# 171 VICTORIA

203,000 sq ft of light filled workspace plus 22,000 sq ft of terraces. Coming Q4 2027.

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– Carlisle Place entrance

171 Victoria combines an exceptional location with outstanding connectivity and thoughtfully designed workspace.

Positioned within Central London's largest and most connected office district.

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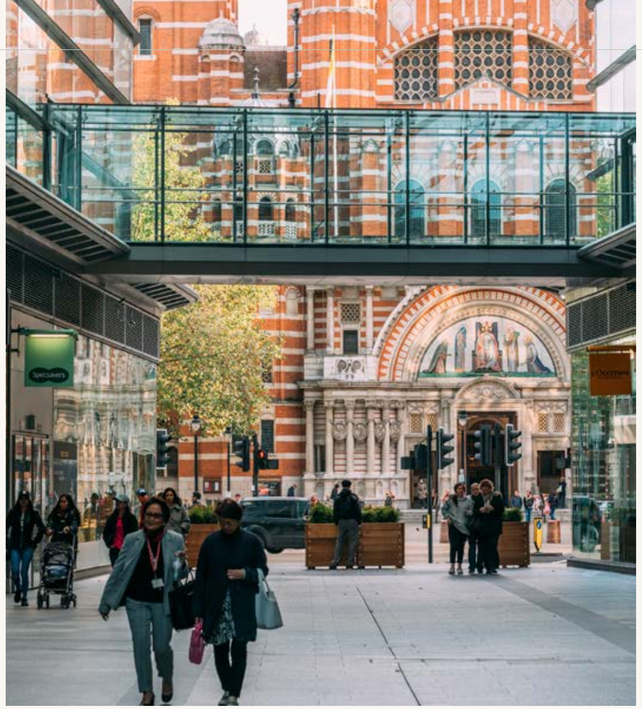
# The Location

# At the heart of Victoria

– 25+ specialist coffee shops within 400 metres

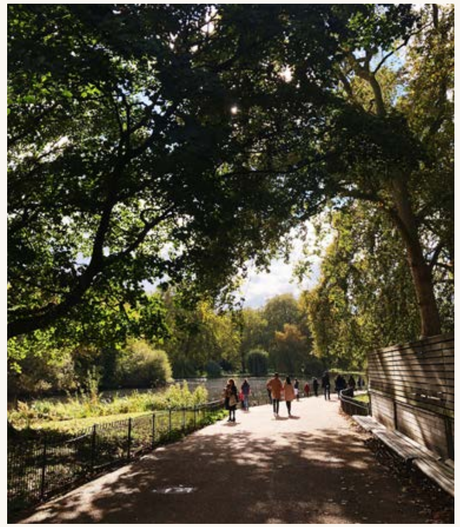


– Westminster Cathedral

171 Victoria sits at the centre of one of London's most established and connected districts.

Framed by Westminster Cathedral, Cardinal Place and Nova, 171 Victoria benefits from a rare combination of transport connectivity, amenity and civic presence.

This is a location defined by immediacy. Offices, retail, culture and government sit side by side, creating an environment that works as well for daily business as it does for client hosting.



– St James's Park

– Eccleston Yards

– Nova Place

– Victoria Underground Station

# Surrounded by one of London's most vibrant business and lifestyle districts.

## Restaurants

1. Flat Iron Victoria
2. Casa do Frango
3. Bone Daddies
4. Rail House Victoria
5. The Palm House
6. Mildreds Victoria
7. The Ivy Victoria
8. Timmy Green
9. Brother Marcus
10. Market Halls Victoria
11. Cornus*
12. The Idler
13. Bill's Victoria
14. Harry's Victoria
15. Uni Izakaya
16. Boisdale
17. Common Breads
18. The Cleo
19. Olivo Restaurant
20. The Buttery at Lime Tree
21. Yaatra
22. Emilia's Crafted Pasta
23. Quilon*
24. AWong*
25. Goring Dining Room*
26. Five Guys
27. Wagamama
28. Zizzi
20. Wild by Tart
30. Jones family Kitchen
31. Lorne
32. Atis
33. Farmer J
34. Muse by Tom Aikens*

## Cafés

1. Westminster Cathedral Café
2. Black Sheep Coffee
3. Hermanos Colombian Coffee
4. Ole & Steen
5. Redemption Roasters
6. Notes Coffee Roasters
7. Attendant Coffee
8. The After School Cookie Club
9. Soul + Grain
10. Change Please
11. Joe & The Juice
12. Iris & June

## Bars and Leisure

1. Vagabond
2. The Alchemist
3. Reunion Bar
4. Greenwood
5. The Windsor Castle
6. All Bar One
7. The Thomas Cubitt Belgravia
8. The Phoenix
9. The Warwick
10. Market Halls Victoria
11. BAM Karaoke
12. Flight Club
13. Victoria Palace Theatre
14. Apollo Victoria Theatre
15. Eccleston Yards
16. The Other Palace
17. Lane 7 Bowling

## Fitness

1. City Athletic
2. 1Rebel Victoria
3. Gymbox
4. FRAME
5. Jab Boxing
6. Barry's Bootcamp
7. White Room Fitness
8. KARVE Victoria

## Hotels

1. The Goring Hotel
2. Citizen M
3. Taj 51 Suites
4. The Resident
5. St James Court Hotel

*Michelin star restaurants

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

# A neighbourhood chosen by leading global business.

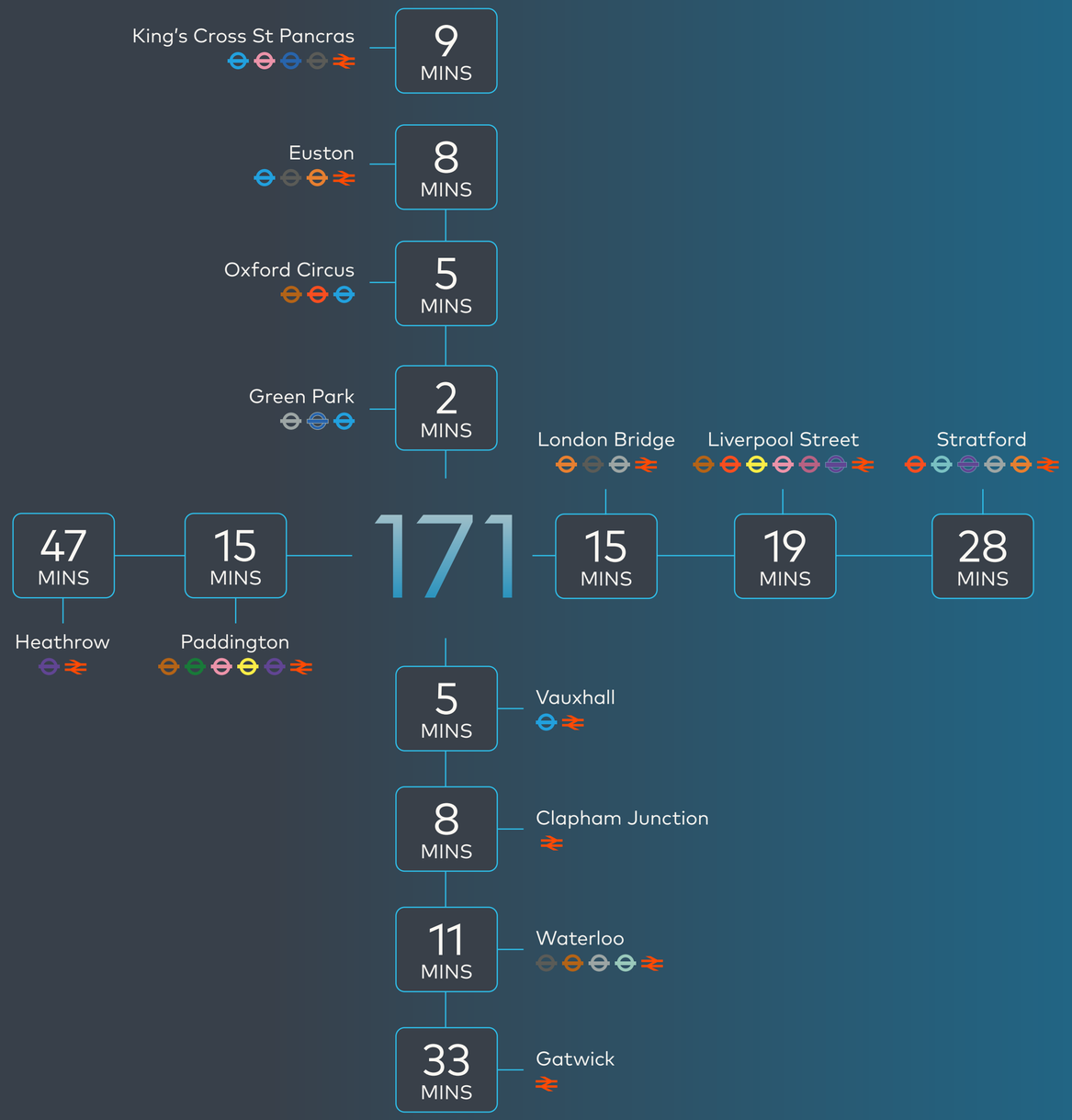
The strength of Victoria is reflected in the calibre of organisations that choose to locate here. Home to international brands, major corporates and leading professional services firms, the district offers exceptional connectivity, extensive amenity and access to a deep talent pool. 171 Victoria places occupiers within this established business community, surrounded by many of the world's most recognised companies.

Evercore
Klesch
AMEX
serco
Cleveland Clinic London
CAMBRIDGE ASSOCIATES
4
F1
EDF
Schneider Electric

171 VICTORIA

MOËT & CHANDON
PRET
Global Infrastructure Partners a part of BlackRock
experian
RUFFER
SIERRA
Ashmore
PHARO
DP WORLD
WELLINGTON MANAGEMENT

# Seconds, not minutes. 171 Victoria sits directly beside the Underground entrance for Victoria Station, putting London's transport network at your front door.




## Cycling

| | |
|---|---|
| Oxford Circus | 13 mins |
| Waterloo | 8 mins |
| Charing Cross | 9 mins |
| King's Cross | 21 mins |
| Liverpool Street | 25 mins |

## Key

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

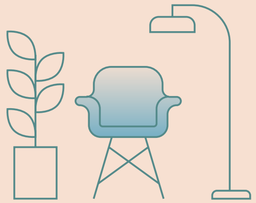
Source: tfl.gov.uk, google.com, citymappaer.com

11 → Overview
12 → Building Highlights
14 → Schedule of Areas
15-17 → Arrival Experience

# The Building

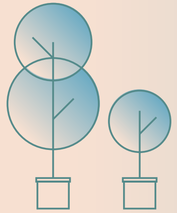
171 Victoria represents a thoughtful reworking of a distinctive 1970s building. The result is a Victoria landmark retained, refined and re-engineered – combining architectural character with contemporary performance, generous amenity and long-term flexibility.

# Key Building Highlights



### Flexible & smart workspace
Offering 203,000 sq ft of light filled adaptable office space

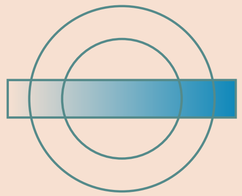
### Iconic rooftop views
Panoramic London views overlooking Westminster Cathedral and beyond



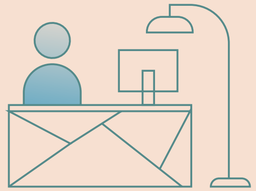
### Expansive outdoor spaces
22,000 sq. ft. of landscaped terracing across eight floors

BREEAM®

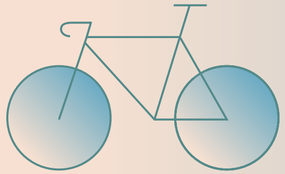
### Sustainability
Targeting BREEAM Excellent



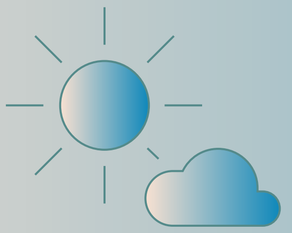
### Unrivalled connectivity
Located directly opposite from Victoria Underground Station Cardinal Place entrance



### Dedicated entrances
Two double-height receptions on both the East and West of the building

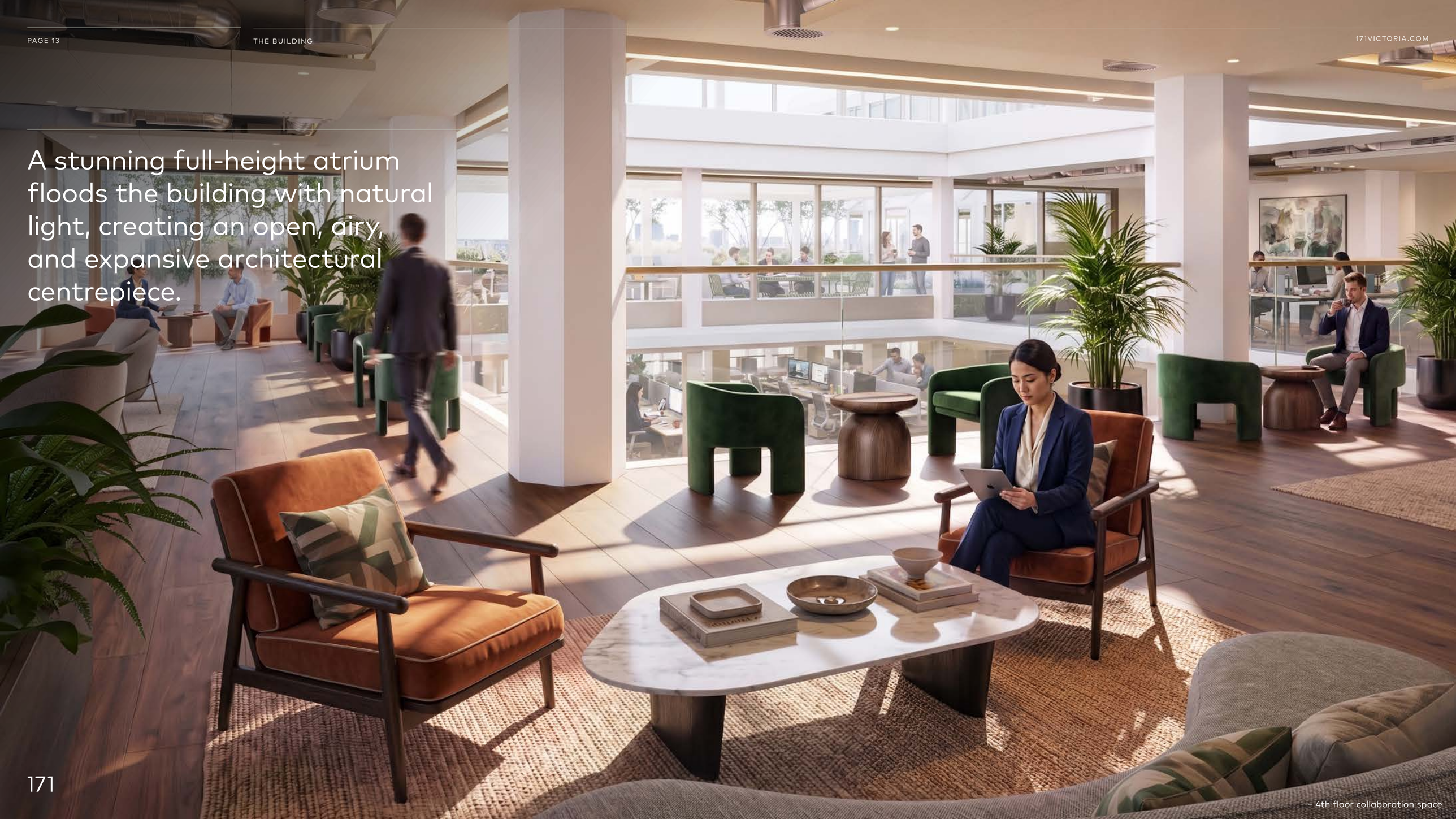


### Exceptional end-of-trip
407 cycle spaces, 369 lockers, a drying room, and 23 showers



### The Skyline Level
Destination amenity floor with 360-degree wraparound terrace

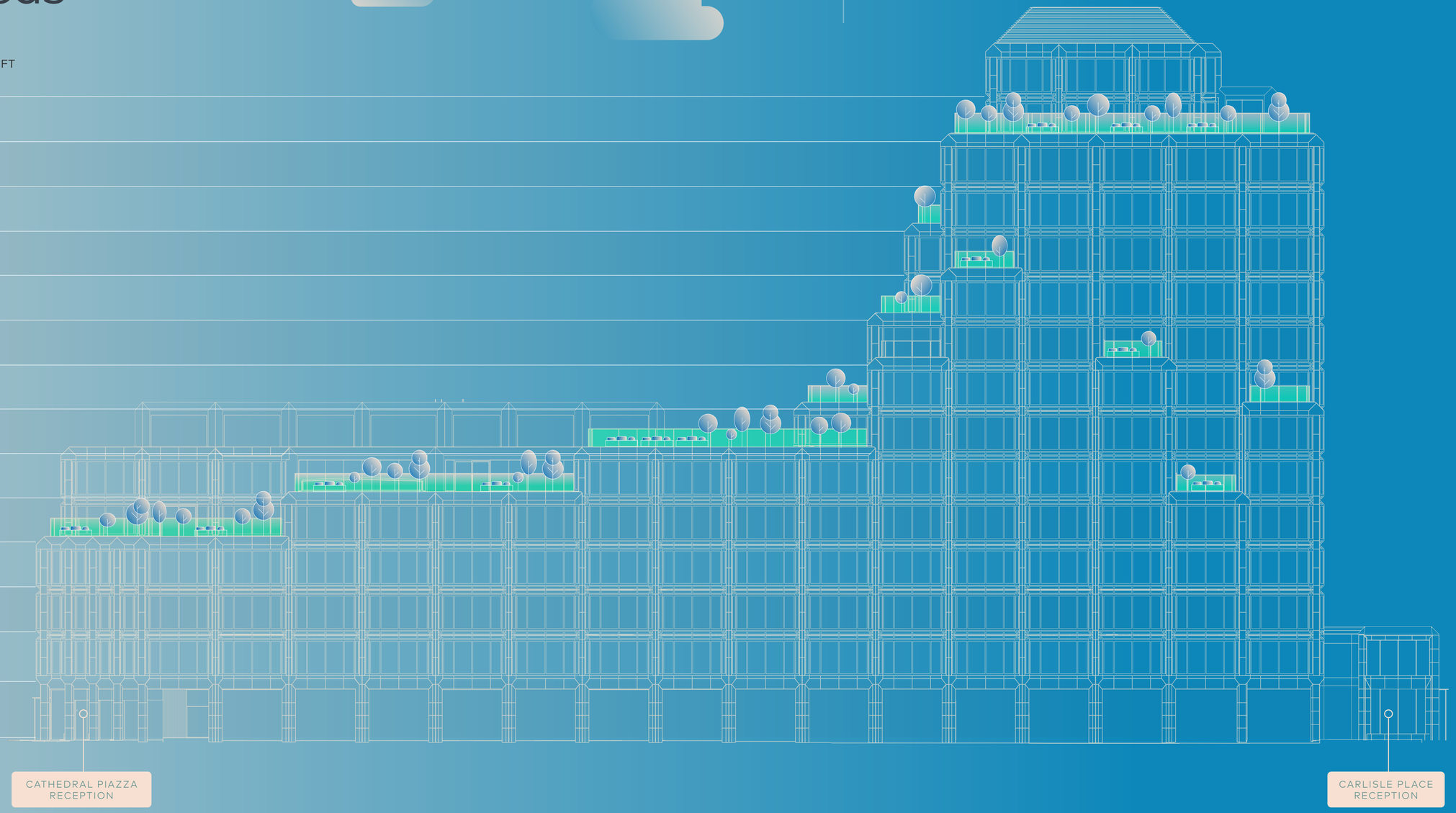
A stunning full-height atrium floods the building with natural light, creating an open, airy, and expansive architectural centrepiece.



– 4th floor collaboration space

# Schedule of Areas

| Floor | Office NIA SQ FT | Terrace SQ FT |
|---|---|---|
| 13 | 2,484 (Amenity) | 2,891 |
| 12 | 5,771 | |
| 11 | 5,503 | 69 |
| 10 | 5,655 | 402 |
| 09 | 6,109 | 1,022 |
| 08 | 7,535 | 773 |
| 07 | 8,762 | 1,844 |
| 06 | 11,266 | 5,922 |
| 05 | 23,195 | 2,481 |
| 04 | 26,250 | 6,622 |
| 03 | 34,416 | |
| 02 | 34,409 | |
| 01 | 34,485 | |
| G | 3,182 (Cathedral Piazza reception)<br>3,769 (Carlisle Place reception) | |
| TOTAL | 203,355 SQ FT | 22,027 SQ FT |




*Areas subject to verification.

171 Victoria benefits from two double-height reception spaces, offering occupiers the opportunity to create dedicated, branded entrances.

Carlisle Place entrance

The reception on Carlisle Place delivers a double-height arrival to the building's western frontage with a refined glazed vestibule framed in limestone and stainless steel. A generous arrival space provides lounge seating, refreshment point and bookable meeting room.

– Carlisle Place entrance reception

– Carlisle Place entrance reception

The Cathedral Piazza reception is a double-height, light-filled entrance with a hospitality-led interior. Beyond the reception desk, a connected co-working lounge town hall space provides space to meet, work or pause, extending the sense of arrival into a usable amenity.

– Cathedral entrance reception

19 → Ground
20 → Level 01
21 → Level 02
22 → Level 03
23 → Level 04
24 → Level 05
25 → Level 06
26 → Level 07
27 → Level 08
28 → Level 09
30 → Level 10
31 → Level 11
32 → Level 12
33 → The Skyline Level
34 → End of trip

# Floorplans

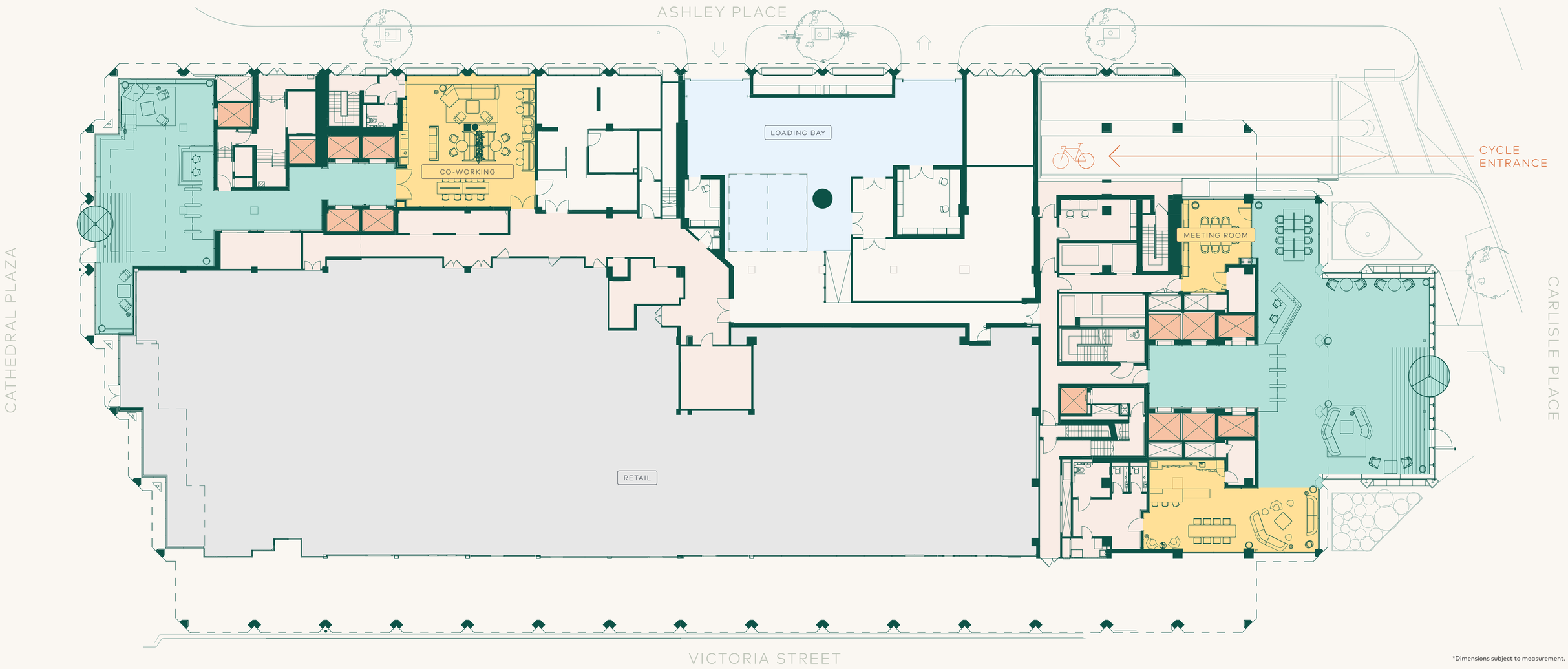
Key

- Amenity
- Reception
- Core
- Lifts
- Retail
- Loading/service bay

# Ground

Cathedral Piazza reception: 3,182.6 SQ FT
Carlisle Place reception: 3,769.9 SQ FT

N






*Dimensions subject to measurement.

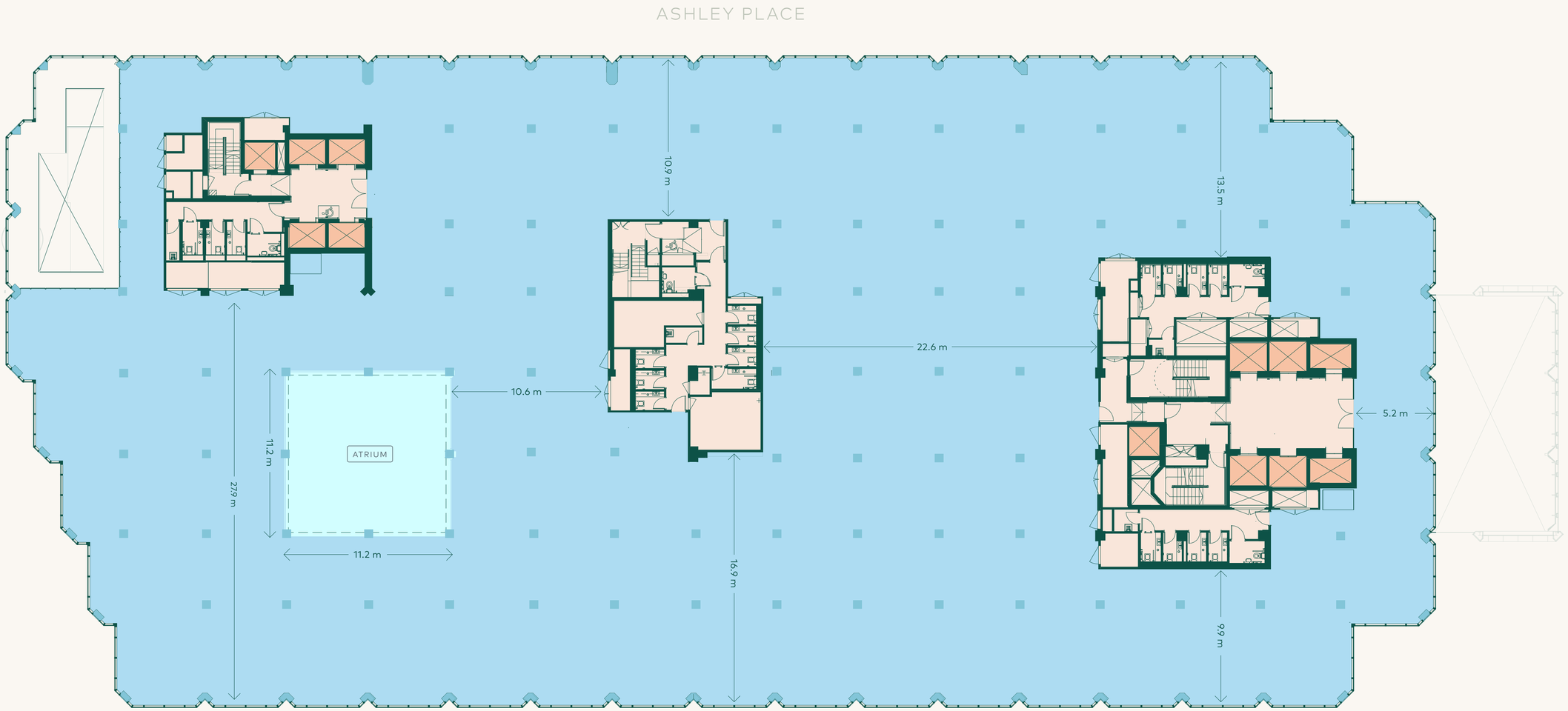
Key

- Office
- Core
- Lifts
- Atrium

# Level 01

Office: 34,485 SQ FT

N






*Dimensions subject to measurement.

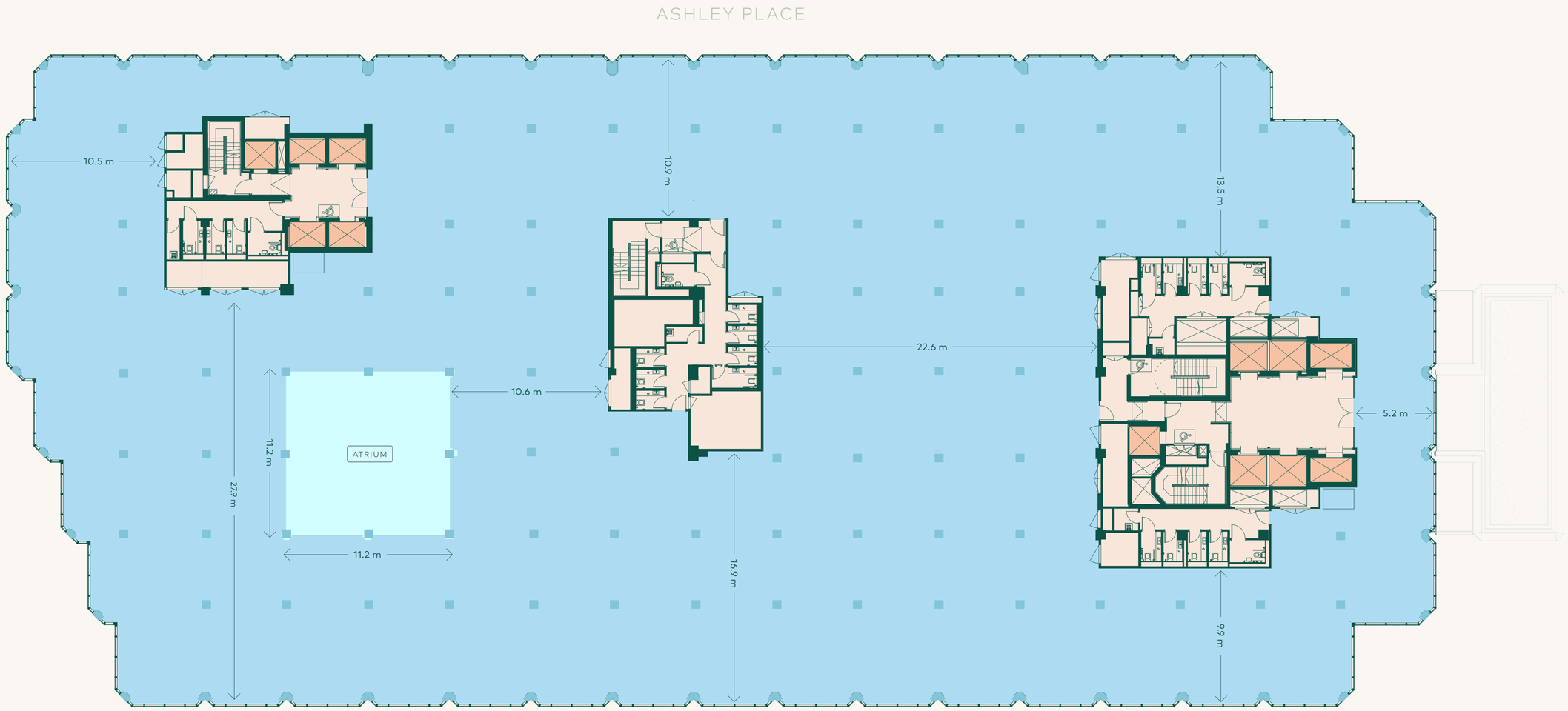
Key

- Office
- Core
- Lifts
- Atrium

# Level 02

Office: 34,409 SQ FT

N






*Dimensions subject to measurement.

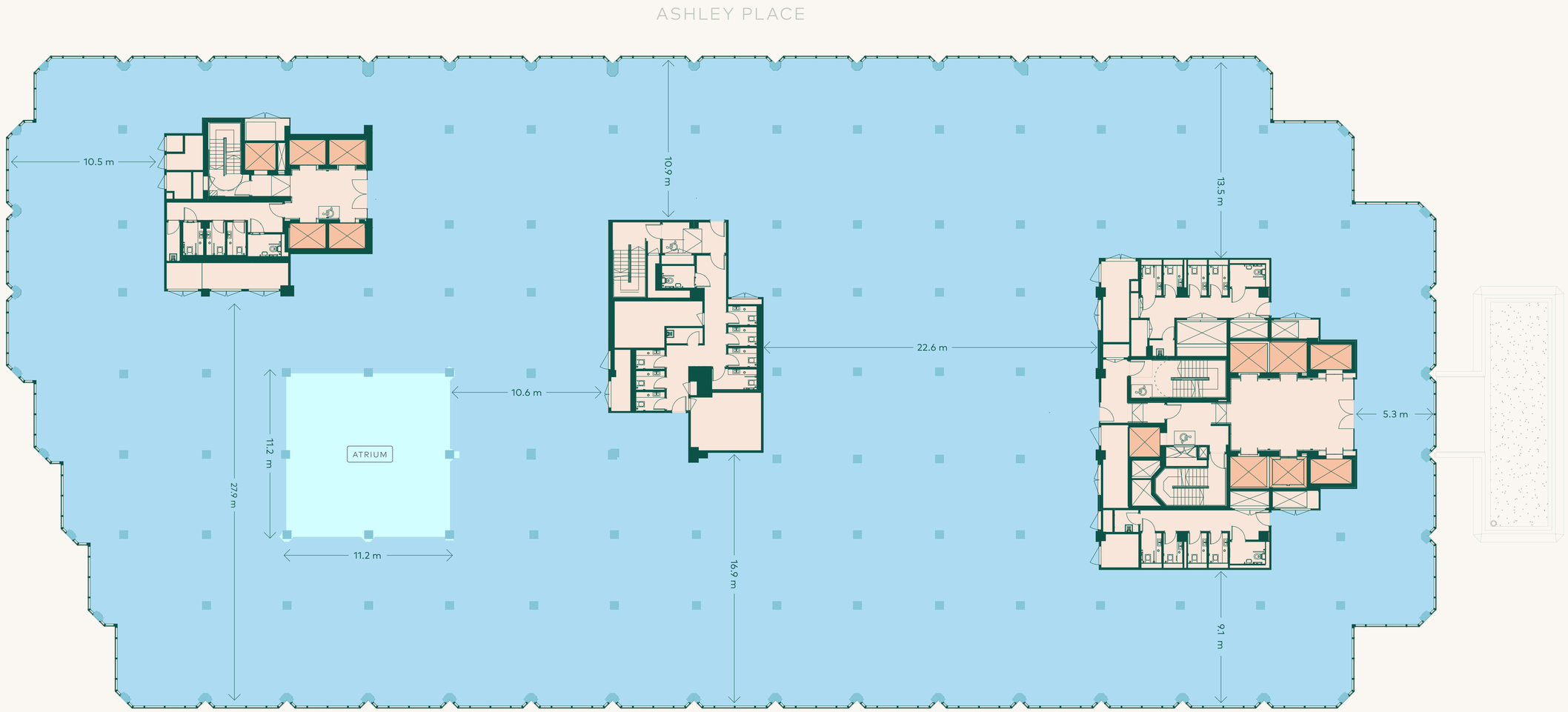
Key

- Office
- Core
- Lifts
- Atrium

# Level 03

Office: 34,416 SQ FT

N






*Dimensions subject to measurement.

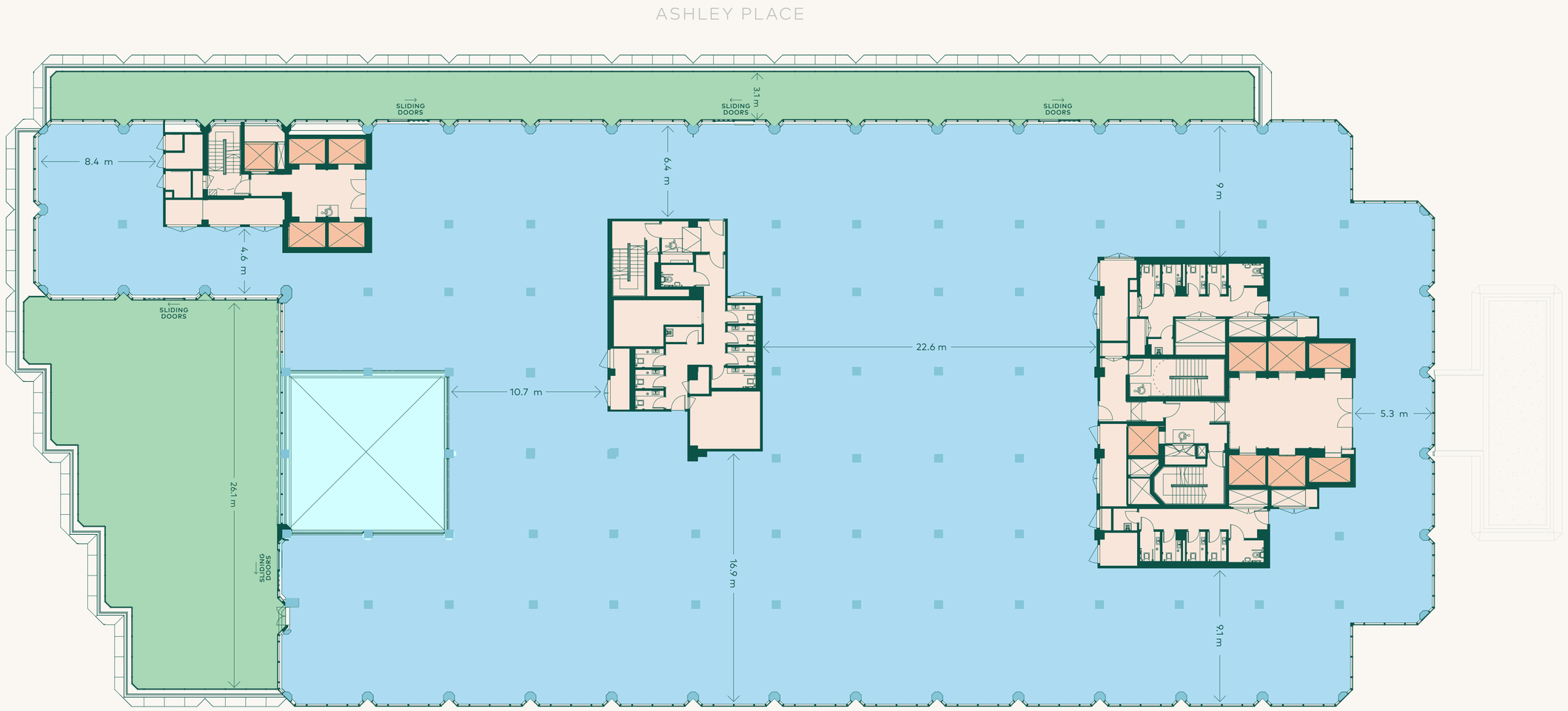
Key

- Office
- Core
- Lifts
- Atrium
- Terrace

# Level 04

Office: 26,250 SQ FT
Terrace: 6,622 SQ FT

N






*Dimensions subject to measurement.

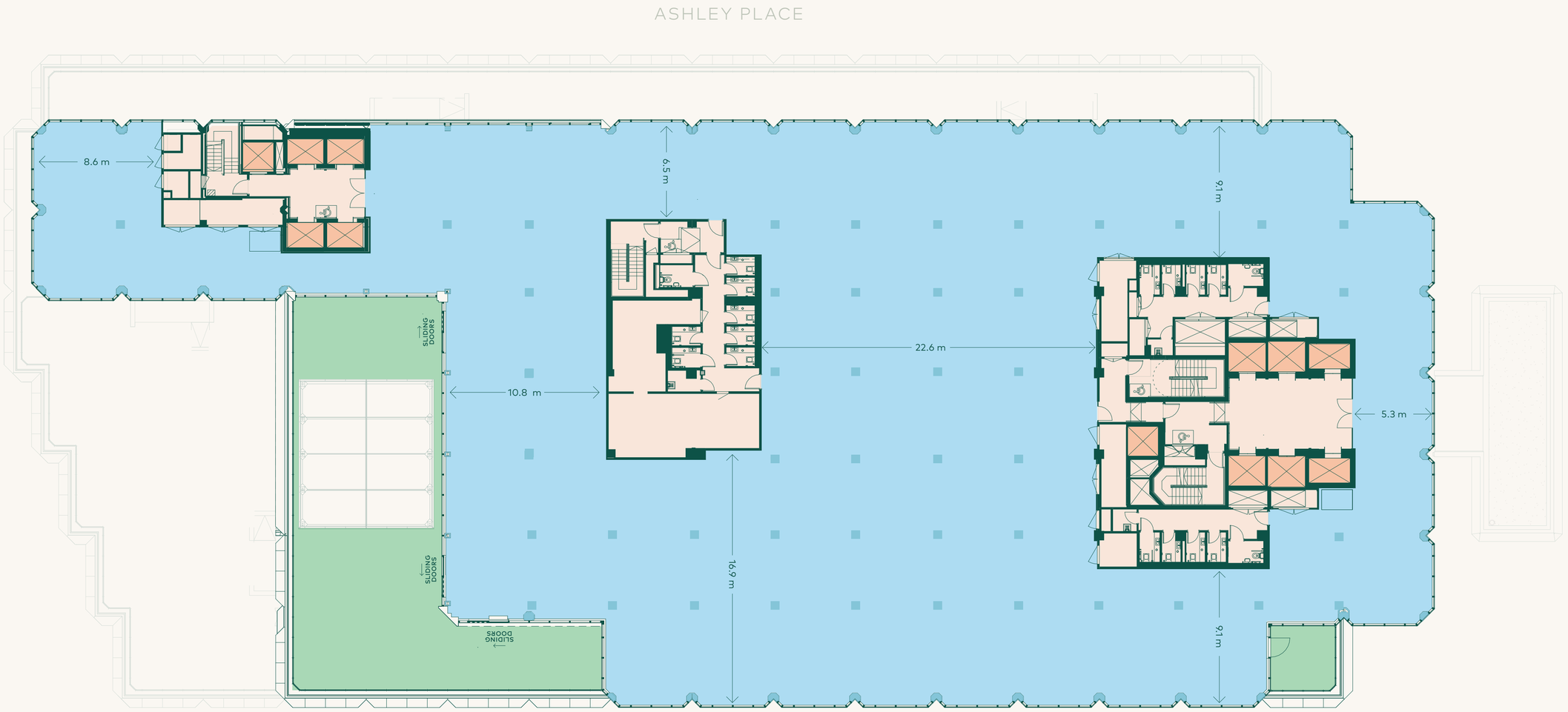
Key

- Office
- Core
- Lifts
- Terrace

# Level 05

Office: 23,195 SQ FT
Terrace: 2,481 SQ FT

N






*Dimensions subject to measurement.

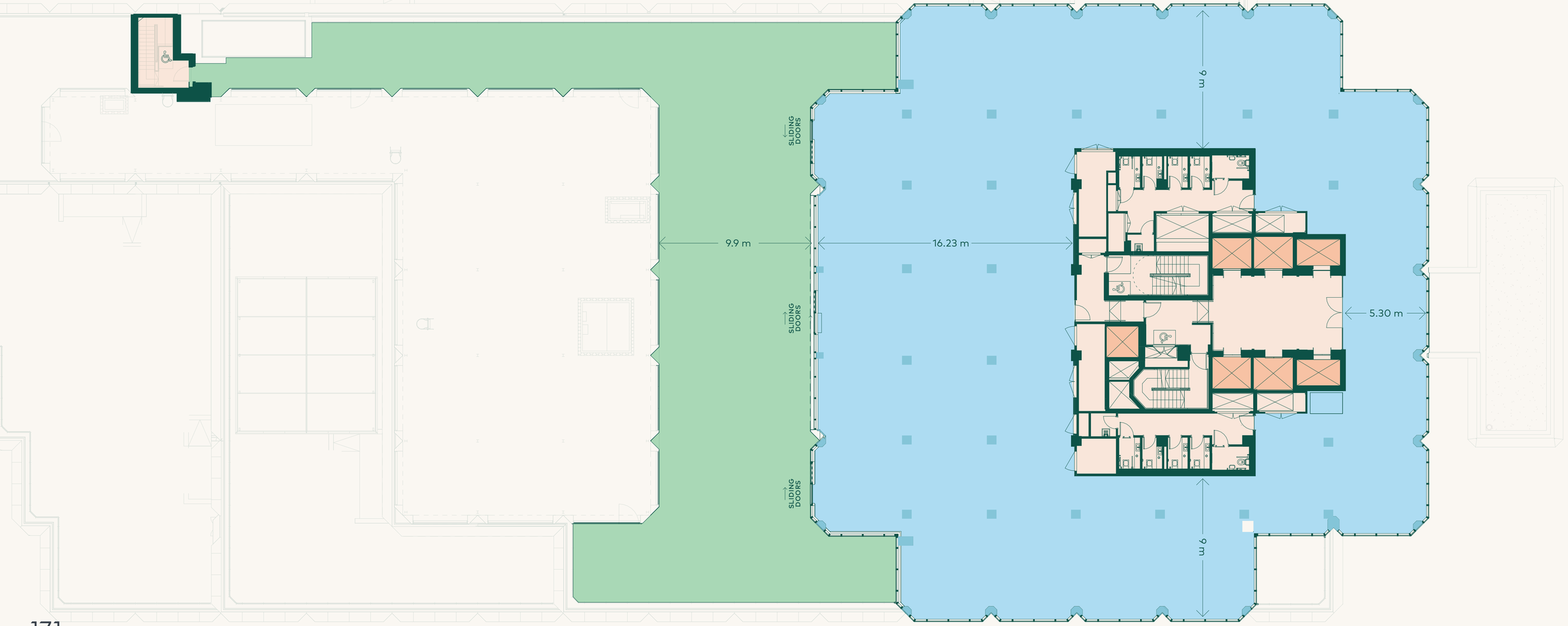
Key

- Office
- Core
- Lifts
- Terrace

# Level 06

Office: 11,266 SQ FT
Terrace: 5,922 SQ FT

N






*Dimensions subject to measurement.

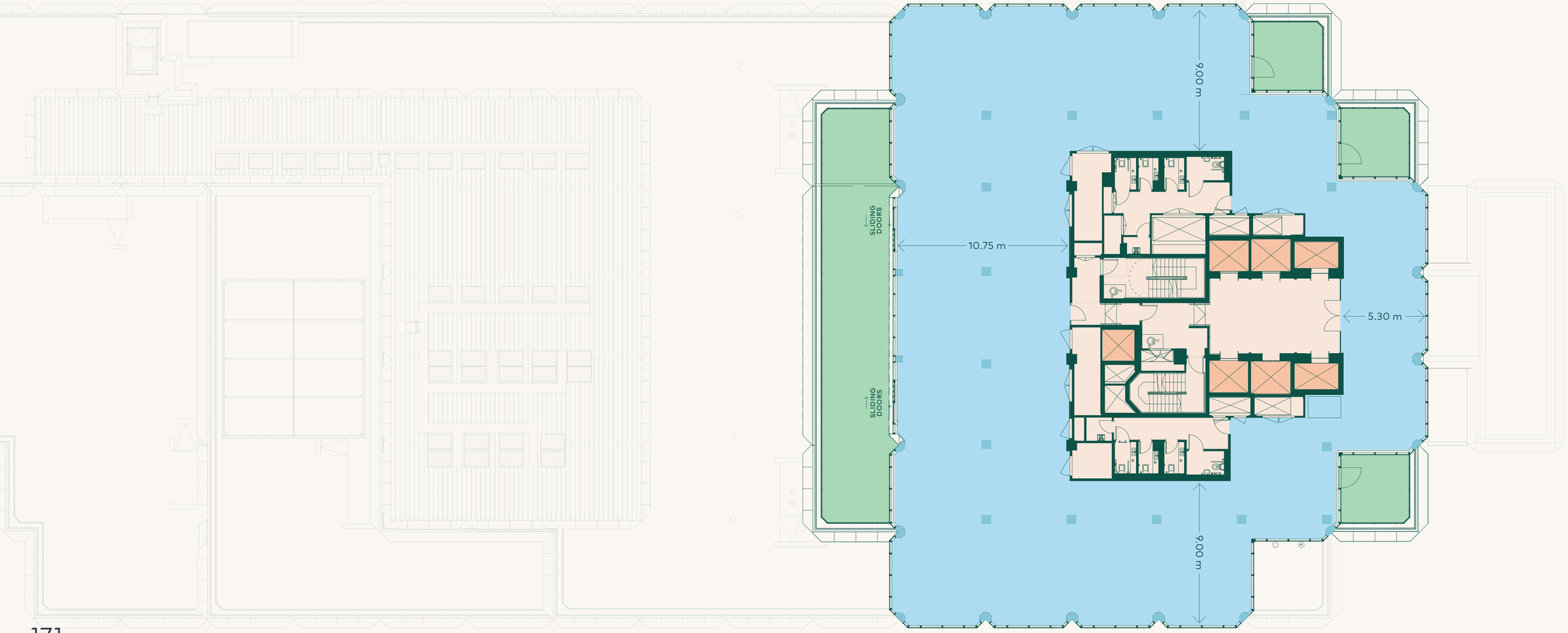
Key

- Office
- Core
- Lifts
- Terrace

# Level 07

Office: 8,762 SQ FT
Terrace: 1,844 SQ FT

N





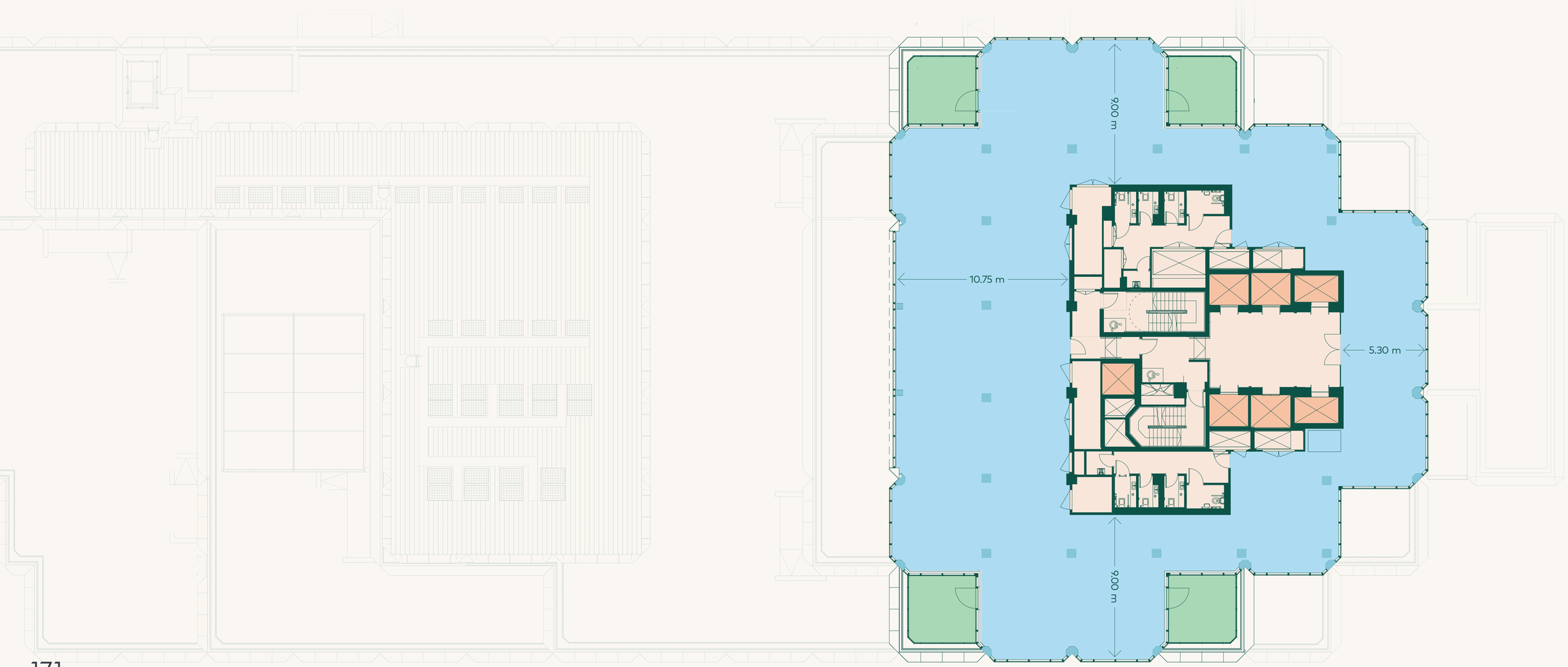

*Dimensions subject to measurement.

Key

- Office
- Core
- Lifts
- Terrace

# Level 08

Office: 7,535 SQ FT
Terrace: 773 SQ FT






*Dimensions subject to measurement.

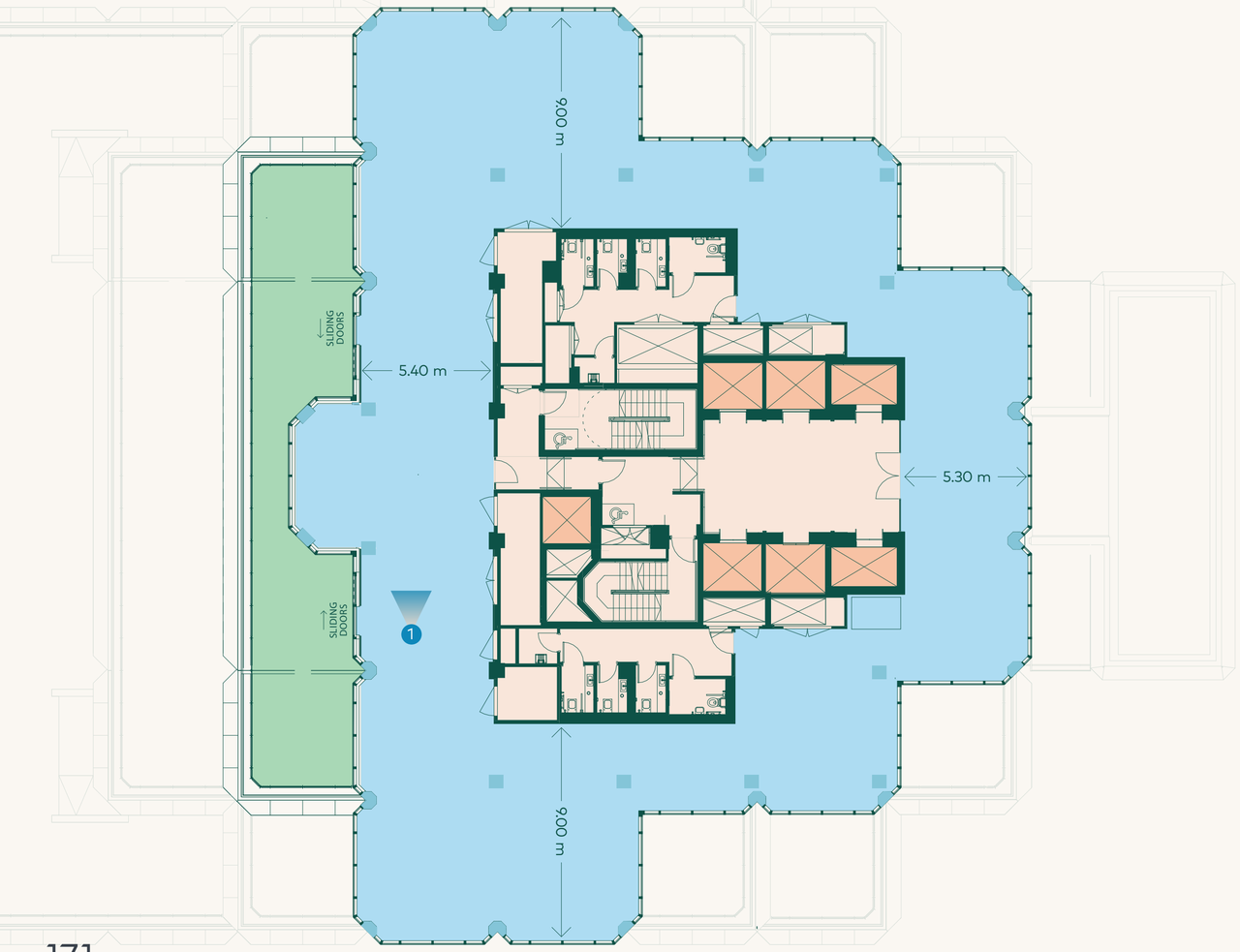
Key

- Office
- Core
- Lifts
- Terrace

# Level 09

Office: 6,109 SQ FT
Terrace: 1,022 SQ FT

N



– Indicative CGI showing 9th floor



*Dimensions subject to measurement.

– Indicative CGI showing 9th floor

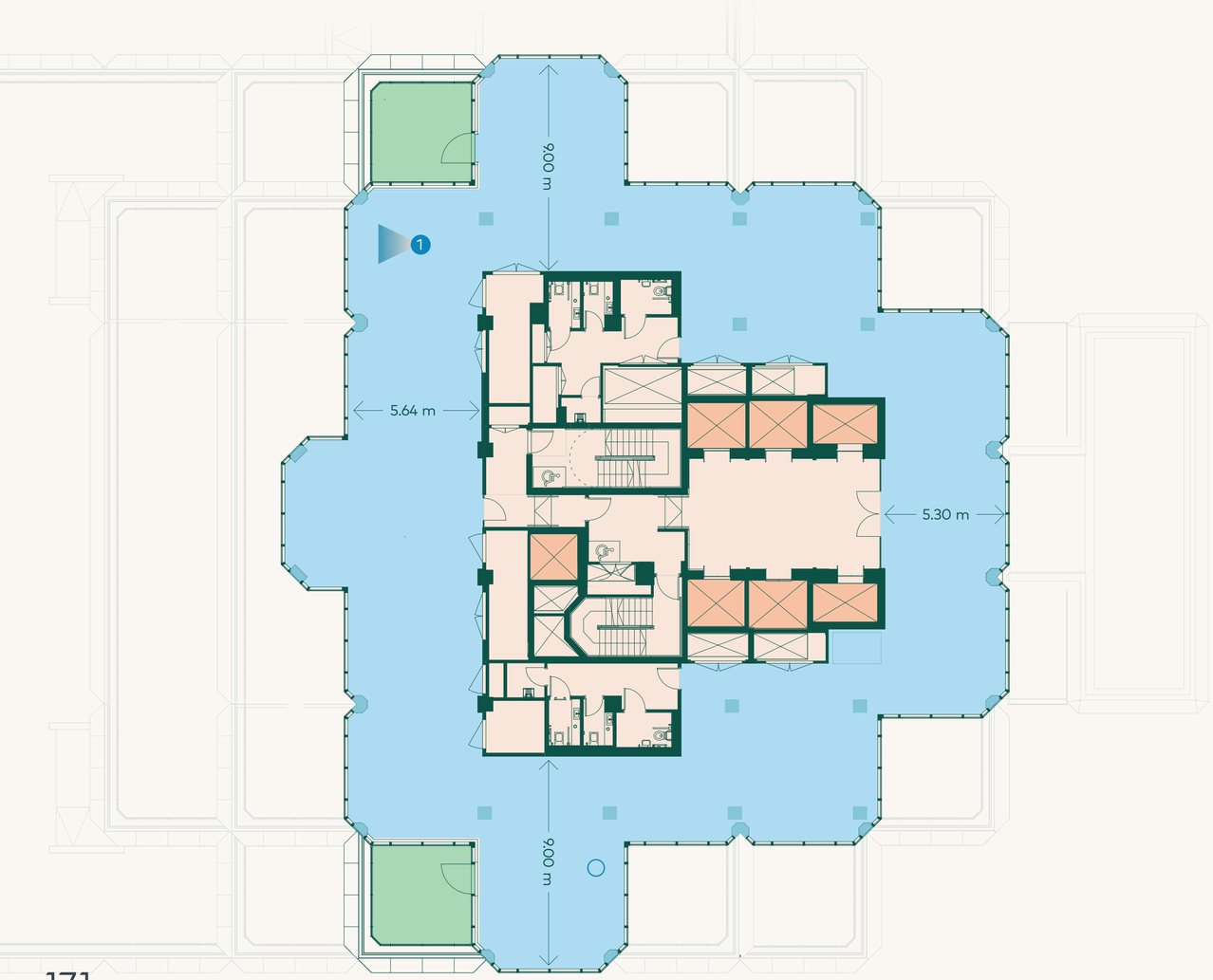
Key

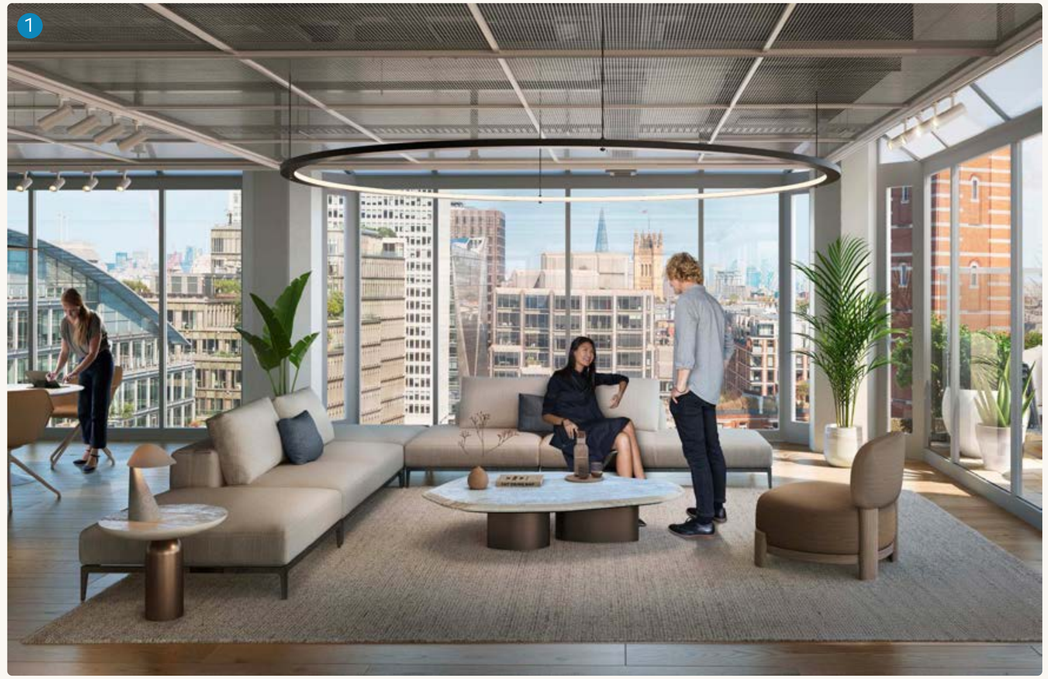
- Office
- Core
- Lifts
- Terrace

# Level 10

Office: 5,655 SQ FT
Terrace: 402 SQ FT

N




– 10th floor indicative collaboration space

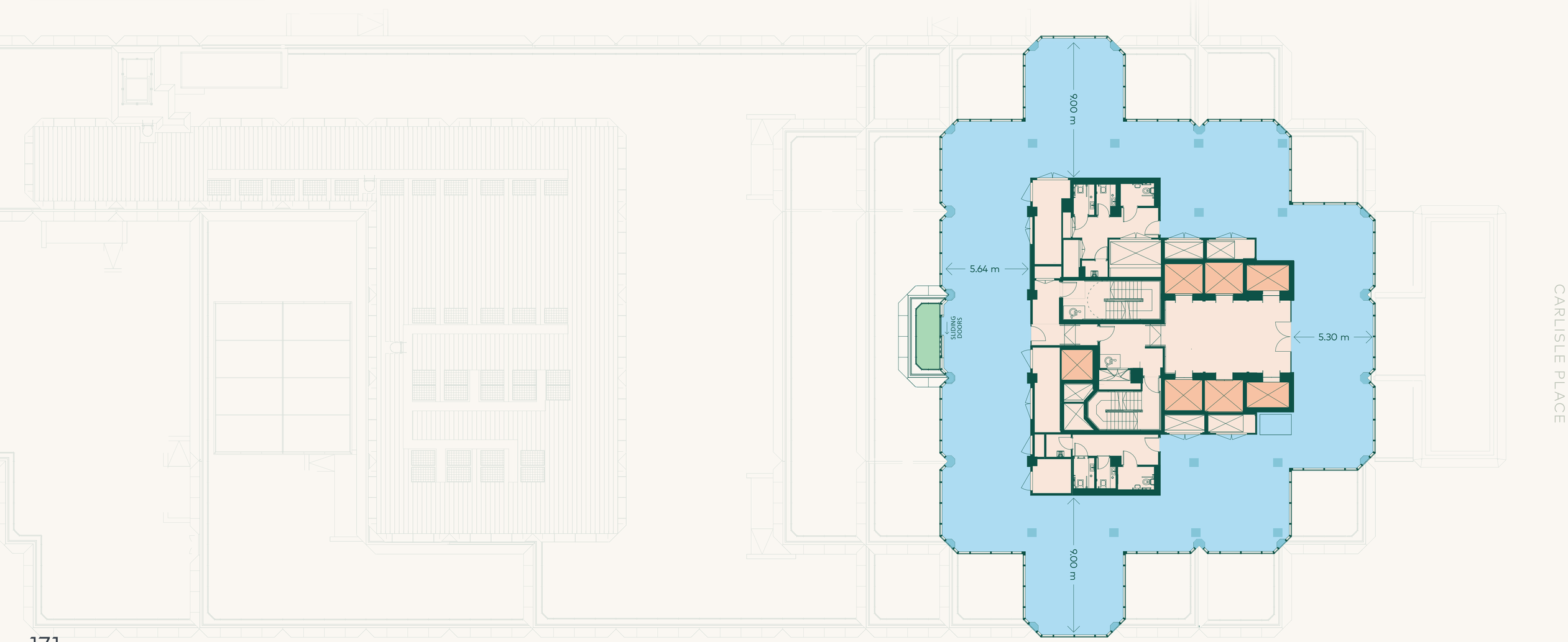
*Dimensions subject to measurement.

Key

- Office
- Core
- Lifts
- Terrace

# Level 11

Office: 5,503 SQ FT
Terrace: 69 SQ FT





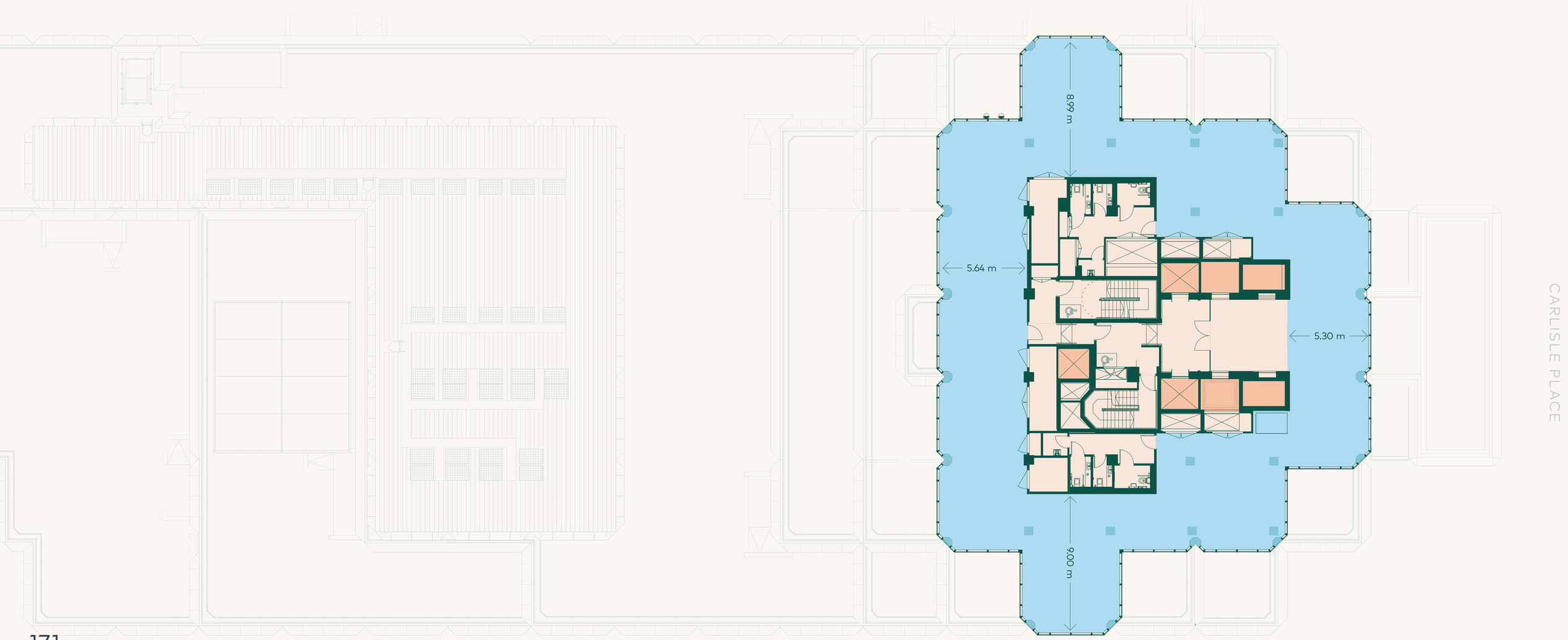

*Dimensions subject to measurement.

Key

- Office
- Core
- Lifts

# Level 12

Office: 5,771 SQ FT






*Dimensions subject to measurement.

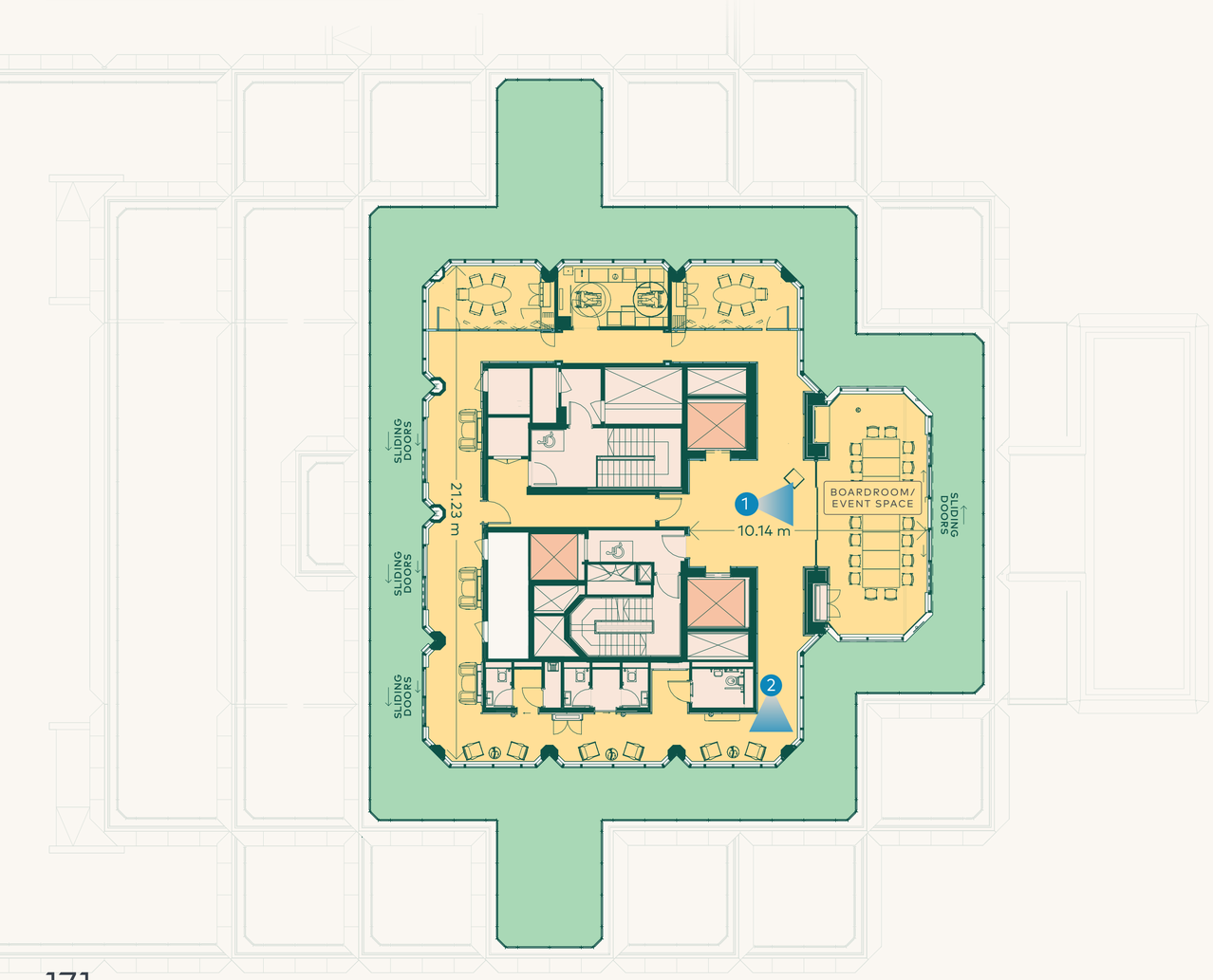
Key

- Amenity
- Core
- Lifts
- Terrace

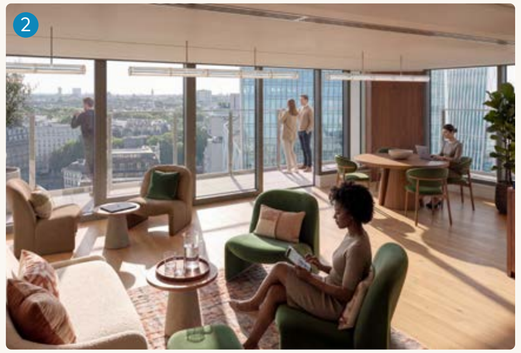
# The Skyline Level

Amenity: 2,484 SQ FT
Terrace: 2,891 SQ FT

N



– Skyline Level boardroom




– Skyline Level collaboration space

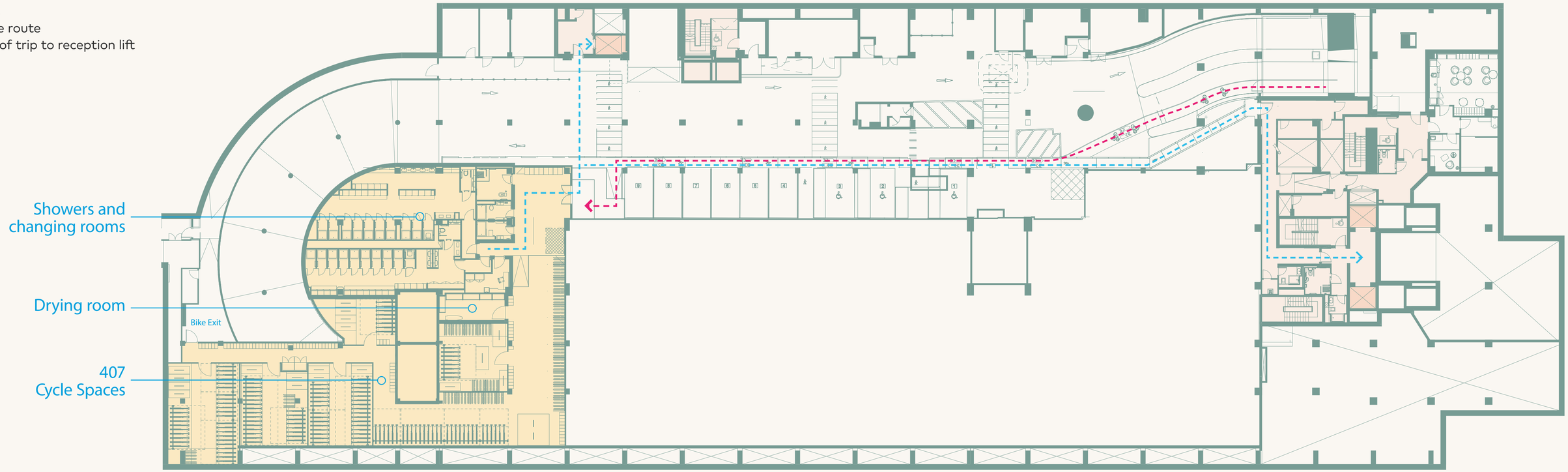
*Dimensions subject to measurement.

# End of trip

State-of-the-art facilities with 407 cycle spaces and 23 showers, supporting a seamless and active commute for every occupier.

Key

- Amenity
- Core
- Lifts
- Cycle route
- End of trip to reception lift






*Dimensions subject to measurement.

36 → Amenities
37-38 → Terraces
39 → The Skyline level
40 → Specification
41 → Sustainability

# Amenities & Specification

# Beyond workspace

At 171 Victoria, amenity is embedded in the architecture, not added as an afterthought.

The dual receptions have been reimagined as hospitality-led arrival spaces that flow into co-working lounges and bookable meeting rooms, supporting collaboration from the moment of arrival.

Comprehensive end-of-journey facilities and 22,000 sq ft of landscaped terraces, including the full 360-degree wraparound Skyline Level terrace, extend the workplace beyond the floorplates.

Every element has been carefully considered to support performance, wellbeing and flexibility.

– 4th floor atrium

# Experience landscaped terraces across multiple levels, offering over 22,000 sq ft of outdoor space and iconic views.

– 4th floor terrace - indicative layout, subject to planning

# A new level of outdoor amenity

Designed by Alexandra Steed URBAN, the terraces at 171 Victoria provide occupiers with meaningful outdoor space across multiple levels that support wellbeing, informal working and events.

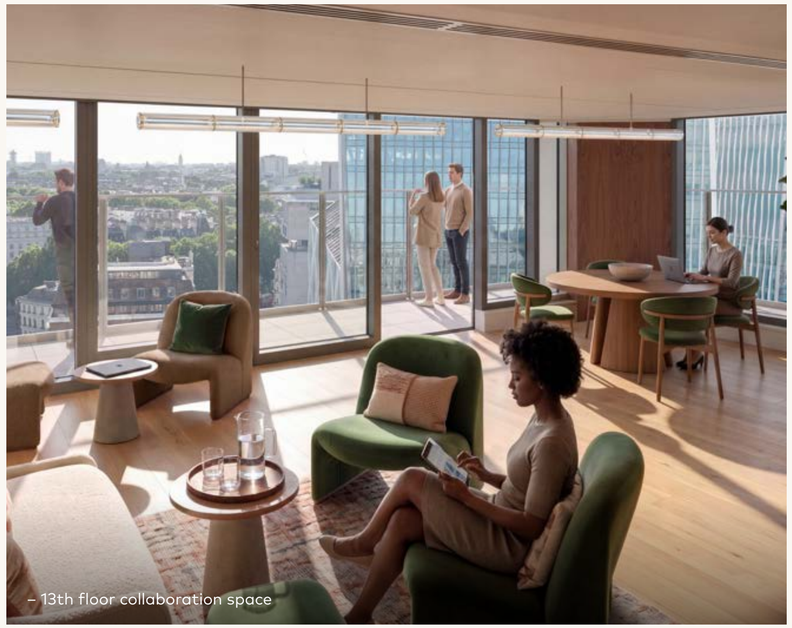
## Terrace highlights

- Landscaped terraces across eight floors
- A full 360° wrap-around terrace at level 13 with panoramic views across London
- Sculptural central planters reflecting the building's faceted façade geometry
- Biodiverse planting designed for year-round resilience and ecological value
- A mix of hard and soft landscaping to support informal meetings and breakout use
- Glass balustrades to maximise openness and views
- Integrated lighting, power and water provision for flexible use and small-scale events
- Extensive green roof areas contributing to urban greening

– 6th floor terrace indicative, layout subject to planning

# The Skyline Level

– 13th floor boardroom



– 13th floor collaboration space

Level 13 is conceived as a destination floor — a fully realised amenity and hosting space set beneath a panoramic wraparound terrace with views across London.

The internal layout is designed for board-level meetings, town halls and client events, featuring:

- An 18 person boardroom/event space
- Two additional meeting rooms
- Flexible breakout and event space
- A dedicated catering pantry to support hosting and functions

Direct lift arrival and immediate access to the terrace create a seamless transition between formal meeting space and open-air entertaining, elevating both daily use and special occasions.

# Specification

## Architecture & workspace

**Reception and Arrival:**
Capable of supporting two separate tenant entrances (East/Cathedral Piazza and West/Carlisle Place)

**Ceiling heights:**
Typically 2.6m finished floor-to-ceiling height

**Raised floors:**
Fully accessed raised floor

**Ceiling design:**
Raft ceiling with modular LED lights

**Occupancy density:**
Designed for 1 person per 10m²

**Air conditioning:**
Four-pipe Fan Coil Air Conditioning

## Amenities & wellbeing

**Outdoor terraces:**
16 tenant-accessible terraces with soft landscaping across floors 4–11 and floor 13

**Amenity space:**
A dedicated tenant amenity floor and terrace is located on Level 13

**End-of-trip (EOT) facilities:**
23 cyclist showers, 407 internal bicycle storage spaces, and 369 lockers

**Fitness:**
"White box" amenity space at B2 intended for use as a gym

## Logistics & parking

**Power:**
900kVA-1000kVA Landlord Generator plus space for Tenant Generator

**Vehicle parking:**
36 on-site spaces across basement levels

**EV charging:**
50kw commercial vehicle EV charger located in the loading bay

# Sustainability

171 Victoria combines the character of its retained structure with modern performance standards. The all-electric retrofit reduces embodied carbon, introduces high-performance glazing and recycled materials, and integrates biodiverse roof terraces.

BREEAM target:
Excellent

NABERS Design for Performance:
Target Rating of 4.5 Stars

Energy Performance:
Design Stage EPC 'A'

Wired Score:
Platinum Certification

Fitwel:
2 star

ActiveScore:
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ModeScore:
Platinum

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# Team

# Key Consultants

**tp bennett**
Architects

**Sisk**
Main Contractor

**Savills**
Project Management & Sustainability

**Core Five**
Employer's Agent & Cost Consultant

**DP9**
Planning

**GDM Group**
Mep & Specialist Lighting Consultant

**London Structures Lab**
Structures Consultant

171 VICTORIA

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