

The background of the image is a dark grey, almost black, topographic map. It features numerous thin, light grey contour lines that create a complex, organic pattern of hills and valleys. The lines are more densely packed in some areas, indicating steeper slopes, and more widely spaced in others, indicating flatter terrain. The overall effect is a subtle, textured background that adds depth and a sense of place to the text.

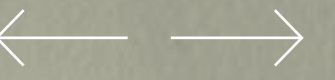
11 BELGRAVE
VICTORIA



A LIVING LANDMARK

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

COMING JANUARY 2024



11 BELGRAVE

VICTORIA



108,000 SQ FT

OF NET ZERO CARBON OFFICE BUILDING,
MOMENTS FROM VICTORIA STATION



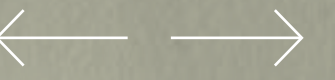
21,900 SQ FT

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



11 BELGRAVE

VICTORIA



NET ZERO CARBON –
UKGBC'S FRAMEWORK



TARGETING
BREEAM 'OUTSTANDING'



PRE-ACCREDITED
5.5 ★ NABERS



WELL PRECERTIFIED
TARGETING
PLATINUM LEVEL



WiredScore
PLATINUM

CERTIFIED
WIREDSCORE
PLATINUM



SmartScore

SMARTSCORE
CERTIFIED

11 BELGRAVE
VICTORIA



THE EXPERIENCE



THE GARDENS



WELLBEING



SUSTAINABILITY



WORKSPACE



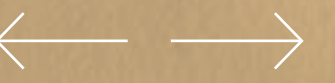
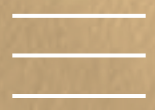
NEIGHBOURHOOD



CONNECTIONS



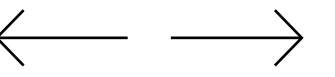
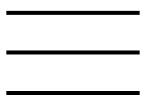
THE TEAM



THE EXPERIENCE

11 BELGRAVE

VICTORIA



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.

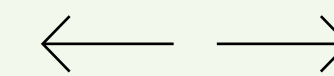
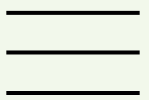
GREEN HERITAGE

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
5,045 sq ft

Reception & Garden Room
5,672 sq ft

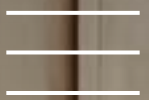
Cafe
3,297 sq ft

Outdoor Space
5,382 sq ft

IMAGE GALLERY

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

8
7
6
5
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2
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LG



THE EXPERIENCE

THE GARDENS

WELLBEING

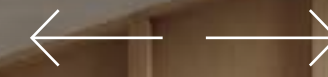
SUSTAINABILITY

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Overview

Arrival

The Garden Room

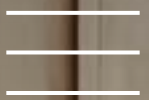
Event Space

The Cafe

Smart App



ARRIVAL +



THE EXPERIENCE

THE GARDENS

WELLBEING

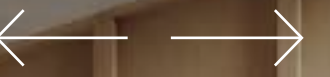
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ARRIVAL

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

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





THE EXPERIENCE

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WELLBEING

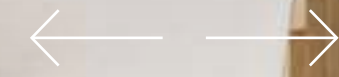
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The Garden Room

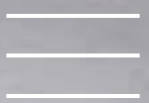
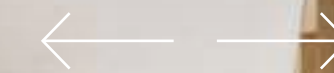
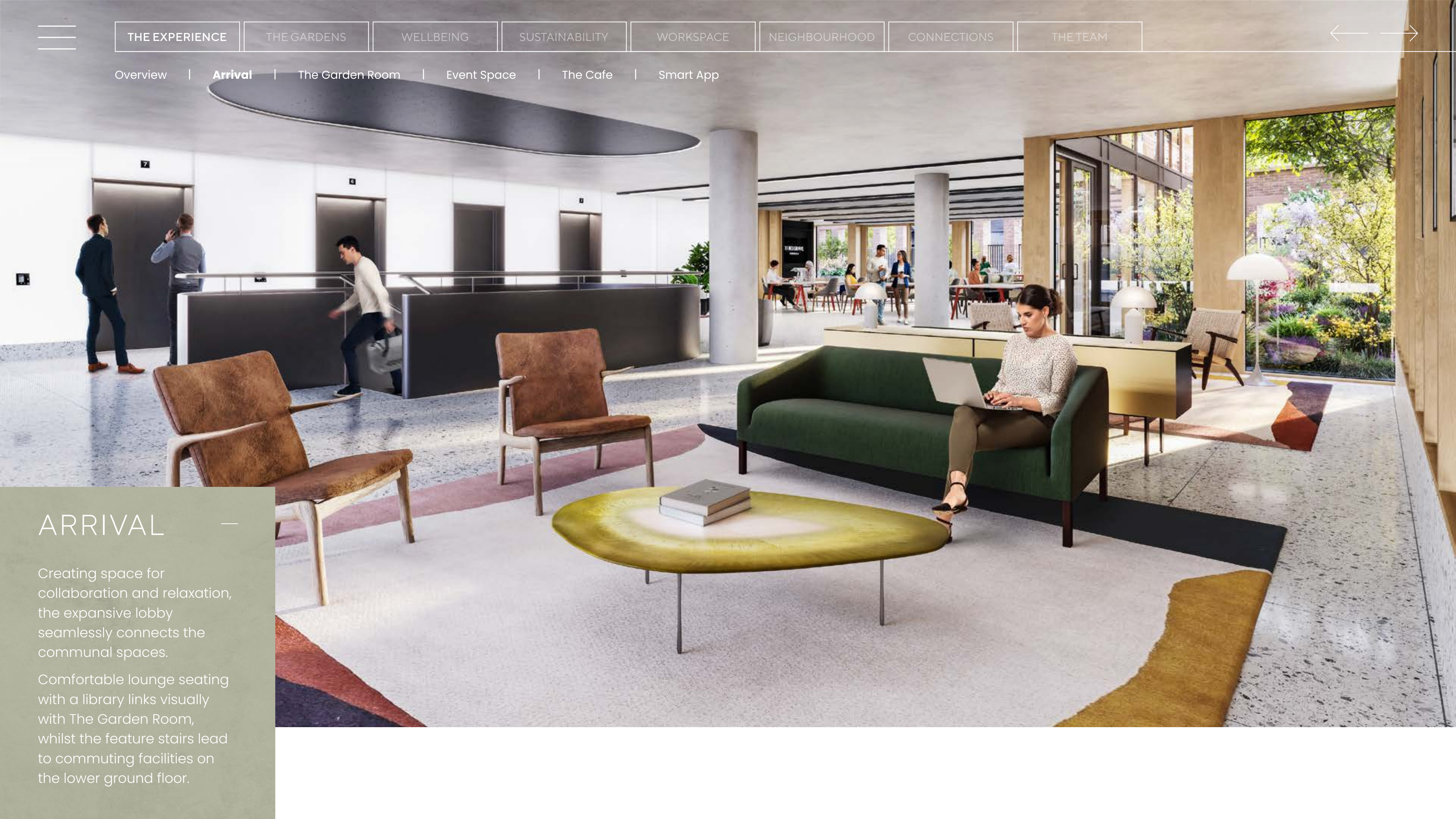
Event Space

The Cafe

Smart App



ARRIVAL +

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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 EXPERIENCE

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WELLBEING

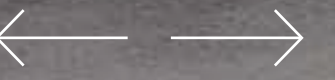
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| **The Garden Room**

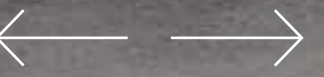
| Event Space

| The Cafe

| Smart App



THE GARDEN ROOM +

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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.





THE EXPERIENCE

THE GARDENS

WELLBEING

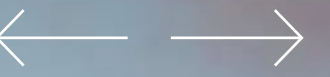
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EVENT SPACE



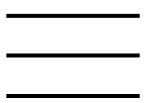
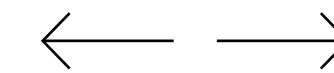
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EVENT SPACE

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.



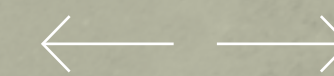
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THE CAFE



GROUND COFFEE

3,300 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

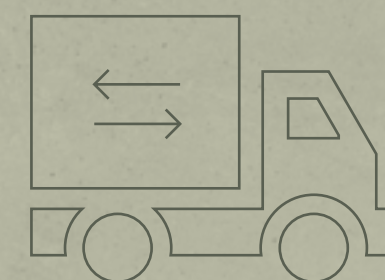


SmartScore

SmartScore
Certified



Manage access control, visitors and communal meeting room booking



Delivery management



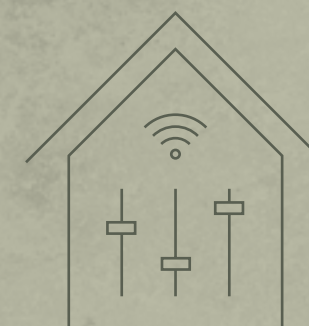
Environmental monitoring and control



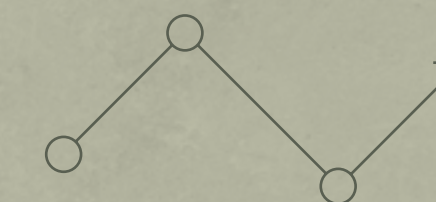
Smart locker control



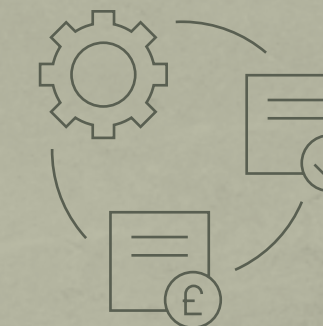
Bike detection and charging booking system



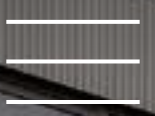
Building management system for live feedback



Live real time energy analysis



Asset management platform covering; maintenance, compliance and cost reports



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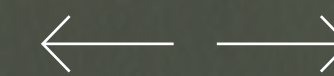
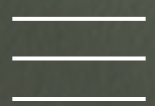
The Garden Room

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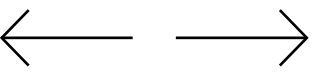


A circular inset image showing a close-up of white magnolia flowers on a dark branch. The flowers are in various stages of bloom, with some fully open and others as buds. The background is softly blurred.

THE GARDENS

11 BELGRAVE

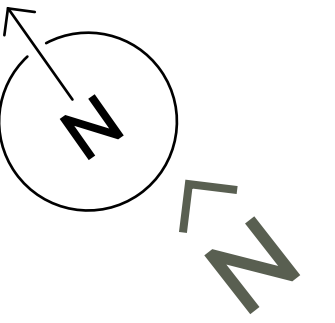
VICTORIA



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.





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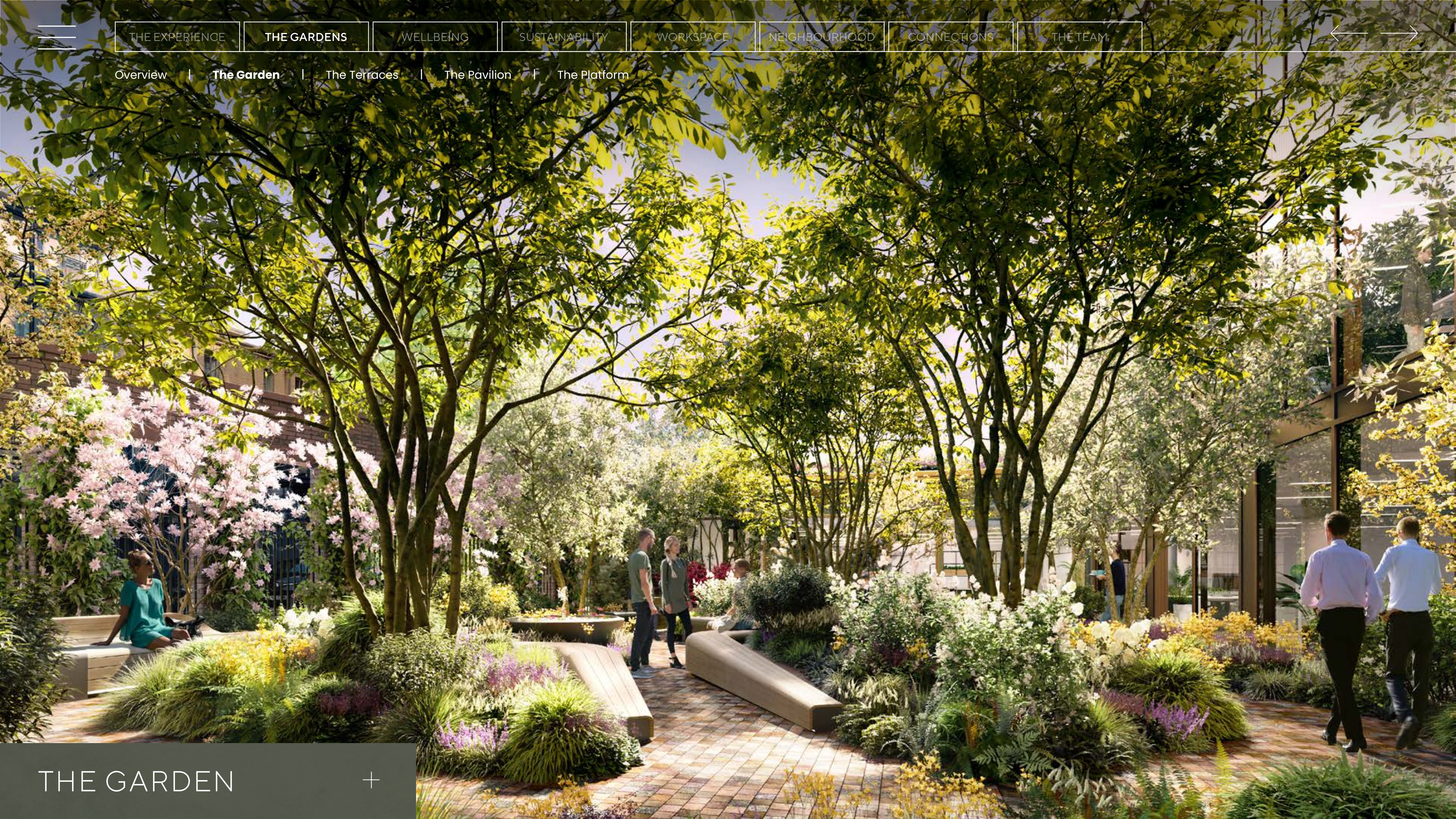
Overview

The Garden

The Terraces

The Pavilion

The Platform



THE GARDEN

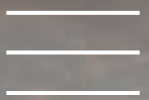


THE GARDEN

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 EXPERIENCE

THE GARDENS

WELLBEING

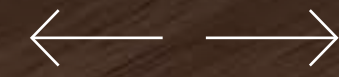
SUSTAINABILITY

WORKSPACE

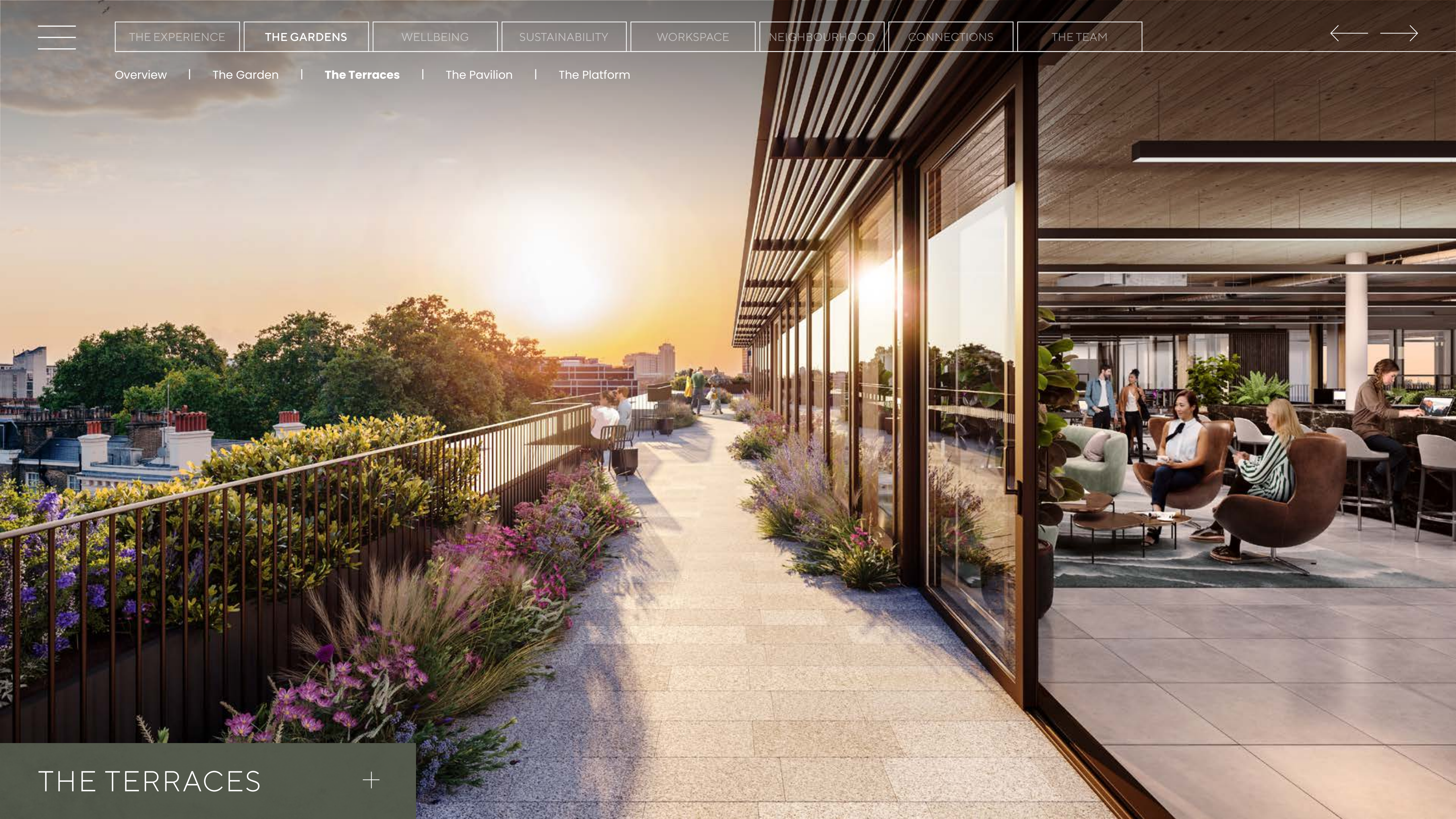
NEIGHBOURHOOD

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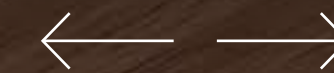
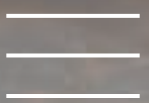


Overview | The Garden | **The Terraces** | The Pavilion | The Platform



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 EXPERIENCE

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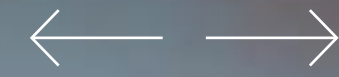
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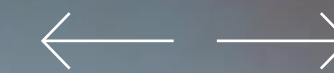


Overview | The Garden | The Terraces | **The Pavilion** | The Platform



THE PAVILION



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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.





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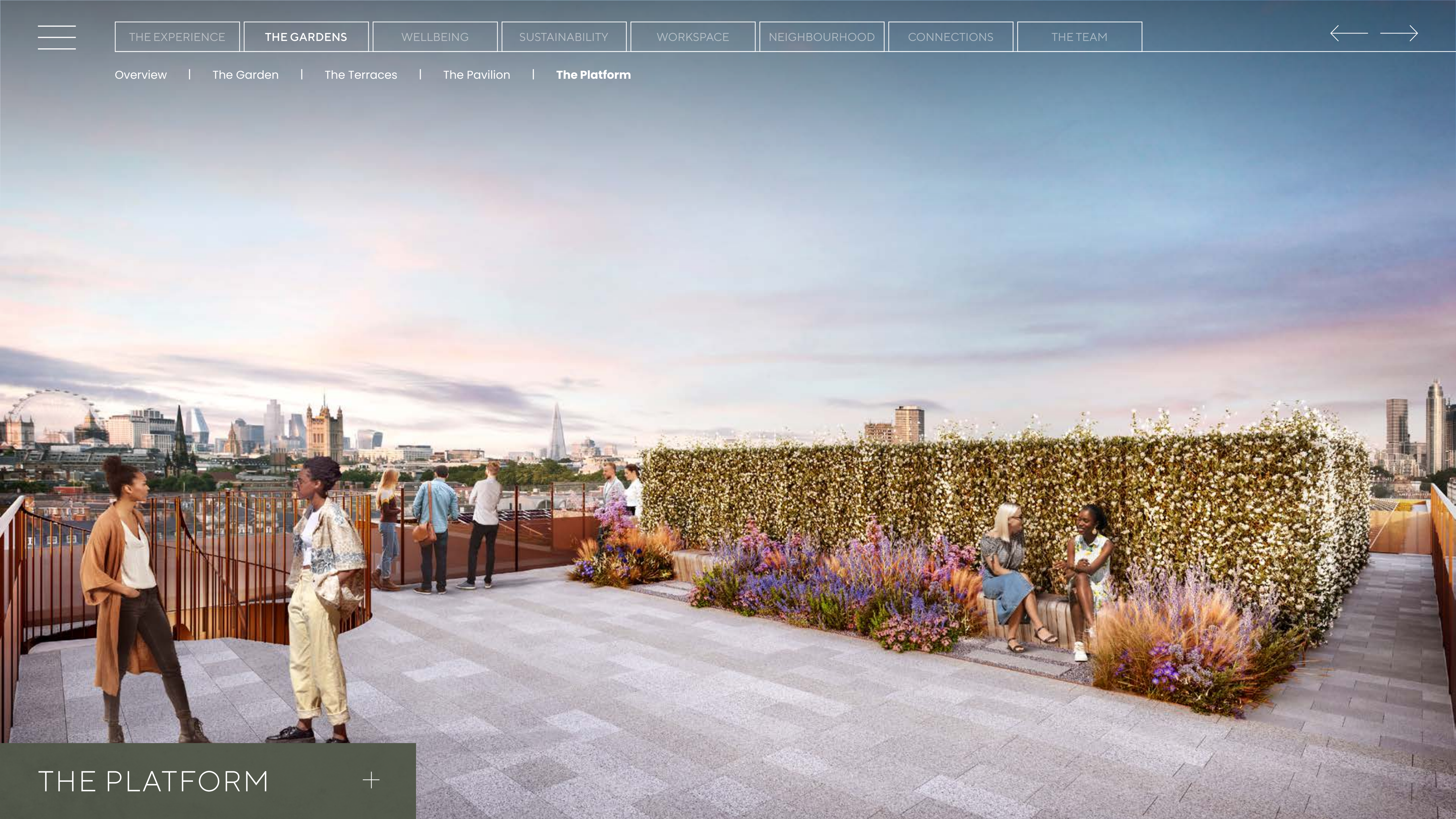
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Overview | The Garden | The Terraces | The Pavilion | **The Platform**



THE PLATFORM

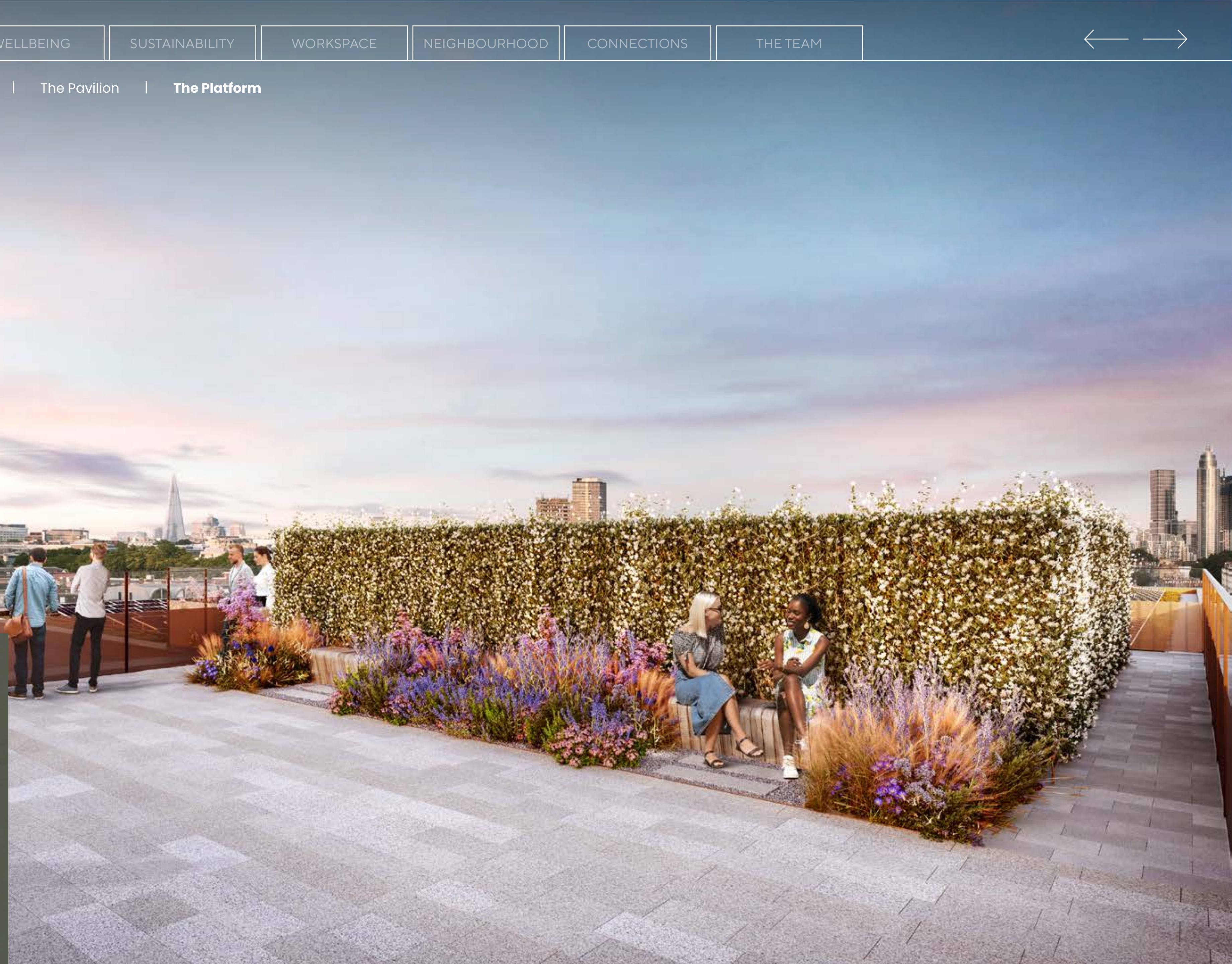


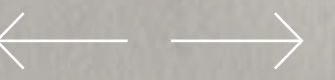
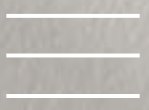
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THE PLATFORM

Climb the feature spiral staircase to enjoy unobstructed, sweeping panoramic views over London from the 1,681 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.



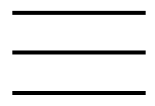


WELLBEING



11 BELGRAVE

VICTORIA



THE EXPERIENCE

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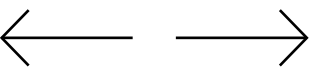
SUSTAINABILITY

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Well Precertified | Amenities

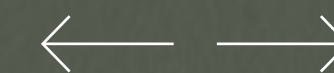


WELL PRECERTIFIED, TARGETING FULL CERTIFICATION AT PLATINUM LEVEL

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

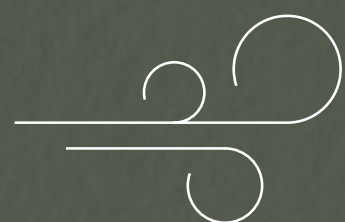
ABOVE AND BEYOND

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



Well Precertified

Amenities



AIR

- Upgraded filtration and ventilation systems
- Openable windows, manual and automatic
- Considered non-toxic material choices
- Pollution-filtering plants



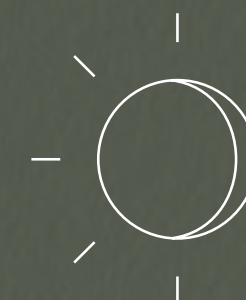
WATER

- 2 filtered water points on every floor
- Interior/external moisture management systems
- Monitored quality levels



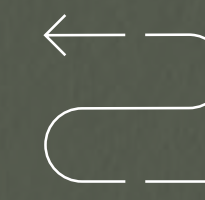
NOURISHMENT

- Opportunity for on-site cafe serving healthy snacks
- Dedicated spaces for dining
- Terrace gardens with homegrown herbs



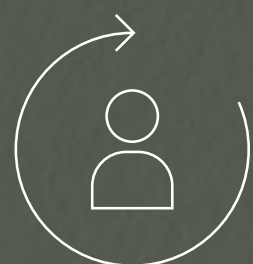
LIGHT

- 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



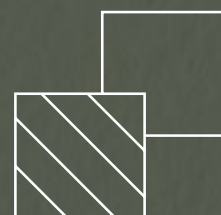
THERMAL COMFORT

- 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



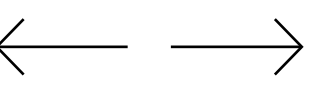
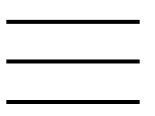
MIND

- 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.



THE EXPERIENCE

THE GARDENS

WELLBEING

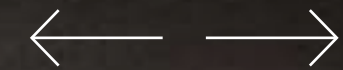
SUSTAINABILITY

WORKSPACE

NEIGHBOURHOOD

CONNECTIONS

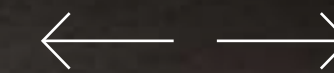
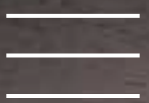
THE TEAM



Well Precertified | Amenities



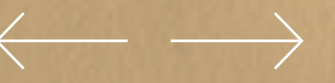
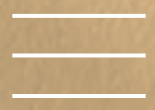
ACTIVE FACILITIES +



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**.

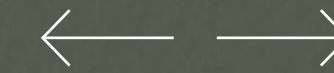
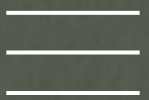
Ramped cycle access down to storage for **178 bikes** make greener commutes easier than ever.



SUSTAINABILITY

11 BELGRAVE

VICTORIA



A NEXT GENERATION SUSTAINABLE BUILDING

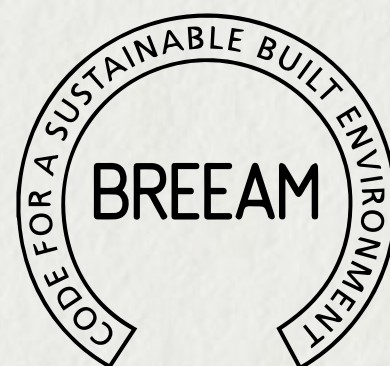
An exquisite working environment that has the most positive impact on the planet and offers the most enriching experience to the people that encounter it. Now, and for years to come.

EXEMPLARY OPERATIONAL ENERGY PERFORMANCE



Targeting **NABERS 5.5★** pre-accreditation

A LEADING INNOVATOR IN SUSTAINABLE CONSTRUCTION



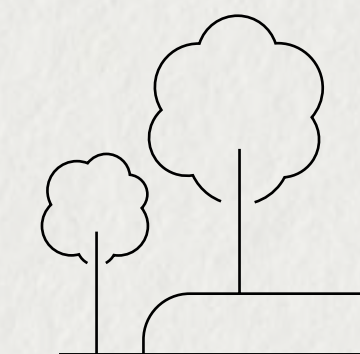
Targeting BREEAM **'Outstanding'**

NET ZERO EMBODIED AND OPERATIONAL CARBON

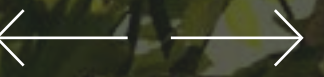
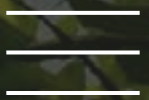


Surpassing RIBA 2030 Embodied Carbon Climate Challenge target by **38%**

EXCEPTIONALLY DIVERSE BIOPHILIC DESIGN THROUGHOUT



12,750 sq ft of expertly considered landscaping

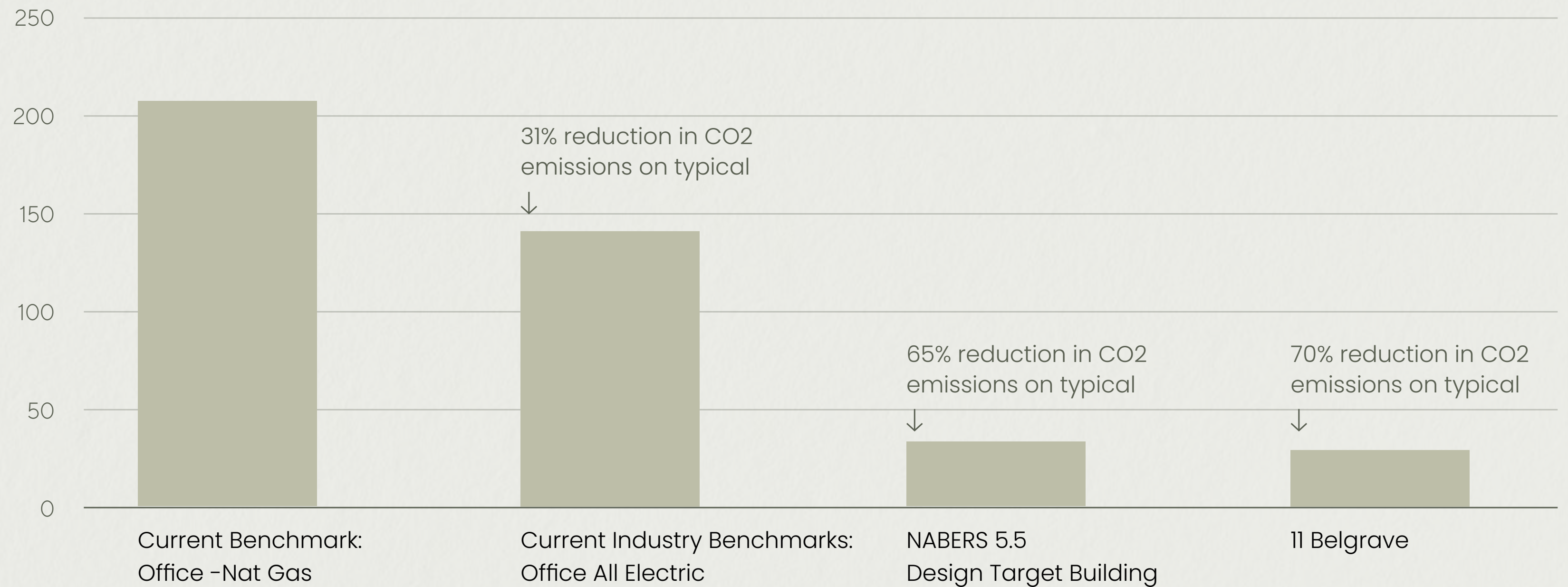


70% REDUCTION IN CARBON EMISSIONS IN OPERATION*

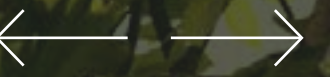
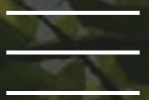
11 Belgrave's science-based targets initiative is aligned with 1.5°C targets.

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.

CO2 EMISSIONS/M2 2024-2030 FROM COMPARABLE OFFICES



*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

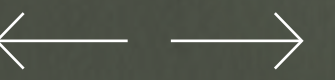
building app will allow live oversight of energy use and identify areas for improvement.

CO2 EMISSIONS REDUCED BY 35%

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

SUDS WITHIN LANDSCAPING

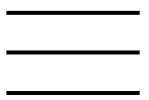
will prevent water pollution and flooding, and living roofs will intercept and retain rainfall.



WORKSPACE

11 BELGRAVE

VICTORIA



THE EXPERIENCE

THE GARDENS

WELLBEING

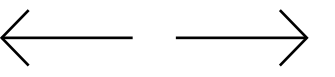
SUSTAINABILITY

WORKSPACE

NEIGHBOURHOOD

CONNECTIONS

THE TEAM

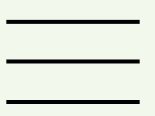


Overview | Area Schedule | Floor Plans | Space Plans | CGIs | Specification



EXCEPTIONAL EXCEEDED

108,000 sq ft of carefully curated
workspace over eight floors.



THE EXPERIENCE

THE GARDENS

WELLBEING

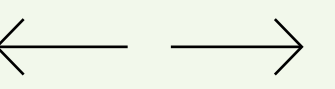
SUSTAINABILITY

WORKSPACE

NEIGHBOURHOOD

CONNECTIONS

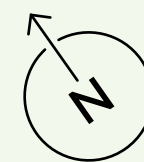
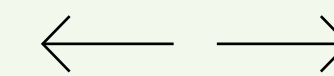
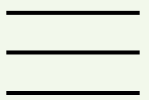
THE TEAM



Overview | **Area Schedule** | Floor Plans | Space Plans | CGIs | Specification



FLOOR	TERRACES, GARDEN & AMENITY		PLAN
	WORKSPACE	SQ FT	
Eighth THE PLATFORM	-	1,681	
Seventh THE PAVILION & COMMUNAL TERRACE	-	2,741	
Seventh	7,008	2,852	
Sixth	13,149	197	
Fifth	13,958	-	
Fourth	13,958	-	
Third	13,958	-	
Second	13,958	-	
First	13,330	-	
Ground	5,045	-	
Ground GARDEN ROOM & RECEPTION	-	5,672	
Ground GARDEN & DECK	-	3,315	
Ground CAFÉ	-	3,297	
Ground & Lower Ground GYM	-	5,190	
TOTAL	94,364	21,896	



GROUND FLOOR

Workspace
5,045 sq ft

Reception & Garden Room
5,672 sq ft

Cafe
3,297 sq ft

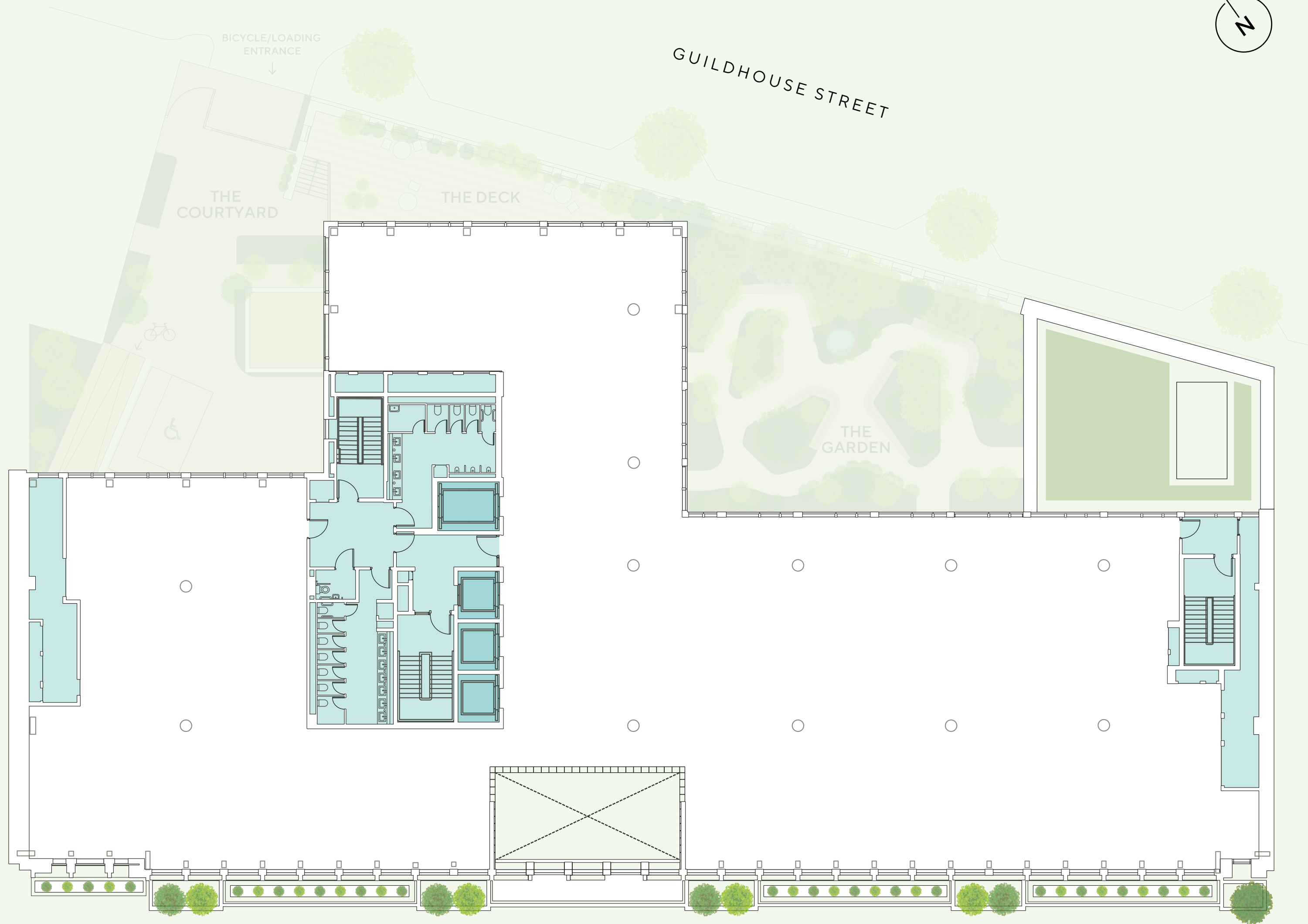
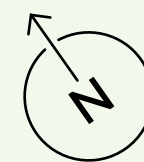
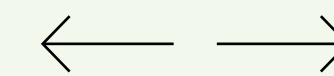
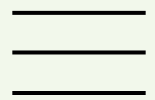
Outdoor Space
5,382 sq ft

Gym Entrance
539 sq ft

IMAGE GALLERY

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

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FIRST FLOOR

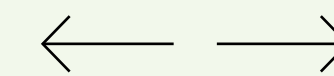
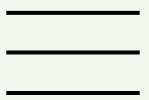
Workspace
13,330 sq ft



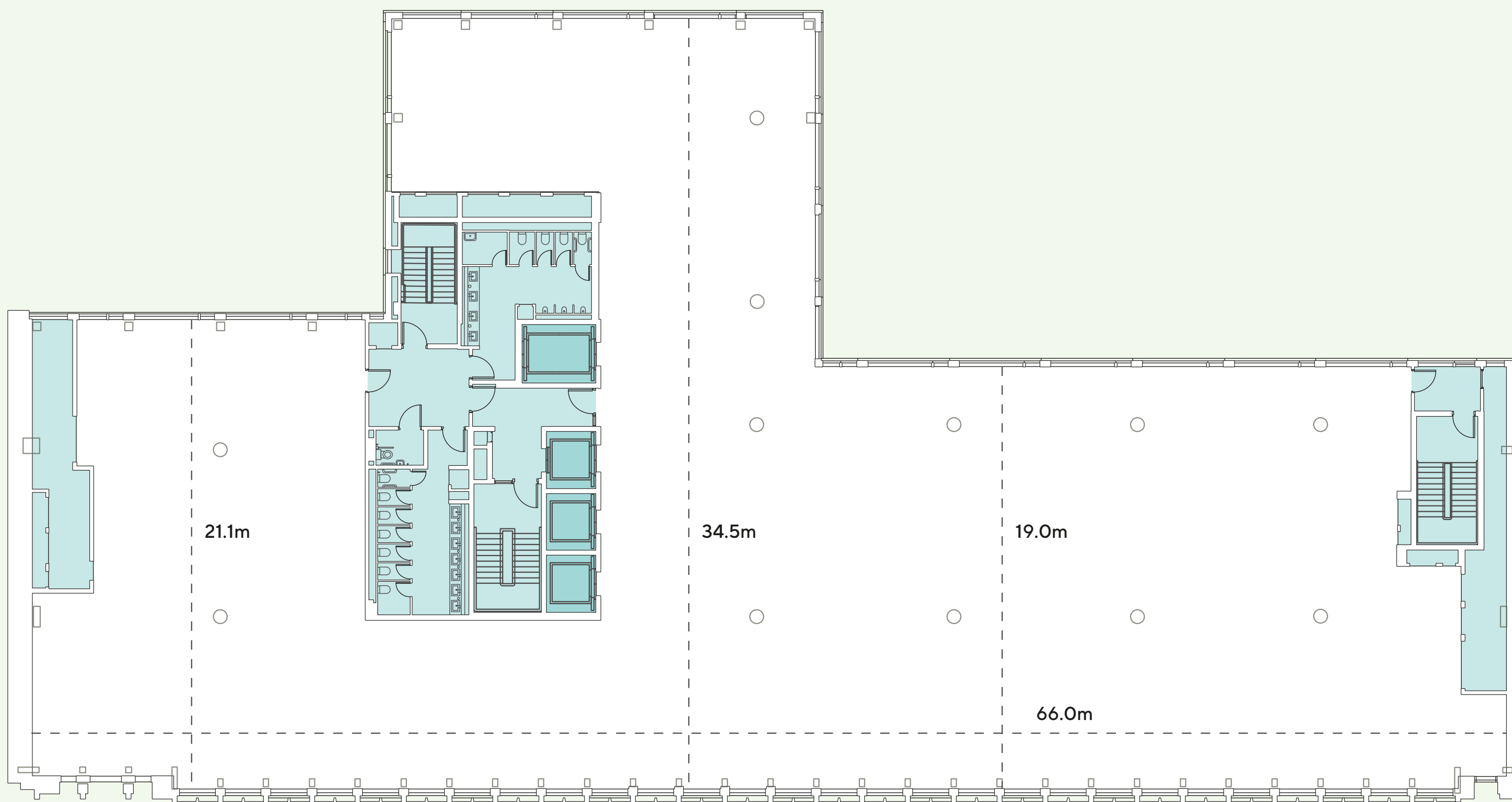
- WORKSPACE
- GREEN ROOF
- CORE

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BELGRAVE ROAD



GUILDHOUSE STREET



BELGRAVE ROAD

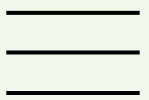
SECOND FLOOR

Workspace
13,958 sq ft

IMAGE GALLERY

WORKSPACE
 CORE

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THE EXPERIENCE

THE GARDENS

WELLBEING

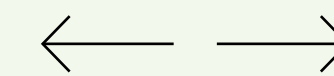
SUSTAINABILITY

WORKSPACE

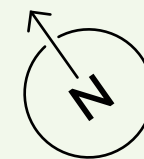
NEIGHBOURHOOD

CONNECTIONS

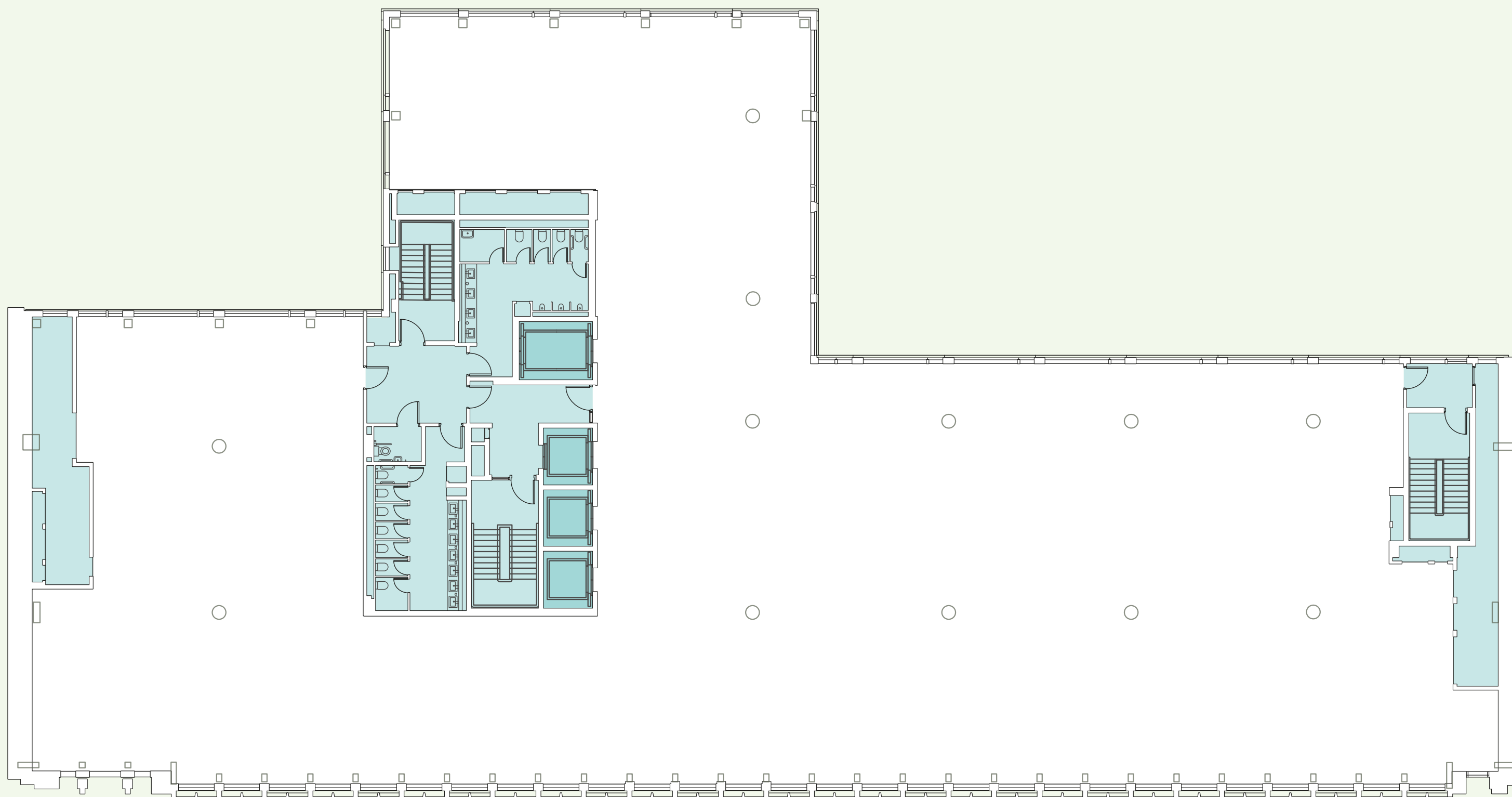
THE TEAM



Overview | Area Schedule | **Floor Plans** | Space Plans | CGIs | Specification



GUILDHOUSE STREET



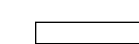
BELGRAVE ROAD

THIRD FLOOR

Workspace
13,958 sq ft



IMAGE GALLERY



WORKSPACE



CORE

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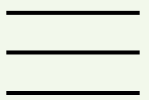
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THE EXPERIENCE

THE GARDENS

WELLBEING

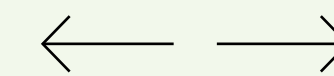
SUSTAINABILITY

WORKSPACE

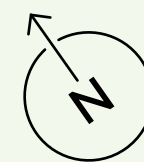
NEIGHBOURHOOD

CONNECTIONS

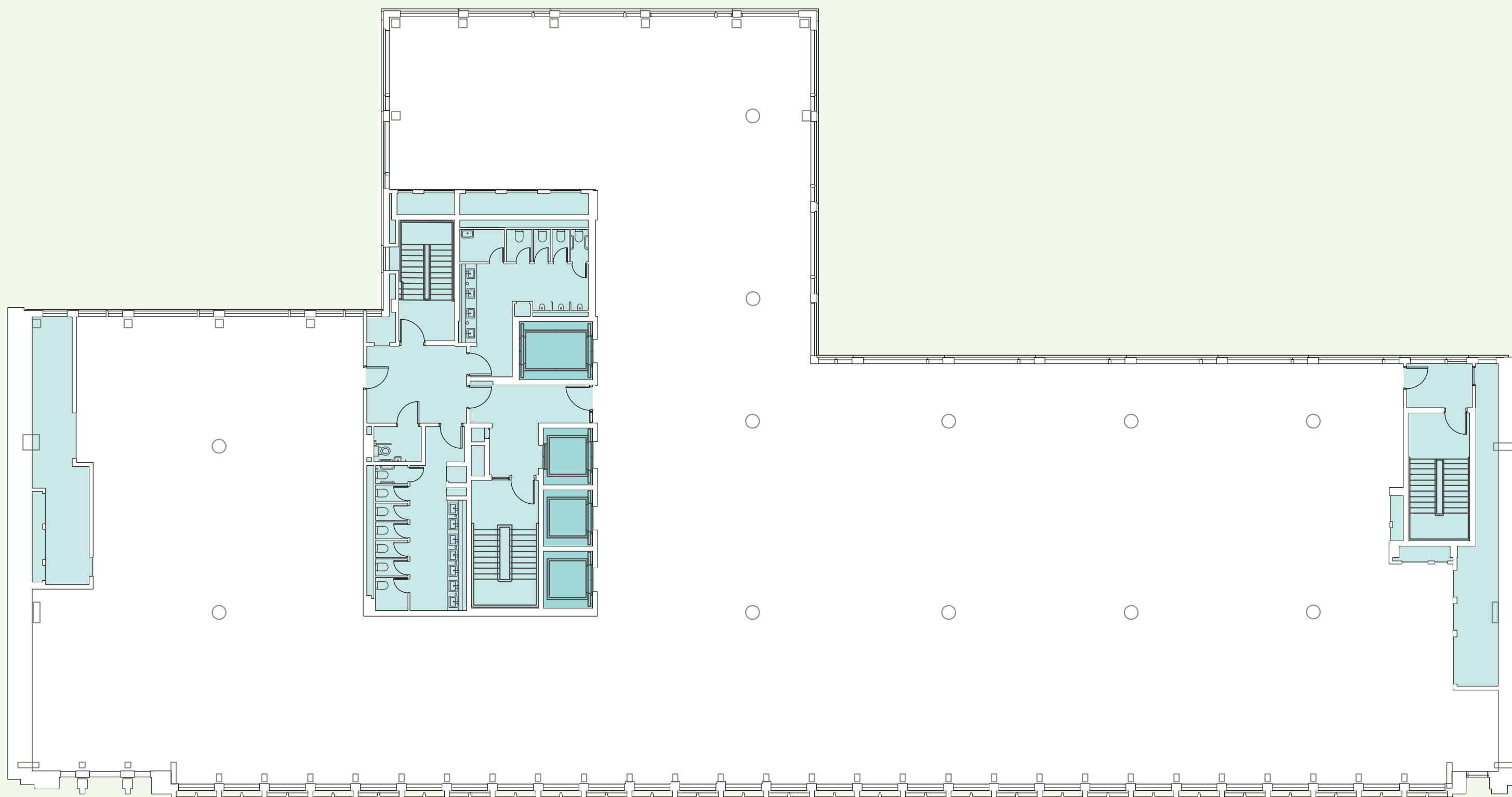
THE TEAM



Overview | Area Schedule | **Floor Plans** | Space Plans | CGIs | Specification



GUILDHOUSE STREET





BELGRAVE ROAD

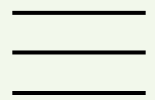
FOURTH FLOOR

Workspace
13,958 sq ft

 IMAGE GALLERY

 WORKSPACE
 CORE

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THE EXPERIENCE

THE GARDENS

WELLBEING

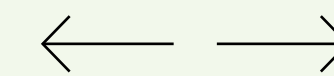
SUSTAINABILITY

WORKSPACE

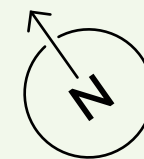
NEIGHBOURHOOD

CONNECTIONS

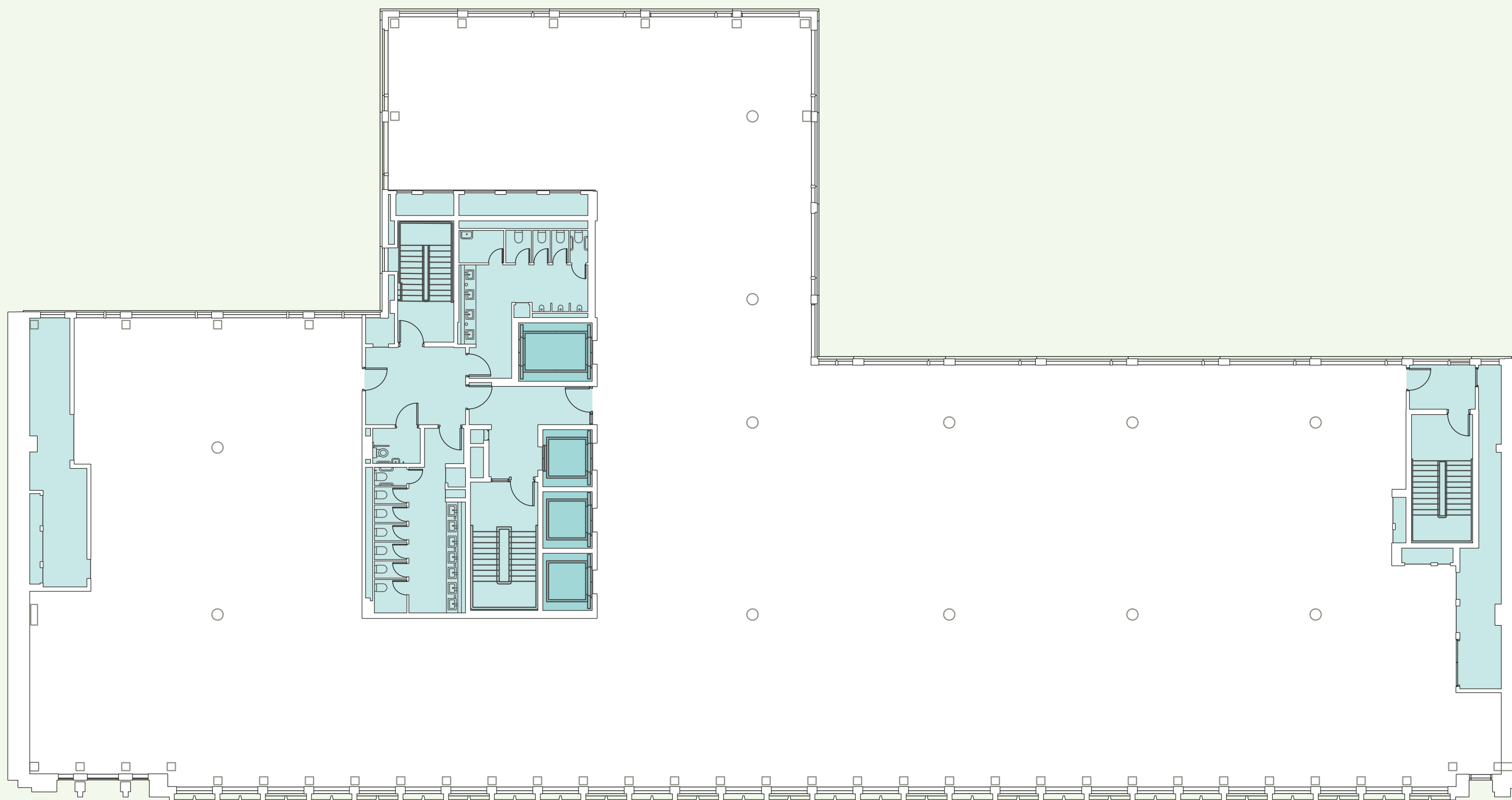
THE TEAM



Overview | Area Schedule | **Floor Plans** | Space Plans | CGIs | Specification



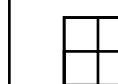
GUILDHOUSE STREET



BELGRAVE ROAD

FIFTH FLOOR

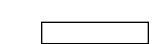
Workspace
13,958 sq ft



SPACE PLAN



IMAGE GALLERY



WORKSPACE



CORE

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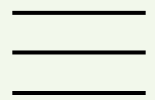
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THE EXPERIENCE

THE GARDENS

WELLBEING

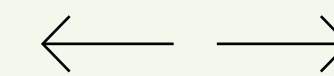
SUSTAINABILITY

WORKSPACE

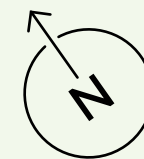
NEIGHBOURHOOD

CONNECTIONS

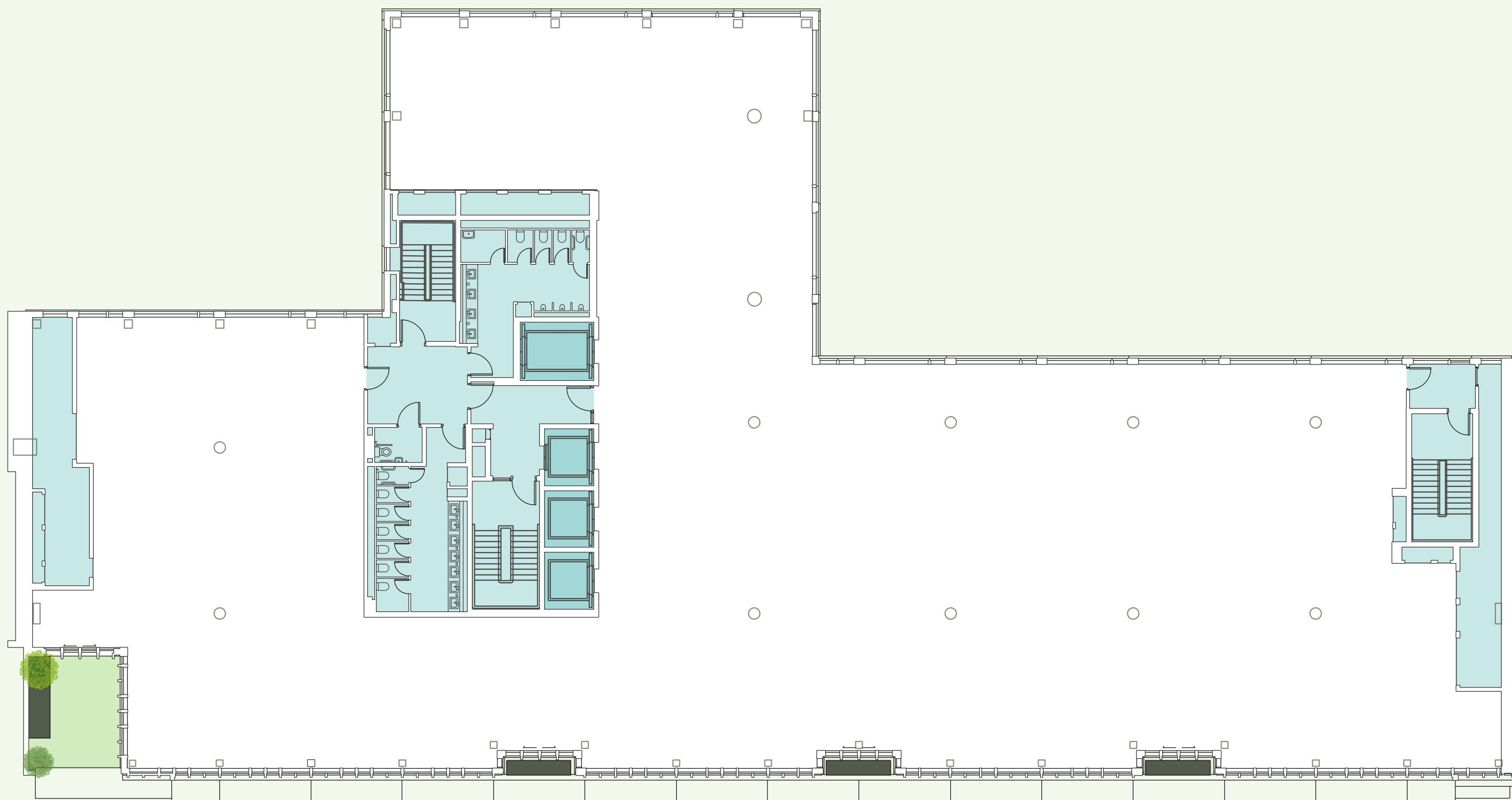
THE TEAM



Overview | Area Schedule | **Floor Plans** | Space Plans | CGIs | Specification



GUILDHOUSE STREET






BELGRAVE ROAD

SIXTH FLOOR

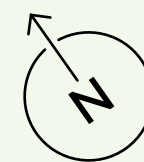
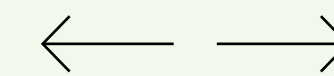
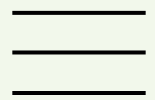
Workspace
13,149 sq ft

Private Terrace
197 sq ft

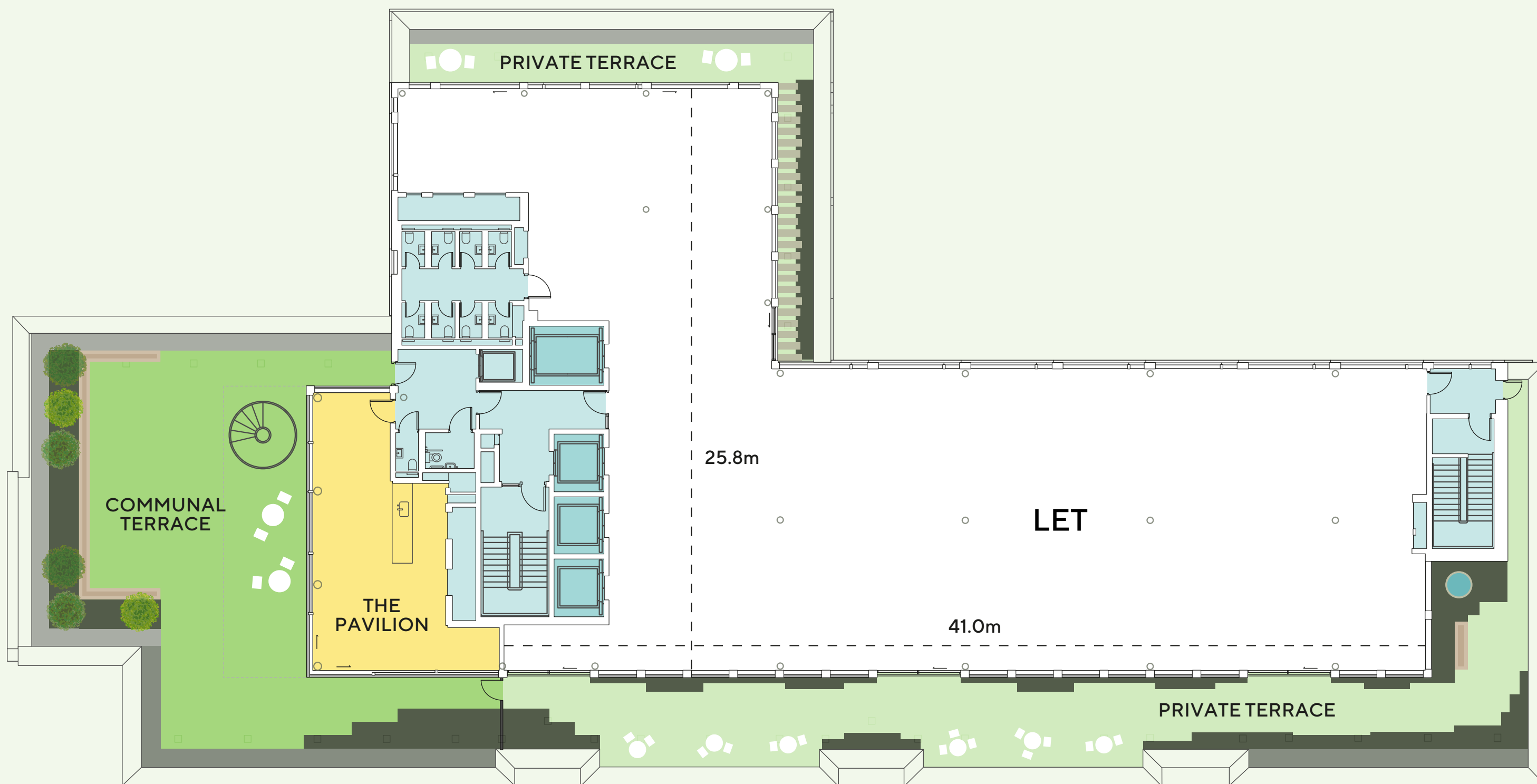
 IMAGE GALLERY

-  WORKSPACE
-  PRIVATE TERRACE
-  CORE

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GUILDHOUSE STREET



BELGRAVE ROAD

SEVENTH FLOOR

LET - Workspace
7,008 sq ft

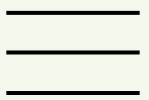
Private Terraces
2,852 sq ft

Communal Terrace & Pavilion
2,741 sq ft

IMAGE GALLERY

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

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THE EXPERIENCE

THE GARDENS

WELLBEING

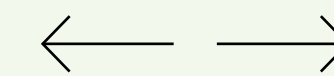
SUSTAINABILITY

WORKSPACE

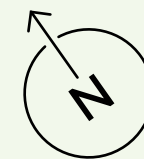
NEIGHBOURHOOD

CONNECTIONS

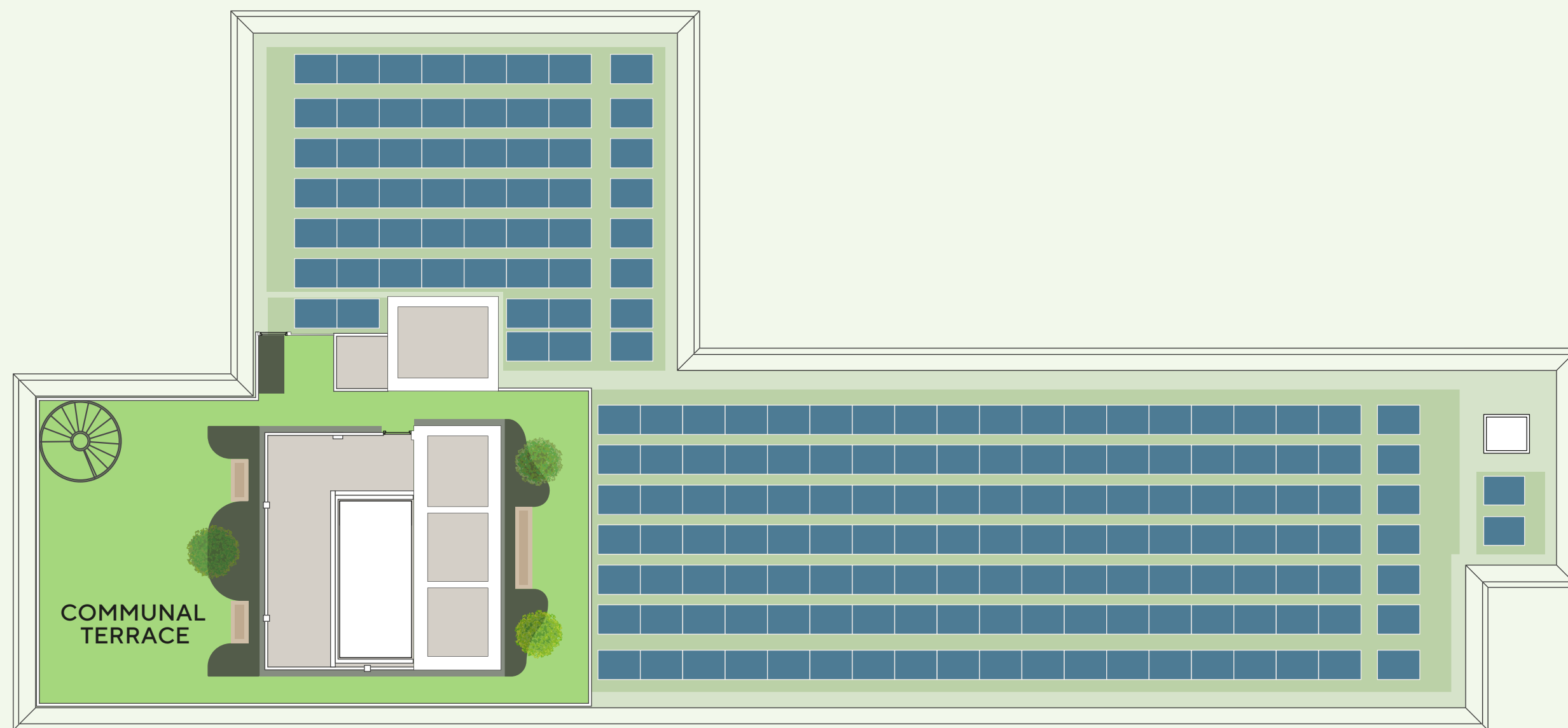
THE TEAM



Overview | Area Schedule | **Floor Plans** | Space Plans | CGIs | Specification



GUILDHOUSE STREET



BELGRAVE ROAD

THE PLATFORM

The Platform

1,681 sq ft



IMAGE GALLERY

COMMUNAL TERRACE

GREEN ROOF

PV PANELS

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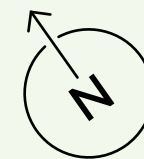
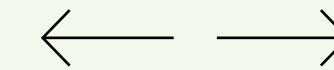
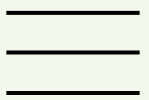
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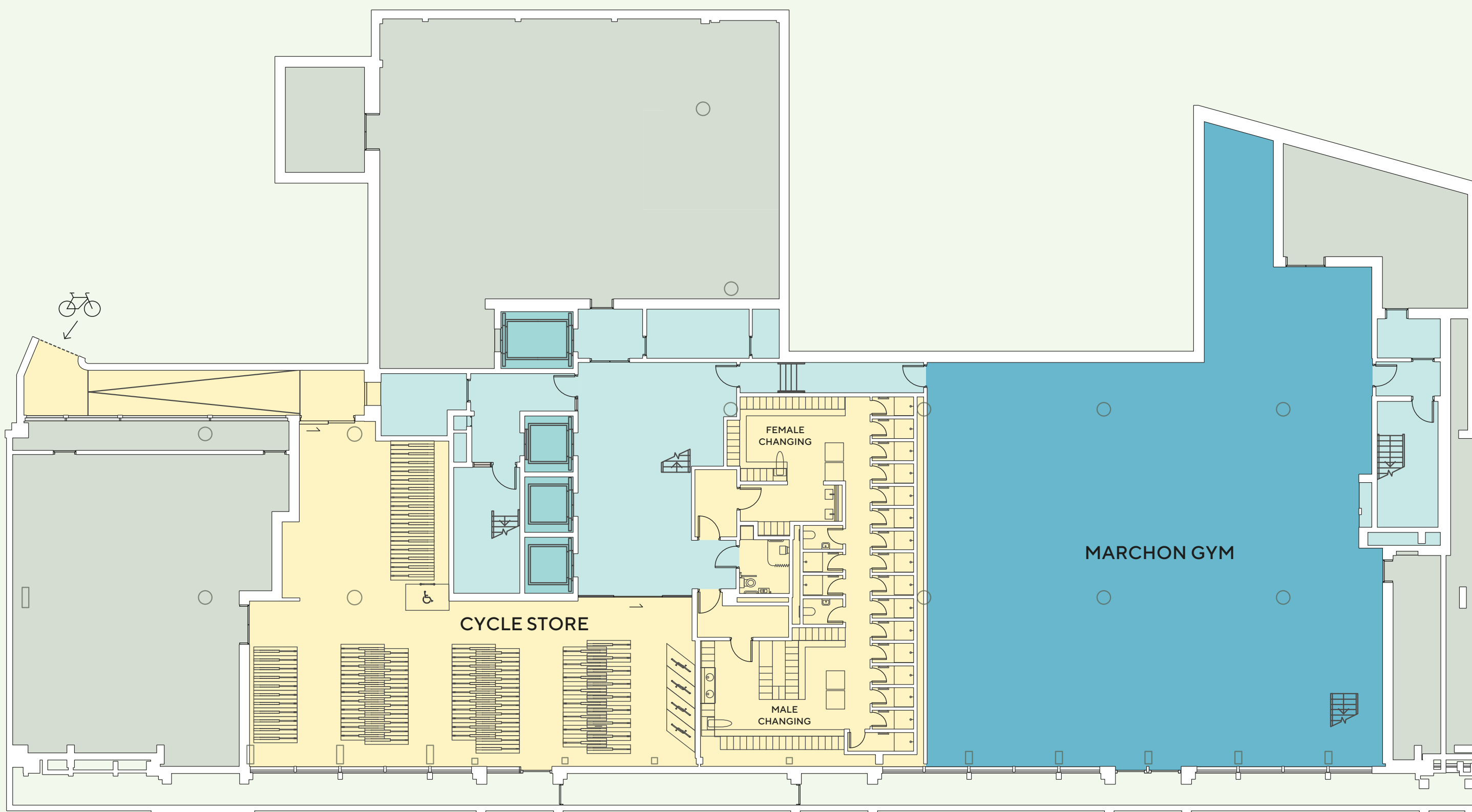
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GUILDHOUSE STREET



BELGRAVE ROAD

LOWER GROUND FLOOR

4,651

sq ft gym opportunity with 4m high ceiling

19

showers

14

folding bike locker spaces

178

bicycle spaces

5

electric scooter docks

2

filtered hydration taps

177

wet and dry 'smart' lockers

1

bicycle maintenance station

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



IMAGE GALLERY

COMMUTER FACILITIES

GYM

REFUSE & PLANT

CORE

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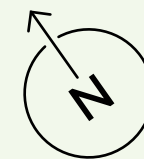
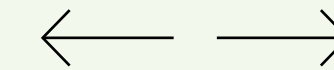
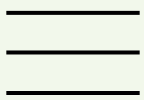
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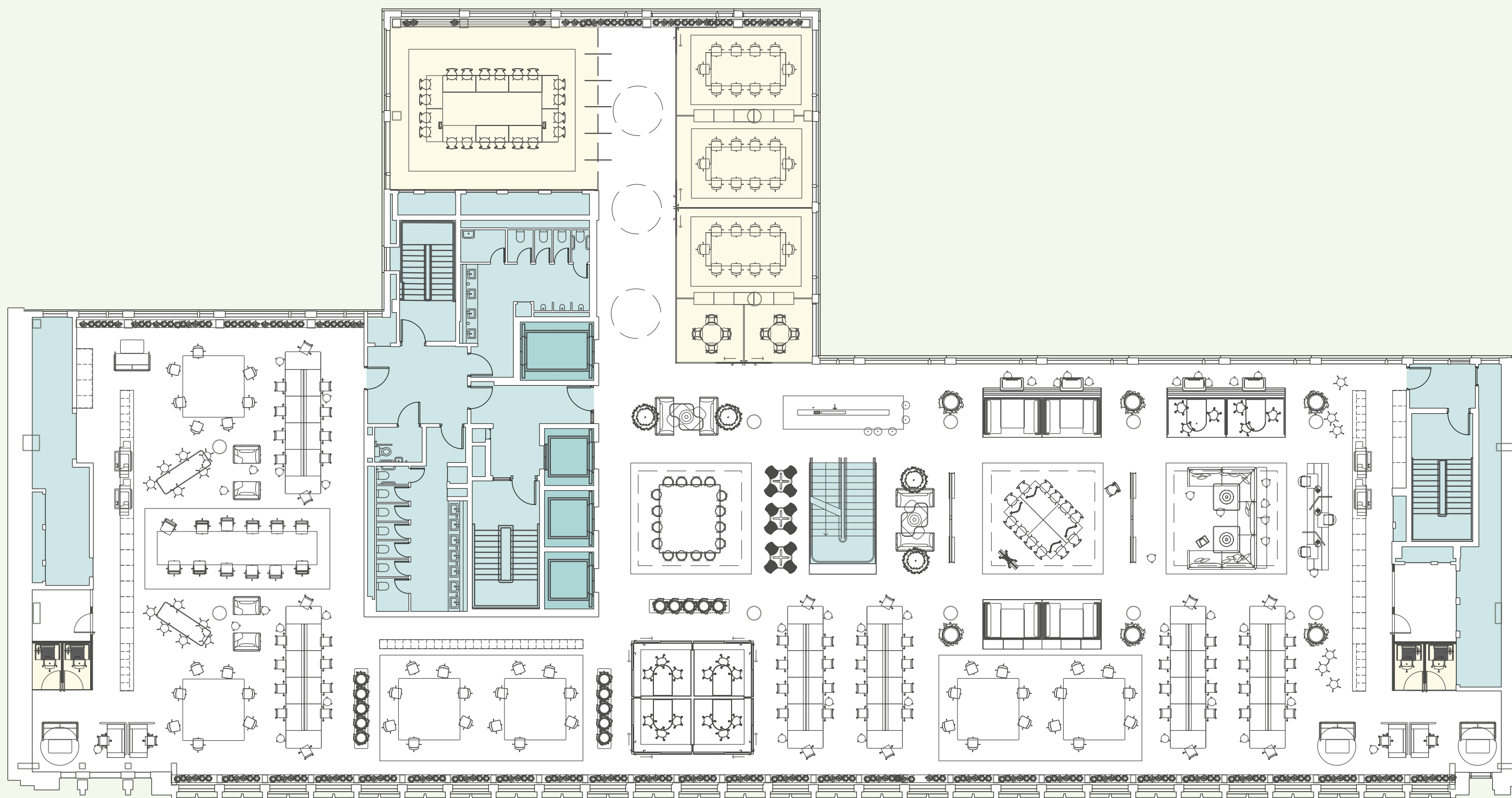
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GUILDHOUSE STREET



BELGRAVE ROAD

TYPICAL CREATIVE

13,958 sq ft

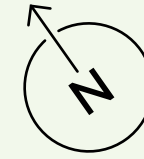
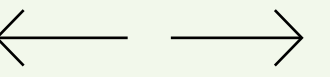
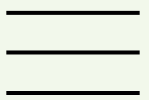
Total

128 seats | 10 sq m p/p

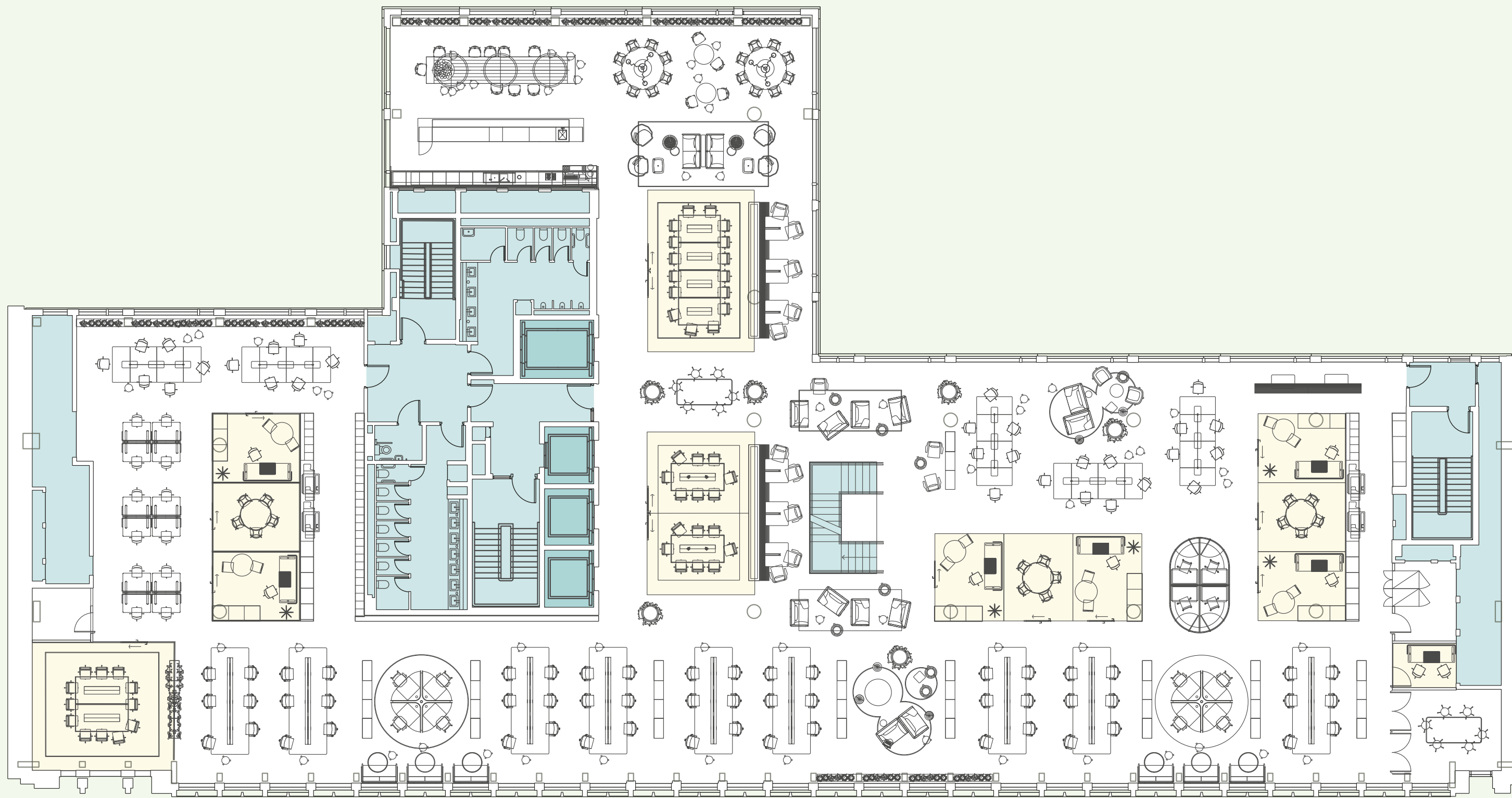
- 1 x** 20p-40p project/showcase/meeting/all hands space
- 3 x** 10p meeting/studio space
- 2 x** formal 4p meeting
- 4 x** 1p zoom room
- 4 x** 3-5p hightable meeting rooms
- 4 x** 4p semi enclosed collaboration booths
- 2 x** 3-4p high semi enclosed meeting pods
- 1 x** 16p team collaboration lounge
- 1 x** 14 team collaboration table
- 3 x** touch down
- 8 x** focus/chat chairs
- 2 x** 6p adhoc meet
- 4 x** chat chair
- 2 x** working brainstorm/agile wall
- 2 x** print points
- 2 x** SER
- 200** lockers
- 76 x** open workbench
- 48 x** square work table
- 4 x** focus desks

TYPICAL CREATIVE

TYPICAL CORPORATE



GUILDHOUSE STREET



BELGRAVE ROAD

TYPICAL CORPORATE

13,958 sq ft

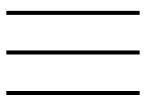
Total

110 seats | 12 sq m p/p

- 1 x 16p meeting room
- 1 x 12p meeting
- 2 x 8p meeting
- 3 x 5p meeting
- 4 x 1p zoom room
- 1 x 2p zoom room
- 1 x 6p project/meet room
- 2 x 4-6p brainstorm open space
- 8 x chat chairs
- 12 x adhoc/informal meeting
- 1 x 6p touch down
- 2 x print points
- 2 x SER
- 140 lockers
- 96 x open workbench
- 6 x office
- 8 x round workstations

TYPICAL CREATIVE

TYPICAL CORPORATE



THE EXPERIENCE

THE GARDENS

WELLBEING

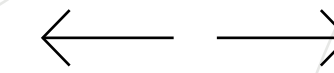
SUSTAINABILITY

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| Area Schedule

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AERIAL



EXTERNAL BELGRAVE ROAD



EXTERNAL GUILDHOUSE STREET



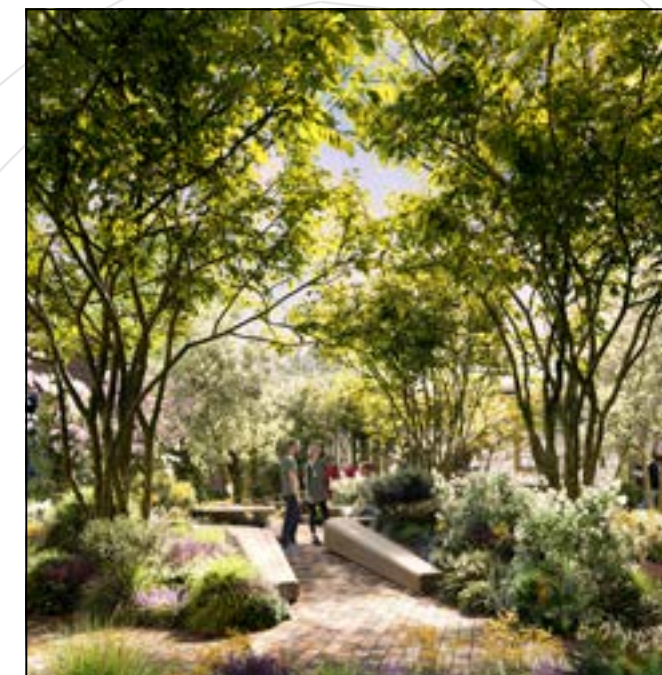
RECEPTION



LOBBY



GARDEN ROOM



THE GARDEN



CHANGING



TYPICAL CAT A



TYPICAL FITTED



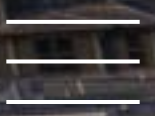
SEVENTH FLOOR



THE PAVILION



THE PLATFORM



THE EXPERIENCE

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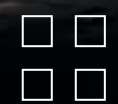
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SEVENTH FLOOR

THE PAVILION

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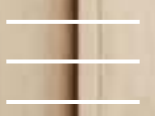
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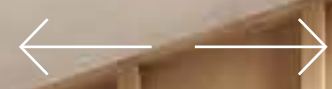
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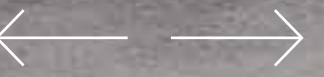
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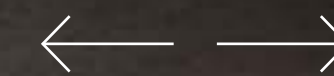
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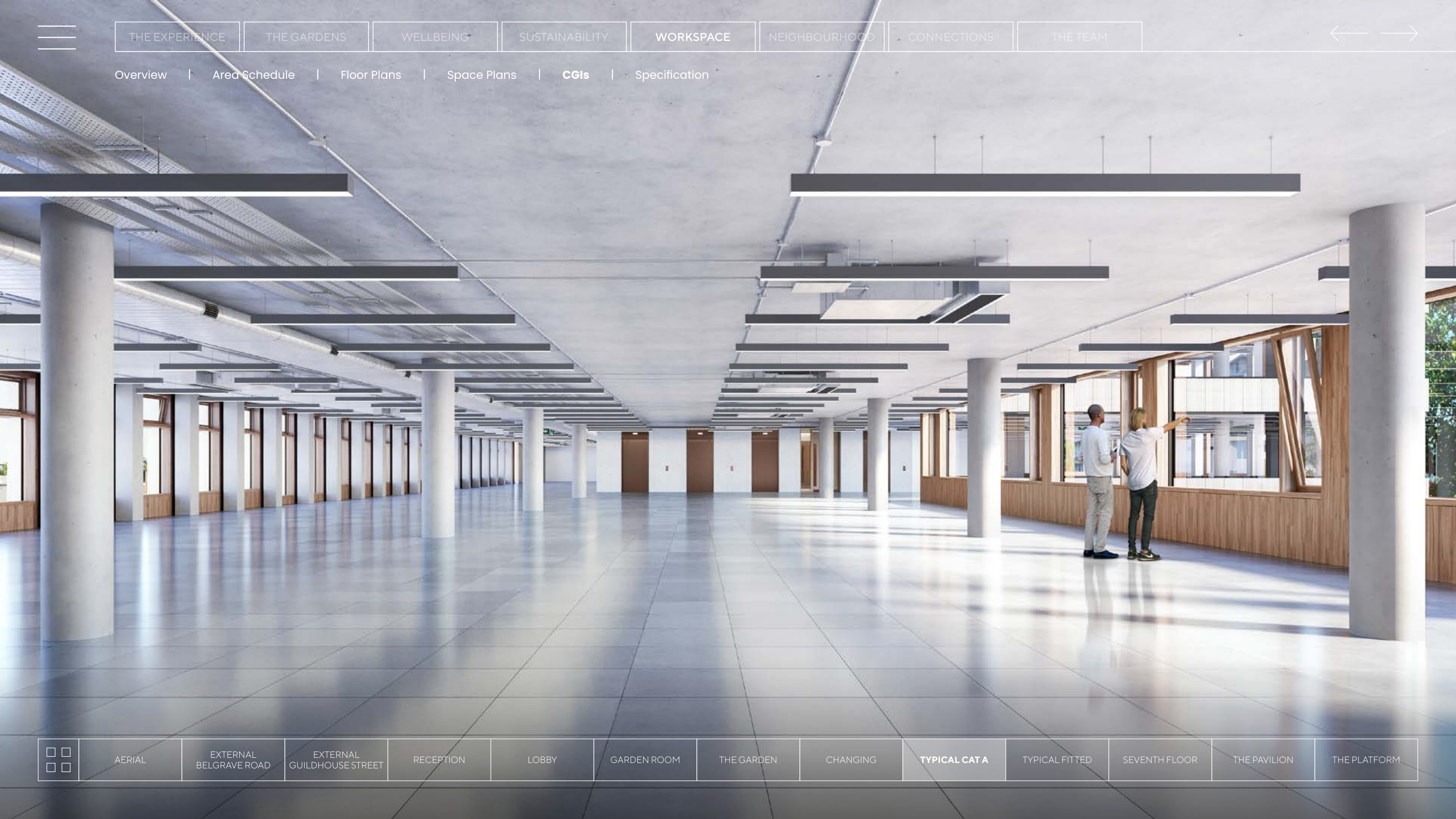
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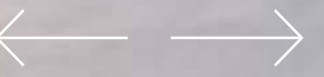
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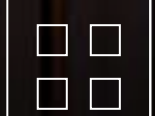
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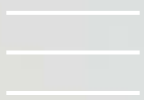
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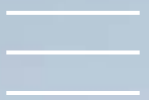
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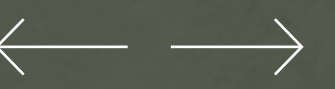
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THE PAVILION

THE PLATFORM



SUMMARY SPECIFICATION

THE BUILDING



Targeting BREEAM 'Outstanding'



Targeting Well Platinum Pre-certification



Pre-accredited NABERS 5.5*



WiredScore Platinum

WiredScore Platinum



Net Zero Embodied and Operational Carbon



SmartScore

SmartScore Certified

5,700 SQ FT
reception and co-working space

3,300 SQ FT
space for on-site cafe

5,190 SQ FT
gym opportunity on lower ground

2,616 SQ FT
private communal garden

2,600 SQ FT
communal terrace and event space

1,700 SQ FT
communal viewing platform

108,000 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

178 secure cycle spaces

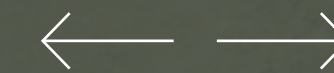
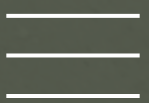
19 showers, including 1 accessible

14 foldable cycle lockers

177 smart lockers

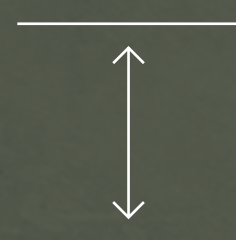
5 e-scooter spaces and charging docks



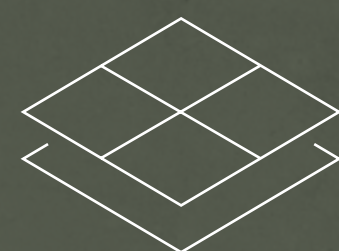


SUMMARY SPECIFICATION

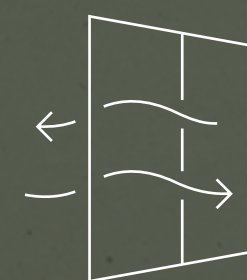
THE WORKSPACE



Floor to ceiling heights of 2.7m to 3.1m



100mm raised flooring throughout



Mixed-mode ventilation with air filtration



Openable windows



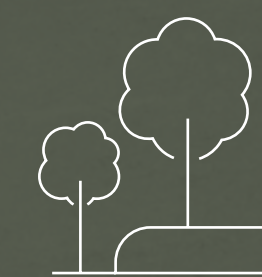
LED lighting and circadian system



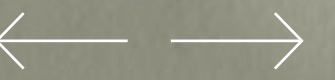
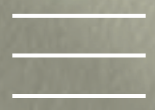
VRF fan coil unit heating/cooling



Designed 1:8 occupancy



3,049 sq ft private terraces

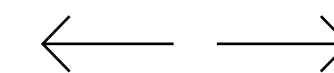
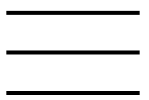


NEIGHBOURHOOD



11 BELGRAVE

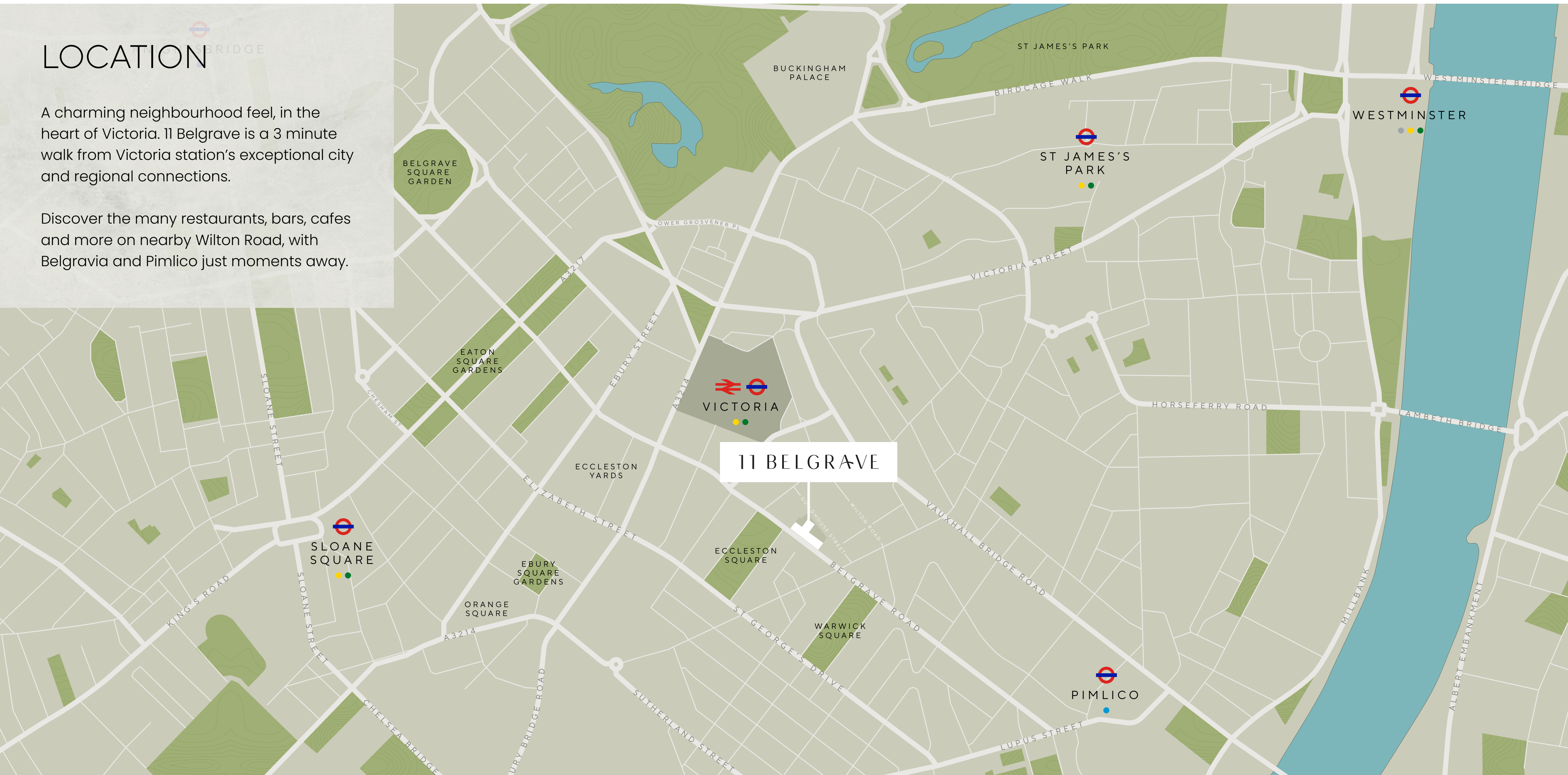
VICTORIA



LOCATION

A charming neighbourhood feel, in the heart of Victoria. 11 Belgrave is a 3 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.





THE EXPERIENCE

THE GARDENS

WELLBEING

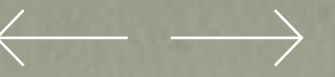
SUSTAINABILITY

WORKSPACE

NEIGHBOURHOOD

CONNECTIONS

THE TEAM



Location | **Overview** | Local Area | Local Occupiers

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



BAR AND PUBS



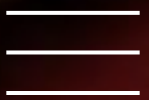
LEISURE AND GREEN SPACE



LOCAL CULTURE



RETAIL AND HOTELS



THE EXPERIENCE

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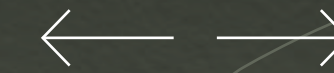
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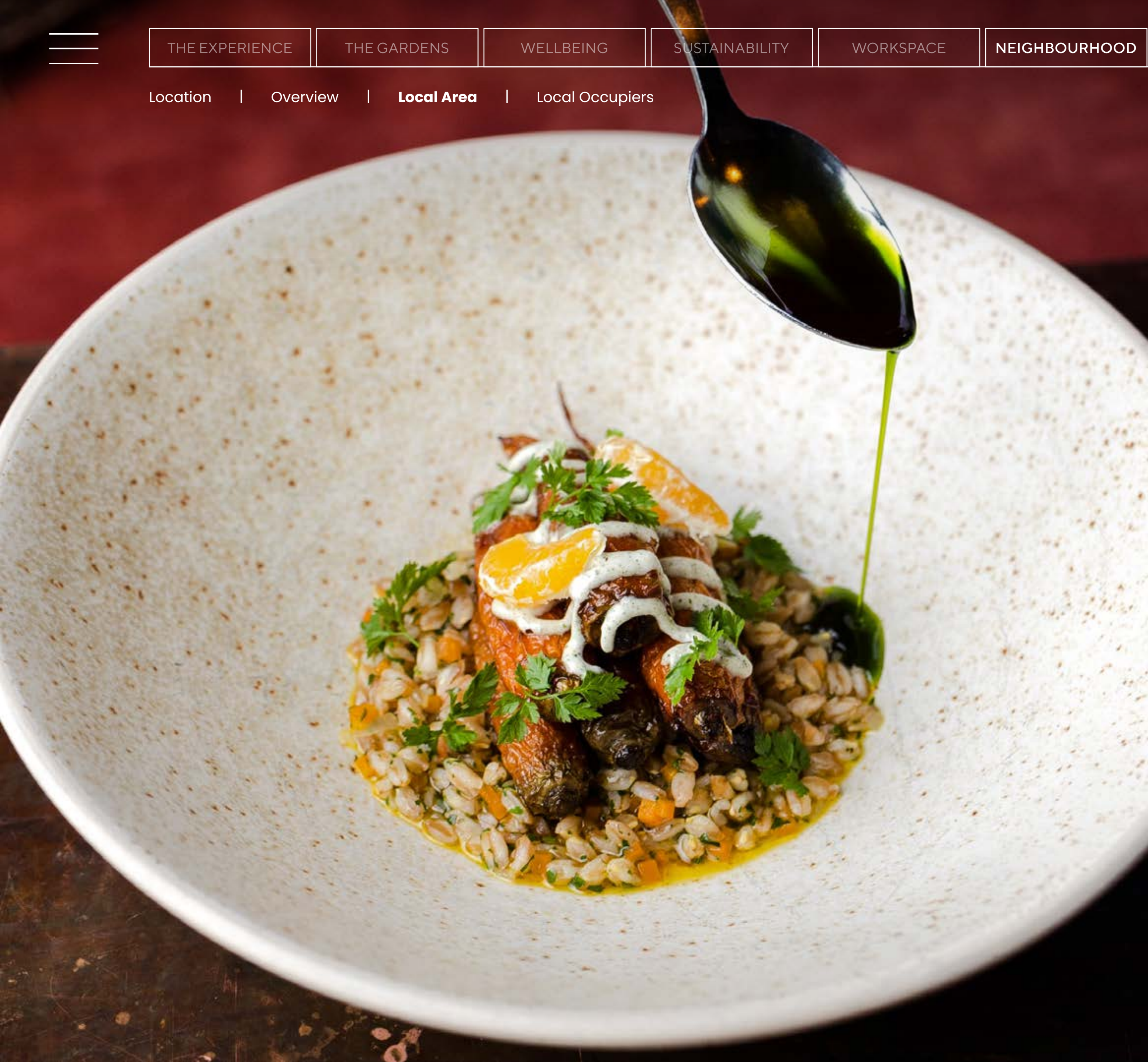
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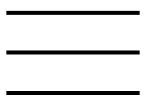
Location | Overview | **Local Area** | Local Occupiers



FINE DINING

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

11 BELGRAVE
VICTORIA



THE EXPERIENCE

THE GARDENS

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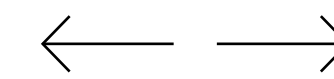
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Location | Overview | **Local Area** | Local Occupiers



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

CACIO & PEPE
3 minutes

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

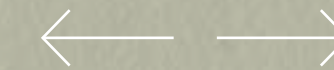
WILD BY TART
5 minutes

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

CHUCS
6 minutes

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





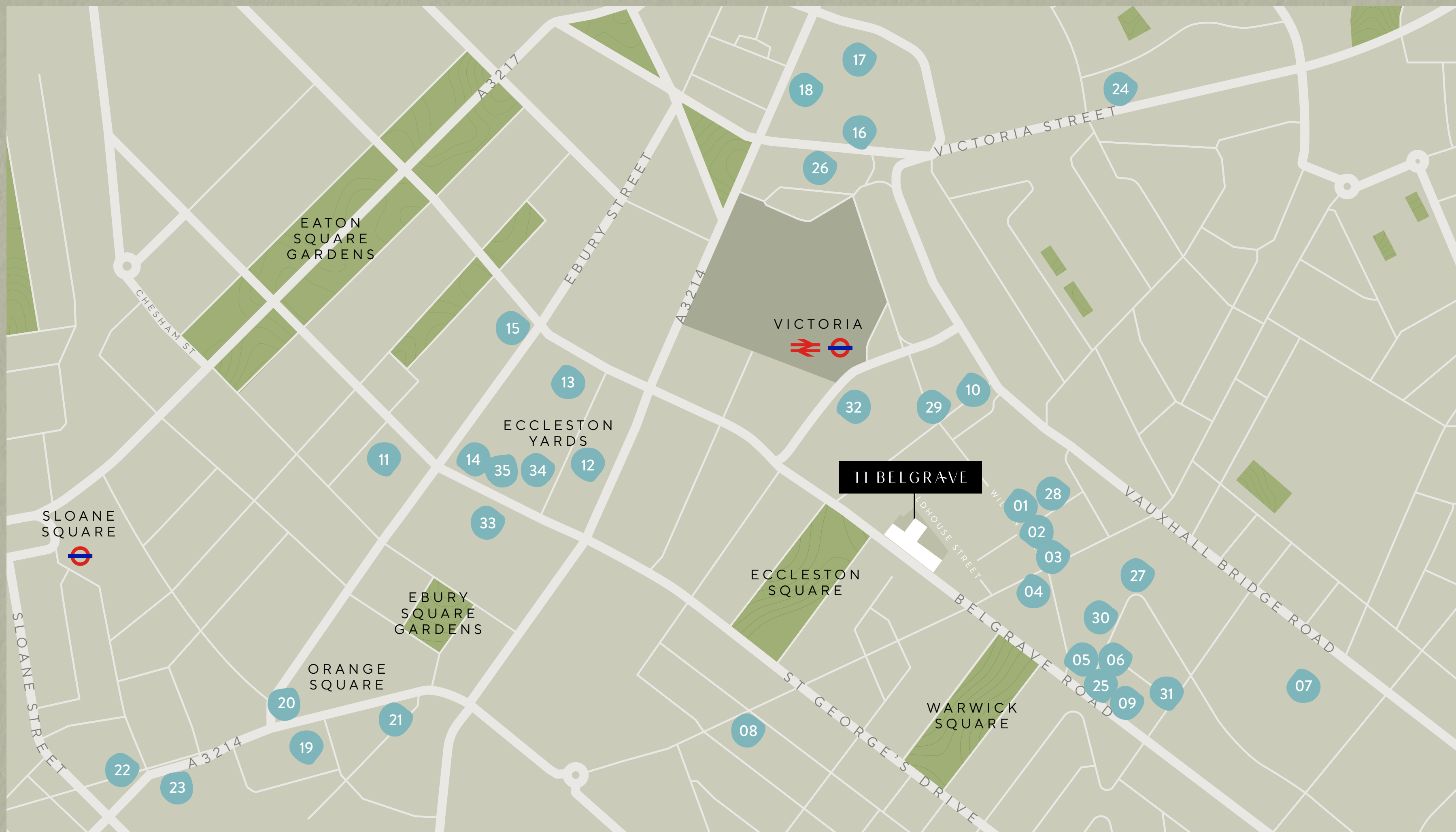
DISTINCTLY DIFFERENT

RESTAURANTS

- 1. A Wong
- 2. Seafresh
- 3. About Thyme
- 4. Uno
- 5. Cacio & Pepe
- 6. Grumbles
- 7. Moo Cantina
- 8. Cambridge Street Kitchen
- 9. O'Sole Mio
- 10. TOZI
- 11. Olivocarne
- 12. Wild by Tart
- 13. Boisdale of Belgravia
- 14. The Buttery
- 15. Chucs Belgravia
- 16. Aster
- 17. Rail House Café
- 18. Stoke House Restaurant
- 19. Hunan
- 20. La Poule Au Pot
- 21. No 11 Pimlico Road
- 22. 1771 Restaurant
- 23. Enoteca Turi
- 24. Ibérica Victoria

CAFES

- 25. Coco di Mama
- 26. Market Hall Victoria
- 27. Tachbrook Street Market
- 28. Hatch 77
- 29. Rosa's Thai Cafe
- 30. GAIL's Bakery
- 31. The Roasting
- 32. Le Pain Quotidien
- 33. Chestnut Bakery
- 34. atis
- 35. Morena



RESTAURANTS & CAFES

BARS & PUBS

LEISURE & GREEN SPACE

LOCAL CULTURE

RETAIL & HOTELS



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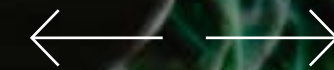
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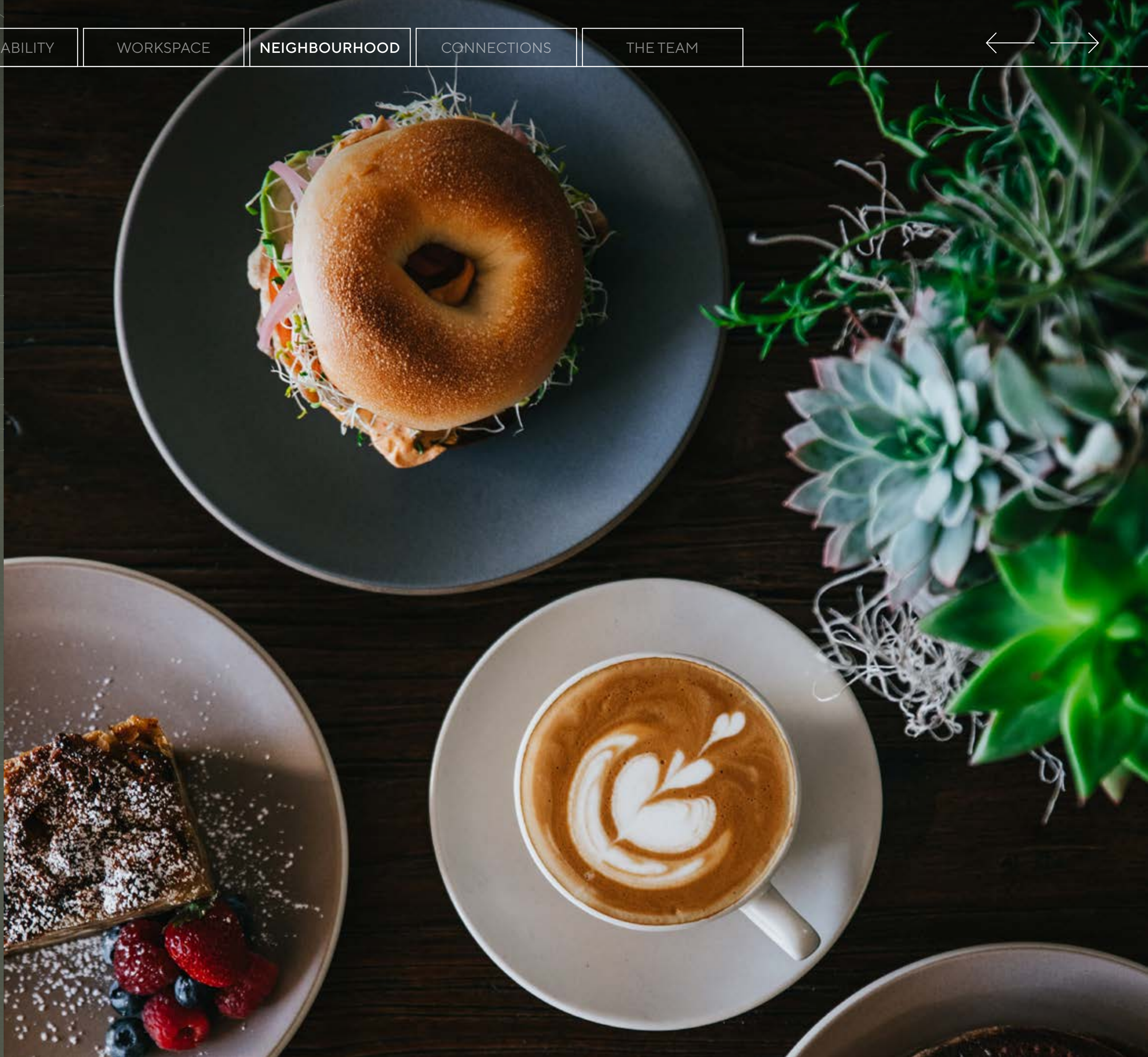


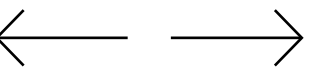
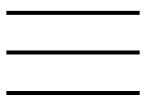
Location | Overview | **Local Area** | Local Occupiers

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.

11 BELGRAVE
VICTORIA





- FINE DINING
- COFFEE AND LUNCH
- BAR 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 3 minutes

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

ATIS 5 minutes

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



THE EXPERIENCE

THE GARDENS

WELLBEING

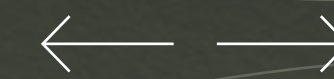
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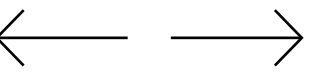
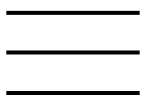
Location | Overview | **Local Area** | Local Occupiers



BARS AND PUBS

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

11 BELGRAVE
VICTORIA



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

THE QUEENS ARMS
2 minutes

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

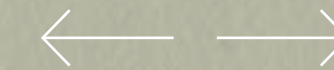
VAGABOND
9 minutes

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

FLIGHT CLUB
10 minutes

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

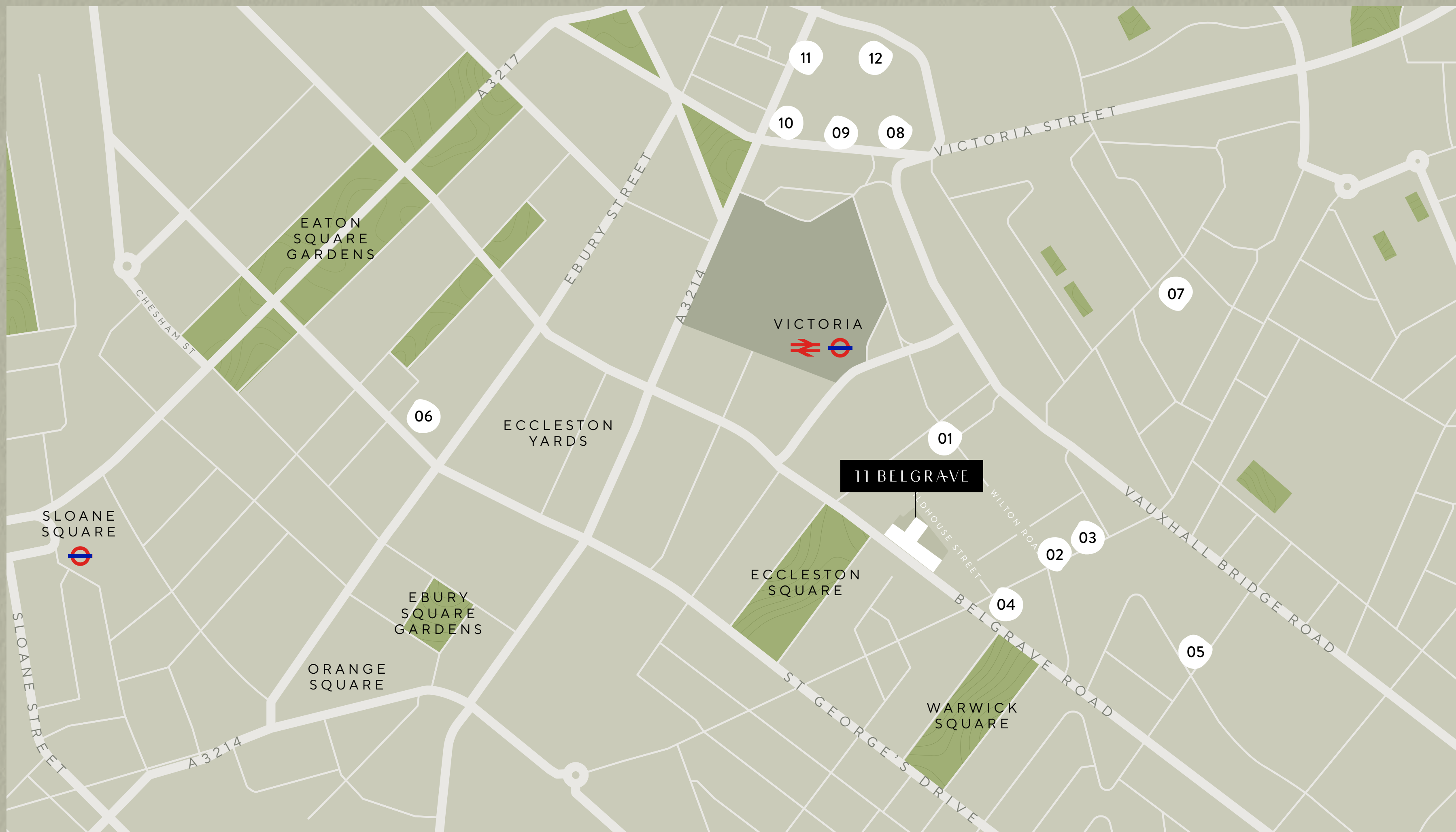


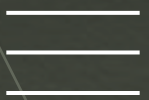


DISTINCTLY DIFFERENT

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





THE EXPERIENCE

THE GARDENS

WELLBEING

SUSTAINABILITY

WORKSPACE

NEIGHBOURHOOD

CONNECTIONS

THE TEAM



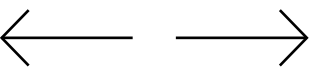
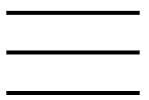
Location | Overview | **Local Area** | Local Occupiers

LEISURE AND GREEN SPACE

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

11 BELGRAVE
VICTORIA





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

FRAME
2 minutes

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

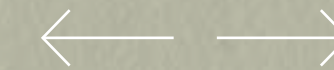
BARRY'S
5 minutes

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

ST GEORGE'S SQUARE
7 minutes

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





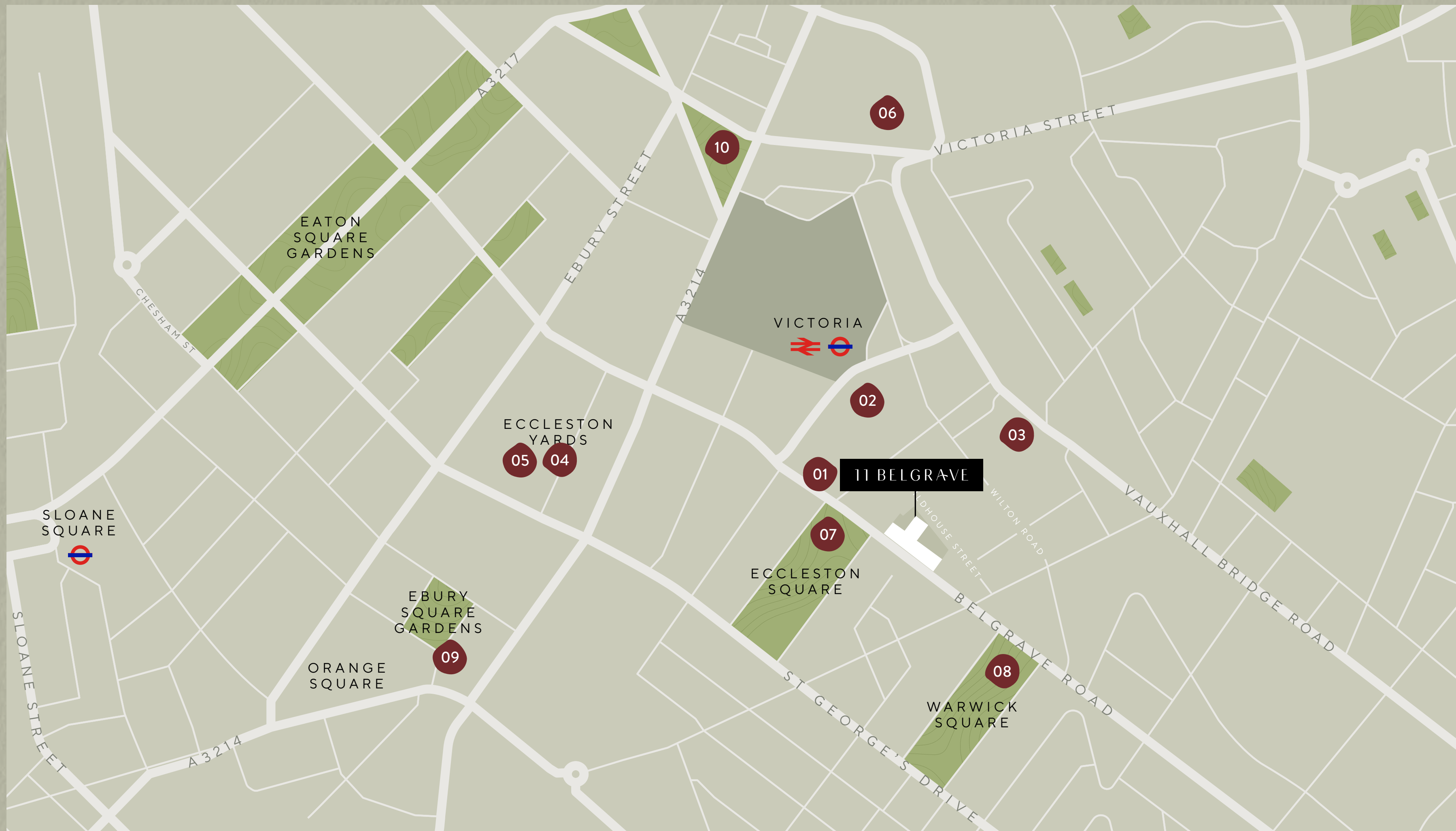
DISTINCTLY DIFFERENT

LEISURE

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

GREEN SPACE

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





THE EXPERIENCE

THE GARDENS

WELLBEING

SUSTAINABILITY

WORKSPACE

NEIGHBOURHOOD

CONNECTIONS

THE TEAM

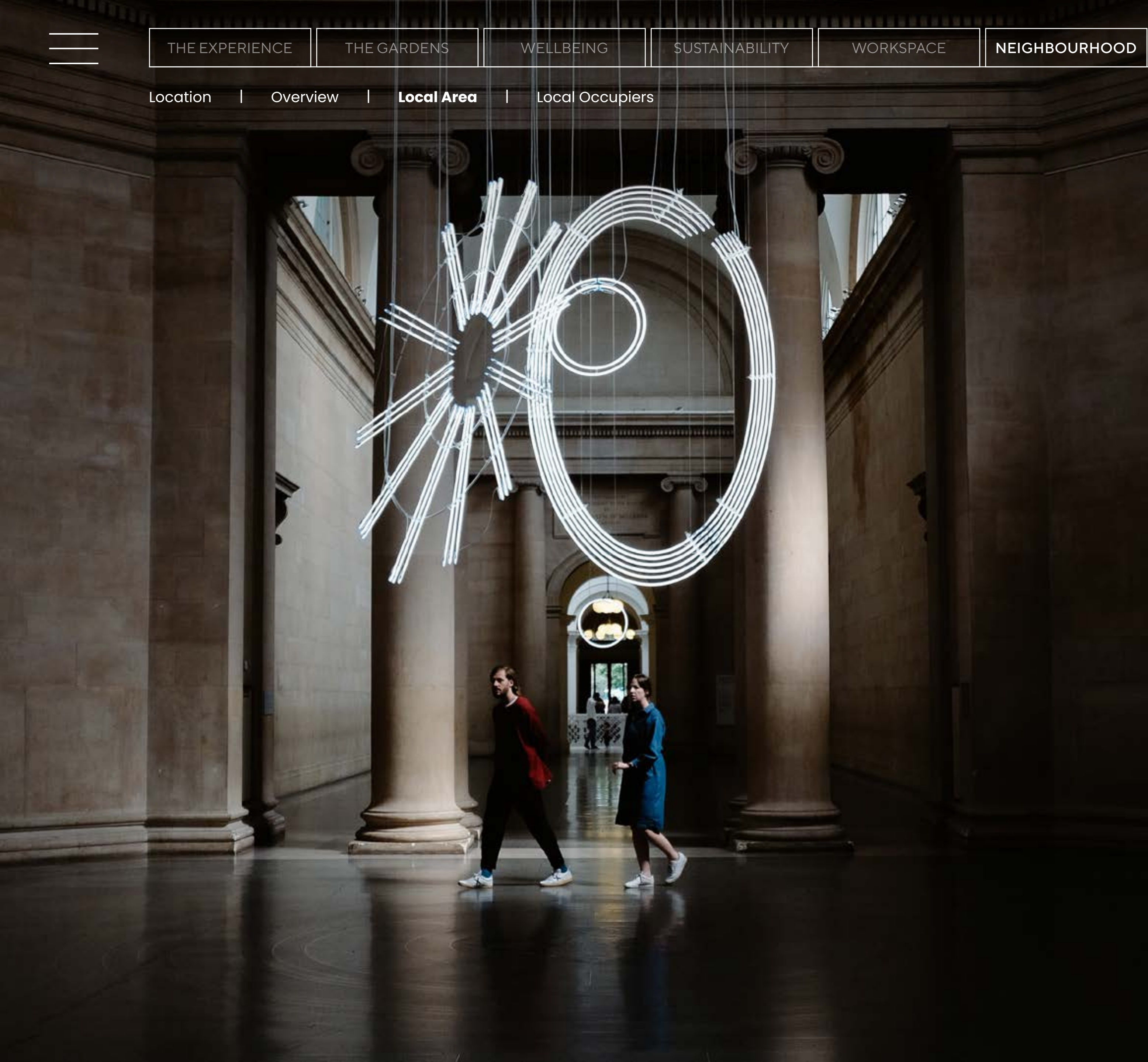


Location

Overview

Local Area

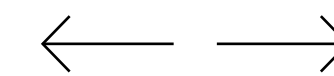
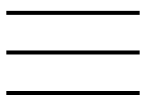
Local Occupiers



LOCAL CULTURE

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

11 BELGRAVE
VICTORIA



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



ECCLESTON YARDS
5 minutes

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

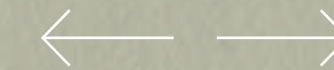
VICTORIA PALACE THEATRE
6 minutes

Home to the runaway hit musical Hamilton since 2017.

TATE BRITAIN
14 minutes

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

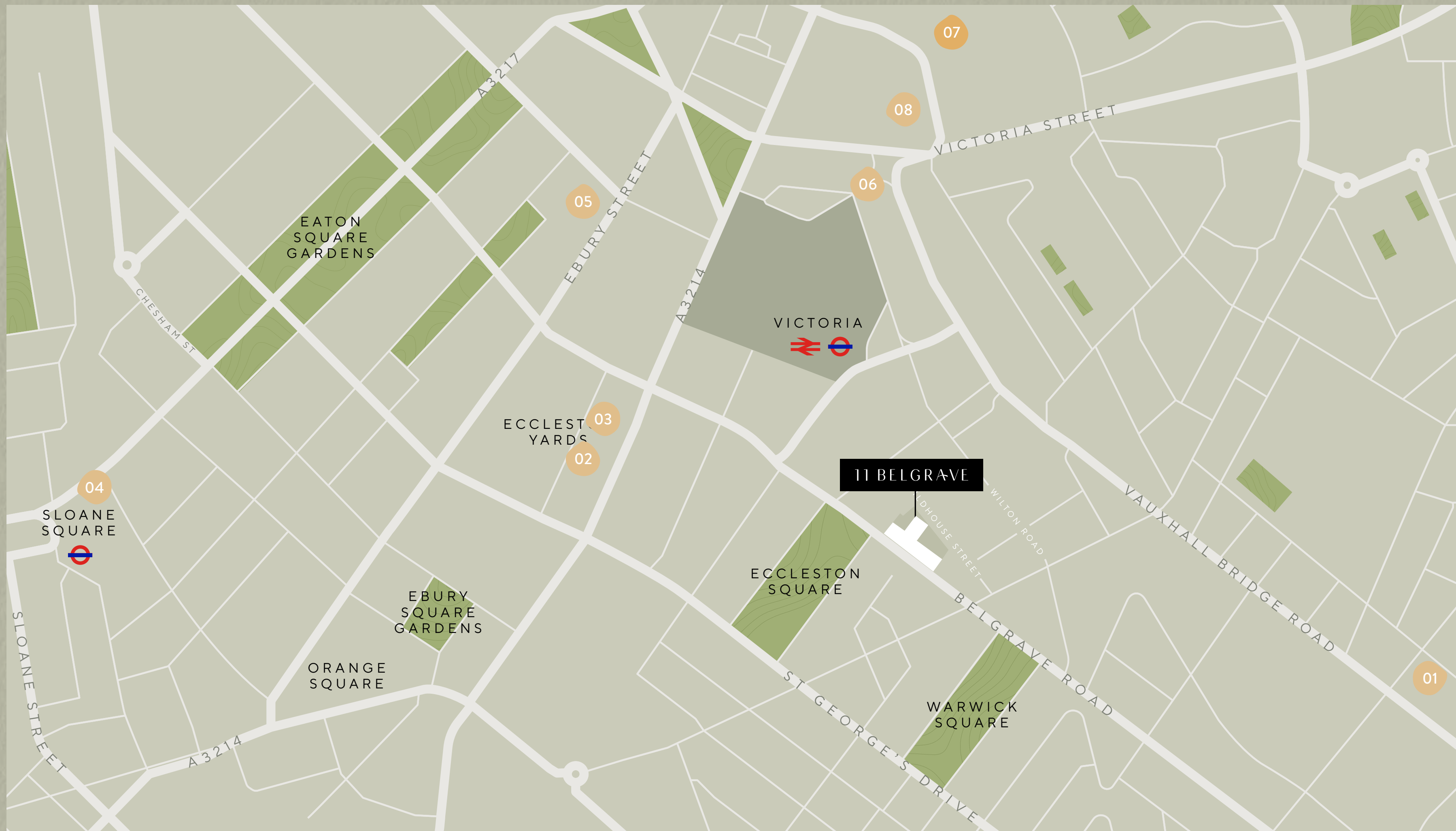




DISTINCTLY DIFFERENT

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



RESTAURANTS & CAFES

BARS & PUBS

LEISURE & GREEN SPACE

LOCAL CULTURE

RETAIL & HOTELS



THE EXPERIENCE

THE GARDENS

WELLBEING

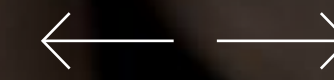
SUSTAINABILITY

WORKSPACE

NEIGHBOURHOOD

CONNECTIONS

THE TEAM



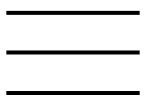
Location | Overview | **Local Area** | Local Occupiers

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.

11 BELGRAVE
VICTORIA





THE EXPERIENCE

THE GARDENS

WELLBEING

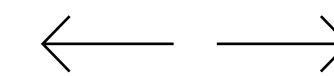
SUSTAINABILITY

WORKSPACE

NEIGHBOURHOOD

CONNECTIONS

THE TEAM



Location | Overview | **Local Area** | Local Occupiers



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

ARTIST RESIDENCE
4 minutes

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

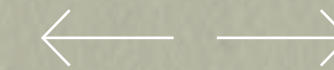
CARDINAL PLACE
9 minutes

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

ORANGE SQUARE
10 minutes

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





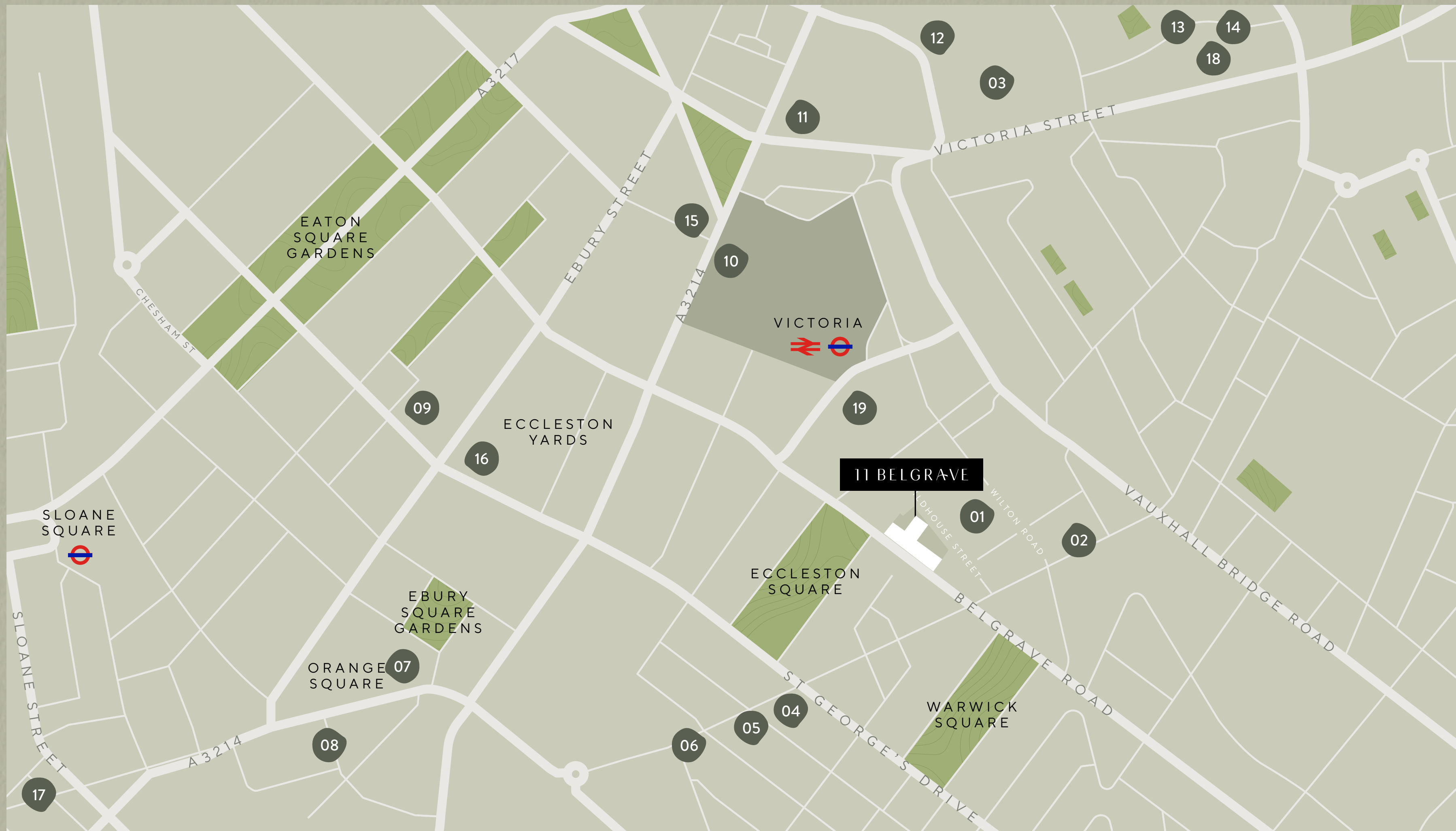
DISTINCTLY DIFFERENT

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



RESTAURANTS & CAFES

BARS & PUBS

LEISURE & GREEN SPACE

LOCAL CULTURE

RETAIL & HOTELS



THE EXPERIENCE

THE GARDENS

WELLBEING

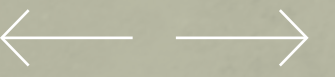
SUSTAINABILITY

WORKSPACE

NEIGHBOURHOOD

CONNECTIONS

THE TEAM

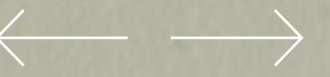


Location | Overview | Local Area | **Local Occupiers**

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.

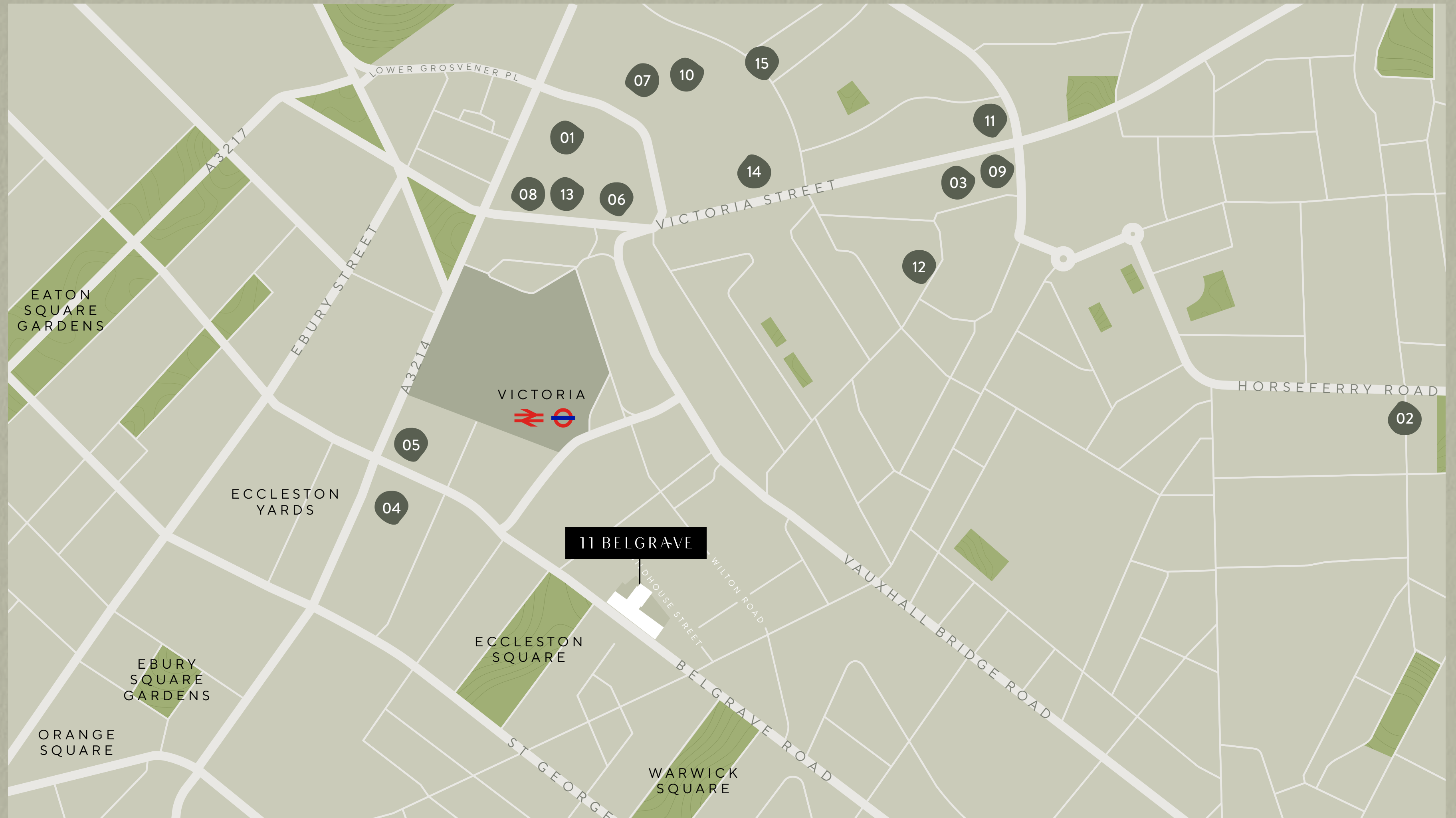


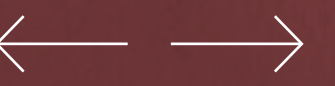
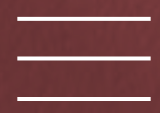


DISTINCTLY DIFFERENT

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



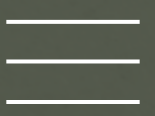


CONNECTIONS



11 BELGRAVE

VICTORIA



THE EXPERIENCE

THE GARDENS

WELLBEING

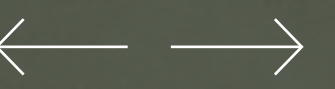
SUSTAINABILITY

WORKSPACE

NEIGHBOURHOOD

CONNECTIONS

THE TEAM



Overview | Underground | Cycling | Rail | International



OVERVIEW

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

Source: tfl.gov.uk



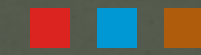
VICTORIA



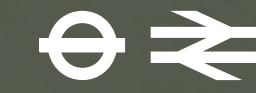
3 mins
(WALK)



OXFORD
CIRCUS



3 mins
(DIRECT)



WATERLOO



4 mins
(VIA WESTMINSTER)



LONDON
BRIDGE



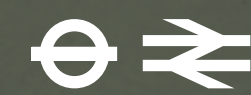
7 mins
(VIA WESTMINSTER)



KING'S CROSS
ST. PANCRAS



8 mins
(DIRECT)



PADDINGTON



11 mins
(VIA OXFORD CIRCUS)



LIVERPOOL
STREET



14 mins
(VIA OXFORD CIRCUS)



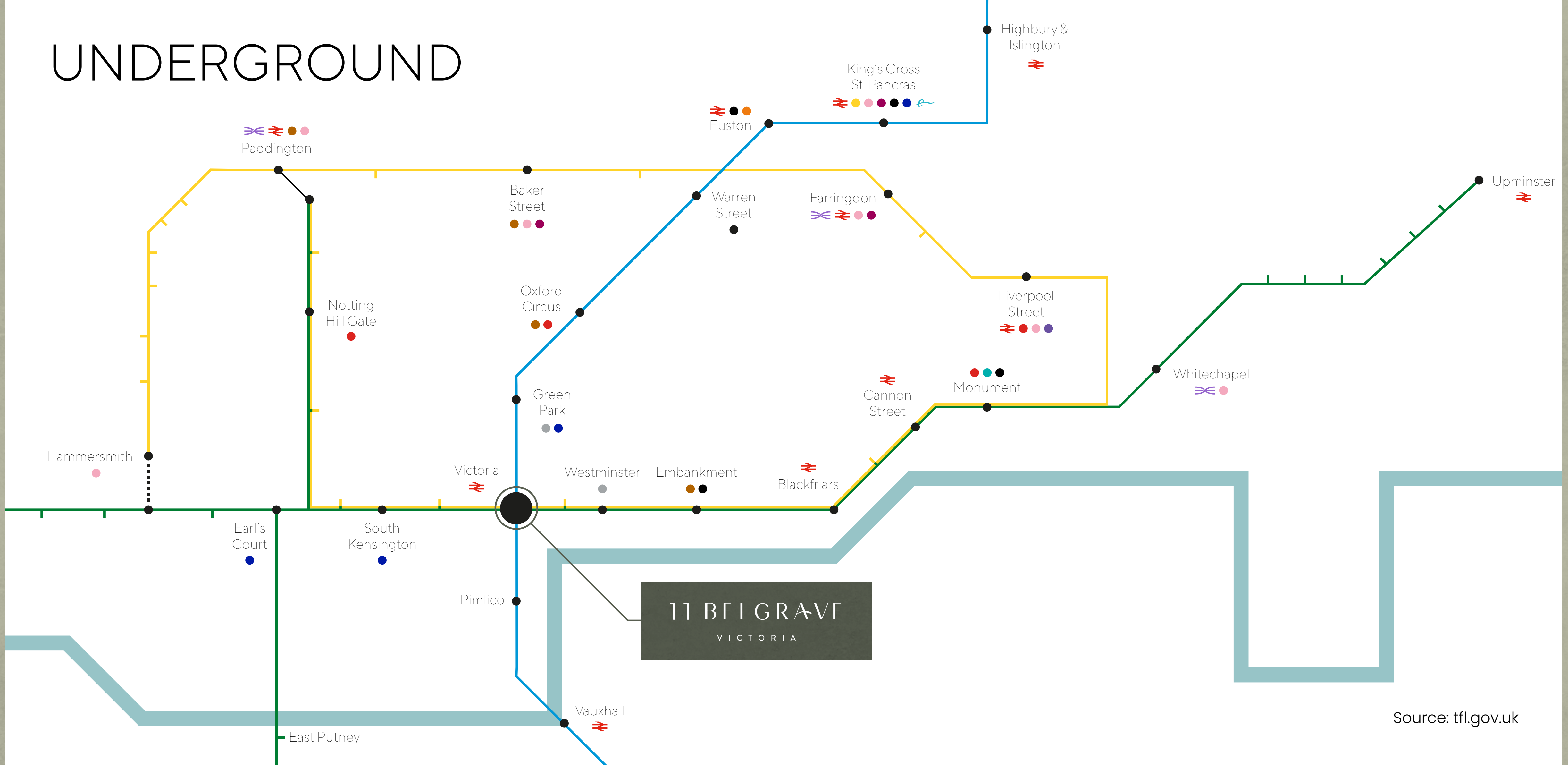
CANARY
WHARF



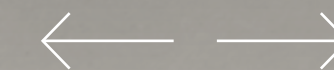
14 mins
(VIA WESTMINSTER)



UNDERGROUND



Source: tfl.gov.uk



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

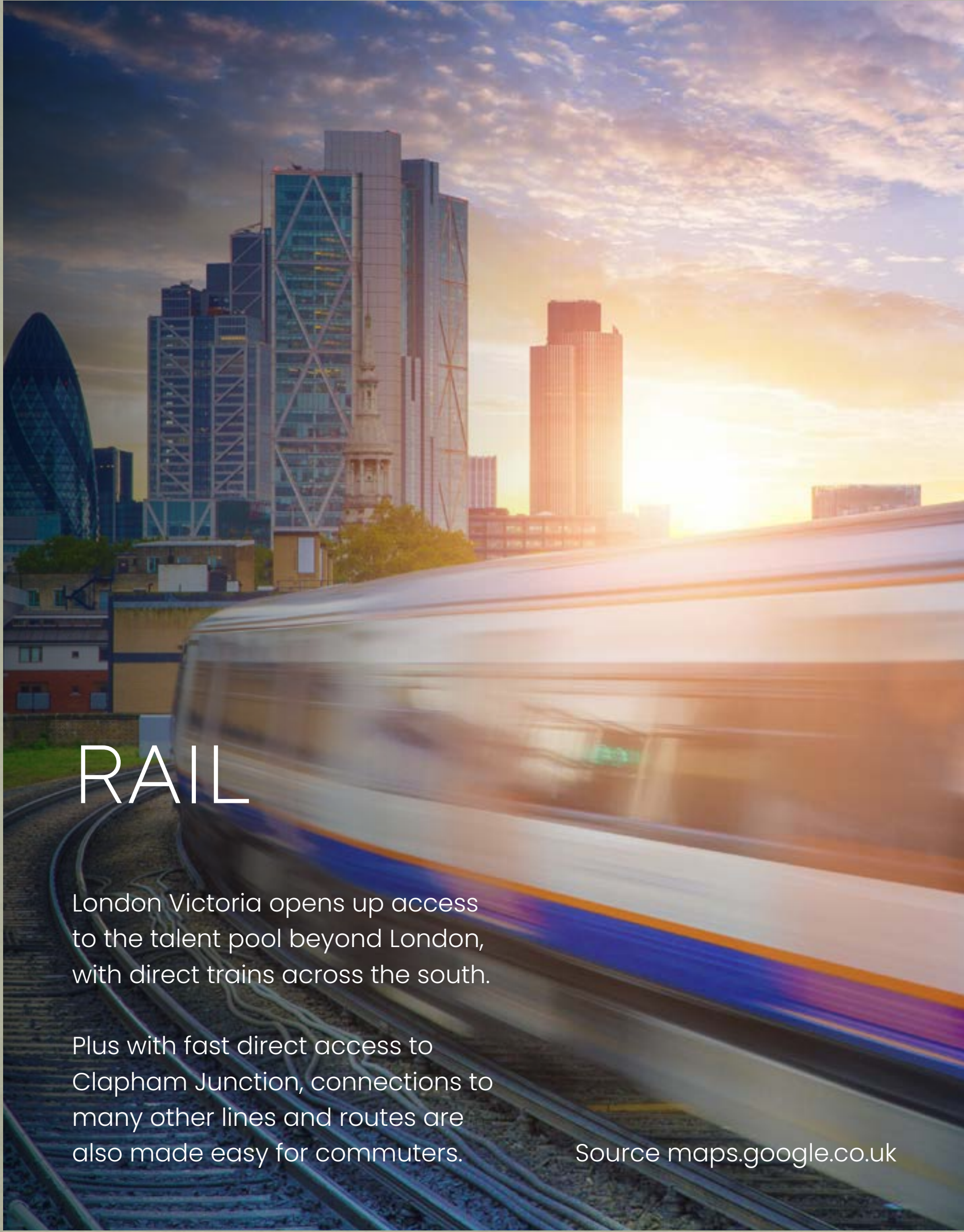
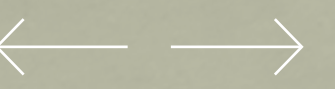


KINGS CROSS
27 mins

CYCLING

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

Source maps.google.co.uk



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



From Clapham Junction - 6 mins

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





THE EXPERIENCE

THE GARDENS

WELLBEING

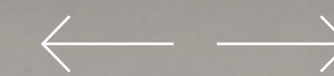
SUSTAINABILITY

WORKSPACE

NEIGHBOURHOOD

CONNECTIONS

THE TEAM



Overview | Underground | Cycling | Rail | **International**



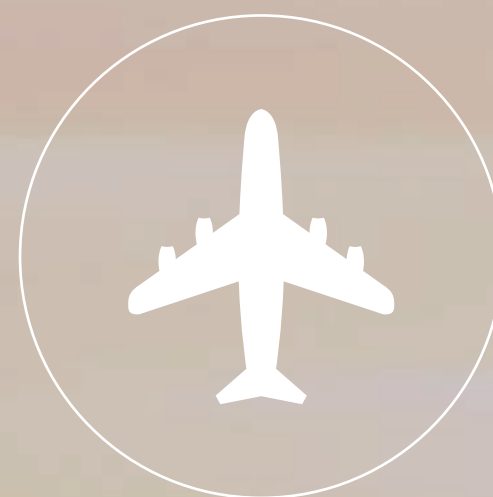
ST. PANCRAS
INTERNATIONAL

8 mins
(DIRECT)



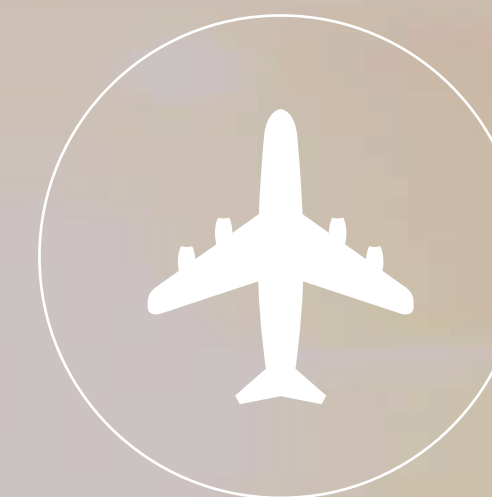
LONDON CITY
AIRPORT

25 mins
(VIA BANK)



GATWICK
AIRPORT

31 mins
(DIRECT)

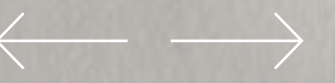
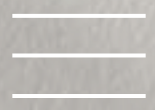


HEATHROW
AIRPORT

33 mins
(VIA PADDINGTON)

INTERNATIONAL

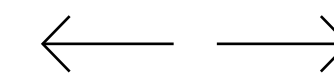
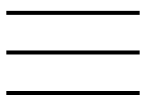
Source: tfl.gov.uk



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



GILLESPIES



MAX FORDHAM



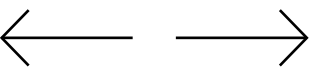
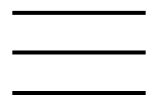
Ekkist



bankfoot



verco



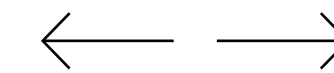
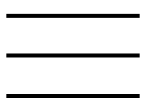
DEVELOPER

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.





ARCHITECTS

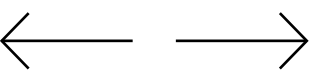
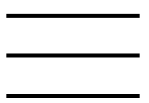
Eric Parry Architects

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.





LANDSCAPE ARCHITECTS

GILLESPIES

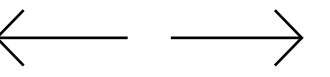
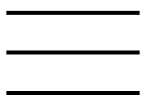
Gillespies work with clients and partners to deliver transformative landscape design, urban design, masterplanning and landscape planning.

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.



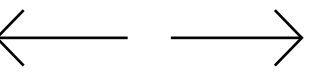
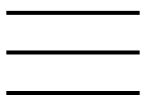
The Italian Building, Bermondsey by Mason and Fifth



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

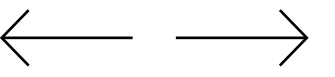
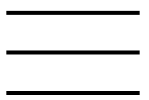


Delta Green are designers of Mechanical and Electrical Building Services and additionally offer a wide range of services to compliment a holistic approach to reduce carbon emissions from new and existing buildings.

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

[WELLBEING](#)**[SUSTAINABILITY](#)**

29-35 Great Portland Street



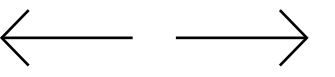
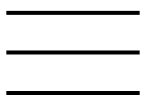
STRUCTURAL ENGINEERS



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.





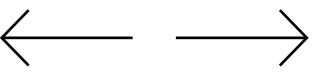
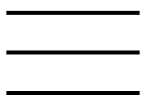
CONSTRUCTION



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.





SMART BUILDING ENGINEERS

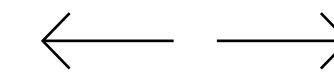
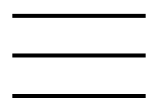
MAX FORDHAM

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.

[WELLBEING](#)**[SUSTAINABILITY](#)**

The Entopia Building



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