



5 Howick Place  
London SW1







## 5 HOWICK PLACE HAS ONLY ONE FLOOR OF EXCEPTIONAL OFFICE SPACE REMAINING

The first floor is available and offers 20,033 sq ft of CAT A space.

Located just off Victoria Street, the main retail and commercial thoroughfare in the area, Victoria offers a brilliant blend of the desirable, the contemporary and the historic.

The ground floor features a fully remodelled reception area, complete with soft seating and breakout areas. Plus, the end of journey facilities, including bike racks, showers and lockers have undergone a comprehensive refurbishment.

The 4,413 sq ft/410 sq m rooftop terrace has been replanted and re-landscaped to provide a relaxing, refreshing and green, communal area with fantastic views across London.



## ENDLESS EATERIES

Victoria's array of sensational bars, restaurants and pubs cater for all of your foodie needs.

Round the corner, the modern eateries and drinking spots in Nova are constantly buzzing. Or perhaps venture further out into the surrounding area to find some of London's most traditional pubs.







## CHOICE AND CONVENIENCE

Victoria has an eclectic mix of retail outlets, providing convenience and choice, as well as luxury high-end brands. Victoria Street and Cardinal Place, just a short walk away, cater for the everyday needs. Meanwhile, Elizabeth Street and Ebury Street offer some of the most exclusive retail experiences in the capital.



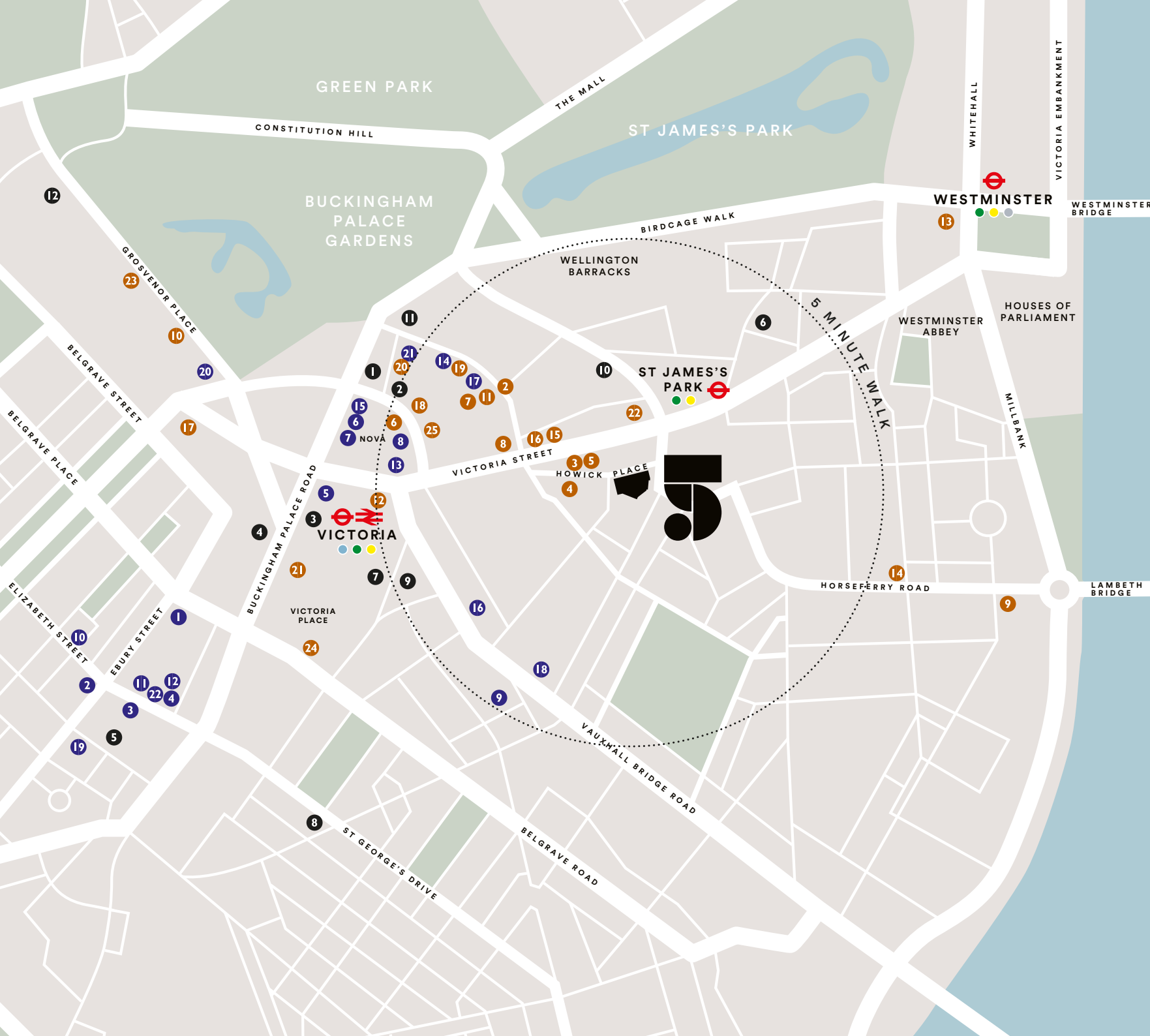
## AWARD WINNING ENTERTAINMENT

Victoria boasts some of London's best plays and theatre performances.

Between the Apollo Victoria and the Victoria Palace Theatre they have some of the best theatre tickets in the capital.







5 Howick Place is a stroll from London's finest green spaces including St James's Park, Green Park and Hyde Park.

#### HOTELS

1. Hotel 41
2. The Goring Hotel
3. Amba Hotel Grosvenor
4. The Z Hotel
5. Lime Tree Hotel
6. Conrad London St. James
7. Double Tree by Hilton Hotel London Victoria
8. Eccleston Square Hotel
9. Park Plaza Victoria London
10. St James's Court, A Taj Hotel
11. The Rubens at the Palace
12. The Peninsula Hotel

#### RESTAURANTS & BARS

1. Santini
2. Peggy Porshen
3. Boisdalses of Belgravia
4. Wild by Tart
5. Market Halls
6. Rail House Café
7. Sticks'n'Sushi
8. Aster
9. Lorne
10. The Thomas Cubitt
11. Morena
12. The Jones Family Kitchen
13. Shake Shack
14. Bone Daddies
15. Poke House
16. Brass Monkey
17. Cask & Glass
18. Gustoso Ristorante Enoteca
19. Ganymede
20. Mango Tree
21. Phoenix in Victoria
22. Atis

#### OCCUPIERS

1. LEK Consulting
2. Capital Economics
3. Pheonix Equity Partners
4. Jimmy Choo
5. Tom Ford
6. Atkins
7. 3i plc
8. AT&T
9. Burberry
10. Capital International
11. EDF Energy
12. Guggenheim Partners
13. HMRC
14. Home Office
15. Jupiter Asset Management
16. Landsec
17. Moët-Hennessy UK
18. Oaktree Capital Management UK
19. Polar Capital Partners
20. PSP Investments
21. Royal Supercars
22. Schlumberger
23. Tata
24. Telegraph Media Group
25. Tishman Speyer

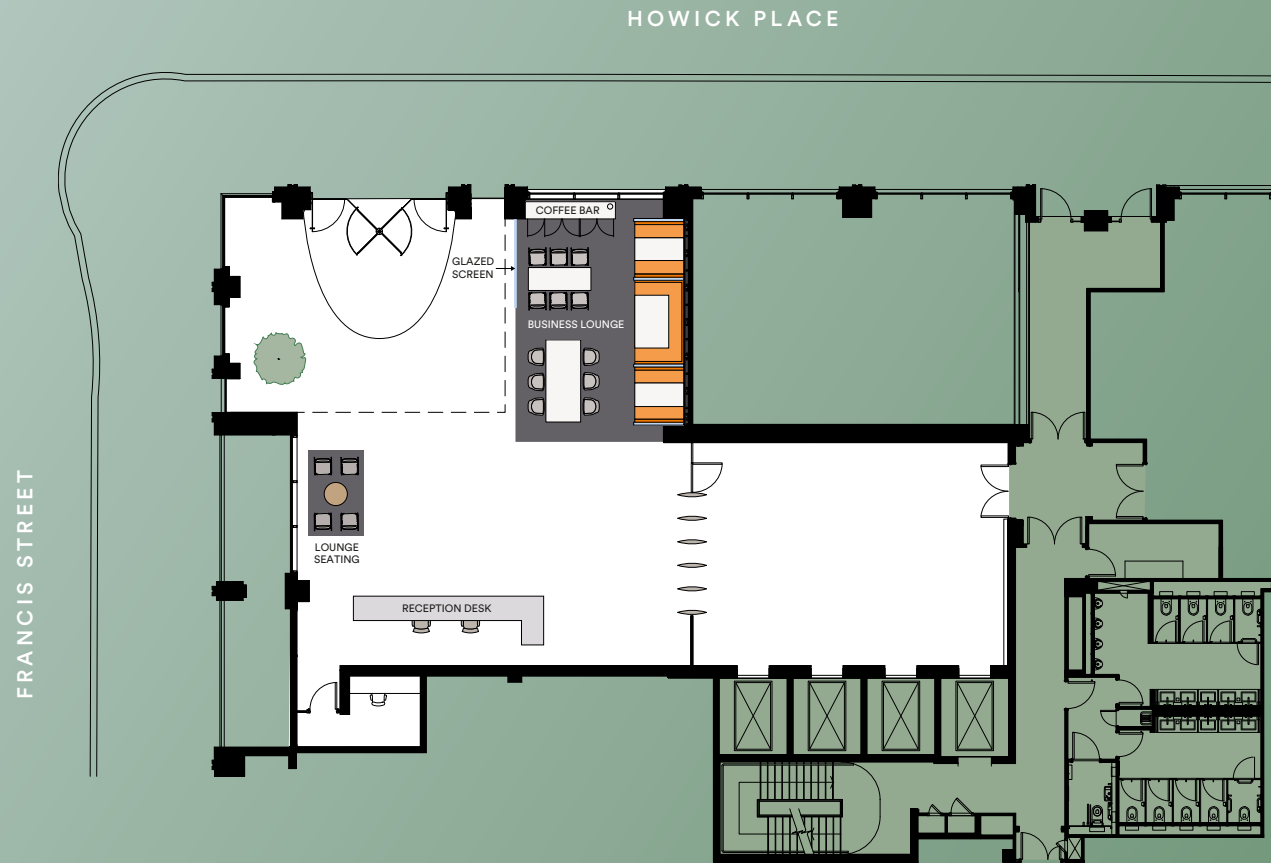


## EXCELLENT CONNECTIVITY

- Two minute walk to Victoria Station which benefits from Mainline train and Underground (Victoria, District and Circle Lines)
- London's second busiest transport hub
- Victoria Station has recently undergone a major £700M regeneration project
- Victoria coach and bus stations are also in close walking proximity to 5 Howick Place and are key terminals in servicing local and national road routes







## RECEPTION 3,400 SQ FT/316 SQ M

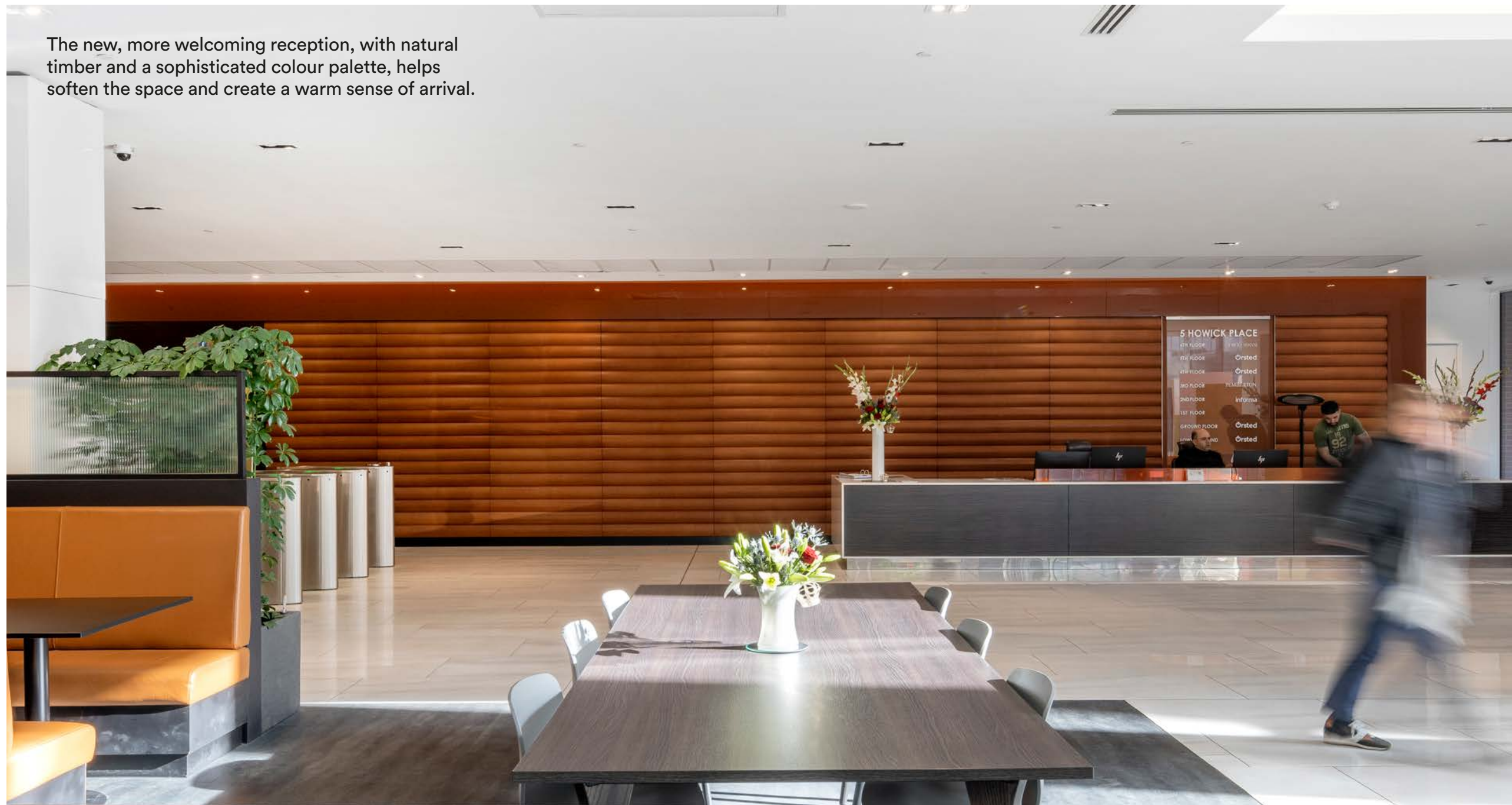
- Newly remodelled reception
- New banquette and booth seating
- Soft seating and breakout areas
- Refreshments bar with coffee machine and fridge



Indicative floor plan



The new, more welcoming reception, with natural timber and a sophisticated colour palette, helps soften the space and create a warm sense of arrival.







The feature booth and banquette seating area is a quiet breakout or meeting space. With refreshments bar, it also doubles as a place for guests to wait.









HOWICK PLACE

FRANCIS STREET

VOID ABOVE  
ENTRANCE

LIFTS

LIGHTWELL

LIGHTWELL WITH  
GREEN WALL

FIRST FLOOR  
20,033 SQ FT/1,861 SQ M



Indicative floor plan



FRANCIS STREET

HOWICK PLACE



OCCUPANCY DATA

Desks	188
CEO office	1
Quiet working pods	7
Phone booths	5
Touchdown points	48
Meeting rooms	12

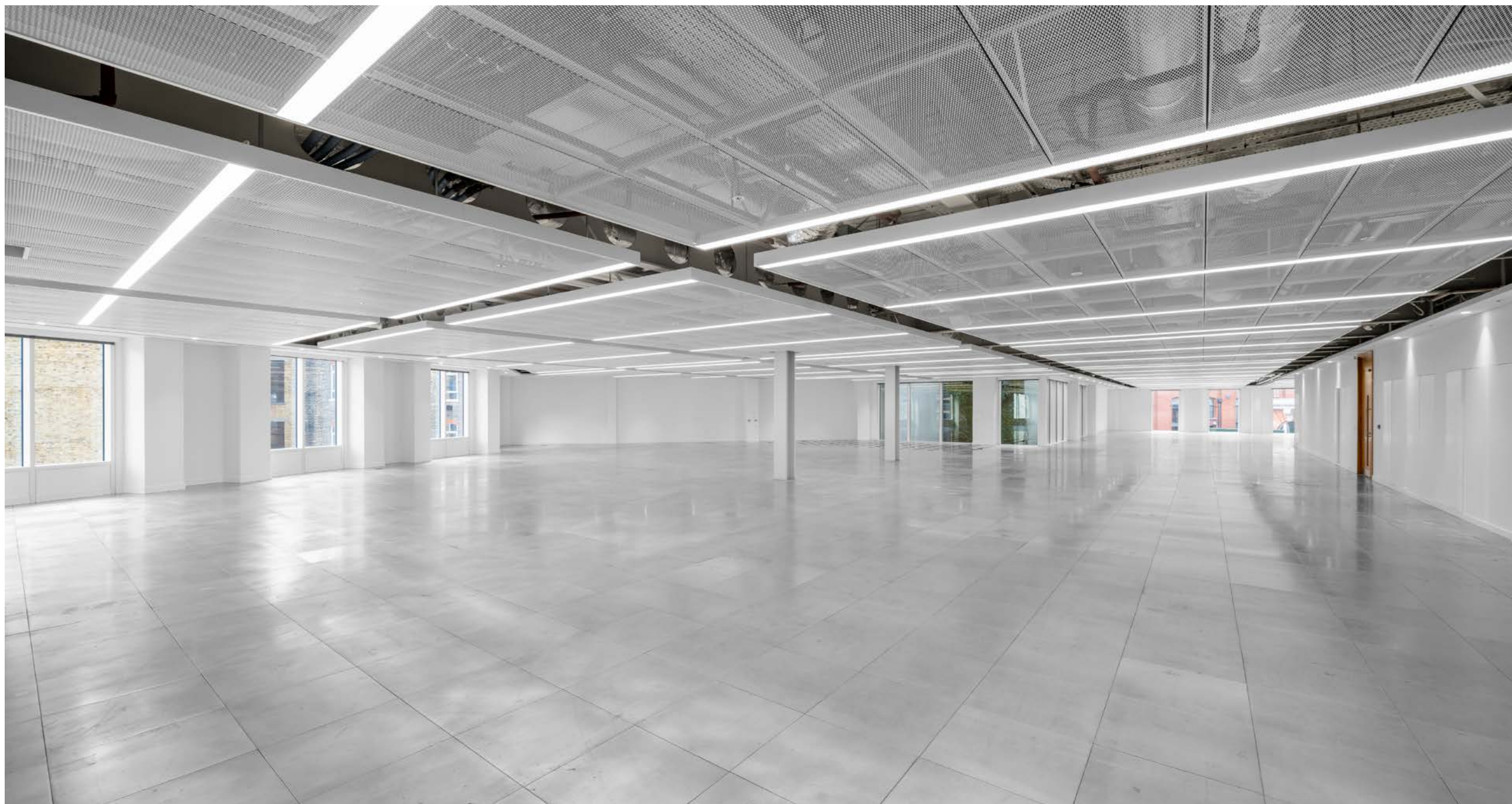
Total headcount 191

Occupancy ratio 1:10

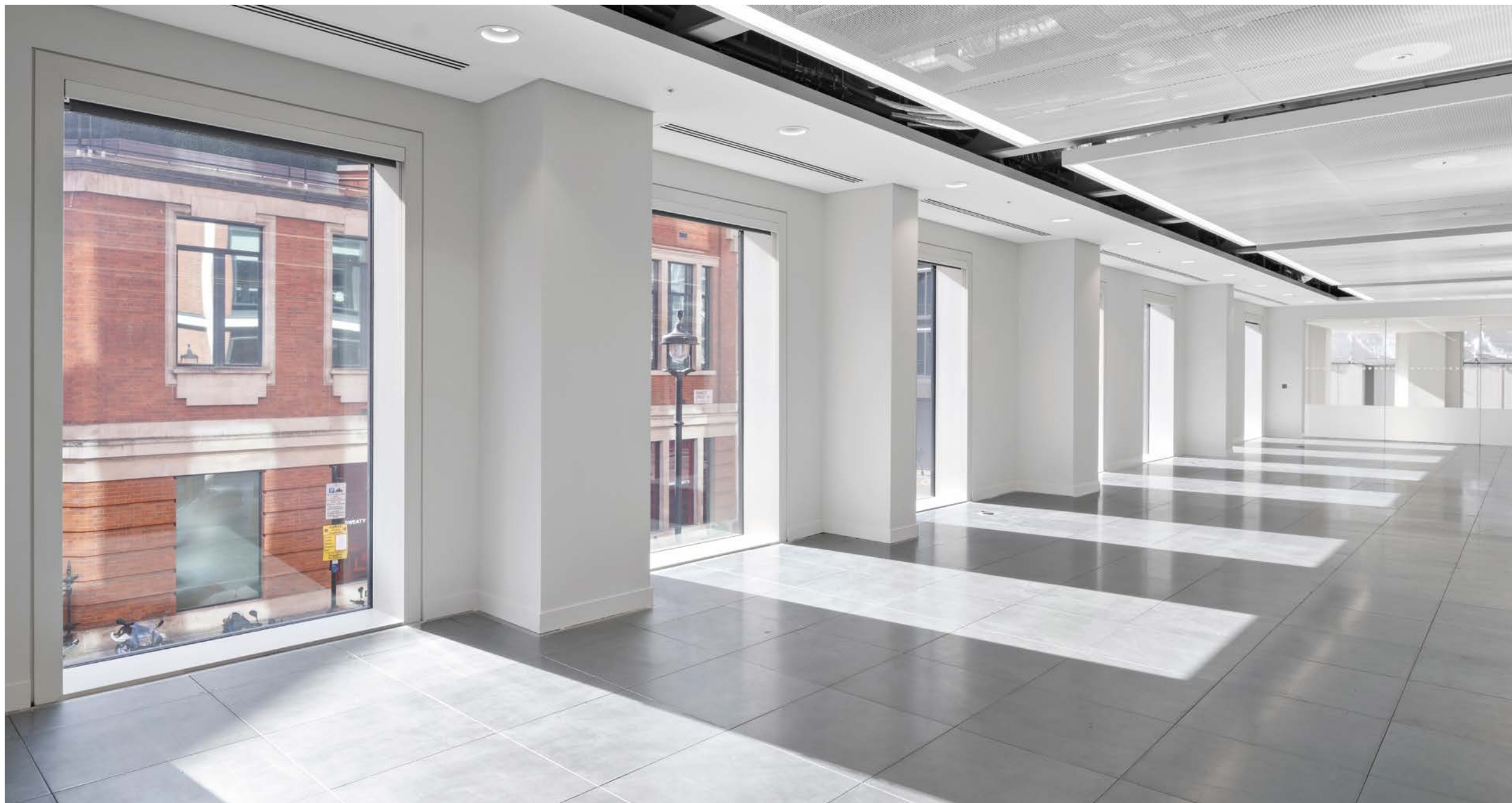
OPEN PLAN OFFICE	
MEETING ROOMS	
CLIENT FACING AREA	
BREAKOUT SPACE	
CEO OFFICE	



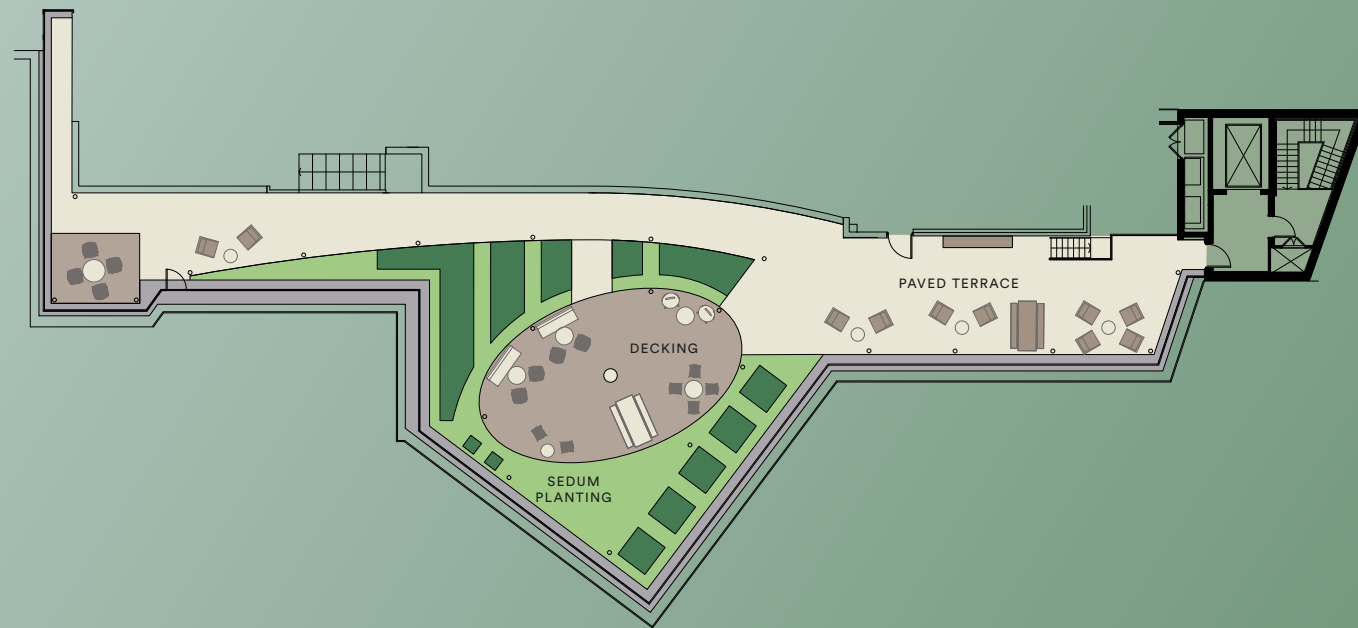












## COMMUNAL ROOF TERRACE

The 4,413 sq ft / 410 sq m communal rooftop garden provides a peaceful, green area with impressive views across London.

It includes new planting and flowerbeds bringing the various seating areas to life.

Finished with new paving, decking and a pergola, the terrace is an area to relax, collaborate and entertain guests.



Indicative floor plan





New paving, decking and planters have refreshed the communal roof terrace, creating a peaceful break from the office, with fantastic views of London.





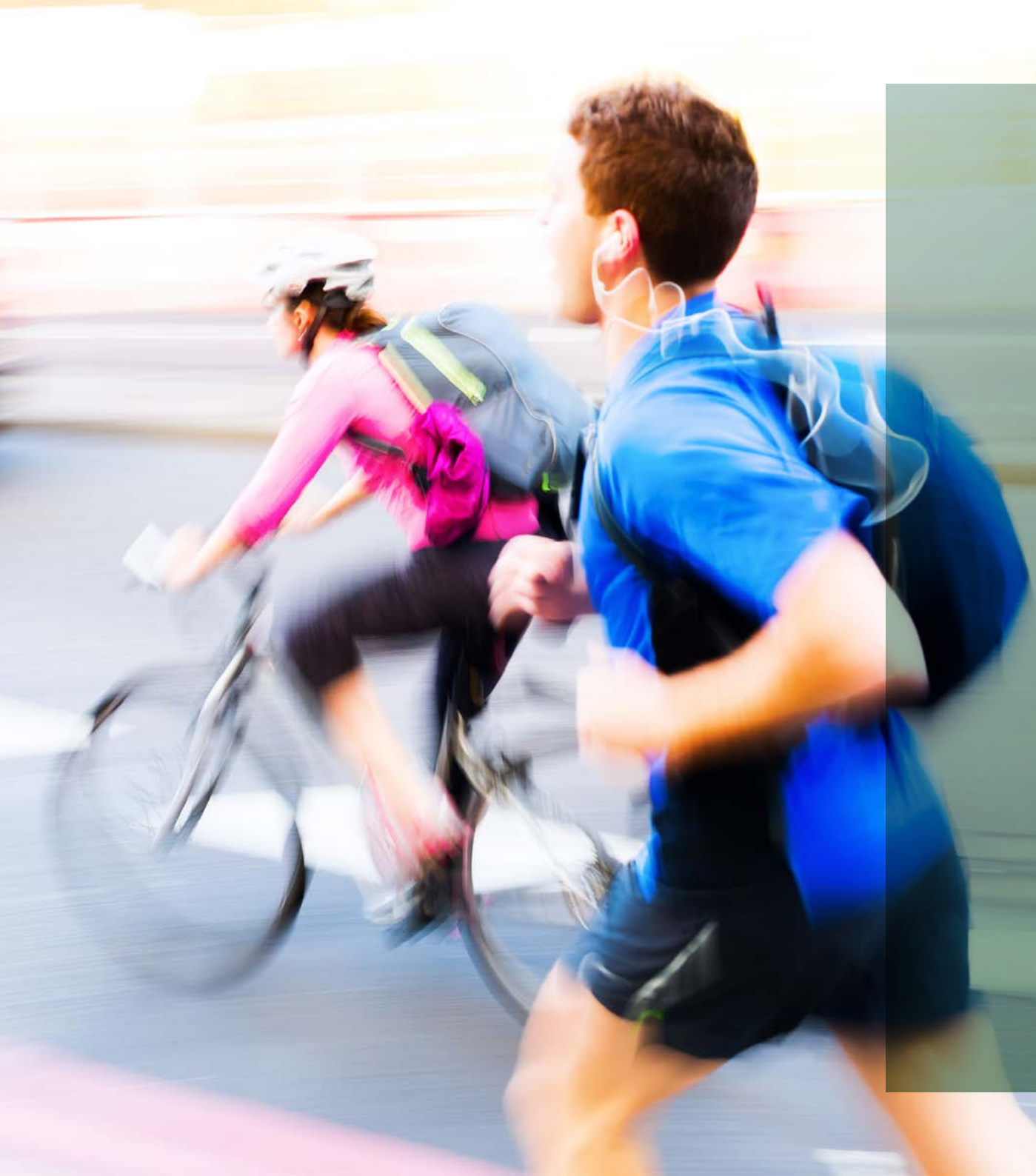












## END OF TRIP FACILITIES

Newly improved end of trip facilities  
on the lower ground level include:

- 141 lockers
- 112 internal bike racks
- 50 additional, external, bike racks
- 13 showers (6 male, 6 female, 1 unisex)
- New wayfinding
- Towel service









## ESG

- Green living wall
- 4,413 sq ft / 410 sq m communal roof terrace
  - Ground source heat pumps
  - BREEAM 'Excellent'
- Upgraded end of trip facilities
  - Solar panels
  - EPC B
- ActiveScore 'Platinum'



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