

S K Y

N O R T H

S O U T H

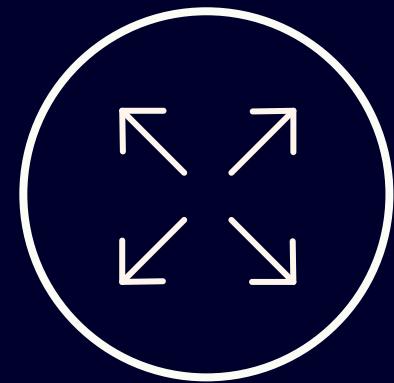
B E L V E D E R E S W 1

AVAILABILITY

LET: HARTREE PARTNERS			
AVAILABLE: 28,399 SQ FT			
AVAILABLE: 34,675 SQ FT TERRACES: 11,839 SQ FT			
LET: WEWORK			LET: HARBOUR ENERGY
LET: WEWORK			LET: HARBOUR ENERGY
AVAILABLE Q2 2026: 41,868 SQ FT			AVAILABLE: 41,789 SQ FT
LET: WEWORK			AVAILABLE: 41,792 SQ FT
LET: AMERICAN EXPRESS			AVAILABLE: 41,808 SQ FT
LET: GAW CAPITAL UK	N O R T H	S K Y	S O U T H
			LET: NEKO HEALTH

B E L V E D E R E S W 1

YOUR PLATFORM FOR GROWTH



BESPOKE, FLEXIBLE SPACE

A wide choice of bright, adaptable floorplates for what your business requires now and in the future.



DESTINATION SETTING

Office space, amenities and public realm unite in a one-of-a-kind Central London workplace.



DYNAMIC LOCATION

Effortlessly connected to the city and beyond, amidst four vibrant neighbourhoods: Victoria, Belgravia, Chelsea and Pimlico.

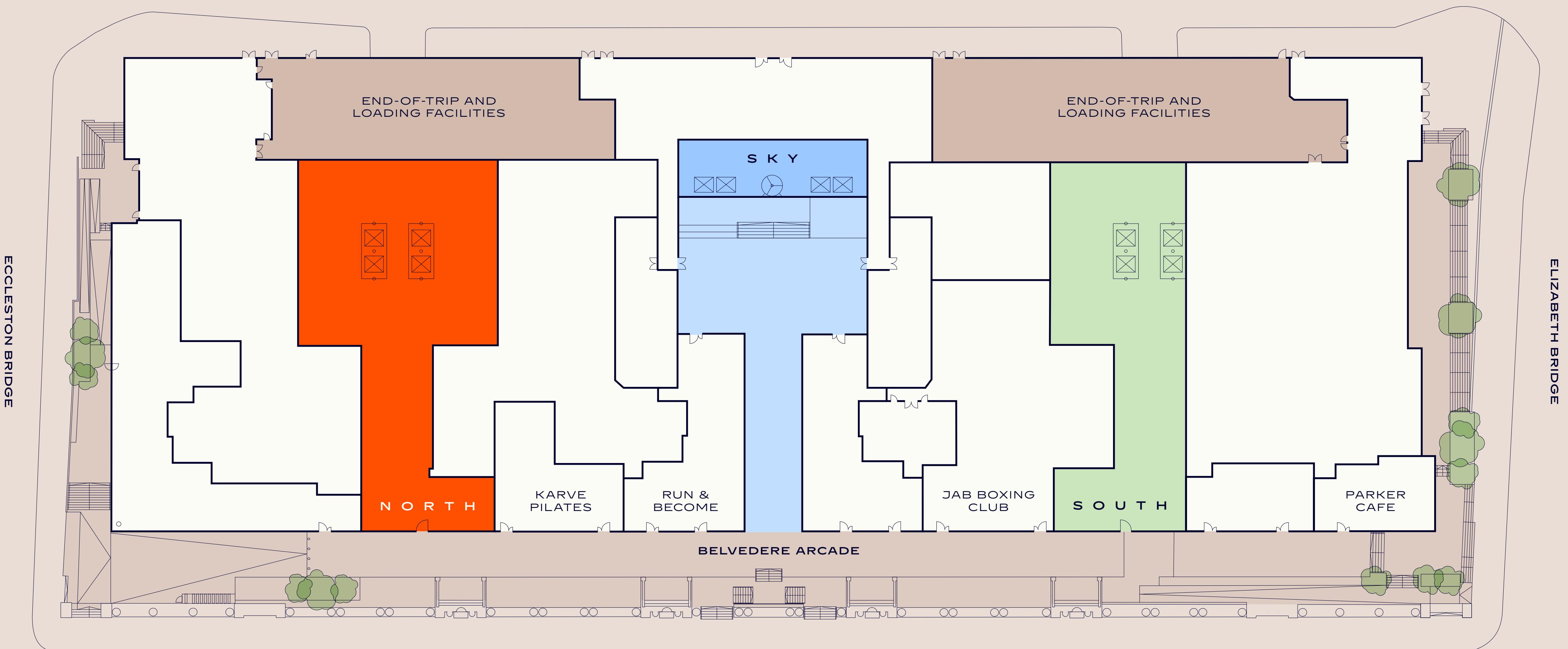


PARTNERSHIP APPROACH

Expert management, strategic support and access to a global network of offices to help business thrive.

SITE PLAN

N



BUCKINGHAM PALACE ROAD

- Sky Reception
- Sky Entrance
- North Reception
- South Reception

7 ON-SITE AMENITIES FOR FOOD TO FITNESS CHOICES



PARKER LONDON

Delightfully
baked and
aromatically
roasted

KARVE CLUB

Modern pilates
via The Big Apple



JAB BOXING CLUB

Elite boutique fitness
experience



AT THE CENTRE OF 4 THRIVING NEIGHBOURHOODS



WHERE VICTORIA AND NEARBY BELGRAVIA
MEET CHELSEA AND PIMLICO



WITHIN A
10-MINUTE
WALK

51 PUBS
& BARS

129 RESTAURANTS



Clockwise from top left:
The Elizabeth
Victoria Palace Theatre
Elizabeth Street
Harry's
Peggy Porschen
Chestnut



3 THEATRES



57 SHOPS



LOCAL AMENITIES

4

MICHELIN STARRED RESTAURANTS WITHIN A 15-MINUTE WALK

1

MINUTE WALK TO/FROM LONDON VICTORIA STATION

FOOD & BEVERAGE

- 01 atis Eccleston Yards
- 02 A.wong[⊗]
- 03 Boisdale of Belgravia
- 04 Brooklands by Claude Bosi[⊗]
- 05 Chestnut Bakery
- 06 Chucs Belgravia
- 07 Cleo
- 08 Hagen Espresso Bar
- 09 Harry's
- 10 La Poule Au Pot
- 11 LEON
- 12 Market Halls Victoria
- 13 Mildreds Victoria
- 14 Morena Belgravia
- 15 Parker London
- 16 Poilâne
- 17 Pret A Manger
- 18 Purgatory Bar
- 19 Quilon[⊗]
- 20 Soul & Grain
- 21 Stullen
- 22 The Goring Dining Room[⊗]
- 23 The Elizabeth
- 24 The Jones Family Kitchen
- 25 The Pimlico Grid
- 26 The Thomas Cubitt Pub
- 27 Tomtom Coffee House
- 28 TOZI Restaurant & Bar
- 29 Wild by Tart

HEALTH & WELLBEING

- 01 Barry's London SW1
- 02 Issy's Belgravia
- 03 JAB Boxing Club
- 04 KARVE Victoria
- 05 Run & Become
- 06 Psyche Victoria

HOTELS

- 01 Artist Residence London
- 02 DoubleTree by Hilton London
- 03 Lime Tree Hotel
- 04 The Clermont London
- 05 The Orange Pub & Boutique Hotel

RETAILERS

- 01 Boots
- 02 Cubitts
- 03 Daylesford Organic
- 04 Jo Loves
- 05 ME+EM
- 06 NRBY Clothing
- 07 Oliver Bonas



EFFORTLESSLY CONNECTED

Belvedere SW1 is perfectly placed to attract **London's talent network**. It's just a 1-minute walk from Victoria Station, home to the Victoria Line, London's **most frequent tube**, and key mainline services for easy commuting.

London Victoria Mainline Station

southeastern

Serving:
South East London
Kent
South East Coast
Medway Towns

SOUTHERN

Serving:
South London
Sussex
Brighton
South Coast

GX

GATWICK EXPRESS

Cycling Times

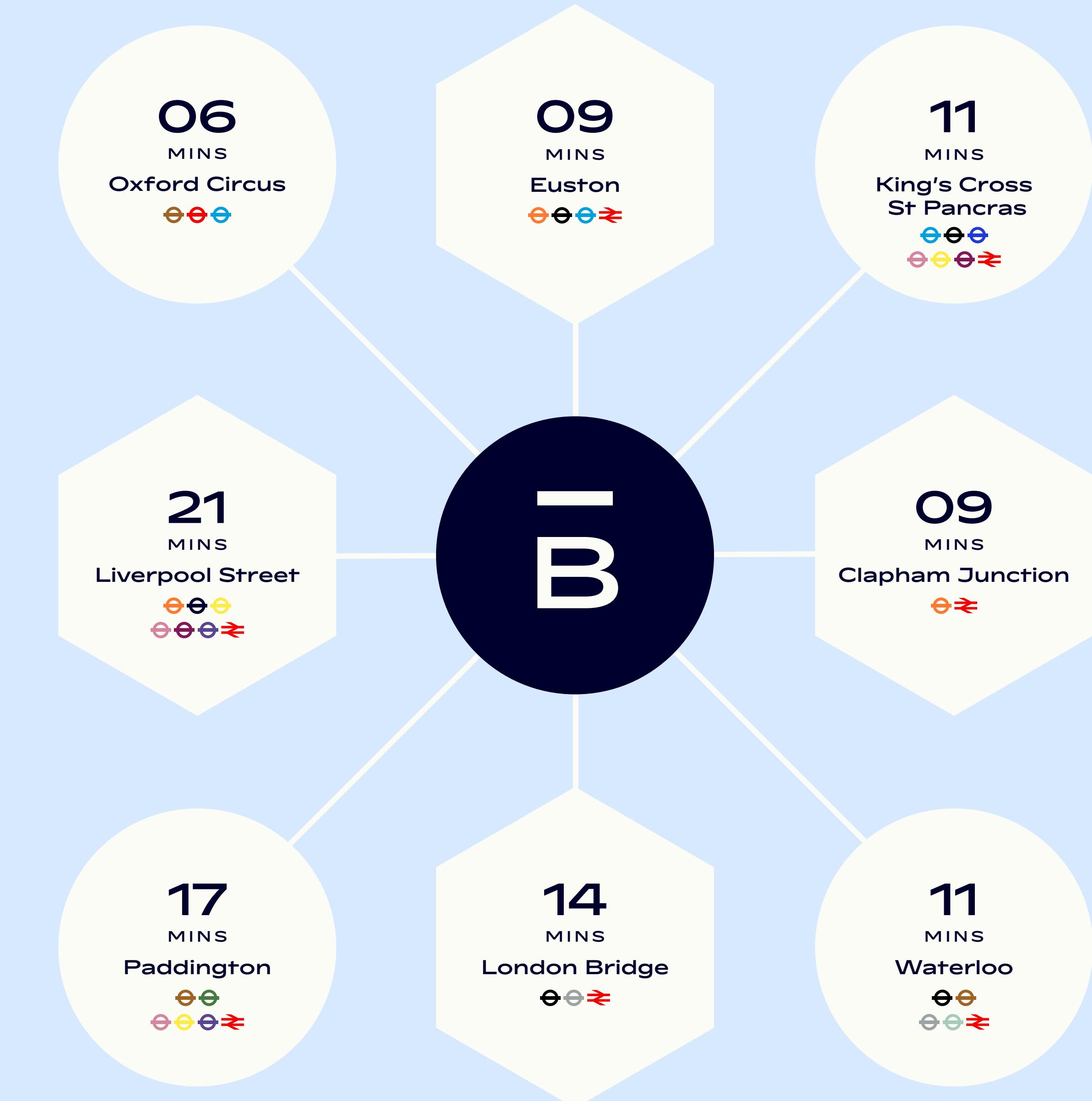


Oxford Circus	18 MINS
Liverpool Street	28 MINS
King's Cross	28 MINS

KEY

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

Offering a fast service to Gatwick Airport (30 mins)



S K Y

AVAILABILITY

32,484 - 63,074 SQ FT | TERRACES: 11,839 SQ FT

N O R T H

AVAILABILITY

20,268 - 41,868 SQ FT

S O U T H

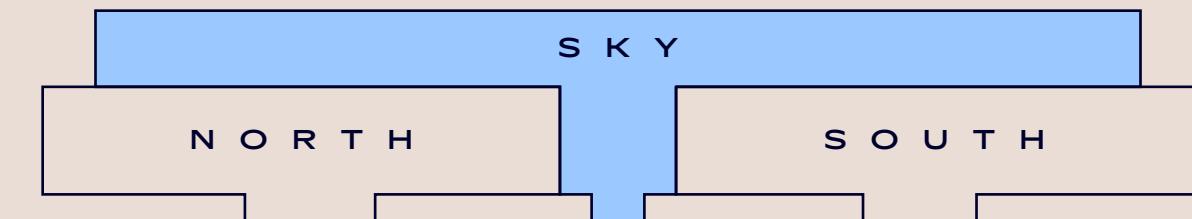
AVAILABILITY

20,795 - 125,331 SQ FT



B E L V E D E R E S W 1

SCHEDULE OF AREAS



LET: HARTREE PARTNERS

AVAILABLE: 28,399 SQ FT

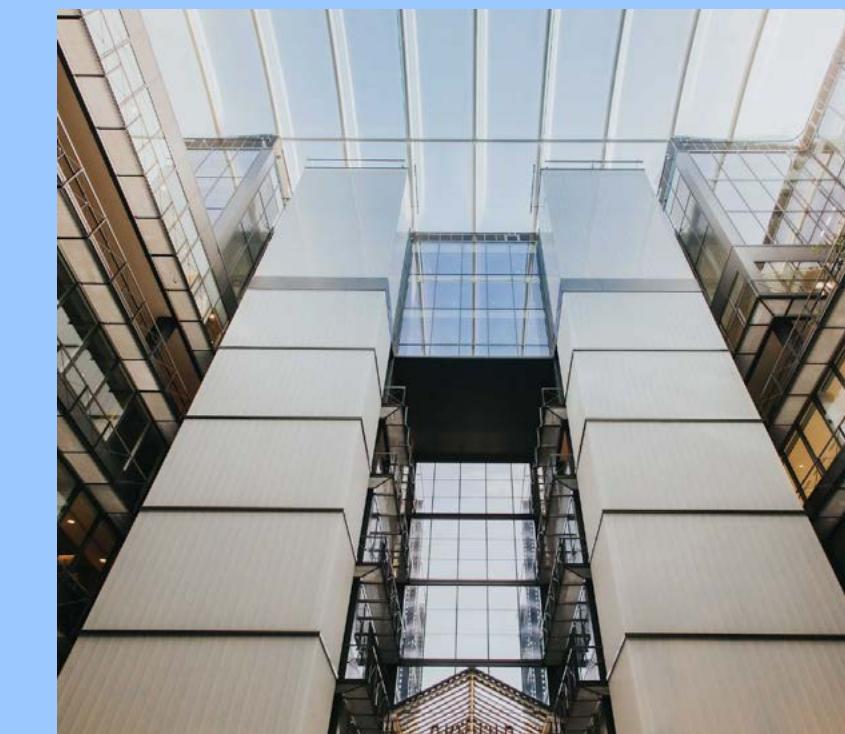
AVAILABLE: 34,675 SQ FT | TERRACES: 11,839 SQ FT

	↑↓		
	N O R T H	S K Y	S O U T H

TOTAL OFFICE AVAILABLE

32,484–63,074 SQ FT

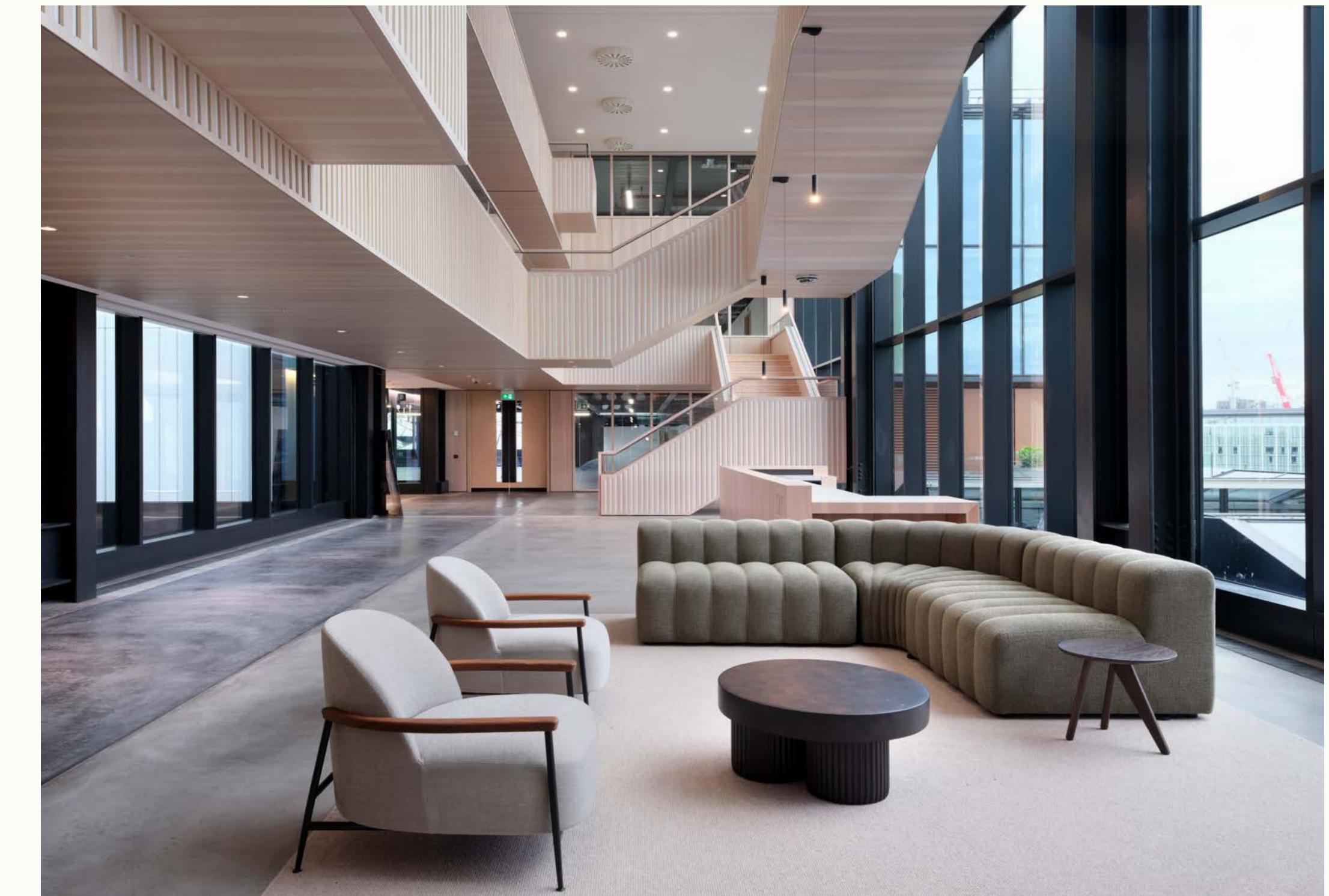
WORK ABOVE IT ALL



Bright, expansive floors and a series of landscaped terraces offer dramatic office volume, 360-degree city views and a rare sense of openness in the heart of Central London.



B E L V E D E R E S W 1



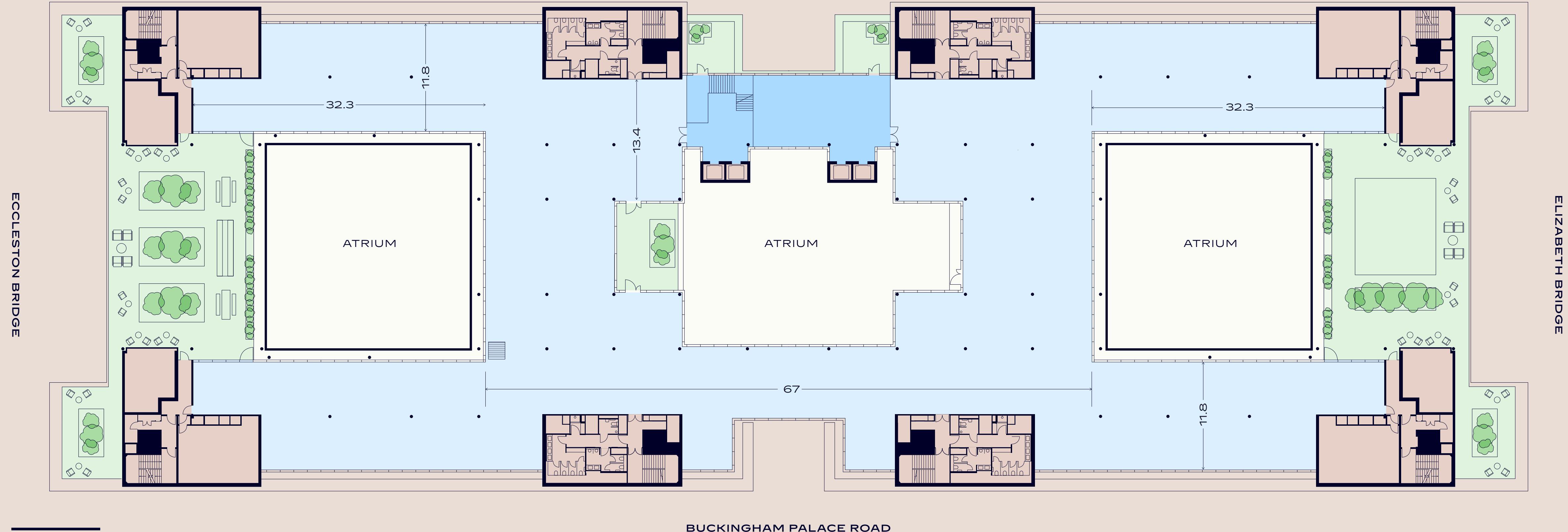
DEDICATED
ARRIVAL ENTRANCE
ADJACENT TO
BELVEDERE SQUARE

LARGE, EFFICIENT
FLOORPLATES,
READY FOR YOUR
CONFIGURATION

TRIPLE-HEIGHT
RECEPTION (LEVEL 6)
WITH SKYLINE VIEWS
OF VICTORIA

11,000+ SQ FT OF
TERRACE SPACE WITH
PANORAMIC VIEWS

LEVEL 6 FLOOR PLAN



OFFICE NIA

34,675 SQ FT | 3,221 SQ M

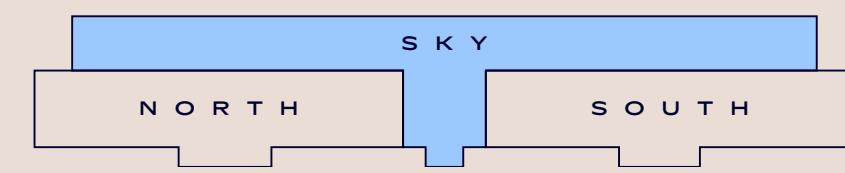
TERRACE/WINTER GARDEN AREA

12,523 SQ FT | 1,163 SQ M

- Office
- Reception Lobby
- Terrace/Winter Garden
- Core

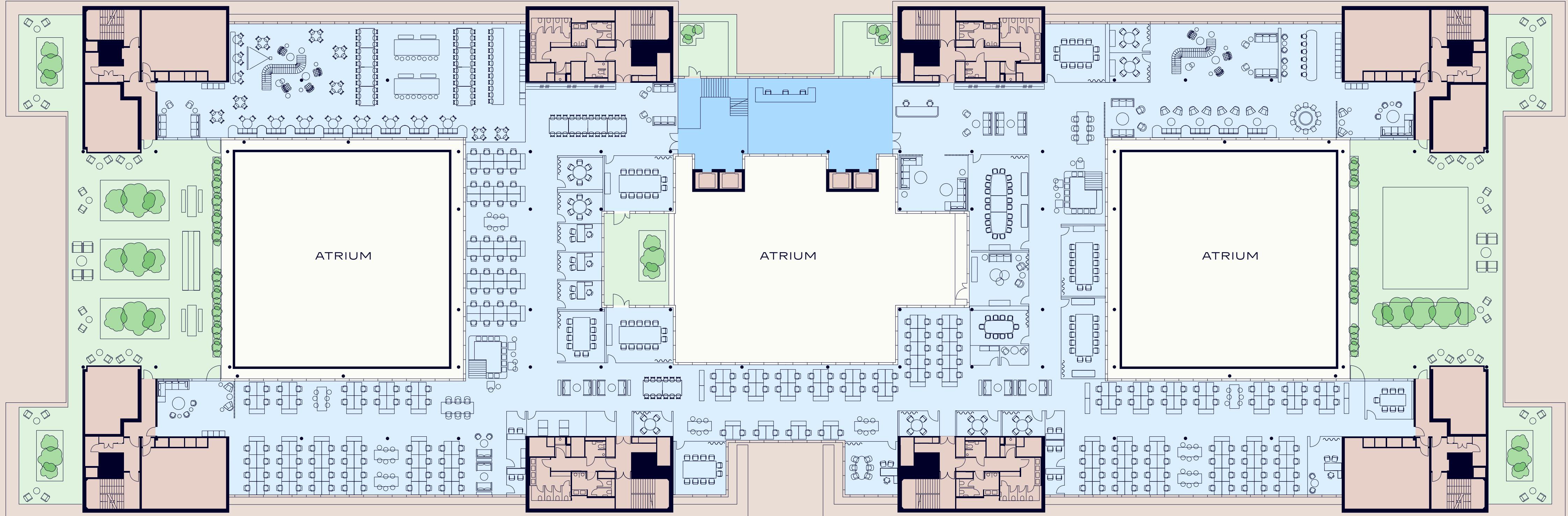
Note: Plans are indicative only

LEVEL 6 SPACE PLAN



ECCLESTON BRIDGE

ELIZABETH BRIDGE



OFFICE NIA

34,675 SQ FT | 3,221 SQ M

TERRACE/WINTER GARDEN AREA

12,523 SQ FT | 1,163 SQ M

- Office
- Reception Lobby
- Terrace/Winter Garden
- Core

Note: Plans are indicative only



An indicative view of CAT B Level 6
with double height mezzanine at Level 7

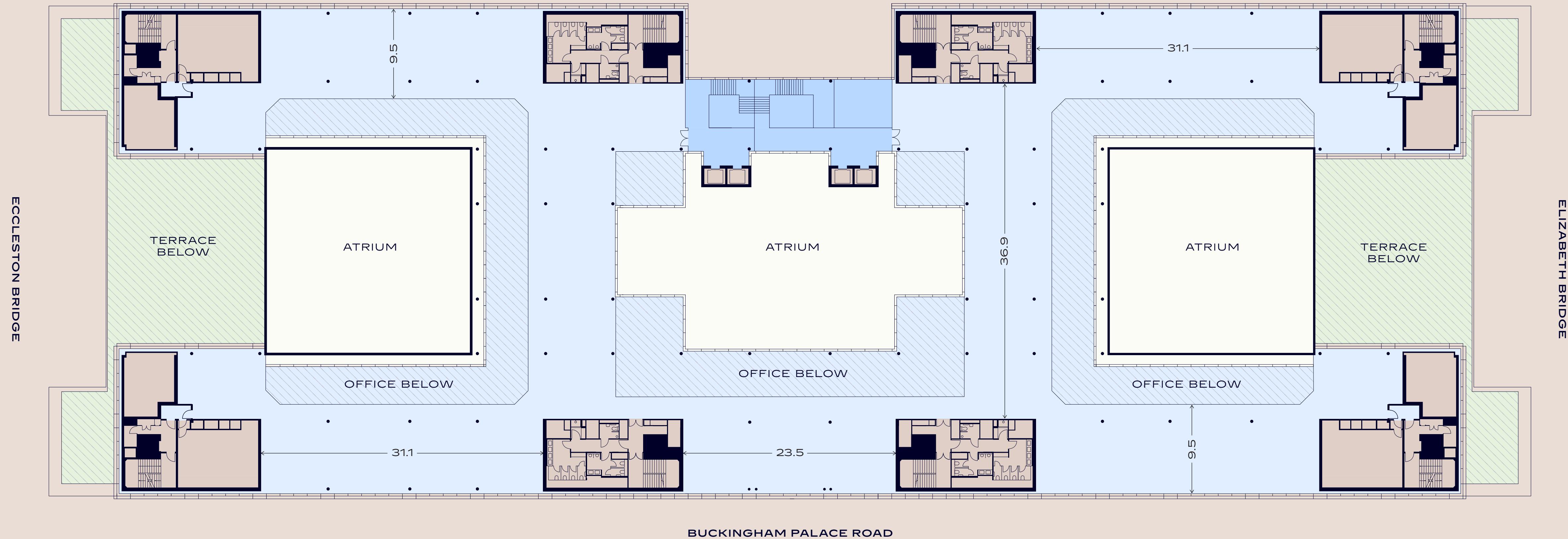
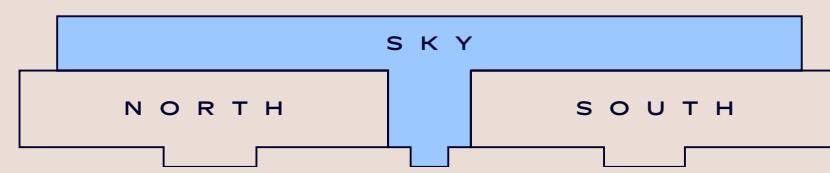


An indicative view of CAT B Level 7, with views down to Level 6 and across Central London



An indicative view of CAT B Level 7
looking down to an expansive terrace

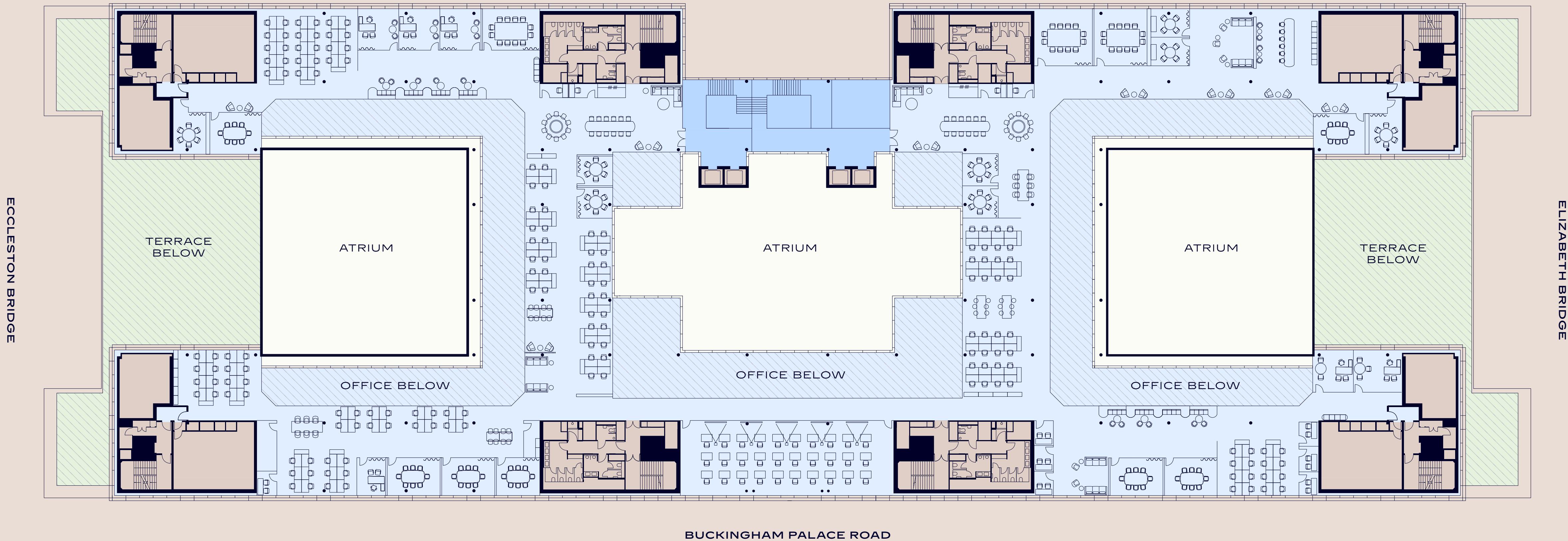
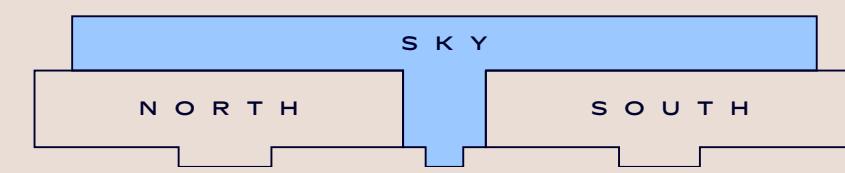
LEVEL 7 FLOOR PLAN



- Office
- Reception Lobby
- Core

Note: Plans are indicative only

LEVEL 7 SPACE PLAN



OFFICE NIA

28,399 SQ FT | 2,638 SQ M

- Office
- Reception Lobby
- Core

Note: Plans are indicative only

LEVEL 6&7

LEVEL 7

28,399 SQ FT | 2,638 SQ M

Open Plan Desks:	238
Video Conferencing Rooms	30
6 Person Meeting Rooms	4
8 Person Meeting Rooms	6
Occupancy Density	1:8 SQ M

LEVEL 6

34,675 SQ FT | 3,221 SQ M

TERRACE/WINTER GARDEN AREA

12,523 SQ FT | 1,163 SQ M

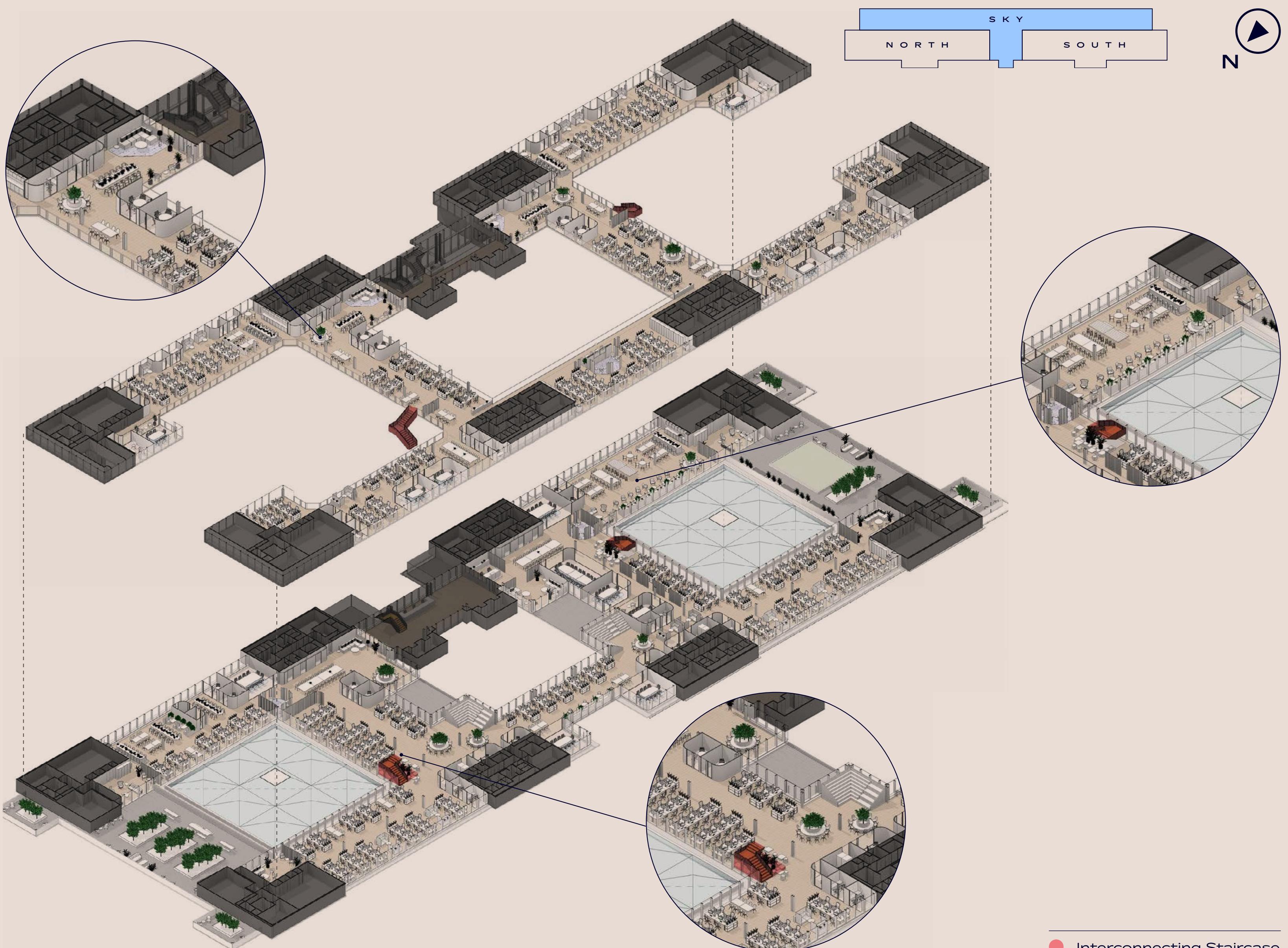
Open Plan Desks:	228
Video Conferencing Rooms	6
4 Person Meeting Rooms	8
10 Person Meeting Rooms	2
12 Person Meeting Rooms	2
20 Person Boardroom	2
Occupancy Density	1:10 SQ M

TOTAL

63,074 SQ FT | 5,859 SQ M

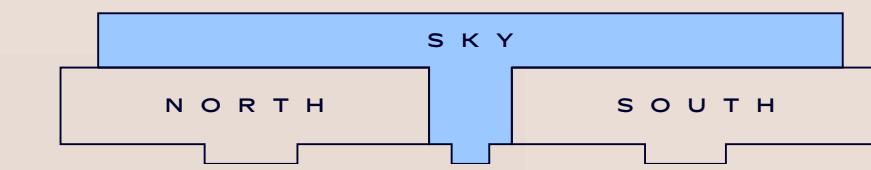
TERRACE/WINTER GARDEN AREA

12,523 SQ FT | 1,163 SQ M



● Interconnecting Staircase

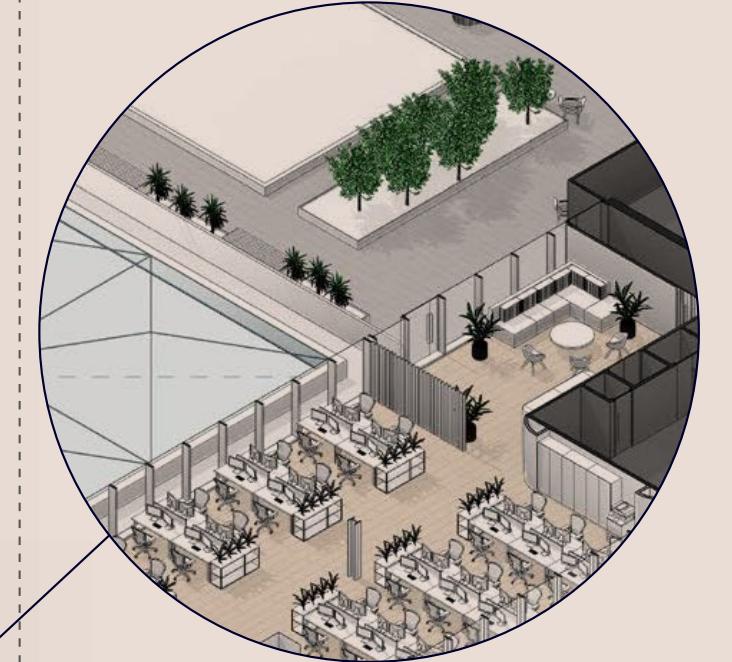
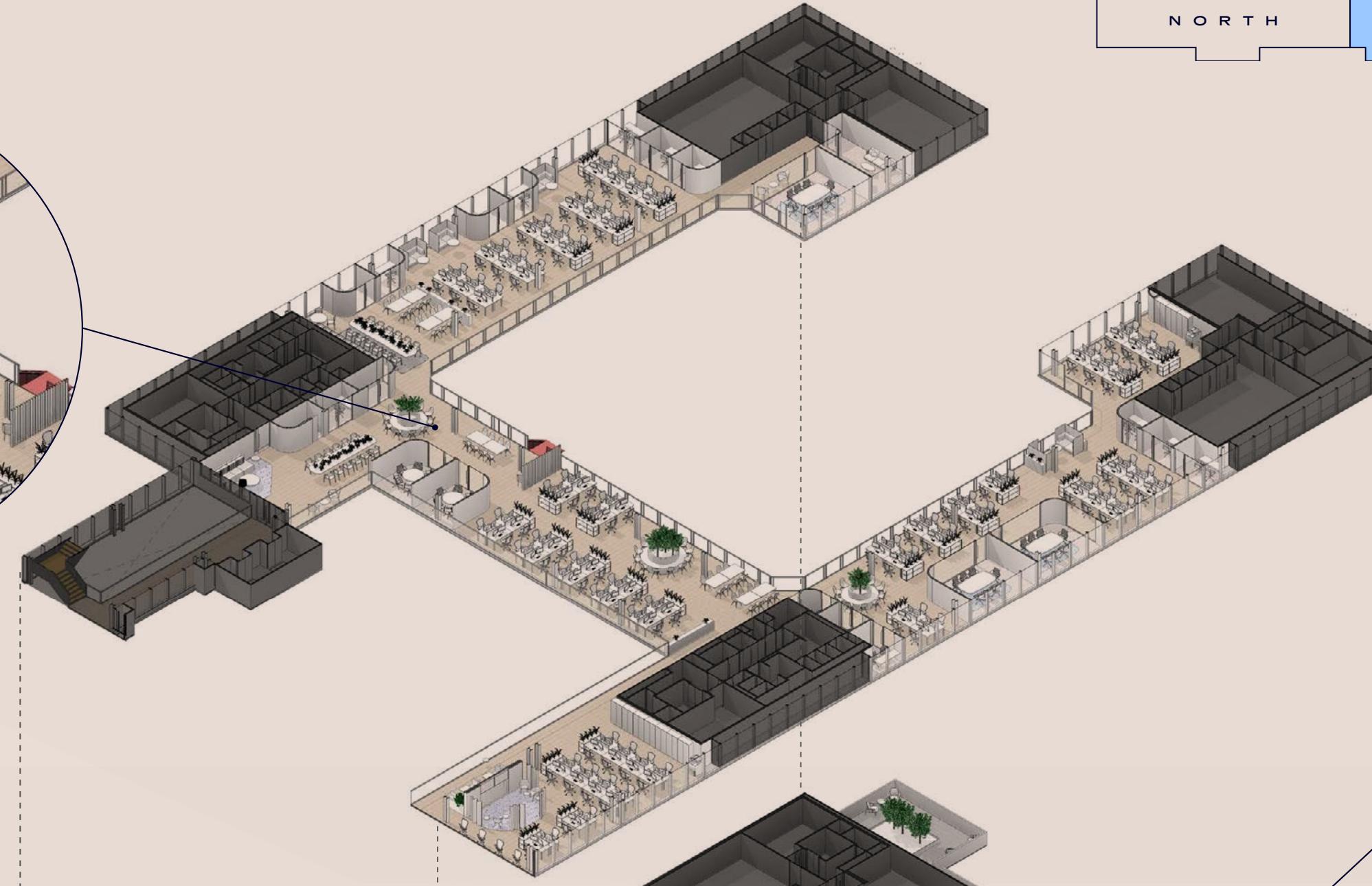
LEVEL 6&7 – SPLIT



LEVEL 7 SPLIT

14,778 SQ FT | 1,373 SQ M

Open Plan Desks:	144
Video Conferencing Rooms	15
6 Person Meeting Rooms	2
8 Person Meeting Rooms	3
Occupancy Density	1:8 SQ M



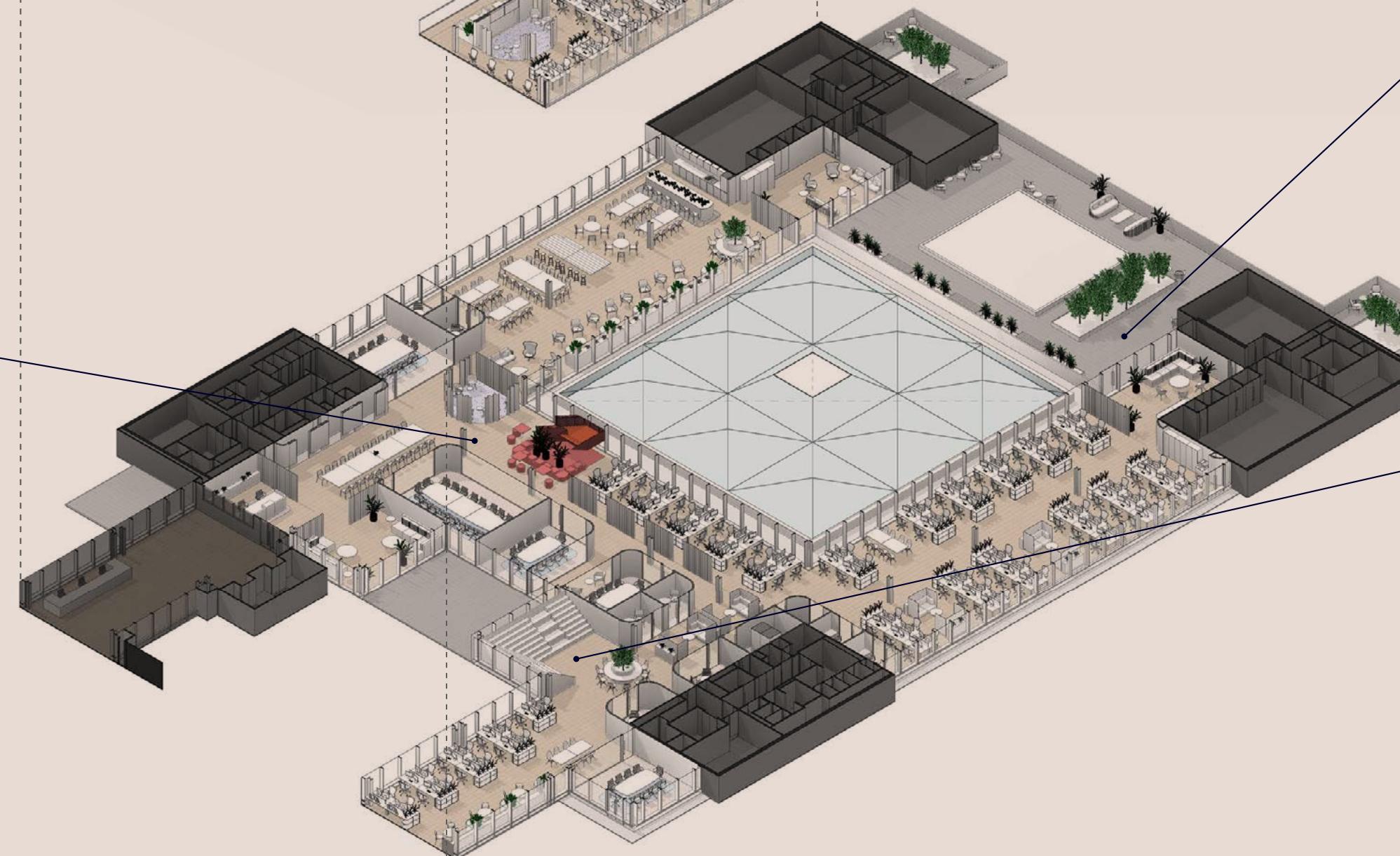
LEVEL 6 SPLIT

17,706 SQ FT | 1,645 SQ M

TERRACE/WINTER GARDEN AREA

5,160 SQ FT | 479.4 SQ M

Open Plan Desks	111
Video Conferencing Rooms	3
4 Person Meeting Rooms	4
10 Person Meeting Rooms	2
12 Person Meeting Rooms	1
20 Person Boardroom	1
Occupancy Density	1:9 SQ M



TOTAL

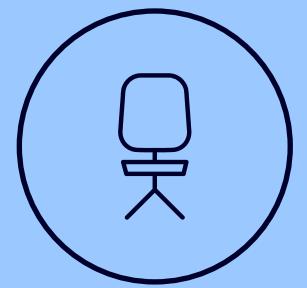
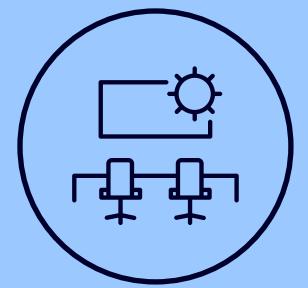
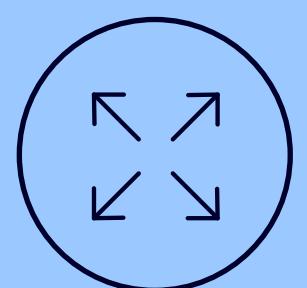
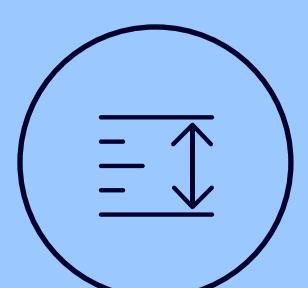
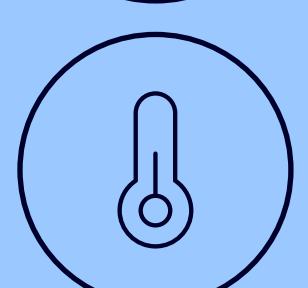
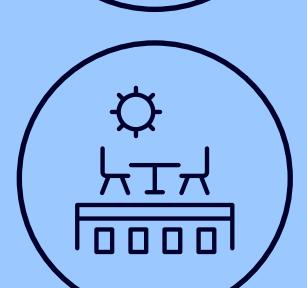
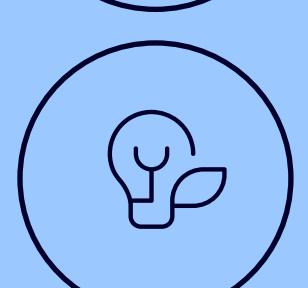
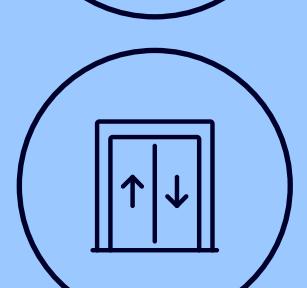
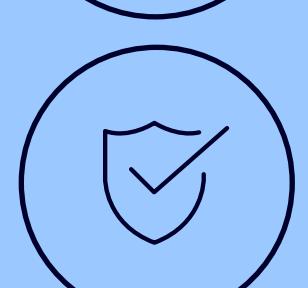
32,484 SQ FT | 3,018 SQ M

TERRACE/WINTER GARDEN AREA

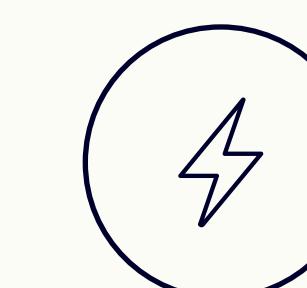
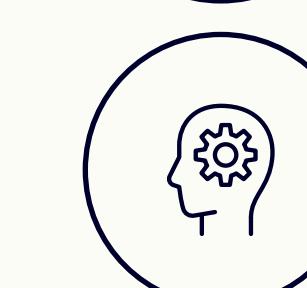
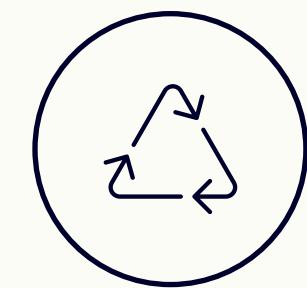
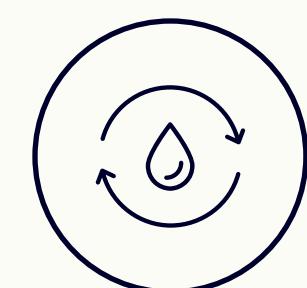
5,160 SQ FT | 1,163 SQ M

● Interconnecting Staircase

SUMMARY SPECIFICATION

-  **BRAND NEW OFFICE SPACE DESIGNED BY MORROW + LORRAINE**
-  **EXCELLENT NATURAL LIGHT AND STUNNING VIEWS ACROSS LONDON**
-  **EFFICIENT, FLEXIBLE FLOOR SPACE**
-  **6 GROUND FLOOR AND 4 ON FLOOR SHOWERS (10 IN TOTAL)**
-  **OCCUPATIONAL DENSITY OF 1 PERSON PER 8 SQ M**
-  **FINISHED FLOOR TO EXPOSED CEILING HEIGHTS RANGE FROM 3-6.3M**
-  **192 SECURE BIKE SPACES AND 24 BROMPTON LOCKERS**
-  **VRF AIR-CONDITIONING**
-  **OVER 11,000 SQ FT OF ROOF TERRACES WITH EXCEPTIONAL VIEWS**
-  **LED LIGHTING**
-  **DEDICATED ENTRANCE AND 4 LIFTS**
-  **DESIGNED FOR DURABILITY AND RESILIENCE; 4X HV SUPPLIES**

SUSTAINABILITY SPECIFICATION

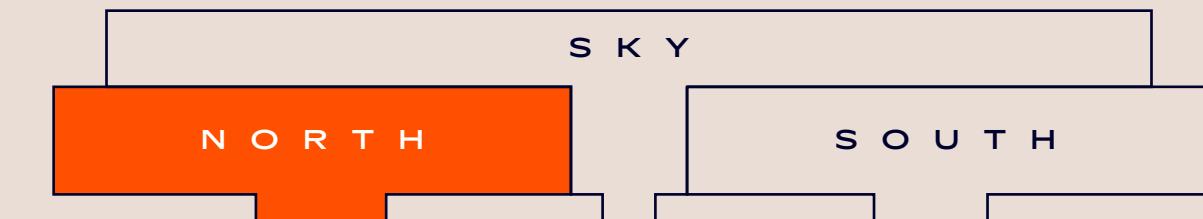
-  **BREEAM RATING OF "EXCELLENT"**
-  **EXCELLENT ENERGY EFFICIENT DESIGN, REDUCING THE CARBON EMISSION BY 35%**
-  **ALL ELECTRIC DESIGN REDUCING CARBON EMISSIONS**
-  **DESIGNED FOR OCCUPANTS HEALTH AND WELLBEING**
-  **RENEWABLE ENERGY TECHNOLOGIES**
-  **EFFICIENT SANITARY WARE REDUCING TOTAL WATER USE**
-  **RESPONSIBLE SOURCING OF MATERIALS**
-  **EPC RATING OF A**



N O R T H

B E L V E D E R E S W 1

SCHEDULE OF AREAS



LET: WEWORK		
LET: WEWORK		
AVAILABLE Q2 2026: 41,868 SQ FT		
LET: WEWORK		
LET: AMERICAN EXPRESS		
LET: GAW CAPITAL UK	N O R T H	
		S K Y
		S O U T H

TOTAL OFFICE AVAILABLE
20,268–41,868 SQ FT



CGI of Level 3's spacious,
light-filled office floorplate



An indicative view of Level 3's formal and informal work spaces



SOUTH

B E L V E D E R E S W 1

SCHEDULE OF AREAS



						LET: HARBOUR ENERGY
						LET: HARBOUR ENERGY
						AVAILABLE: 41,789 SQ FT
						AVAILABLE: 41,792 SQ FT
						AVAILABLE: 41,808 SQ FT
	N O R T H		S K Y		S O U T H	LET: NEKO HEALTH

TOTAL OFFICE AVAILABLE

20,795–125,331 SQ FT

FIND YOUR HOME

Choose from over 125,000 sq ft of highly adaptable, high-performance workspace for your people and plans, with an expertly refurbished arrival experience and generous floor-to-ceiling office heights.



B E L V E D E R E S W 1



SOARING CENTRAL
GLASS ATRIUM

CHOOSE FROM SPACIOUS
FLOORPLATES TO SELF-
CONTAINED UNITS

FEATURE RECEPTION
WITH WAITING AREA

WORKSPACE FLOODED
WITH NATURAL LIGHT

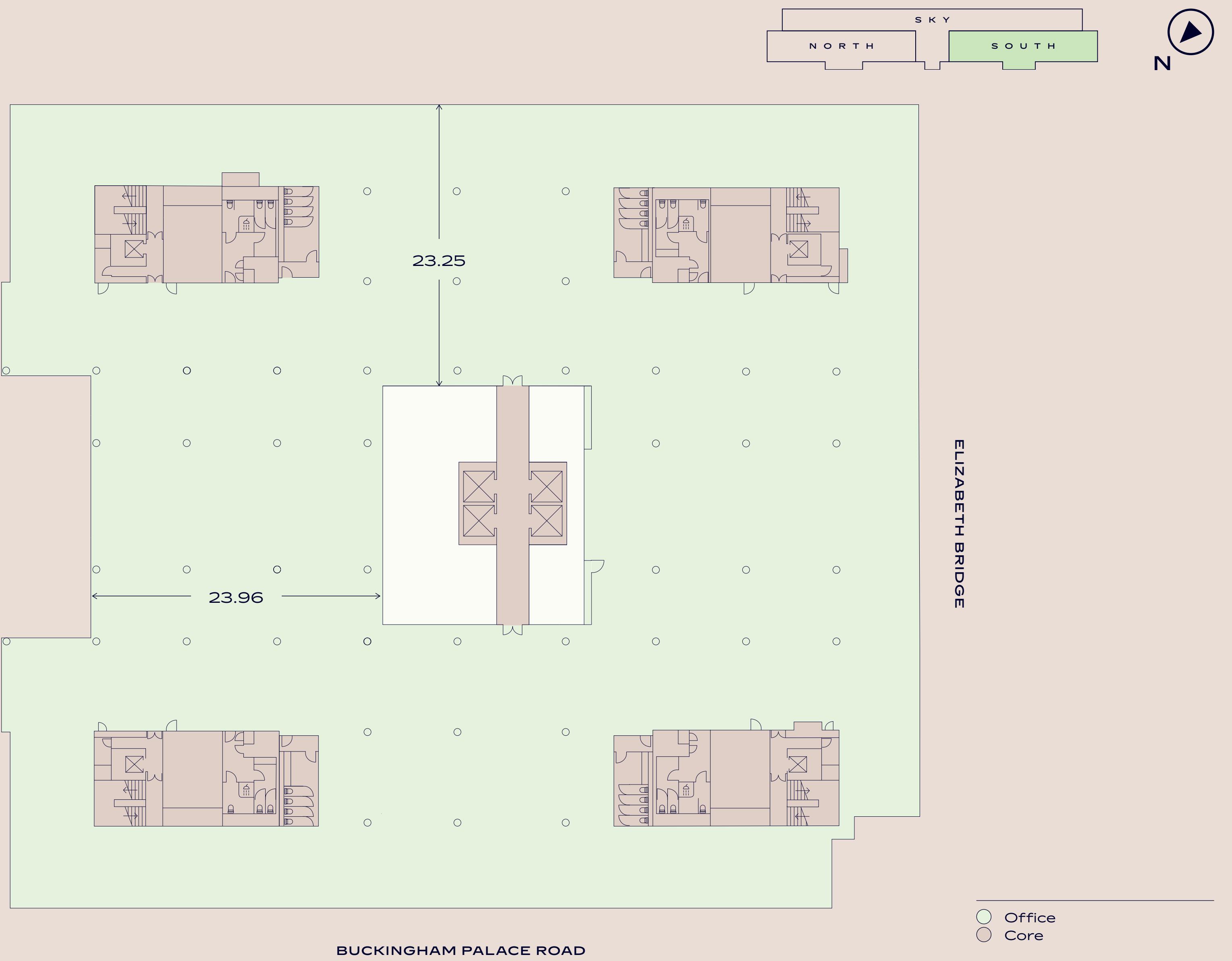


CGI of contemporary office
space on Level 3

TYPICAL FLOOR PLAN

OFFICE NIA

41,731 SQ FT | 3,877 SQ M

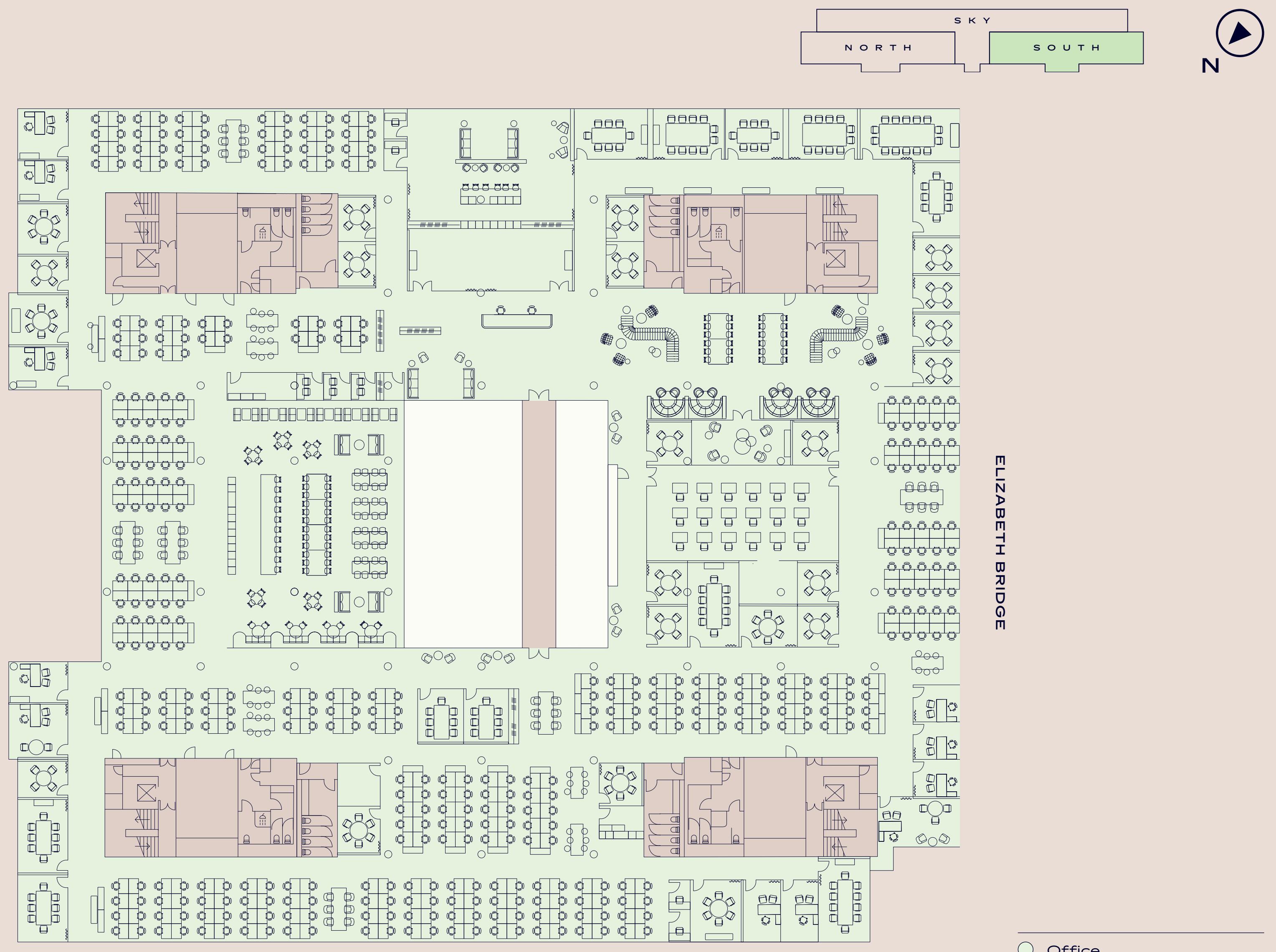


Note: Plans are indicative only

LEVEL 3 SPACE PLAN

OFFICE NIA

41,731 SQ FT | 3,877 SQ M



BUCKINGHAM PALACE ROAD

Office
Core

Note: Plans are indicative only



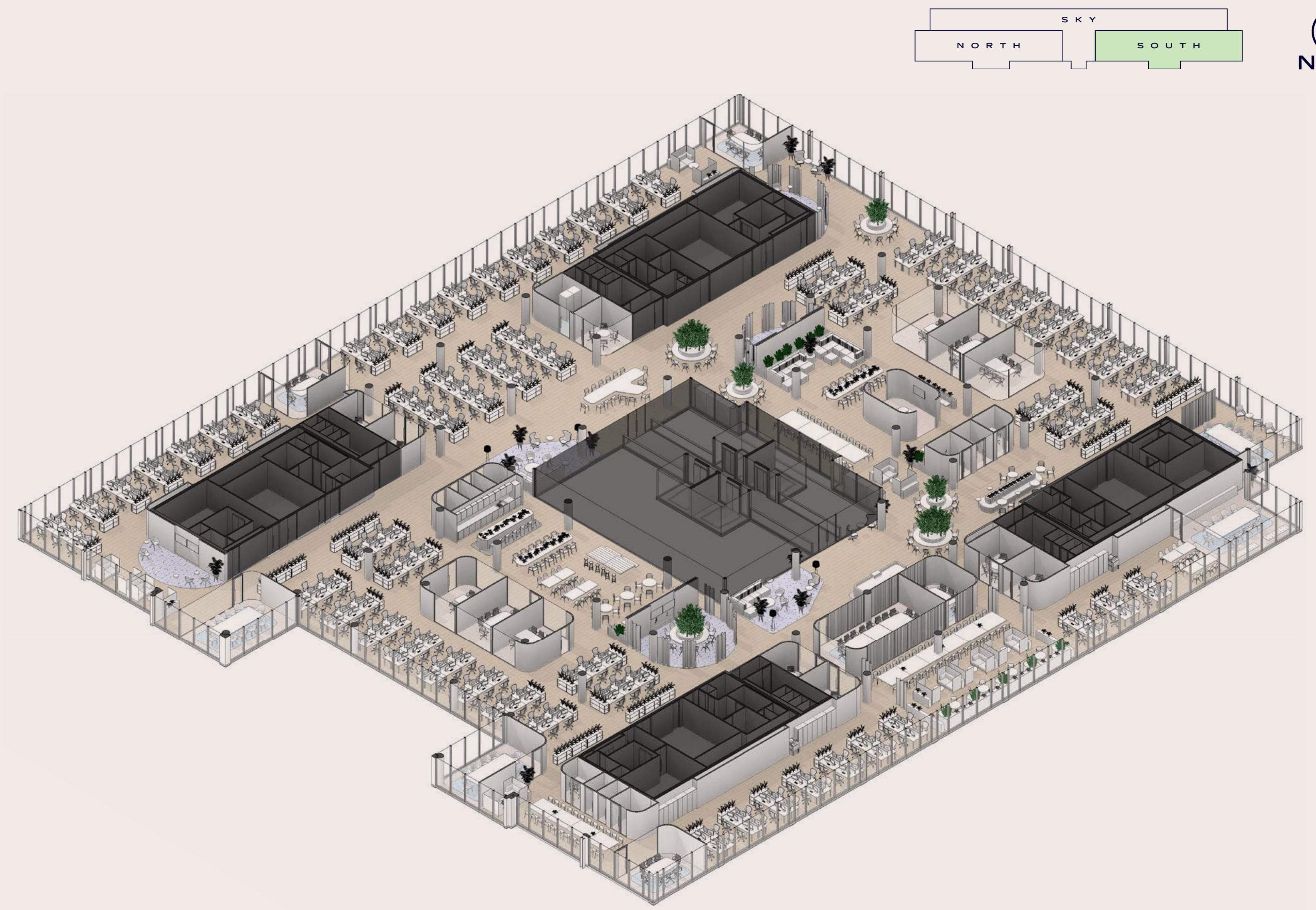
CGI of open, flexible workspace
on Level 3

TYPICAL FLOOR

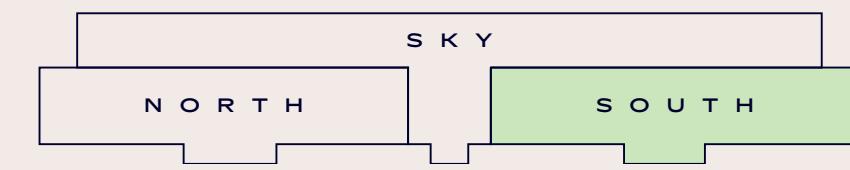
OFFICE

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 Meeting Rooms	1
Occupancy density	1:9 SQ M



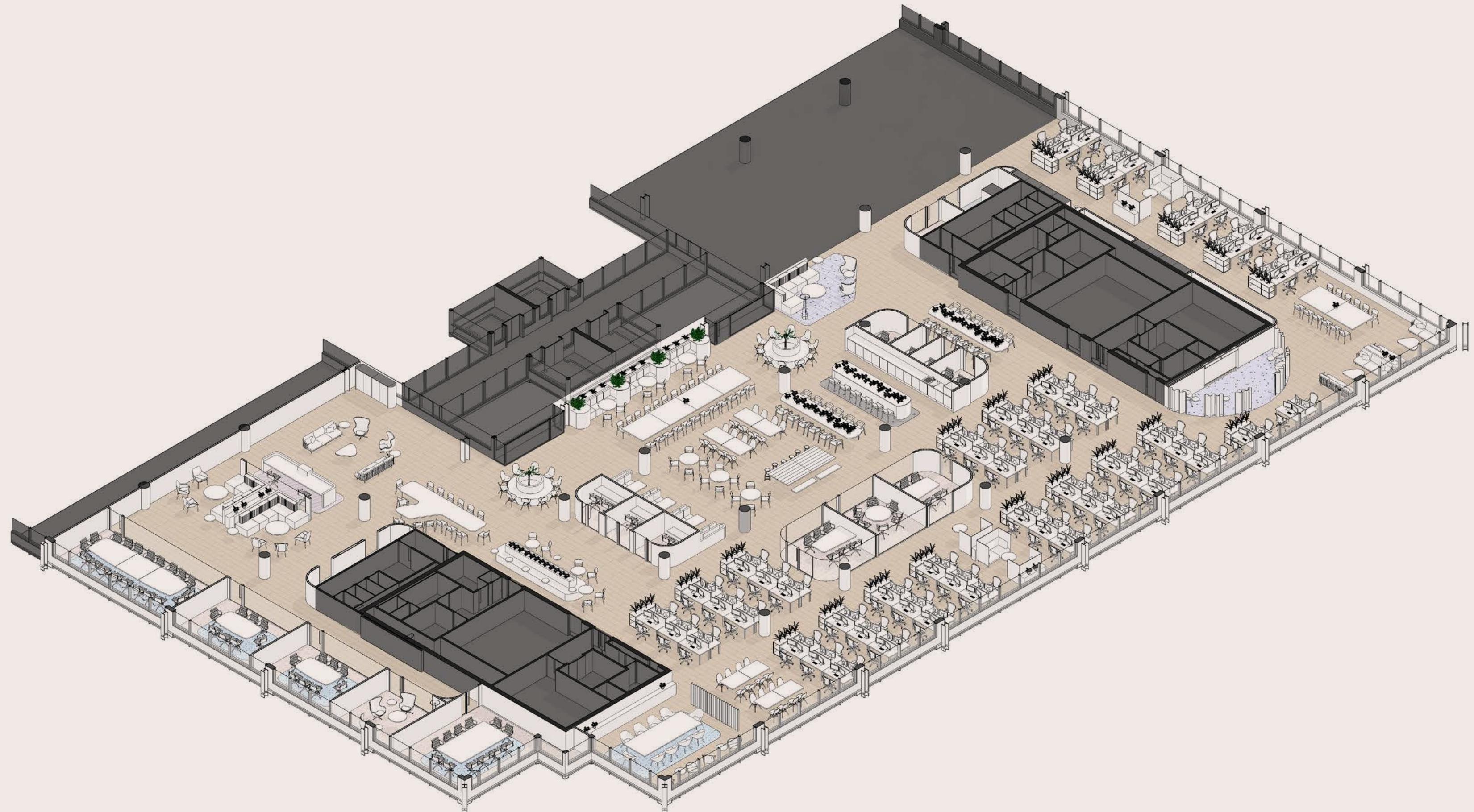
TYPICAL FLOOR - SPLIT



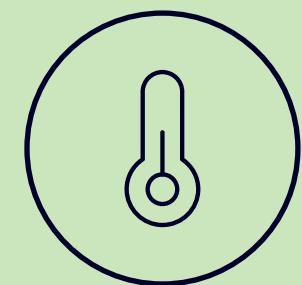
OFFICE

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 Meeting Rooms	1
Occupancy density	1:18 SQ M



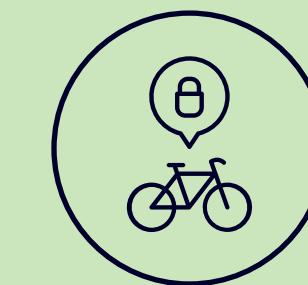
SUMMARY SPECIFICATION



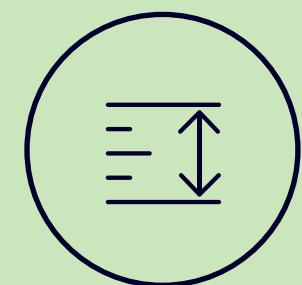
FOUR PIPE FAN COIL
UNIT AIR-CONDITIONING



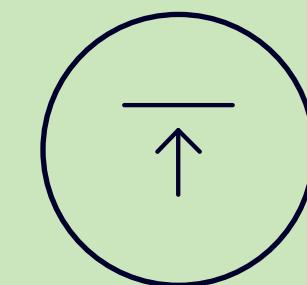
AN EXTENSIVELY
REFURBISHED RECEPTION
AND ARRIVAL EXPERIENCE



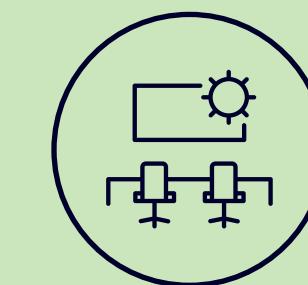
192 SECURE BIKE
SPACES AND 24
BROMPTON LOCKERS



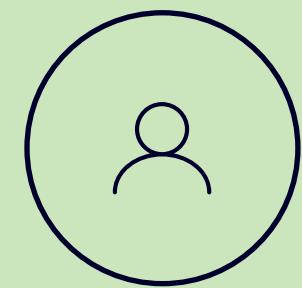
TYPICAL FLOOR-TO-CEILING
HEIGHT OF 2.7M



150MM RAISED FLOOR



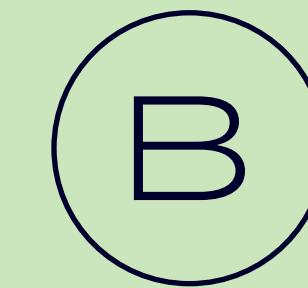
EXCELLENT NATURAL
LIGHT AND STUNNING
VIEWS ACROSS LONDON



OCCUPATIONAL DENSITY
OF 1 PERSON PER 8 SQ M



5X COMMUNAL SHOWERS
AND 4X DEMISED SHOWERS
PER FLOOR



EPC B

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TEAM

**ASSET & BUILDING
MANAGER**
Tishman Speyer

ARCHITECTS
Morrow + Lorraine
HLW

**PUBLIC REALM
DESIGN**
BDP



PROPERTY MISDESCRIPTIONS ACT 1991 Cushman & Wakefield, CBRE and their clients give notice that: (i) These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents, or outgoings quoted are exclusive of VAT. (iv) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required. Q4 2025.

B E L V E D E R E S W 1