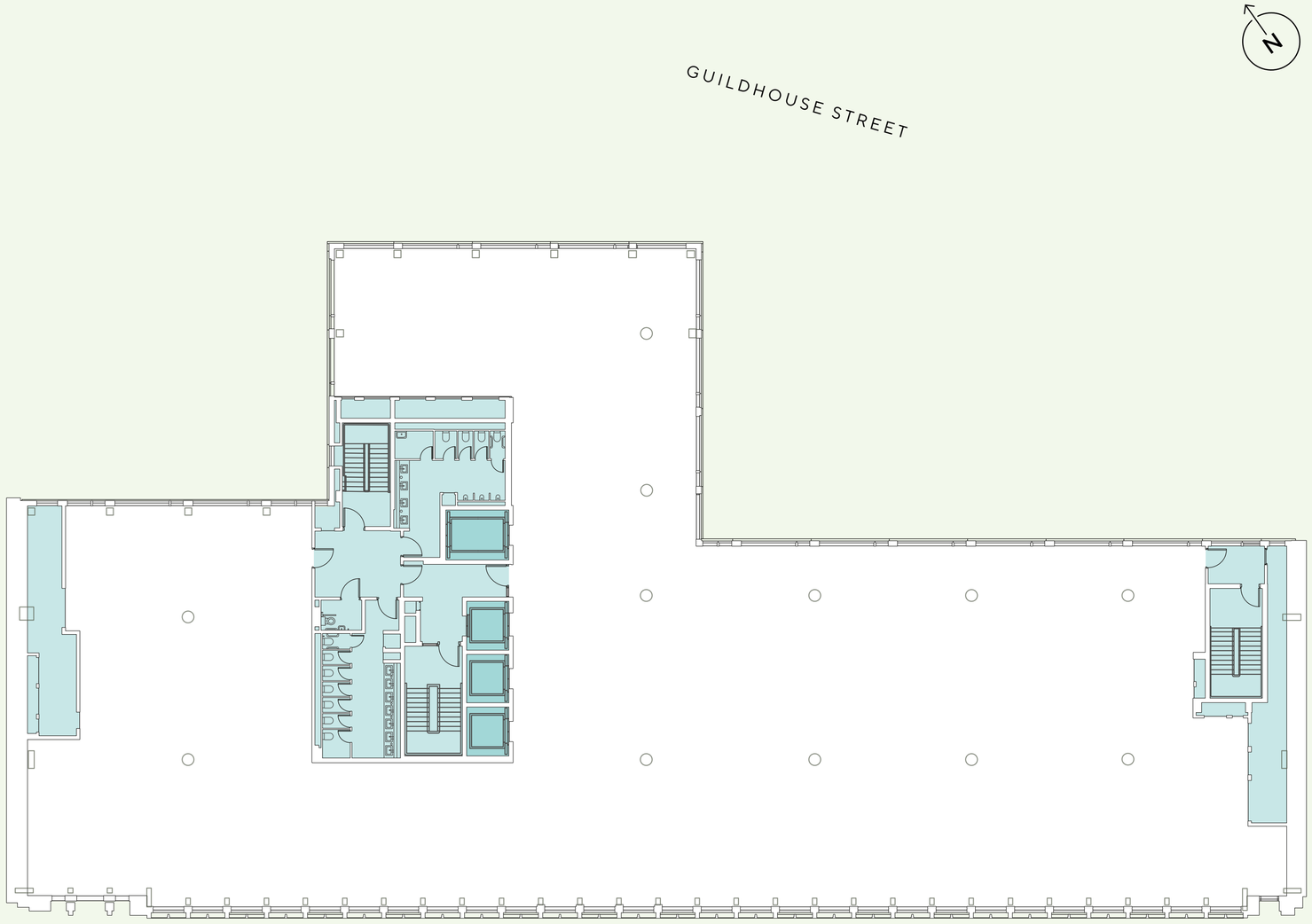
**Workspace**

14,024 sq ft

IMAGE GALLERY

WORKSPACE

CORE




# FOURTH FLOOR

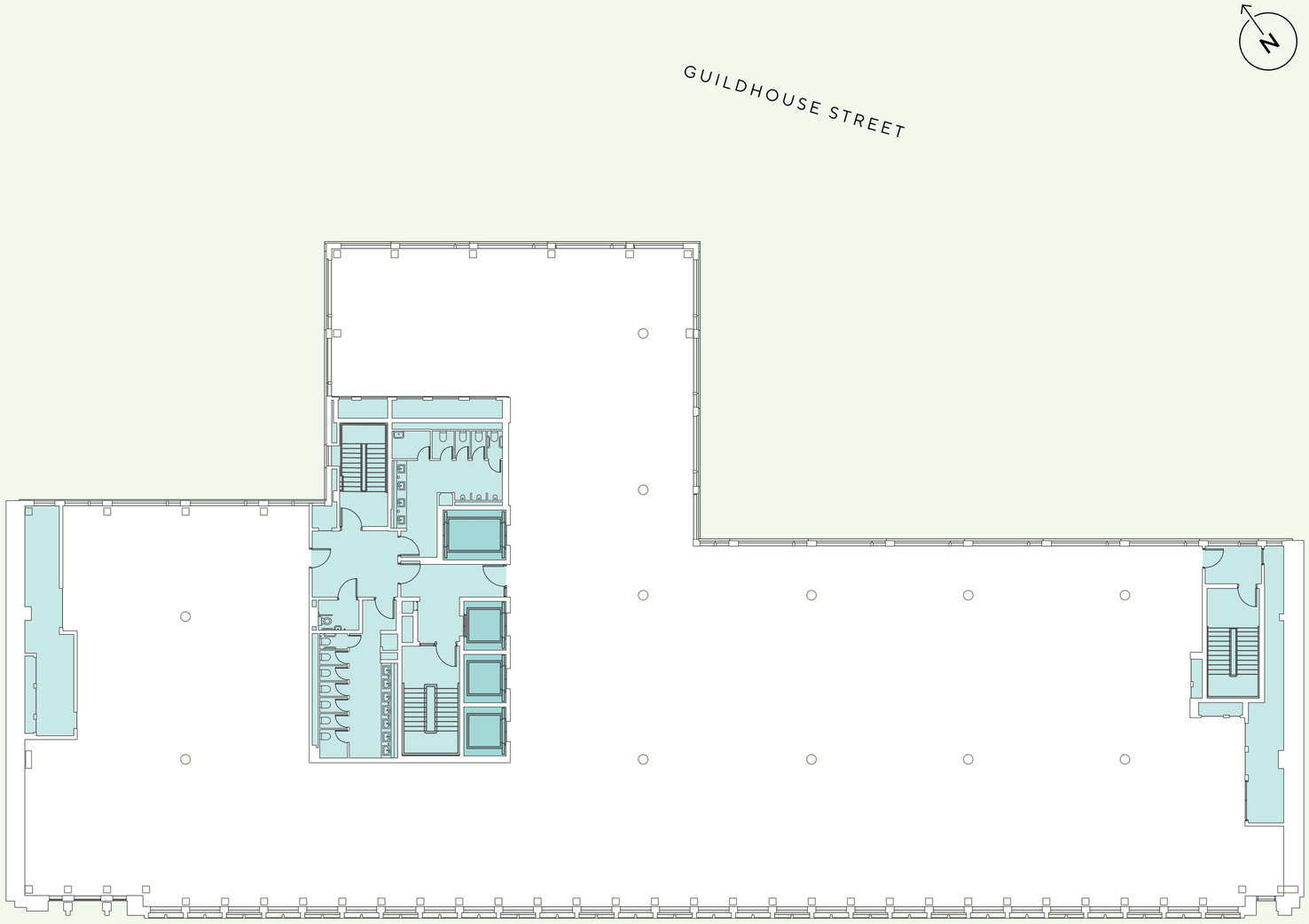
**Workspace**

14,034 sq ft

IMAGE GALLERY

WORKSPACE

CORE




# FIFTH FLOOR

**Workspace**

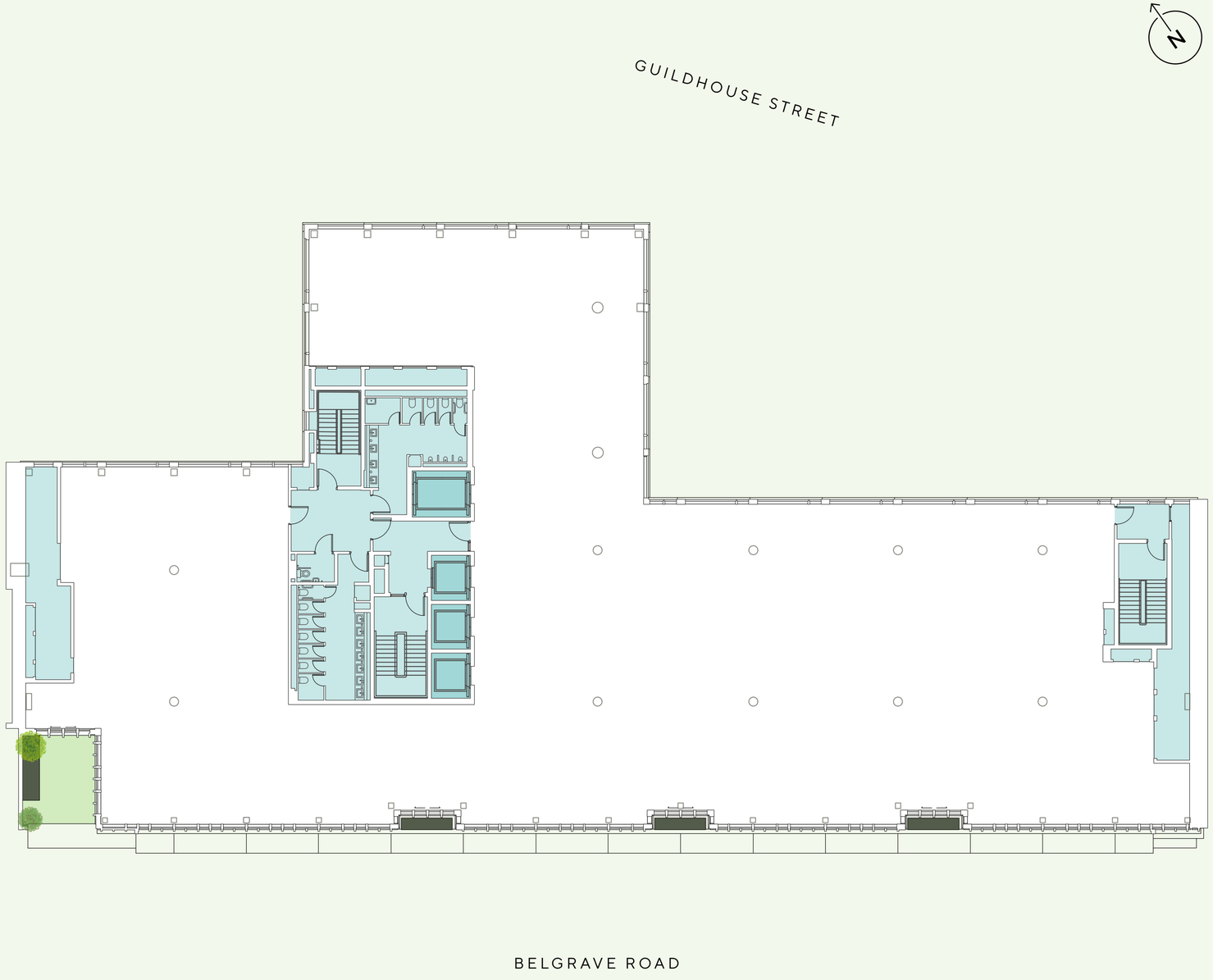
14,065 sq ft

SPACE PLAN

IMAGE GALLERY

WORKSPACE

CORE



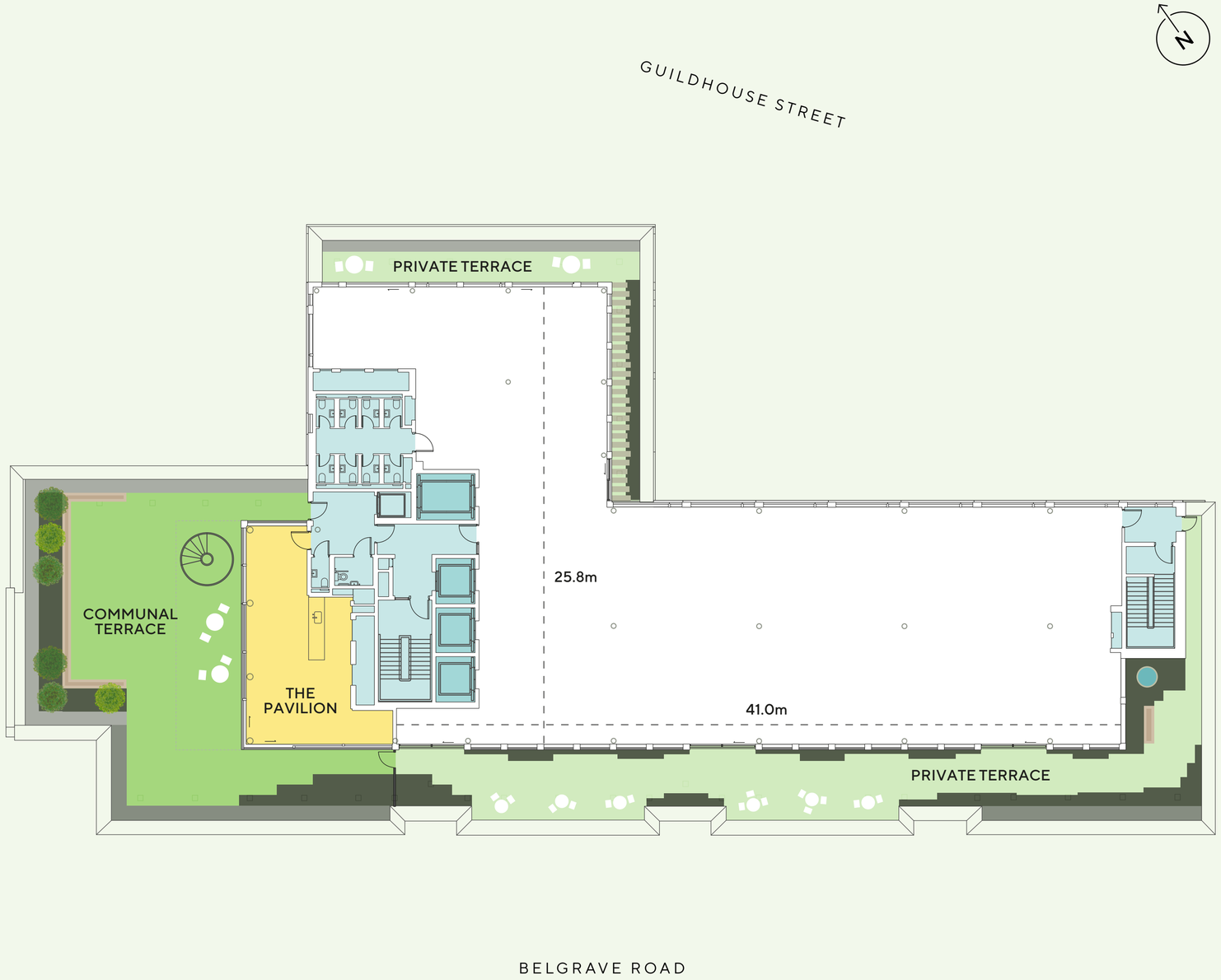

# SIXTH FLOOR

**Workspace**
13,165 sq ft

**Private Terrace**
251 sq ft

IMAGE GALLERY

WORKSPACE
PRIVATE TERRACE
CORE




# SEVENTH FLOOR

**Workspace**
7,014 sq ft

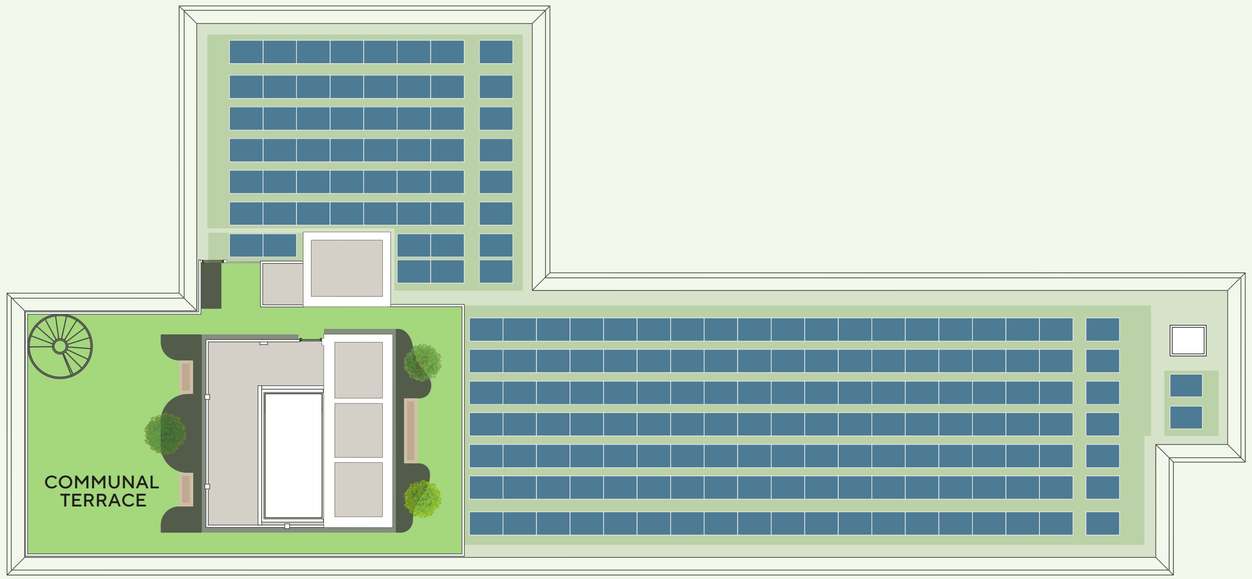
**Private Terraces**
2,852 sq ft

**Communal Terrace & Pavilion**
2,741 sq ft

SPACE PLAN

IMAGE GALLERY

- WORKSPACE
- PRIVATE TERRACES
- COMMUNAL TERRACE
- THE PAVILION
- CORE




# THE PLATFORM

**The Platform**

1,854 sq ft

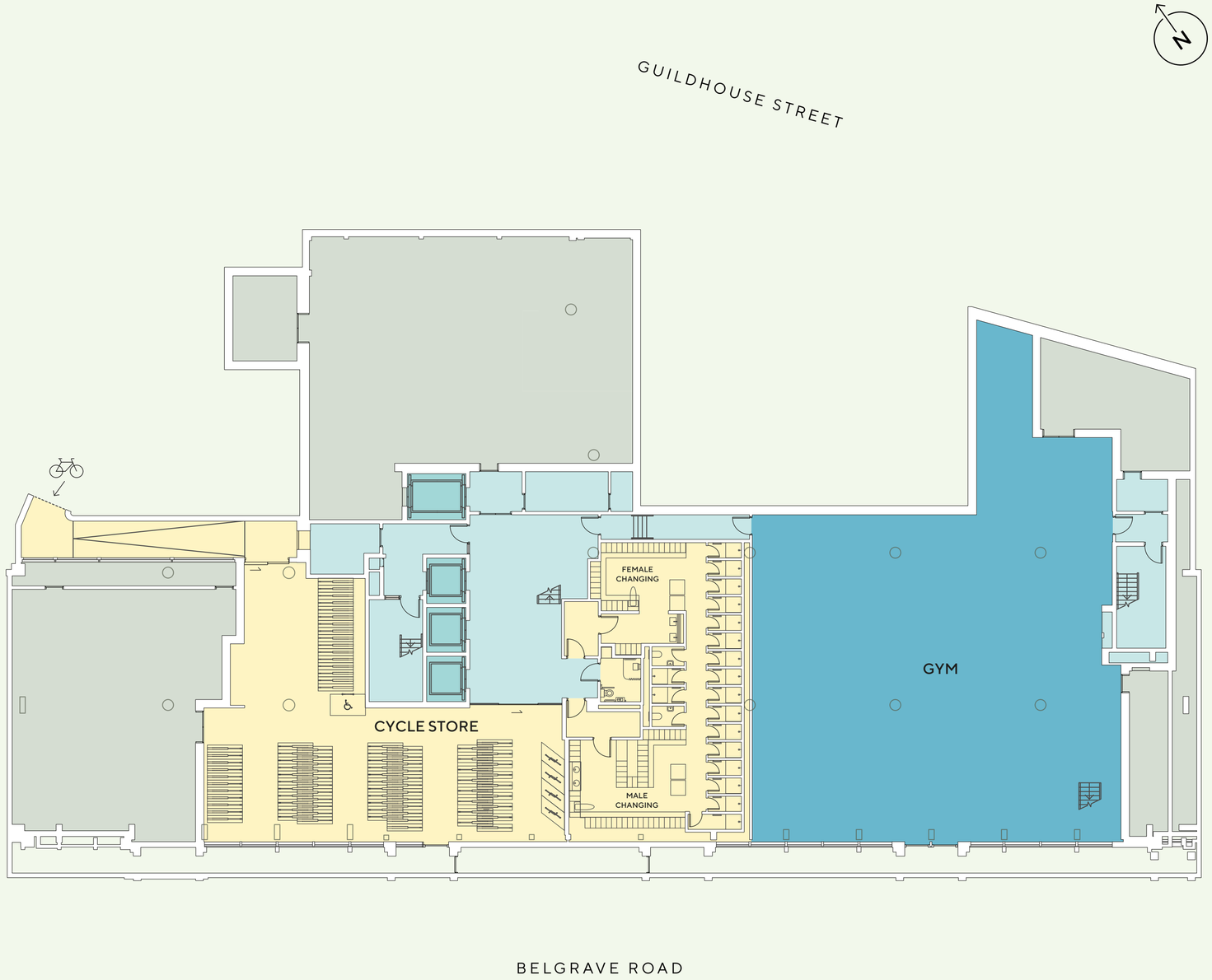
IMAGE GALLERY

COMMUNAL TERRACE

GREEN ROOF

PV PANELS

8
7
6
5
4
3
2
1
G
LG




# LOWER GROUND FLOOR

**4,997** sq ft gym opportunity with 4m high ceiling

**178** bicycle spaces

**177** wet and dry 'smart' lockers

**19** showers

**5** electric scooter docks

**1** bicycle maintenance station

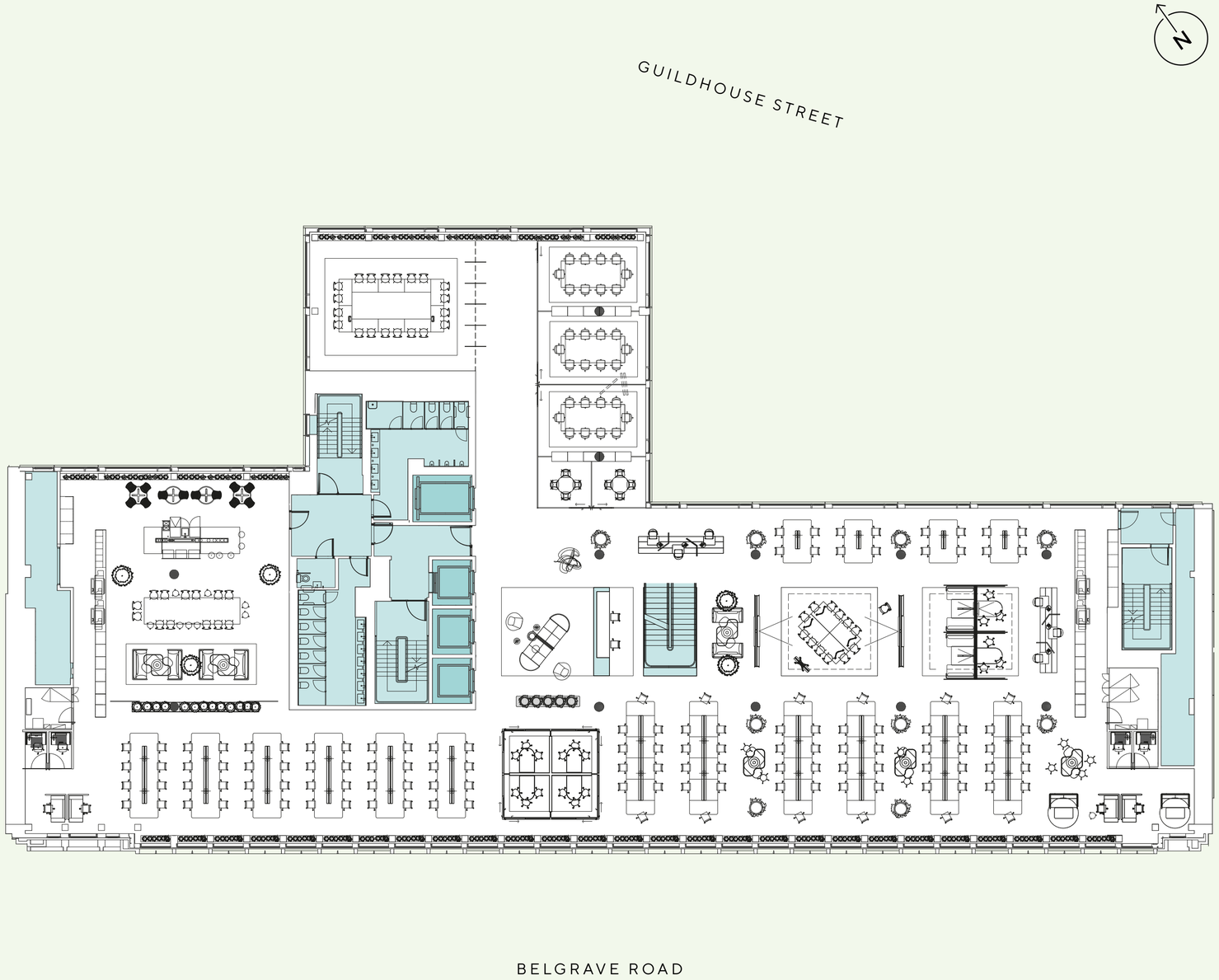
**14** folding bike locker spaces

**2** filtered hydration taps

- Vanity stations with hair drying facilities
- Ironing facilities
- Towel service

IMAGE GALLERY

COMMUTER FACILITIES
GYM
REFUSE & PLANT
CORE



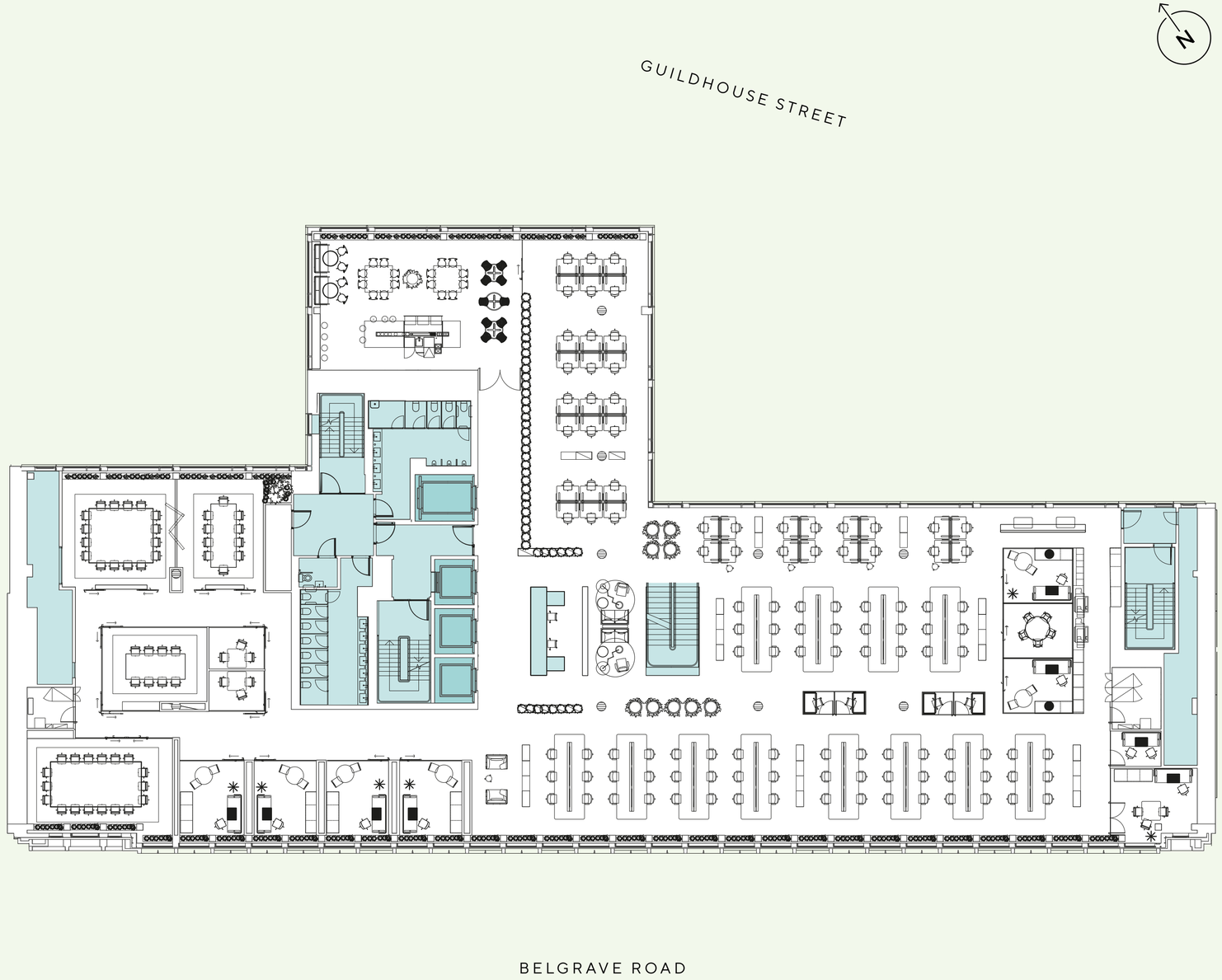

# TYPICAL CREATIVE

## 14,037 sq ft (Second Floor)

**Total**

128 seats | 10 sq m p/p

| | |
|---|---|
| **128** | Open workstations |
| **4** | 3p internal meeting rooms |
| **3** | 10p meeting rooms (2 x rooms can be combined) |
| **2** | 4p meeting rooms |
| **1** | 20p boardroom |
| **6** | Hotdesks |
| **4** | Phone rooms |
| **2** | Collaborative team booths |
| **2** | Collaborative high table booths |
| **1** | Informal flex space |
| **4** | Informal collaboration spaces |
| **1** | Breakout space |
| **2** | Comms rooms |
| **2** | Print/copy/store spaces |
| **128** | Lockers |
| **1** | Reception and waiting |



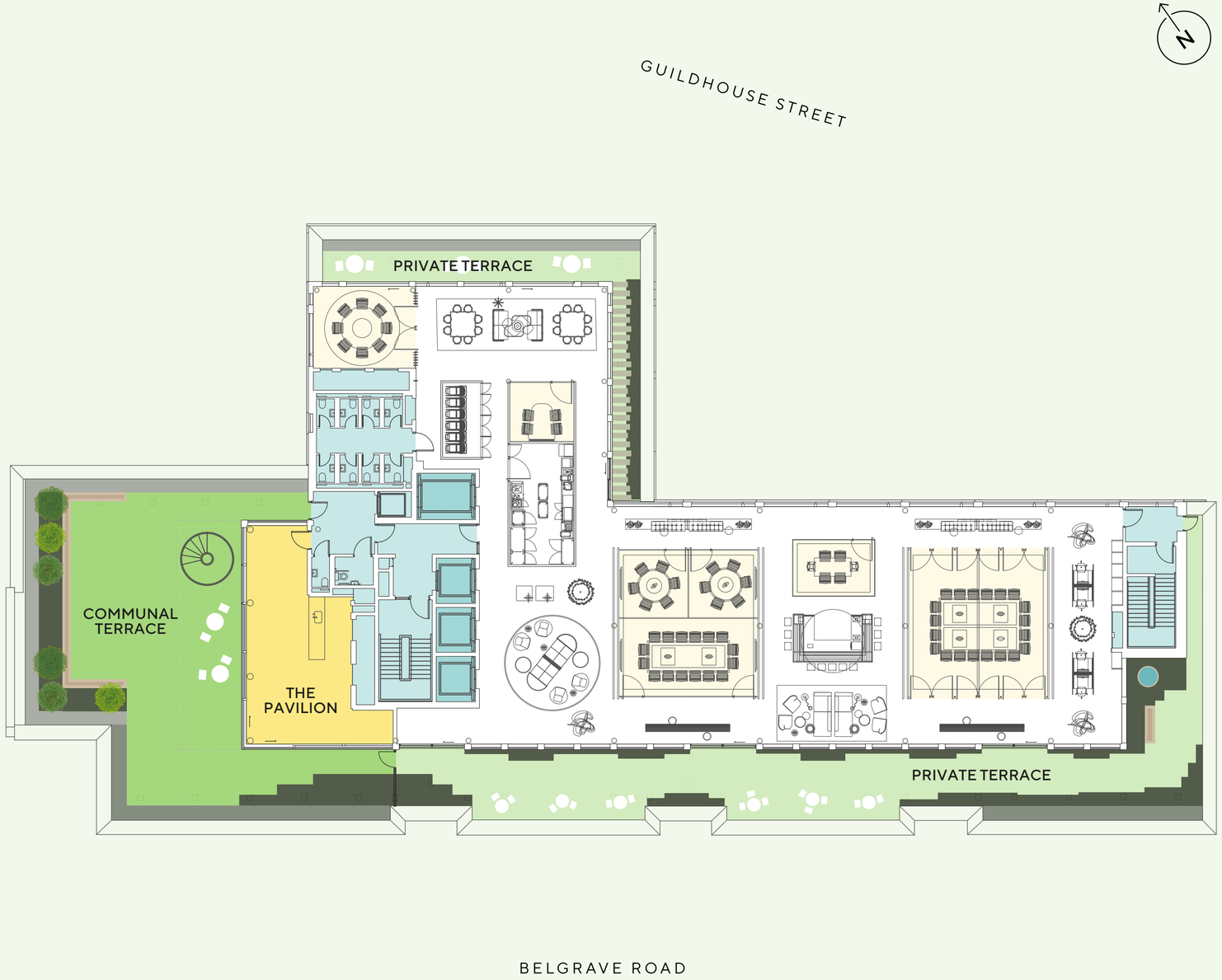

# TYPICAL CORPORATE

## 14,037 sq ft (Second Floor)

**Total**

118 seats | 12 sq m p/p

| | | | |
|---|---|---|---|
| **112** | Open workstations | **1** | Large office |
| **1** | 16p meeting room | **1** | 18p boardroom |
| **1** | 10p meeting room | **5** | Phone rooms |
| **1** | 8p meeting room | **1** | Informal bench seat |
| **2** | 3p meeting rooms | **1** | Breakout space |
| **3** | 10p meeting rooms (2 x rooms can be combined) | **1** | Comms room |
| | | **1** | Print/copy/store spaces |
| **2** | 4p meeting rooms | **48** | Lockers |
| **1** | 4p internal meeting room | **1** | Reception and waiting |
| **6** | Offices | | |

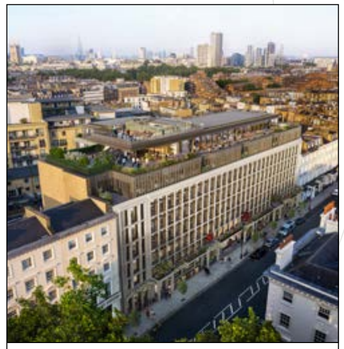



# SEVENTH FLOOR EXECUTIVE SUITE

## 7,014 sq ft

| | |
|---|---|
| 1 | 20p meeting room (divisible) |
| 1 | 16p meeting |
| 3 | 6p meeting |
| 1 | 8p meeting/ private dining |
| 1 | 4p meeting |
| 2 | Concierge |
| 1 | Waiting area |
| 1 | Coffee bar |
| 1 | Informal lounge |
| 4 | Workspaces |
| 1 | Client work lounge (20p) |
| 1 | Commercial kitchen |
| 1 | Furniture store |
| 1 | SER cupboard |

TYPICAL CREATIVE | TYPICAL CORPORATE | **SEVENTH FLOOR EXECUTIVE SUITE**



AERIAL



EXTERNAL BELGRAVE ROAD



EXTERNAL GUILDHOUSE STREET



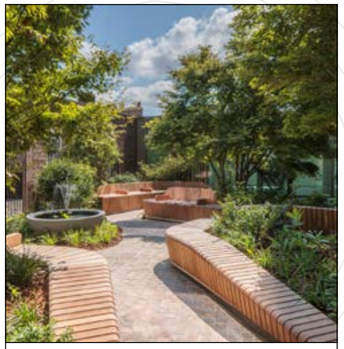
RECEPTION



LOBBY



GARDEN ROOM



THE GARDEN



CHANGING



TYPICAL CAT A



TYPICAL FITTED



SEVENTH FLOOR

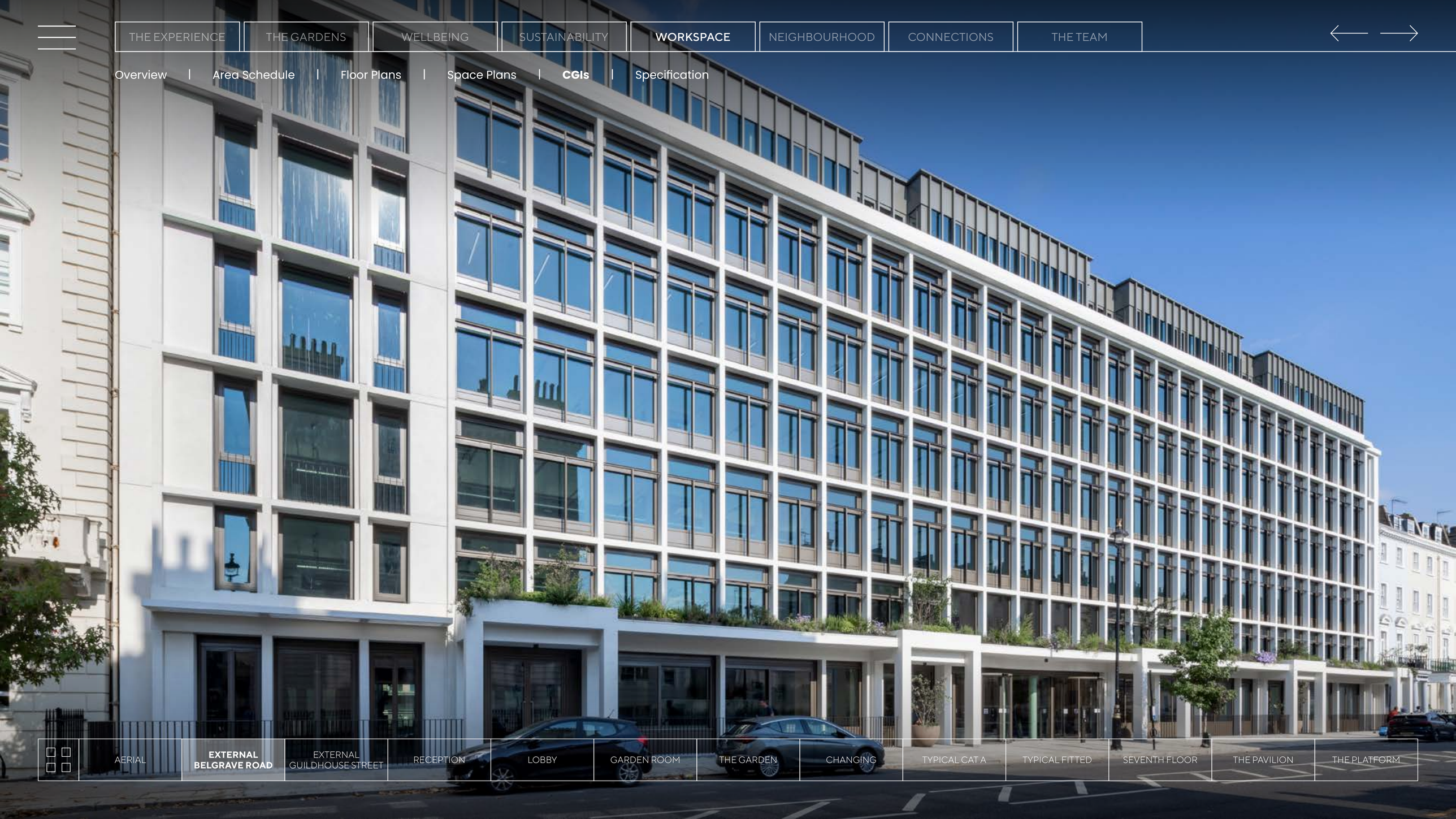


THE PAVILION



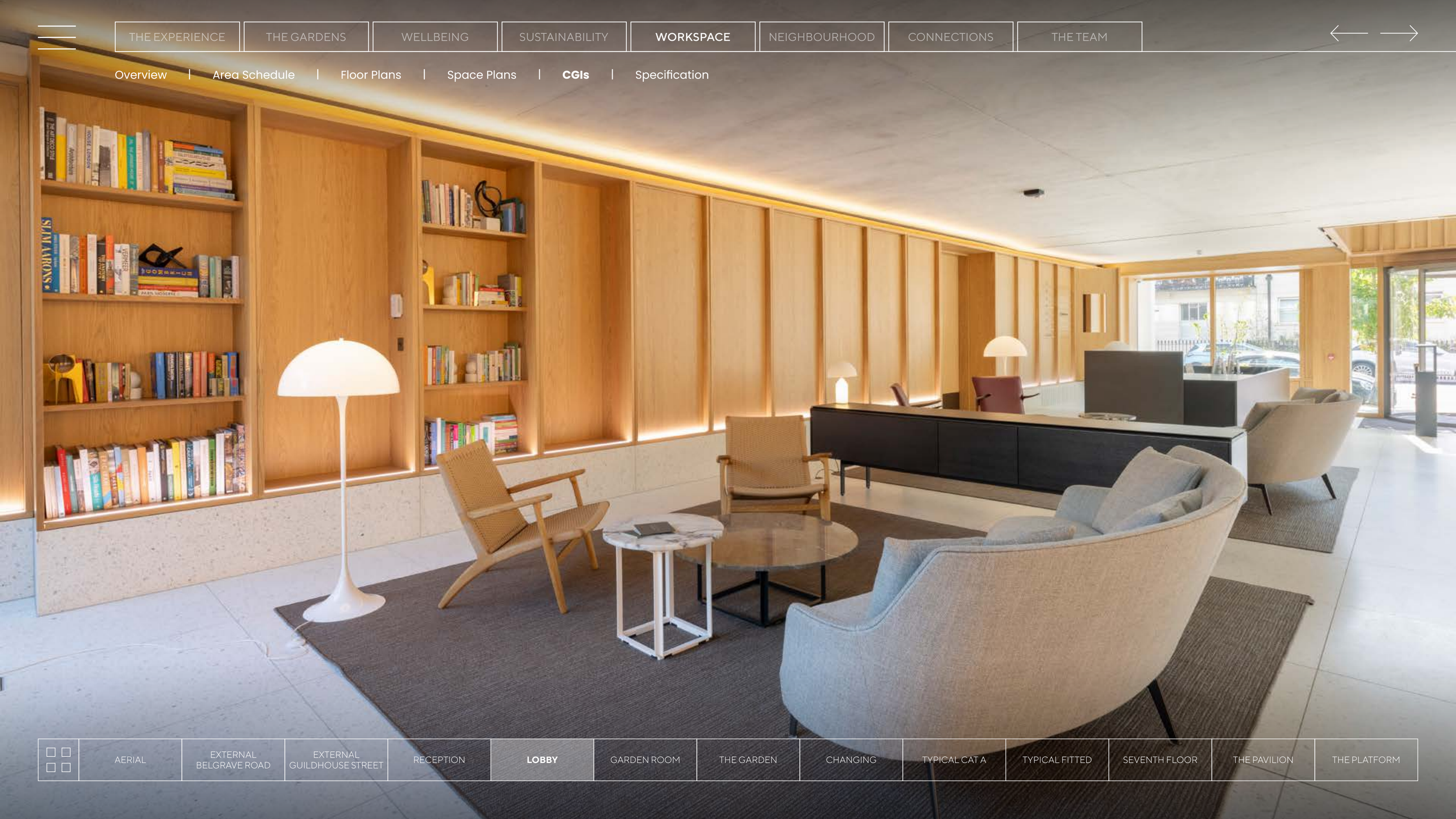
THE PLATFORM





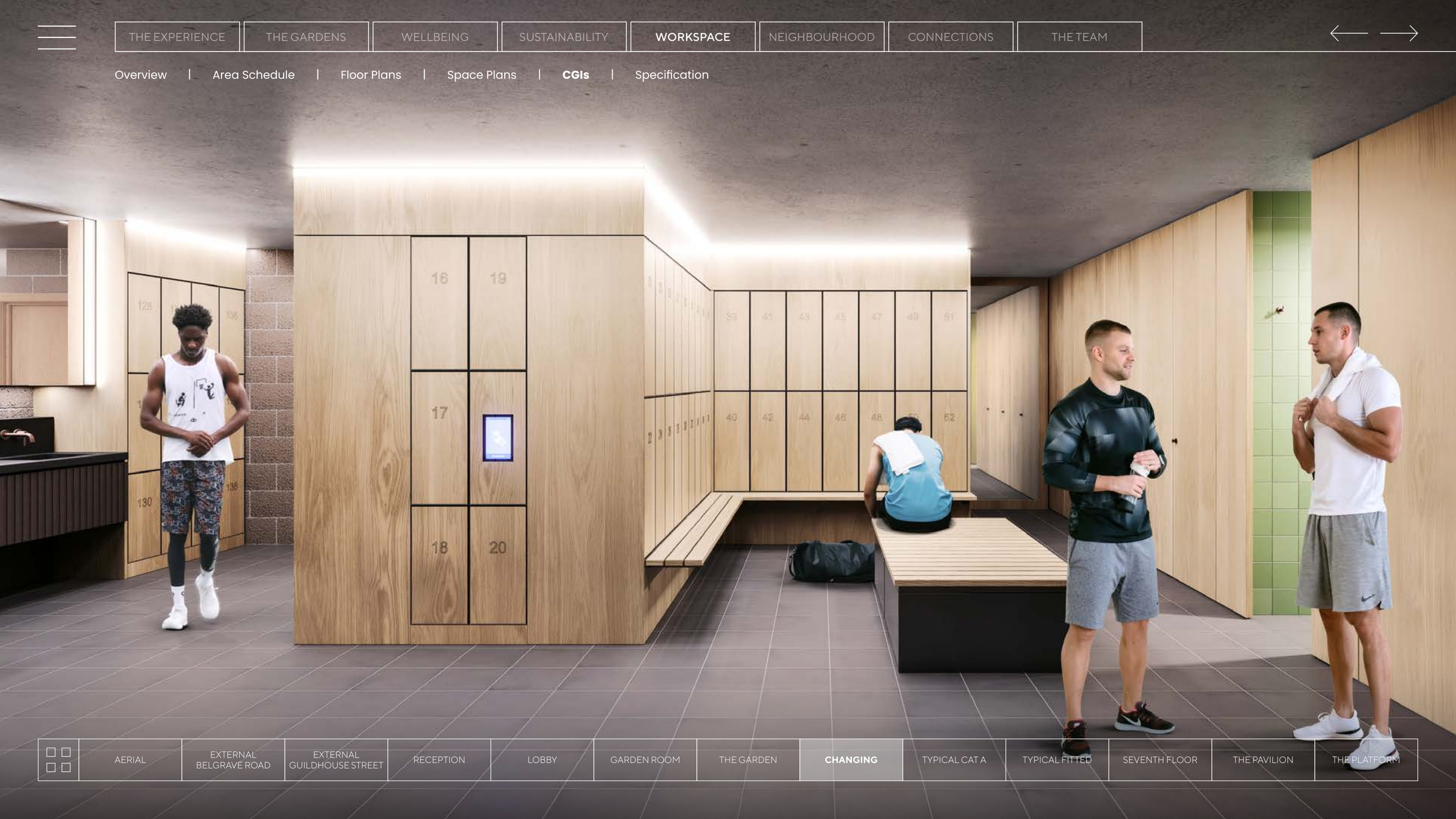


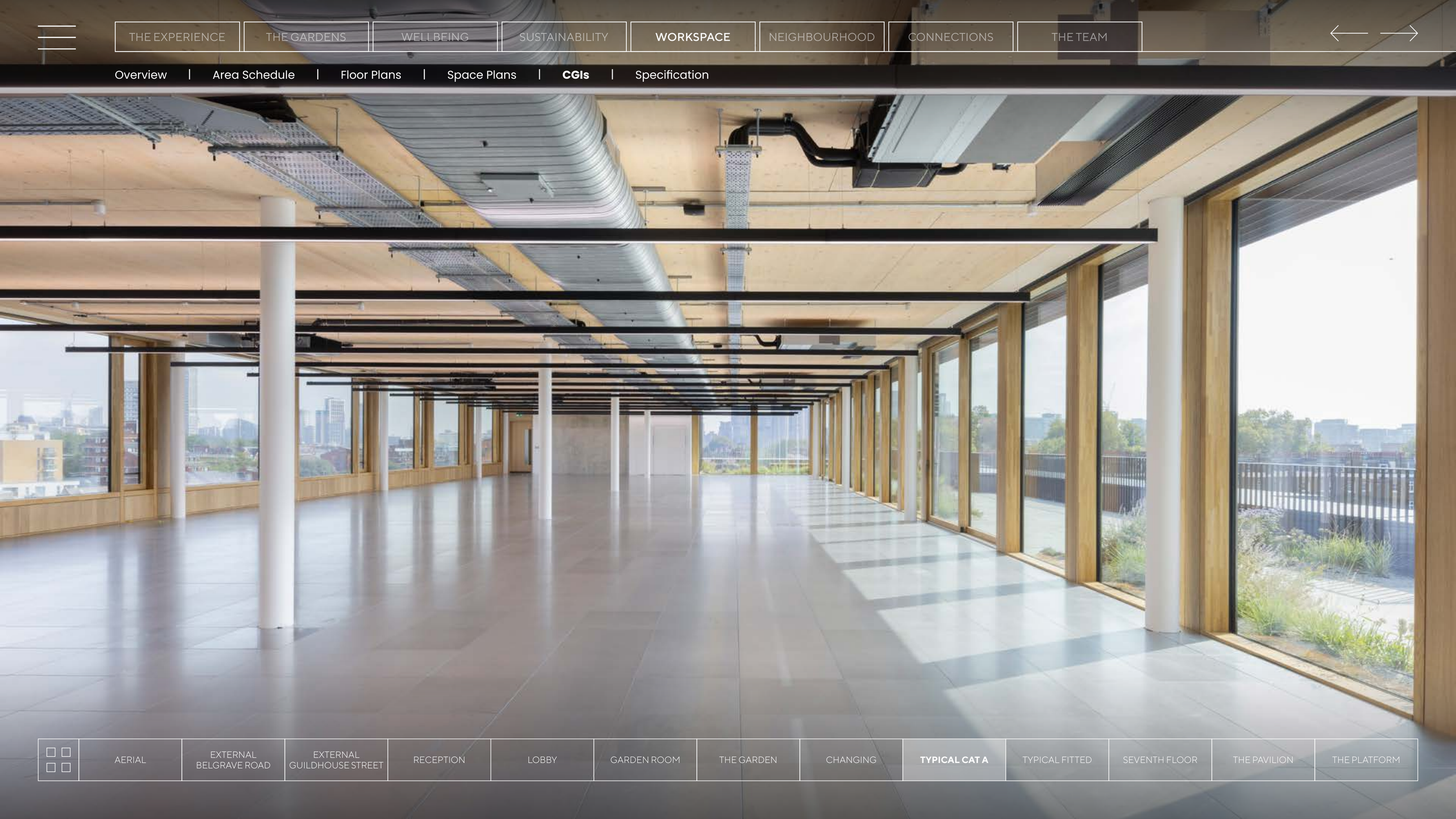




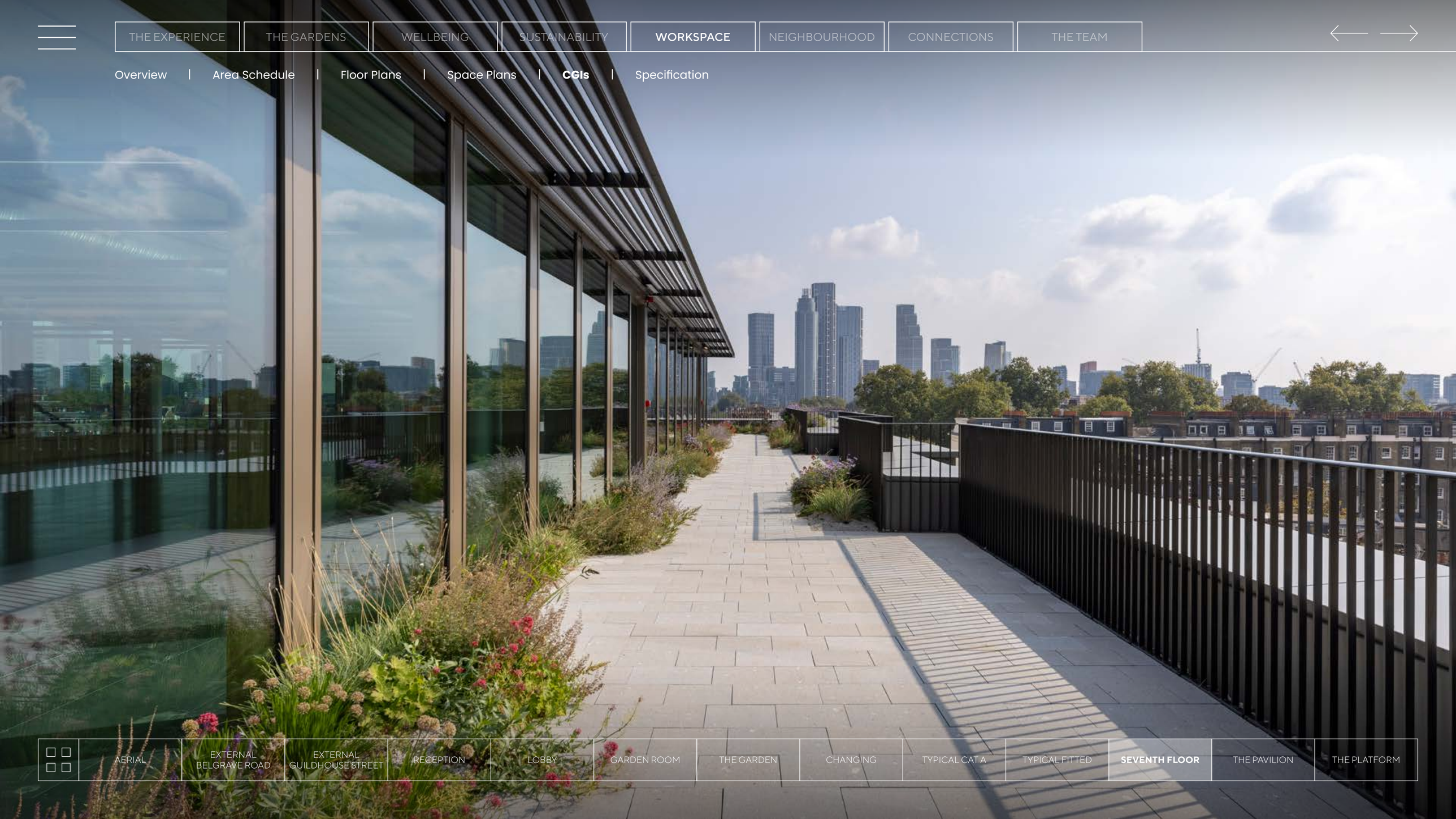


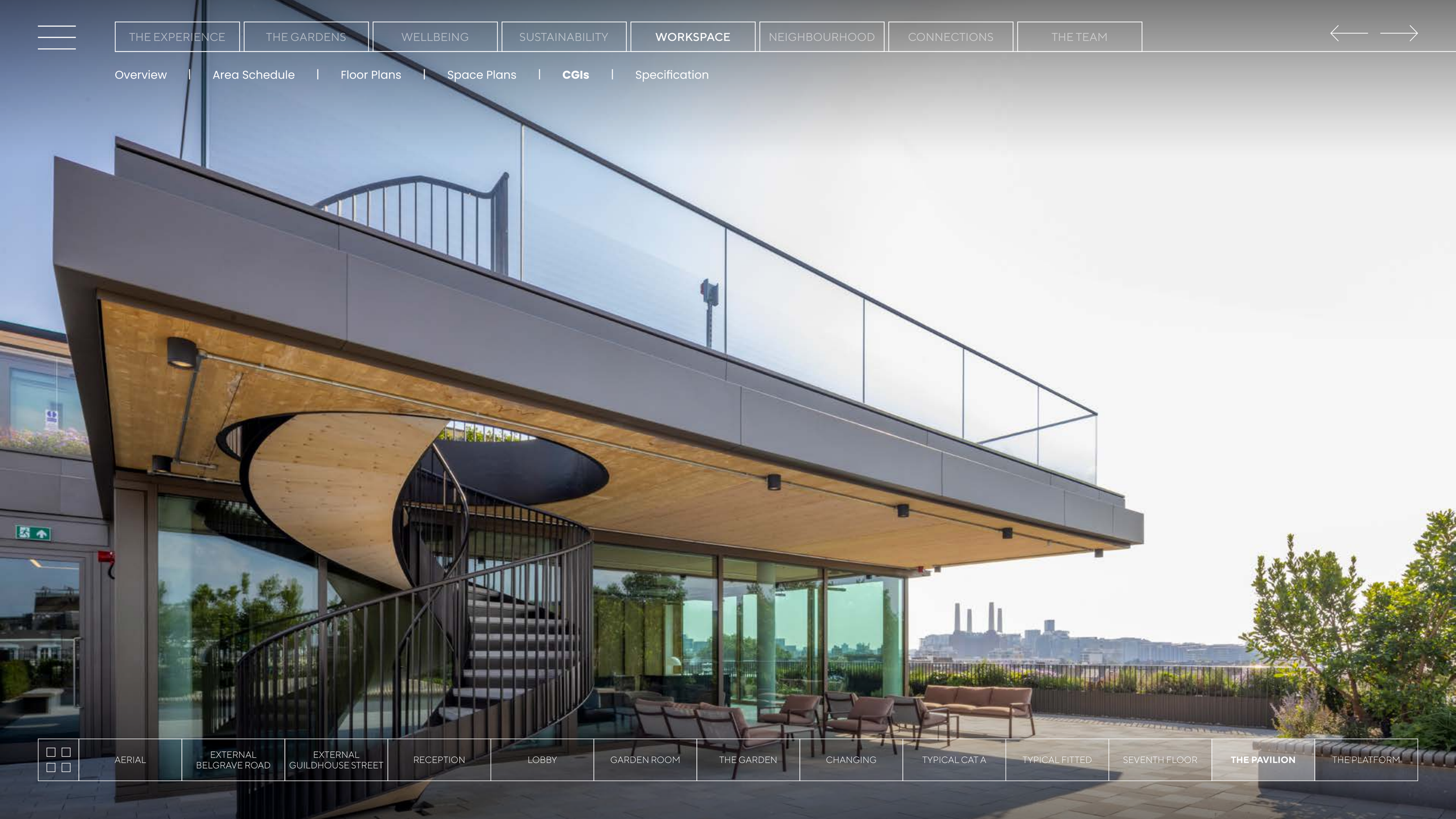



16
19
17
18
20
40
42
44
46
48
52
130
136




SUITCASE







# SUMMARY SPECIFICATION

## THE BUILDING

Targeting BREEAM 'Outstanding'

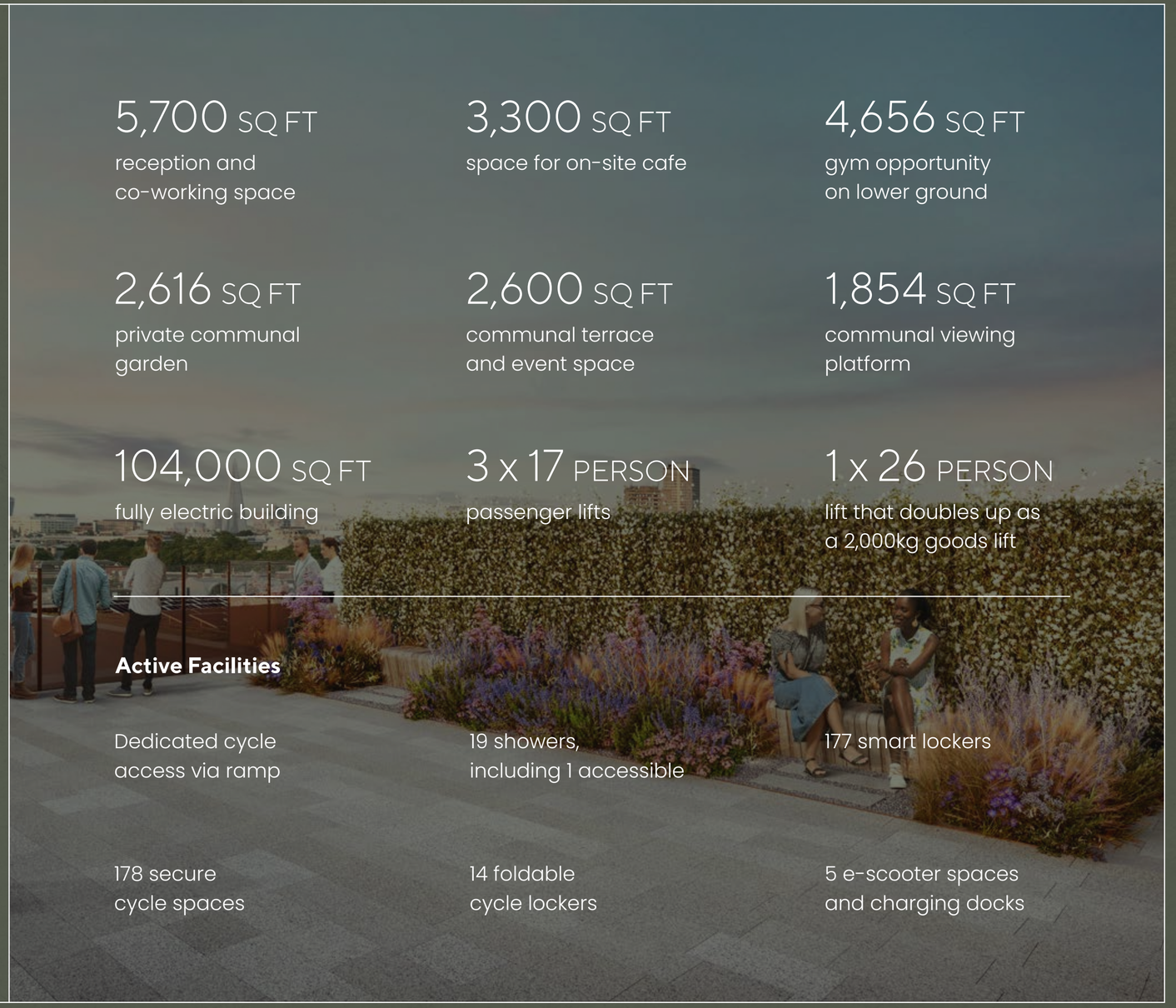
Targeting Well Platinum Pre-certification

Pre-accredited NABERS 5.5*

WiredScore Platinum

Net Zero Embodied and Operational Carbon

SmartScore Certified



**5,700** SQ FT
reception and co-working space

**3,300** SQ FT
space for on-site cafe

**4,656** SQ FT
gym opportunity on lower ground

**2,616** SQ FT
private communal garden

**2,600** SQ FT
communal terrace and event space

**1,854** SQ FT
communal viewing platform

**104,000** SQ FT
fully electric building

**3 x 17** PERSON
passenger lifts

**1 x 26** PERSON
lift that doubles up as a 2,000kg goods lift

**Active Facilities**

Dedicated cycle access via ramp

19 showers, including 1 accessible

177 smart lockers

178 secure cycle spaces

14 foldable cycle lockers

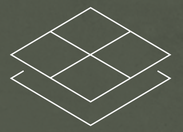
5 e-scooter spaces and charging docks

# SUMMARY SPECIFICATION

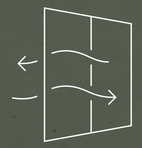
## THE WORKSPACE



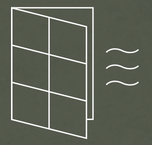
Floor to ceiling heights
of 2.7m to 3.1m



100mm raised
flooring throughout



Mixed-mode ventilation
with air filtration



Openable windows



LED lighting and
circadian system



VRF fan coil unit
heating/cooling



Designed 1:8 occupancy



3,049 sq ft
private terraces

# NEIGHBOURHOOD



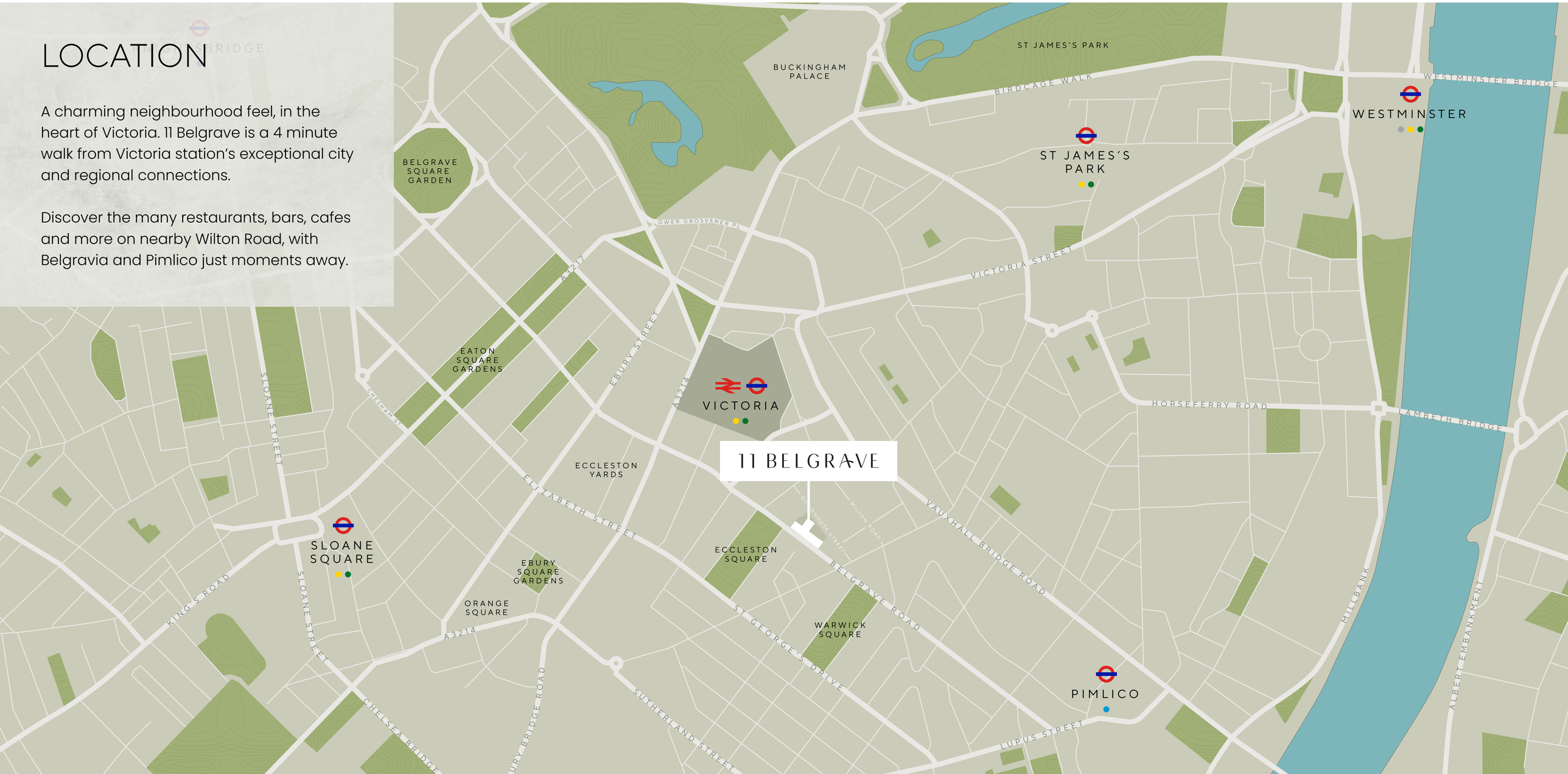
11 BELGRAVE

VICTORIA

# LOCATION

A charming neighbourhood feel, in the heart of Victoria. 11 Belgrave is a 4 minute walk from Victoria station's exceptional city and regional connections.

Discover the many restaurants, bars, cafes and more on nearby Wilton Road, with Belgravia and Pimlico just moments away.



# EXPLORE THE AREA

Welcome to the secret side of Victoria, with its treasure trove of hidden gems just waiting to be discovered.



FINE DINING



COFFEE AND LUNCH



BARS AND PUBS



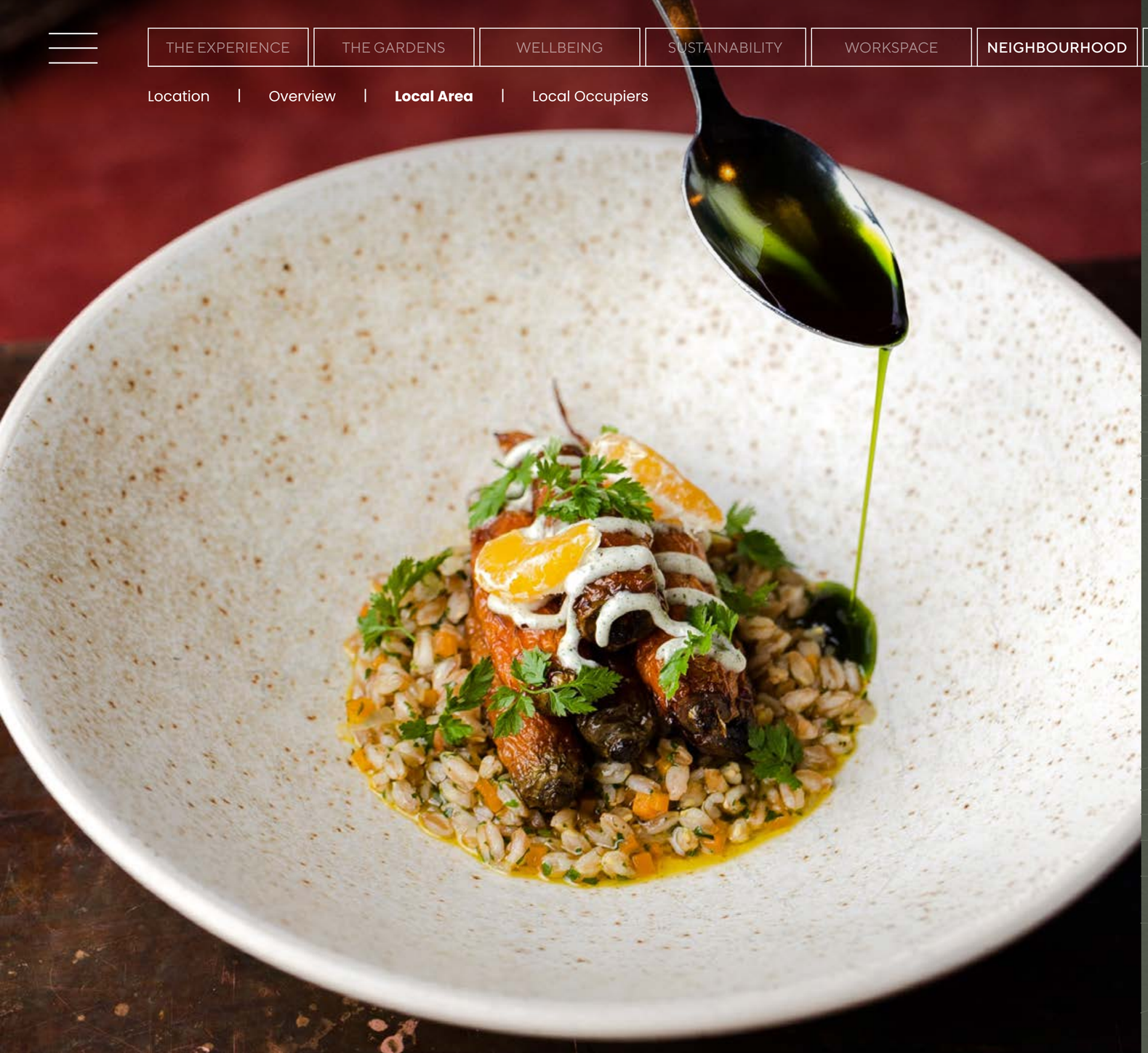
LEISURE AND GREEN SPACE



LOCAL CULTURE

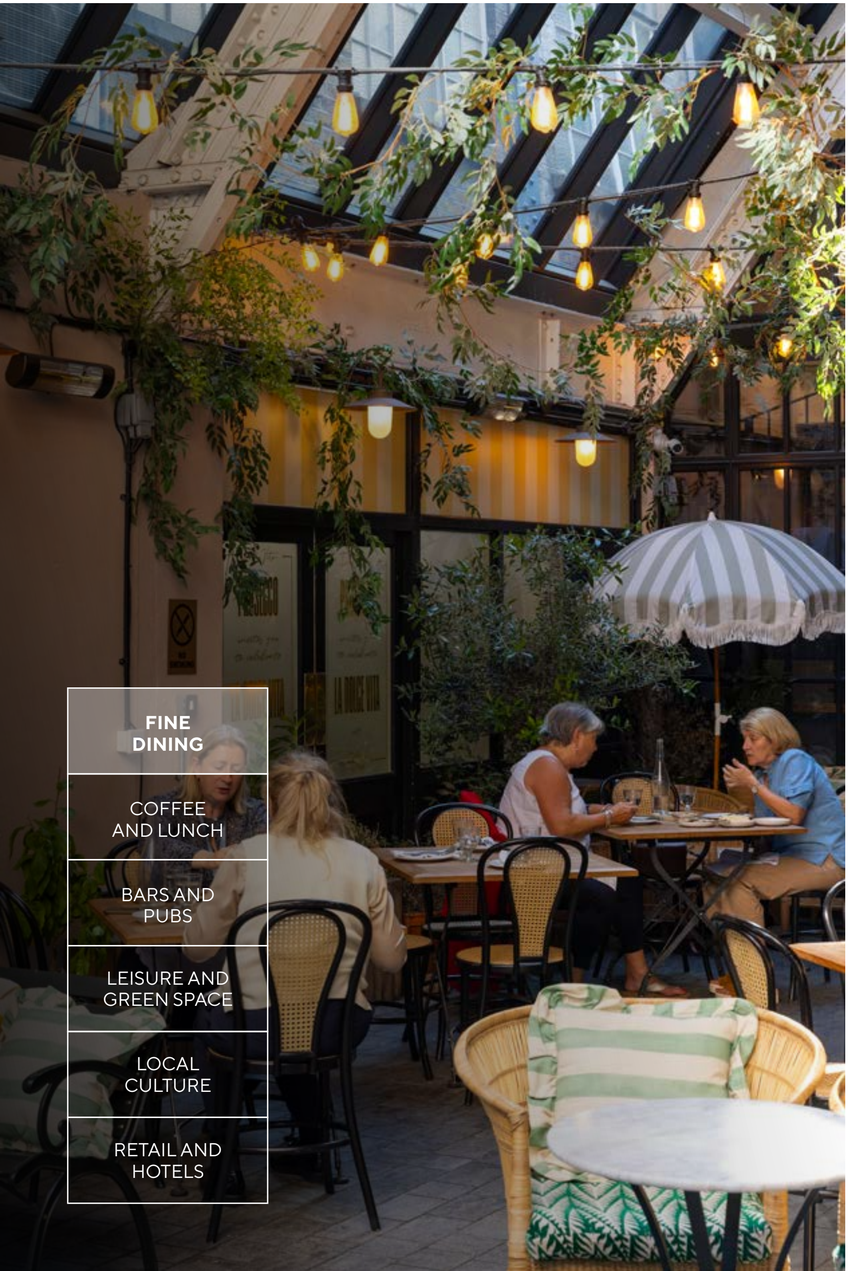


RETAIL AND HOTELS



# FINE DINING

Exquisite international delicacies and freshly sourced produce. The flavours of the local area will keep you coming back for seconds.



- **FINE DINING**
- COFFEE AND LUNCH
- BARS AND PUBS
- LEISURE AND GREEN SPACE
- LOCAL CULTURE
- RETAIL AND HOTELS

**CACIO & PEPE**
**4 minutes**

The real deal when it comes to authentic, family-run Italian.

**WILD BY TART**
**8 minutes**

Fresh, farm-sourced fare in a former power station.

**CHUCS**
**8 minutes**

Fine dining meets old-school cool, decorated in the style of a vintage yacht.













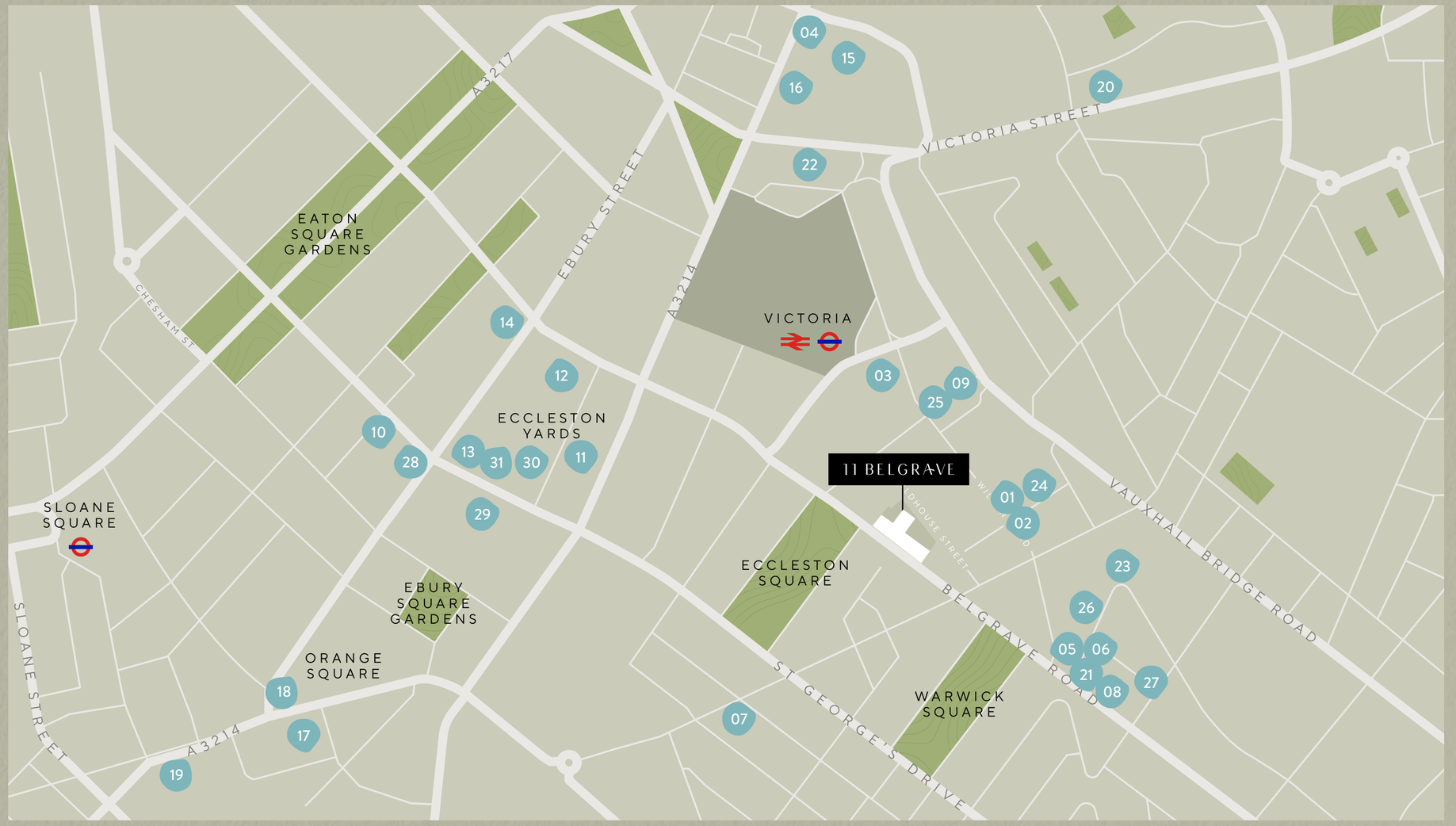

# DISTINCTLY DIFFERENT

## RESTAURANTS

1. A Wong
2. Seafresh
3. Mildreds
4. Timmy Green
5. Cacio & Pepe
6. Grumbles
7. Artist Residence Clubhouse
8. O'Sole Mio
9. TOZI
10. Oliveto
11. Wild by Tart
12. Boisdale of Belgravia
13. The Buttery
14. Chucs Belgravia
15. Rail House Café
16. Stoke House Restaurant
17. Hunan
18. La Poule Au Pot
19. Enoteca Turi
20. Ibérica Victoria

## CAFES

21. Coco di Mama
22. Market Halls Victoria
23. Tachbrook Street Market
24. Hatch 77
25. Rosa's Thai Cafe
26. GAIL's Bakery
27. The Roasting
28. Peggy Porschen
29. Chestnut Bakery
30. atis
31. Morena




RESTAURANTS & CAFES | BARS & PUBS | LEISURE & GREEN SPACE | LOCAL CULTURE | RETAIL & HOTELS

# COFFEE AND LUNCH

From morning lattes to late afternoon snacks, there's always a new local to discover when you step outside of 11 Belgrave.






FINE DINING

**COFFEE AND LUNCH**

BARS AND PUBS

LEISURE AND GREEN SPACE

LOCAL CULTURE

RETAIL AND HOTELS




**HATCH 77**
**3 minutes**

Serving up British classics and top-notch coffee from dawn till dusk.

**TACHBROOK STREET MARKET**
**5 minutes**

Take your pick from fabulous street food from around the globe.

**ATIS**
**8 minutes**

Plant-powered goodness. The perfect way to beat the midday slump.

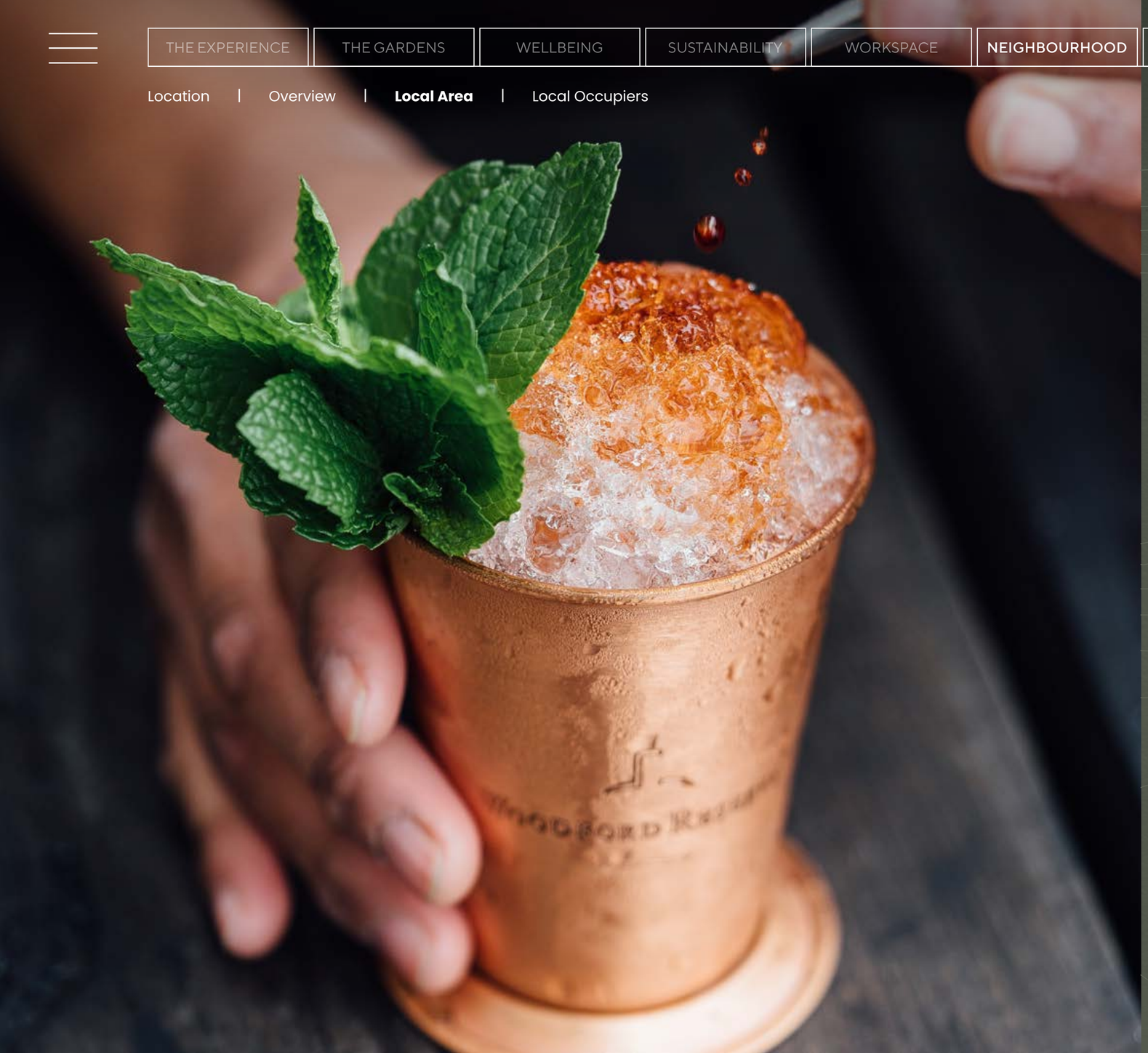












# BARS AND PUBS

Good drinks. Good food. Good people. The perfect recipe for a relaxing few cocktails after work, or a memorable night out.




FINE DINING

COFFEE AND LUNCH

**BARS AND PUBS**

LEISURE AND GREEN SPACE

LOCAL CULTURE

RETAIL AND HOTELS

**THE QUEENS ARMS**
**4 minutes**

The best G&Ts in town, and a regularly revolving menu of proper pub staples.

**VAGABOND**
**11 minutes**

You've had wine by the glass. Now try it by the tap from this specialist's wine machine.

**FLIGHT CLUB**
**11 minutes**

Social darts is the name of the game, with a hearty side of cocktails and snacks to share.











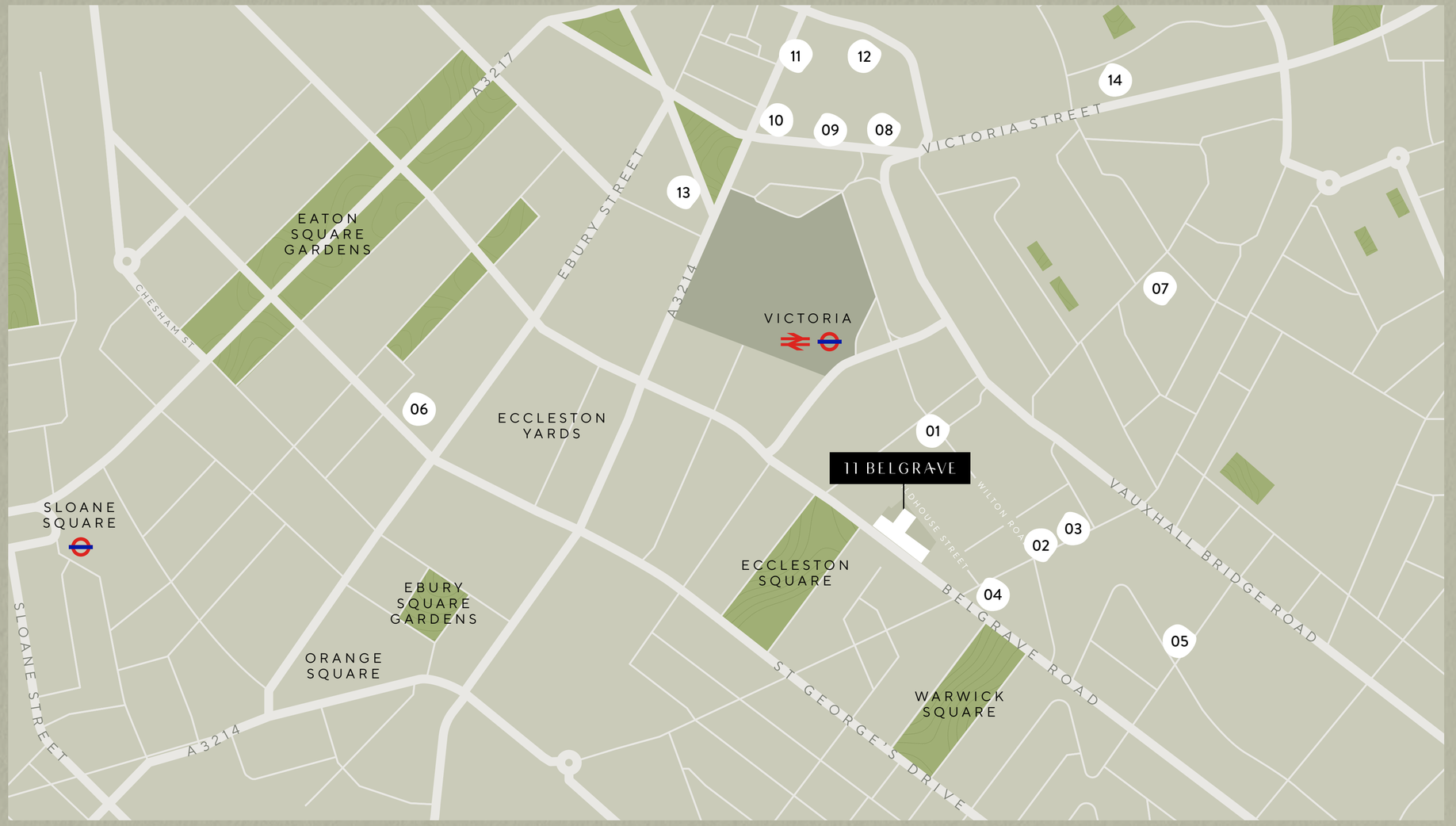




# DISTINCTLY DIFFERENT

## BARS & PUBS

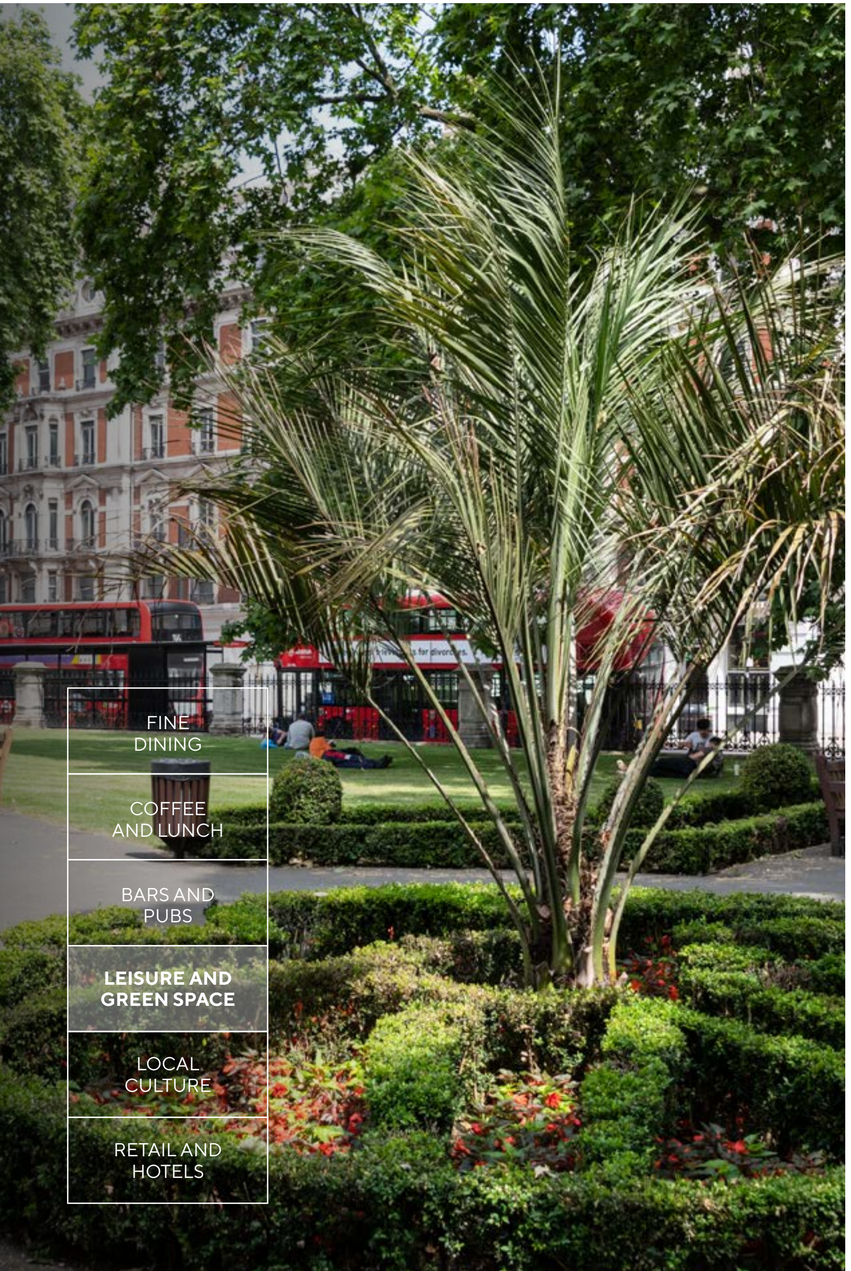
1. The Brougham
2. The Warwick Pimlico
3. Queens Arms
4. Marquis Of Westminster
5. Cask Pub & Kitchen
6. The Thomas Cubitt Pub
7. The Windsor Castle
8. Pavlova's
9. Greenwood - Sports Pub & Kitchen
10. OTHERWORLD
11. Vagabond
12. Flight Club
13. The Alchemist
14. Lane7



# LEISURE AND GREEN SPACE

Space to kick back and relax, or work up a sweat. The choice is yours, and the options are limitless.






**FRAME**
**4 minutes**

Workouts with a difference. Turn up to get down with 80s aerobics or 90s dance.

**BARRY'S**
**7 minutes**

Push yourself to the limit in one of Barry's famous fitness bootcamps.

**ST GEORGE'S SQUARE**
**11 minutes**

One of the district's most gorgeous parks, with winding paths and peaceful places to sit.











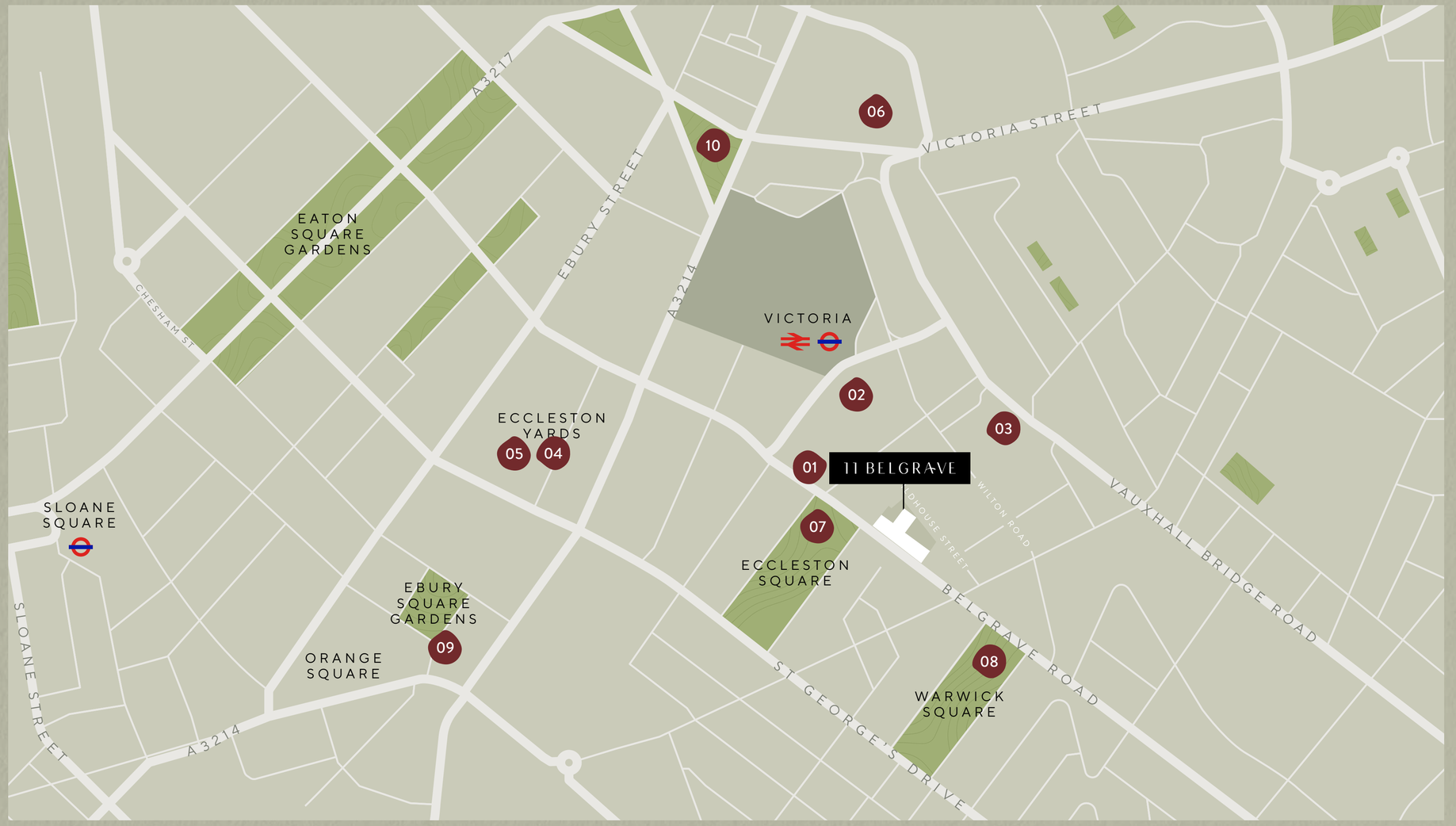

# DISTINCTLY DIFFERENT

## LEISURE

1. Manor
2. FRAME
3. Queen Mother Sports Centre
4. Re:Mind Meditation Studio
5. Barry's
6. 1Rebel

## GREEN SPACE

7. Eccleston Square Park
8. Warwick Square
9. Ebury Square Gardens
10. Grosvenor Gardens




RESTAURANTS & CAFES | BARS & PUBS | LEISURE & GREEN SPACE | LOCAL CULTURE | RETAIL & HOTELS



# LOCAL CULTURE

A hub of activity, there's always something to see or do in Victoria, Belgravia, or Pimlico.




FINE DINING
COFFEE AND LUNCH
BARS AND PUBS
LEISURE AND GREEN SPACE
**LOCAL CULTURE**
RETAIL AND HOTELS



**ECCLESTON YARDS**
**7 minutes**

Open-air markets and outdoor screenings in an urban oasis.

**VICTORIA PALACE THEATRE**
**11 minutes**

Home to the runaway hit musical Hamilton since 2017.

**TATE BRITAIN**
**17 minutes**

Housing one of the best collections of British art anywhere in the world.



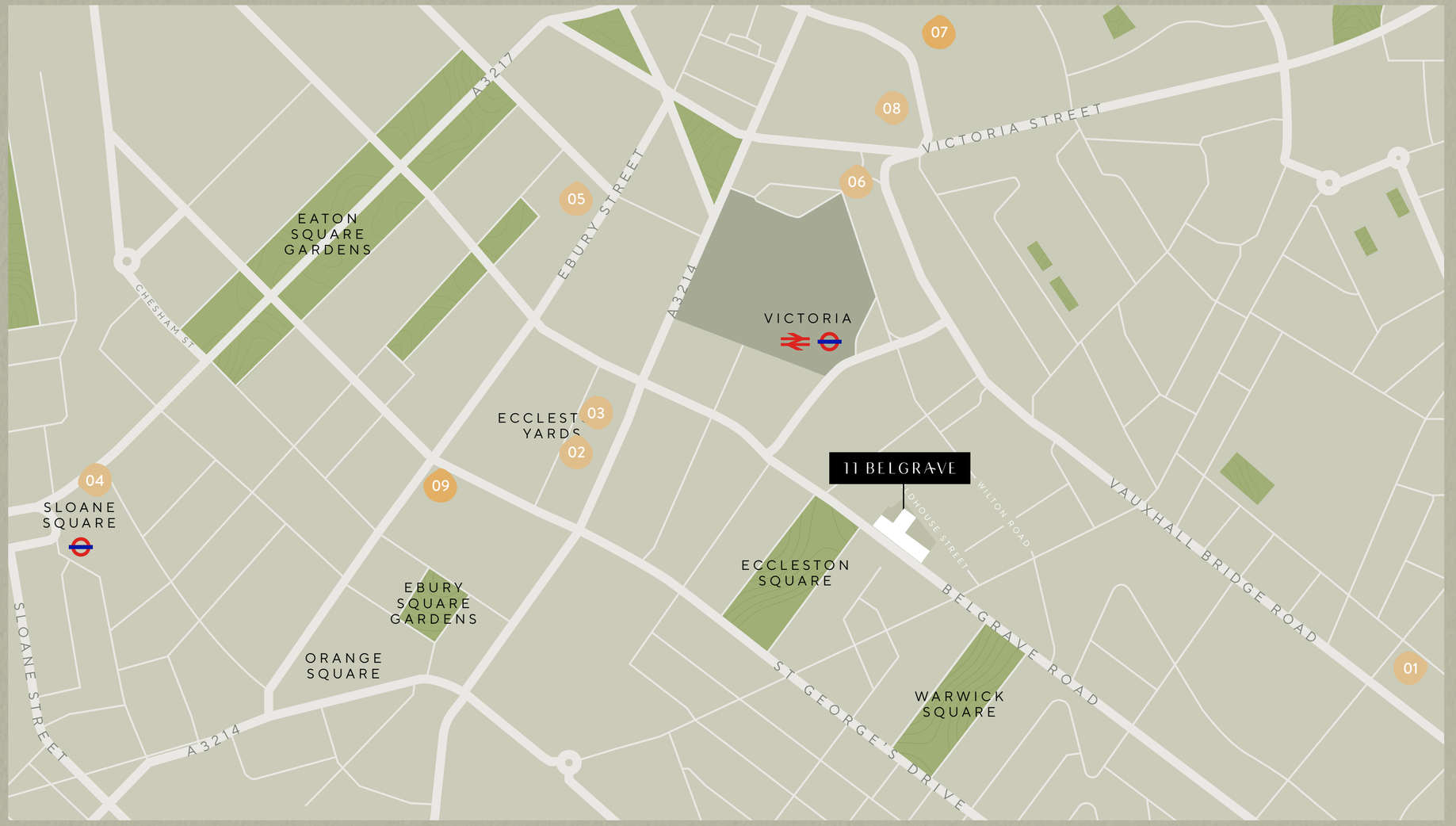





# DISTINCTLY DIFFERENT

## LOCAL CULTURE

1. Tate Britain
2. MasterPeace
3. Studio Pottery
4. The Royal Court Theatre
5. SHOWStudio
6. Apollo Victoria Theatre
7. The Other Palace Theatre
8. Victoria Palace Theatre
9. Bayley & Sage



# RETAIL AND HOTELS

Victoria is blessed with a host of truly special places to stay, and plenty of shops to pick up what need from the everyday to little luxuries.






FINE DINING

COFFEE AND LUNCH

BARS AND PUBS

LEISURE AND GREEN SPACE

LOCAL CULTURE

**RETAIL AND HOTELS**

**ARTIST RESIDENCE**
**6 minutes**

A converted townhouse, with each room packed full of fun, quirky artwork.

**CARDINAL PLACE**
**11 minutes**

Over 100,000 square feet of top-quality retail therapy.

**ORANGE SQUARE**
**13 minutes**

Specialty design shops and market stalls in an iconic corner of West London.















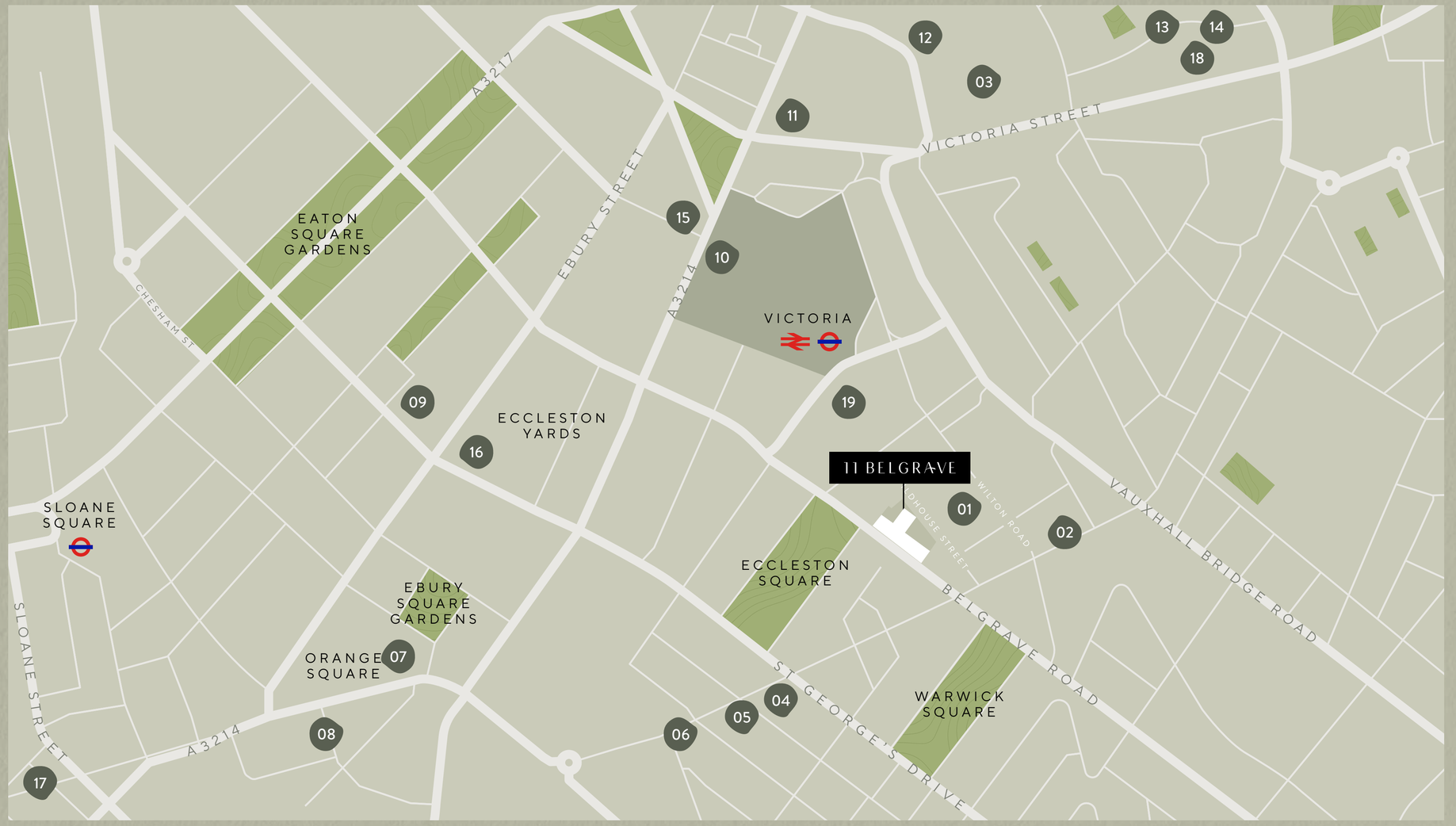
# DISTINCTLY DIFFERENT

## RETAIL

1. Sainsbury's
2. Little Waitrose & Partners
3. Cardinal Place

## HOTELS

4. Georgian House Hotel
5. Artist Residence
6. The Windermere Hotel
7. Orange Square
8. The Orange Public House & Hotel
9. Elizabeth Street
10. The Clermont
11. The Goring Hotel
12. The Rubens at the Palace
13. Taj 51 Buckingham Gate Suites and Residences
14. The Wellington
15. The Z Hotel
16. Lime Tree Hotel
17. Sloane Place Hotel
18. The Rochester
19. Double Tree by Hilton



# LOCAL OCCUPIERS

Victoria is home to an impressive, diverse and growing roll call of businesses who've chosen a location that matches their achievements and ambitions.

OAKTREE

L.E.K.

BlueCrest
BlueCrest Capital Management

Ørsted

EPIC GAMES

Vitol

BURBERRY

PA

WELLINGTON MANAGEMENT®

Sweaty Betty

eni

3i

REPLY

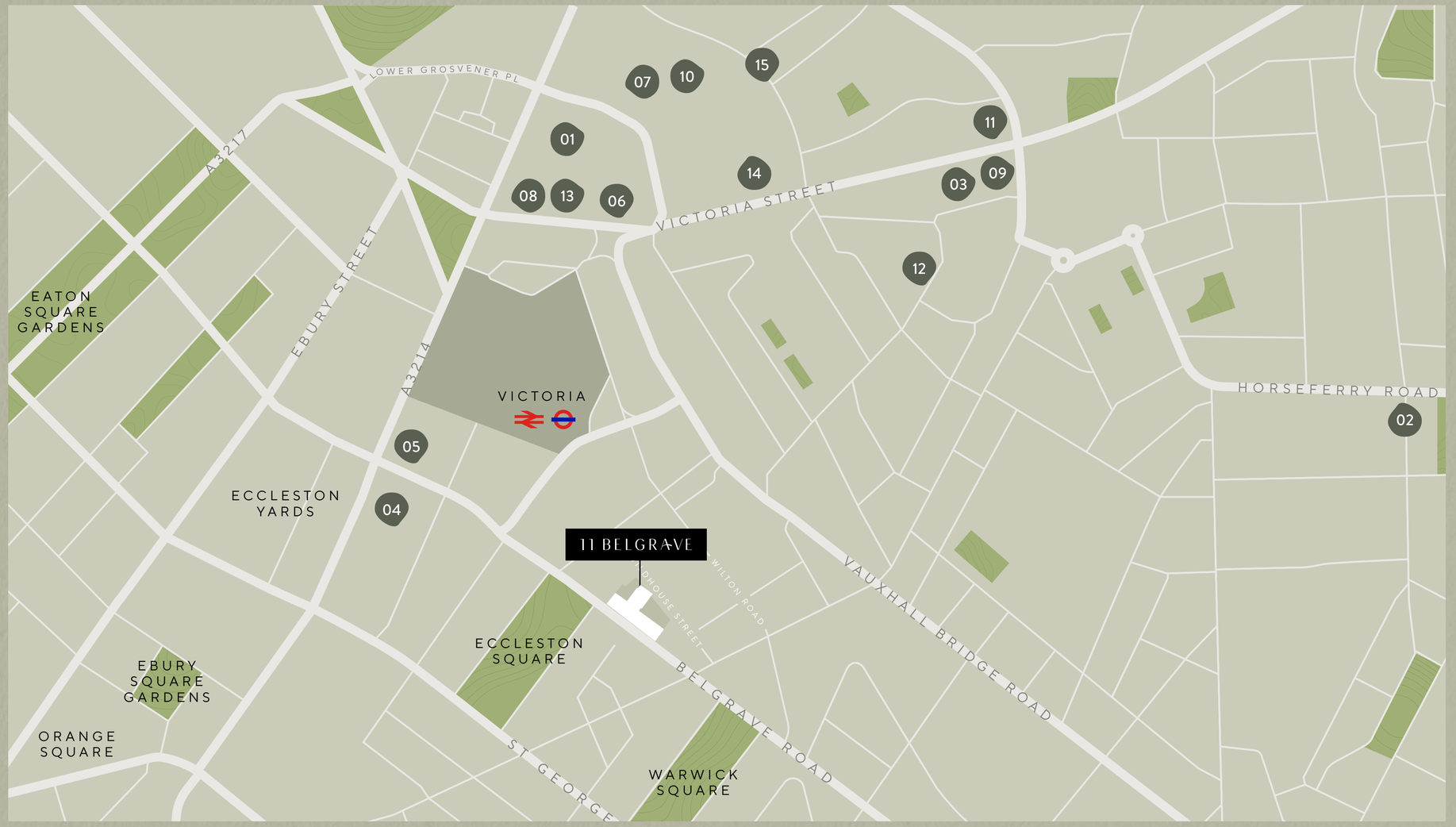
Schlumberger

Edelman

# DISTINCTLY DIFFERENT

## LOCAL OCCUPIERS

1. BlueCrest Capital Management
2. Burberry HQ
3. Edelman
4. Eni
5. Epic Games
6. L.E.K. Consulting
7. Oaktree Capital Management
8. Open Reply
9. Ørsted
10. PA Consulting
11. Schlumberger Oilfield
12. Sweaty Betty
13. Vitol Services
14. Wellington Management International
15. 3i Group



# CONNECTIONS



11 BELGRAVE

VICTORIA



# OVERVIEW

Victoria's exceptional underground connections on the Victoria, District and Circle lines make travelling across London fast and easy.

Source: tfl.gov.uk

## VICTORIA

**4 mins**
(WALK)

## OXFORD CIRCUS

**3 mins**
(DIRECT)

## WATERLOO

**4 mins**
(VIA WESTMINSTER)

## LONDON BRIDGE

**7 mins**
(VIA WESTMINSTER)

## KING'S CROSS ST. PANCRAS

**8 mins**
(DIRECT)

## PADDINGTON

**11 mins**
(VIA OXFORD CIRCUS)

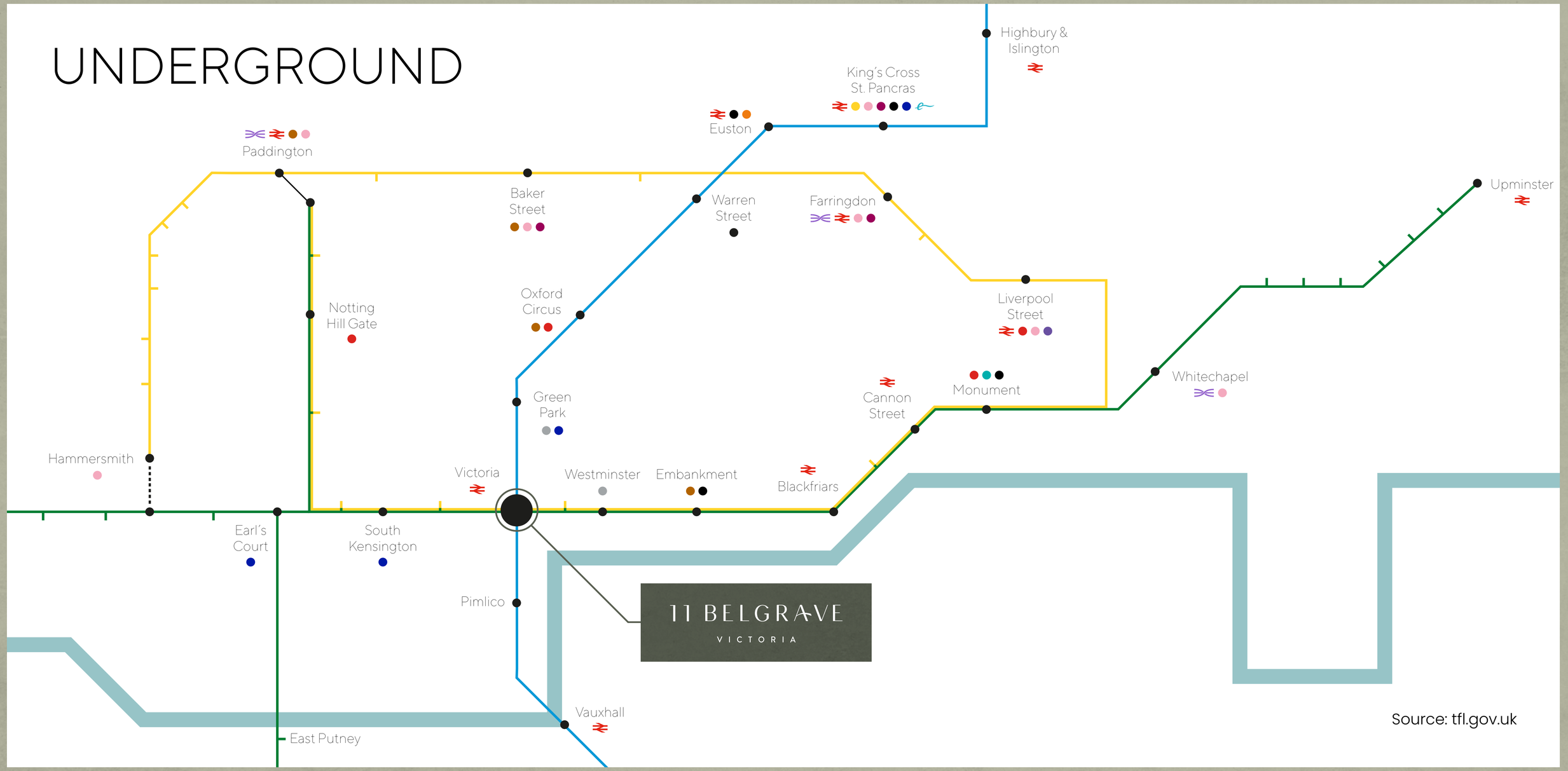
## LIVERPOOL STREET

**14 mins**
(VIA OXFORD CIRCUS)

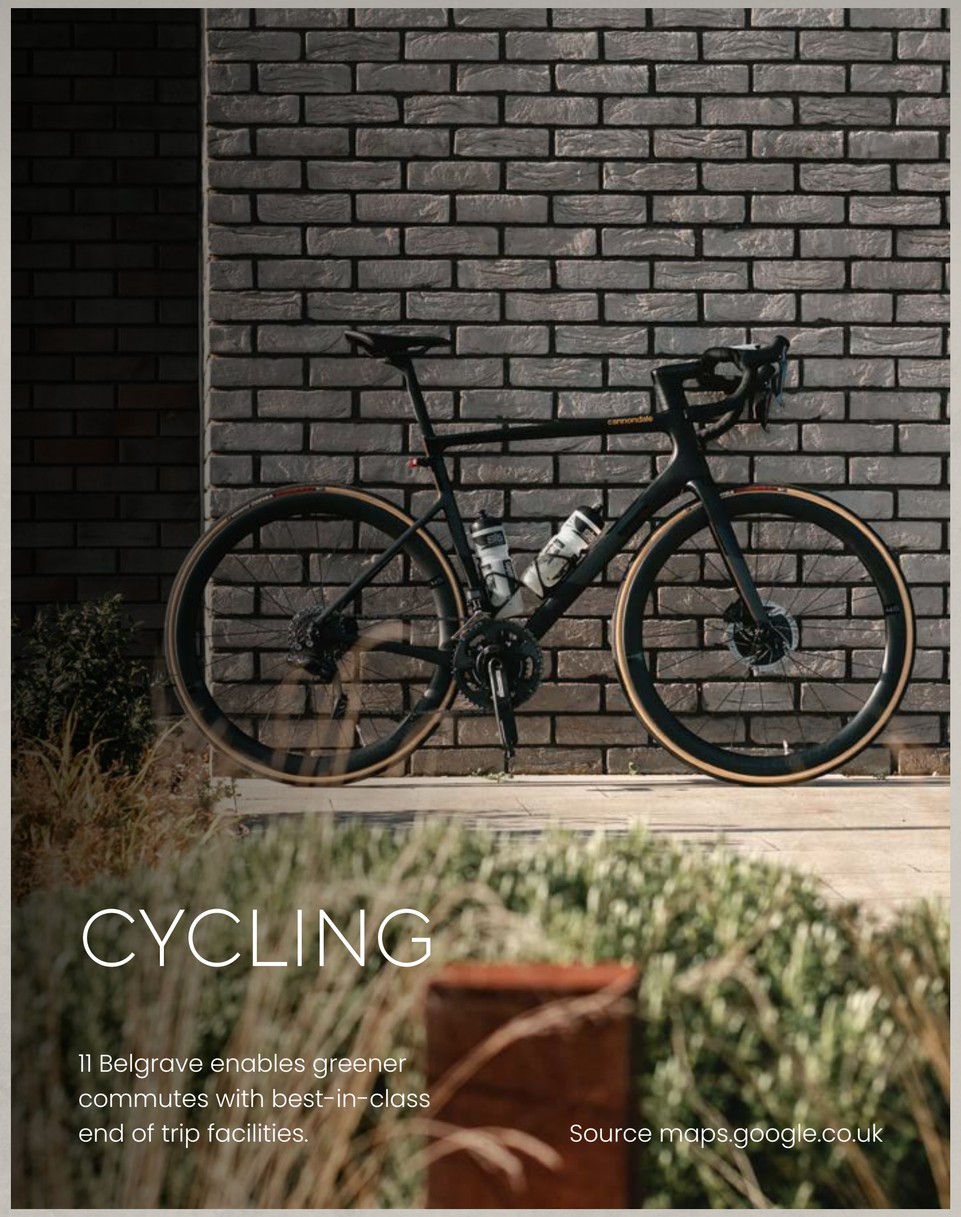
## CANARY WHARF

**14 mins**
(VIA WESTMINSTER)

# UNDERGROUND




Source: tfl.gov.uk



# CYCLING

11 Belgrave enables greener commutes with best-in-class end of trip facilities.

Source maps.google.co.uk

## 11 Belgrave Cycling Facilities

**178** Cycle Spaces

**177** Wet and Dry 'Smart' Lockers

**14** Folding Bike Locker Spaces

**5** Electric Scooter Docks

**1** Cycle Maintenance Station

## Cycle times from 11 Belgrave

VICTORIA
**30 seconds**

VAUXHALL
**7 mins**

CHARING CROSS
**12 mins**

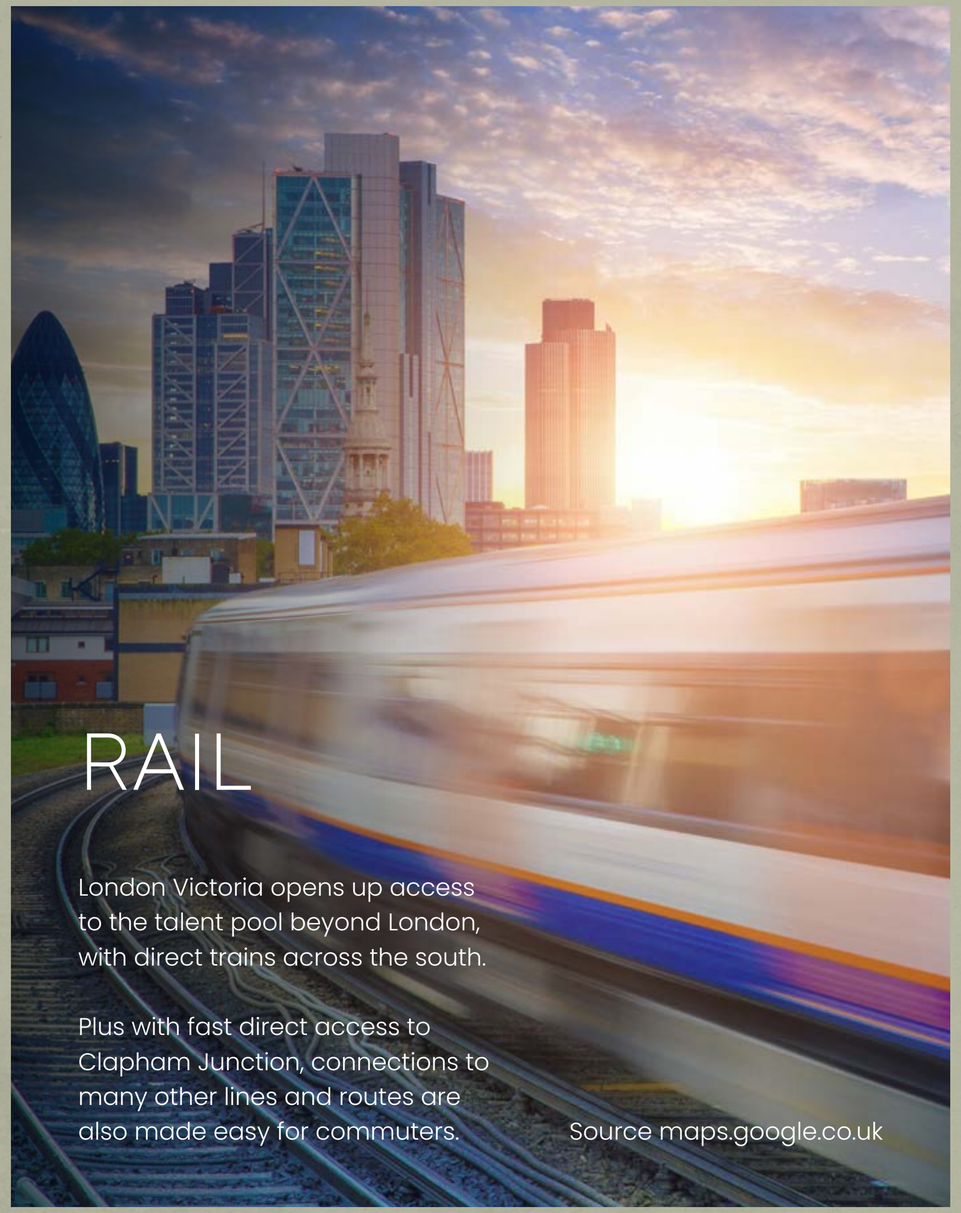
WATERLOO
**15 mins**

MARYLEBONE
**16 mins**

BLACKFRIARS
**17 mins**

PADDINGTON
**18 mins**

KINGS CROSS
**27 mins**



# RAIL

London Victoria opens up access to the talent pool beyond London, with direct trains across the south.

Plus with fast direct access to Clapham Junction, connections to many other lines and routes are also made easy for commuters.

Source maps.google.co.uk

**Direct services from Victoria**

GATWICK **35 mins**

CANTERBURY **1 hr 38 mins**

DOVER **1 hr 54 mins**

BRIGHTON **1 hr 6 mins**

SOUTHAMPTON **1 hr 40 mins**

PORTSMOUTH **2 hrs 2 mins**

**From Clapham Junction - 6 mins**

The UK's busiest rail interchange with over 120 trains per hour and connections to:

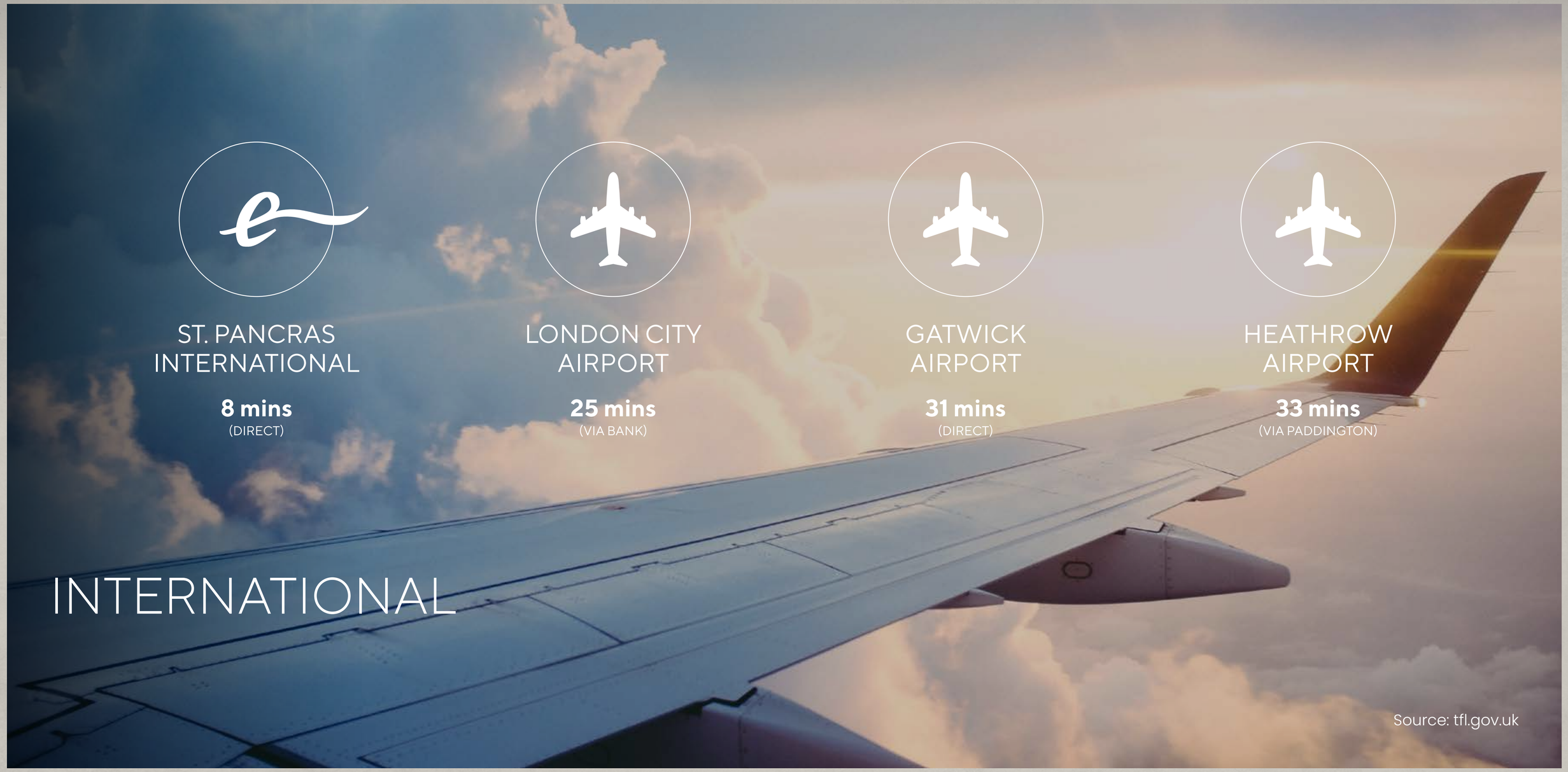
WATERLOO **15 mins**

GUILDFORD **34 mins**

READING **1 hr 13 mins**

WOKING **19 mins**

WINDSOR **59 mins**



# INTERNATIONAL

## ST. PANCRAS INTERNATIONAL

**8 mins**
(DIRECT)

## LONDON CITY AIRPORT

**25 mins**
(VIA BANK)

## GATWICK AIRPORT

**31 mins**
(DIRECT)

## HEATHROW AIRPORT

**33 mins**
(VIA PADDINGTON)

Source: tfl.gov.uk



# THE TEAM

11 BELGRAVE

VICTORIA

# PROJECT TEAM

An expert team have been carefully selected, with shared ambitions and passion to deliver a world class building.

Eric Parry Architects

bam

GILLESPIES

HEYNE TILLETT STEEL

MAX FORDHAM

Quadrum

GERALDEVE

Ekkist

DELTA GREEN

bankfoot

Five At Heart

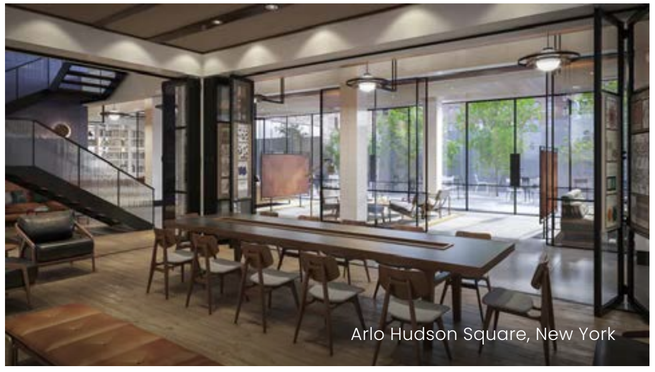
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# DEVELOPER

Quadrum

**Quadrum Global is a global real estate development, investment and management firm investing in world-class real estate since 2005.**

Leveraging the experience of their international team and affiliates, with an integrated approach to investment, from research-driven acquisition to value-added development and hands-on asset management.



Arlo Hudson Square, New York



Dartmouth Street, London SW1

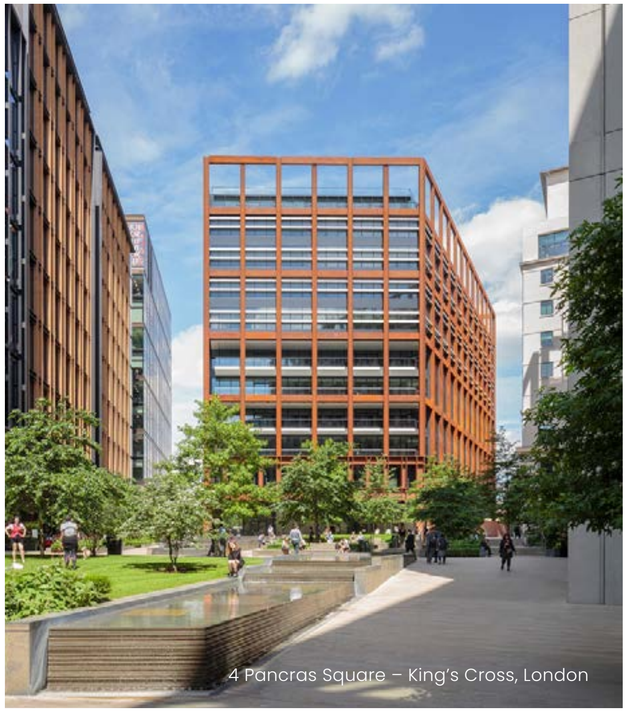
# ARCHITECTS

## Eric Parry Architects

**Eric Parry Architects design and create high -quality, people-focused, sustainable buildings that enhance their surroundings.**

EPA listen closely to their clients' ambitions and needs and collaborate to meet every project's particular challenges with the most creative and imaginative responses. They believe architecture should engage with its context and interact with its surroundings to create delight, enjoyment, and well-being for its inhabitants.

Eric Parry have always taken a holistic, sustainable approach to their work, focusing on the building fabric, site considerations, energy use and green technologies. Longevity is a key factor in achieving genuine sustainability. The social and civic benefits of every scheme are paramount.



4 Pancras Square – King's Cross, London



1 Undershaft, City of London, London

# LANDSCAPE ARCHITECTS

## GILLESPIES

**Gillespies work with clients and partners to deliver transformative landscape design, urban design, masterplanning and landscape planning.**

From the smallest community park or rooftop garden to an entire city-wide masterplan, Gillespies set out to create inspirational spaces with a purpose: to make people's lives measurably better, to connect people with nature and to deliver climate positive outcomes for the natural world.

This approach and quality of their work wins multiple awards for clients, but they believe that no matter how well-executed a design, strategy or plan is, the real measure of success is that the work is climate resilient, becomes well-used, indeed loved, and stands the test of time.



Crossrail Place Roof Garden, London

# ADVISORY TEAM: WELLBEING

## Ekkist

**A design practice working with like-minded companies to advance the building industry's understanding of understanding of health and well-being in the built environment.**

Their expert team consult at all stages with the wider project team to ensure the 'WELL Building Standard' Certification is not only achieved, but surpassed wherever possible.

Ekkist was founded with the goal of creating buildings through exemplary design, construction and ongoing management, grounded in the Design for Wellbeing principles. Ekkist believe that all aspects of a building have to be taken into consideration in creating a holistically healthy environment for the occupants.



The Italian Building, Bermondsey by Mason and Fifth

"There has never been a more important time to focus on health and well-being in the built environment. Buildings are arguably one of the single greatest determinants of our overall health and well-being, and it is paramount that we begin to design for this and develop better strategies for improving the places in which we live, work and play."

**OLGA TURNER,**
DIRECTOR & CO-FOUNDER

# ADVISORY TEAM: SUSTAINABILITY

**Delta Green are designers of Mechanical and Electrical Building Services and additionally offer a wide range of services to compliment a holistic approach to reduce carbon emissions from new and existing buildings.**

This sustainable advice includes thermal modelling and a suite of Environmental Assessment techniques, including BREEAM and Code for Sustainable Home assessments.

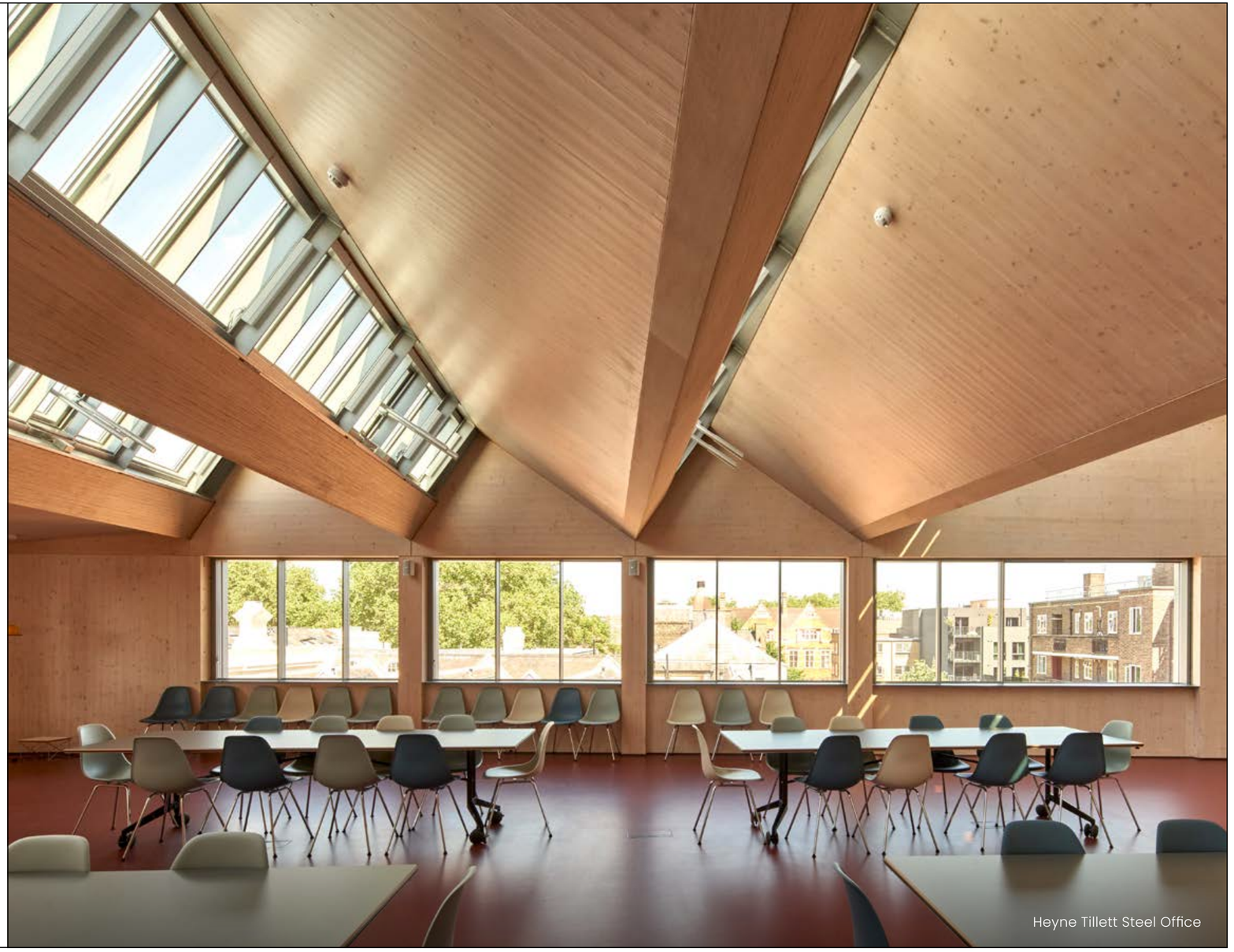


29-35 Great Portland Street

# STRUCTURAL ENGINEERS

**Heyne Tillett Steel is a London-based structural and civil engineering practice with a reputation for intelligent design and innovative, practical solution.**

Established in 2007 by directors Andy Heyne, Mark Tillett and Tom Steel, the practice now has over 100 staff members and works with many of the UK's leading developers and architects. Our work spans all major building types, materials, modern methods of construction and DfMA techniques. We have extensive experience of working on urban sites with unique and complex constraints, considering all phases of construction from demolition and temporary works through to completion.



Heyne Tillett Steel Office

# CONSTRUCTION

## bam

**BAM is at the forefront of social and technological change in the UK's built environment and has created some of Britain's best-known and best-performing buildings.**

A leader in sustainability and digital construction, it has contributed to the development of platform design solutions to assist the whole sector through the Construction Industry Hub. Known for its highly collaborative ethos, BAM's extensive work across all sectors of the economy means that you will almost certainly have stepped foot inside at least one of its buildings. Being an integrated business the company also creates infrastructure, manages services inside buildings and has its own designers.



Kings Cross T-Zone

# SMART BUILDING ENGINEERS

## MAX FORDHAM

**Max Fordham LLP are environmental building services engineers and sustainability consultants. For nearly 60 years, they have engineered air, light, sound and energy to bring buildings to life. From their offices in London, Cambridge, Edinburgh, Manchester and Bristol, they have worked with the world's leading architects on some of the world's greatest buildings. Max Fordham's portfolio includes award-winning exemplars of sustainable design and a diverse mix of beautifully engineered buildings.**

They are the only practice to be crowned "CIBSE Building Performance Champion" twice (2022 and 2020), became BSRIA Soft Landings Practitioner of the Year in 2019, and were named ACE Inclusion & Diversity Champion in 2017. Max Fordham's projects have won the RIBA Stirling Prize three times: for Magdalene College New Library with Niall McLaughlin Architects in 2022; Newport Street Gallery with Caruso St John in 2016; and MAXXI with Zaha Hadid in 2010.





The Entopia Building

# CONTACT

A development by:

Quadrum

Leasing agents:

CBRE

**Matt Chicken**
+44 (0)7852 205 099
matt.chicken@cbre.com

**Joe Gibbon**
+44 (0)7585 987 546
joseph.gibbon@cbre.com

**Alex Rae**
+44 (0)7824 417 097
alexander.rae@cbre.com

CUSHMAN & WAKEFIELD

**Andy Tyler**
+44 (0)7973 836 236
andy.tyler@cushwake.com

**Matt Waugh**
+44 (0)7912 977 980
matt.waugh@cushwake.com

**Guy Ritcher**
+44 (0)7741 094 570
guy.ritcher@cushwake.com

**11belgrave.co.uk**

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VICTORIA

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