

151
HUBVICTORIA





VIEW
FLYTHROUGH



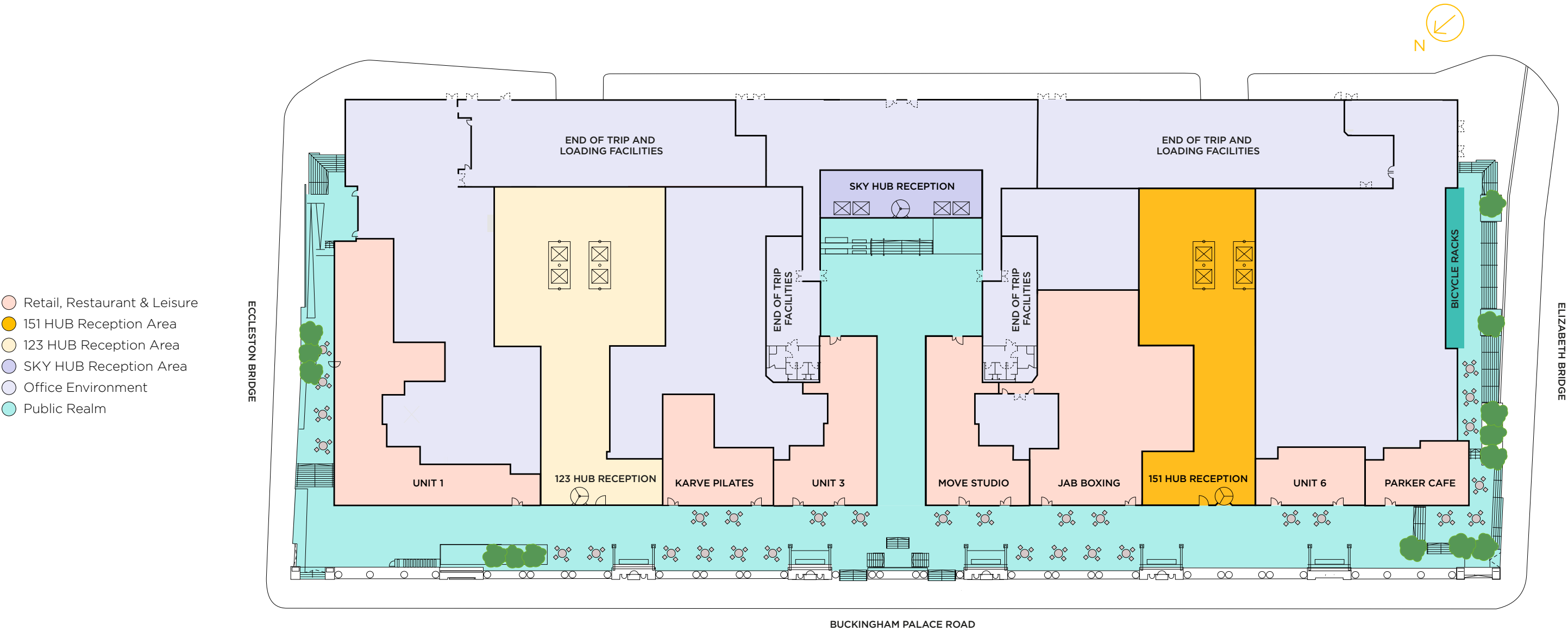
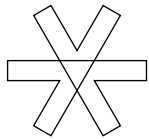
LANDMARK WORKSPACE AT HUB VICTORIA

Up to 137,000 sq ft of contemporary workspace sitting within Victoria's latest destination, just seconds from Belgravia.

Expansive and highly flexible office floors with a feature atrium and workspace flooded with natural light.



SITE PLAN



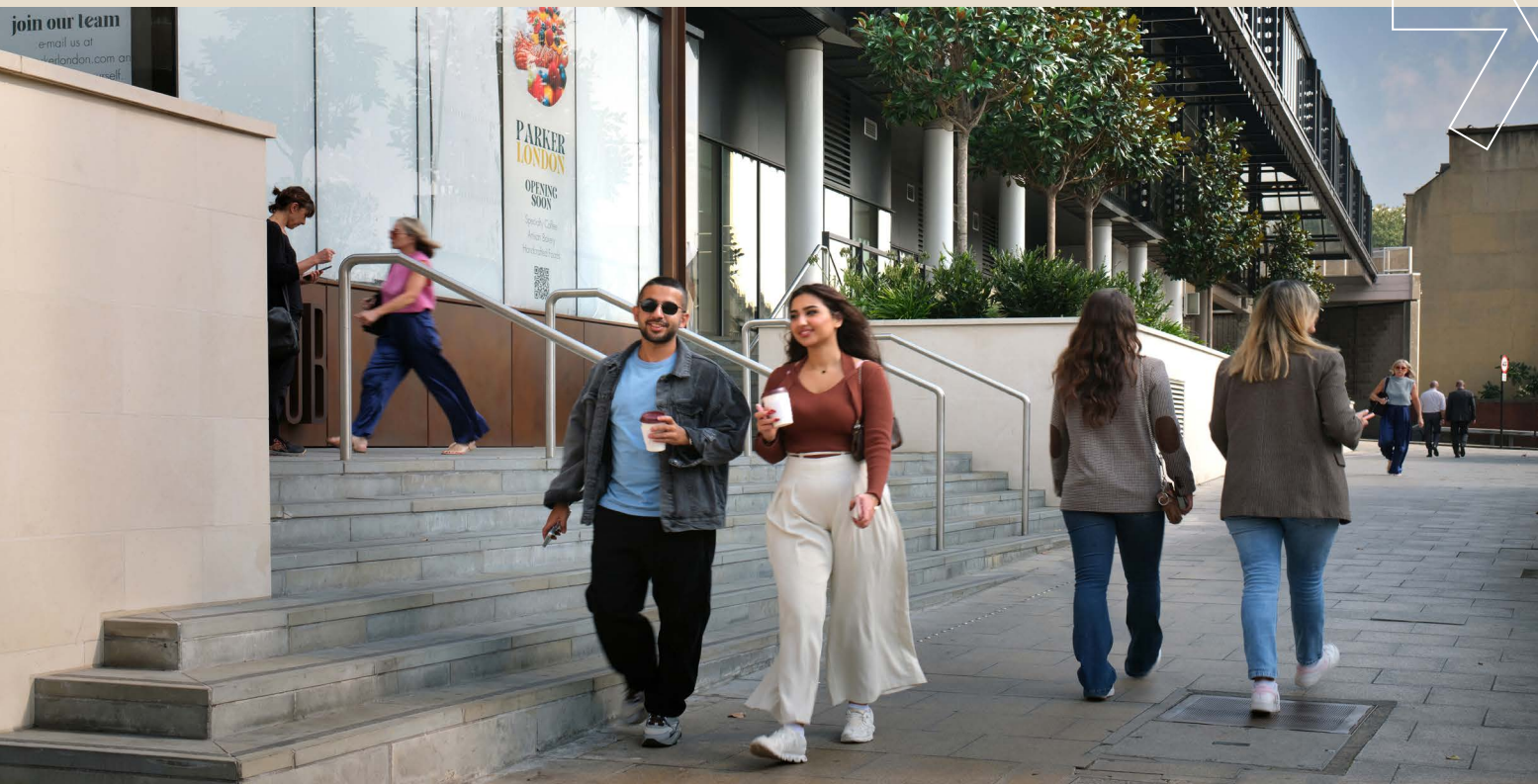
*Indicative location for outside seating



An Indicative View of the Approach from Victoria Station

A NEW DESTINATION FOR LONDON AND BELGRAVIA

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



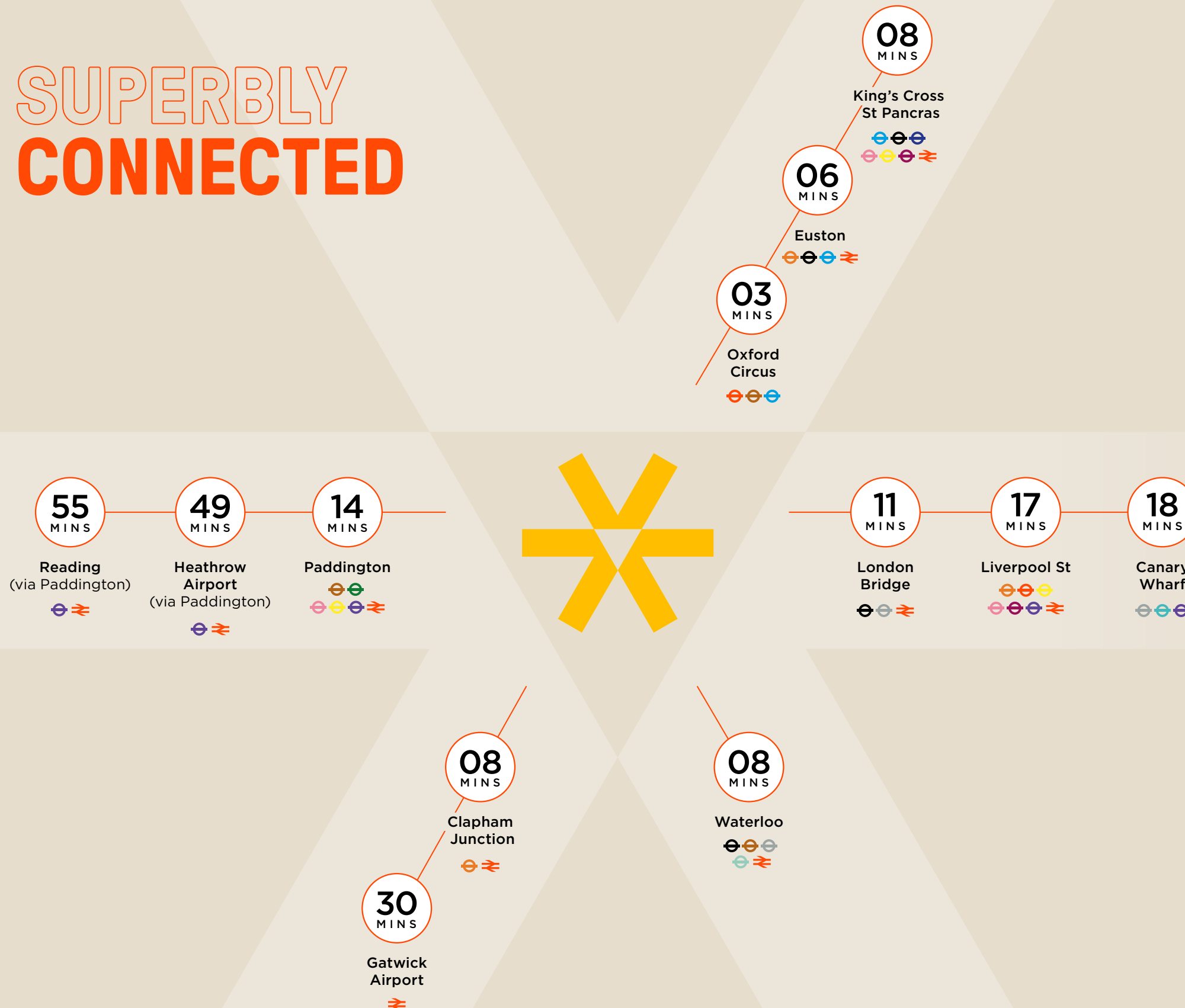
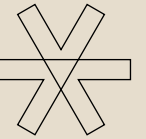


LOCAL AREA

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



SUPERBLY CONNECTED



HUB Victoria benefits from excellent transport links, being just a two minute walk away from one of London's major transport centres, Victoria Station – which has recently benefited from a £700m upgrade to improve accessibility and journey times.

Victoria Station provides immediate access to all parts of Central London and is serviced by the District, Circle and Victoria lines; along with high speed links to Gatwick Airport and to the home counties.

Cycling

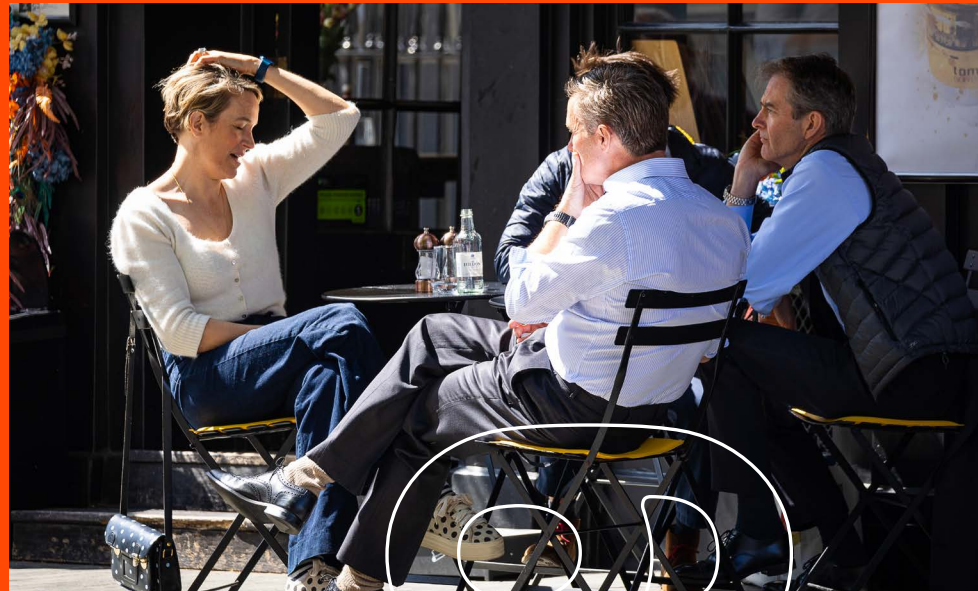
Oxford Circus	18 mins
Liverpool Street	28 mins
King's Cross	28 mins
Canary Wharf	42 mins

Key

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

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

WITHIN A TEN MINUTE WALK



2

Restaurants

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



51

Pubs & Bars



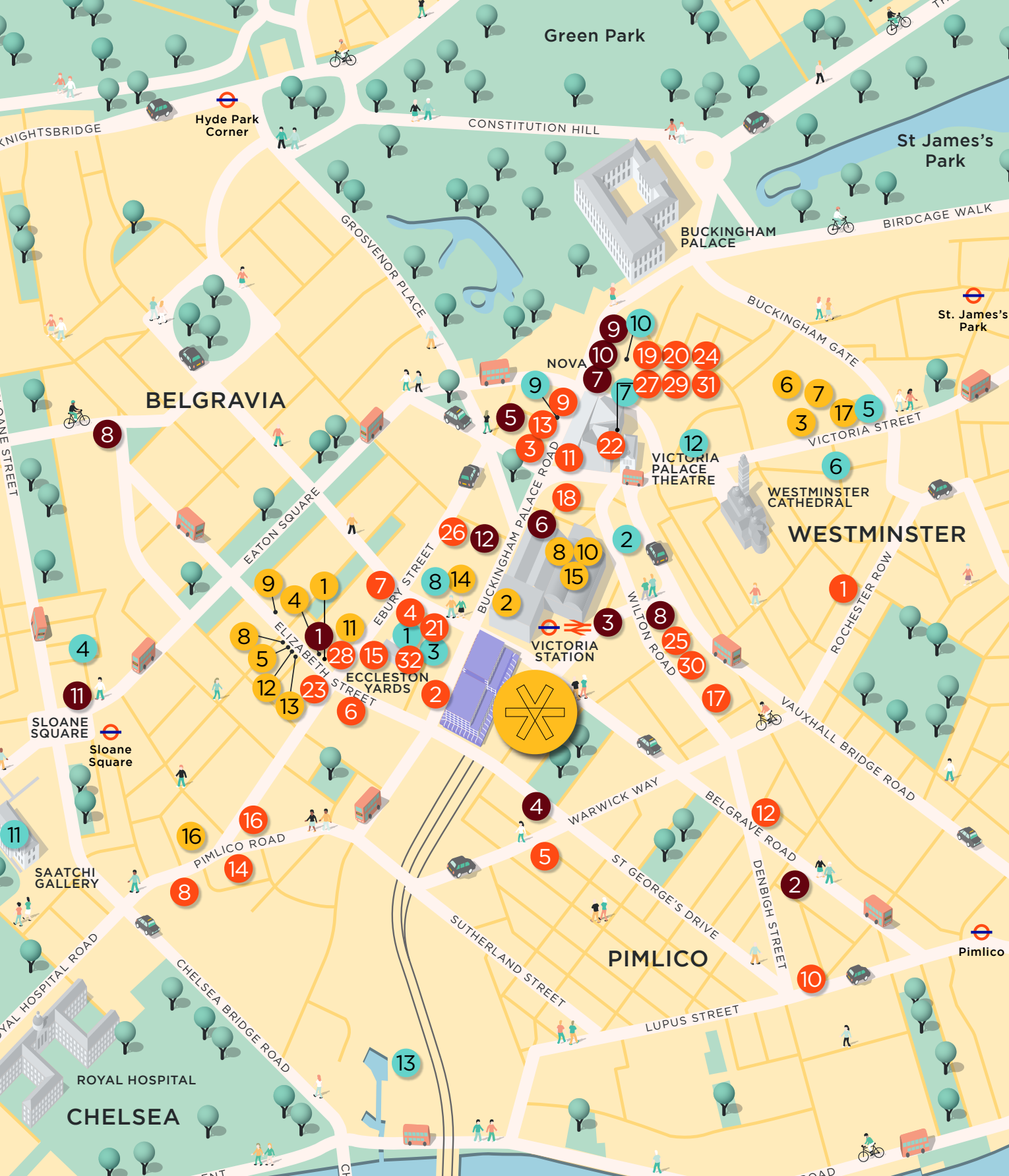
Clockwise from left:
Daylesford
Victoria Palace Theatre
Barry's



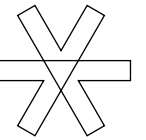
57 Shops

8 Gyms





YOUR



Restaurants, Cafés and Bars

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

Retailers

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

Hotels

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

Leisure and Gyms

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

WELCOME

THE BUILDING

A diverse array of highly flexible workspace, from large open floorplates, to smaller self-contained units. 151 HUB offers high-quality offices for all types of occupier.



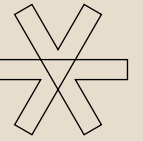
**VIEW
FLYTHROUGH**



View of HUB Victoria from Buckingham Palace Road



A view of the waiting area in reception.



A view of the central atrium.

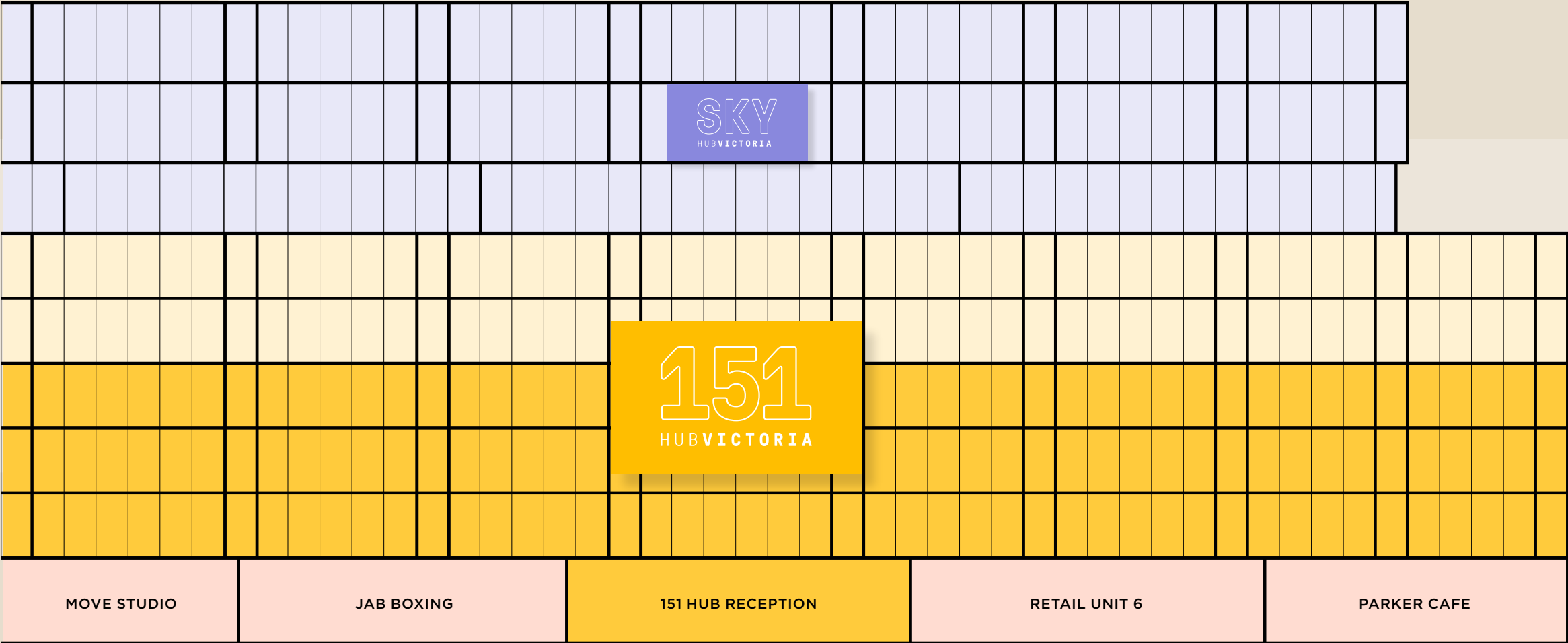


SCHEDULE OF AREAS



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

- 5
- 4
- 3
- 2
- 1
- G
- LET
- LET
- Third Floor Office
41,731 sq. ft | 3,877 sq. m
- Second Floor Office
41,792 sq. ft | 3,882 sq. m
- First Floor Office
41,808 sq. ft | 3,884 sq. m
- Ground Floor Office
11,422 sq. ft | 1,061 sq. m



Total Available:
136,753 sq. ft | 12,705 sq. m

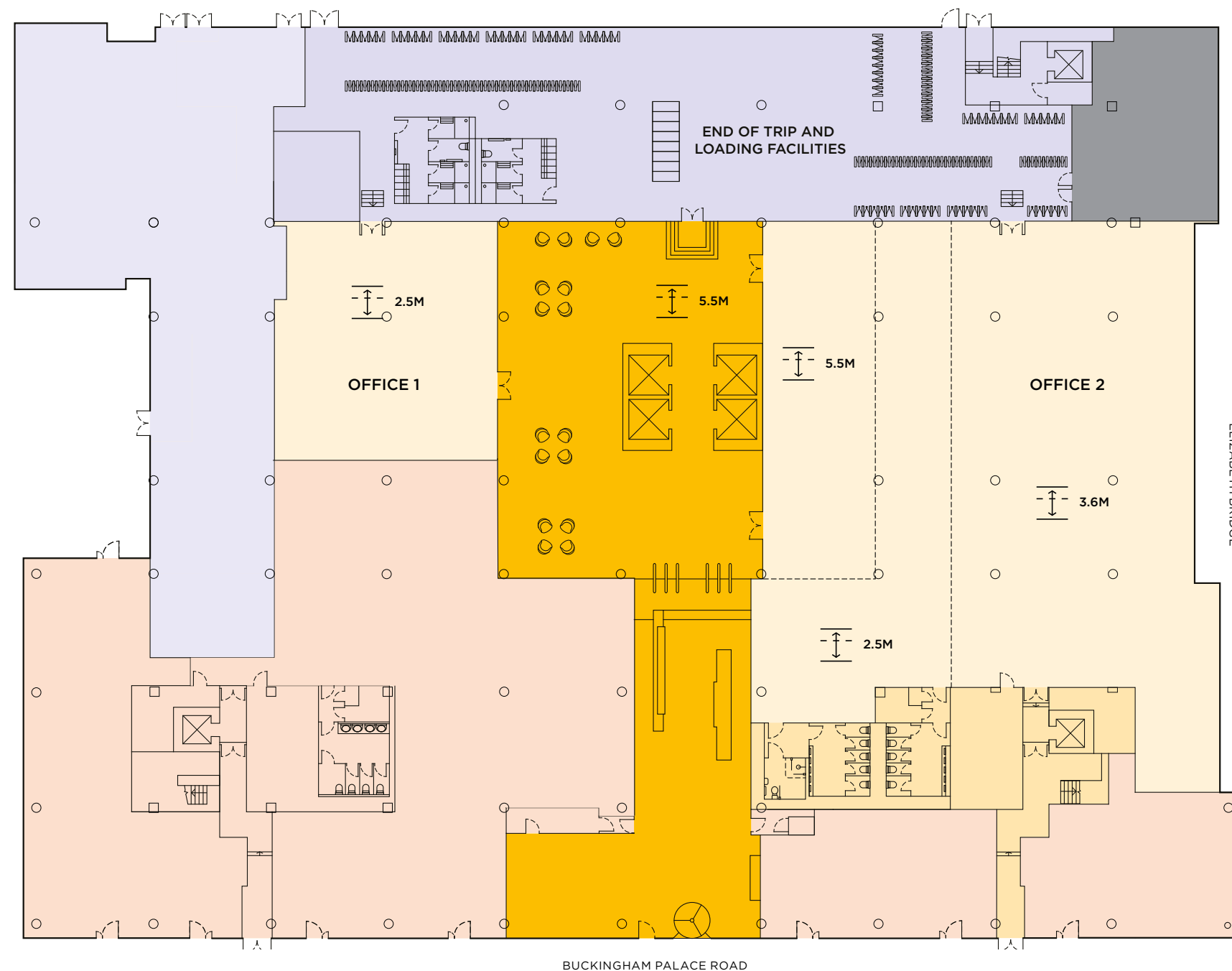
- Retail, Restaurant & Leisure
- 151 HUB Reception and Office Space
- 151 HUB let space
- SKY HUB

GROUND FLOOR



Office 1
2,111 sq. ft | 196 sq. m

Office 2
9,311 sq. ft | 865 sq. m



- Retail, Restaurant & Leisure
- 151 HUB Reception Area
- Office Environment
- Core
- Cycle storage

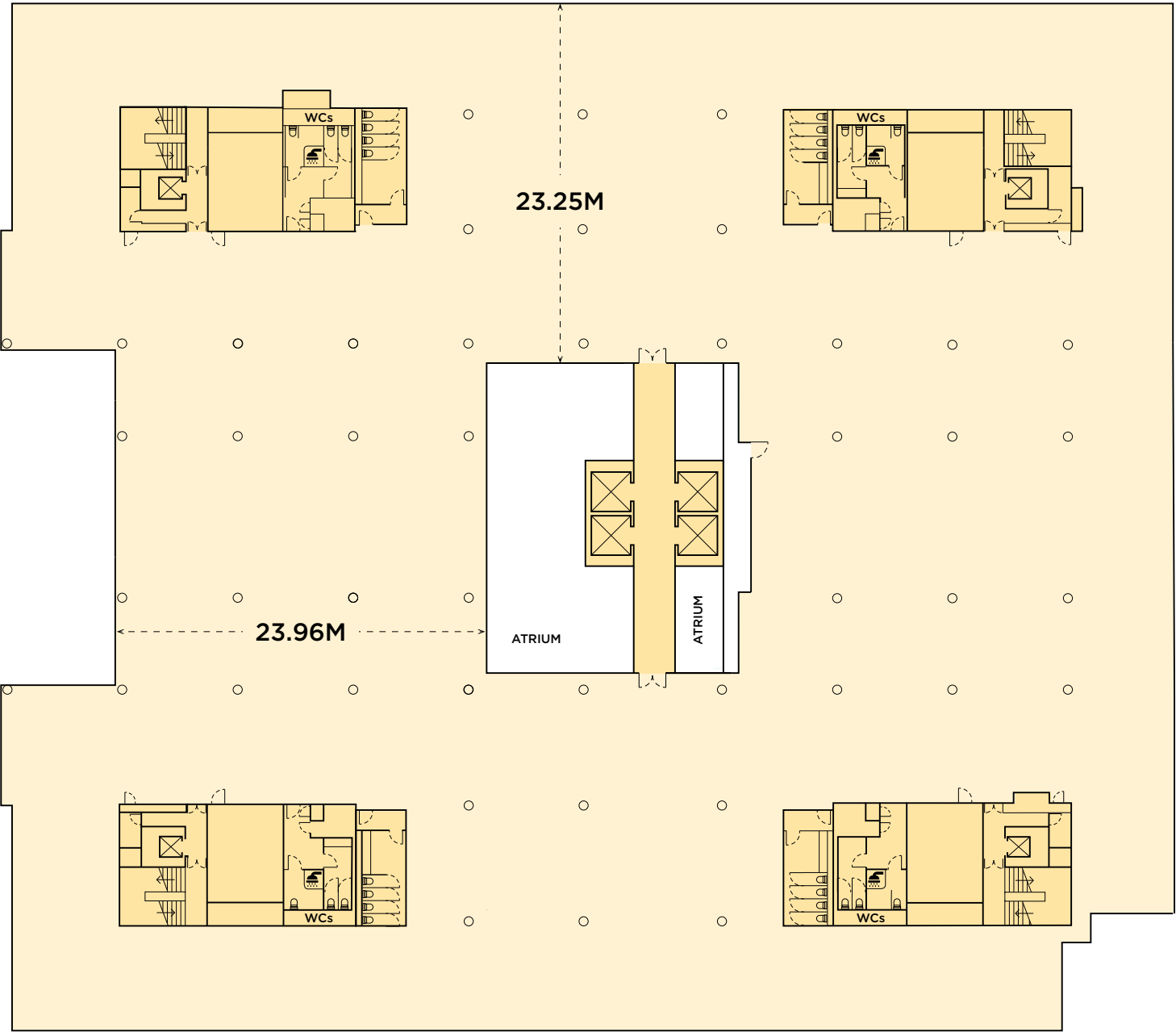
Note: Plans are indicative only

LEVEL



Office
41,808 sq. ft | 3,884 sq. m

Note: Plans are indicative only



- Offices
- Core

LEVEL

2

Office
41,792 sq. ft | 3,882 sq. m

Note: Plans are indicative only



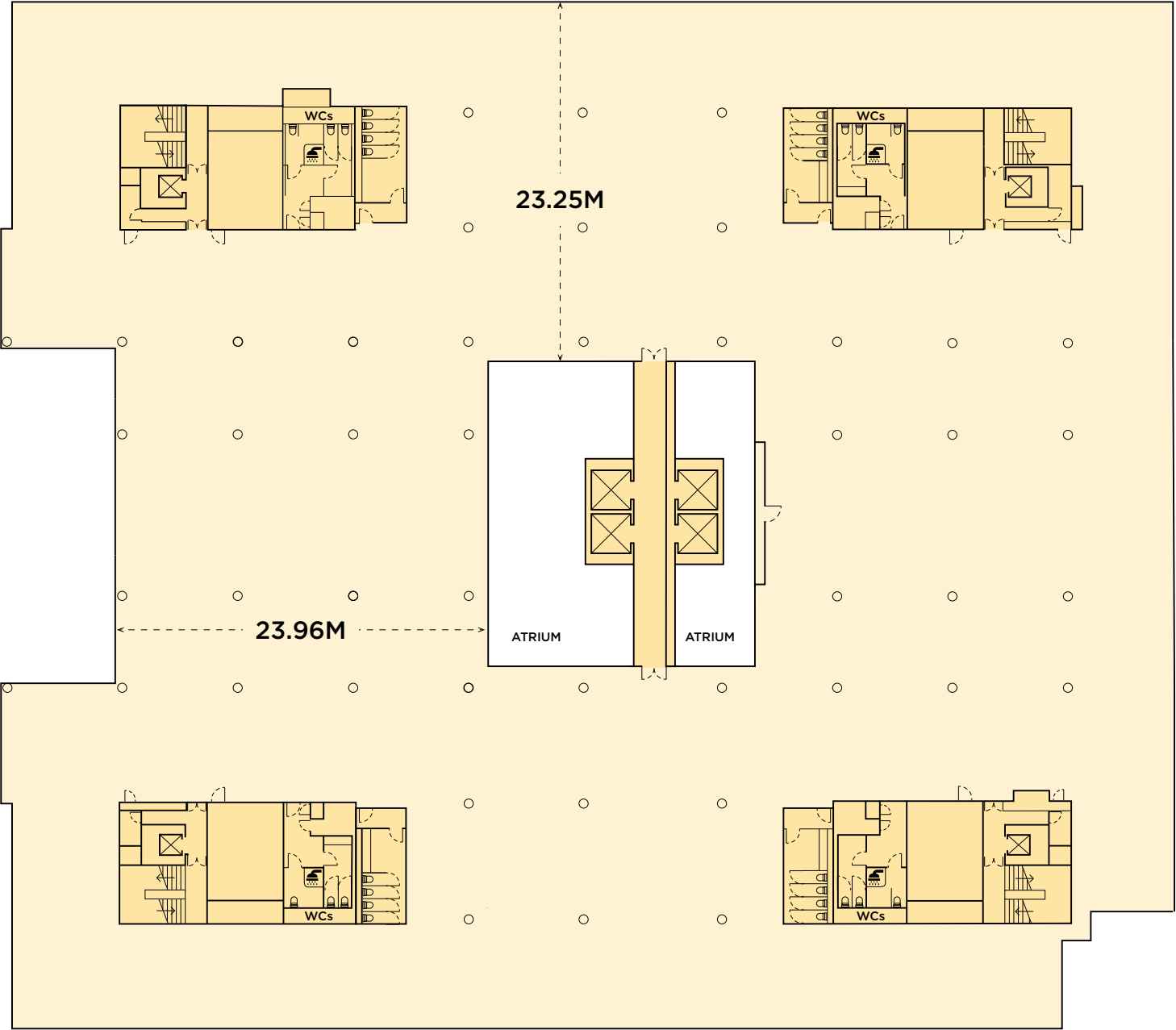
- Offices
- Core

LEVEL

3

Office
41,731 sq. ft | 3,877 sq. m

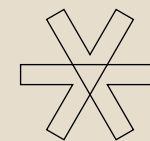
Note: Plans are indicative only



- Offices
- Core



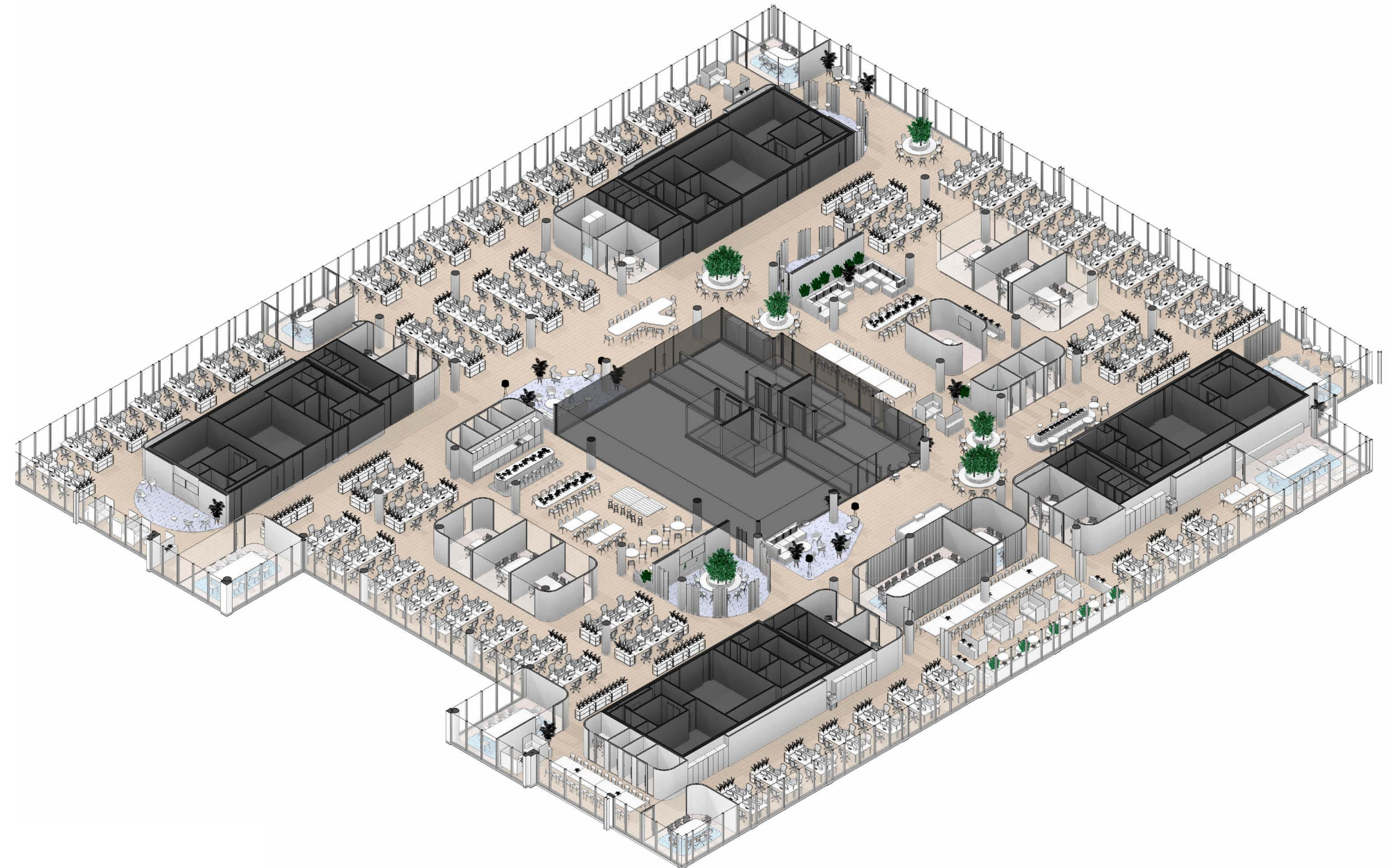
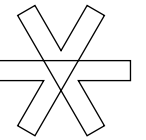
Image of the CAT A finish





TEST FITS

TYPICAL FLOOR



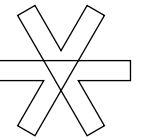
Office

41,731 sq. ft | 3,877 sq. m

Open plan desks:	286
Video Conferencing Rooms:	11
4 Person Meeting Rooms:	2
6 Person Meeting Rooms:	6
8 Person Meeting Rooms:	6
10 Person Meeting Rooms:	2
20 Person Boardroom:	1
Occupancy density:	1:9 sq. m

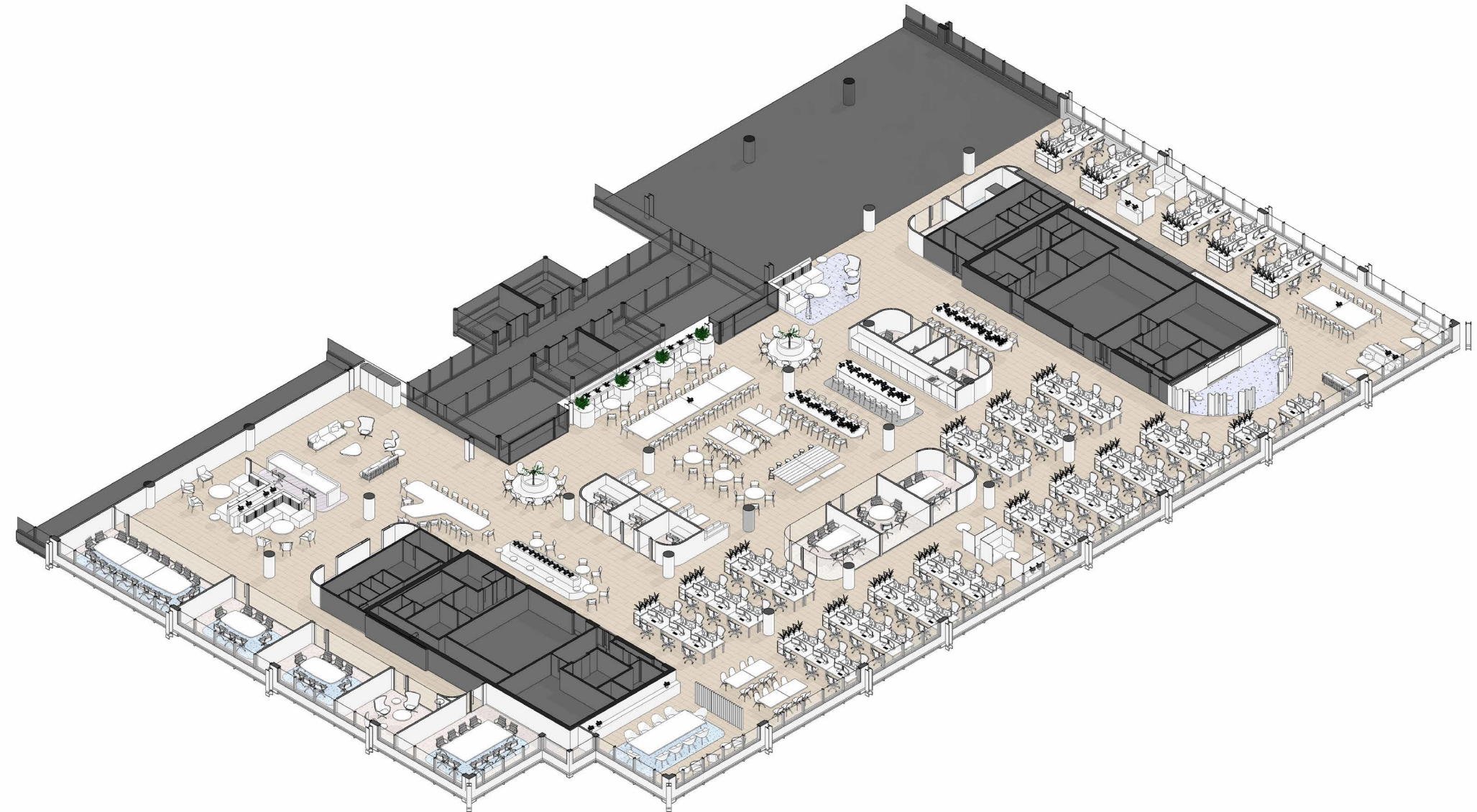
Note: Plans are indicative only

TYPICAL SPLIT PLAN

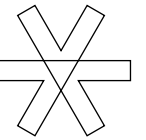


Office 20,795 sq. ft | 1,932 sq. m

Open plan desks:	108
Video Conferencing Rooms:	2
8 Person Meeting Rooms:	2
10 Person Meeting Rooms:	1
12 Person Meeting Rooms:	1
20 Person Boardroom:	1
Occupancy density:	1:18 sq. m



Note: Plans are indicative only



SELF-CONTAINED OPPORTUNITY

From
10,000 to 50,000 sq. ft
Self contained opportunity

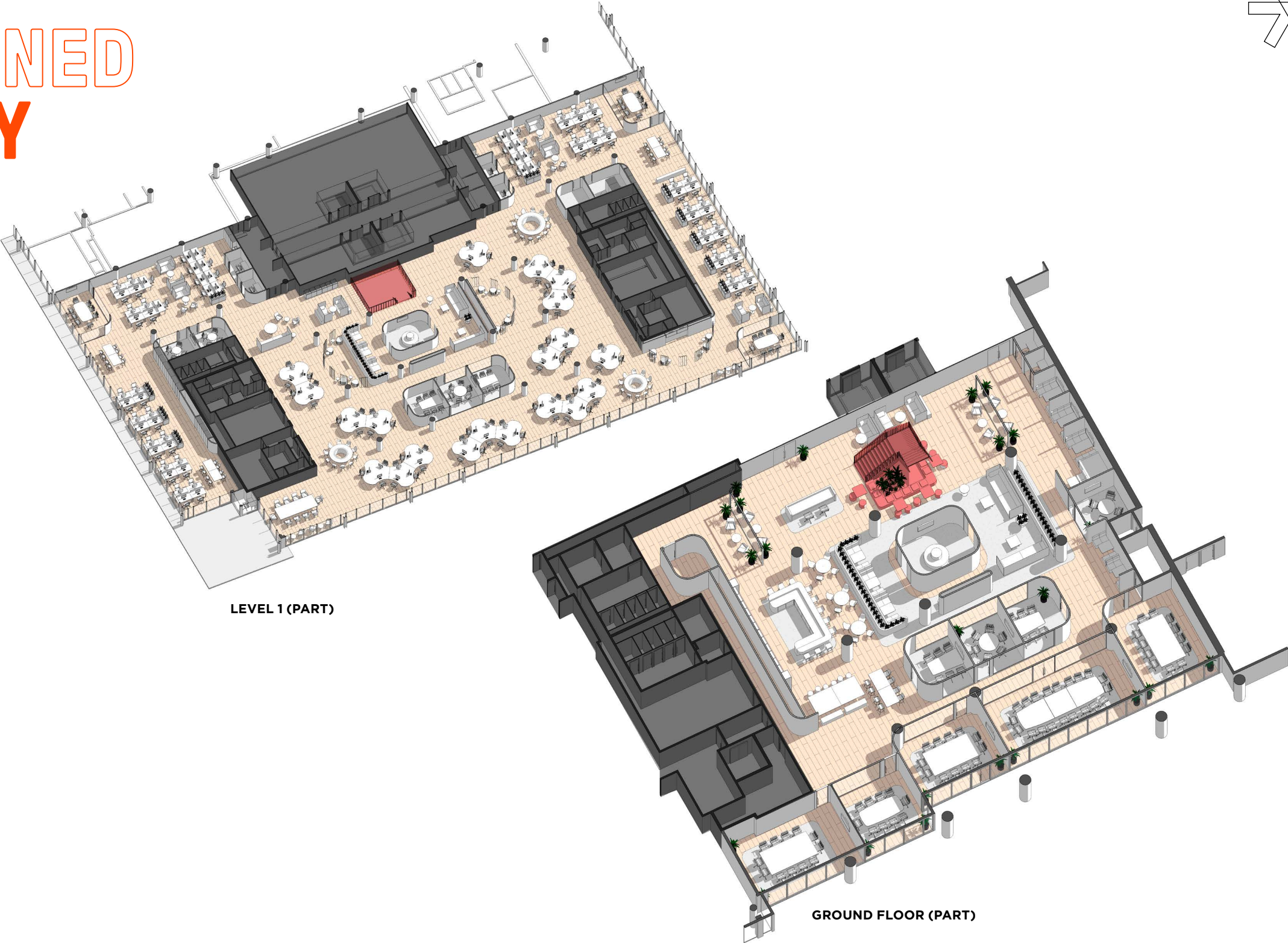
Level 1 (part)
20,666 sq. ft | 1,920 sq. m

Open plan desks:	138
Video Conferencing Rooms:	4
4 Person Meeting Rooms:	2
6 Person Meeting Rooms:	3
8 Person Meeting Rooms:	3
10 Person Boardroom:	1
Occupancy density:	1:14 sq. m

Ground Floor (part)
10,021 sq. ft | 931 sq. m

Video Conferencing Rooms:	6
10 Person Meeting Room:	1
12 Person Meeting Rooms:	3
20 Person Boardroom:	1

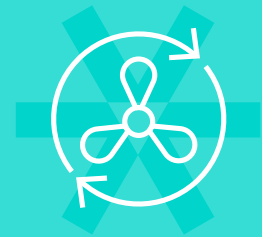
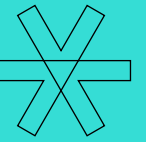
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SUMMARY SPECIFICATION



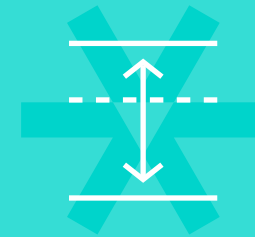
Fan Coil unit
air-conditioning



An extensively refurbished
reception and arrival experience



192 Secure bike spaces
and 24 brompton lockers



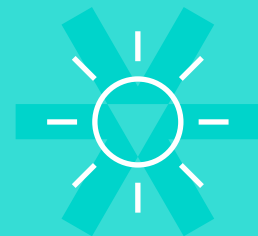
Floor to ceiling heights range from
2.5m to 2.7m on office floors and
2.9m to 4.2m around the new
atrium extensions



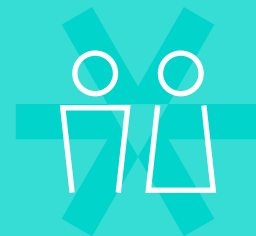
24 showers and
236 lockers



150mm
raised floor



Excellent natural light and
stunning views across London



New and improved
WC provision



Occupational density
of 1 person per 8 sqm



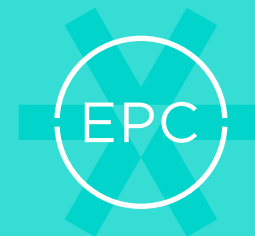
Efficient, flexible
floor space



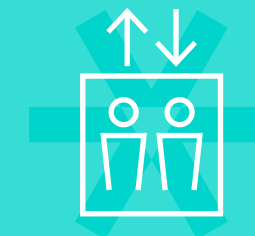
High-quality fitted atrium
with landscaped seating



LED lighting



EPC B



4 Fully-refurbished
lifts and lobby cores

TEAM

ASSET MANAGER

Gaw Capital

ARCHITECTS

HLW

BUILDING/FACILITIES

Colliers International

PROJECT MANAGERS

Buro Four

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