

171 VICTORIA

203,000 sq ft of light filled
workspace plus 22,000 sq ft
of terraces. Coming Q4 2027.

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- Carlisle Place entrance

171 Victoria combines an exceptional location with outstanding connectivity and thoughtfully designed workspace.





171 VICTORIA

Positioned within Central London's largest and most connected office district.

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The Location

At the heart of Victoria



– 25+ specialist coffee shops within 400 metres

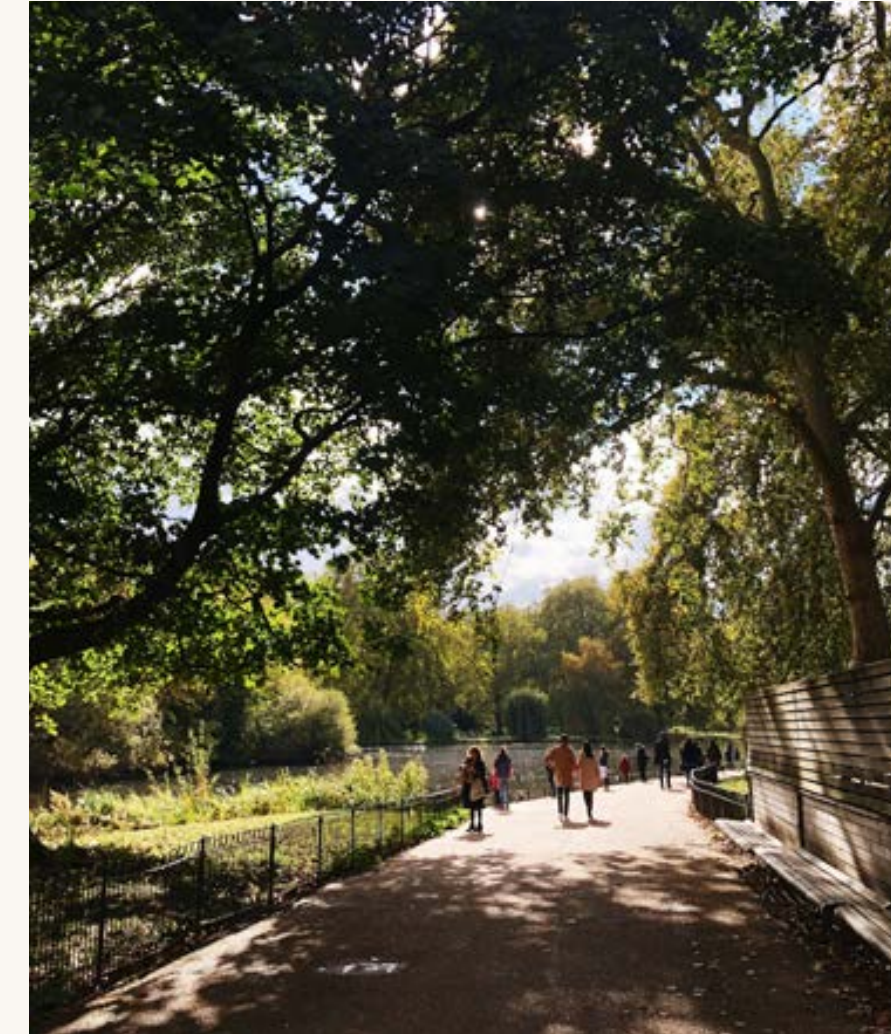


– Westminster Cathedral

171 Victoria sits at the centre of one of London's most established and connected districts.

Framed by Westminster Cathedral, Cardinal Place and Nova, 171 Victoria benefits from a rare combination of transport connectivity, amenity and civic presence.

This is a location defined by immediacy. Offices, retail, culture and government sit side by side, creating an environment that works as well for daily business as it does for client hosting.



– St James's Park



– Eccleston Yards



– Nova Place



– Victoria Underground Station

Surrounded by one of London's most vibrant business and lifestyle districts.

- Restaurants

 1. Flat Iron Victoria
 2. Casa do Frango
 3. Bone Daddies
 4. Rail House Victoria
 5. The Palm House
 6. Mildreds Victoria
 7. The Ivy Victoria
 8. Timmy Green
 9. Brother Marcus
 10. Market Halls Victoria
 11. Cornus*
 12. The Idler
 13. Bill's Victoria
 14. Harry's Victoria
 15. Uni Izakaya
 16. Boisdale
 17. Common Breads
 18. The Cleo
 19. Olivo Restaurant
 20. The Buttery at Lime Tree
 21. Yaatra
 22. Emilia's Crafted Pasta
 23. Quilon*
 24. AWong*
 25. Goring Dining Room*
 26. Five Guys
 27. Wagamama
 28. Zizzi
 29. Wild by Tart
 30. Jones family Kitchen
 31. Lorne
 32. Atis
 33. Farmer J
 34. Muse by Tom Aikens*
- Cafés

 1. Westminster Cathedral Café
 2. Black Sheep Coffee
 3. Hermanos Colombian Coffee
 4. Ole & Steen
 5. Redemption Roasters
 6. Notes Coffee Roasters
 7. Attendant Coffee
 8. The After School Cookie Club
 9. Soul + Grain
 10. Change Please
 11. Joe & The Juice
 12. Iris & June
- Bars and Leisure

 1. Vagabond
 2. The Alchemist
 3. Reunion Bar
 4. Greenwood
 5. The Windsor Castle
 6. All Bar One
 7. The Thomas Cubitt Belgravia
 8. The Phoenix
 9. The Warwick
 10. Market Halls Victoria
 11. BAM Karaoke
 12. Flight Club
 13. Victoria Palace Theatre
 14. Apollo Victoria Theatre
 15. Eccleston Yards
 16. The Other Palace
 17. Lane 7 Bowling
- Fitness

 1. City Athletic
 2. 1Rebel Victoria
 3. Gymbox
 4. FRAME
 5. Jab Boxing
 6. Barry's Bootcamp
 7. White Room Fitness
 8. KARVE Victoria
- Hotels

 1. The Goring Hotel
 2. Citizen M
 3. Taj 51 Suites
 4. The Resident
 5. St James Court Hotel

*Michelin star restaurants



A neighbourhood
chosen by leading
global business.

The strength of Victoria is reflected in the calibre of organisations that choose to locate here. Home to international brands, major corporates and leading professional services firms, the district offers exceptional connectivity, extensive amenity and access to a deep talent pool. 171 Victoria places occupiers within this established business community, surrounded by many of the world's most recognised companies.

EVERCORE

Klesch



serco

Cleveland Clinic
London

CAMBRIDGE
ASSOCIATES



edf

Schneider
Electric

171 VICTORIA

MOËT & CHANDON

experian™

★ PRET ★

Global
Infrastructure
Partners
a part of BlackRock

RUFER

SIERRA

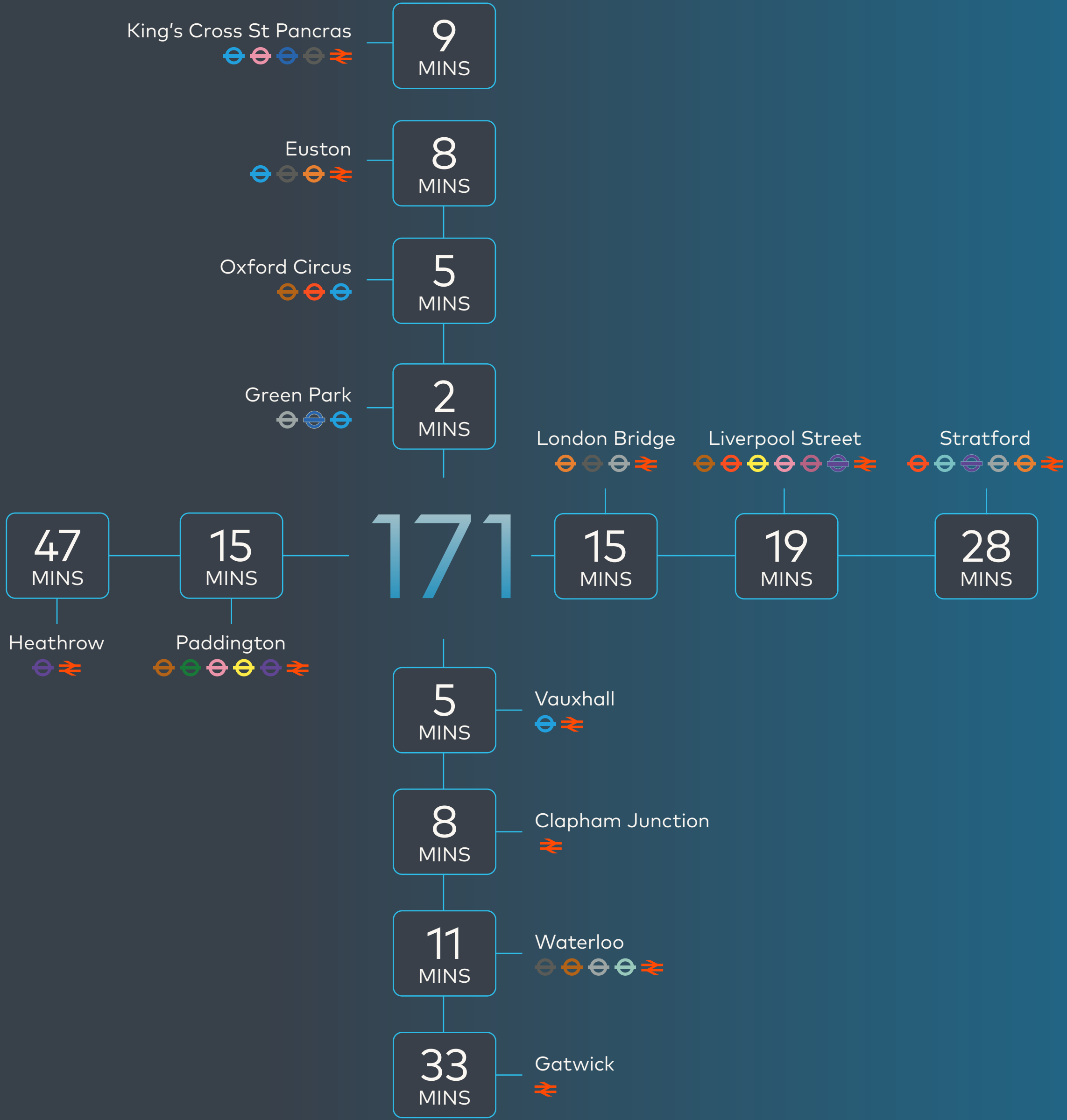
Ashmore

PHARO

WELLINGTON
MANAGEMENT®

DP WORLD

Seconds, not minutes.
171 Victoria sits directly beside
the Underground entrance
for Victoria Station, putting
London's transport network
at your front door.



Cycling

Oxford Circus	13 mins
Waterloo	8 mins
Charing Cross	9 mins
King's Cross	21 mins
Liverpool Street	25 mins

Key

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

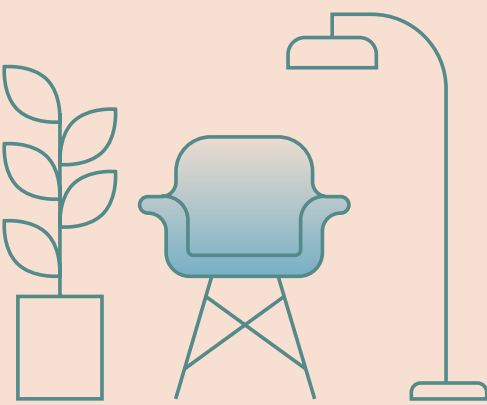
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14	Schedule of Areas
15-17	Arrival Experience

The Building

171 Victoria represents a thoughtful reworking of a distinctive 1970s building. The result is a Victoria landmark retained, refined and re-engineered – combining architectural character with contemporary performance, generous amenity and long-term flexibility.



Key Building Highlights



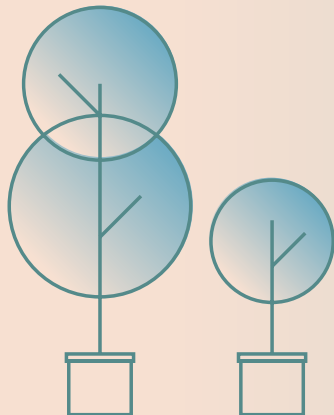
Flexible & smart workspace

Offering 203,000 sq ft of light filled adaptable office space



Iconic rooftop views

Panoramic London views overlooking Westminster Cathedral and beyond



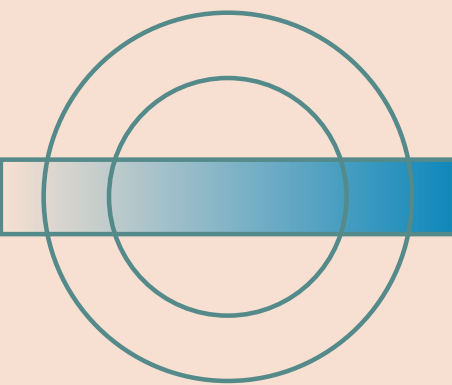
Expansive outdoor spaces

22,000 sq. ft. of landscaped terracing across eight floors



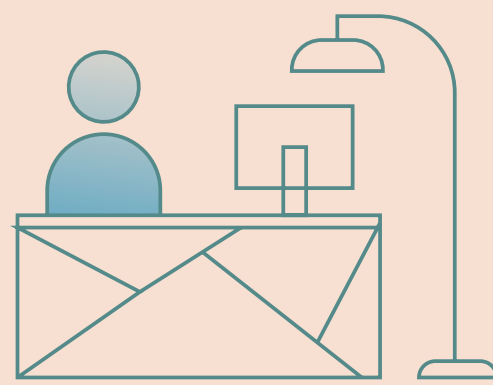
Sustainability

Targeting BREEAM Excellent



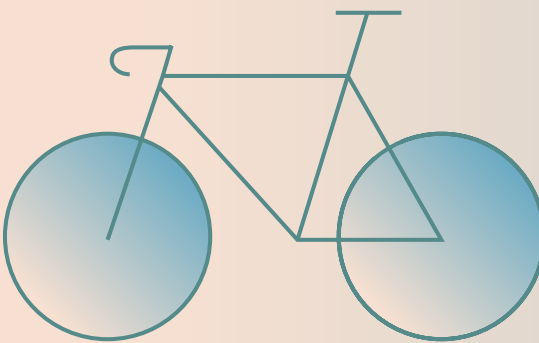
Unrivalled connectivity

Located directly opposite from Victoria Underground Station Cardinal Place entrance



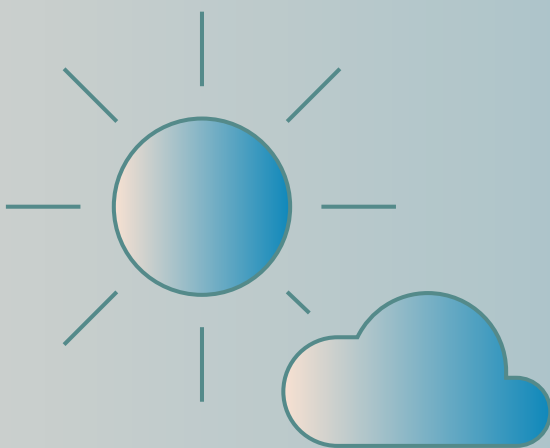
Dedicated entrances

Two double-height receptions on both the East and West of the building



Exceptional end-of-trip

407 cycle spaces, 369 lockers, a drying room, and 23 showers



The Skyline Level

Destination amenity floor with 360-degree wraparound terrace

A stunning full-height atrium floods the building with natural light, creating an open, airy, and expansive architectural centrepiece.

Schedule of Areas

Floor Office NIA ^{SQ FT} Terrace ^{SQ FT}

13 2,484 (Amenity) 2,891

12 5,771

11 5,503 69

10 5,655 402

09 6,109 1,022

08 7,535 773

07 8,762 1,844

06 11,266 5,922

05 23,195 2,481

04 26,250 6,622

03 34,416

02 34,409

01 34,485

G 3,182 (Cathedral Piazza reception)
3,769 (Carlisle Place reception)

TOTAL 203,355 ^{SQ FT} 22,027 ^{SQ FT}

CATHEDRAL PIAZZA
RECEPTION

CARLISLE PLACE
RECEPTION

171 Victoria benefits from two double-height reception spaces, offering occupiers the opportunity to create dedicated, branded entrances.

The reception on Carlisle Place delivers a double-height arrival to the building's western frontage with a refined glazed vestibule framed in limestone and stainless steel. A generous arrival space provides lounge seating, refreshment point and bookable meeting room.



— Carlisle Place entrance reception



— Carlisle Place entrance reception

The Cathedral Piazza reception is a double-height, light-filled entrance with a hospitality-led interior. Beyond the reception desk, a connected co-working lounge town hall space provides space to meet, work or pause, extending the sense of arrival into a usable amenity.



19	Ground
20	Level 01
21	Level 02
22	Level 03
23	Level 04
24	Level 05
25	Level 06
26	Level 07
27	Level 08
28	Level 09
30	Level 10
31	Level 11
32	Level 12
33	The Skyline Level
34	End of trip

Floorplans

Key

- Amenity
- Reception
- Core
- Lifts
- Retail
- Loading/service bay

Ground

Cathedral Piazza reception: 3,182.6 SQ FT
Carlisle Place reception: 3,769.9 SQ FT

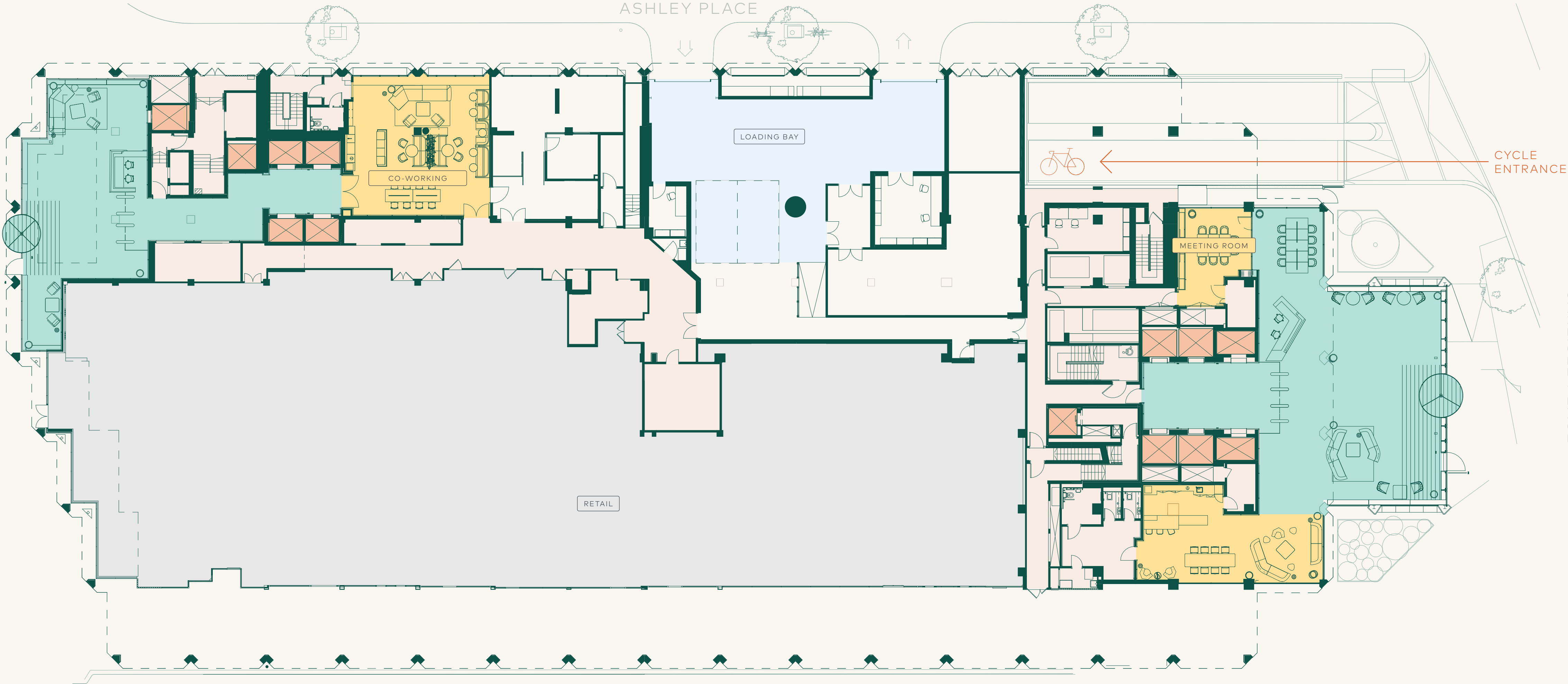


CATHEDRAL PLAZA

CARLISLE PLACE

ASHLEY PLACE

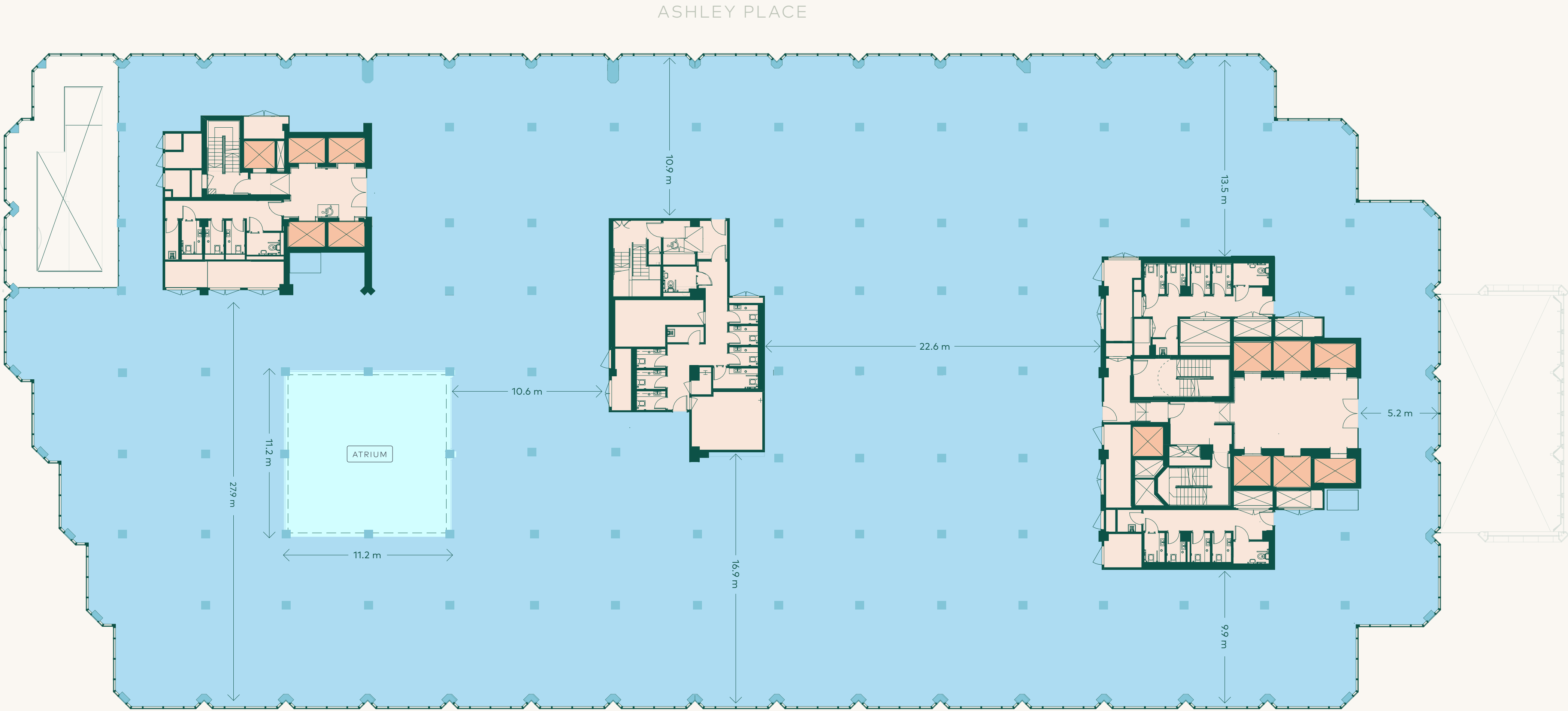
VICTORIA STREET



- Key
- Office
 - Core
 - Lifts
 - Atrium

Level 01

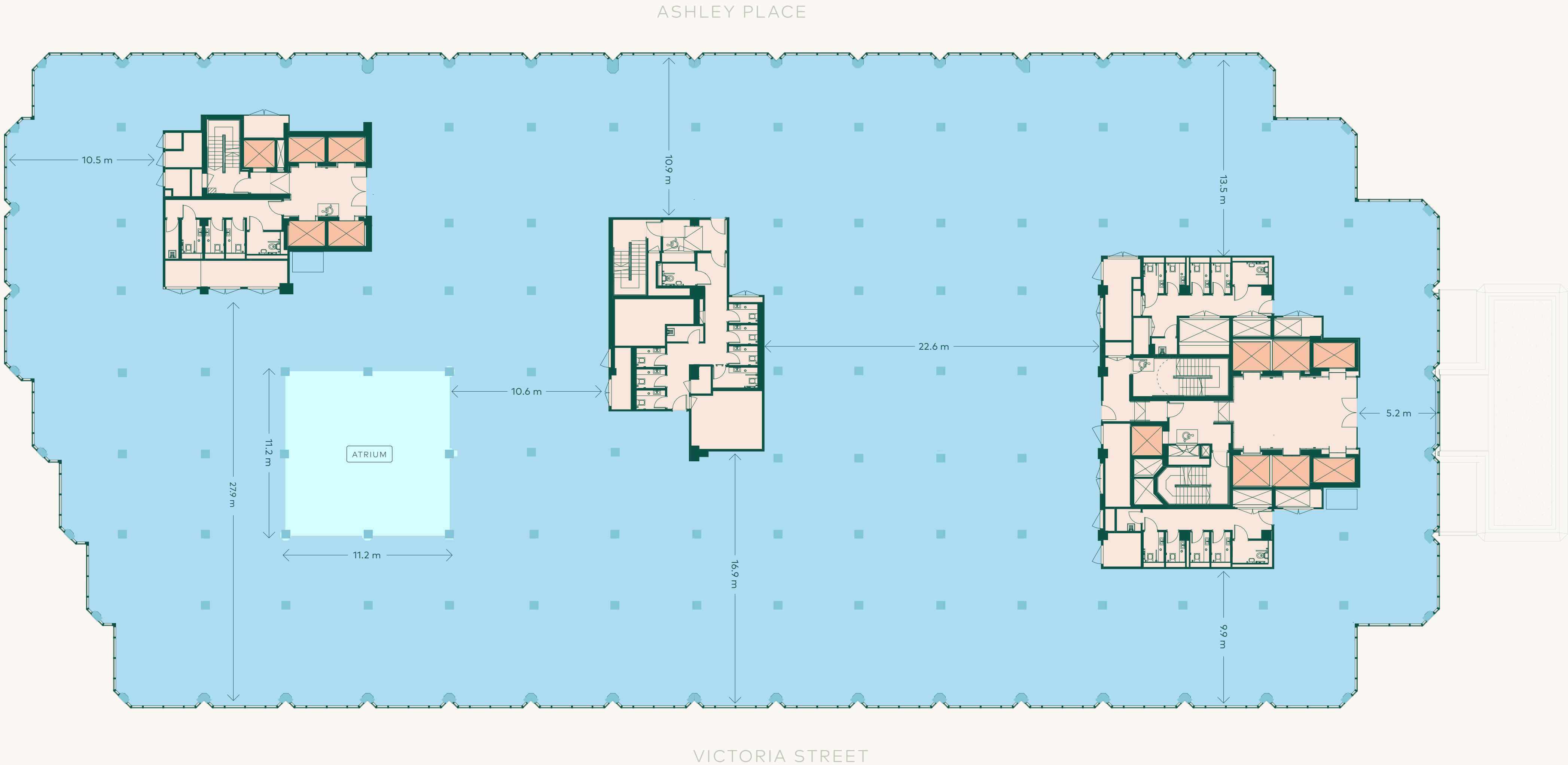
Office: 34,485 SQ FT



- Key
- Office
 - Core
 - Lifts
 - Atrium

Level 02

Office: 34,409 SQ FT

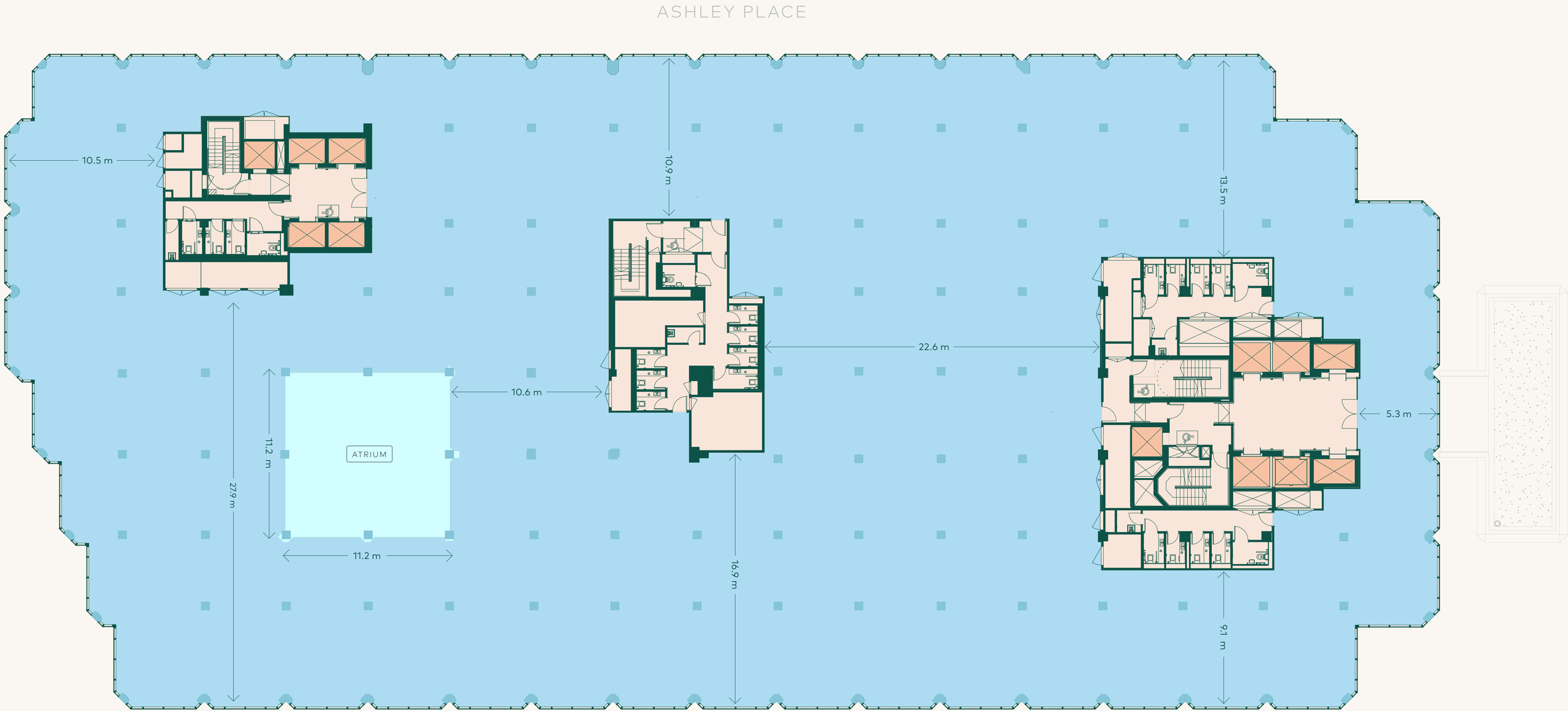


Key

- Office
- Core
- Lifts
- Atrium

Level 03

Office: 34,416 SQ FT



CARLISLE PLACE

VICTORIA STREET

Key

● Office

● Core

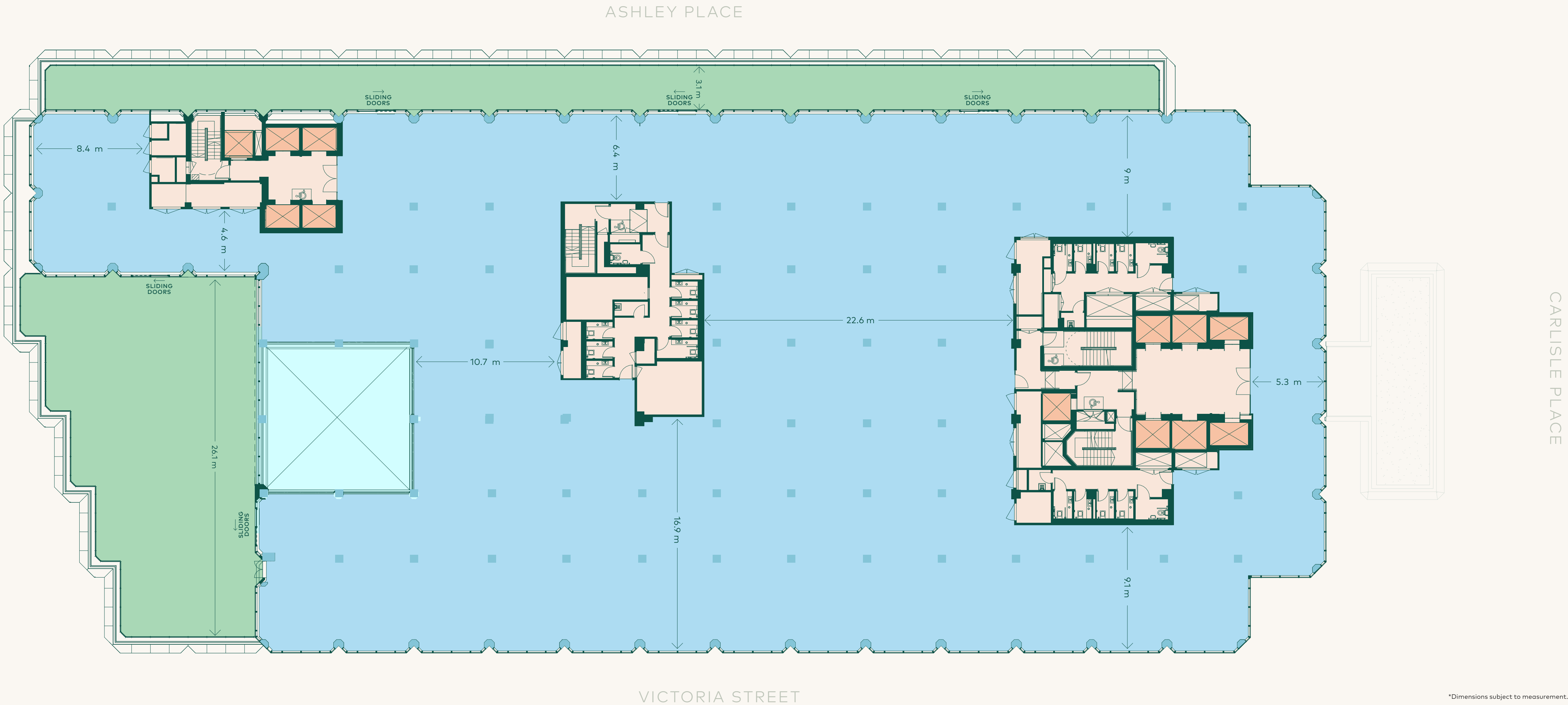
● Lifts

● Atrium

● Terrace

Level 04

Office: 26,250 SQ FT
Terrace: 6,622 SQ FT



Key

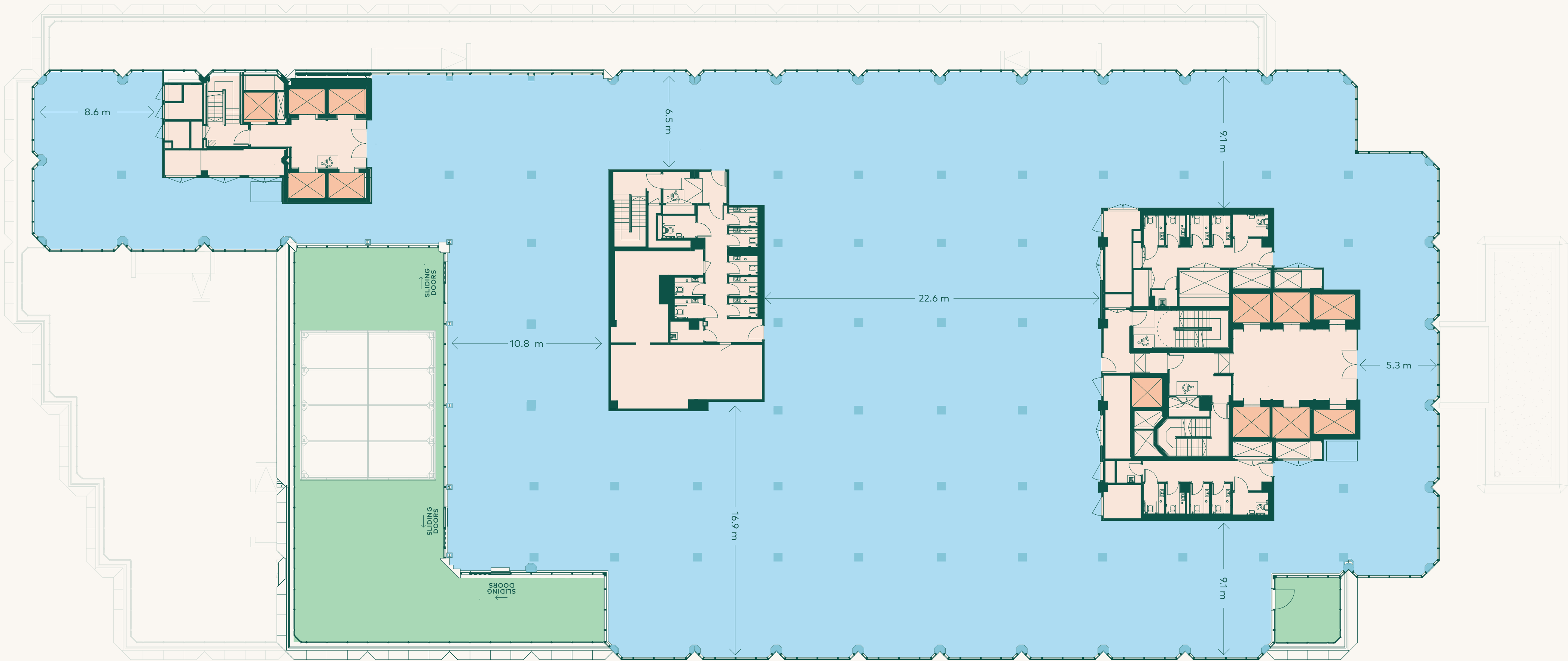
- Office
- Core
- Lifts
- Terrace

Level 05

Office: 23,195 SQ FT
Terrace: 2,481 SQ FT



ASHLEY PLACE



CARLISLE PLACE

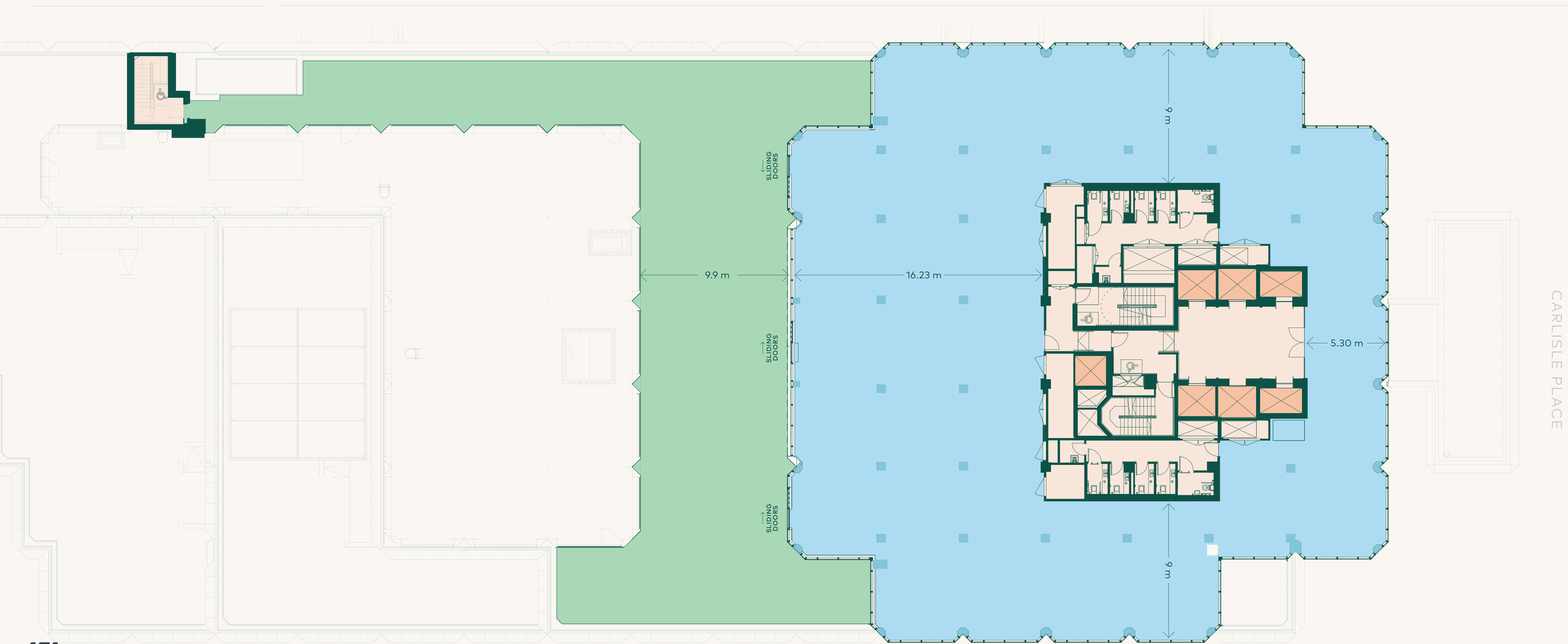
VICTORIA STREET

Key

- Office
- Core
- Lifts
- Terrace

Level 06

Office: 11,266 SQ FT
Terrace: 5,922 SQ FT



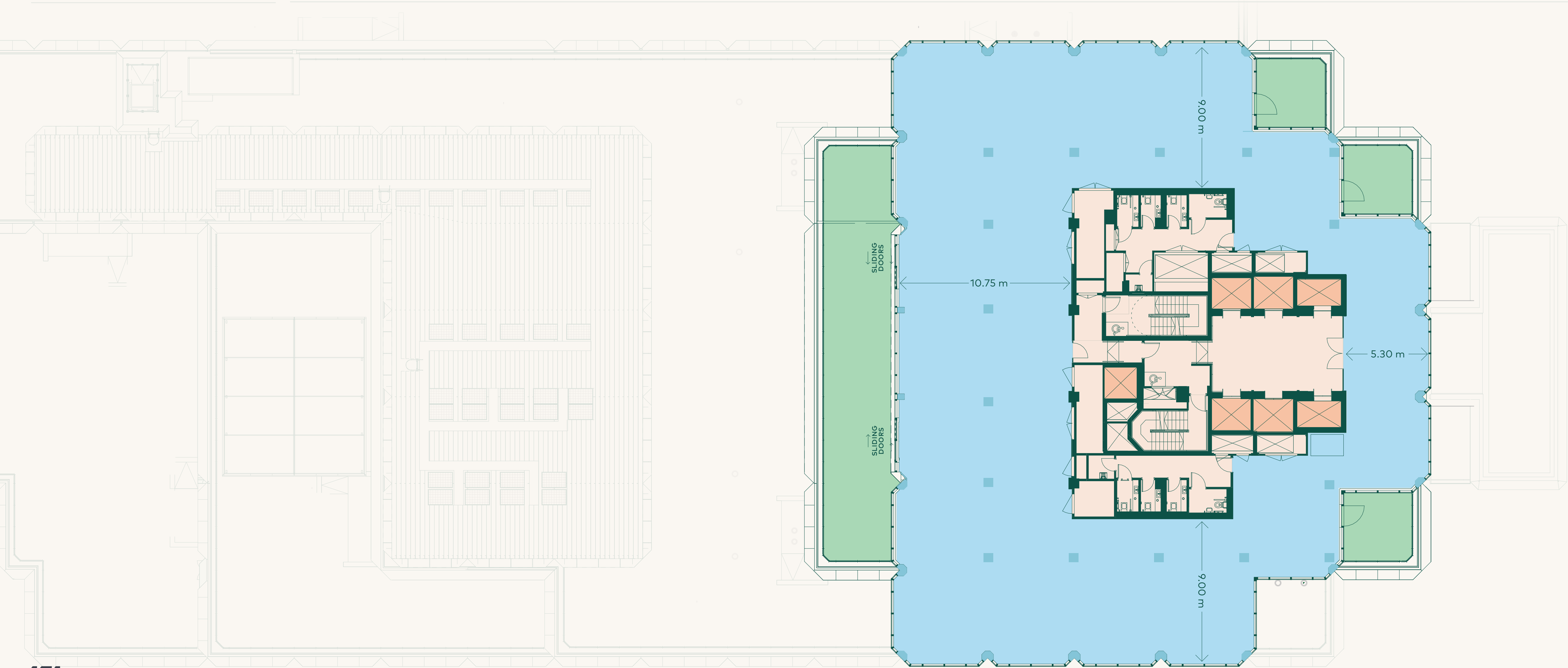
CARLISLE PLACE

Key

- Office
- Core
- Lifts
- Terrace

Level 07

Office: 8,762 SQ FT
Terrace: 1,844 SQ FT



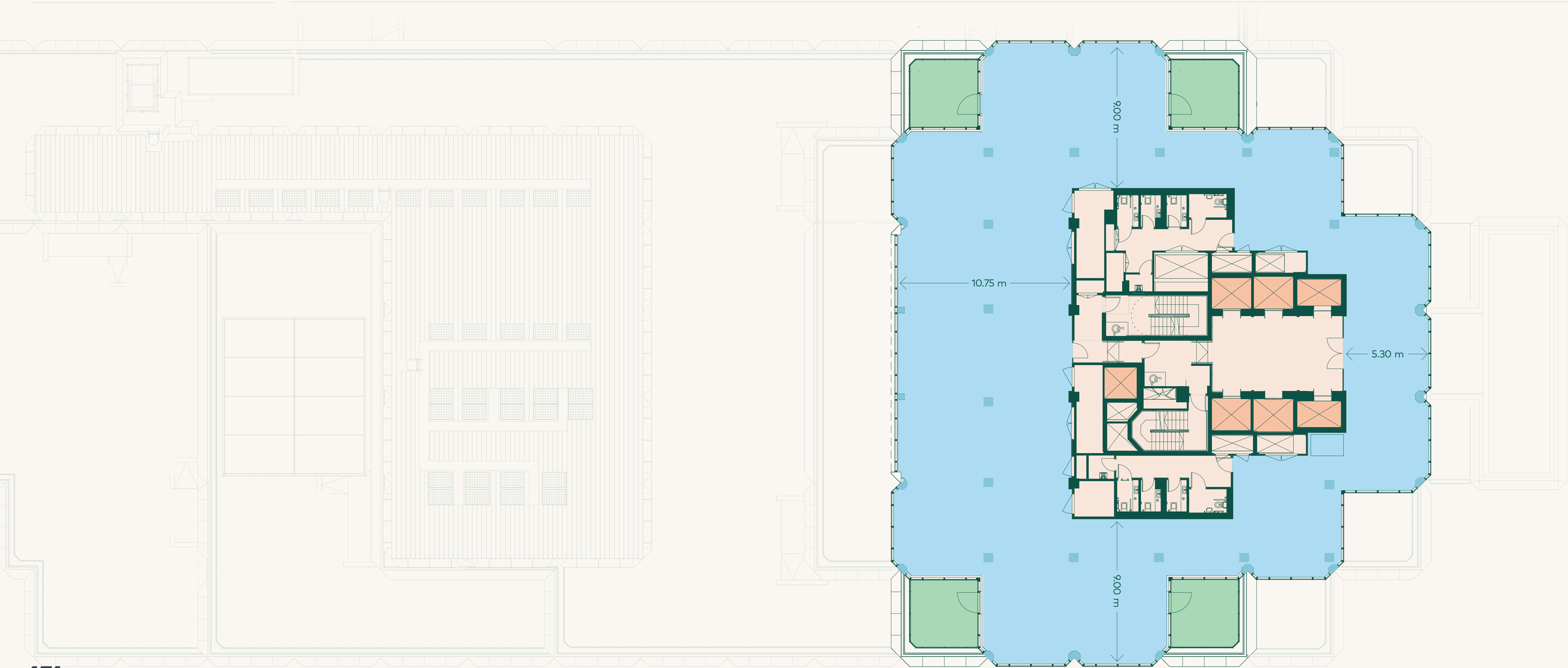
CARLISLE PLACE

Key

- Office
- Core
- Lifts
- Terrace

Level 08

Office: 7,535 SQ FT
Terrace: 773 SQ FT

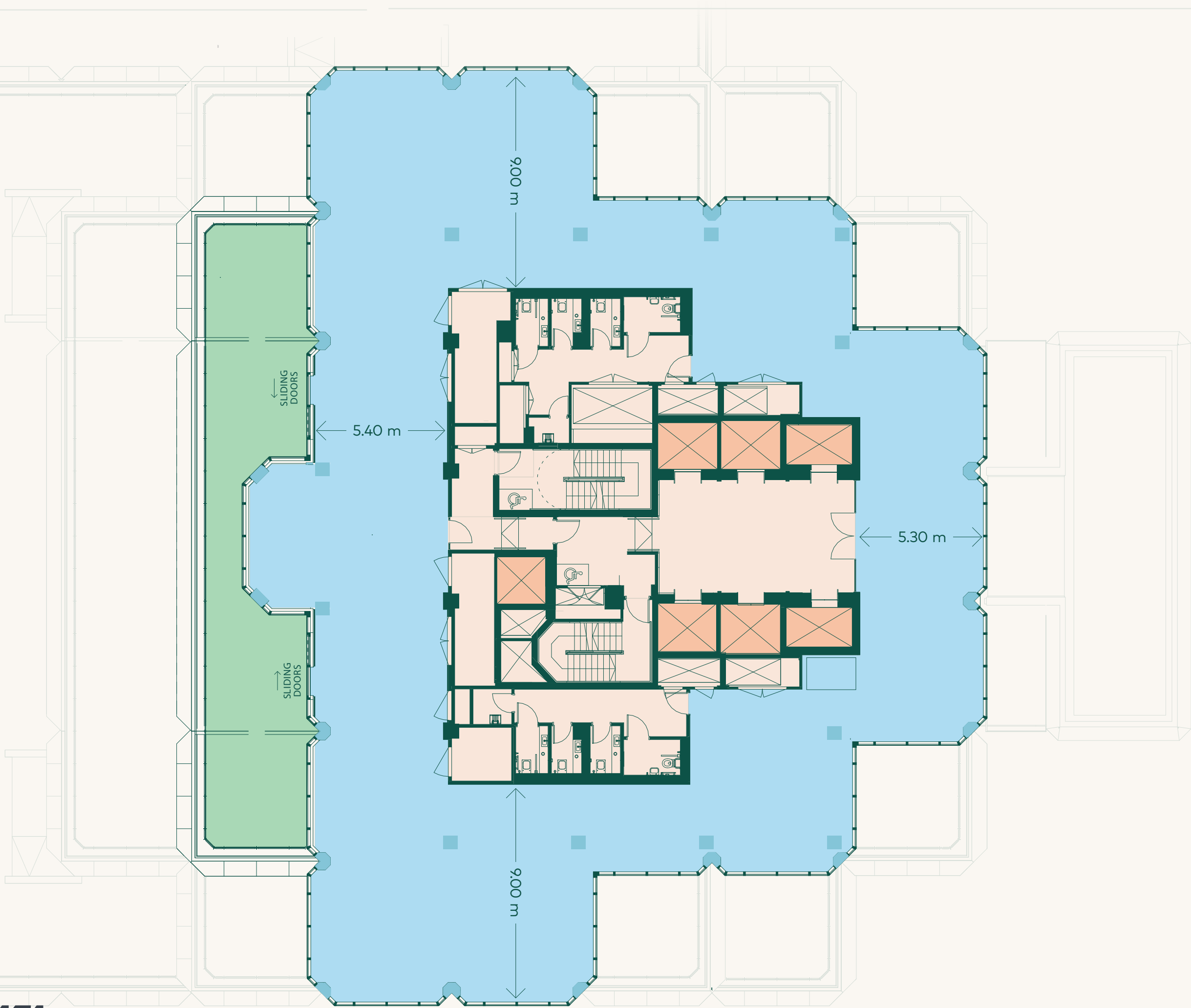


CARLISLE PLACE

- Key
- Office
 - Core
 - Lifts
 - Terrace

Level 09

Office: 6,109 SQ FT
Terrace: 1,022 SQ FT



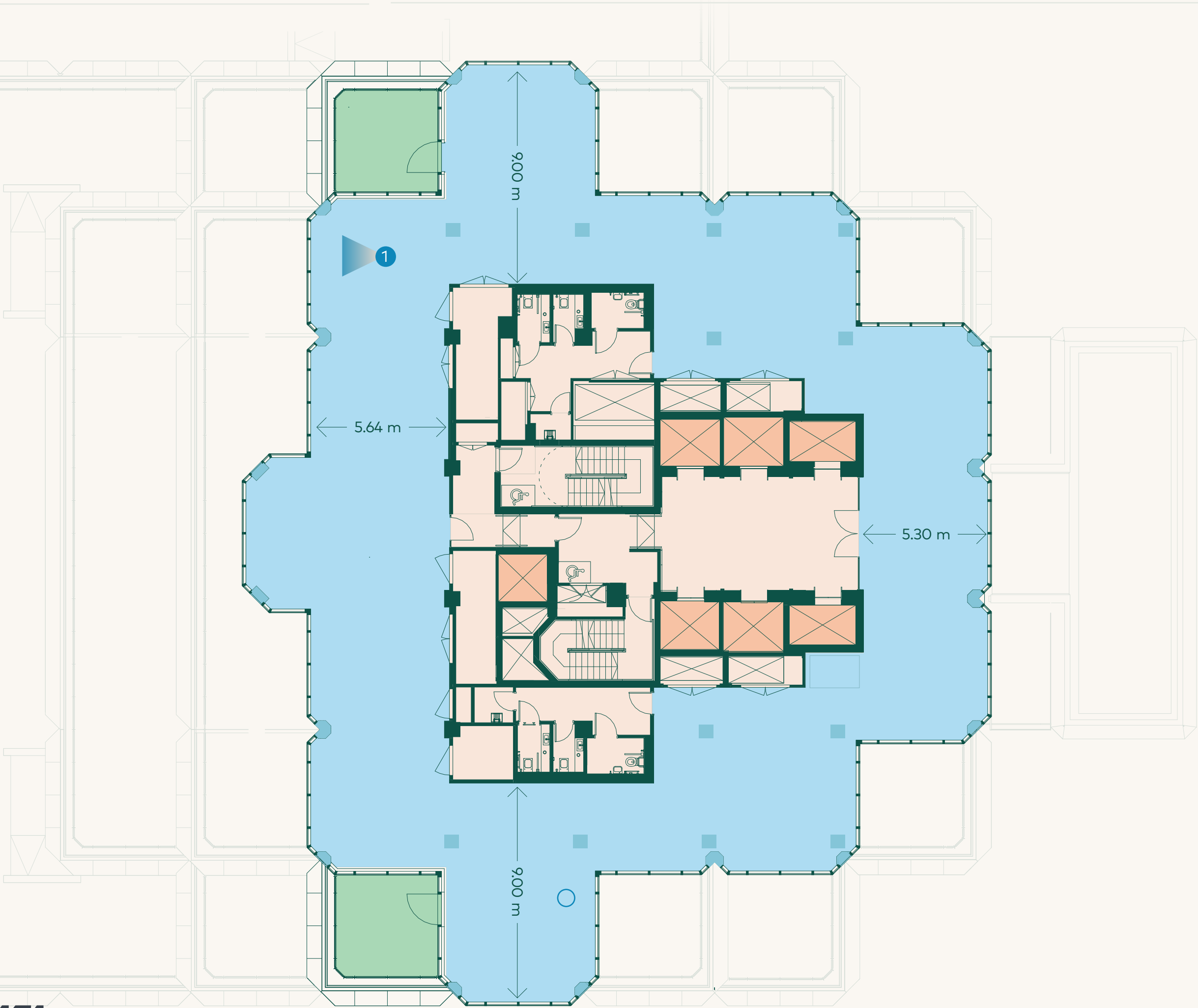
– Indicative CGI showing 9th floor



- Key
- Office
 - Core
 - Lifts
 - Terrace

Level 10

Office: 5,655 SQ FT
Terrace: 402 SQ FT



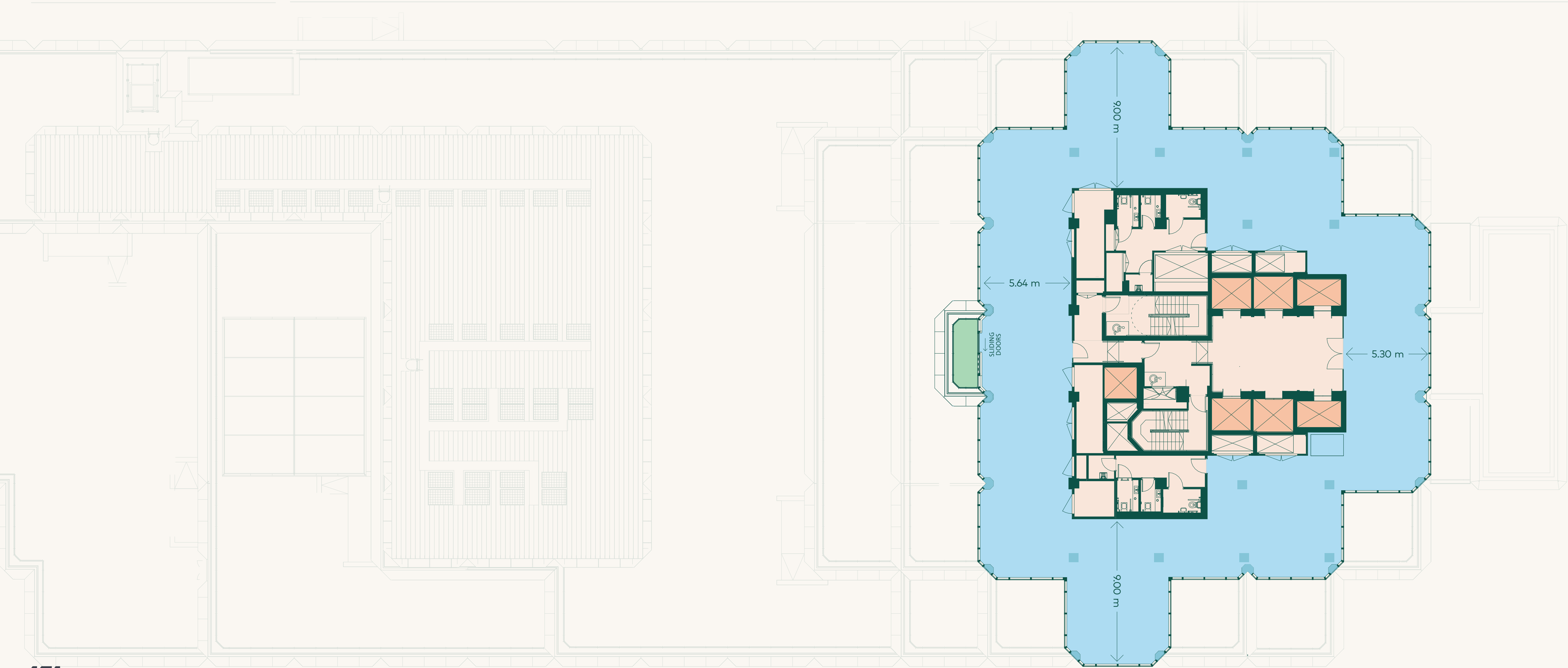
– 10th floor indicative collaboration space

Key

- Office
- Core
- Lifts
- Terrace

Level 11

Office: 5,503 SQ FT
Terrace: 69 SQ FT



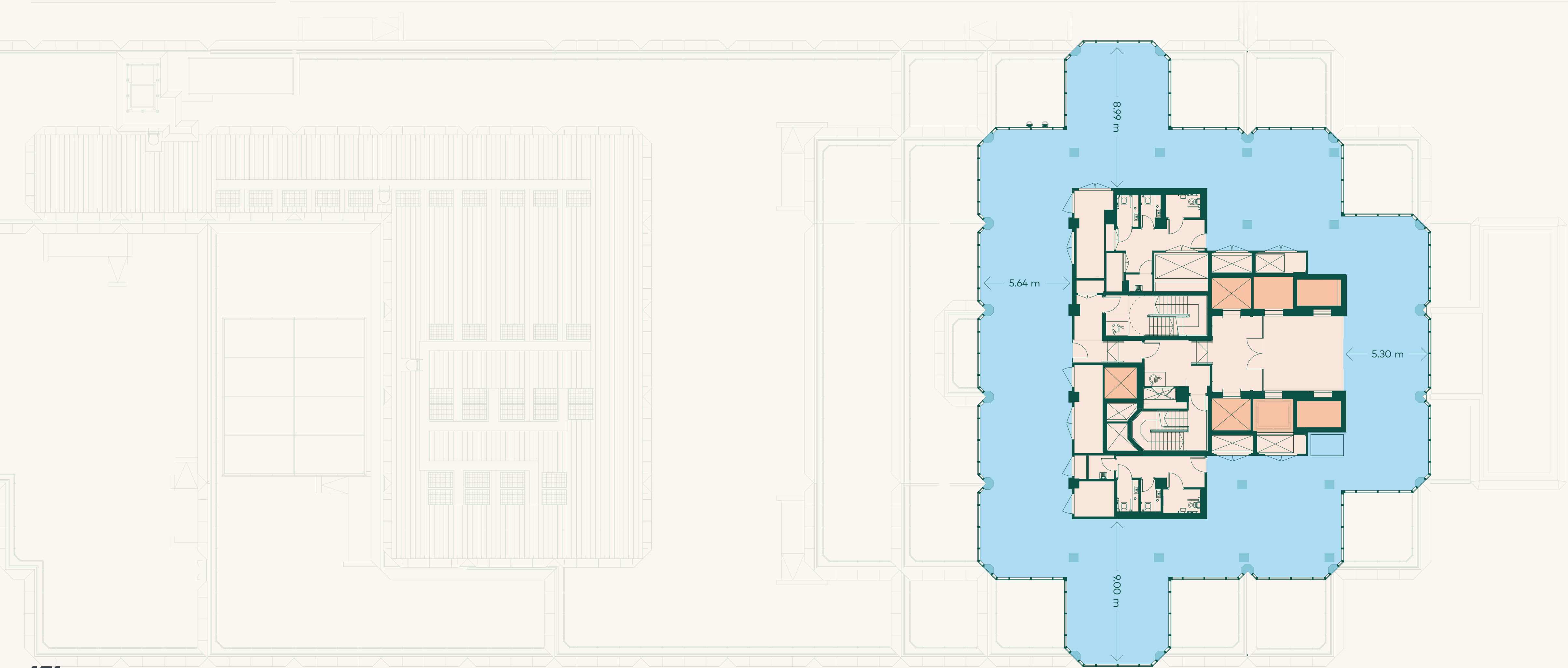
CARLISLE PLACE

Key

- Office
- Core
- Lifts

Level 12

Office: 5,771 SQ FT



Key

- Amenity
- Core
- Lifts
- Terrace

The Skyline Level

Amenity: 2,484 SQ FT
Terrace: 2,891 SQ FT



– Skyline Level boardroom



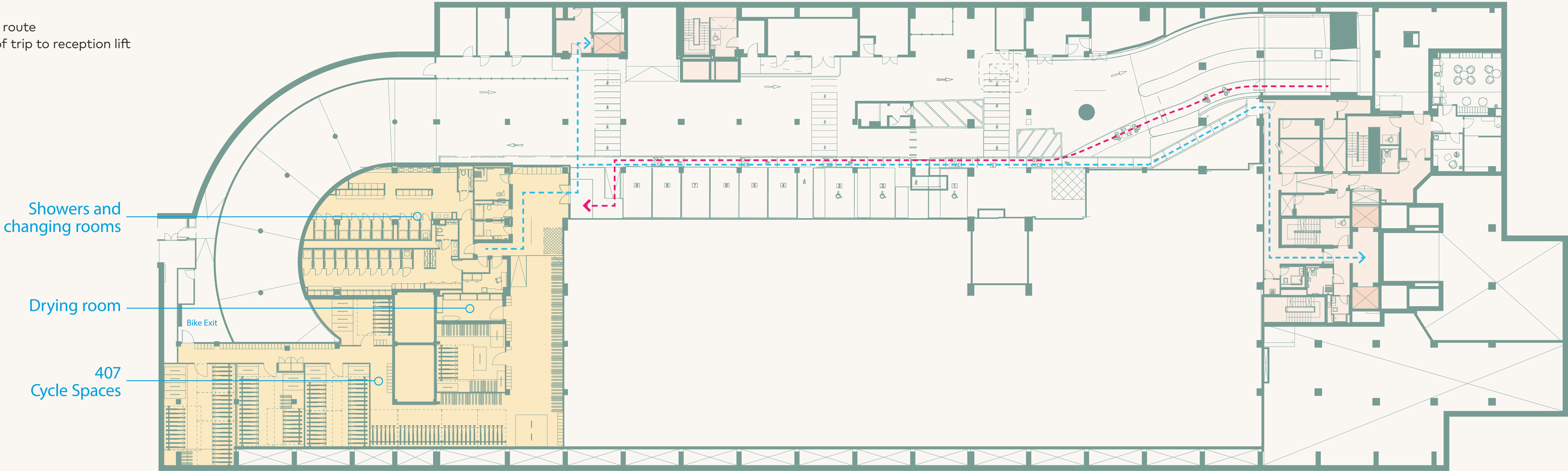
– Skyline Level collaboration space

End of trip

State-of-the-art facilities with 407 cycle spaces and 23 showers, supporting a seamless and active commute for every occupier.



- Key
- Amenity
 - Core
 - Lifts
 - Cycle route
 - End of trip to reception lift



36	Amenities
37-38	Terraces
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Amenities & Specification

Beyond workspace

At 171 Victoria, amenity is embedded in the architecture, not added as an afterthought.

The dual receptions have been reimagined as hospitality-led arrival spaces that flow into co-working lounges and bookable meeting rooms, supporting collaboration from the moment of arrival.

Comprehensive end-of-journey facilities and 22,000 sq ft of landscaped terraces, including the full 360-degree wraparound Skyline Level terrace, extend the workplace beyond the floorplates.

Every element has been carefully considered to support performance, wellbeing and flexibility.



Experience landscaped terraces across multiple levels, offering over 22,000 sq ft of outdoor space and iconic views.



A new level of outdoor amenity

Designed by Alexandra Steed URBAN, the terraces at 171 Victoria provide occupiers with meaningful outdoor space across multiple levels that support wellbeing, informal working and events.

Terrace highlights

- Landscaped terraces across eight floors
- A full 360° wrap-around terrace at level 13 with panoramic views across London
- Sculptural central planters reflecting the building's faceted façade geometry
- Biodiverse planting designed for year-round resilience and ecological value
- A mix of hard and soft landscaping to support informal meetings and breakout use
- Glass balustrades to maximise openness and views
- Integrated lighting, power and water provision for flexible use and small-scale events
- Extensive green roof areas contributing to urban greening



~ 6th floor terrace indicative, layout subject to planning

The Skyline Level



– 13th floor boardroom



– 13th floor collaboration space

Level 13 is conceived as a destination floor — a fully realised amenity and hosting space set beneath a panoramic wraparound terrace with views across London.

The internal layout is designed for board-level meetings, town halls and client events, featuring:

- An 18 person boardroom/event space
- Two additional meeting rooms
- Flexible breakout and event space
- A dedicated catering pantry to support hosting and functions

Direct lift arrival and immediate access to the terrace create a seamless transition between formal meeting space and open-air entertaining, elevating both daily use and special occasions.

Specification

Architecture & workspace

Reception and Arrival:

Capable of supporting two separate tenant entrances (East/Cathedral Piazza and West/Carlisle Place)

Ceiling heights:

Typically 2.6m finished floor-to-ceiling height

Raised floors:

Fully accessed raised floor

Ceiling design:

Raft ceiling with modular LED lights

Occupancy density:

Designed for 1 person per 10m²

Air conditioning:

Four-pipe Fan Coil Air Conditioning

Amenities & wellbeing

Outdoor terraces:

16 tenant-accessible terraces with soft landscaping across floors 4–11 and floor 13

Amenity space:

A dedicated tenant amenity floor and terrace is located on Level 13

End-of-trip (EOT) facilities:

23 cyclist showers, 407 internal bicycle storage spaces, and 369 lockers

Fitness:

“White box” amenity space at B2 intended for use as a gym

Logistics & parking

Power:

900kVA-1000kVA Landlord Generator plus space for Tenant Generator

Vehicle parking:

36 on-site spaces across basement levels

EV charging:

50kw commercial vehicle EV charger located in the loading bay

Sustainability

171 Victoria combines the character of its retained structure with modern performance standards. The all-electric retrofit reduces embodied carbon, introduces high-performance glazing and recycled materials, and integrates biodiverse roof terraces.



BREEAM target:
Excellent



NABERS Design for Performance:
Target Rating of 4.5 Stars



Energy Performance:
Design Stage EPC 'A'



Wired Score:
Platinum Certification



Fitwel:
2 star



ActiveScore:
Platinum



ModeScore:
Platinum

43
44

The Team
Contact

Team

Key Consultants

TP BENNETT

tp bennett
Architects



Sisk
Main Contractor



Savills
Project Management & Sustainability



Core Five
Employer's Agent & Cost Consultant



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Mep & Specialist Lighting Consultant



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