

S K Y

N O R T H

S O U T H

B E L V E D E R E

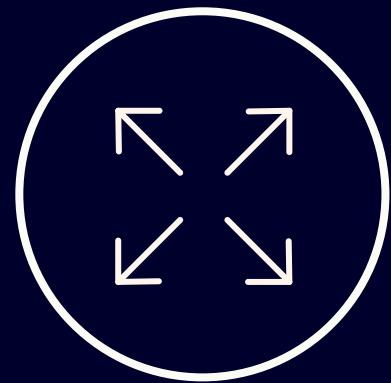
S W 1

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

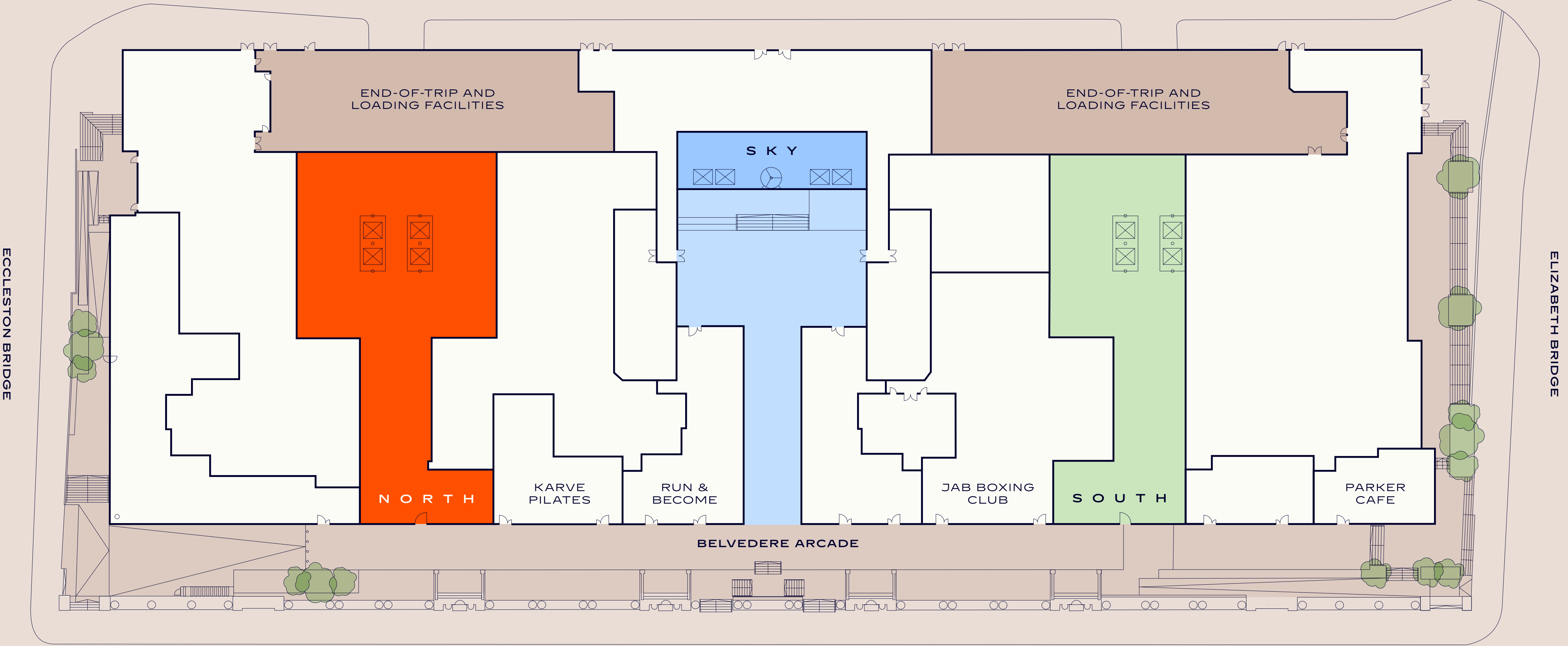
Effortlessly connected to the city and beyond, amidst four vibrant neighbourhoods: Victoria, Belgravia, Chelsea and Pimlico.



PARTNERSHIP APPROACH

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

SITE PLAN



- 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 Psycle 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

GN

GATWICK EXPRESS

Offering a fast
service to Gatwick
Airport (30 mins)

CYCLING TIMES



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

KEY

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



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

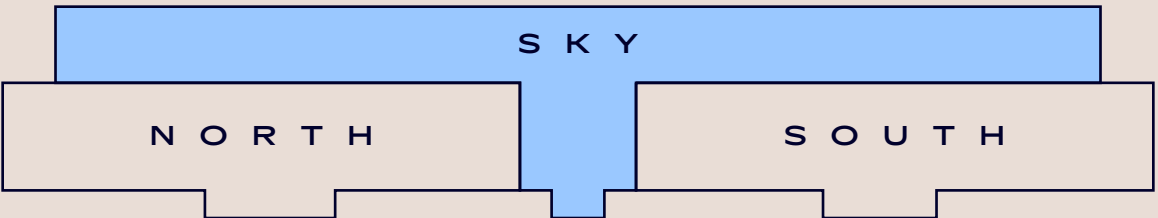
AVAILABILITY

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



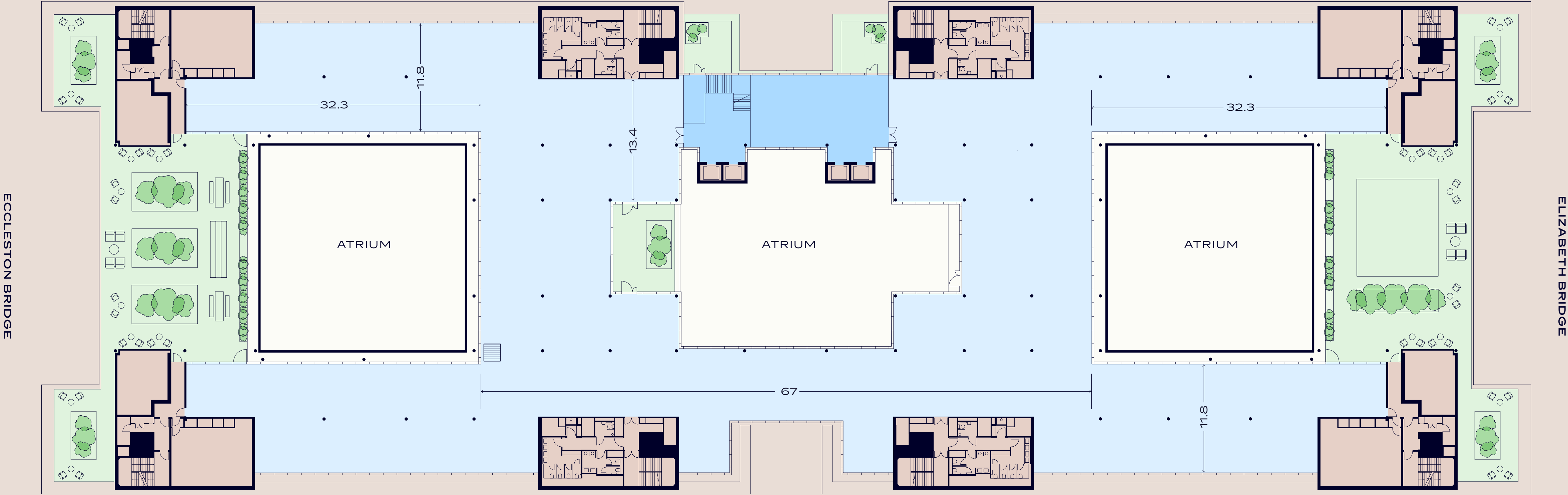
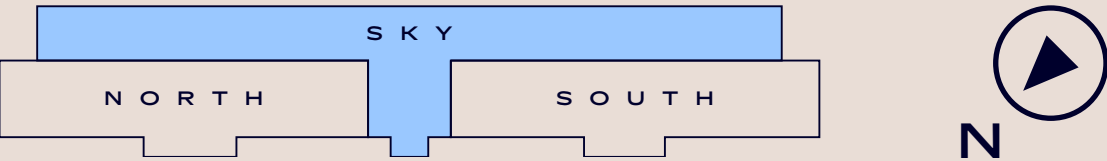
DEDICATED
ARRIVAL ENTRANCE
ADJACENT TO
BELVEDERE SQUARE

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



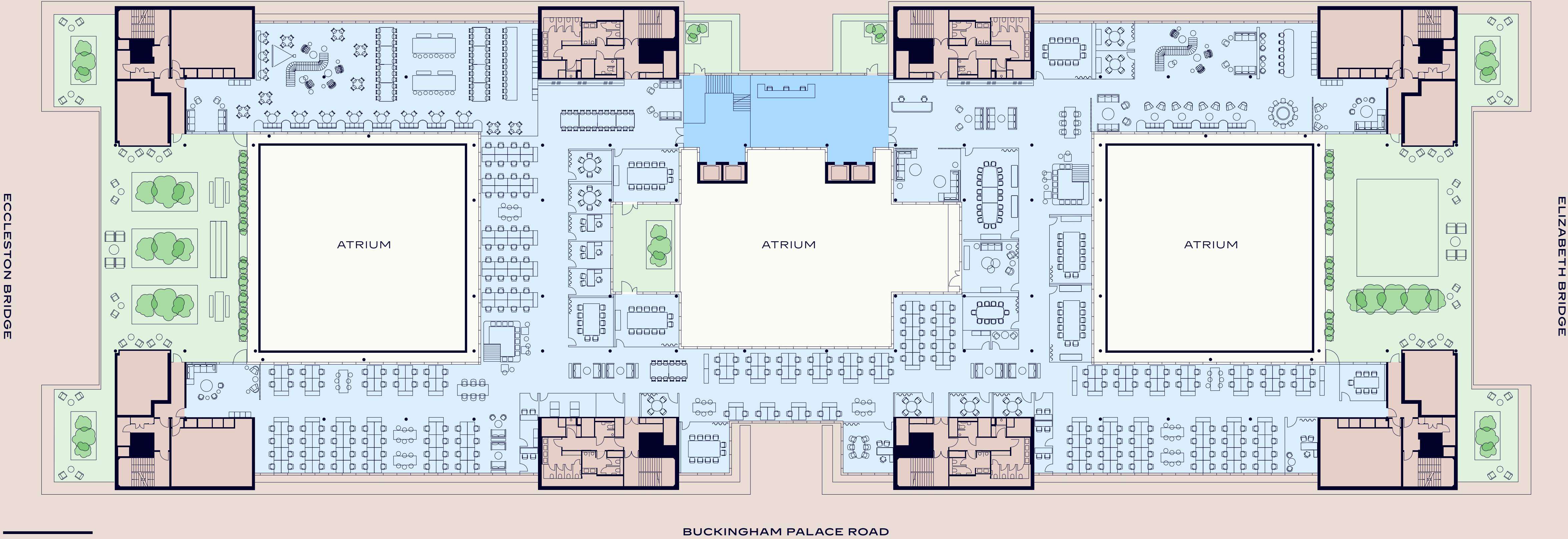
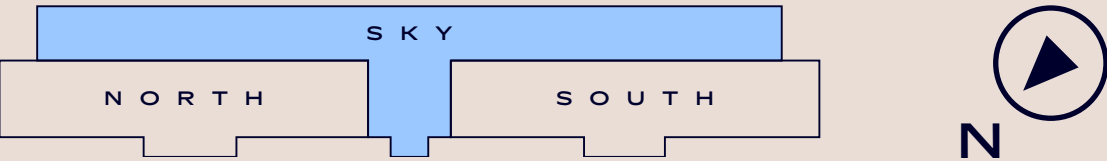
OFFICE NIA
34,675 SQ FT | 3,221 SQ M

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



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

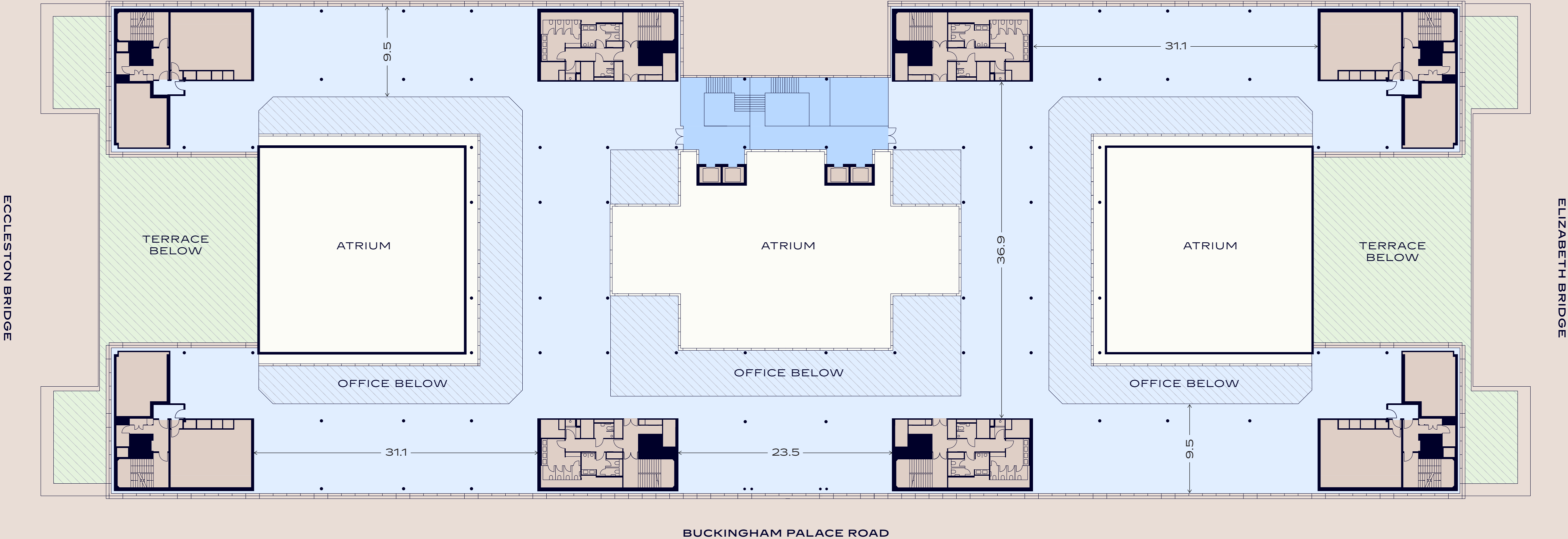
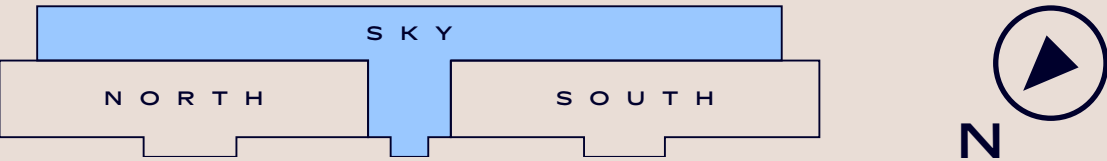


An indicative view of CAT B Level 7, with views down to Level 6 and across Central London



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

LEVEL 7 FLOOR PLAN

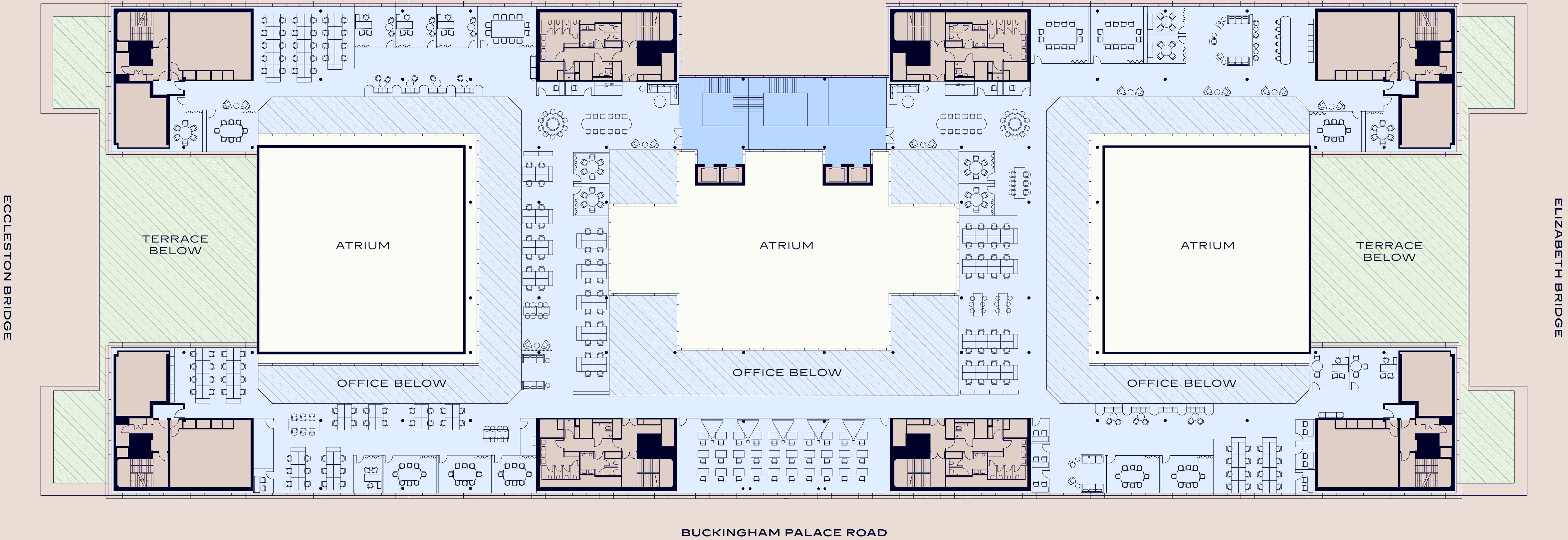
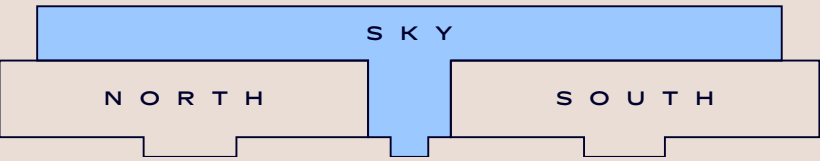


OFFICE NIA
28,399 SQ FT | 2,638 SQ M

○ 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

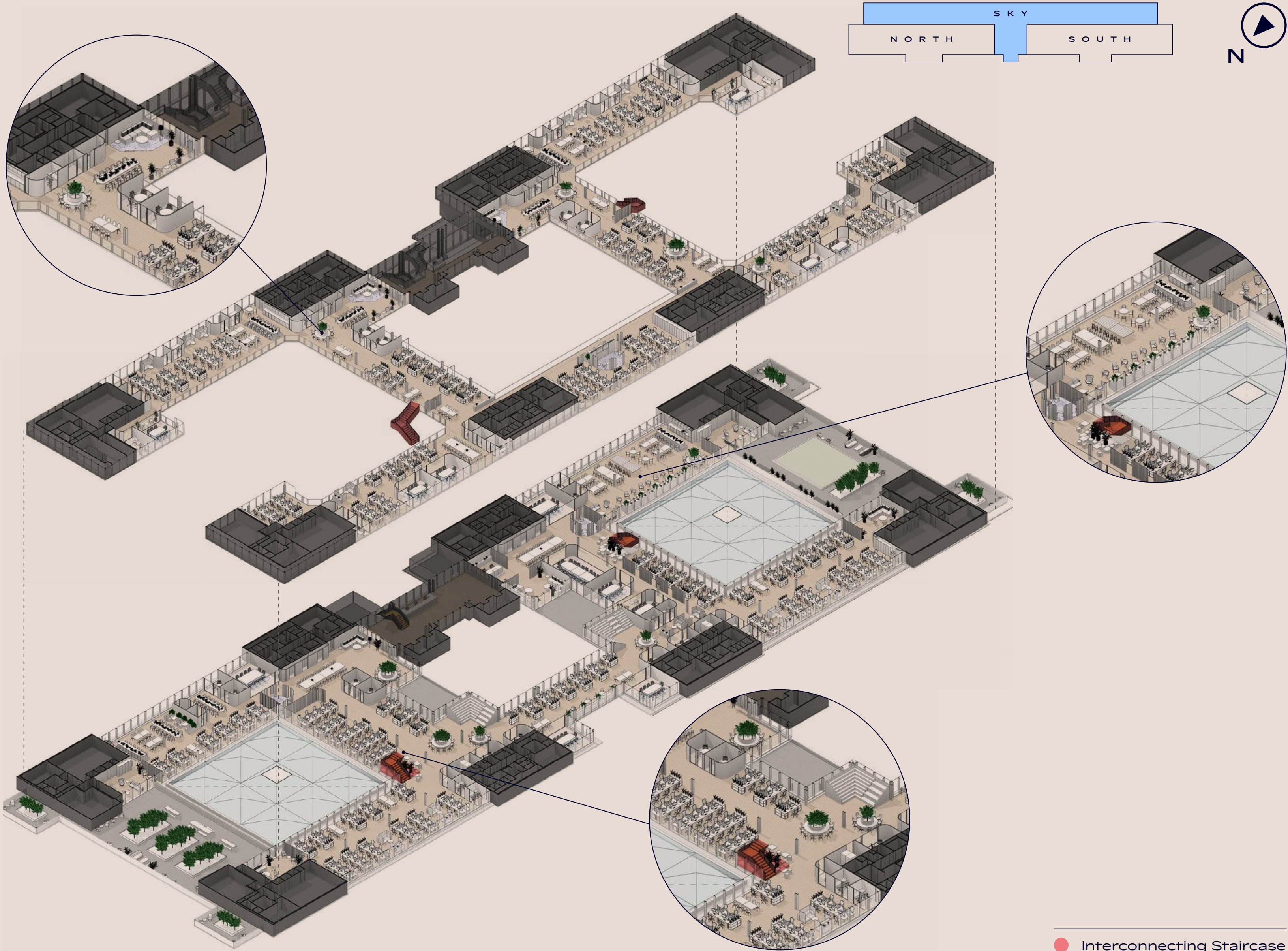
LEVEL 6
34,675 SQ FT | 3,221 SQ M

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

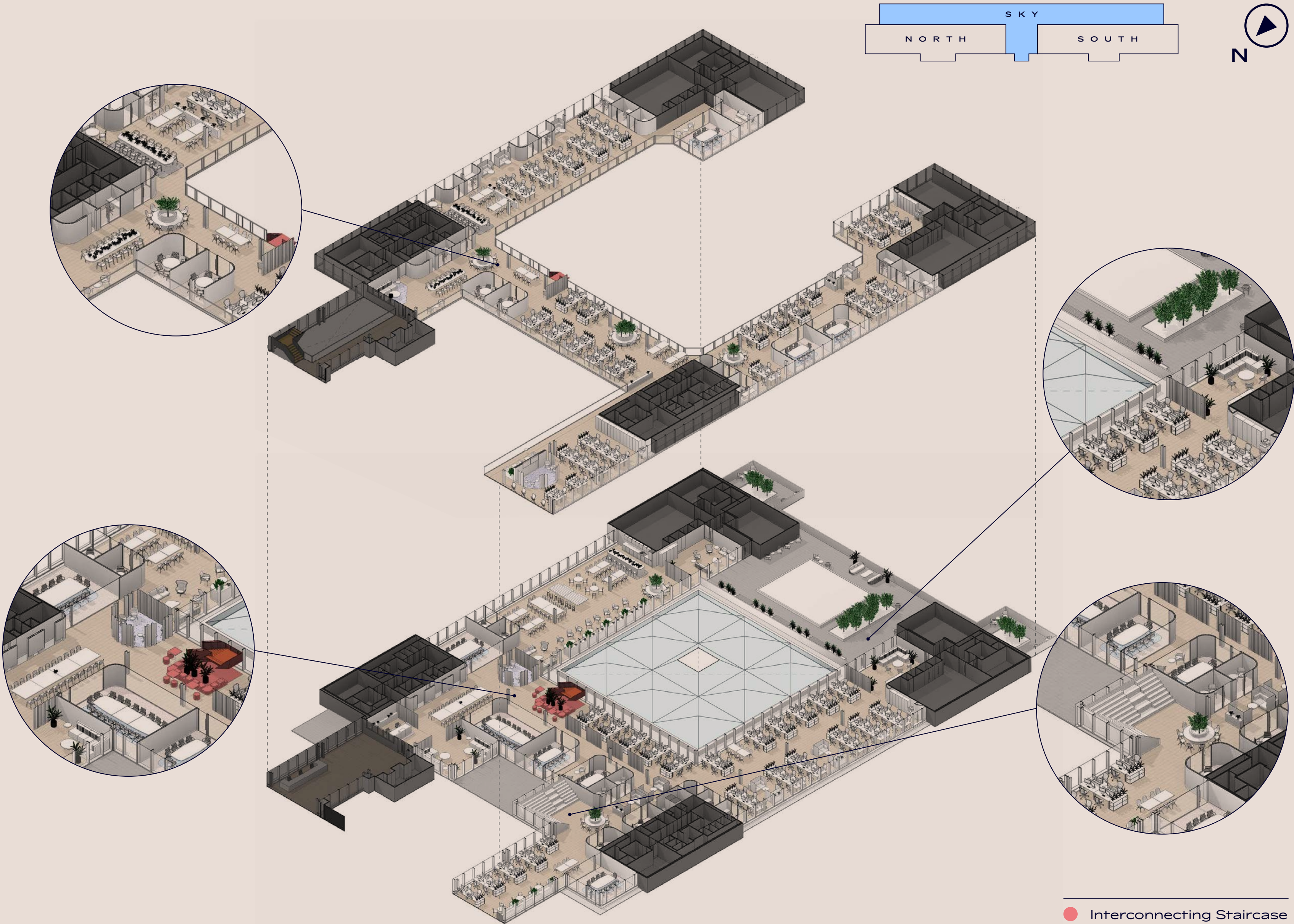
Open Plan Desks	111
Video Conferencing Rooms	3
4 Person Meeting Rooms	4
10 Person Meeting Rooms	2
12 Person Meeting Rooms	1
20 Person Boardroom	1
Occupancy Density	1:9 SQ M

TOTAL

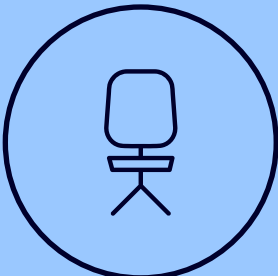
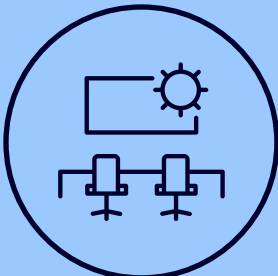
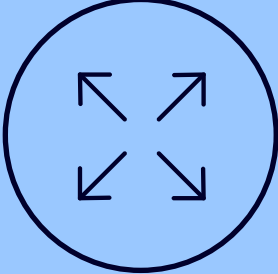


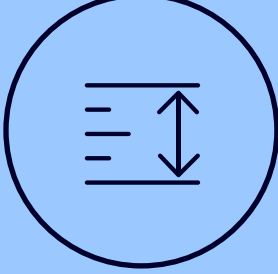

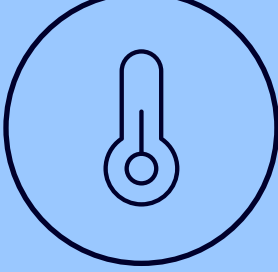
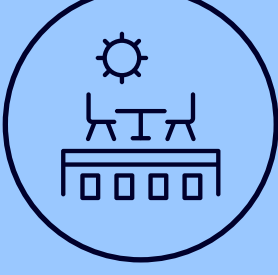

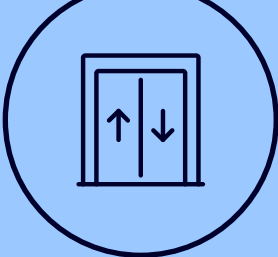

32,484 SQ FT | 3,018 SQ M

TERRACE/WINTER GARDEN AREA


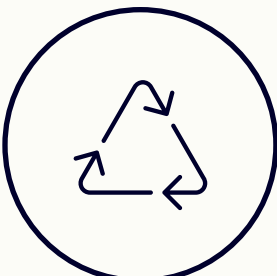
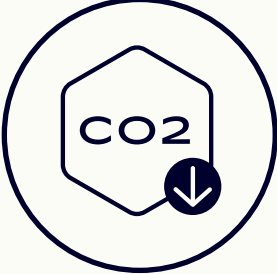
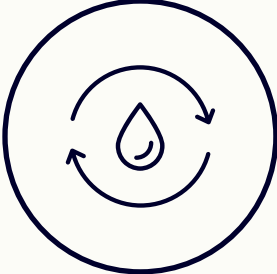
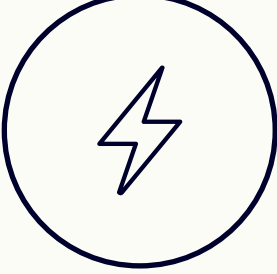

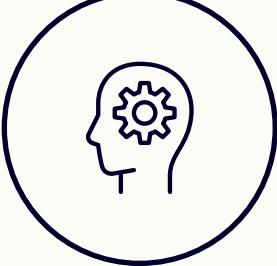
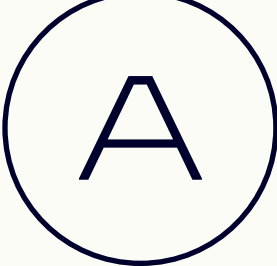
5,160 SQ FT | 1,163 SQ M

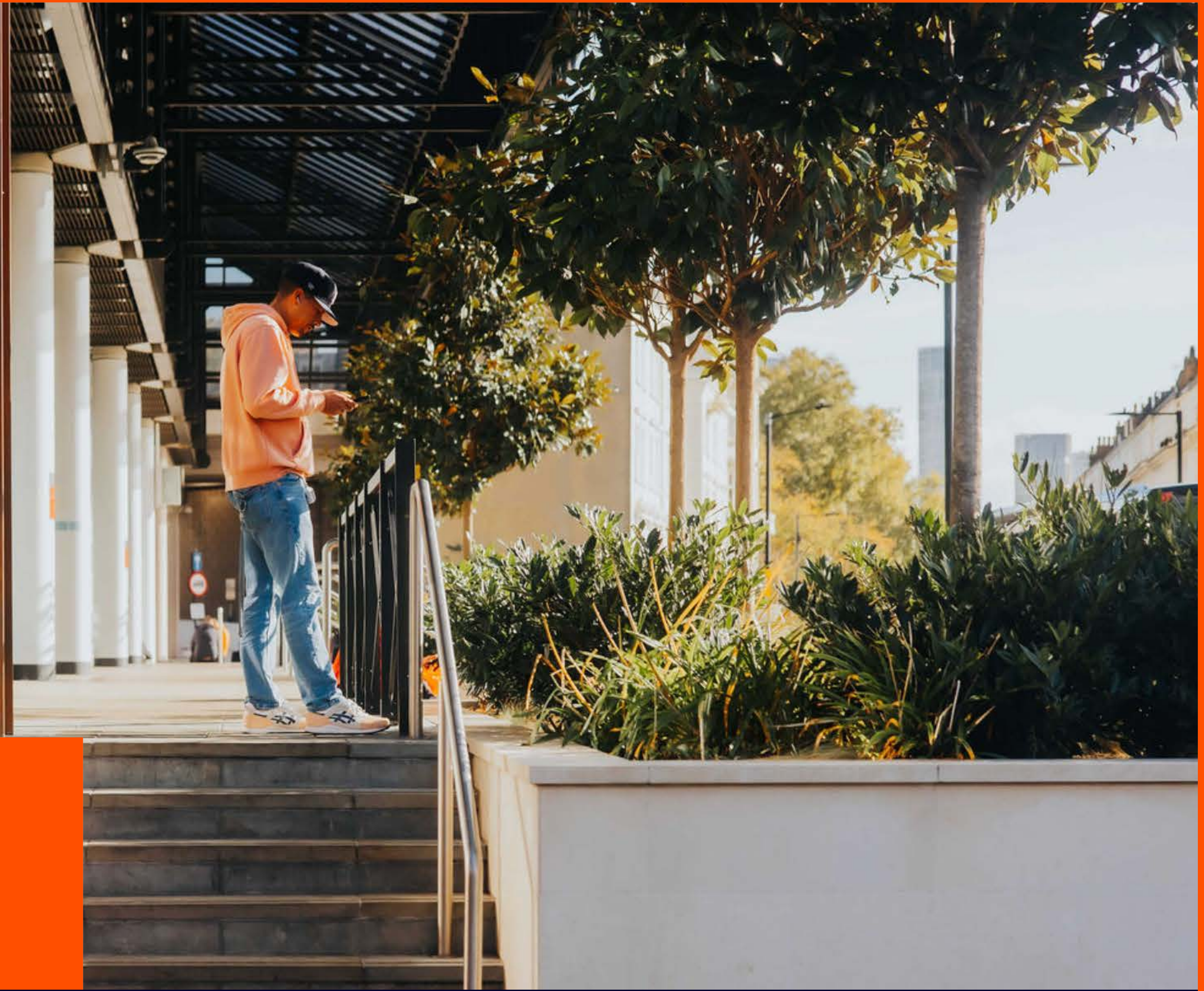
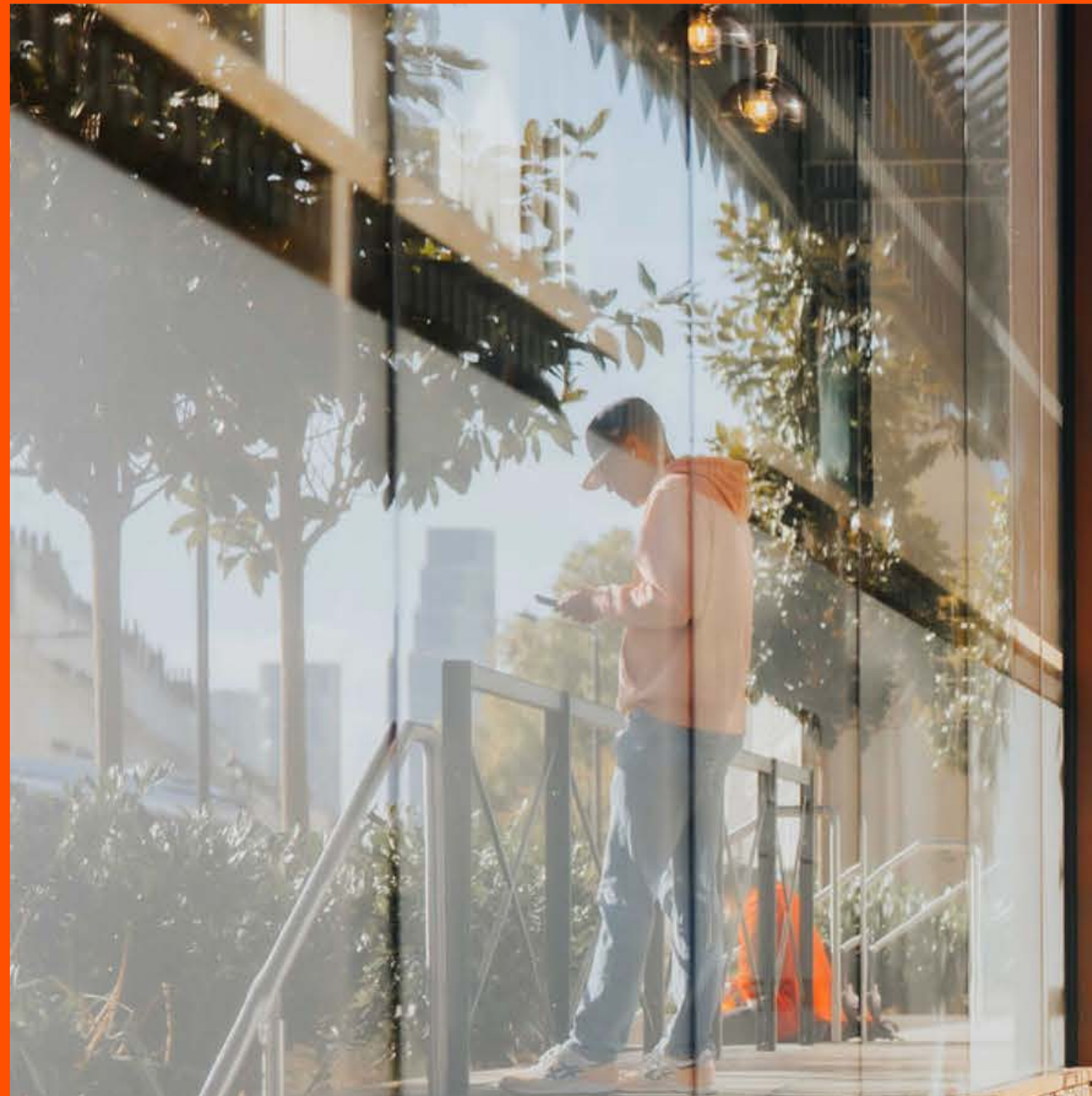


SUMMARY SPECIFICATION

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



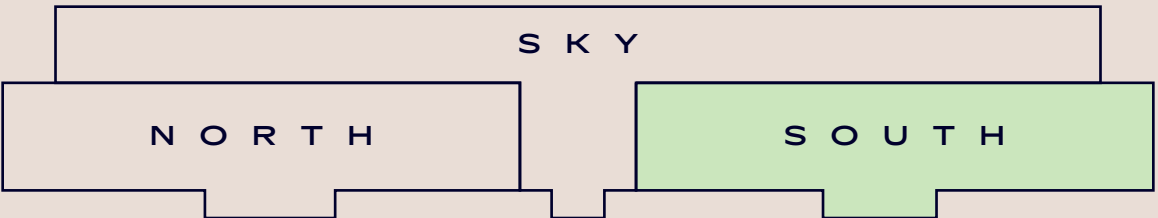
An indicative view of Level 3's formal and informal work spaces



S O U T H

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.



S O U T H
B E L V E D E R E S W 1



SOARING CENTRAL
GLASS ATRIUM

FEATURE RECEPTION
WITH WAITING AREA

CHOOSE FROM SPACIOUS
FLOORPLATES TO SELF-
CONTAINED UNITS

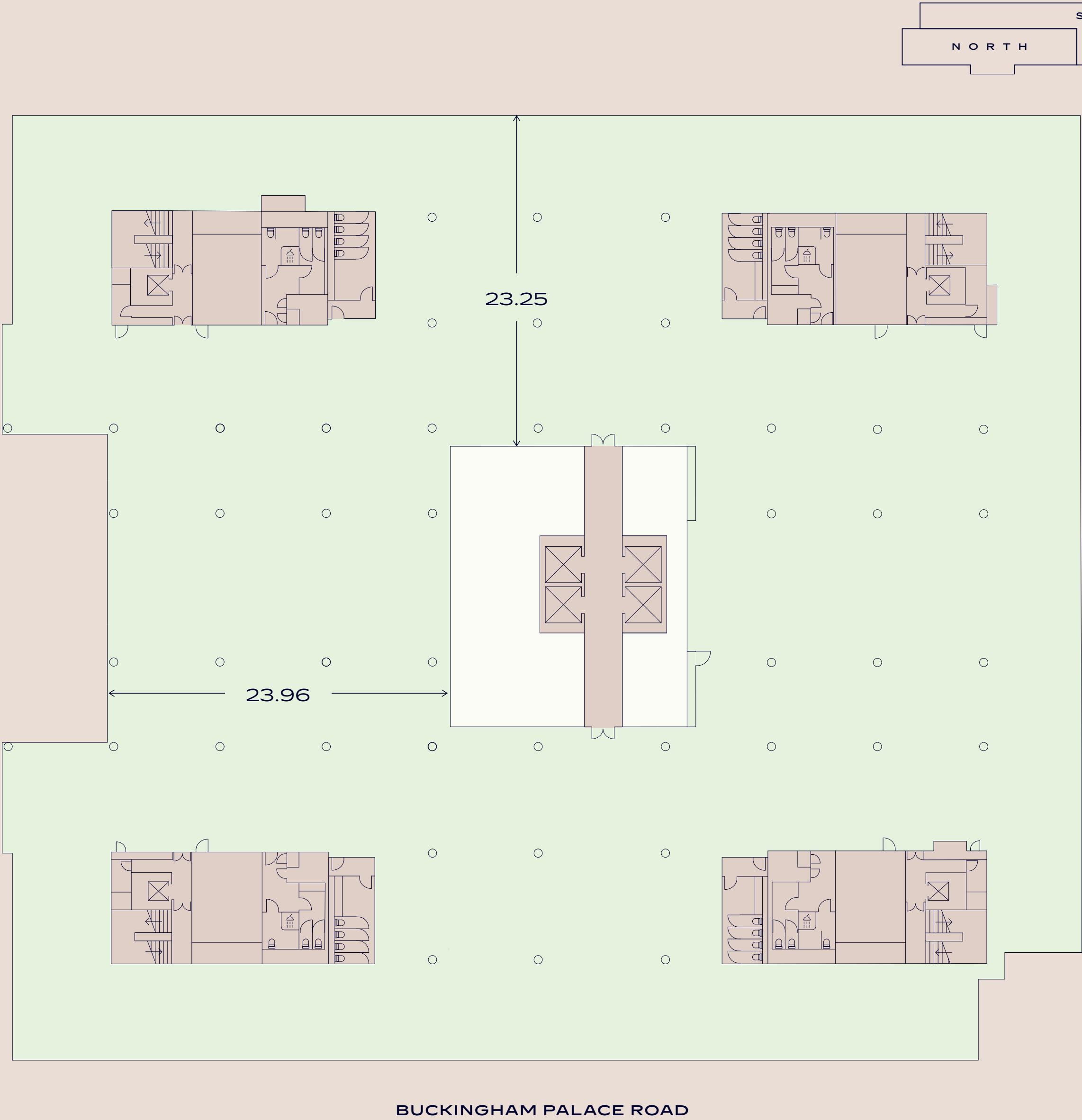
WORKSPACE FLOODED
WITH NATURAL LIGHT



CGI of contemporary office
space on Level 3

TYPICAL FLOOR PLAN

OFFICE NIA
41,731 SQ FT | 3,877 SQ M



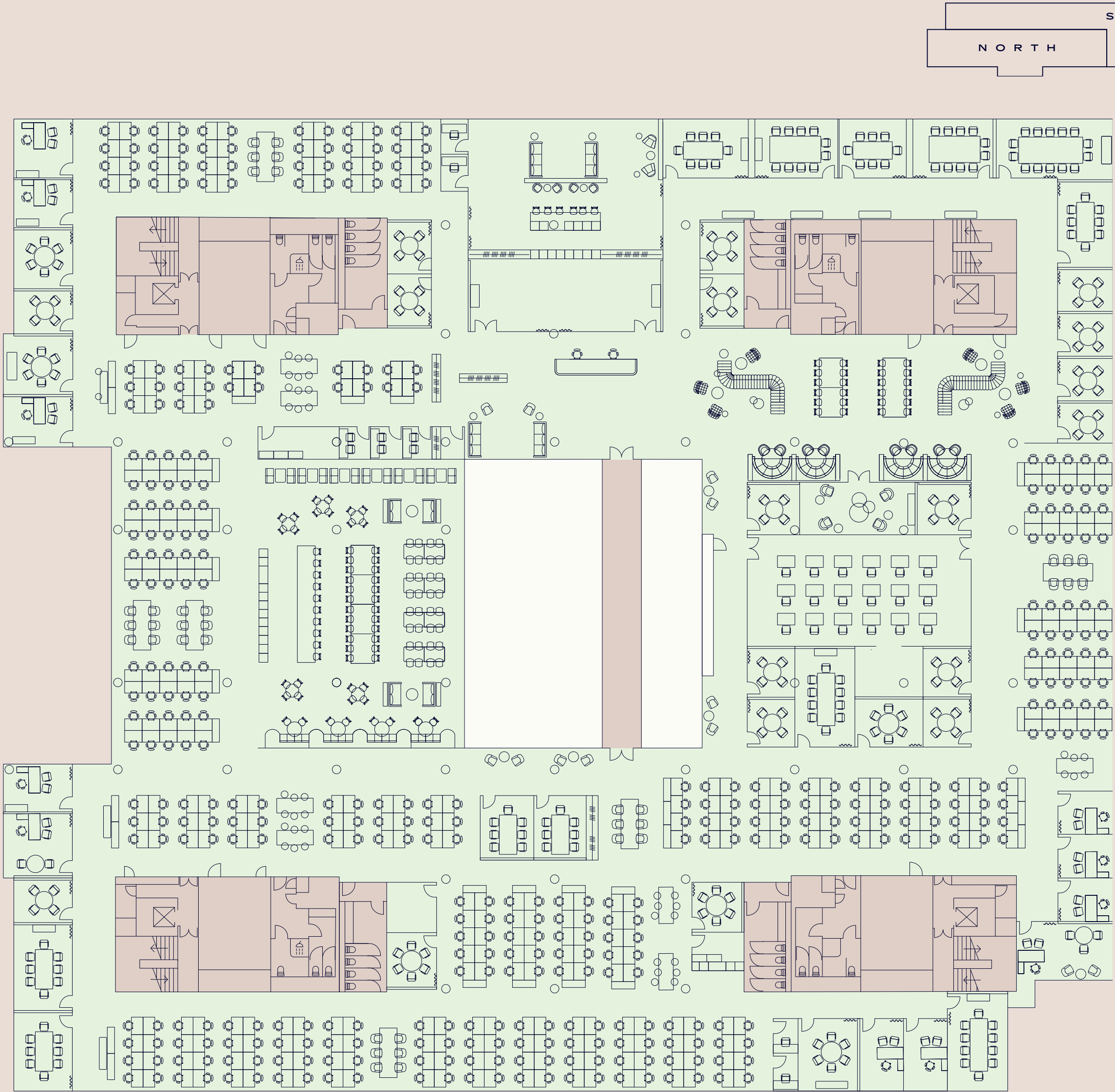
- Office
- Core

Note: Plans are indicative only

LEVEL 3 SPACE PLAN

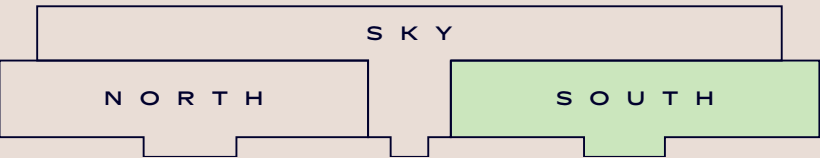
OFFICE NIA

41,731 SQ FT | 3,877 SQ M



- Office
- Core

Note: Plans are indicative only





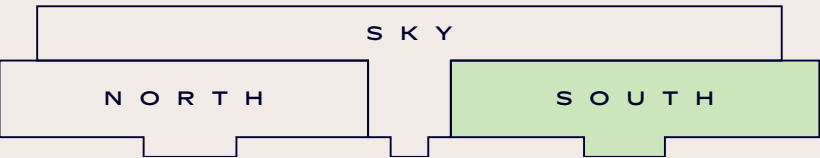
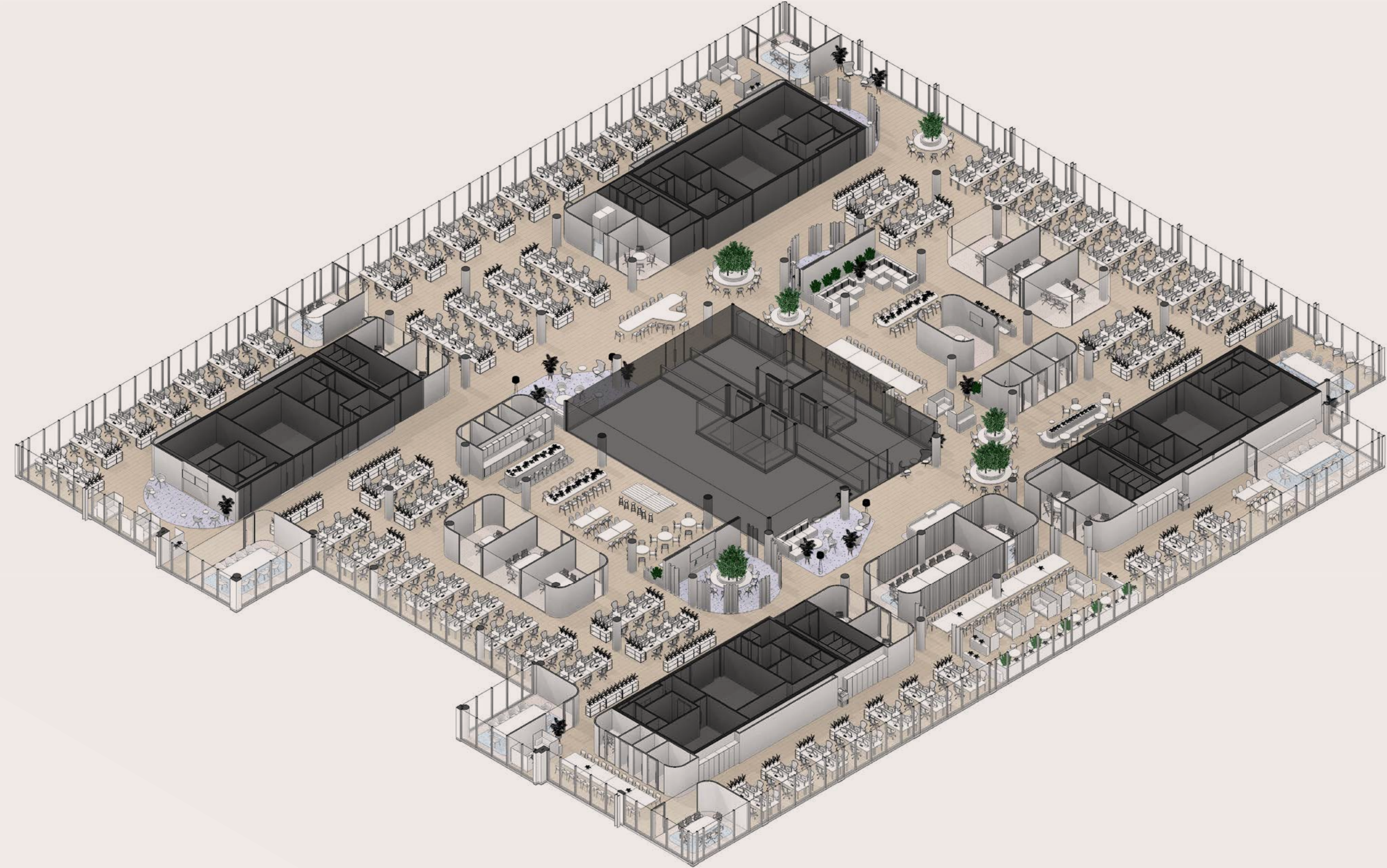
CGI of open, flexible workspace
on Level 3

TYPICAL FLOOR

OFFICE

41,731 SQ FT | 3,877 SQ M

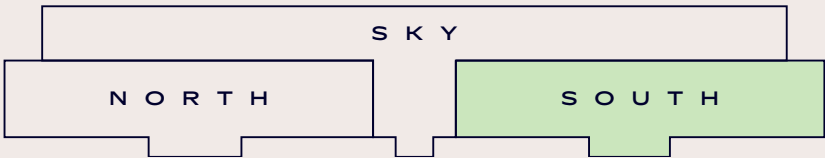
Open plan desks:	286
Video Conferencing Rooms	11
4 Person Meeting Rooms	2
6 Person Meeting Rooms	6
8 Person Meeting Rooms	6
10 Person Meeting Rooms	2
20 Person Meeting Rooms	1
Occupancy density	1:9 SQ M



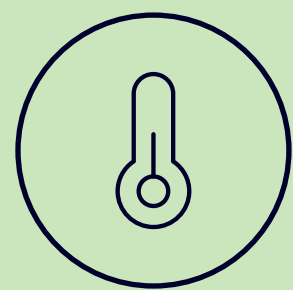
TYPICAL FLOOR – SPLIT

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



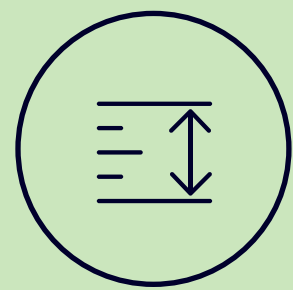
FOUR PIPE FAN COIL
UNIT AIR-CONDITIONING



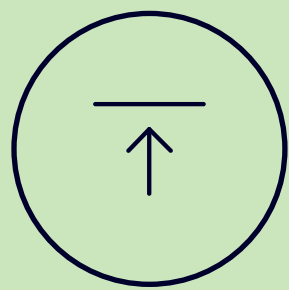
AN EXTENSIVELY
REFURBISHED RECEPTION
AND ARRIVAL EXPERIENCE



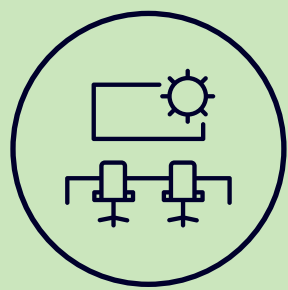
192 SECURE BIKE
SPACES AND 24
BROMPTON LOCKERS



TYPICAL FLOOR-TO-CEILING
HEIGHT OF 2.7M



150MM RAISED FLOOR



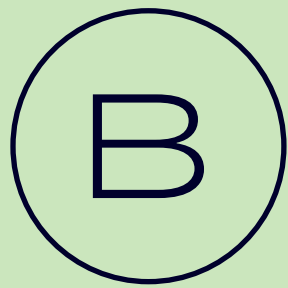
EXCELLENT NATURAL
LIGHT AND STUNNING
VIEWS ACROSS LONDON



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