

171 VICTORIA

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

Contents

03-04	→ Overview
05-09	→ Location
10-17	→ The Building
18-34	→ Floorplans
35-41	→ Amenity & Spec
42-43	→ The Team
44	→ Contact



- 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.

- 06 → Overview
- 07 → Amenities Map
- 08 → Occupiers
- 09 → Connections

The Location

At the heart of Victoria



– 25+ specialist coffee shops within 400 metres



– Westminster Cathedral



– St James's Park



– Eccleston Yards

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.



– 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

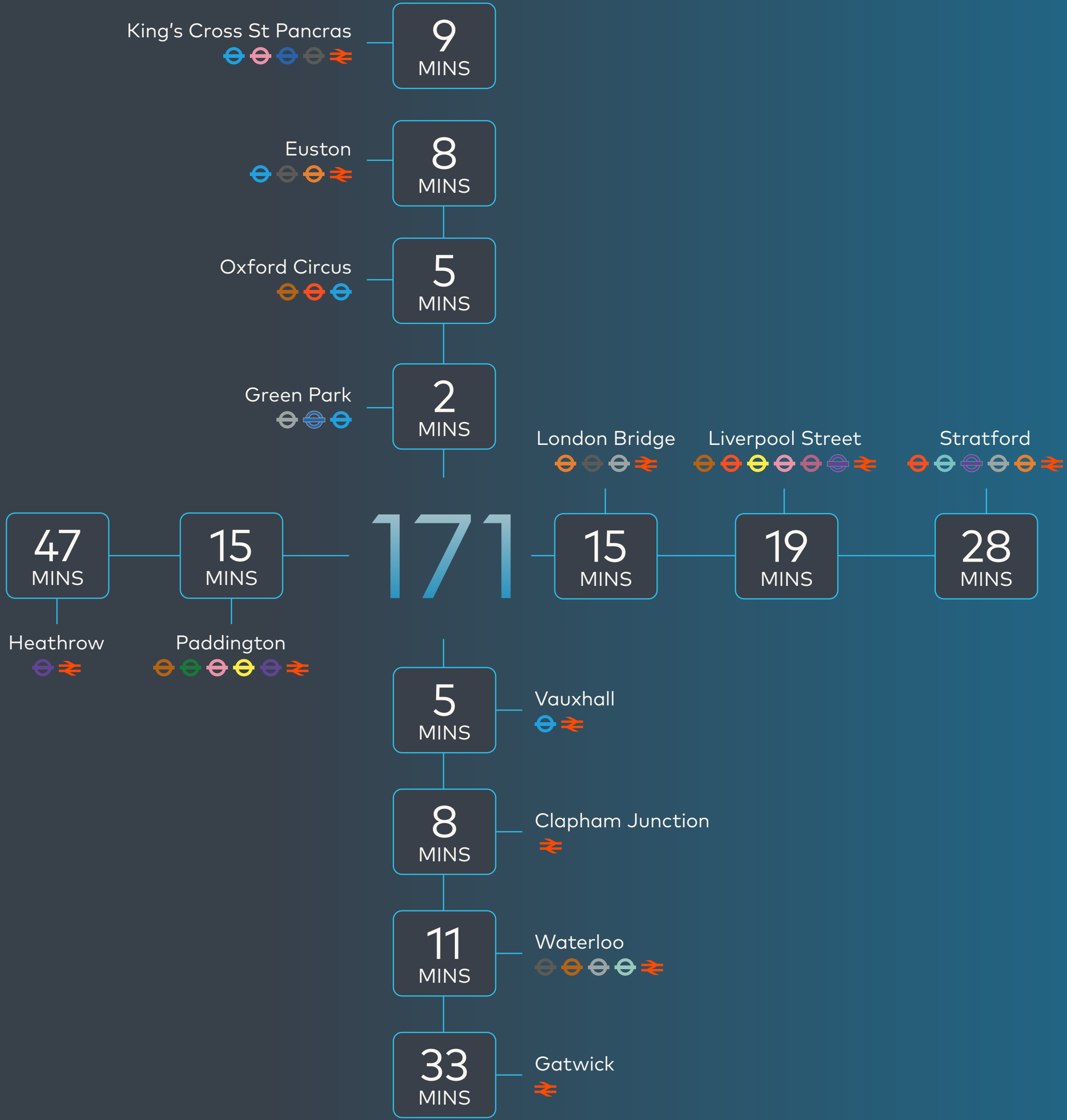
Ashmore

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

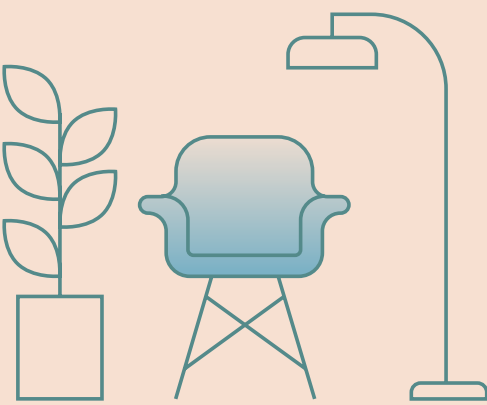
11	→ Overview
12	→ Building Highlights
14	→ Schedule of Areas
15-17	→ Arrival Experience

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.



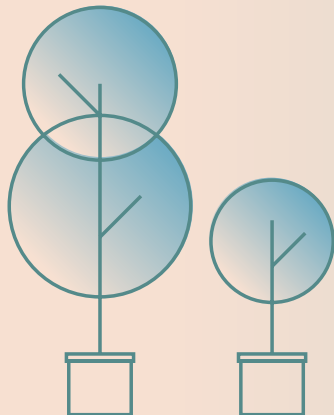
Key Building Highlights



Flexible & smart workspace
Offering 203,000 sq ft of light filled adaptable office space



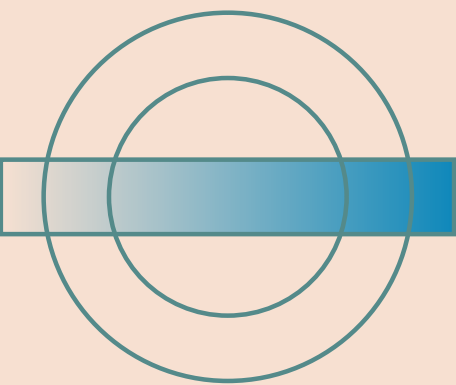
Iconic rooftop views
Panoramic London views overlooking Westminster Cathedral and beyond



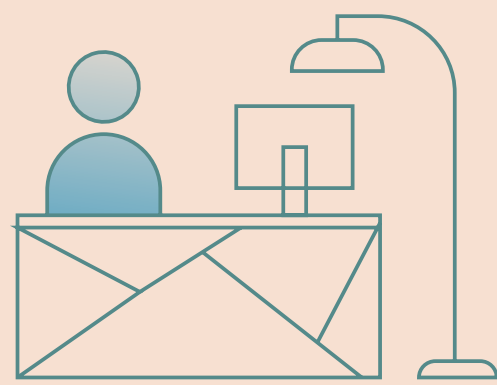
Expansive outdoor spaces
22,000 sq. ft. of landscaped terracing across eight floors



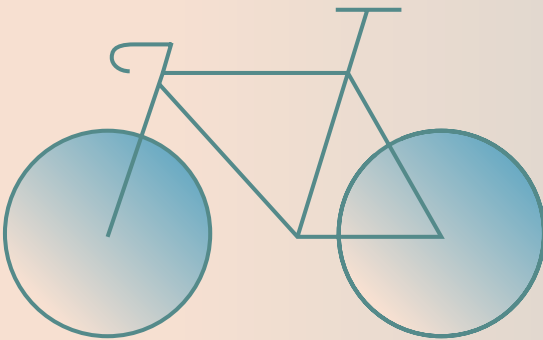
Sustainability
Targeting BREEAM Excellent



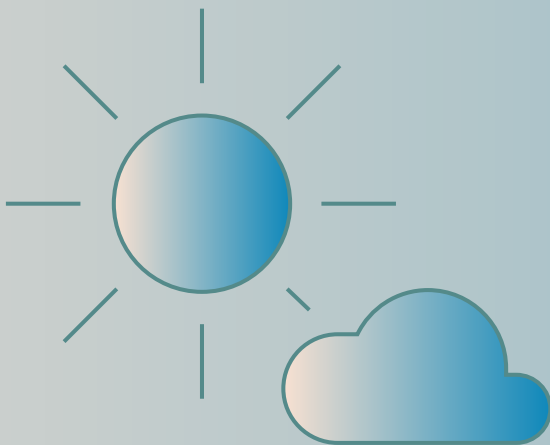
Unrivalled connectivity
Located directly opposite from Victoria Underground Station Cardinal Place entrance



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.



[CLICK TO VIEW FLOOR](#)

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

212,791 ^{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

[View plan](#)

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

[View stacker](#)

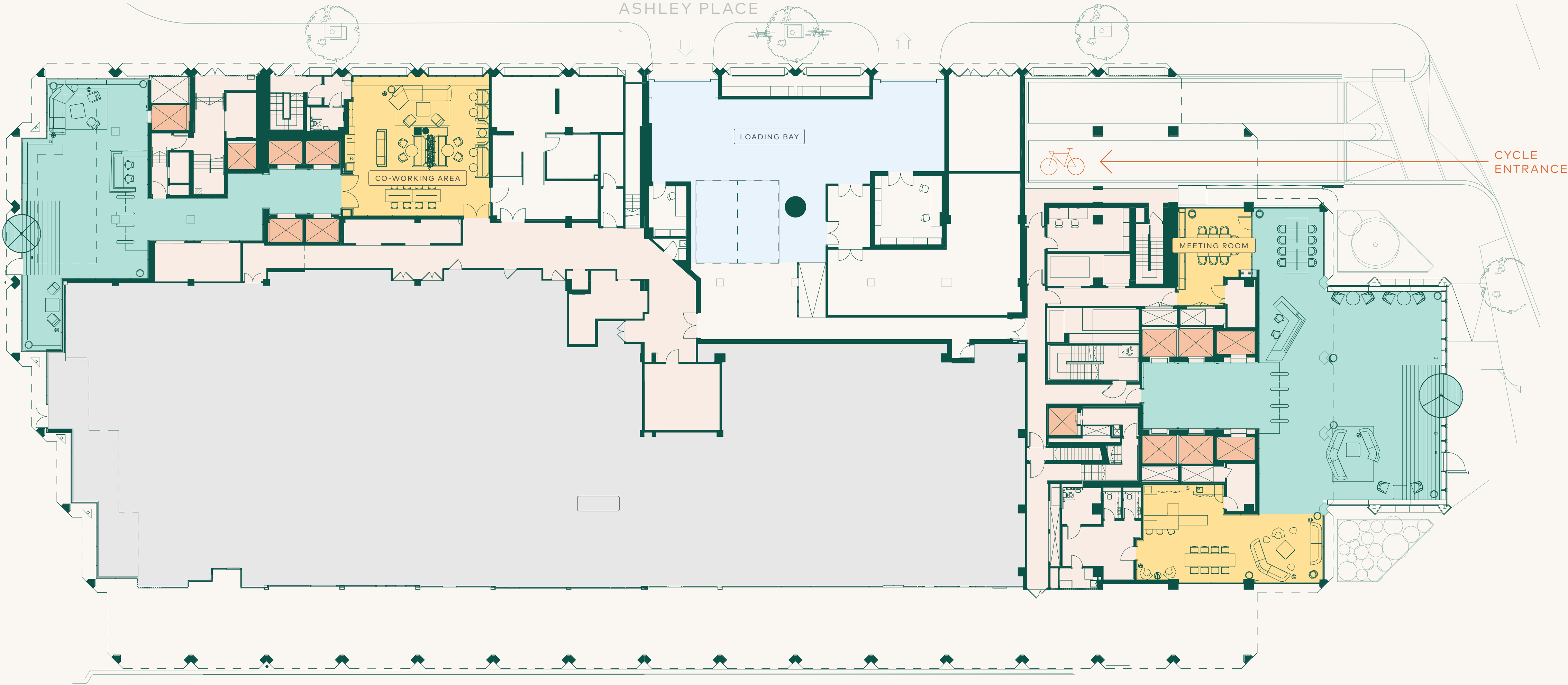


CATHEDRAL PLAZA

CARLISLE PLACE

ASHLEY PLACE

VICTORIA STREET



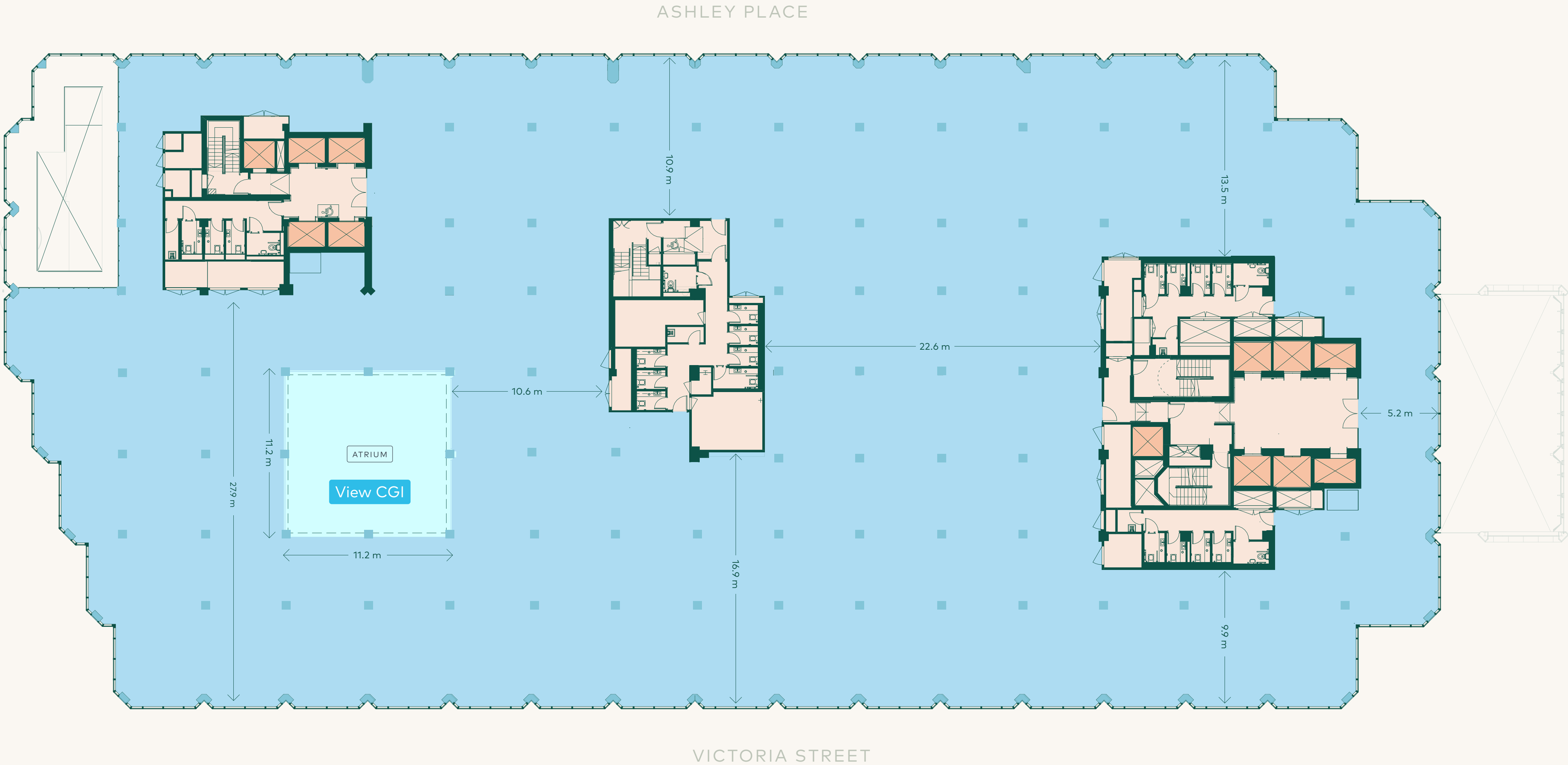
Key

- Office
- Core
- Lifts
- Atrium

Level 01

Office: 34,485 SQ FT

[View stacker](#)

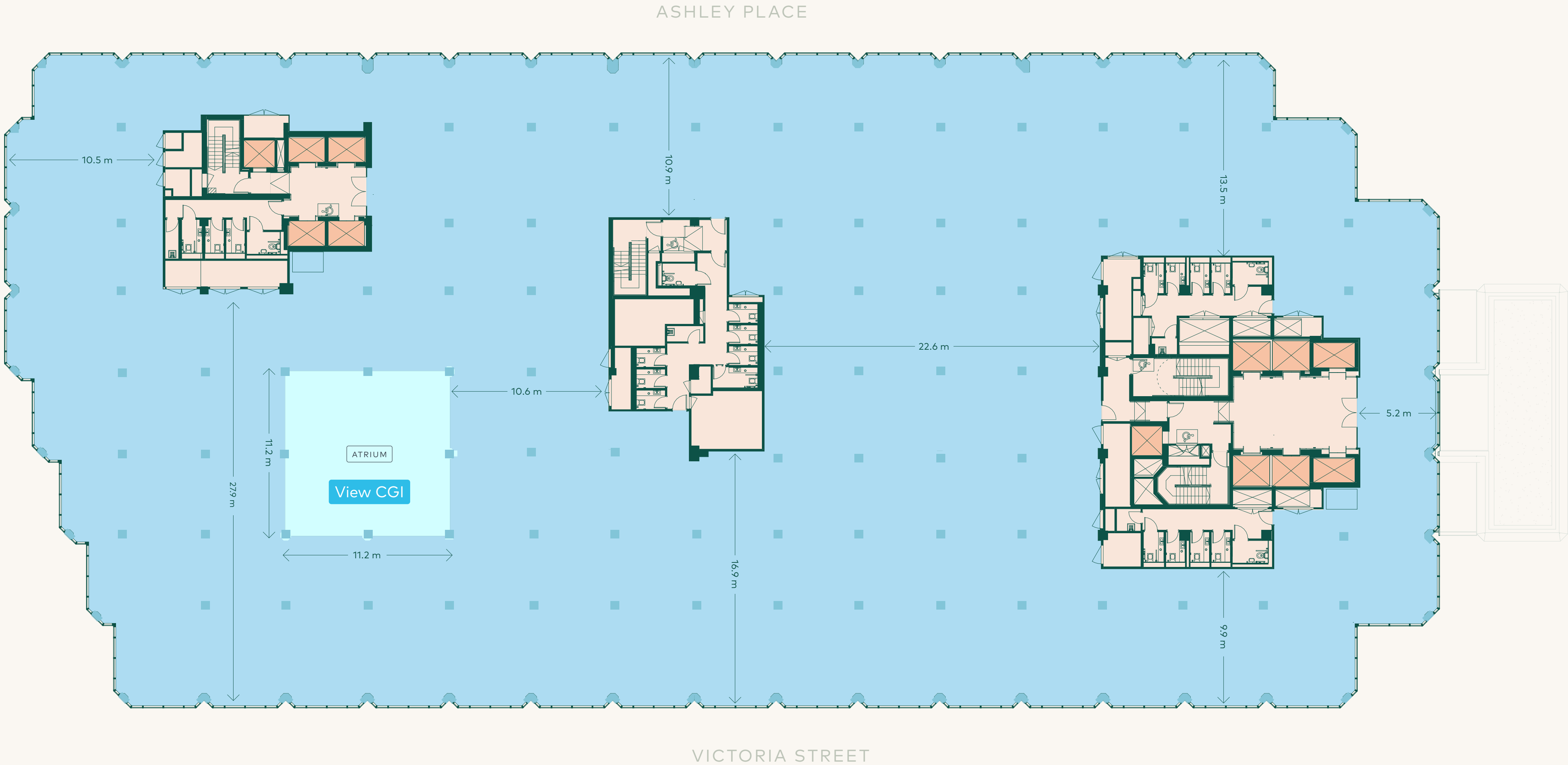


- Key
- Office
 - Core
 - Lifts
 - Atrium

Level 02

Office: 34,409 SQ FT

[View stacker](#)



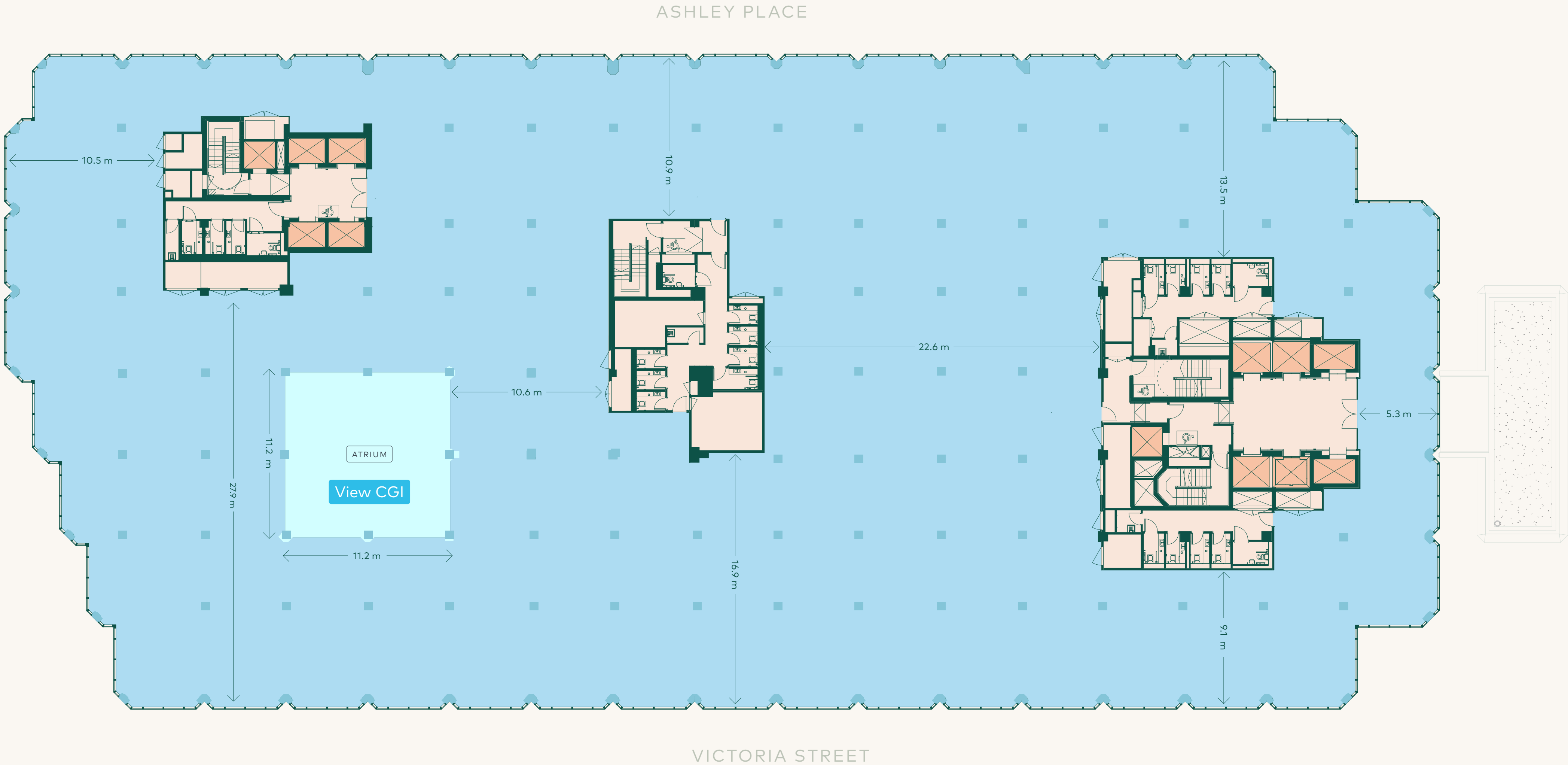
Key

- Office
- Core
- Lifts
- Atrium

Level 03

Office: 34,416 SQ FT

[View stacker](#)



Key

Office

Core

Lifts

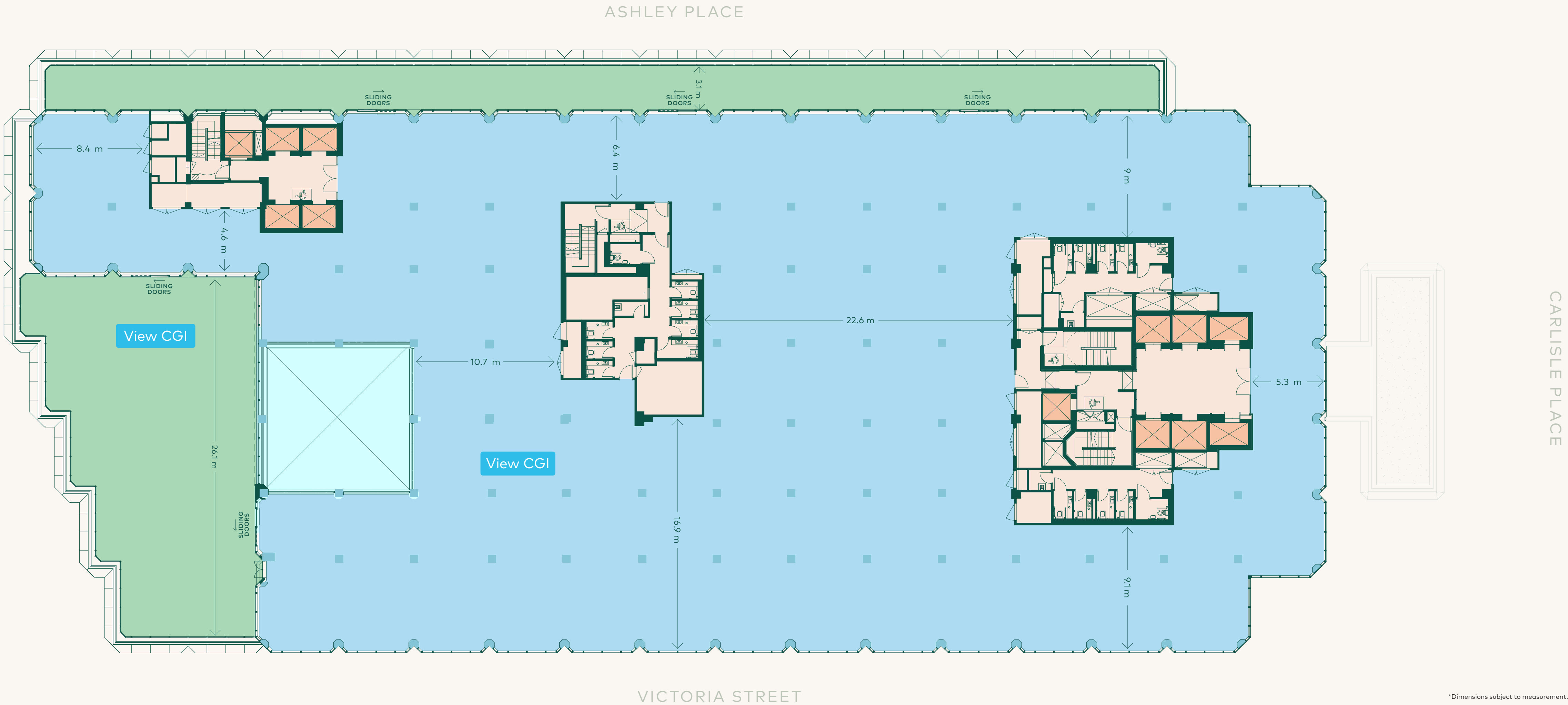
Atrium

Terrace

Level 04

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

View stacker



Key

- Office
- Core
- Lifts
- Terrace

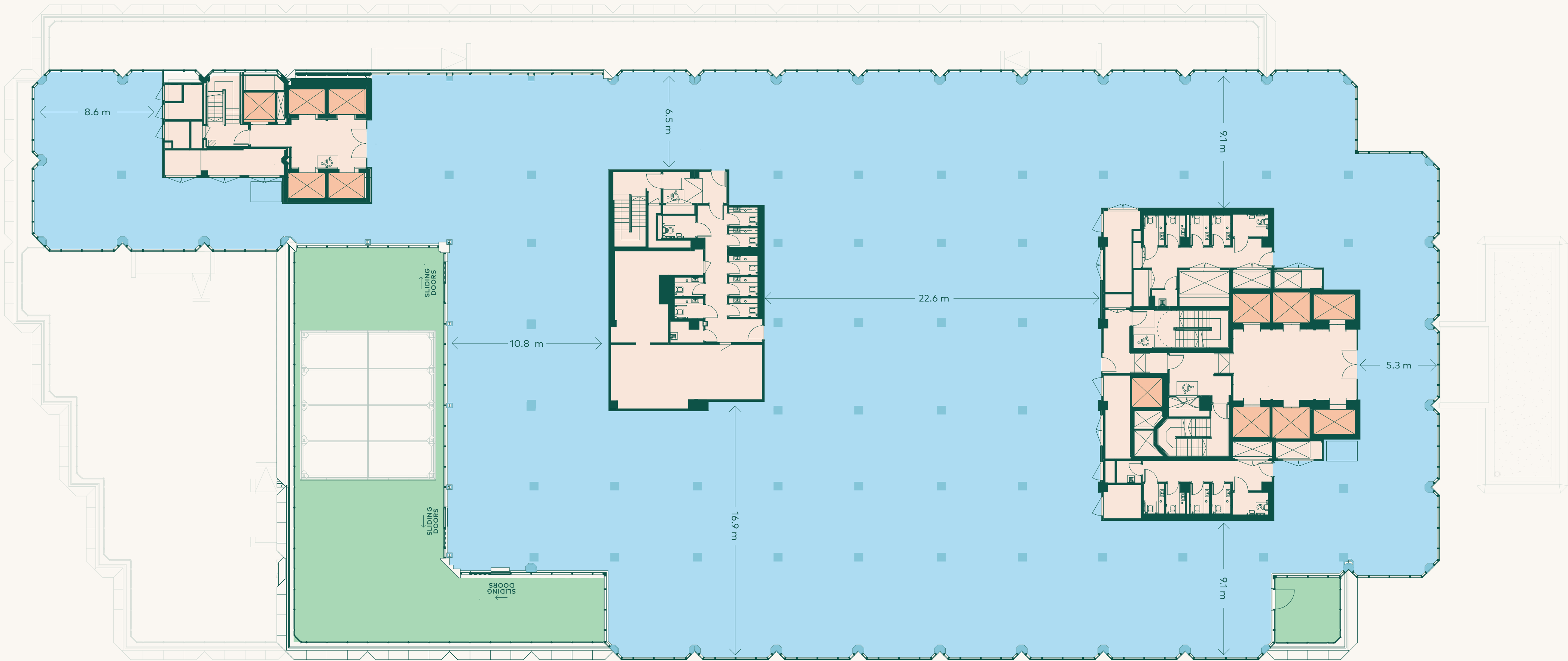
Level 05

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

[View stacker](#)



ASHLEY PLACE



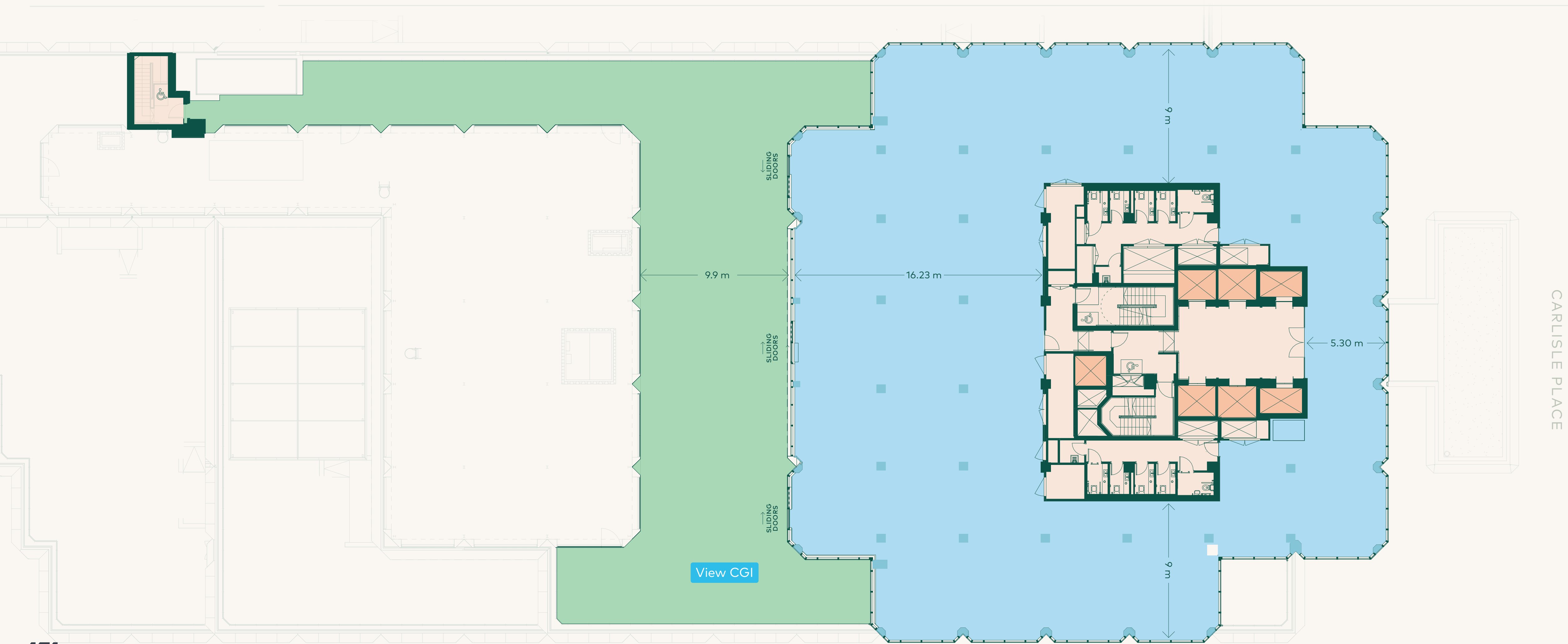
Key

- Office
- Core
- Lifts
- Terrace

Level 06

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

[View stacker](#)



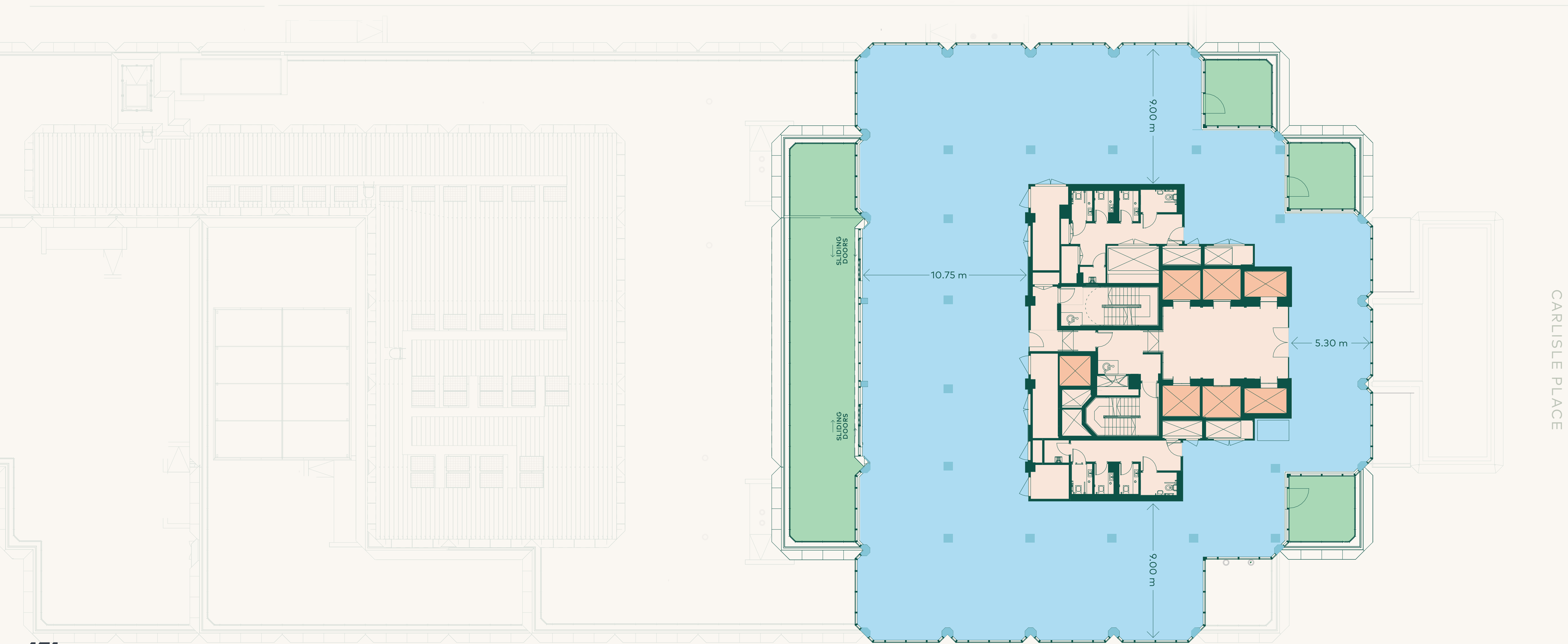
Key

- Office
- Core
- Lifts
- Terrace

Level 07

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

[View stacker](#)



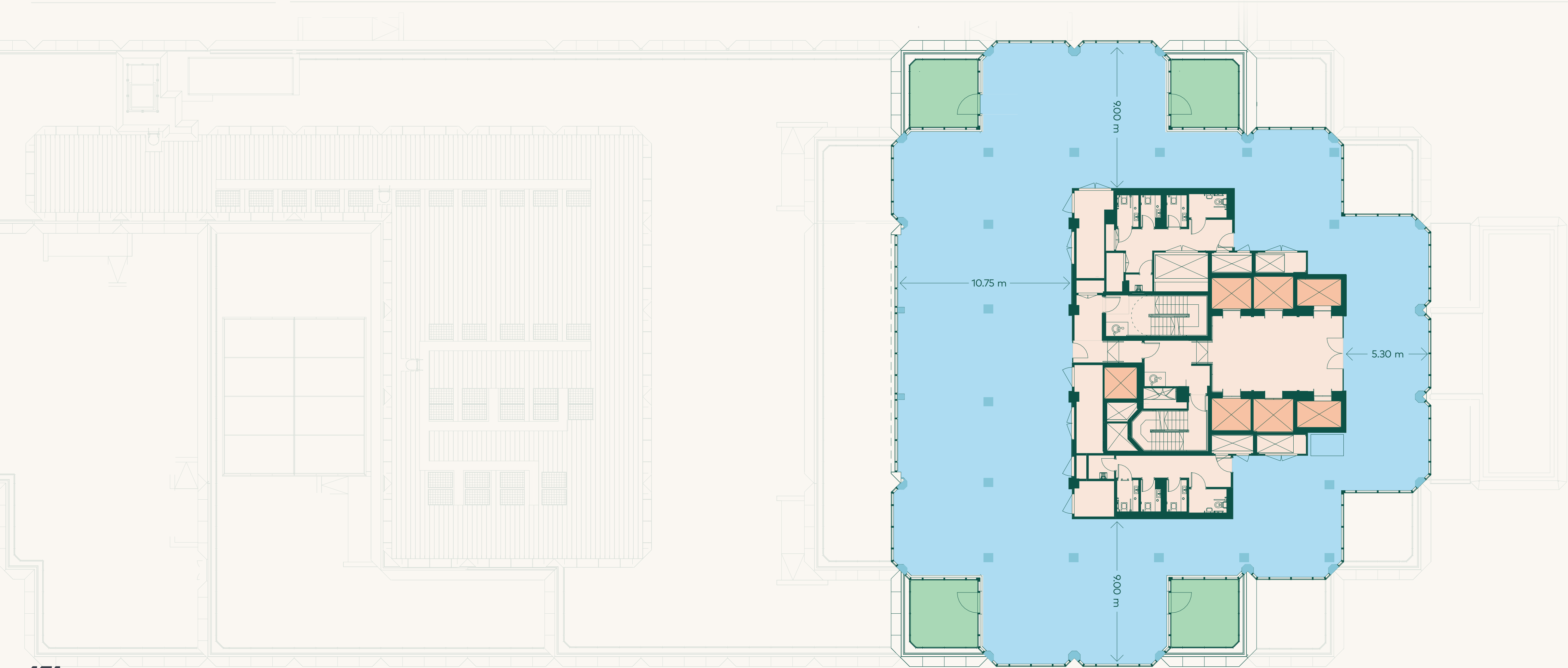
Key

- Office
- Core
- Lifts
- Terrace

Level 08

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

[View stacker](#)

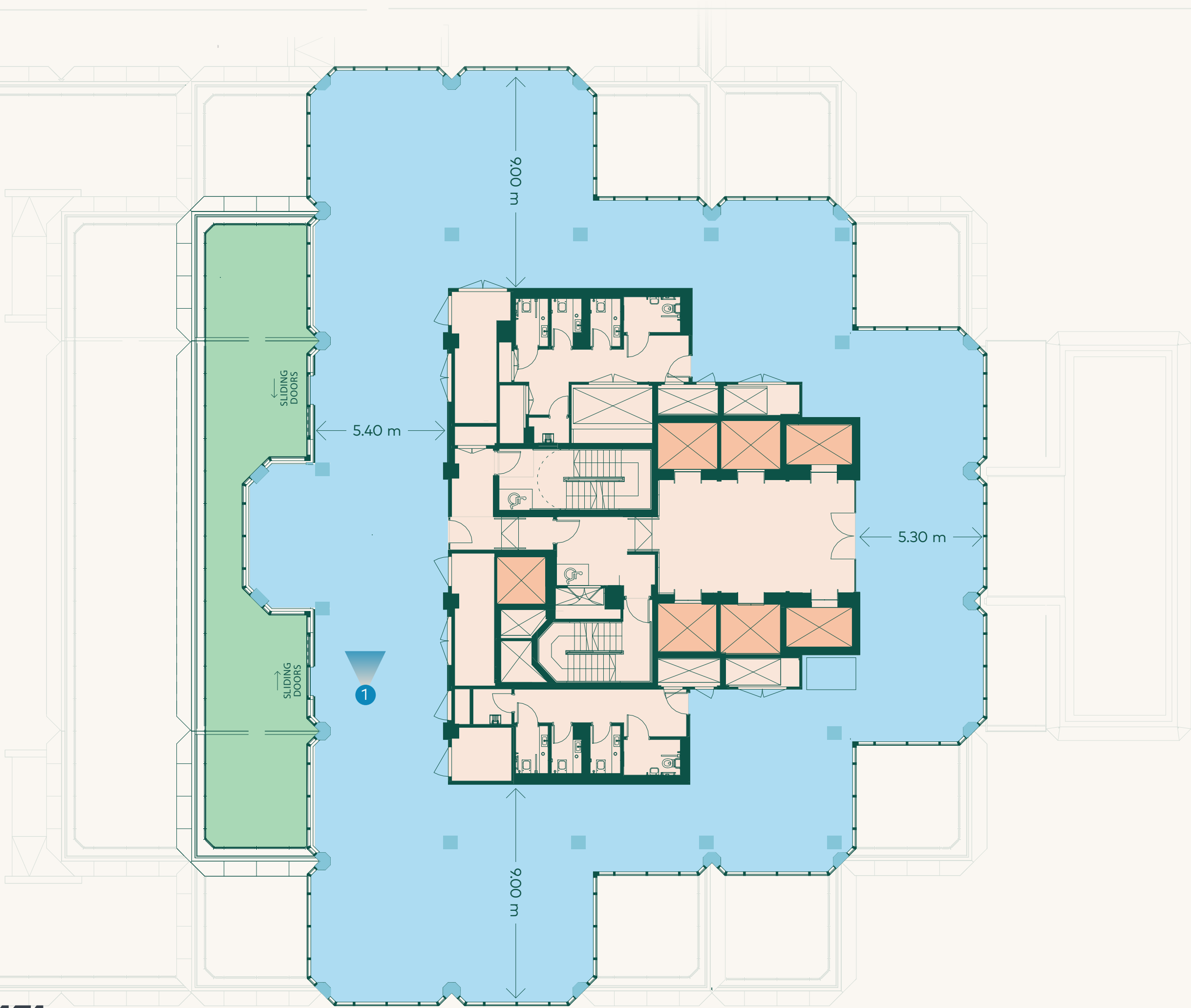


- Key
- Office
 - Core
 - Lifts
 - Terrace

Level 09

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

[View stacker](#)



– Indicative CGI showing 9th floor

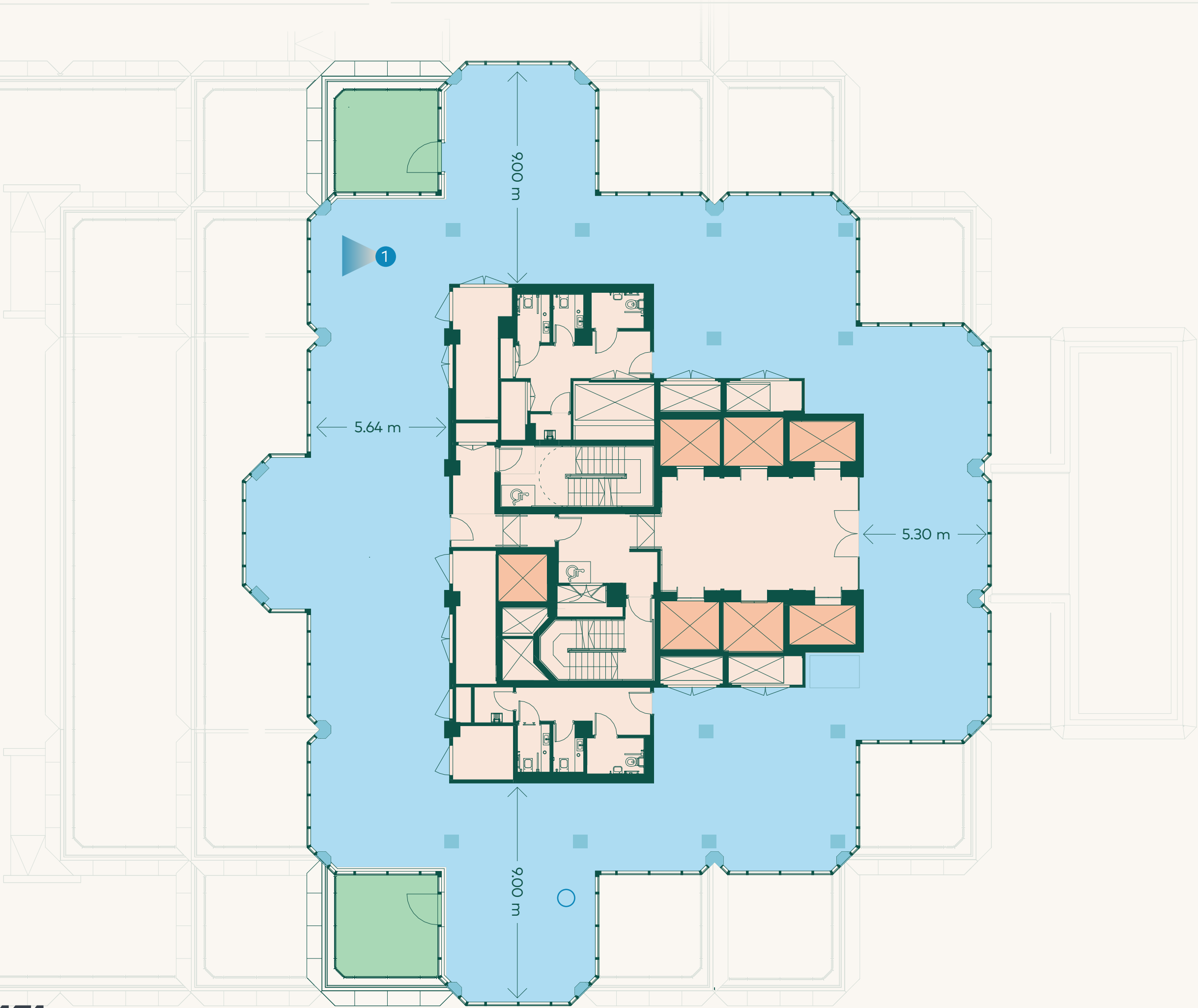


- Key
- Office
 - Core
 - Lifts
 - Terrace

Level 10

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

[View stacker](#)



– 10th floor indicative collaboration space

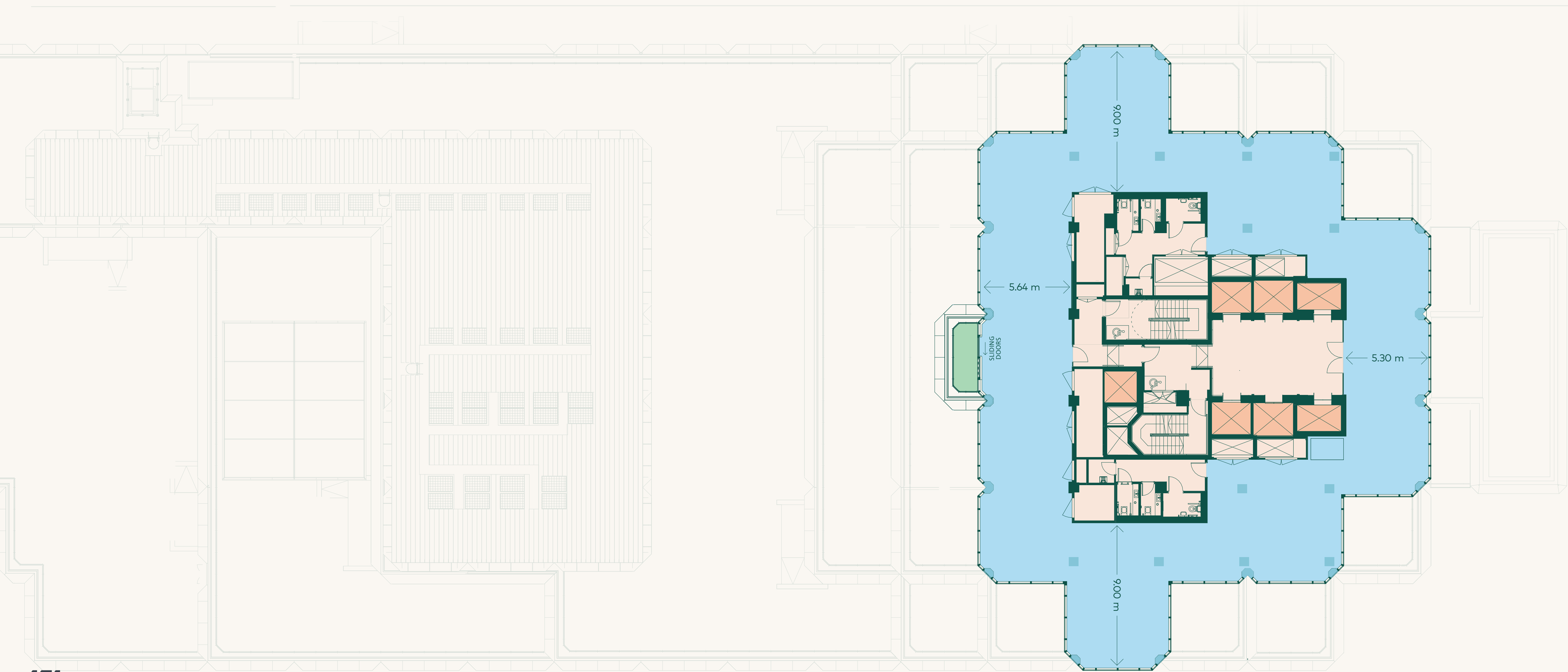
Key

- Office
- Core
- Lifts
- Terrace

Level 11

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

[View stacker](#)



CARLISLE PLACE

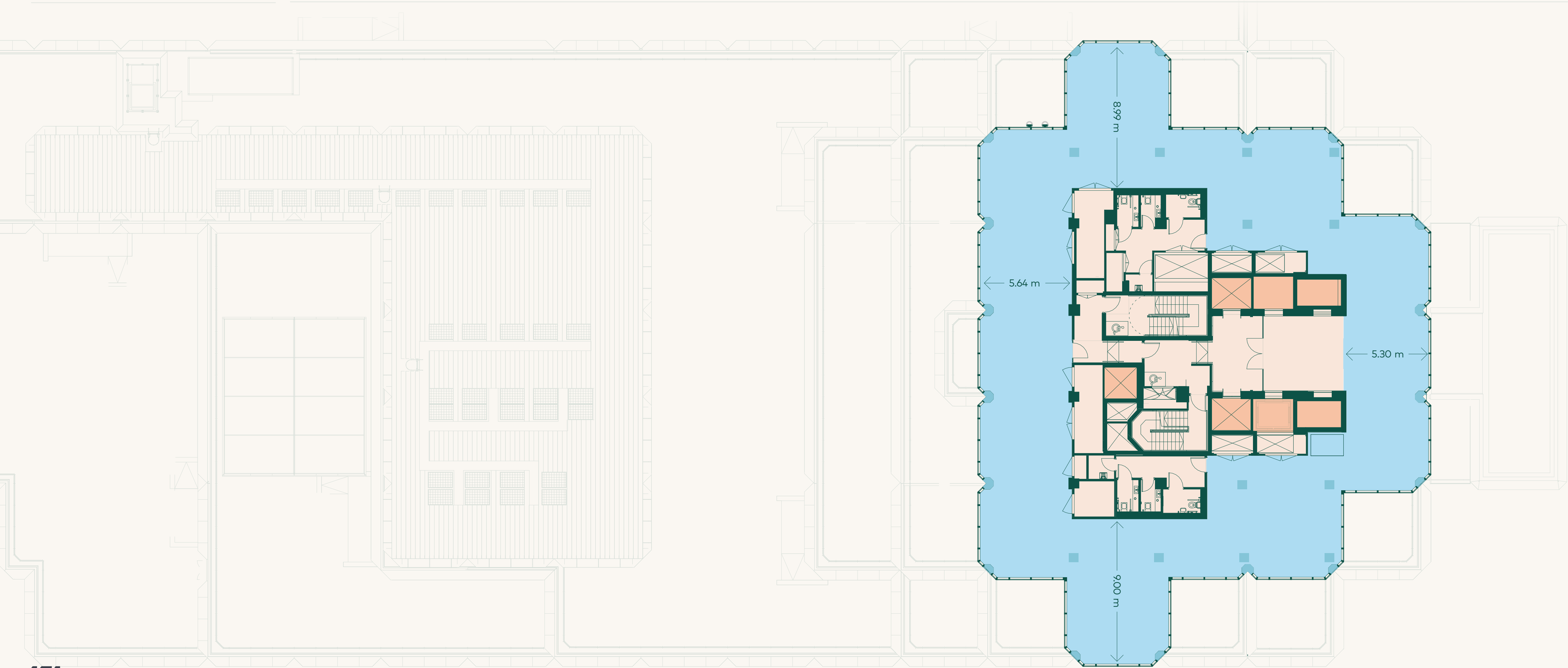
Key

- Office
- Core
- Lifts

Level 12

Office: 5,771 SQ FT

[View stacker](#)

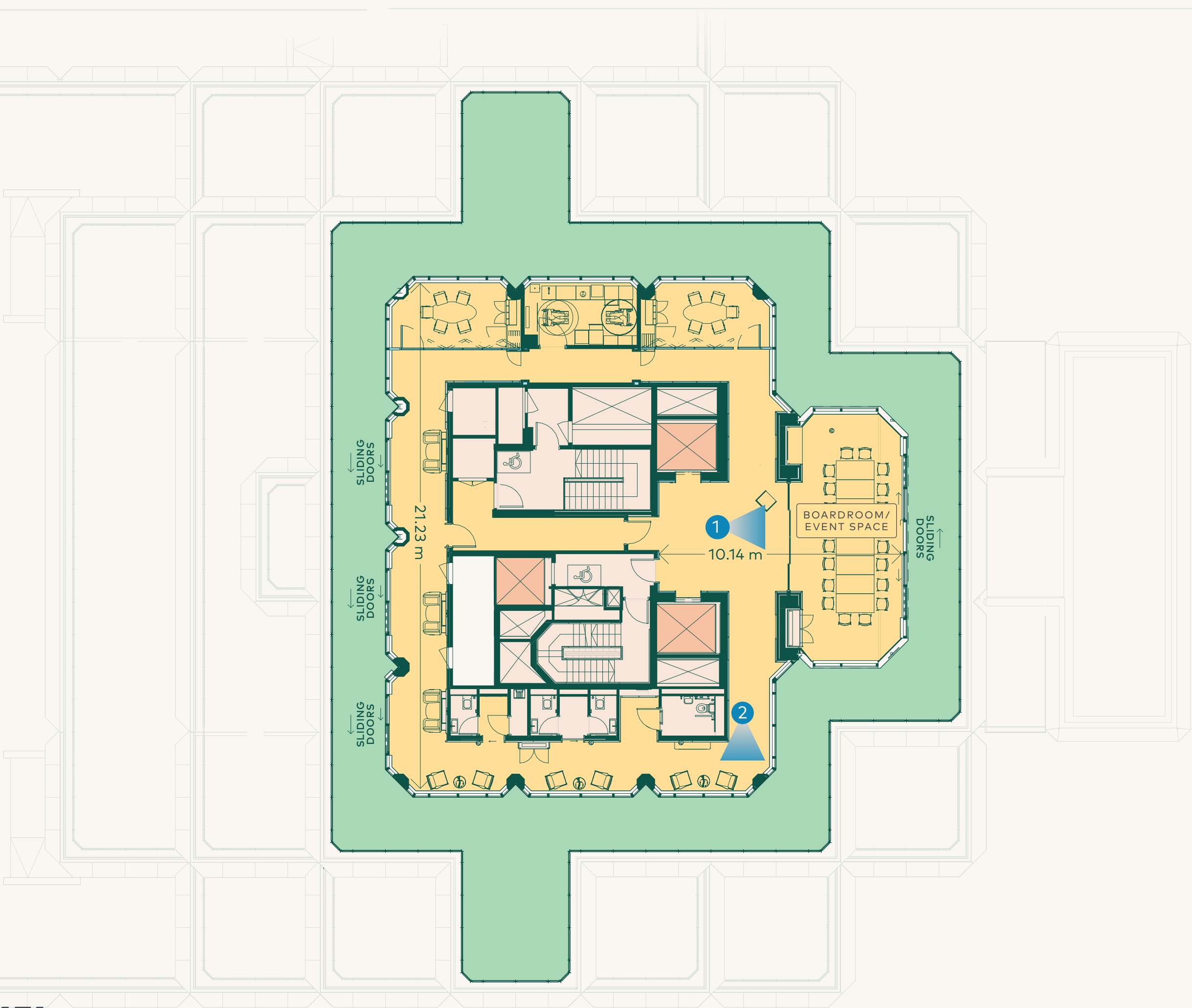


- Key
- Amenity
 - Core
 - Lifts
 - Terrace

The Skyline Level

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

[View stacker](#)



– 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.

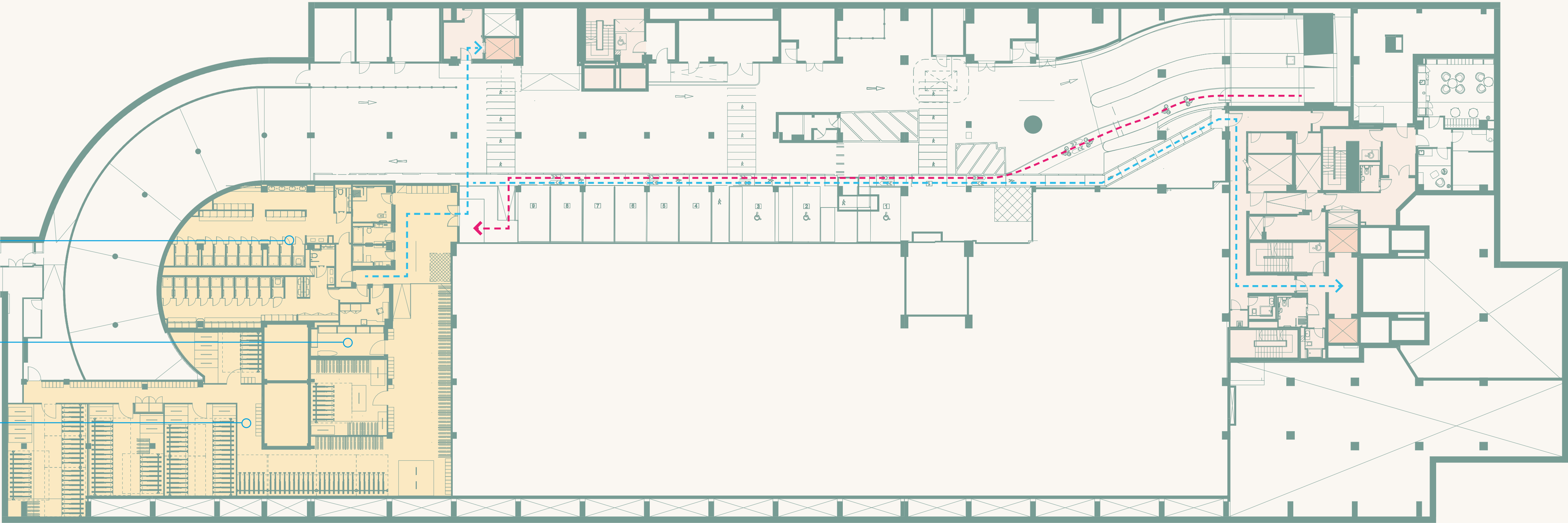


- Key
- Amenity
 - Core
 - Lifts
 - Cycle route
 - End of trip to reception lift

Showers and
changing rooms

Drying room

407
Cycle Spaces



36	→ Amenities
37-38	→ Terraces
39	→ The Skyline level
40	→ Specification
41	→ Sustainability

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.

[View plan](#)

— 4th floor terrace - indicative layout, subject to planning

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


[View plan](#)

– 6th floor terrace indicative, layout subject to planning

The Skyline Level



– 13th floor boardroom



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 → The Team
- 44 → Contact

Team

Key Consultants

TP BENNETT

tp bennett
Architects



Sisk
Main Contractor



Savills
Project Management & Sustainability



Core Five
Employer's Agent & Cost Consultant



DP9
Planning



GDM Group
Mep & Specialist Lighting Consultant



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