

The background of the image is a dark grey, textured surface with a pattern of light grey, concentric, wavy lines that resemble topographic map contour lines. These lines are more densely packed in the center and become more sparse towards the edges, creating a sense of depth and movement.

11 BELGRAVE

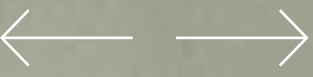
V I C T O R I A



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



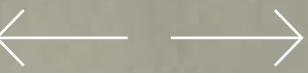
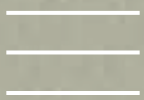
21,900 SQ FT

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

V I C T O R I A



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



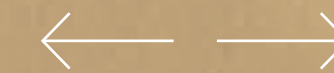
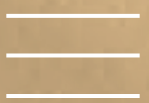
NEIGHBOURHOOD



CONNECTIONS



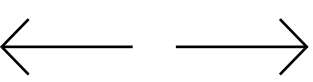
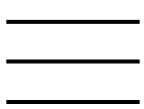
THE TEAM



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

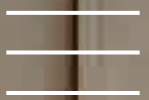
Cafe
3,297 sq ft

Outdoor Space
5,382 sq ft

 IMAGE GALLERY

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

8
7
6
5
4
3
2
1
G
LG



THE EXPERIENCE

THE GARDENS

WELLBEING

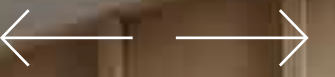
SUSTAINABILITY

WORKSPACE

NEIGHBOURHOOD

CONNECTIONS

THE TEAM



Overview

| **Arrival**

| The Garden Room

| Event Space

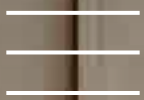
| The Cafe

| Smart App



ARRIVAL





THE EXPERIENCE

THE GARDENS

WELLBEING

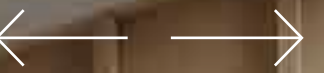
SUSTAINABILITY

WORKSPACE

NEIGHBOURHOOD

CONNECTIONS

THE TEAM



Overview

| **Arrival**

| The Garden Room

| Event Space

| The Cafe

| Smart App

ARRIVAL

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

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





THE EXPERIENCE

THE GARDENS

WELLBEING

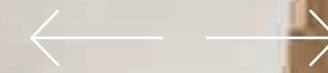
SUSTAINABILITY

WORKSPACE

NEIGHBOURHOOD

CONNECTIONS

THE TEAM



Overview

Arrival

The Garden Room

Event Space

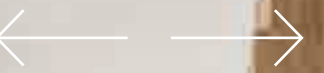
The Cafe

Smart App



ARRIVAL



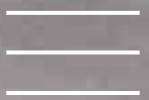
[THE EXPERIENCE](#)[THE GARDENS](#)[WELLBEING](#)[SUSTAINABILITY](#)[WORKSPACE](#)[NEIGHBOURHOOD](#)[CONNECTIONS](#)[THE TEAM](#)[Overview](#)[Arrival](#)[The Garden Room](#)[Event Space](#)[The Cafe](#)[Smart App](#)

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

THE GARDENS

WELLBEING

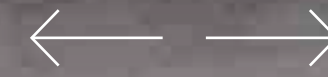
SUSTAINABILITY

WORKSPACE

NEIGHBOURHOOD

CONNECTIONS

THE TEAM



Overview

| Arrival

| **The Garden Room**

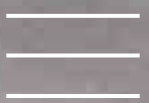
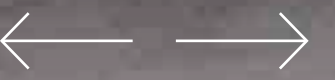
| Event Space

| The Cafe

| Smart App



THE GARDEN ROOM +

[THE EXPERIENCE](#)[THE GARDENS](#)[WELLBEING](#)[SUSTAINABILITY](#)[WORKSPACE](#)[NEIGHBOURHOOD](#)[CONNECTIONS](#)[THE TEAM](#)[Overview](#)[Arrival](#)[The Garden Room](#)[Event Space](#)[The Cafe](#)[Smart App](#)

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

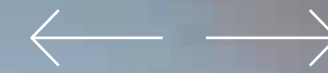
SUSTAINABILITY

WORKSPACE

NEIGHBOURHOOD

CONNECTIONS

THE TEAM



Overview

| Arrival

| The Garden Room

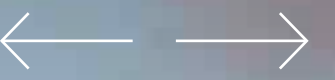
| **Event Space**

| The Cafe

| Smart App

EVENT SPACE



[THE EXPERIENCE](#)[THE GARDENS](#)[WELLBEING](#)[SUSTAINABILITY](#)[WORKSPACE](#)[NEIGHBOURHOOD](#)[CONNECTIONS](#)[THE TEAM](#)[Overview](#)[Arrival](#)[The Garden Room](#)[Event Space](#)[The Cafe](#)[Smart App](#)

EVENT SPACE

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

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



THE CAFE



GROUND COFFEE

3,300 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.



THE EXPERIENCE

THE GARDENS

WELLBEING

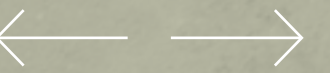
SUSTAINABILITY

WORKSPACE

NEIGHBOURHOOD

CONNECTIONS

THE TEAM



Overview

| Arrival

| The Garden Room

| Event Space

| The Cafe

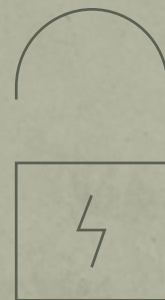
| **Smart App**

SMART BUILDING TECHNOLOGY AND APP

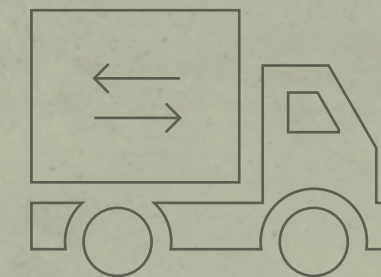


SmartScore

SmartScore
Certified



Manage access control,
visitors and communal
meeting room booking



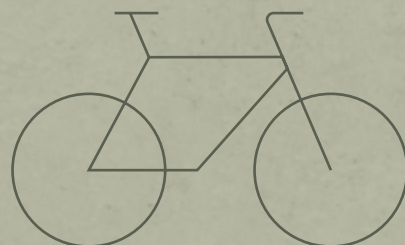
Delivery management



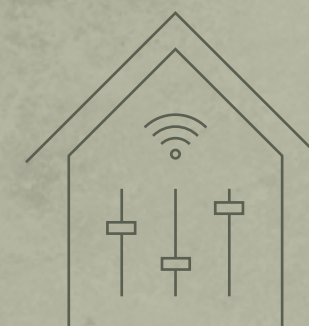
Environmental
monitoring and control



Smart locker control



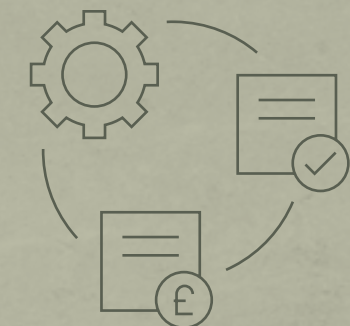
Bike detection and
charging booking system



Building management
system for live feedback



Live real time energy
analysis



Asset management
platform covering;
maintenance, compliance
and cost reports



THE EXPERIENCE

THE GARDENS

WELLBEING

SUSTAINABILITY

WORKSPACE

NEIGHBOURHOOD

CONNECTIONS

THE TEAM



Overview

| Arrival

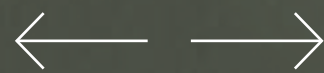
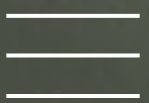
| The Garden Room

| Event Space

| The Cafe

| Smart App

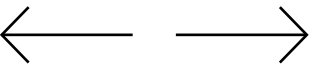


A circular inset image featuring a close-up of white flowers with yellow centers, likely magnolias, on a dark branch. The image is centered on the page and serves as a background for the main title.

THE GARDENS

11 BELGRAVE

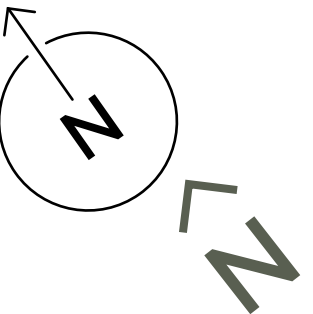
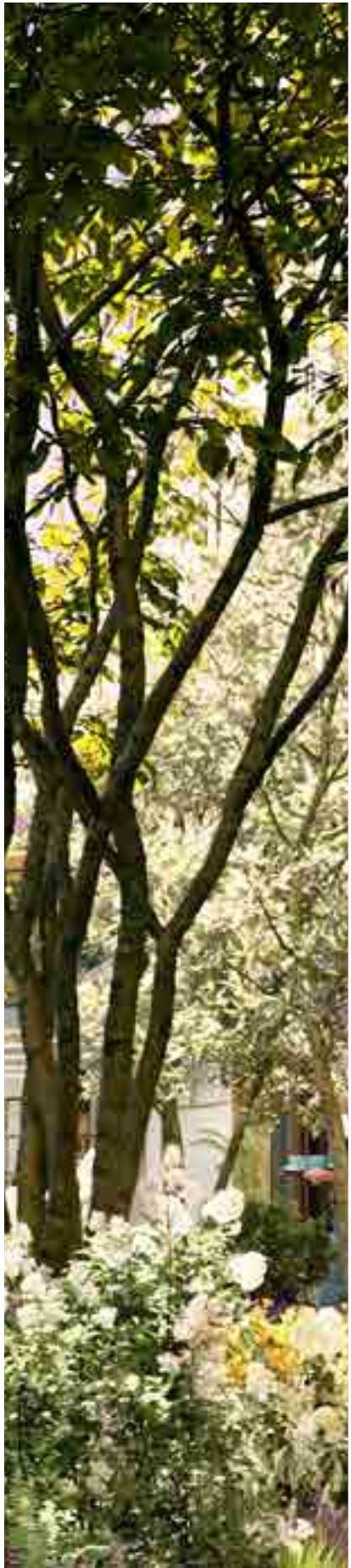
VICTORIA



YOUR NEW NATURAL HABITAT

Enveloped in greenery with beautiful outdoor space at every turn.

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





THE EXPERIENCE

THE GARDENS

WELLBEING

SUSTAINABILITY

WORKSPACE

NEIGHBOURHOOD

CONNECTIONS

THE TEAM



Overview

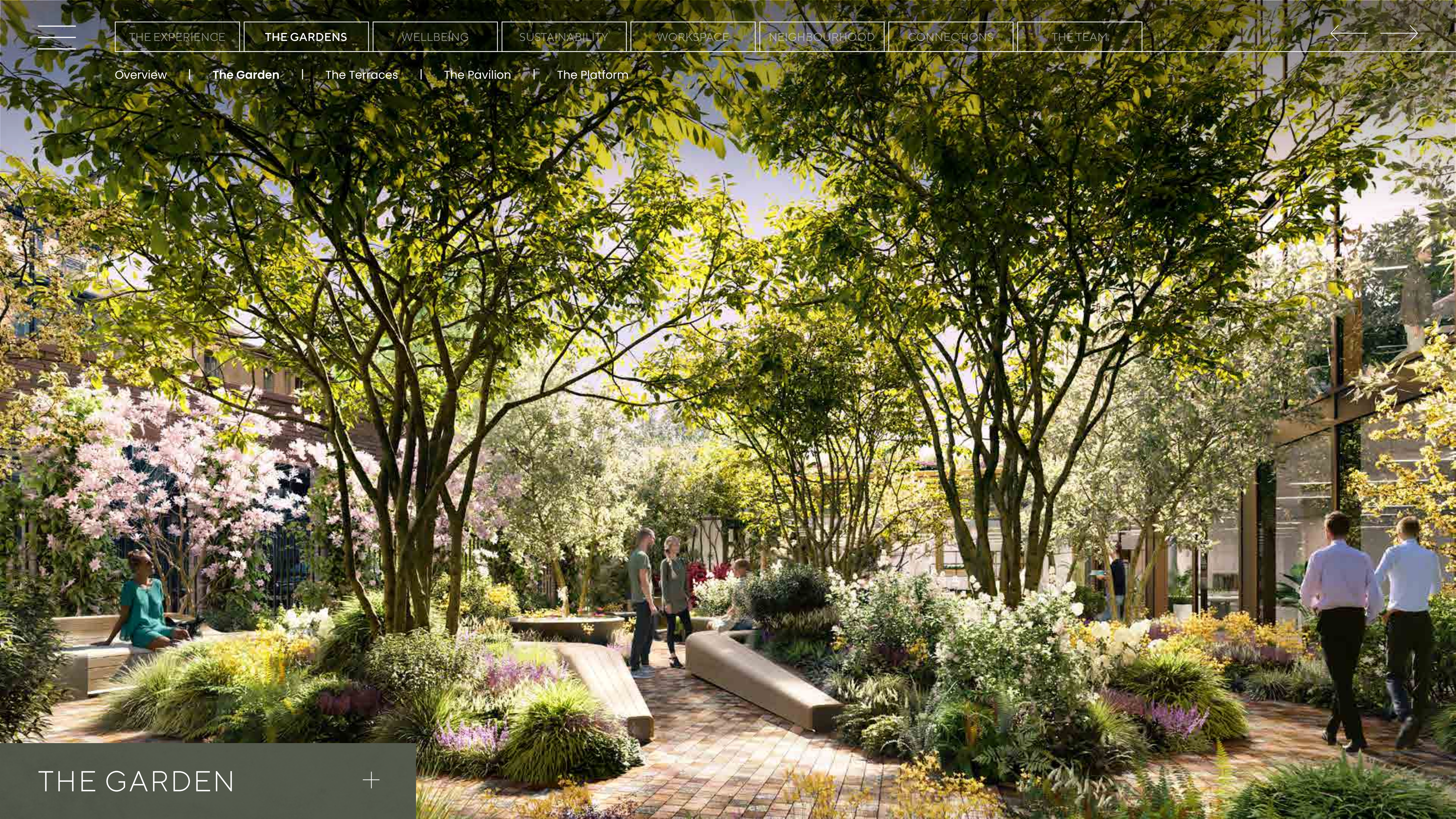
| **The Garden**

| The Terraces

| The Pavilion

| The Platform

THE GARDEN



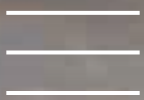
[THE EXPERIENCE](#)[THE GARDENS](#)[WELLBEING](#)[SUSTAINABILITY](#)[WORKSPACE](#)[NEIGHBOURHOOD](#)[CONNECTIONS](#)[THE TEAM](#)[Overview](#)[The Garden](#)[The Terraces](#)[The Pavilion](#)[The Platform](#)

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

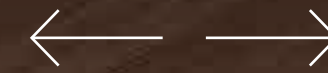
SUSTAINABILITY

WORKSPACE

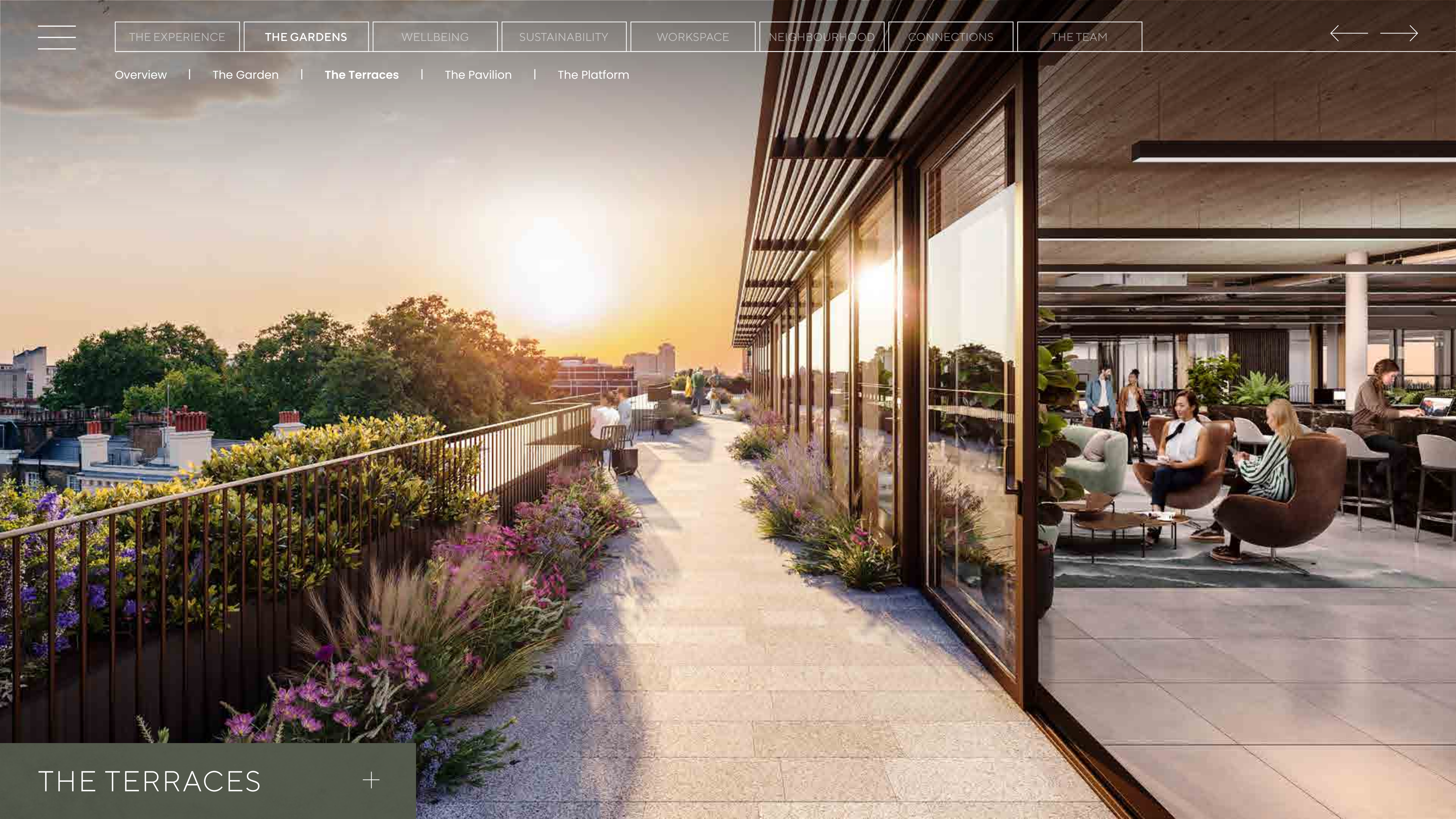
NEIGHBOURHOOD

CONNECTIONS

THE TEAM

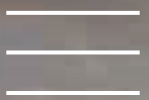
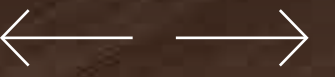


Overview | The Garden | **The Terraces** | The Pavilion | The Platform



THE TERRACES

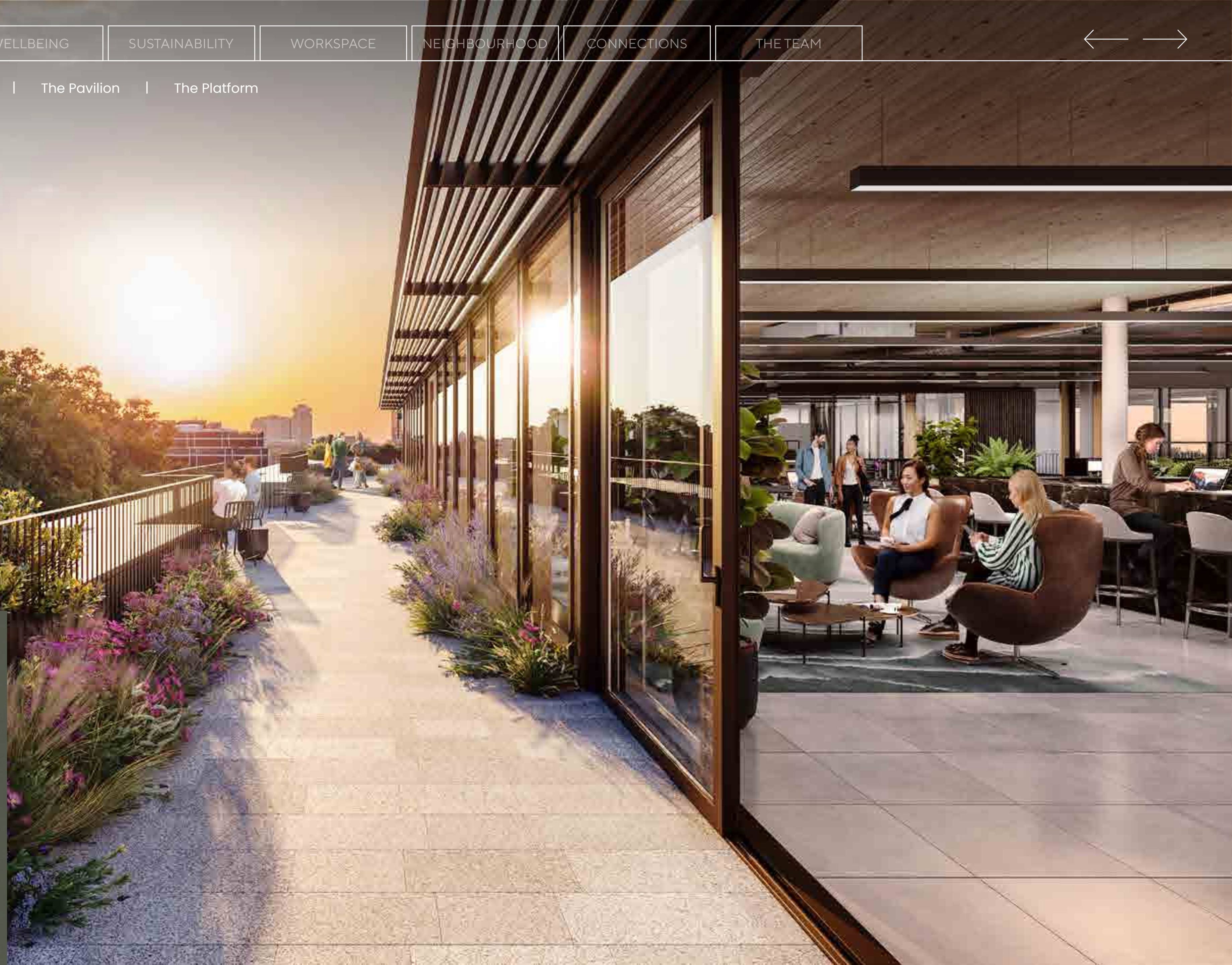


[THE EXPERIENCE](#)[THE GARDENS](#)[WELLBEING](#)[SUSTAINABILITY](#)[WORKSPACE](#)[NEIGHBOURHOOD](#)[CONNECTIONS](#)[THE TEAM](#)[Overview](#) | [The Garden](#) | [The Terraces](#) | [The Pavilion](#) | [The Platform](#)

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

THE GARDENS

WELLBEING

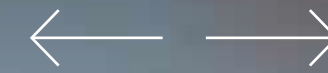
SUSTAINABILITY

WORKSPACE

NEIGHBOURHOOD

CONNECTIONS

THE TEAM

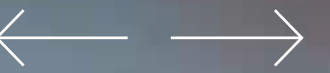


Overview | The Garden | The Terraces | **The Pavilion** | The Platform



THE PAVILION



[THE EXPERIENCE](#)[THE GARDENS](#)[WELLBEING](#)[SUSTAINABILITY](#)[WORKSPACE](#)[NEIGHBOURHOOD](#)[CONNECTIONS](#)[THE TEAM](#)[Overview](#) | [The Garden](#) | [The Terraces](#) | [The Pavilion](#) | [The Platform](#)

THE PAVILION

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

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



THE EXPERIENCE

THE GARDENS

WELLBEING

SUSTAINABILITY

WORKSPACE

NEIGHBOURHOOD

CONNECTIONS

THE TEAM



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



THE PLATFORM

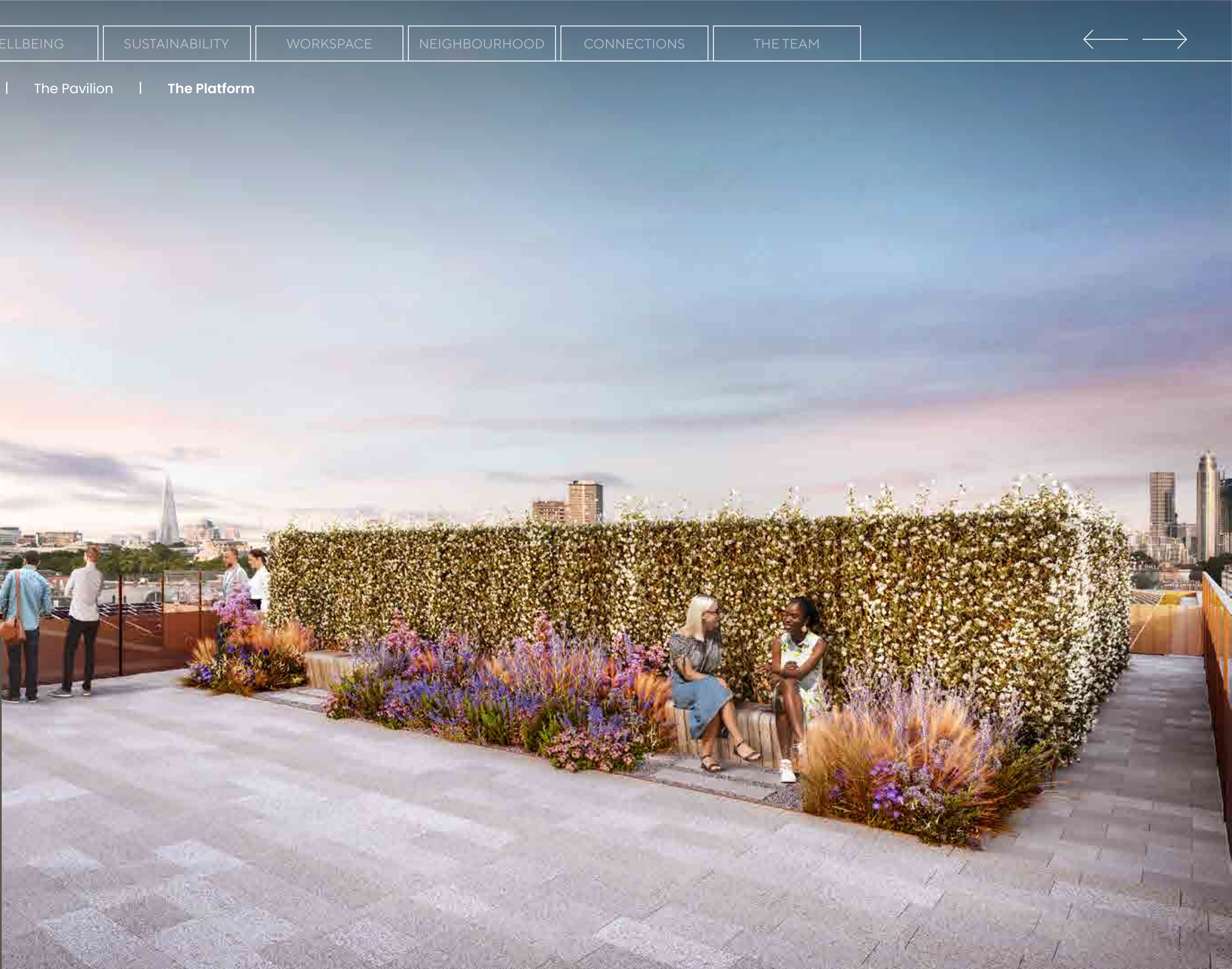


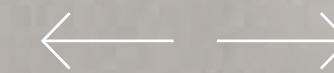
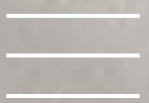


THE PLATFORM —

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.



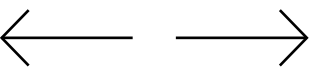
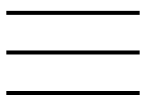


WELLBEING



11 BELGRAVE

VICTORIA

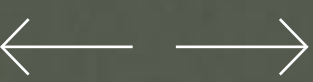
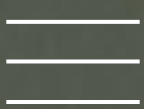


WELL PRECERTIFIED,
TARGETING FULL CERTIFICATION
AT PLATINUM LEVEL

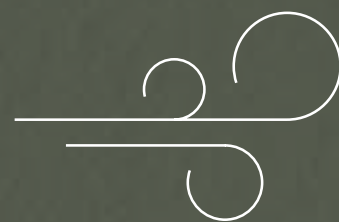
PROMOTING WELLBEING
ON EVERY LEVEL,
IN A TRULY HOLISTIC
ENVIRONMENT

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/exterior moisture management systems
- Monitored quality levels



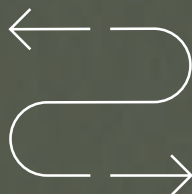
NOURISHMENT

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



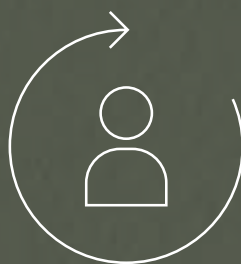
LIGHT

- Smart circadian lighting system across entire building
- >70% workstations within 7.5m of a window or atrium
- Managed solar glare



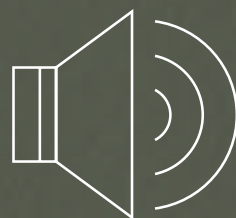
MOVEMENT

- Feature central staircase
- Space for on-site gym and changing
- Easy cycle access with storage
- Moments from parks, gyms and healthy dining



THERMAL COMFORT

- Mixed-mode, natural ventilation
- Smart controls for optimal temperatures
- Individual control to suit preferences



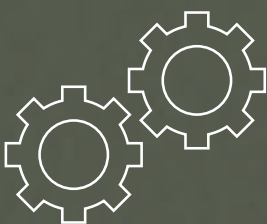
SOUND

- Benchmark exceeding acoustics
- Peaceful and private environments throughout
- Natural materials absorb noise pollution



MATERIALS

- Extensive use of timber, stone and natural materials
- No synthetic pesticides used in landscaping
- Reduction of hazardous materials at construction
- Non-toxic cleaning products in operation



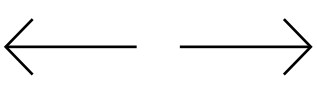
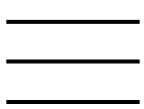
MIND

- Serotonin boosting excellent natural light
- A choice of private and communal spaces away from desks
- Maximised views of greenery throughout the building



COMMUNITY

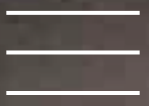
- Dedicated spaces for congregation and collaboration
- Education library focus on health and wellbeing resources
- Smart building app for ease of communication
- Facade landscape design improving streetscape for all



NATURE AND NURTURE

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





THE EXPERIENCE

THE GARDENS

WELLBEING

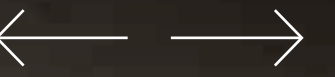
SUSTAINABILITY

WORKSPACE

NEIGHBOURHOOD

CONNECTIONS

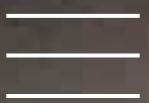
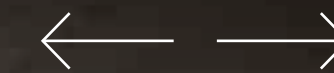
THE TEAM



Well Precertified | Amenities



ACTIVE FACILITIES +

[THE EXPERIENCE](#)[THE GARDENS](#)[WELLBEING](#)[SUSTAINABILITY](#)[WORKSPACE](#)[NEIGHBOURHOOD](#)[CONNECTIONS](#)[THE TEAM](#)

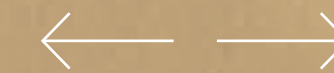
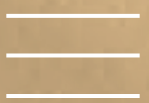
Well Precertified | Amenities

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.



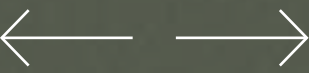
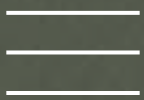


SUSTAINABILITY



11 BELGRAVE

VICTORIA



A NEXT GENERATION SUSTAINABLE BUILDING

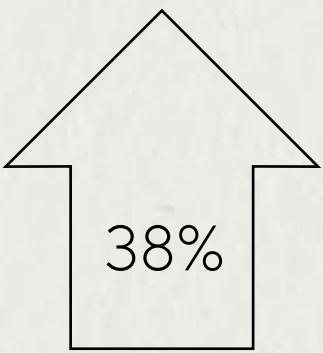
An exquisite working environment that has the most positive impact on the planet and offers the most enriching experience to the people that encounter it. Now, and for years to come.

EXEMPLARY OPERATIONAL ENERGY PERFORMANCE



Targeting NABERS 5.5★
pre-accreditation

NET ZERO EMBODIED AND OPERATIONAL CARBON



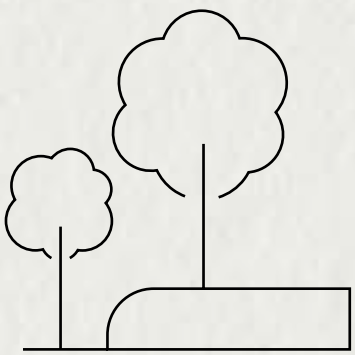
Surpassing RIBA 2030 Embodied Carbon
Climate Challenge target by 38%

A LEADING INNOVATOR IN SUSTAINABLE CONSTRUCTION

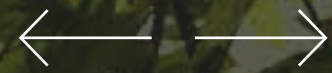
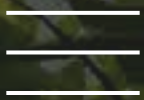


Targeting BREEAM
‘Outstanding’

EXCEPTIONALLY DIVERSE BIOPHILIC DESIGN THROUGHOUT



12,750 sq ft of expertly
considered landscaping



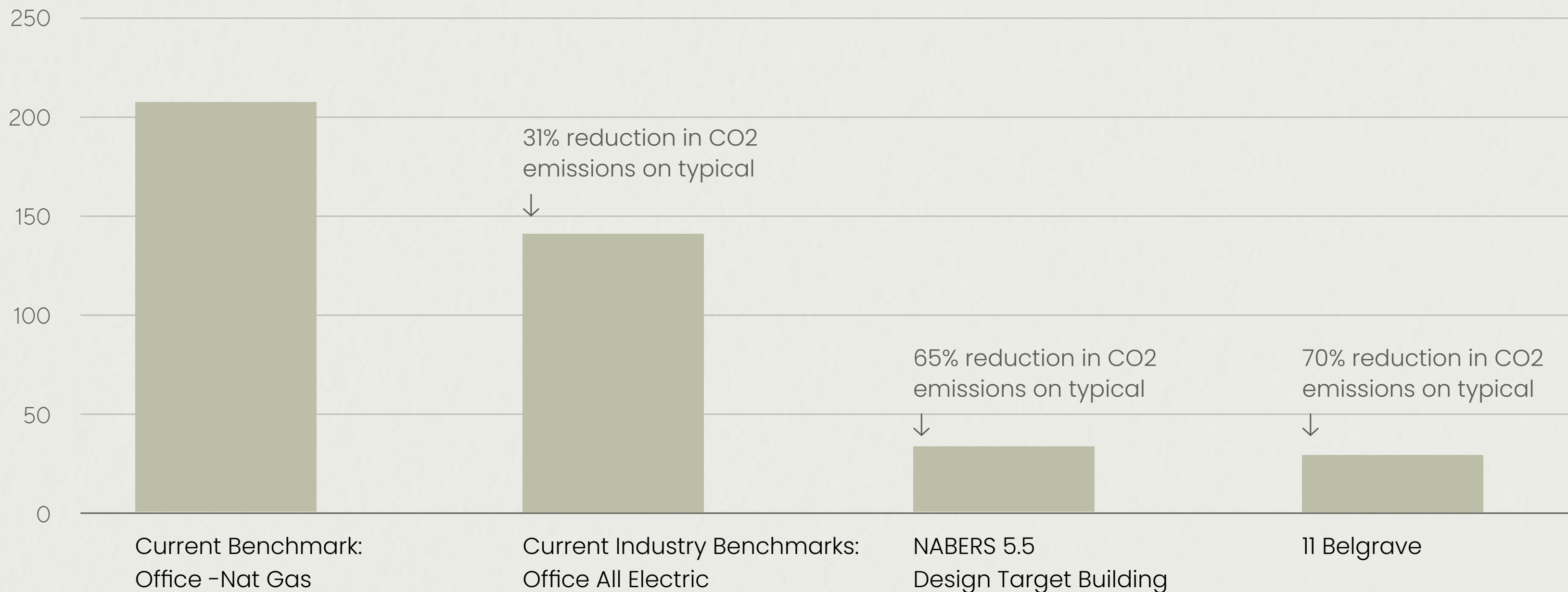
70% REDUCTION IN CARBON EMISSIONS IN OPERATION*

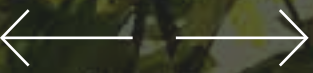
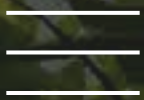
11 Belgrave's science-based targets initiative is aligned with 1.5°C targets.

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

*compared to a typical 2018 baseline

CO2 EMISSIONS/M2
2024-2030 FROM COMPARABLE OFFICES





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

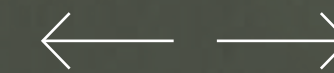
building app will allow live oversight of energy use and identify areas for improvement.

CO2 EMISSIONS REDUCED BY 35%

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

SUDS WITHIN LANDSCAPING

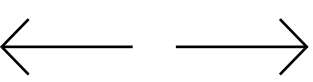
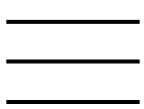
will prevent water pollution and flooding, and living roofs will intercept and retain rainfall.

A circular inset image showing a workspace. It features a silver laptop on a wooden desk, a white mouse to the right, and a white modern chair in the foreground. The background of the inset is dark.

WORKSPACE

11 BELGRAVE

VICTORIA



EXCEPTIONAL EXCEEDED

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



		TERRACES, GARDEN & AMENITY	
		WORKSPACE	
FLOOR		SQ FT	PLAN
Eighth	THE PLATFORM	–	1,681
Seventh	THE PAVILION & COMMUNAL TERACE	–	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

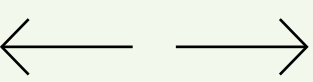
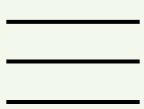
Outdoor Space
5,382 sq ft

Gym Entrance
539 sq ft

 IMAGE GALLERY

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

8
7
6
5
4
3
2
1
G
LG



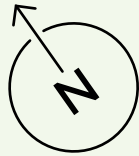
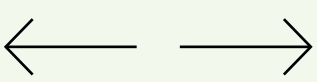
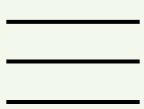
FIRST FLOOR

Workspace
13,330 sq ft

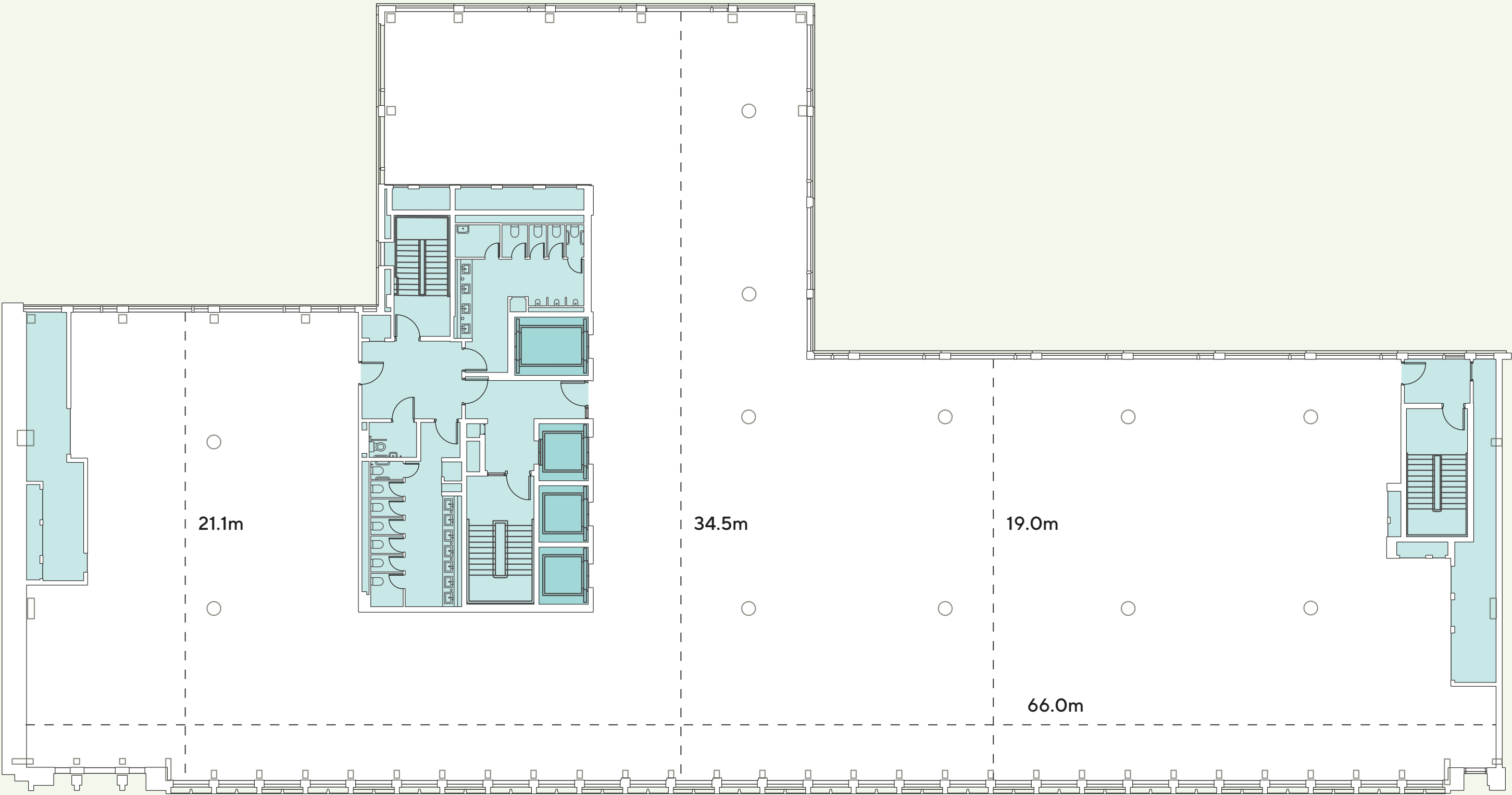


- WORKSPACE
- GREEN ROOF
- CORE

8
7
6
5
4
3
2
1
G
LG



GUILDHOUSE STREET



BELGRAVE ROAD

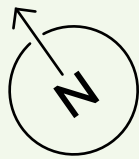
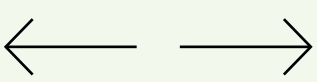
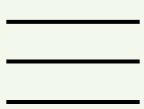
SECOND FLOOR

Workspace
13,958 sq ft

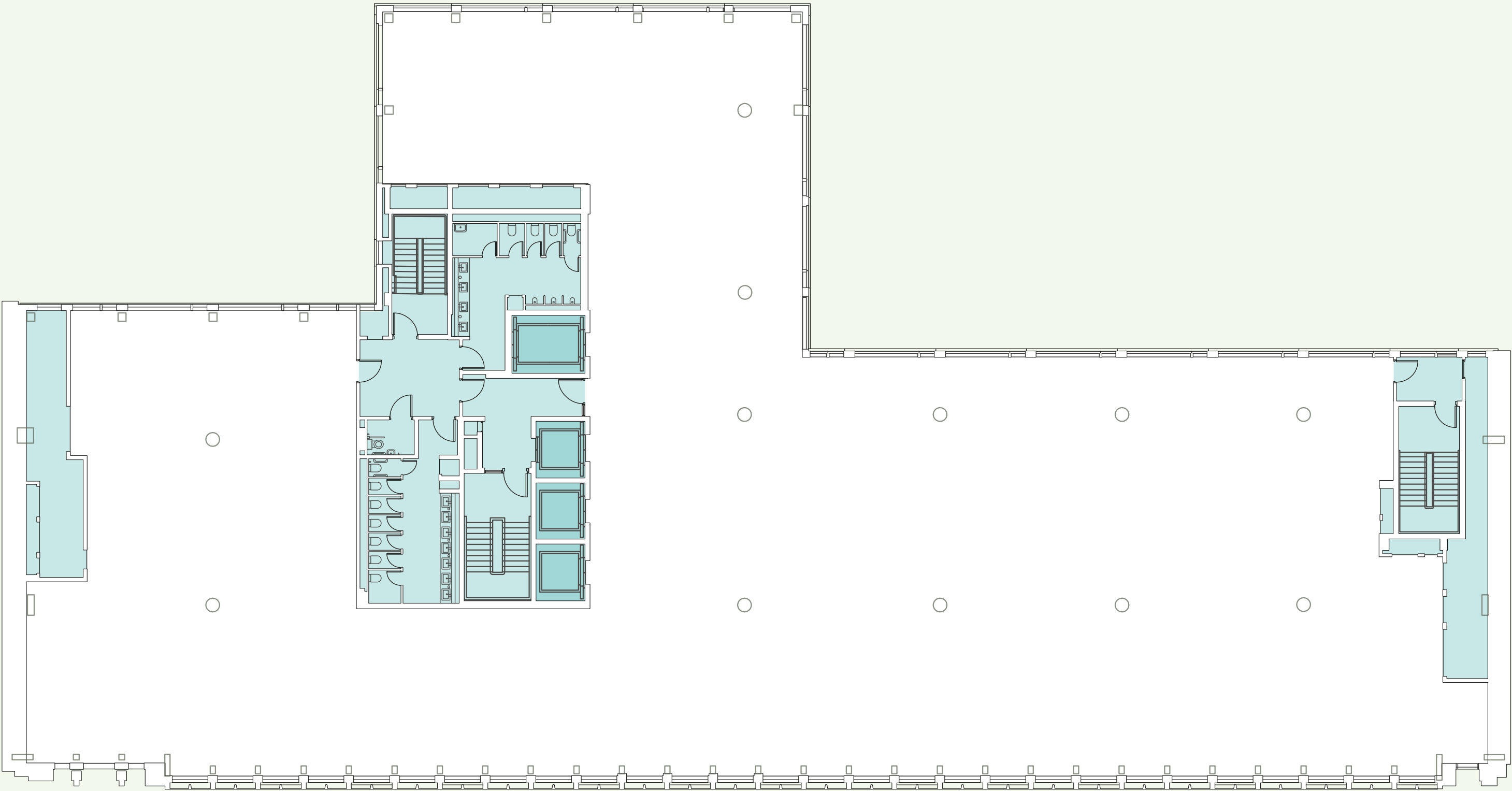


WORKSPACE
CORE

8
7
6
5
4
3
2
1
G
LG



GUILDHOUSE STREET



BELGRAVE ROAD

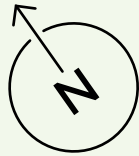
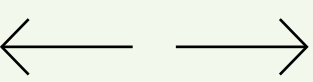
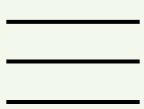
THIRD FLOOR

Workspace
13,958 sq ft

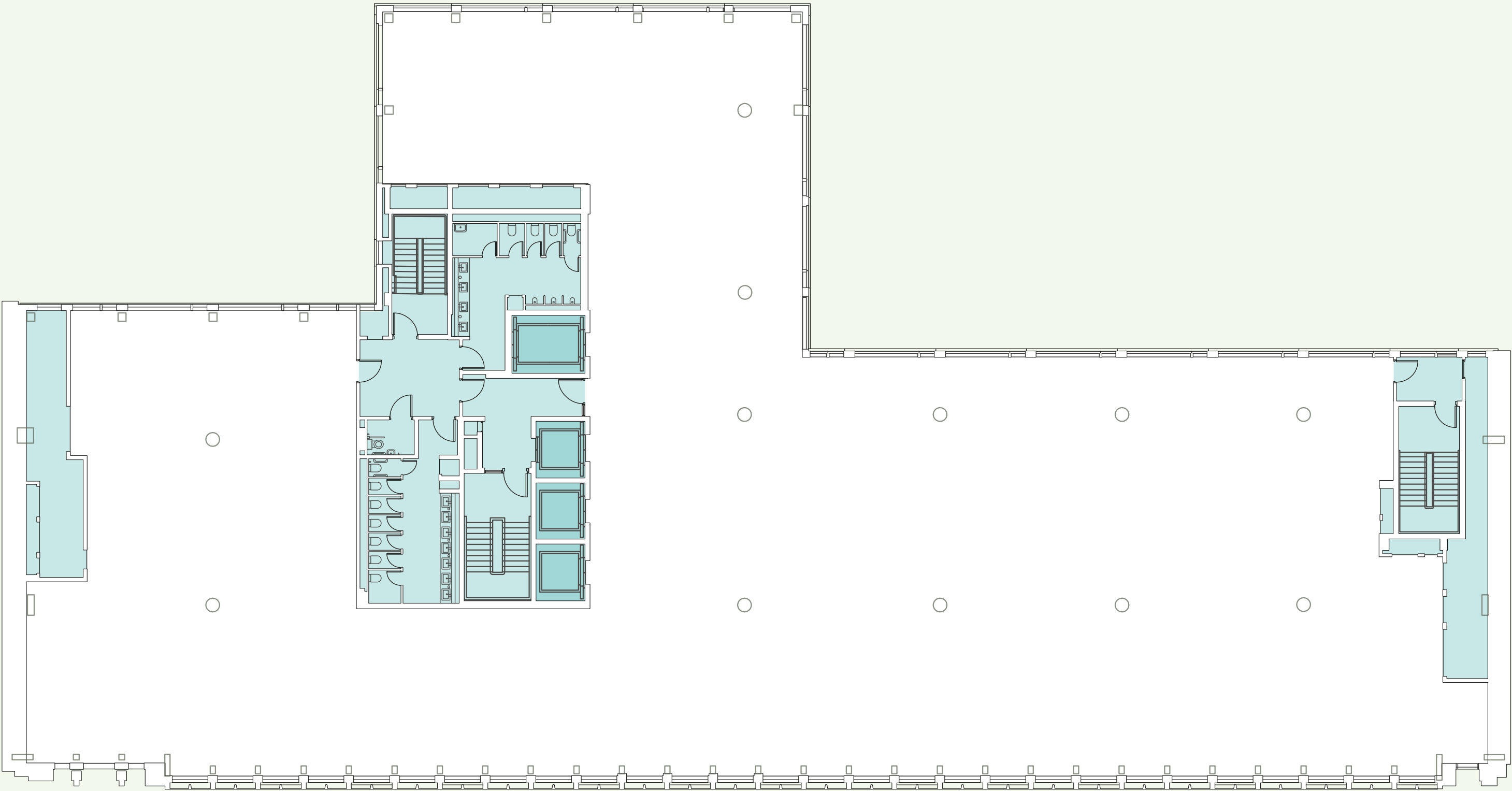
 IMAGE GALLERY

 WORKSPACE
 CORE

8
7
6
5
4
3
2
1
G
LG



GUILDHOUSE STREET



BELGRAVE ROAD

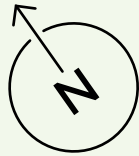
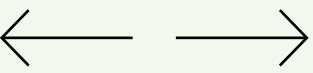
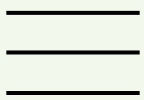
FOURTH FLOOR

Workspace
13,958 sq ft

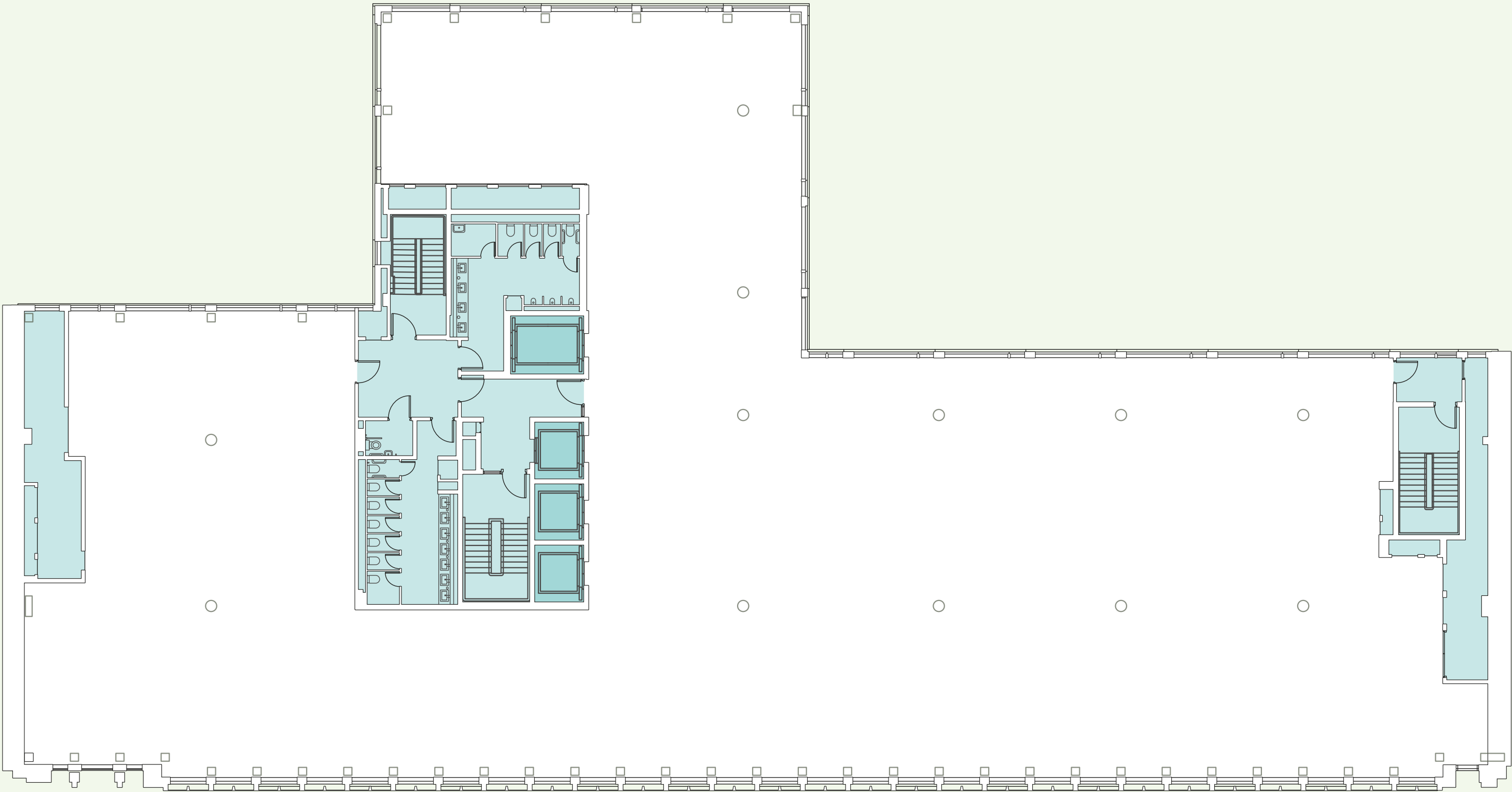
 IMAGE GALLERY

 WORKSPACE
 CORE

8
7
6
5
4
3
2
1
G
LG



GUILDHOUSE STREET



BELGRAVE ROAD

FIFTH FLOOR

Workspace
13,958 sq ft

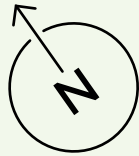
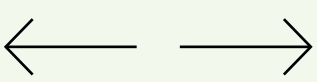
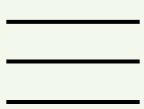
SPACE PLAN

IMAGE GALLERY

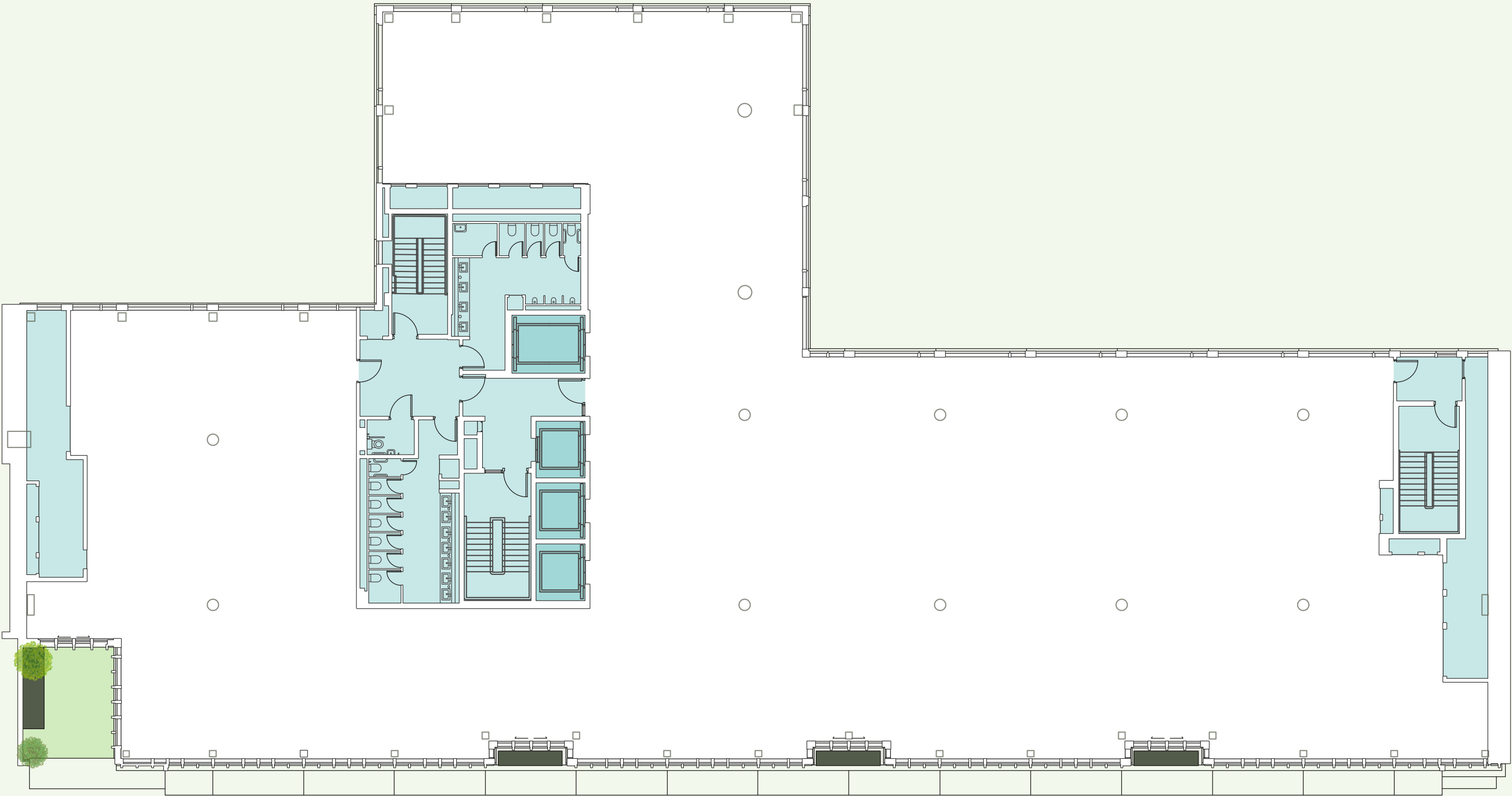
WORKSPACE

CORE

8
7
6
5
4
3
2
1
G
LG



GUILDHOUSE STREET



BELGRAVE ROAD

SIXTH FLOOR

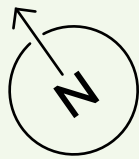
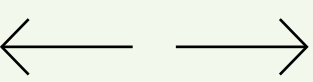
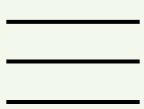
Workspace
13,149 sq ft

Private Terrace
197 sq ft

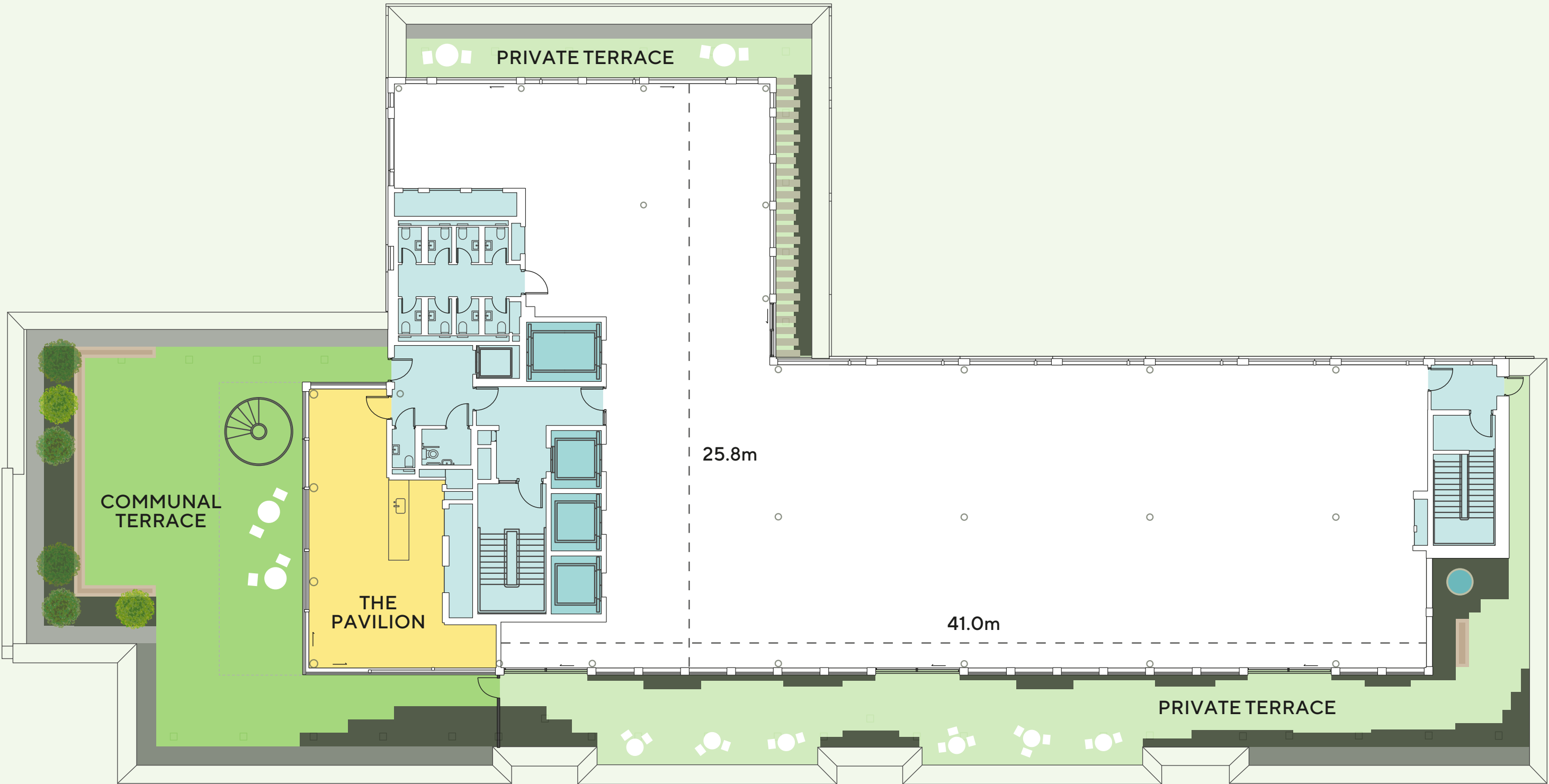


- WORKSPACE
- PRIVATE TERRACE
- CORE

8
7
6
5
4
3
2
1
G
LG



GUILDHOUSE STREET



BELGRAVE ROAD

SEVENTH FLOOR

Workspace
7,008 sq ft

Private Terraces
2,852 sq ft

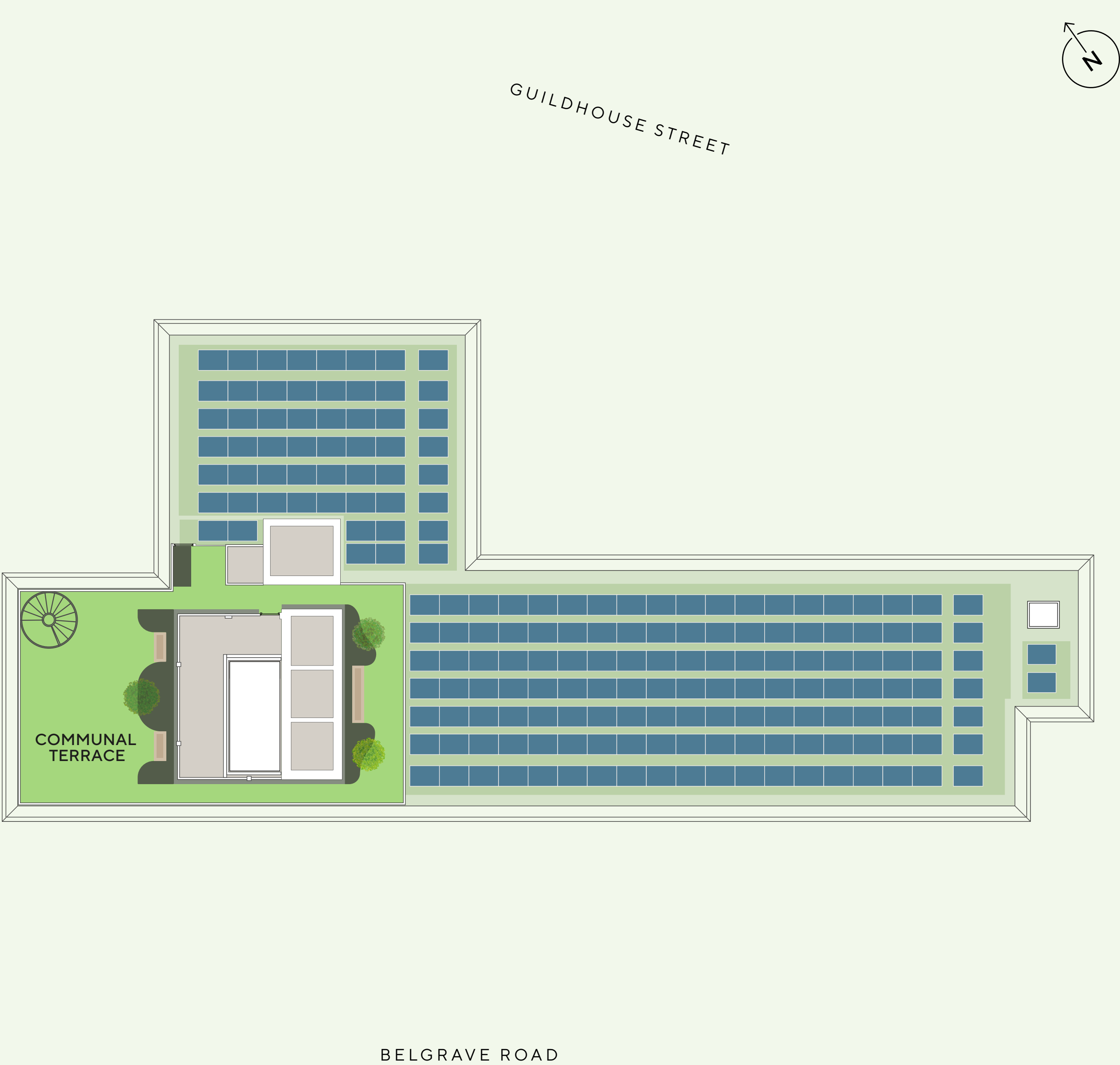
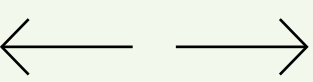
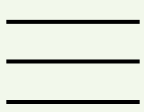
Communal Terrace & Pavilion
2,741 sq ft

 SPACE PLAN

 IMAGE GALLERY

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

8
7
6
5
4
3
2
1
G
LG



THE PLATFORM

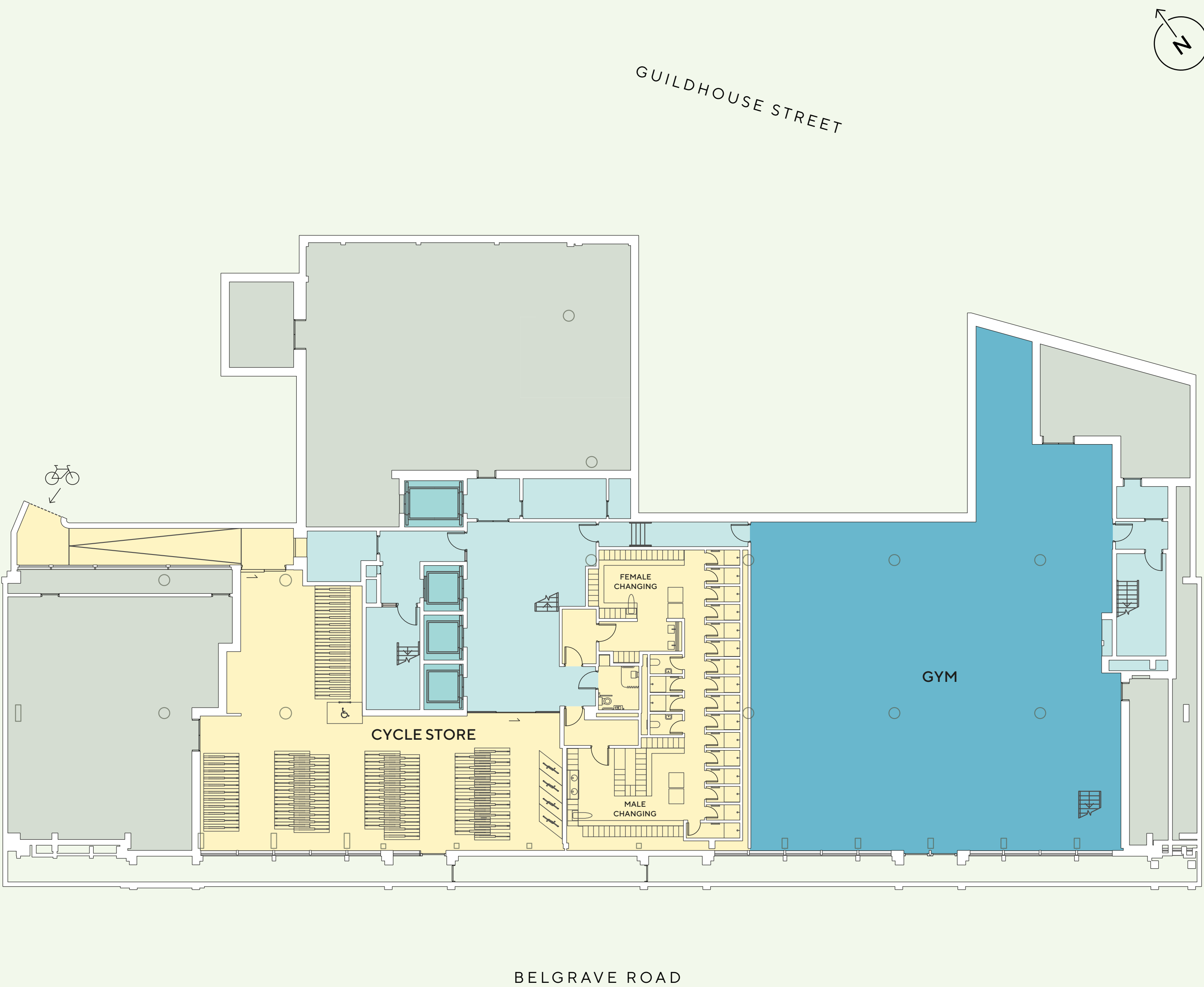
The Platform

1,681 sq ft



- COMMUNAL TERRACE
- GREEN ROOF
- PV PANELS

8
7
6
5
4
3
2
1
G
LG



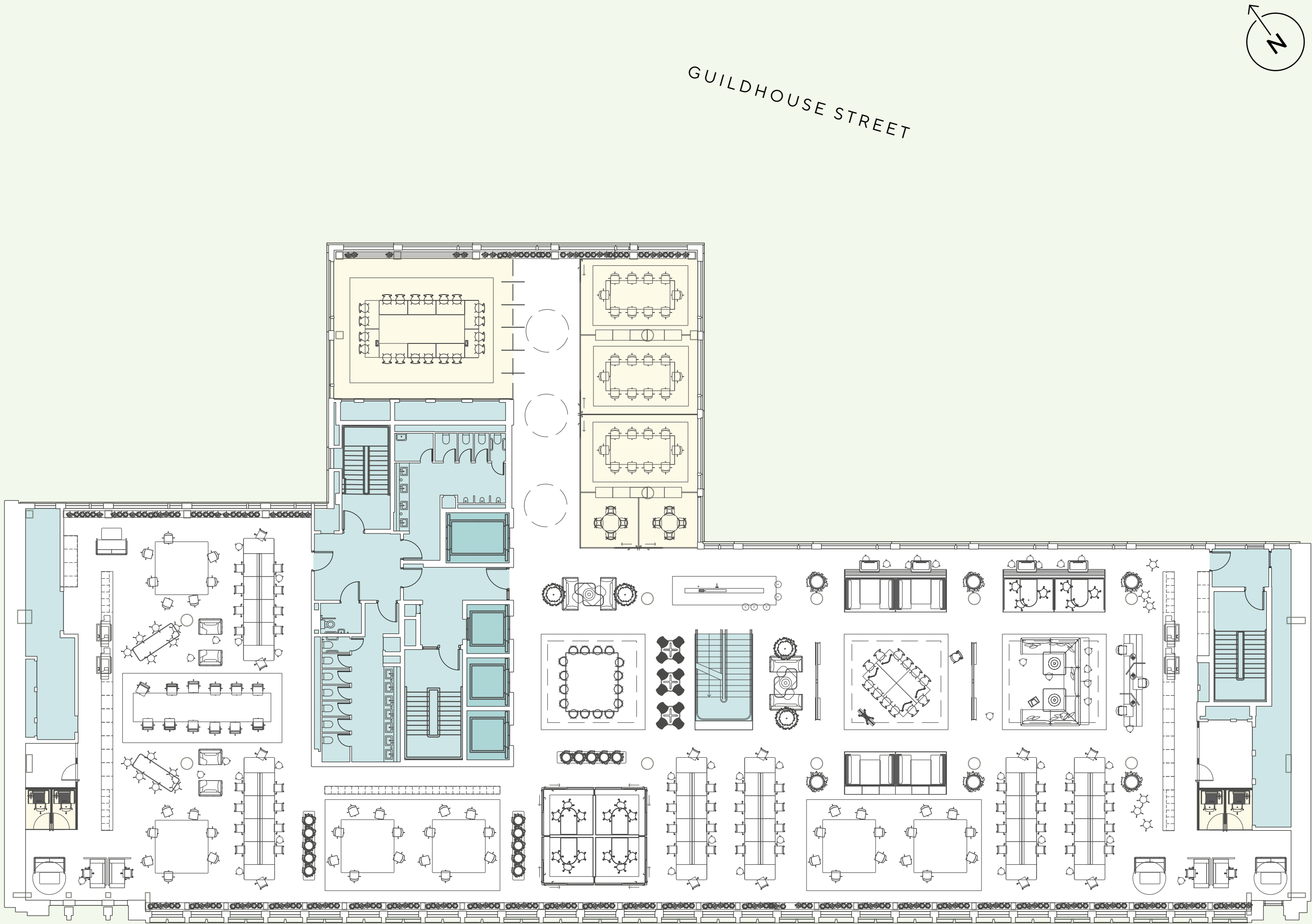
LOWER GROUND FLOOR

4,651	178	177
sq ft gym opportunity with 4m high ceiling	bicycle spaces	wet and dry 'smart' lockers
19	5	1
showers	electric scooter docks	bicycle maintenance station
14	2	
folding bike locker spaces	filtered hydration taps	
<ul style="list-style-type: none">Vanity stations with hair drying facilitiesIroning facilitiesTowel service		

 IMAGE GALLERY

- COMMUTER FACILITIES
- GYM
- REFUSE & PLANT
- CORE

8
7
6
5
4
3
2
1
G
LG

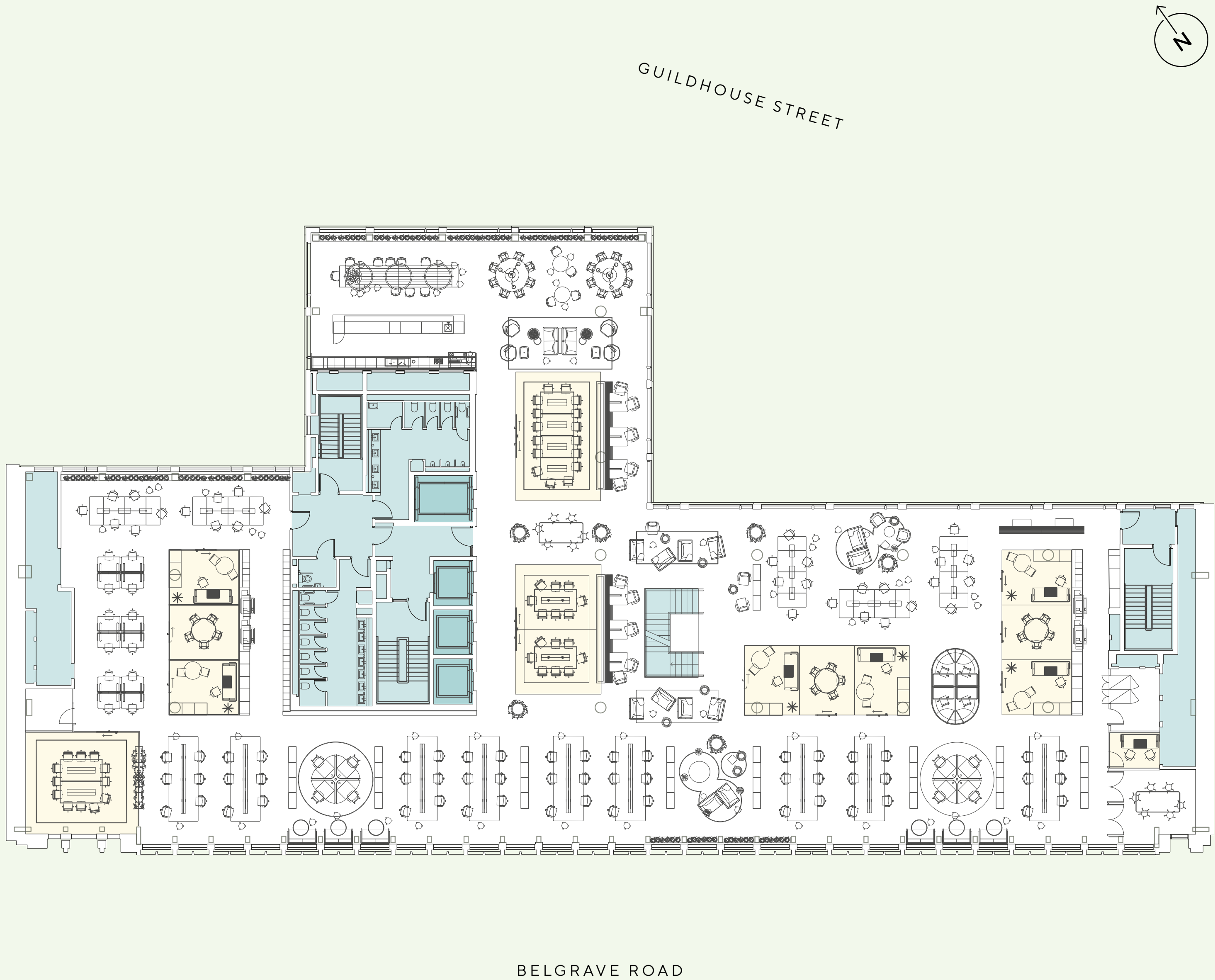


TYPICAL CREATIVE

13,958 sq ft

Total
128 seats | 10 sq m p/p

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

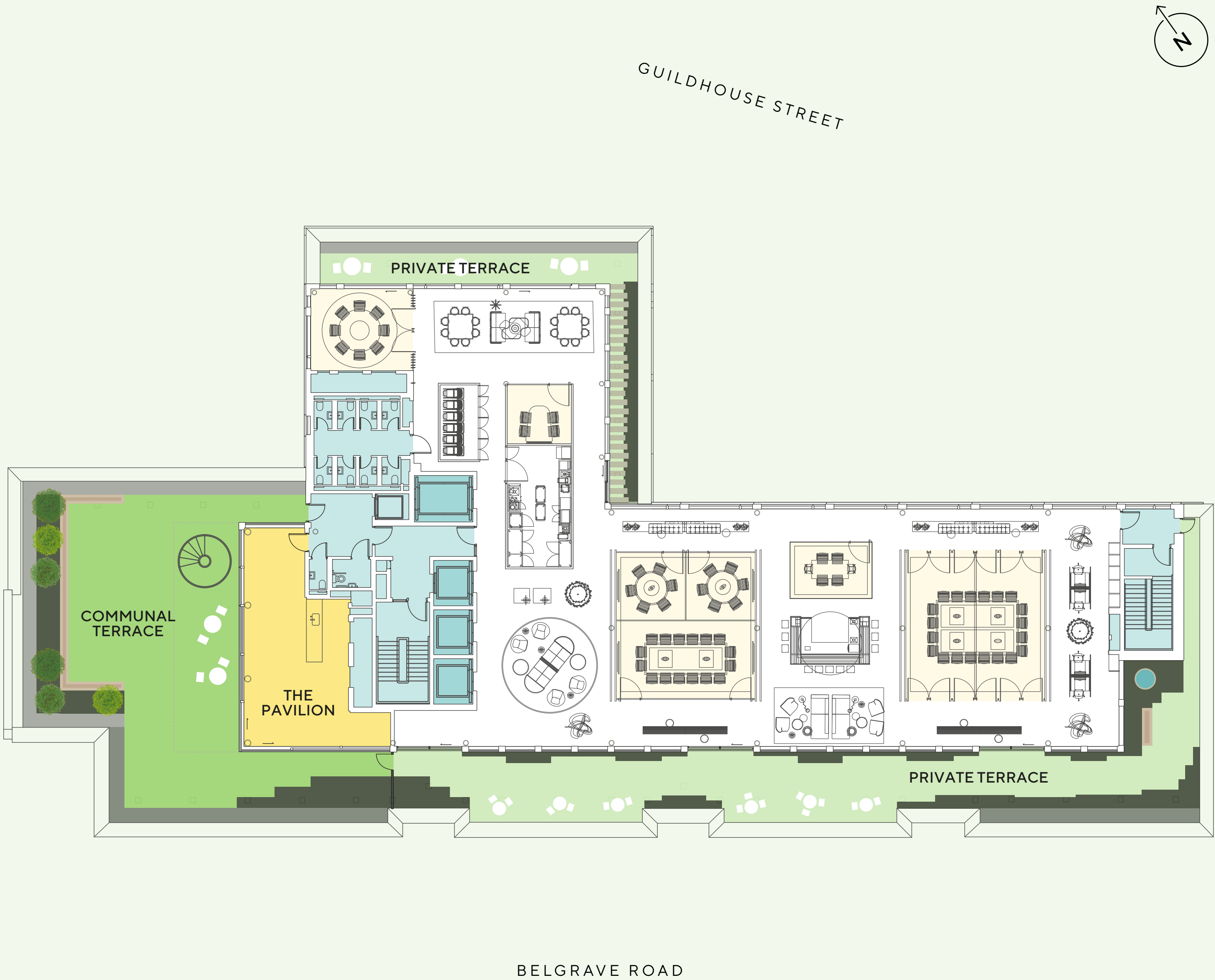


TYPICAL CORPORATE

13,958 sq ft

Total
110 seats | 12 sq m p/p

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



SEVENTH FLOOR

EXECUTIVE SUITE

7,008 sq ft

- 1 x

20p meeting room (divisible)
- 1 x

16p meeting
- 3 x

6p meeting
- 1 x

8p meeting/ private dining
- 1 x

4p meeting
- 2 x

concierge
- 1 x

waiting area
- 1 x

coffee bar
- 1 x

informal lounge
- 4 x

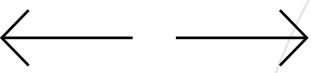
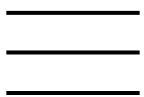
workspaces
- 1 x

client work lounge (20p)
- 1 x

commercial kitchen
- 1 x

furniture store
- 1 x

SER cupboard



AERIAL



EXTERNAL BELGRAVE ROAD



EXTERNAL GUILDHOUSE STREET



RECEPTION



LOBBY



GARDEN ROOM



THE GARDEN



CHANGING



TYPICAL CAT A



TYPICAL FITTED



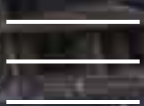
SEVENTH FLOOR



THE PAVILION



THE PLATFORM



THE EXPERIENCE

THE GARDENS

WELLBEING

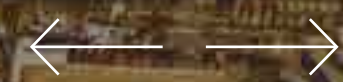
SUSTAINABILITY

WORKSPACE

NEIGHBOURHOOD

CONNECTIONS

THE TEAM



Overview

| Area Schedule

| Floor Plans

| Space Plans

| CGIs

| Specification



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

THE GARDENS

WELLBEING

SUSTAINABILITY

WORKSPACE

NEIGHBOURHOOD

CONNECTIONS

THE TEAM



Overview

Area Schedule

Floor Plans

Space Plans

CGIs

Specification



AERIAL

EXTERNAL
BELGRAVE ROAD

EXTERNAL
GUILDHOUSE STREET

RECEPTION

LOBBY

GARDEN ROOM

THE GARDEN

CHANGING

TYPICAL CATA

TYPICAL FITTED

SEVENTH FLOOR

THE PAVILION

THE PLATFORM



THE EXPERIENCE

THE GARDENS

WELLBEING

SUSTAINABILITY

WORKSPACE

NEIGHBOURHOOD

CONNECTIONS

THE TEAM



Overview

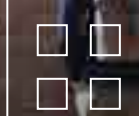
Area Schedule

Floor Plans

Space Plans

CGIs

Specification



AERIAL

EXTERNAL
BELGRAVE ROAD

**EXTERNAL
GUILDHOUSE STREET**

RECEPTION

LOBBY

GARDEN ROOM

THE GARDEN

CHANGING

TYPICAL CATA

TYPICAL FITTED

SEVENTH FLOOR

THE PAVILION

THE PLATFORM



THE EXPERIENCE

THE GARDENS

WELLBEING

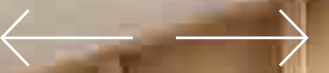
SUSTAINABILITY

WORKSPACE

NEIGHBOURHOOD

CONNECTIONS

THE TEAM



Overview

Area Schedule

Floor Plans

Space Plans

CGIs

Specification



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

THE GARDENS

WELLBEING

SUSTAINABILITY

WORKSPACE

NEIGHBOURHOOD

CONNECTIONS

THE TEAM



Overview

| Area Schedule

| Floor Plans

| Space Plans

| **CGIs**

| Specification



AERIAL

EXTERNAL
BELGRAVE ROAD

EXTERNAL
GUILDHOUSE STREET

RECEPTION

LOBBY

GARDEN ROOM

THE GARDEN

CHANGING

TYPICAL CAT A

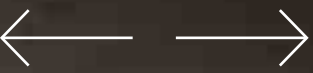
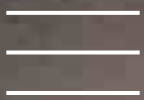
TYPICAL FITTED

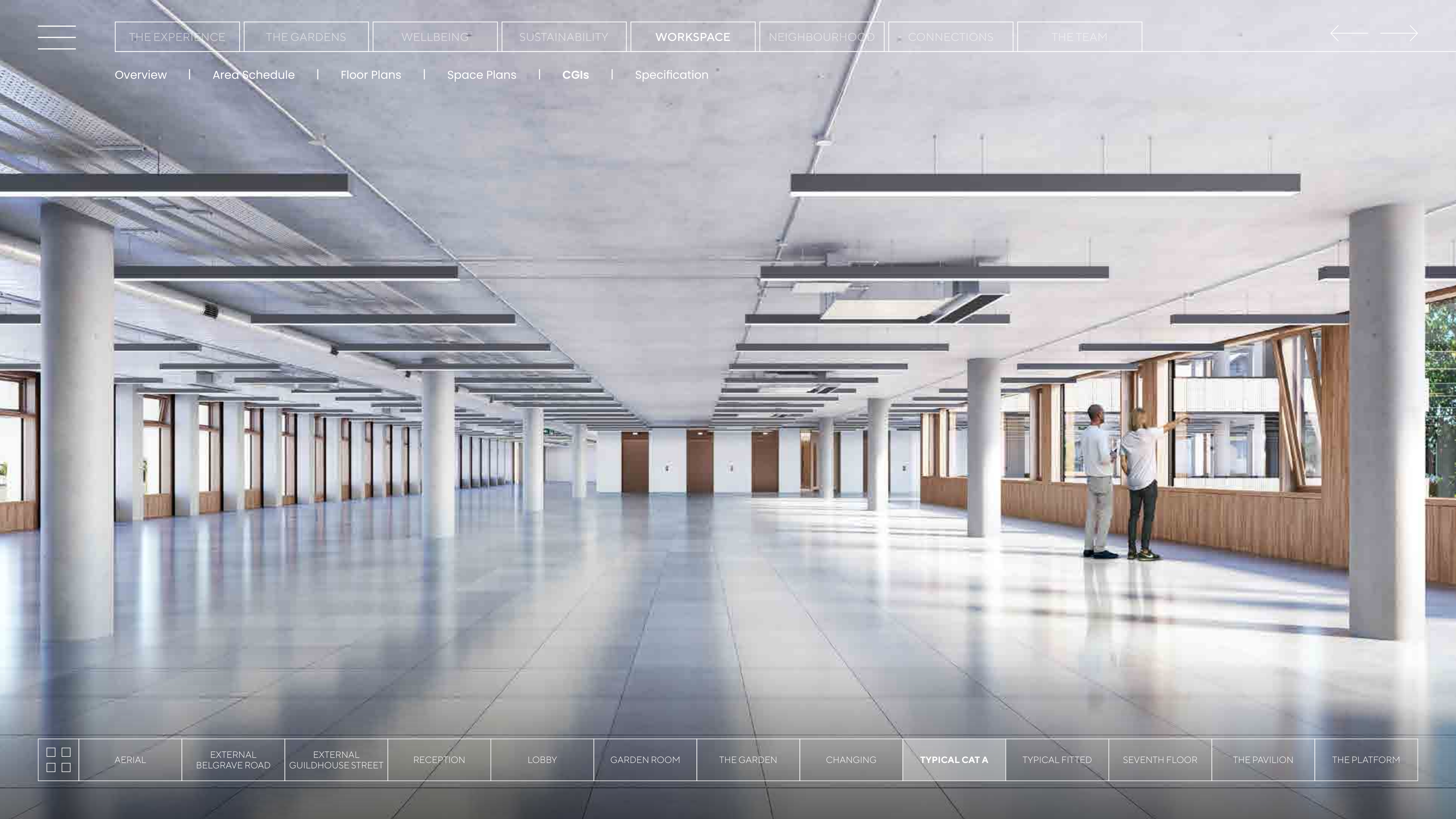
SEVENTH FLOOR

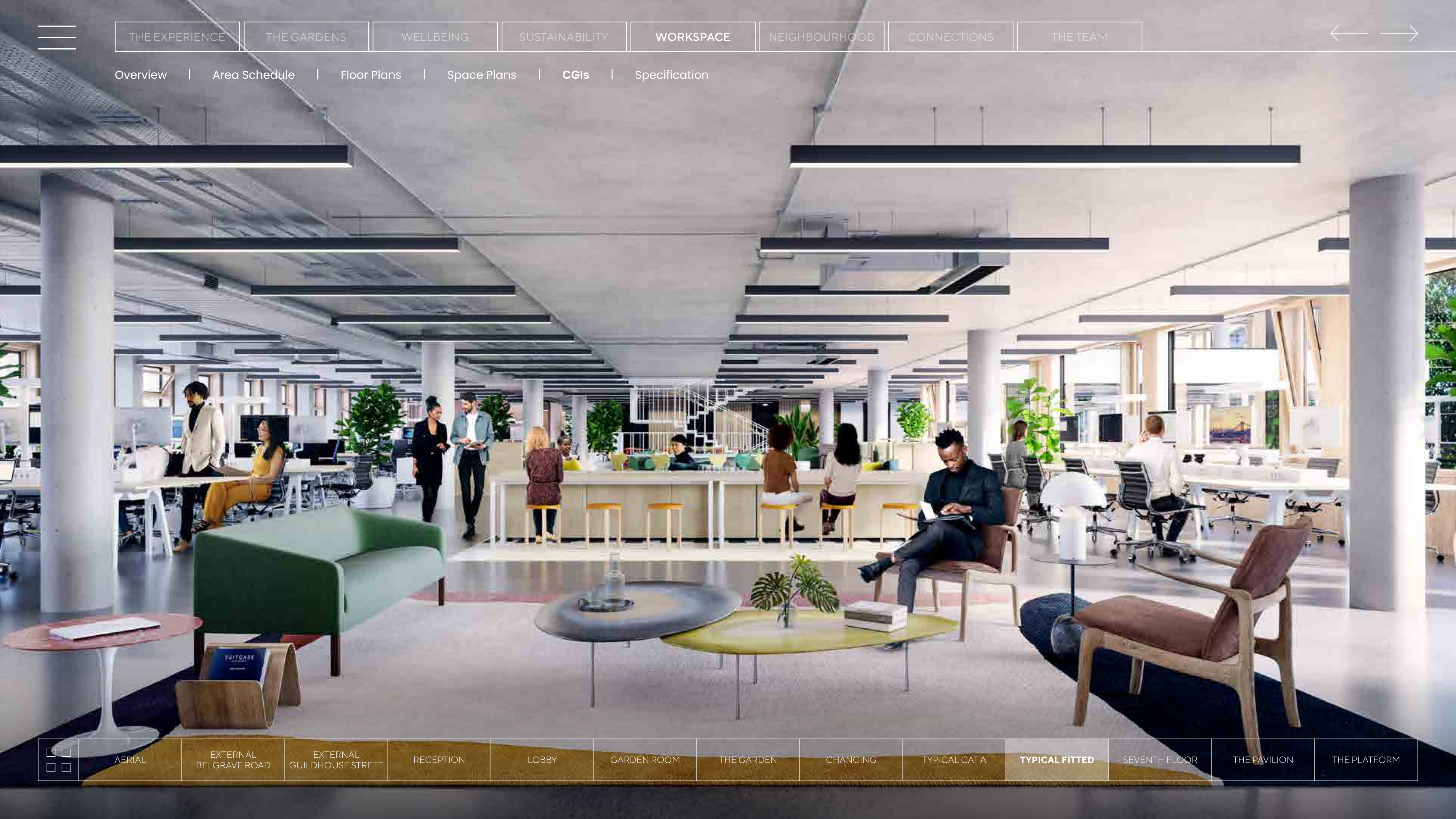
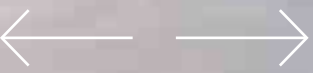
THE PAVILION

THE PLATFORM











THE EXPERIENCE

THE GARDENS

WELLBEING

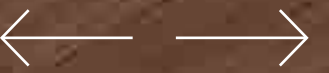
SUSTAINABILITY

WORKSPACE

NEIGHBOURHOOD

CONNECTIONS

THE TEAM



Overview

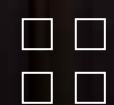
| Area Schedule

| Floor Plans

| Space Plans

| **CGIs**

| Specification



AERIAL

EXTERNAL
BELGRAVE ROAD

EXTERNAL
GUILDHOUSE STREET

RECEPTION

LOBBY

GARDEN ROOM

THE GARDEN

CHANGING

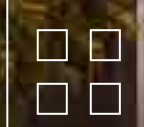
TYPICAL CATA

TYPICAL FITTED

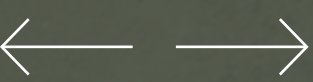
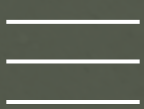
SEVENTH FLOOR

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

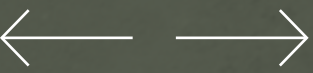
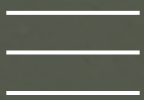
19 showers,
including 1 accessible

177 smart lockers

178 secure
cycle spaces

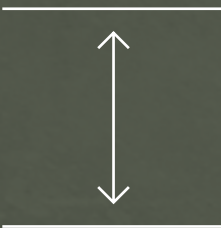
14 foldable
cycle lockers

5 e-scooter spaces
and charging docks

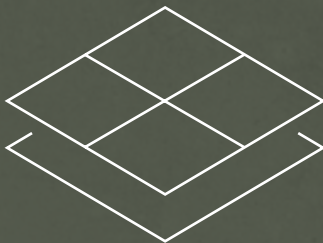


SUMMARY SPECIFICATION

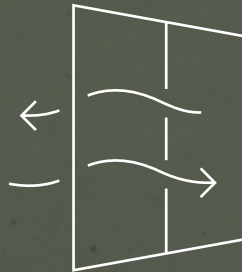
THE WORKSPACE



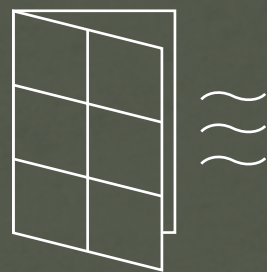
Floor to ceiling heights
of 2.7m to 3.1m



100mm raised
flooring throughout



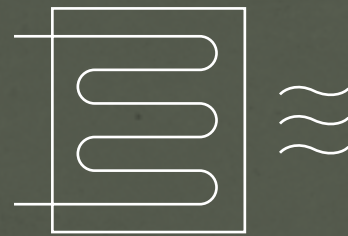
Mixed-mode ventilation
with air filtration



Openable windows



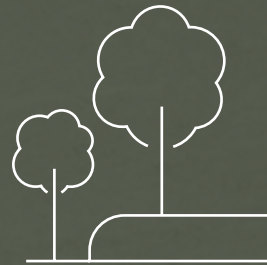
LED lighting and
circadian system



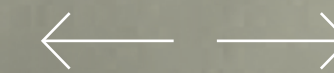
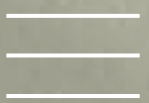
VRF fan coil unit
heating/cooling



Designed 1:8 occupancy



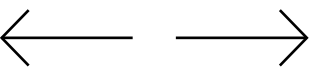
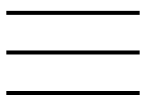
3,049 sq ft
private terraces



NEIGHBOURHOOD

11 BELGRAVE

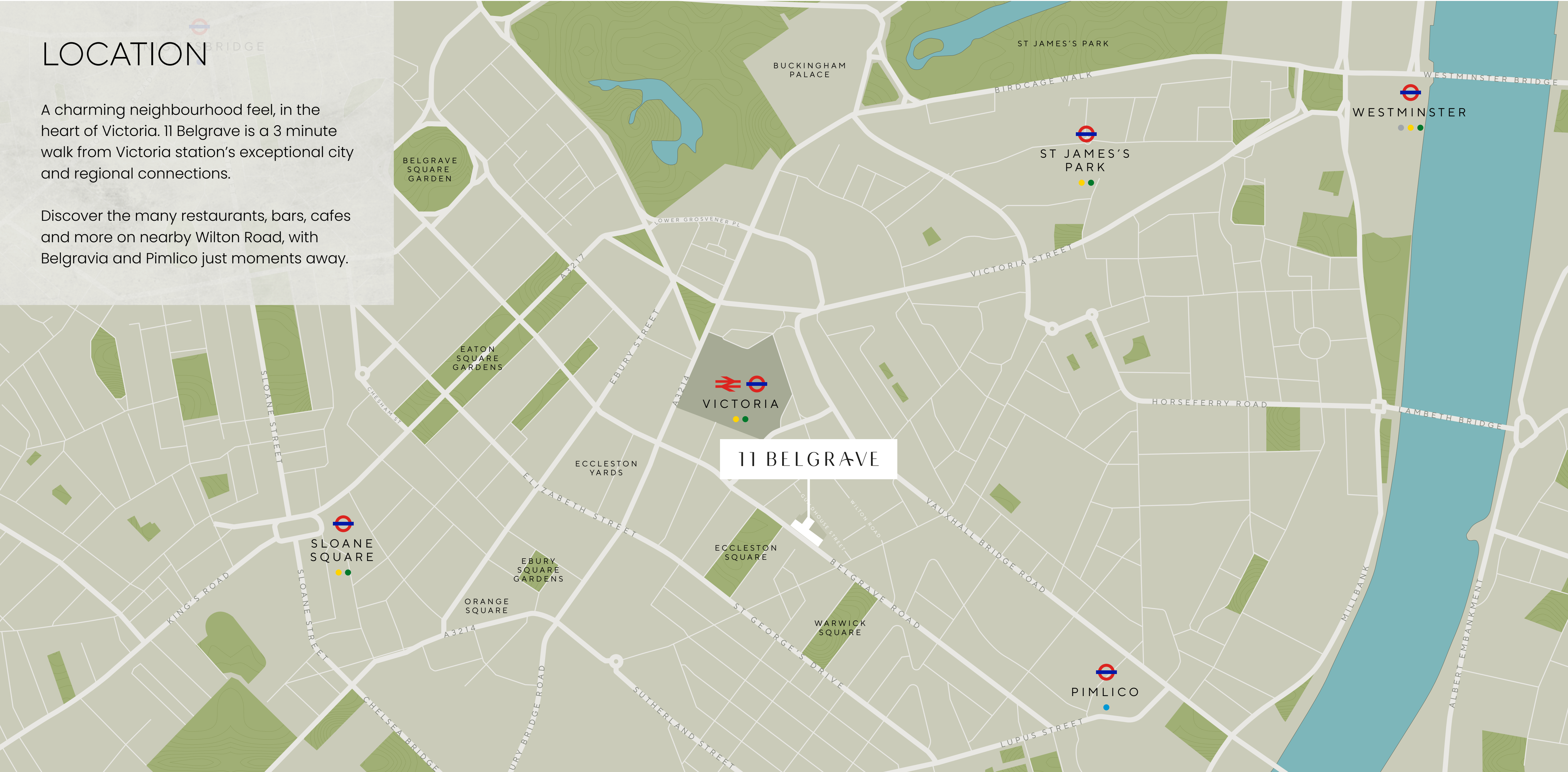
VICTORIA

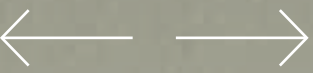


LOCATION

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





EXPLORE THE AREA

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



FINE
DINING



COFFEE
AND LUNCH



BARs AND
PUBS



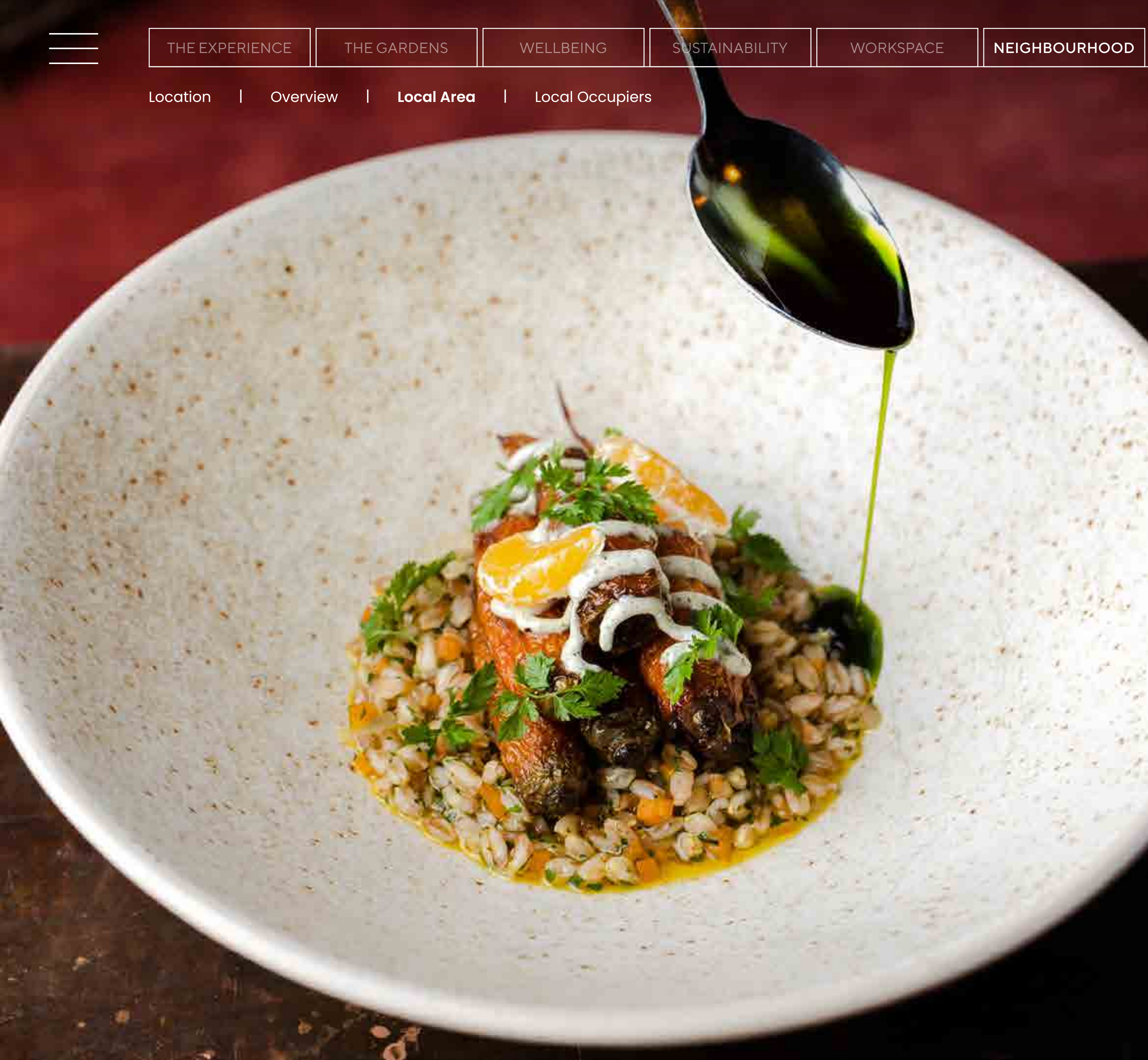
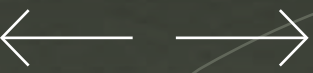
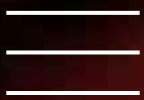
LEISURE AND
GREEN SPACE



LOCAL
CULTURE



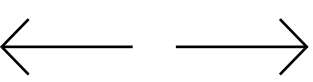
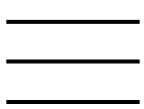
RETAIL AND
HOTELS



FINE DINING

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

11 BELGRAVE
V I C T O R I A



- 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.

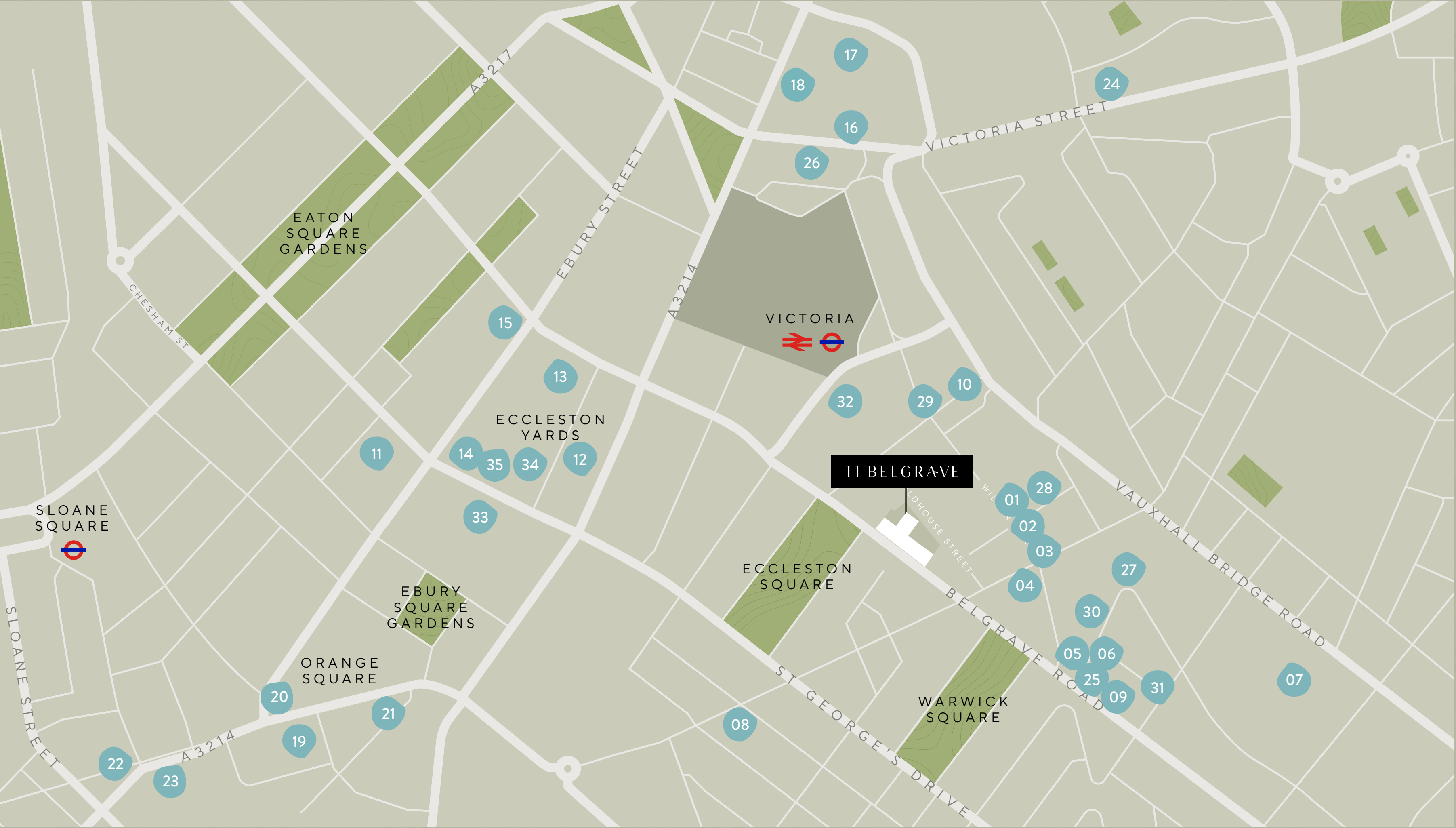
The Roasting
32.

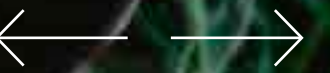
Le Pain Quotidien
33.

Chestnut Bakery
34.

atis
35.

Morena

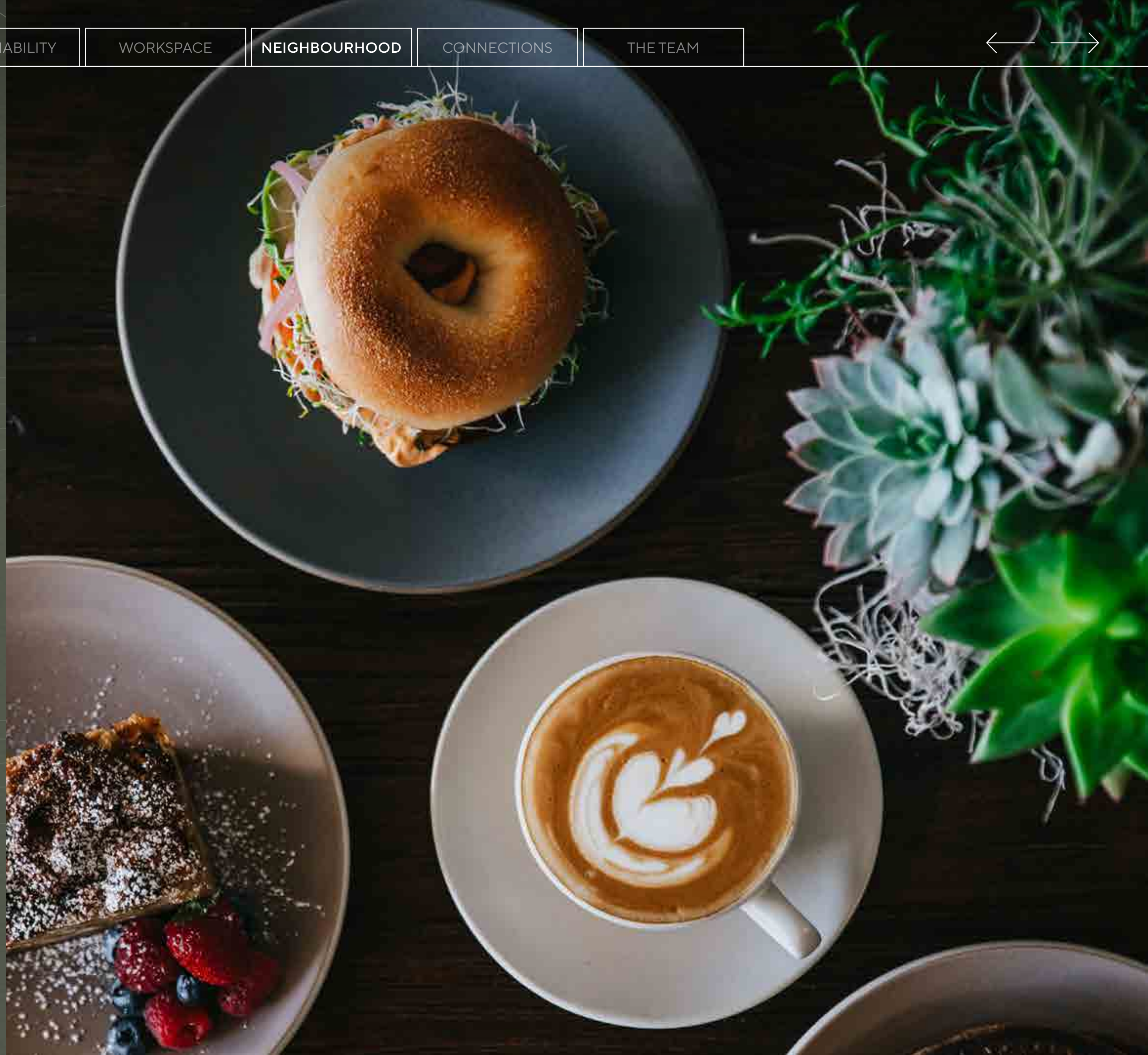


[THE EXPERIENCE](#)[THE GARDENS](#)[WELLBEING](#)[SUSTAINABILITY](#)[WORKSPACE](#)[NEIGHBOURHOOD](#)[CONNECTIONS](#)[THE TEAM](#)[Location](#) | [Overview](#) | [Local Area](#) | [Local Occupiers](#)

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





HATCH 77
3 minutes

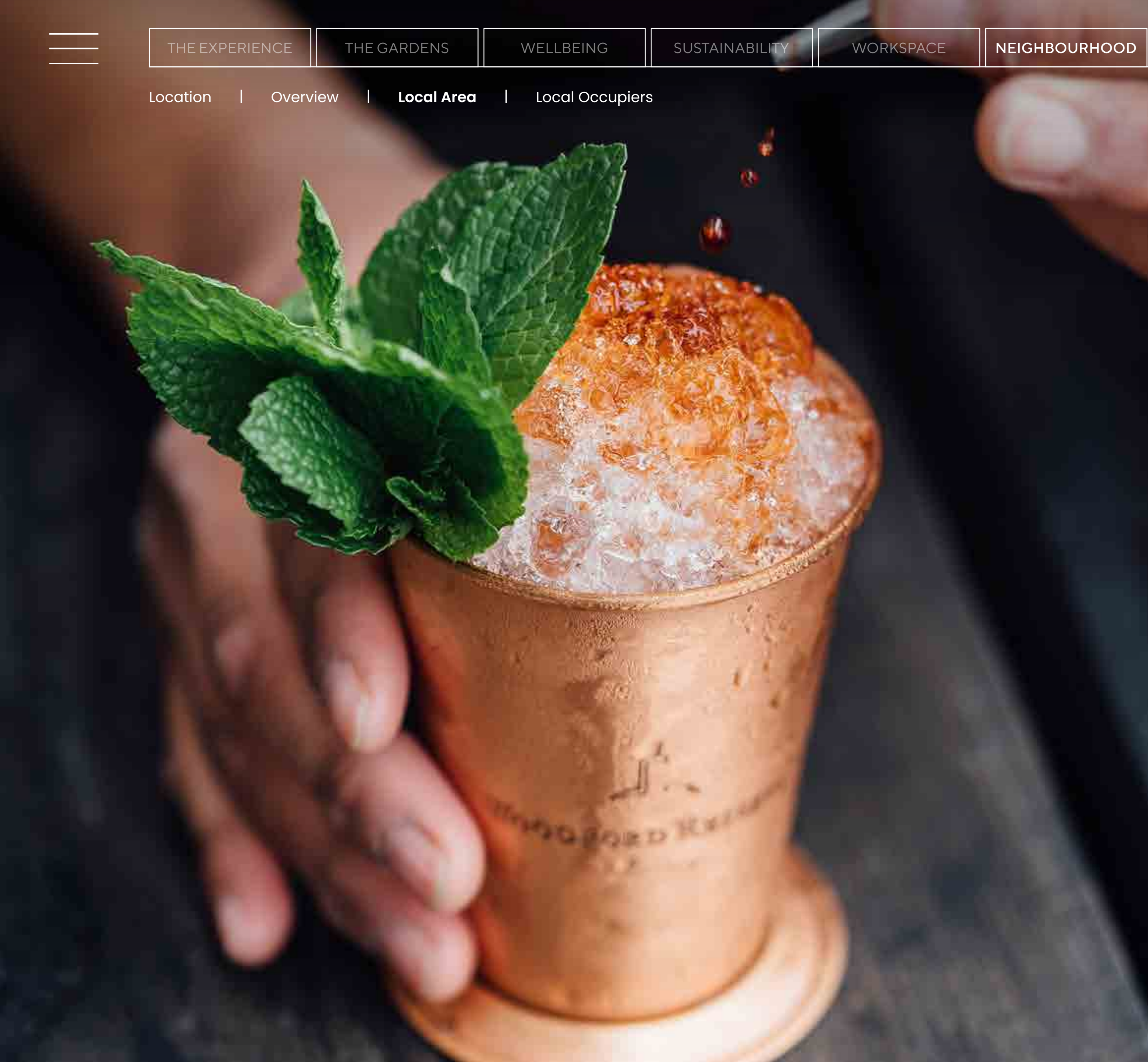
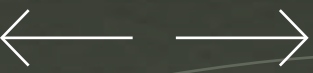
Serving up British classics and top-notch coffee from dawn till dusk.

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.



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
V I C T O R I A



- 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

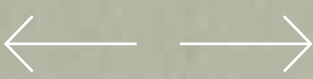
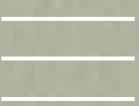
You've had wine by the glass. Now try it by the tap from this specialist's wine machine.

FLIGHT CLUB

10 minutes

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

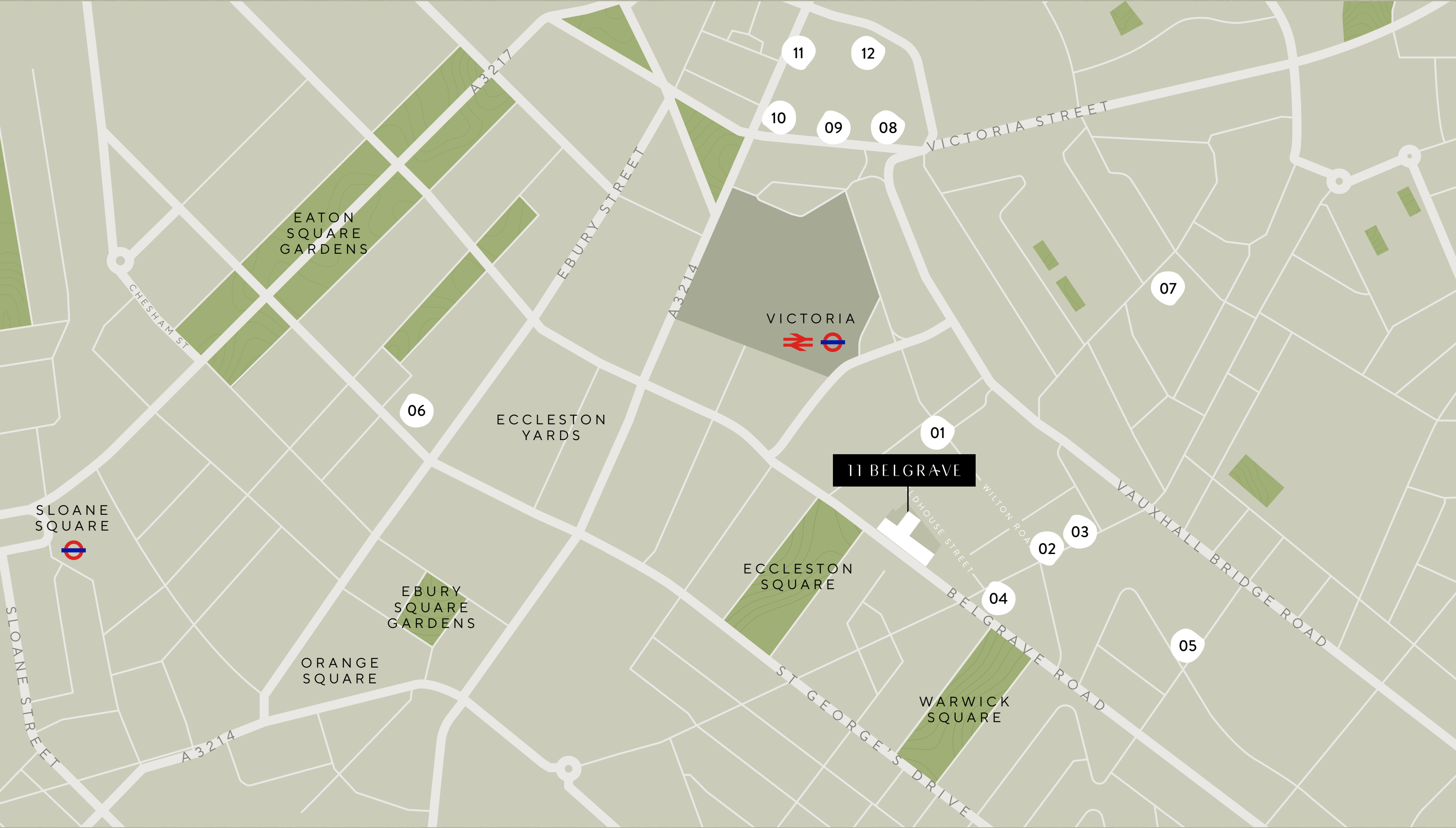


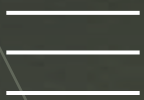


DISTINCTLY DIFFERENT

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



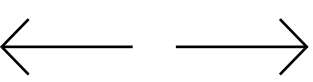
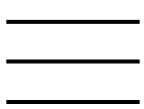
Location | Overview | **Local Area** | Local Occupiers

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
- BARS 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

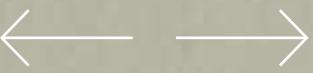
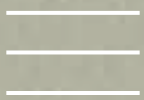
Push yourself to the limit in one of Barry's famous fitness bootcamps.

ST GEORGE'S SQUARE

7 minutes

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





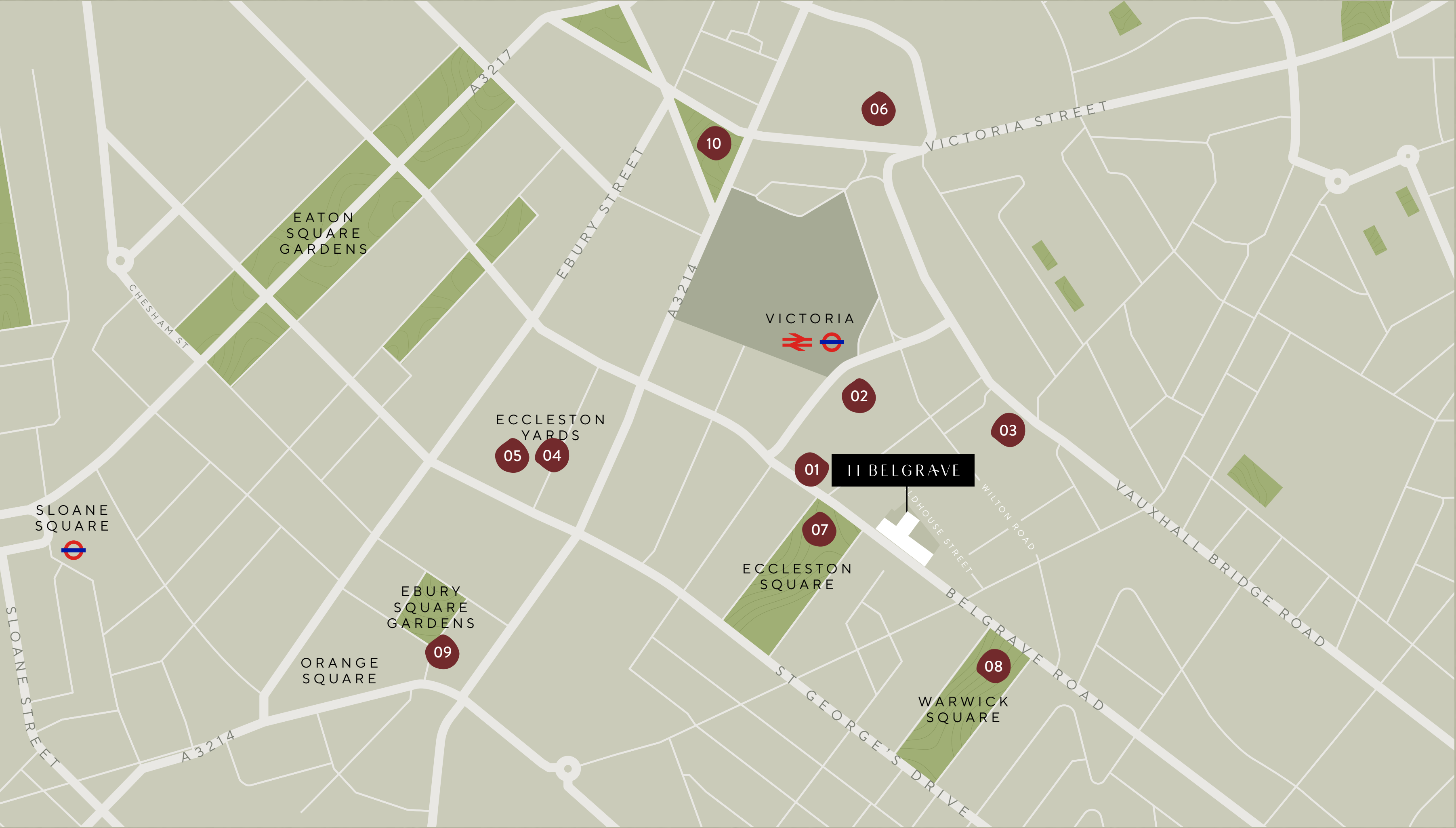
DISTINCTLY DIFFERENT

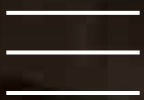
LEISURE

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

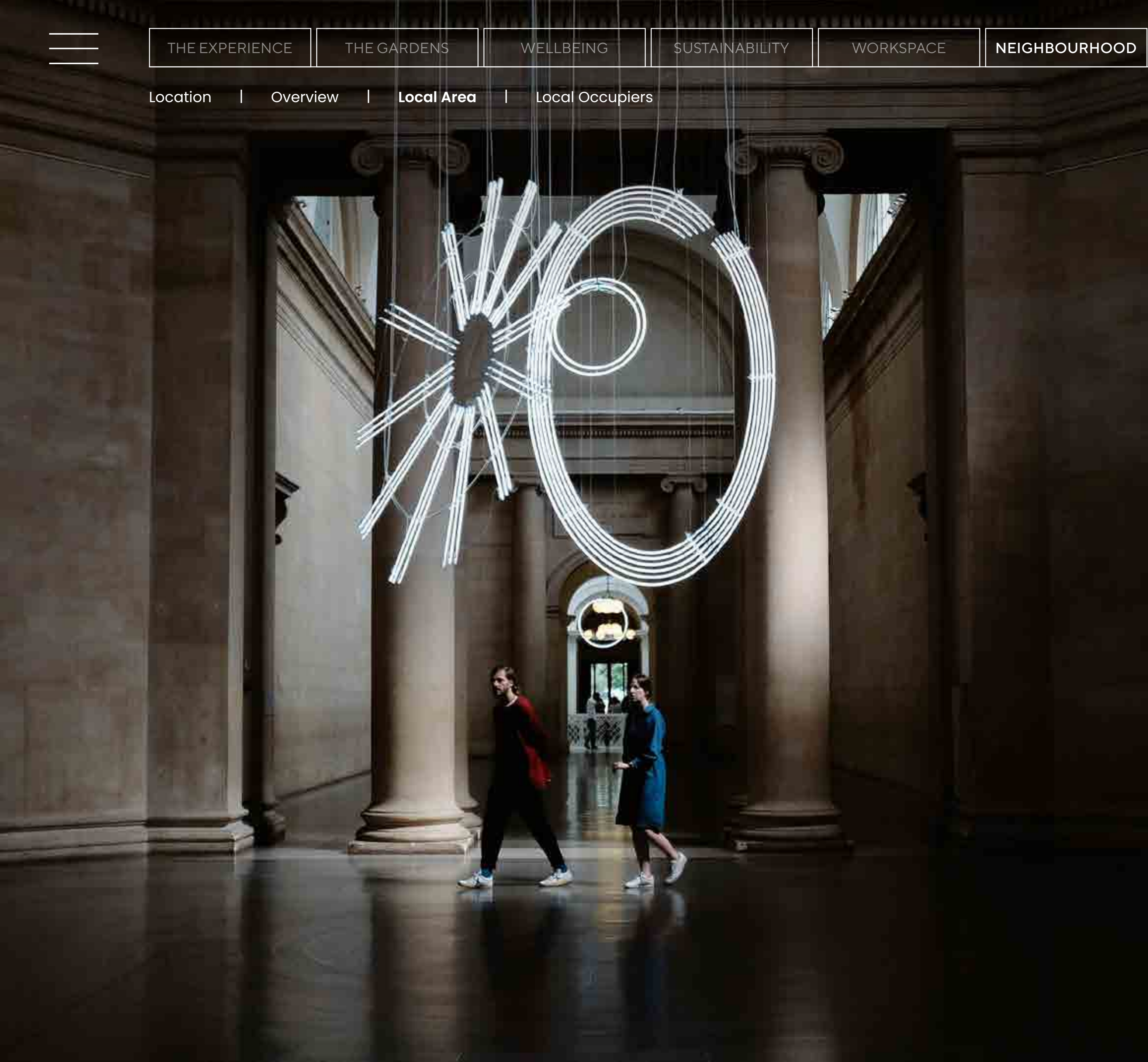
NEIGHBOURHOOD

CONNECTIONS

THE TEAM



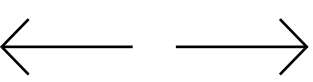
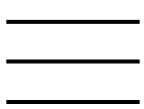
Location | Overview | **Local Area** | Local Occupiers



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.

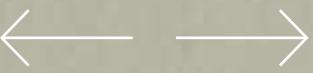
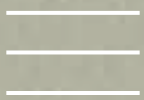
VICTORIA PALACE THEATRE
6 minutes

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.

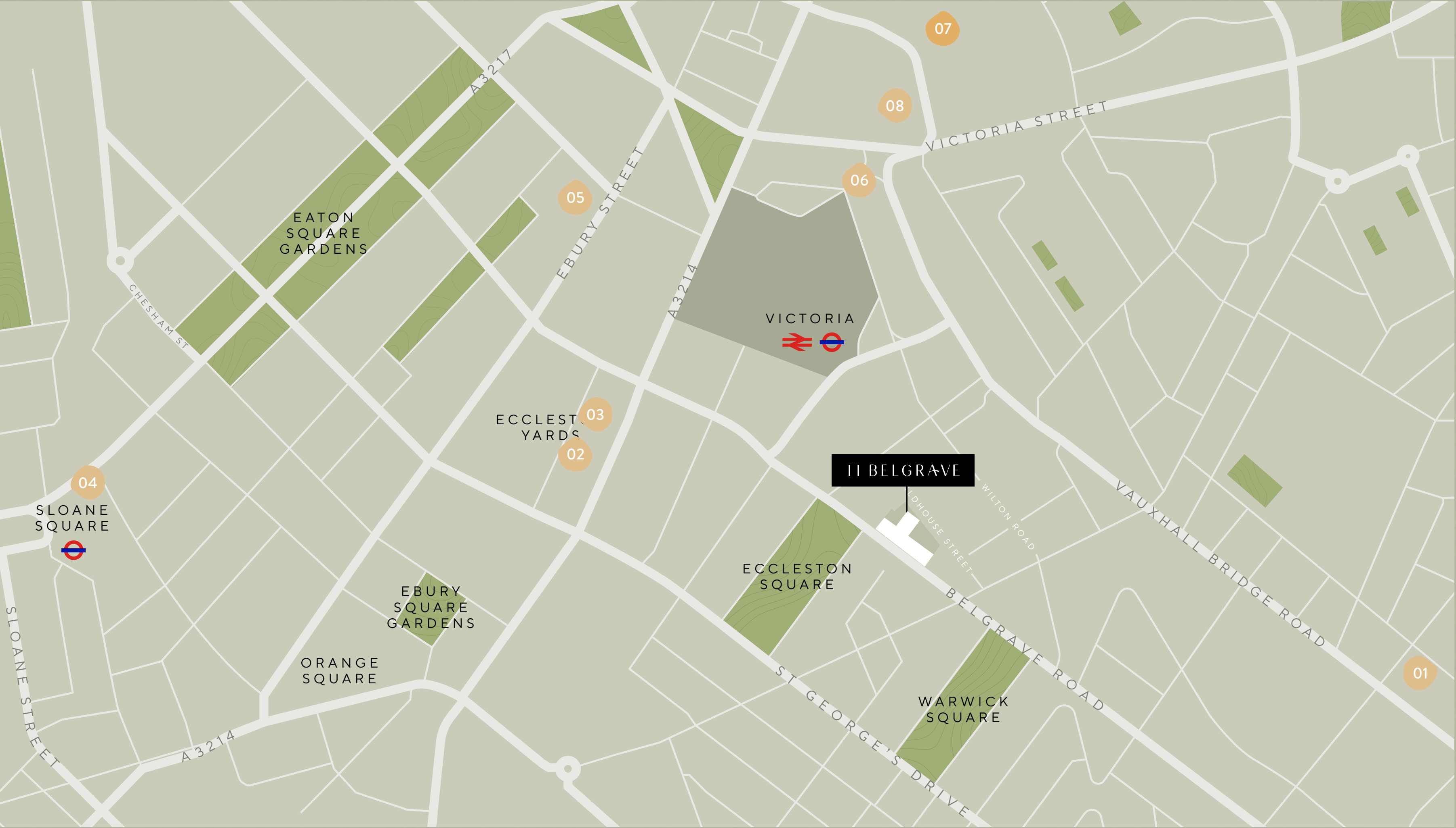


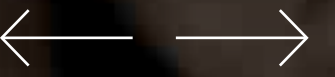


DISTINCTLY DIFFERENT

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



[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
V I C T O R I A





- FINE DINING
- COFFEE AND LUNCH
- BARS 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.

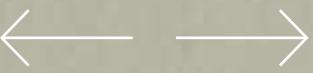
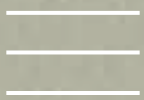
CARDINAL PLACE
9 minutes

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.





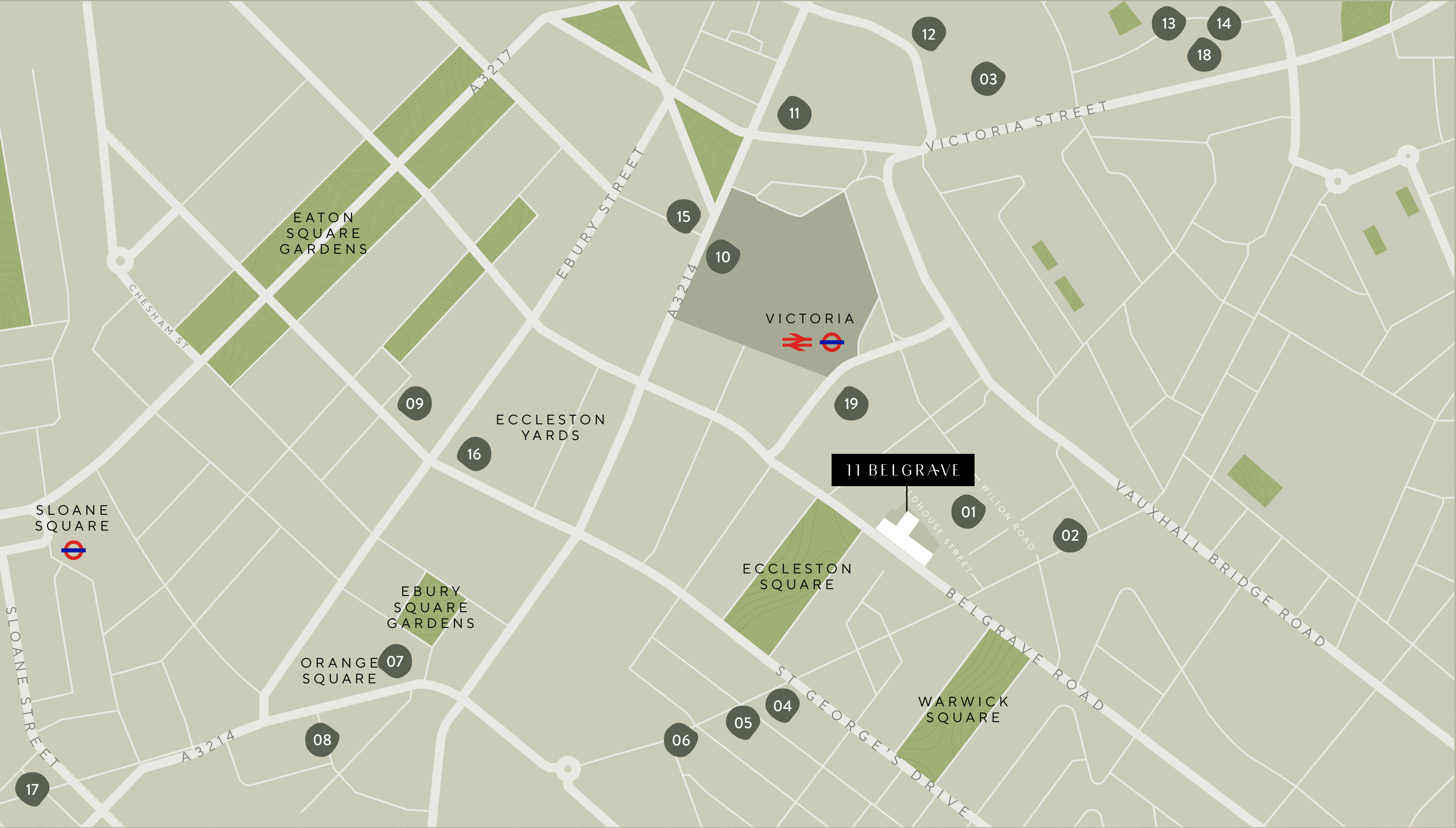
DISTINCTLY DIFFERENT

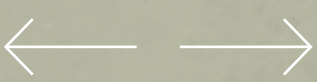
RETAIL

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

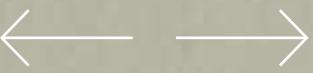
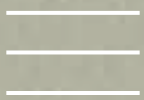




LOCAL OCCUPIERS

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

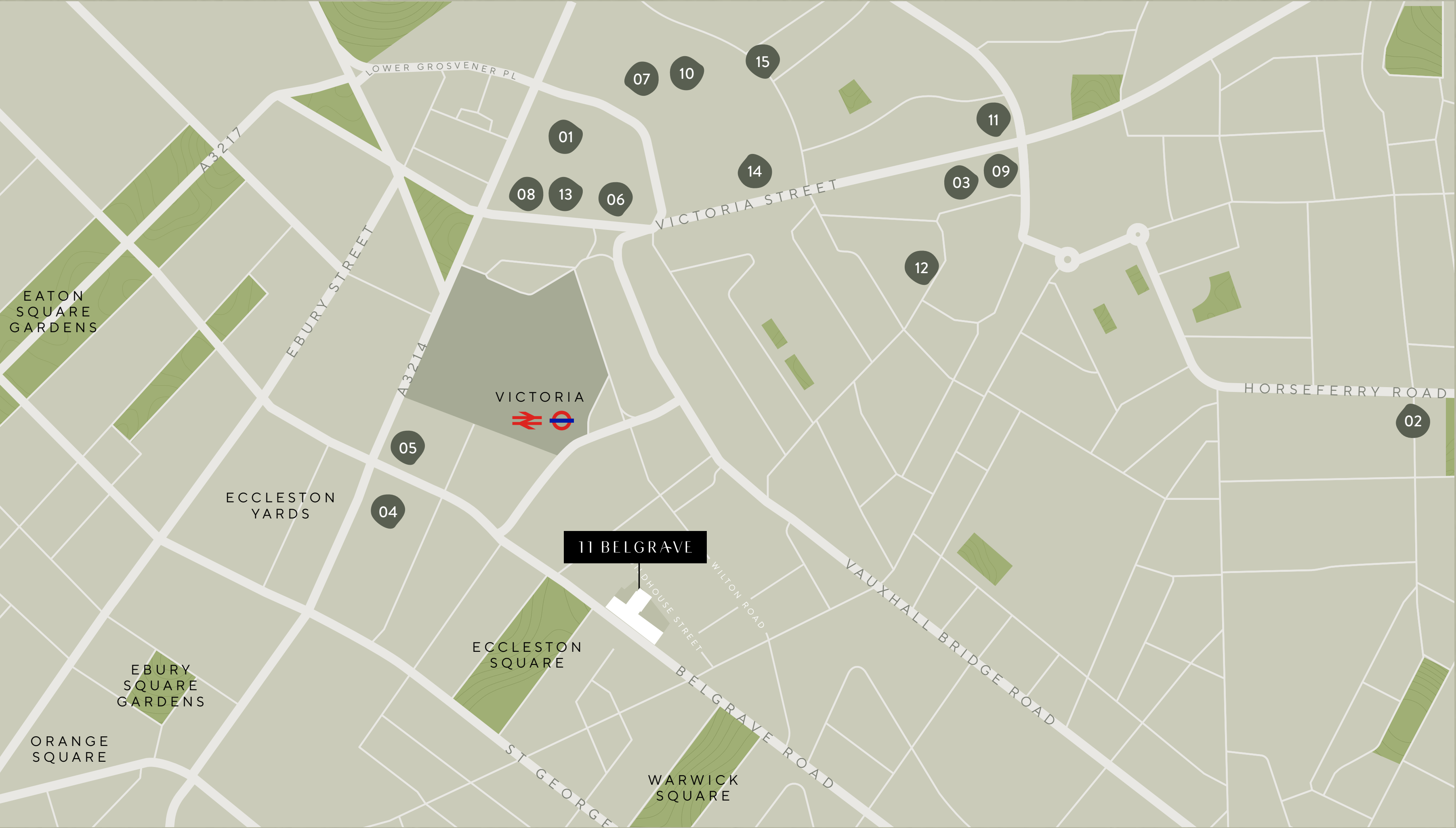




DISTINCTLY DIFFERENT

LOCAL OCCUPIERS

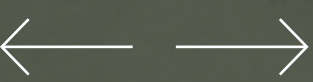
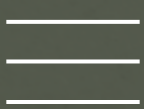
1. BlueCrest Capital Management
2. Burberry HQ
3. Edelman
4. Eni
5. Epic Games
6. L.E.K. Consulting
7. Oaktree Capital Management
8. Open Reply
9. Ørsted
10. PA Consulting
11. Schlumberger Oilfield
12. Sweaty Betty
13. Vitol Services
14. Wellington Management International
15. 3i Group



A circular inset image showing a close-up of a person's legs and feet on a bicycle. The person is wearing dark shorts and light-colored sandals. A brown leather bag is attached to the rear rack of the bicycle. The background is a light-colored, textured surface, possibly a path or road. The shadow of the person and the bicycle is cast on the ground.

CONNECTIONS

11 BELGRAVE
VICTORIA



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

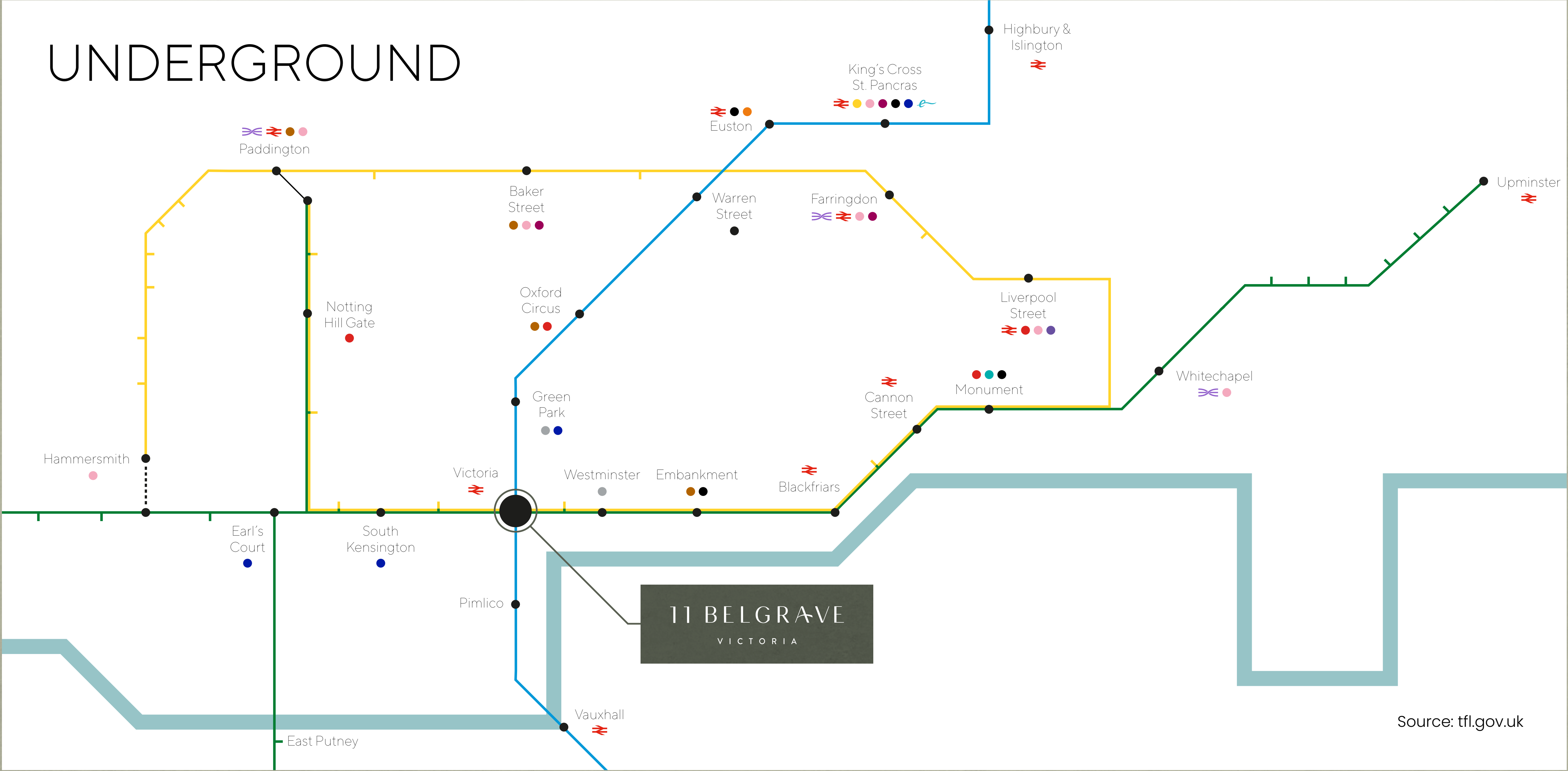
14 mins
(VIA OXFORD CIRCUS)

CANARY WHARF

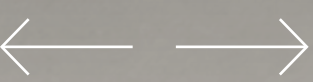
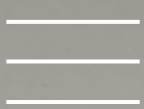
14 mins
(VIA WESTMINSTER)



UNDERGROUND



Source: tfl.gov.uk



CYCLING

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

Source maps.google.co.uk

11 Belgrave Cycling Facilities

178

Cycle Spaces

177

Wet and Dry ‘Smart’ Lockers

14

Folding Bike Locker Spaces

5

Electric Scooter Docks

1

Cycle Maintenance Station

Cycle times from 11 Belgrave



VICTORIA
30 seconds



VAUXHALL
7 mins



CHARING CROSS
12 mins



WATERLOO
15 mins



MARYLEBONE
16 mins



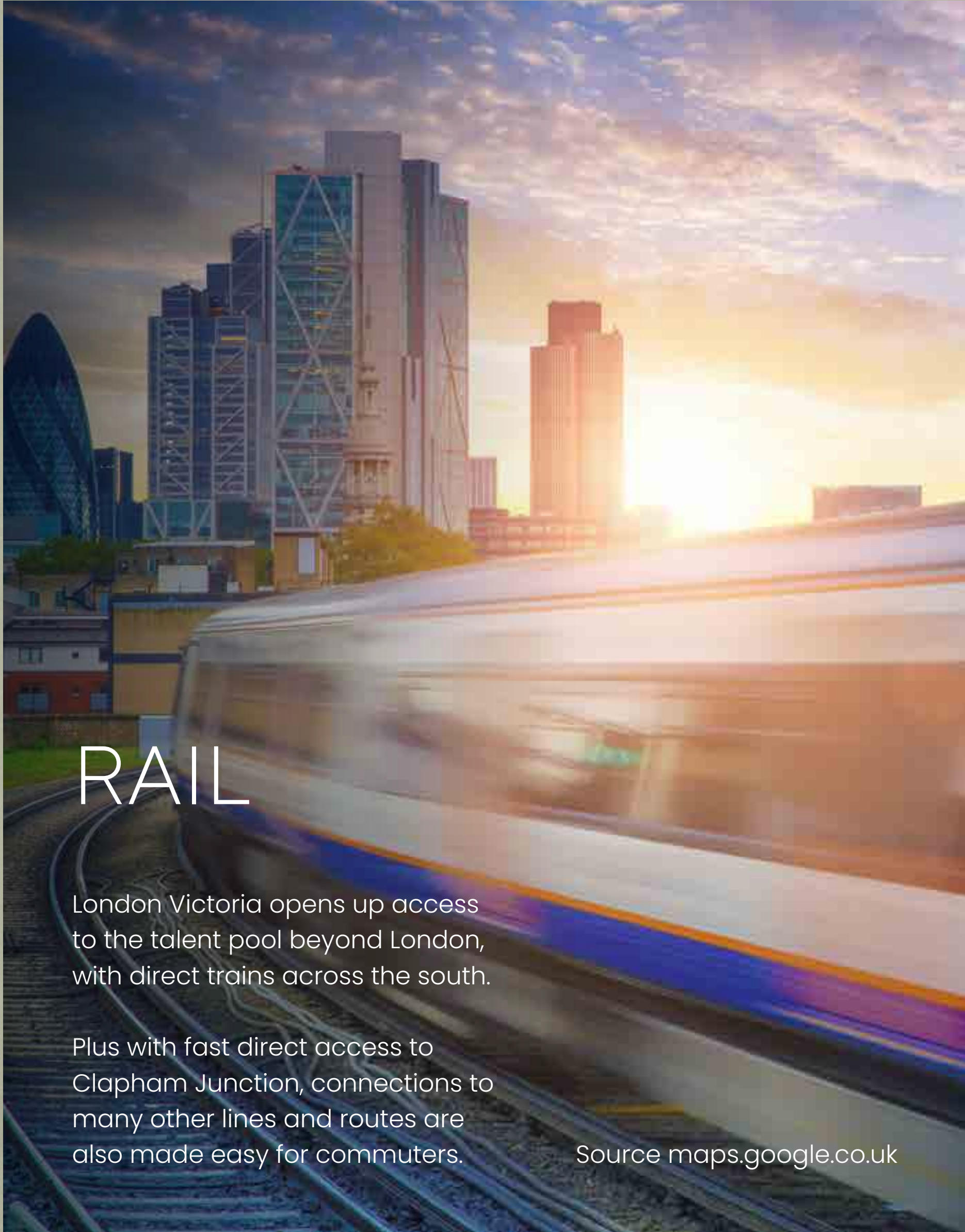
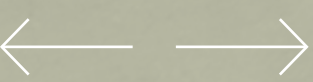
BLACKFRIARS
17 mins



PADDINGTON
18 mins



KINGS CROSS
27 mins



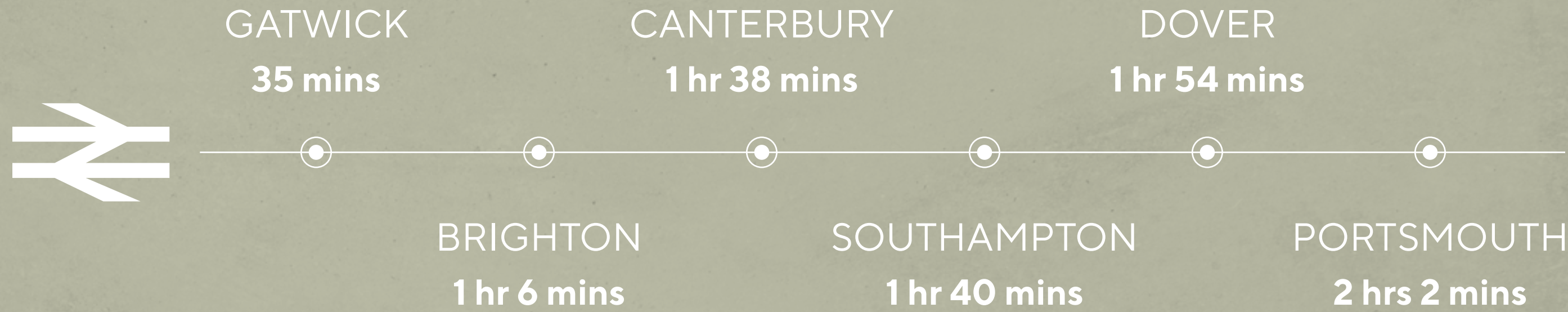
RAIL

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

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

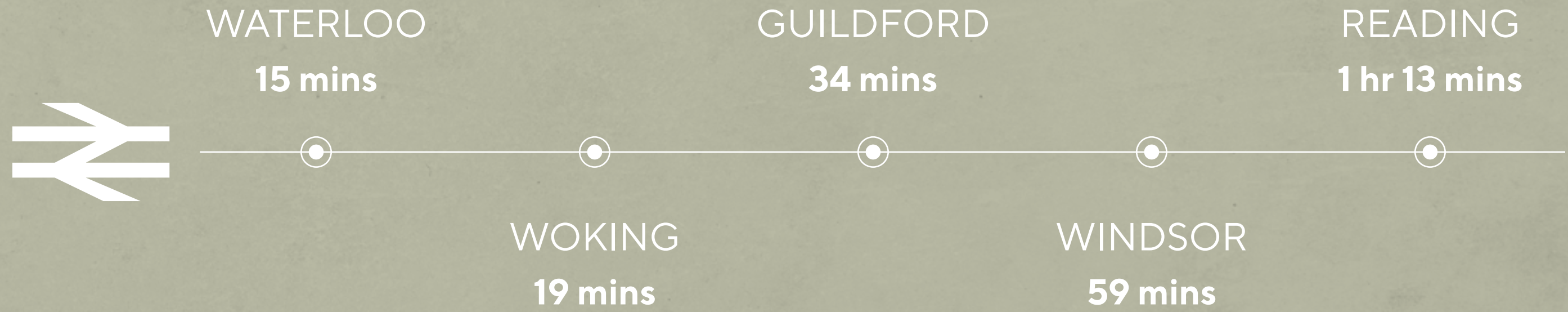
Source maps.google.co.uk

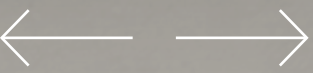
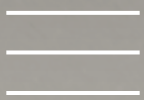
Direct services from Victoria



From Clapham Junction - 6 mins

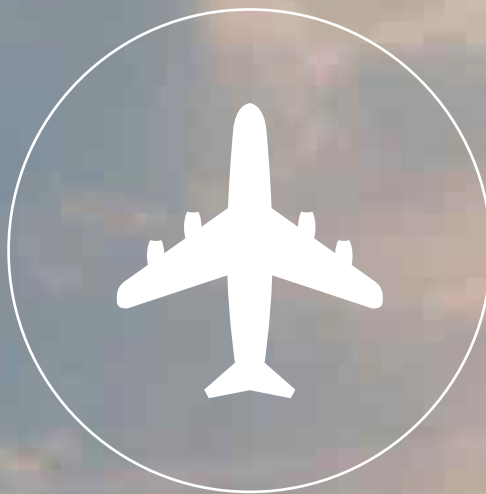
The UK's busiest rail interchange with over 120 trains per hour and connections to:





ST. PANCRAS
INTERNATIONAL

8 mins
(DIRECT)



LONDON CITY
AIRPORT

25 mins
(VIA BANK)



GATWICK
AIRPORT

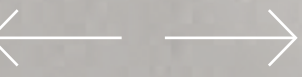
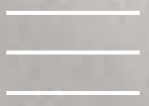
31 mins
(DIRECT)



HEATHROW
AIRPORT

33 mins
(VIA PADDINGTON)

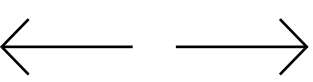
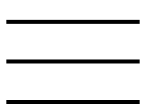
INTERNATIONAL

A circular inset image showing a close-up of several vibrant green maple leaves with serrated edges, set against a blurred background of more foliage. The circle is centered on the page.

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



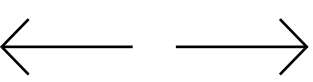
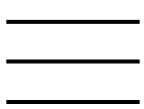
Ekkist



bankfoot



verco



DEVELOPER



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

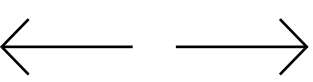
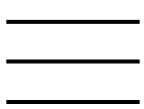
Leveraging the experience of their international team and affiliates, with an integrated approach to investment, from research-driven acquisition to value-added development and hands-on asset management.



Arlo Hudson Square, New York



Dartmouth Street, London SW1



ARCHITECTS

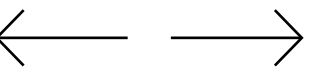
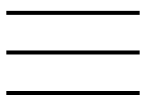
Eric Parry Architects

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

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

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





LANDSCAPE ARCHITECTS

GILLESPIES

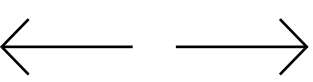
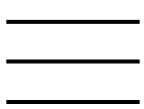
Gillespies work with clients and partners to deliver transformative landscape design, urban design, masterplanning and landscape planning.

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

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



Crossrail Place Roof Garden, London



ADVISORY TEAM: WELLBEING

Ekkist

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

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

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



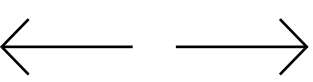
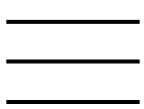
The Italian Building, Bermondsey by Mason and Fifth

“

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

”

OLGA TURNER,
DIRECTOR & CO-FOUNDER



ADVISORY TEAM: SUSTAINABILITY

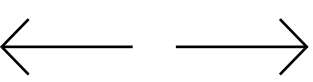
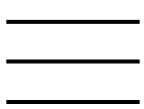


Delta Green are designers of Mechanical and Electrical Building Services and additionally offer a wide range of services to compliment a holistic approach to reduce carbon emissions from new and existing buildings.

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



29-35 Great Portland Street



STRUCTURAL ENGINEERS



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

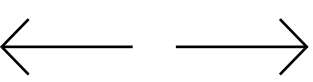
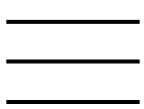
Established in 2007 by directors Andy Heyne, Mark Tillett and Tom Steel, the practice now has over 100 staff members and works with many of the UK’s leading developers and architects. Our work spans all major building types, materials, modern methods of construction and DfMA techniques. We have extensive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

WELLBEING

SUSTAINABILITY



Heyne Tillett Steel Office



CONSTRUCTION



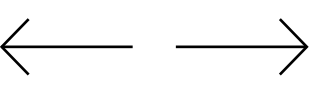
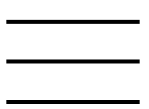
BAM is at the forefront of social and technological change in the UK’s built environment and has created some of Britain’s best-known and best-performing buildings.

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.

WELLBEING

SUSTAINABILITY





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.

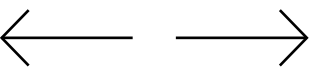
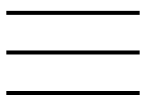
They are the only practice to be crowned “CIBSE Building Performance Champion” twice (2022 and 2020), became BSRIA Soft Landings Practitioner of the Year in 2019, and were named ACE Inclusion & Diversity Champion in 2017. Max Fordham’s projects have won the RIBA Stirling Prize three times: for Magdalene 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



CONTACT

A development by:



11belgrave.co.uk

Leasing agents:



Matt Chicken

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

Joe Gibbon

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

Andy Monighan

+44 (0)7771 574 346
andrew.monighan@cbre.com



Tom Brammeld

+44 (0)7734 883 071
tom.brammeld@eu.jll.com

Michael Oliver

+44 (0)7591 200 793
michael.oliver@eu.jll.com

Paul Grindal

+44 (0)7920 231 659
paul.grindal@eu.jll.com

11 BELGRAVE

V I C T O R I A

MISREPRESENTATION ACT 1967: JLL and CBRE for themselves and for the Vendors or Lessors of this property whose agents they are give notice that. 1. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 2. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. 3. These particulars are produced in good faith, and set out as a general guide only and do not constitute part of any offer or contract. 4. No person in the employment of JLL or CBRE has any authority to make or give representation or warranty whatever to this property. 5. All prices and rents are quoted exclusive of VAT unless otherwise stated. Designed by J2.net - November 2022.