105 VICTORIA STREET

# A LANDMARK DESTINATION IN LONDON'S WEST END

Dedicated wellness space – c. 17,687 sq ft – plus 34,312 sq ft of flexible indoor and outdoor areas for fitness, events, and activations.

Restaurant opportunity – 3,072 sq ft – with the addition of 1,230 sq ft for outdoor seating and potential to incorporate fresh produce from the on-site urban farm.

Coming July 2026

# REINSTATING THE HEART OF VICTORIA

105 Victoria Street is a next-generation development of 470,000 sq ft, setting new standards for design, sustainability, and user experience. Every detail, from architecture to amenities, is crafted to support modern retail and community life. This best-in-class building redefines what a commercial destination can be: smart, inclusive, and built for the future.



# LOCATION AND CONNECTIVITY

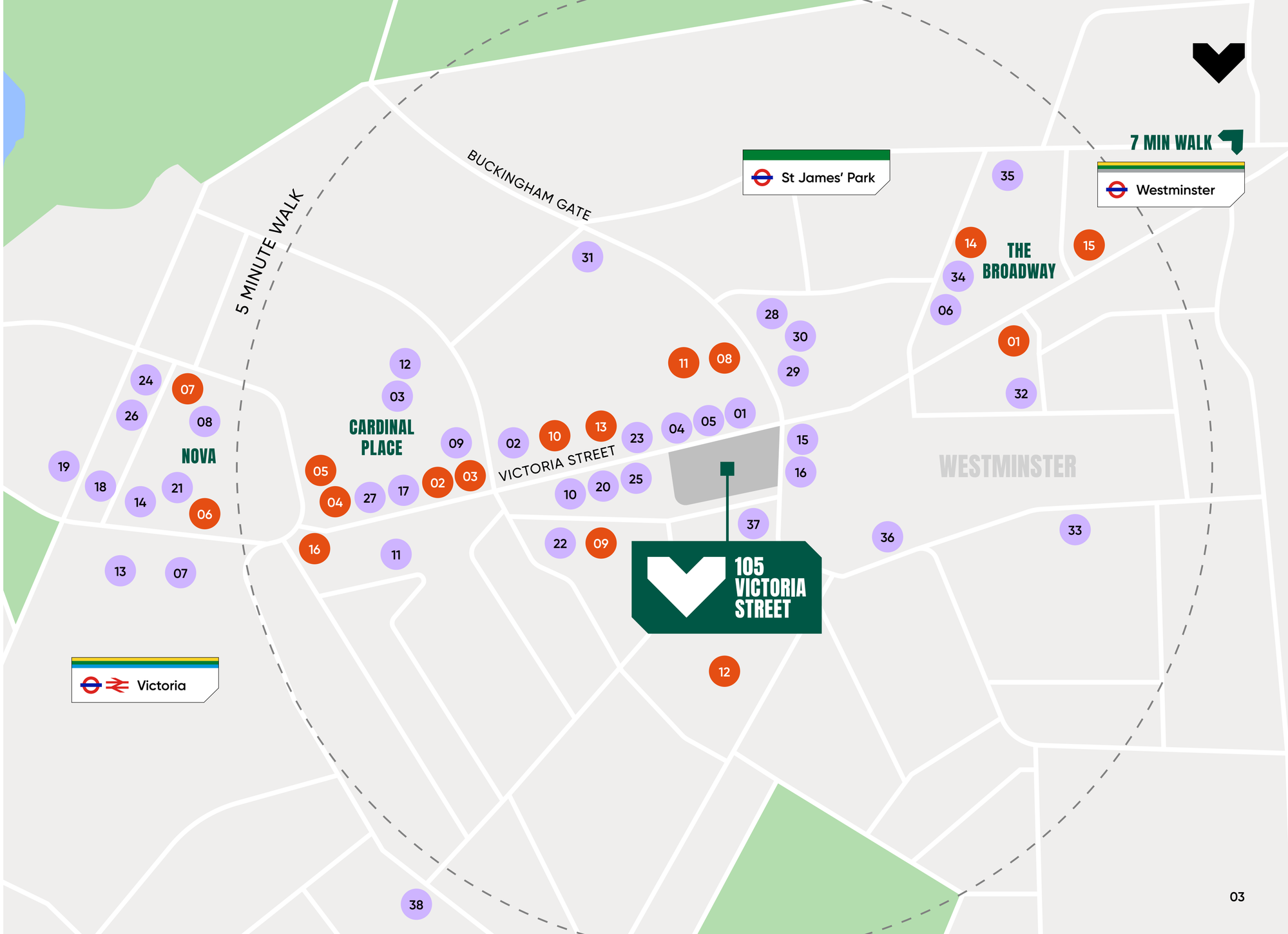
Positioned at a highly visible corner in the heart of one of London's most energetic commercial districts, 105 Victoria Street offers a unique retail opportunity with exceptional footfall and standout street presence.

## Selected Surrounding Retail

01 All Bar One
02 BAM Karaoke
03 Bill's
04 Curzon
05 Emilia's Crafted Pasta
06 Farmer J
07 Flat Iron
08 Franco Manca
09 Holland & Barrett
10 Hotel Chocolat
11 Itsu
12 M&S
13 Market Halls
14 Ole & Steen
15 Pizza Express
16 Pret A Manager
17 Reiss
18 Salad Project
19 ScandiKitchen
20 Scribbler
21 Sticks'n'Sushi
22 Sweaty Betty
23 The Ivy
24 Timmy Green
25 Townhouse Nail Salon
26 Vagabond Wines
27 Zara
28 Chez Antoinette
29 Honi Poke
30 Urban Greens
31 Quilon
32 The Cinnamon Club
33 Ma La Sichuan
34 Acai Berry
35 The Pem
36 Yatra
37 Iris & June
38 A Wong

## Selected Local Occupiers

01 Boeing
02 EDF Trading
03 Experian
04 Landsec
05 Microsoft
06 National Cyber Security Centre
07 Blue Crest Capital Management
08 Kering
09 Informa Group
10 Jupiter Asset Management
11 Capital.com
12 Channel 4 Television
13 Westminster City Council
14 Capital UK
15 The Law Society
16 John Lewis Head Office



# VICTORIA: A MARKET ON YOUR DOORSTEP

Evercore, our first tenant at 105 Victoria Street, will take five floors and bring 1,000+ high-earning professionals. Salaries start at £70k and rise above £400k. This audience demands premium retail, quality grab-and-go, and exceptional experiences.

And they're just the first. More top financial services firms are coming, creating a hub of discerning, high-spending customers. Here's what the market on your doorstep looks like in numbers.

## A HIGHLY AFFLUENT AND DENSE WORKER CATCHMENT

- 59,018 workers within a 500m radius of 105 Victoria Street, with more than 4,000 new workers joining the building.
- 58% of workers belong to the top 5 affluent ACORN groups, including Executive Wealth, Mature Money, and City Sophisticates.
- £3.1 million projected annual worker spending on-site, across comparison goods, convenience, and catering.

## A DIVERSE, DENSE AND CONNECTED MARKET

- 8.8 million total catchment population with a retail spend potential of £284.4 million.
- 85.47 million annual users at Victoria Station, just 8 minutes' walk away, one of London's busiest stations.
- Exceptional connectivity with national rail, underground (District, Victoria, Circle), buses, and coaches.

## TOP 3% NATIONWIDE, VICTORIA LEADS LONDON'S EMERGING RETAIL POWERHOUSES

- Victoria ranks 14th out of 465 UK centres, with a £243.2 million market potential for comparison goods across residential, tourist, and worker groups.
- Positioned ahead of key London locations such as Kings Cross, Waterloo, Euston, and Elephant & Castle.

## MIXED-USE NEIGHBOURHOOD WITH UPSCALE APPEAL

- Surrounded by prestigious residential areas like Belgravia, Pimlico, and Westminster, attracting affluent professionals and high-net-worth households.
- Nearby high-end retail and dining locations, including Nova and Cardinal Place, enhance the area's vibrant, premium retail appeal.

A destination comprising 14 units with high visibility

Designed for lifestyle, wellbeing & community

Thoughtfully landscaped with seating and greenery

High footfall from surrounding offices and transport links

Suitable to a variety of usages including F&B, wellness, boutique fitness, curated lifestyle, experiential retail



# INTRODUCING THE VILLAGE SQUARE

**At the heart of 105 Victoria Street will be a new Village Square – a vibrant, open-air retail hub designed to support wellbeing and community connection.**

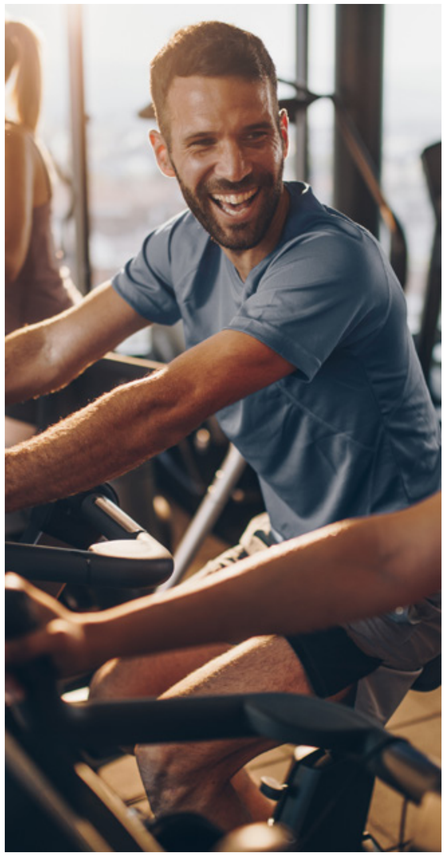


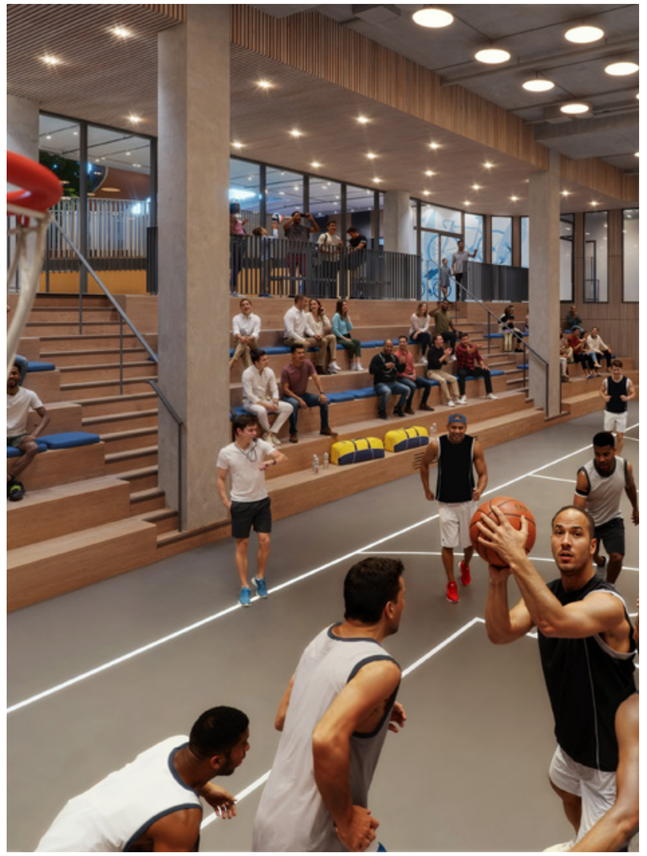

Featuring 10 ground floor retail units of varying sizes, this is a destination for considered, independent brands – ideal for operators who align with values of wellness, sustainability, and lifestyle.

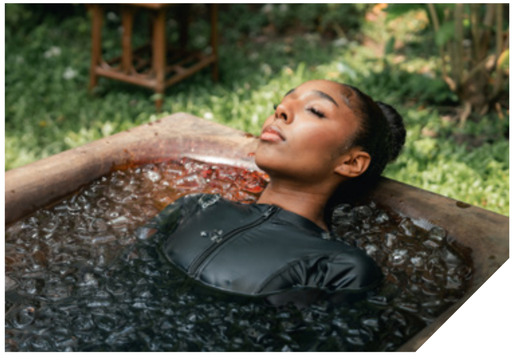
From ethical boutiques and healthy eateries to eco-friendly florists and natural wines, this is a chance to be part of a forward-thinking community space in one of london's busiest districts.

# PURPOSE-BUILT SPACE FOR
# HEALTH & FITNESS OPERATORS

105 Victoria Street offers a wellness space of up to 17,672 sq ft across multiple levels which can be divided / combined to suit various requirements. Generous floor-to-ceiling heights on Level V-2 also provide the opportunity to install a mezzanine. Ideal for boutique fitness, health, and recovery concepts, it is designed to meet the growing demand for high-quality wellbeing experiences and places wellness at the heart of this landmark development.







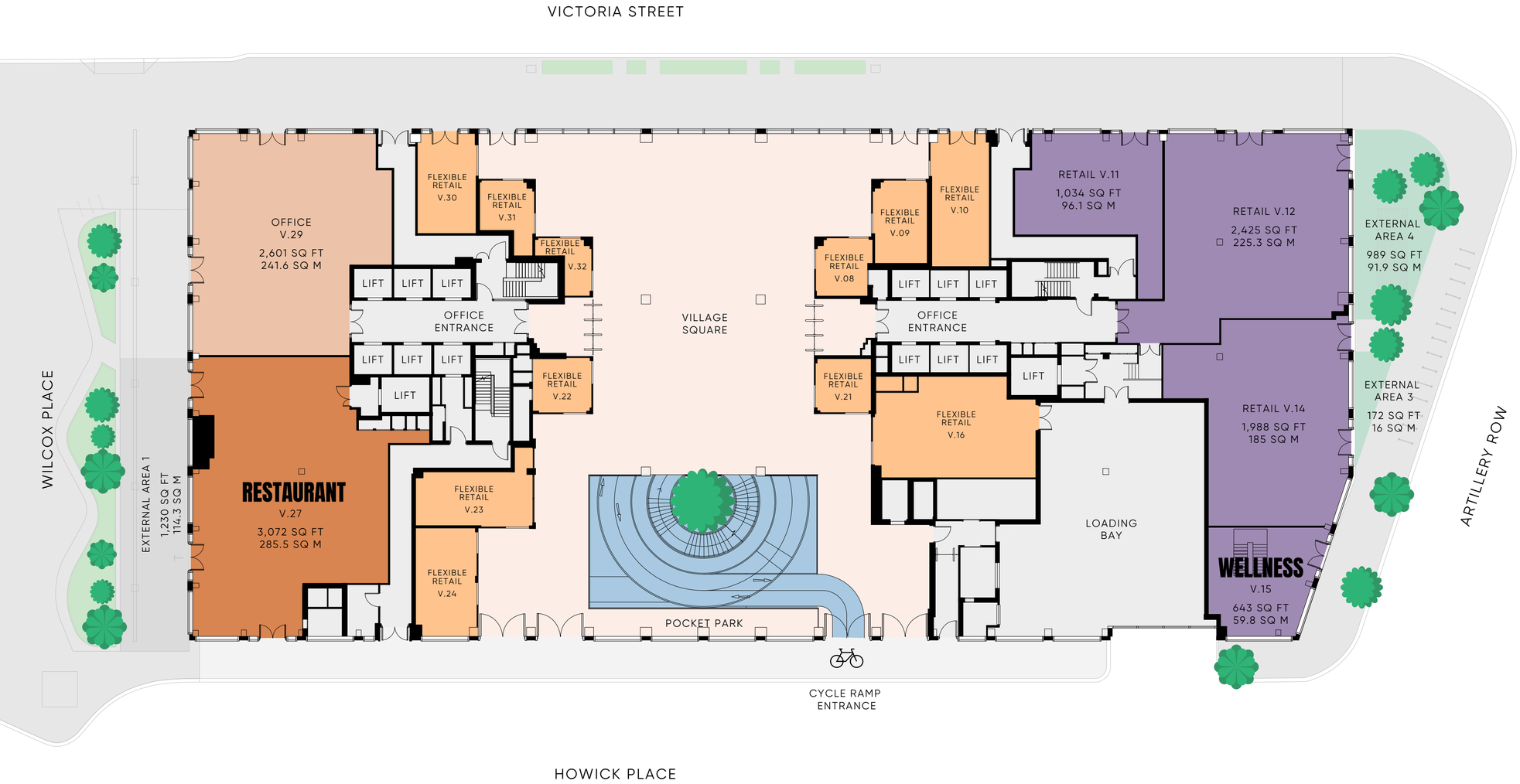




The concept features versatile indoor and outdoor activation spaces, including a near-NBA-size sports court, an urban farm, and a 200m track. Level 11 skyline terrace with club space. Perfect for fitness classes, events, pop-ups, and community engagement, these areas offer a unique opportunity to create vibrant experiences that connect visitors and tenants.



# UNIT OVERVIEW




Flagship retail | Restaurant | Flexible retail | Village Square | Amenities | Landlord areas | Green spaces

## GROUND FLOOR

| Unit | SQ FT | SQ M | Ceiling Height |
|---|---|---|---|
| V.08 - Flexible Retail | 198 | 18.4 | 4.37m |
| V.09 - Flexible Retail | 283 | 26.3 | 4.37m |
| V.10 - Flexible Retail | 496 | 46.1 | 4.63m |
| V.11 - Retail | 1,034 | 96.1 | 4.63m |
| V.12 - Retail<br>External Area 4 | 2,425<br>989 | 225.3<br>91.9 | 4.63m<br>- |
| V.14 - Retail<br>External Area 3 | 1,988<br>172 | 185<br>16 | 5.43<br>- |
| **V.15 - Wellness** | **643** | **59.8** | **5.43** |
| V.16 - Flexible Retail | 979 | 91 | 4.63m |
| V.21 - Flexible Retail | 194 | 18 | 4.37m |
| V.22 - Flexible Retail | 207 | 19.2 | 4.37m |
| V.23 - Flexible Retail | 431 | 40 | 4.63m |
| V.24 - Flexible Retail | 423 | 39.3 | 4.63m |
| **V.27 - Restaurant<br>External Area 1** | **3,072<br>1,230** | **285.4<br>114.3** | **4.63m<br>-** |
| V.29 - Office | 2,601 | 241.6 | 4.63m |
| V.30 - Flexible Retail | 378 | 35.1 | 4.63m |
| V.31 - Flexible Retail | 201 | 18.7 | 4.37m |
| V.32 - Flexible Retail | 128 | 11.9 | 4.37m |
| Village Square | 8,805 | 818 | – |

Figures denote estimates of NIA

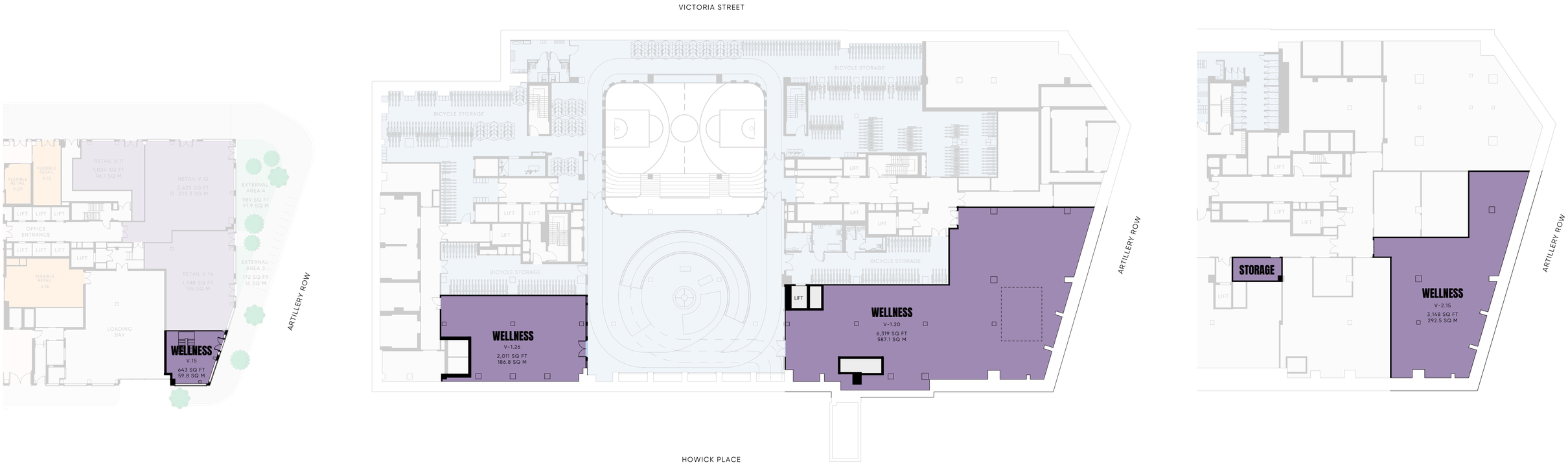
# HEALTH & WELLBEING UNIT

## Up to 17,672 sq ft dedicated to wellness.

The wellness space can be configured – then take it further with an additional external café space. Create a vibrant social hub, boost member retention, and open new revenue streams, all within the same destination.

Soft spot for internal staircase connecting all three floors

Figures denote estimates of NIA




## GROUND FLOOR

643 sq ft / 59.8 sq m
**Ceiling Height:** 5.43m

Plus external space for outdoor seating.

## LEVEL -1

8,330 sq ft / 774 sq m
**Ceiling Height:** 3.46m*

*3.65m & 3.2m under loading bay.

## LEVEL -2

3,148 sq ft / 293.5 sq m
**Ceiling Height:** 5.92m*
566 SQ FT of Storage**

*4.55m under ductwork **Further storage is available.

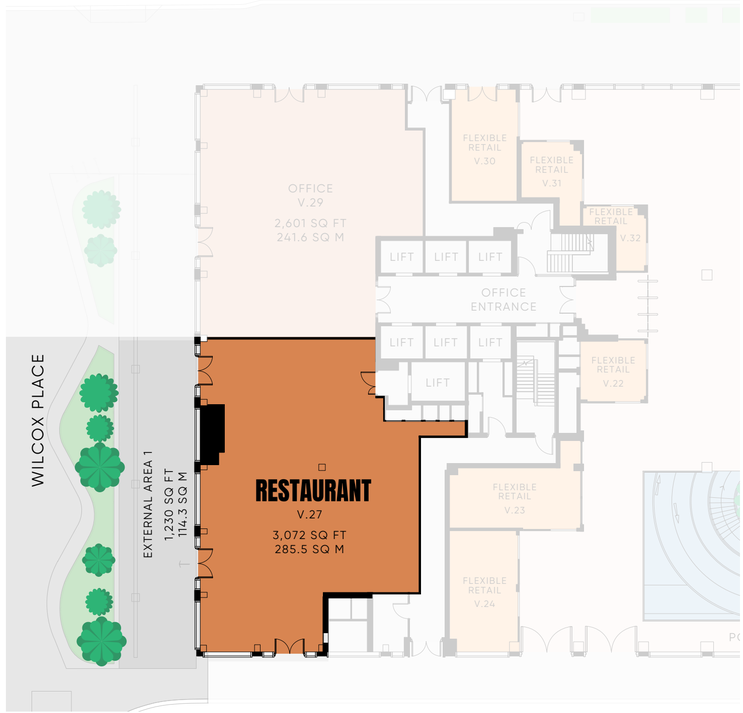



# SPOTLIGHT ON THE CORNER

3,072 sq ft flagship restaurant with additional external seating space

# RESTAURANT UNIT

## 3,072 SQ FT / 285.5 SQ M




### GROUND FLOOR

3,072 sq ft / 285.5 sq m
**Ceiling Height:** 4.63m*

*estimated area



Opportunity to utilise the level 15 urban farm and terrace for private dining, events and growing.

# RETAIL SUMMARY SPECIFICATION

Fresh air ventilation

2x goods lifts

Efficient LED lighting

Gas free

External retail units provided to shell and core

Village Square units provided to shell and floor with customisable LED signage

Metered utility connections for water and power with capped chilled water and low temp hot water supply to external retail units

Flexible A1, A2, A3, A4, D1 and D2 uses - more information for specific units is available upon request

Grey water treatment and reuse

Enhanced recycling infrastructure

EPC A rating Net Zero embodied and operational carbon

7.65m clear ceiling height in central area of Village Square

3.12m clear ceiling height on retail Level V-1**

3.99m clear ceiling heights for external retail and Village Square units*

Retail storage of 3,272 sq ft available at LV-2

All electric systems and electric vehicle charging from renewable energy sources

Options for ventilation and heat rejection equipment installation to external retail units, and some Village Square units

South West Wilcox place unit provided with dedicated extract to roof for F&B (A3) operations

Trading hours between 07.00 to 00.30

Three dedicated loading bays for servicing between the hours of 08.00 and 20.00

Power fed through Landlord's electrical distribution provided to Village Square units

A BNO LV distribution system providing up to 1 MVA connection provided to external retail units

Village Square floor loading – 5.0 kN/m2
Retail floor loading – 4.0kN/m2

Urban farm at Level 15 for potential utilisation by F&B occupier

Level 11 club space with roof terrace, coffee bar, yoga studio, bar and walk & talk track

## TARGETING:

5.5 NABERS ENERGY

BREEAM® VERY GOOD

WELL PLATINUM

ACTIVE SCORE PLATINUM 100

WINDSCORE PLATINUM

*3.43m clear height in external retail units where a bulkhead is required for services
**2.96m clear height in Level V-1 where a bulkhead is required for services

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# FIND ALTERNATIVE

A development by:

BGO


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