

80-100
VICTORIA
ST.

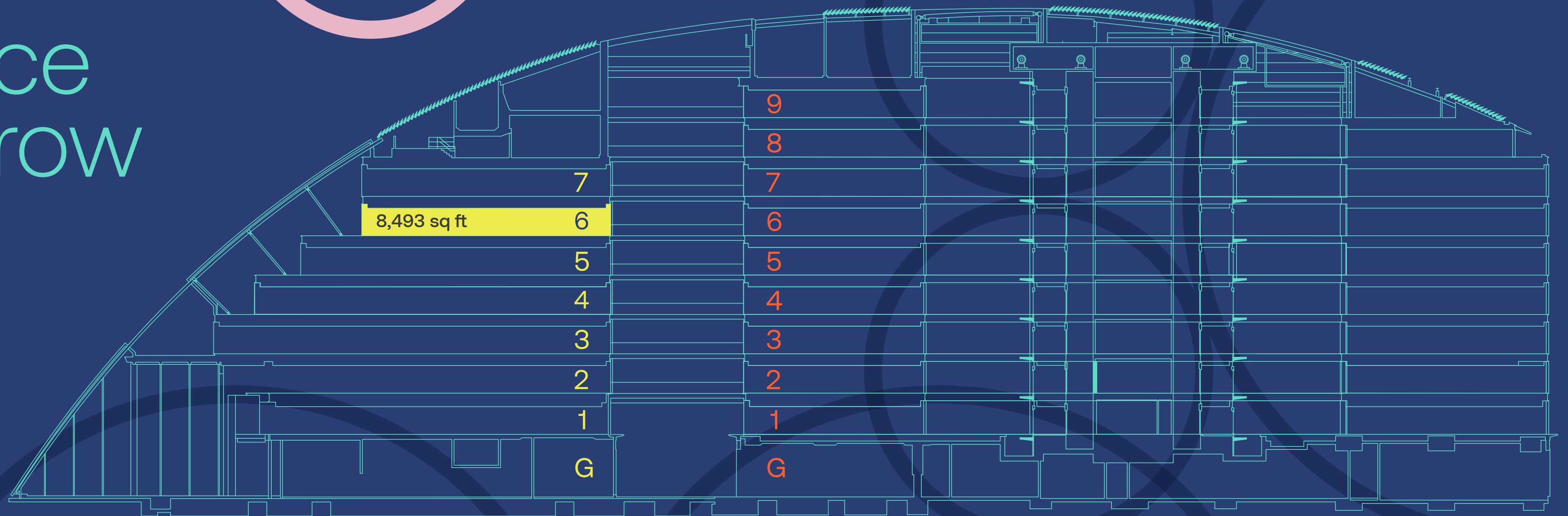


Welcome to Your New Workspace.

Set at the heart of Victoria's
Cardinal Place, 80-100 is already home
to a vibrant community of businesses,
from established multinationals to
SMEs and start-ups.

80-100 Victoria Street is at
the forefront of creating working
environments that are smarter,
more sustainable and more
in tune with the needs of
today's businesses.

Space to Grow



Drawing not to scale.
For indicative purposes only.

100 Victoria Street

- 7 Agilitas
- ⑥ 8,493 sq ft • Available Q2 2024
- 5 Capital Economics
- 4 Instant Managed Offices / Ebury Partners
- 3 Ebury Partners
- 2 Hartree Partners
- 1 Landsec
- G Reception & Retail

80 Victoria Street

- 9 Wellington Management
- 8 Wellington Management
- 7 Ruffer LLP
- 6 Experian
- 5 Intuit
- 4 EDF Renewables / Wellington Management / Chenavari / Statera
- 3 EDF Trading
- 2 LGC / Christies / CMG
- 1 Landsec / Reception & V Café / Business Lounge
- G Retail

Your space to meet.

Your space to play.

Your space to connect.

Your space to collaborate.

Your space to grow.

Your space to succeed.

Workspace that Works, For People and the Planet



Today's working environments need to be about more than just best-in-class spaces and cutting-edge facilities. They need to work for the planet too. At 80-100, we're setting the standard for what it means to be a sustainable workplace.

We're on course to
make 80-100 carbon
neutral by 2030.



- BREEAM Rating: 'Very Good'
- Fully powered by renewable electricity
- BREEAM-certified materials only
- 312 Cycle Racks
- 6 EV charging points and 4 e-bike charging points
- 100% waste diverted from landfill
- 263 lockers

As flexible working becomes part of daily life, the role of the workplace has never been more important. The modern office is a hub for people, culture, collaboration, interaction – all the things we don't get from our desks at home.

At 80-100, we're making sure you and your team are primed to make the very most of your time at the office.

Get the
Most Out
of Your
Workspace.

Your Space to Connect

We regularly welcome guest speakers, host industry events and bring fellow professionals together, creating opportunities for you and your team to meet likeminded people from your industry and beyond.

Your Space to Relax

From partnerships with local bars and restaurants and the Cardinal Place roof garden to eat lunch, our team make sure there's always something to help you and your colleagues unwind after a hard day's work.

100 Victoria Street

The 6th floor at 100 Victoria Street opens up onto a large winter garden and two private terraces. Landsec's created product will be delivered in this space, offering a fully furnished office, ready from day one.

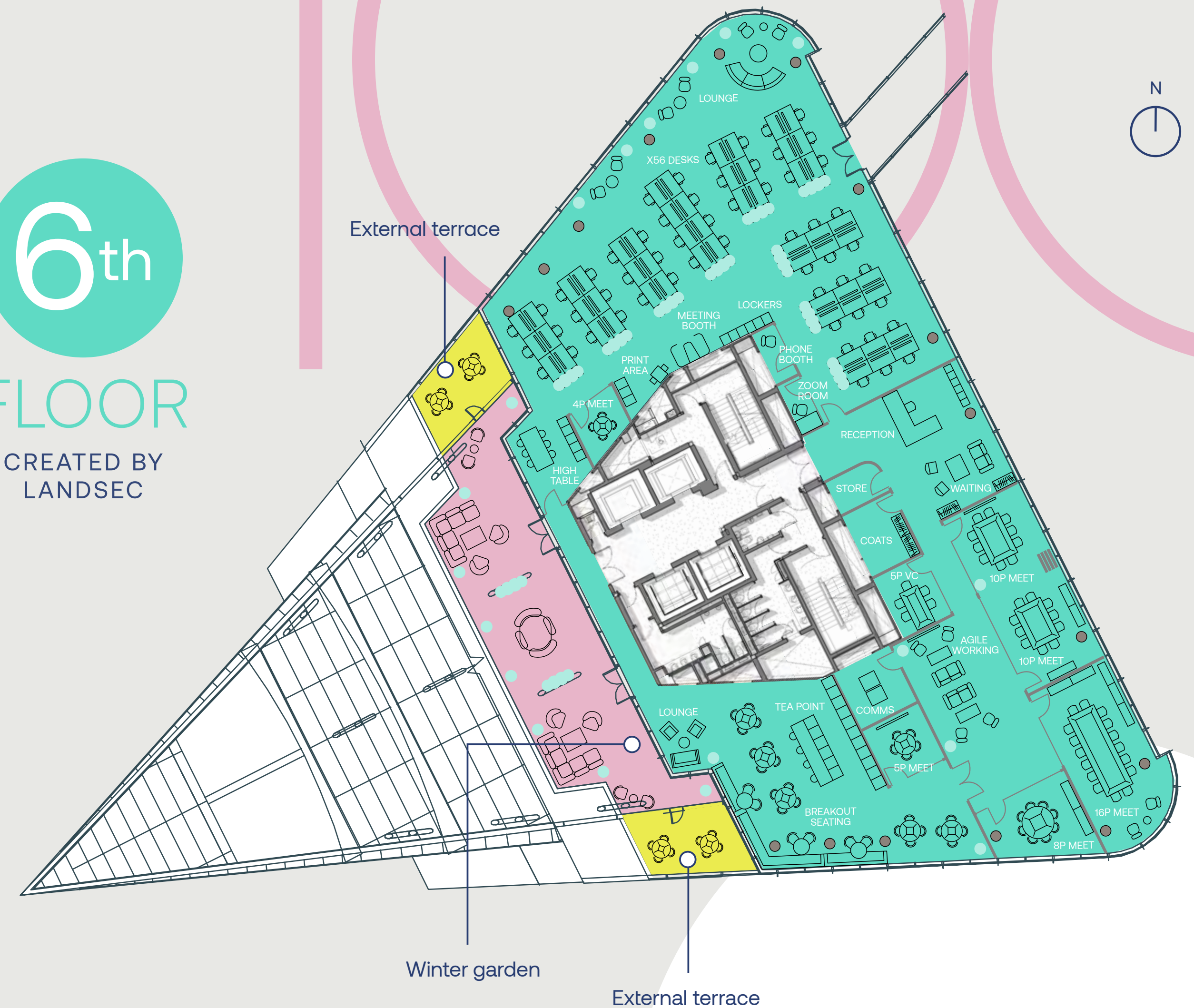
For a seamless customer experience, our dedicated property management team are on hand, with one point of contact taking care of things to ensure a streamlined move. Our ongoing managed services can be delivered as a package of essentials with additional services available to suit your needs.



EXAMPLE OF LANDSEC'S
CREATED SPACES

- 1x Reception
- 1x Waiting Area
- 1x Boardroom
- 1x 10 Person Meeting Room
- 1x 6 Person Meeting Room
- 1x 5 Person VC Room
- 2x Zoom Room
- 56x Desks
- 2x Agile Working Area
- 3x Soft Seating
- 1x Teapoint
- 1x Comms Room

6th FLOOR CREATED BY LANDSEC



Availability 6th floor 100 Victoria Street • 8,493 sq ft • Available Q2 2024



100
Victoria
Street

Indicative CGI of the 6th Floor reception area

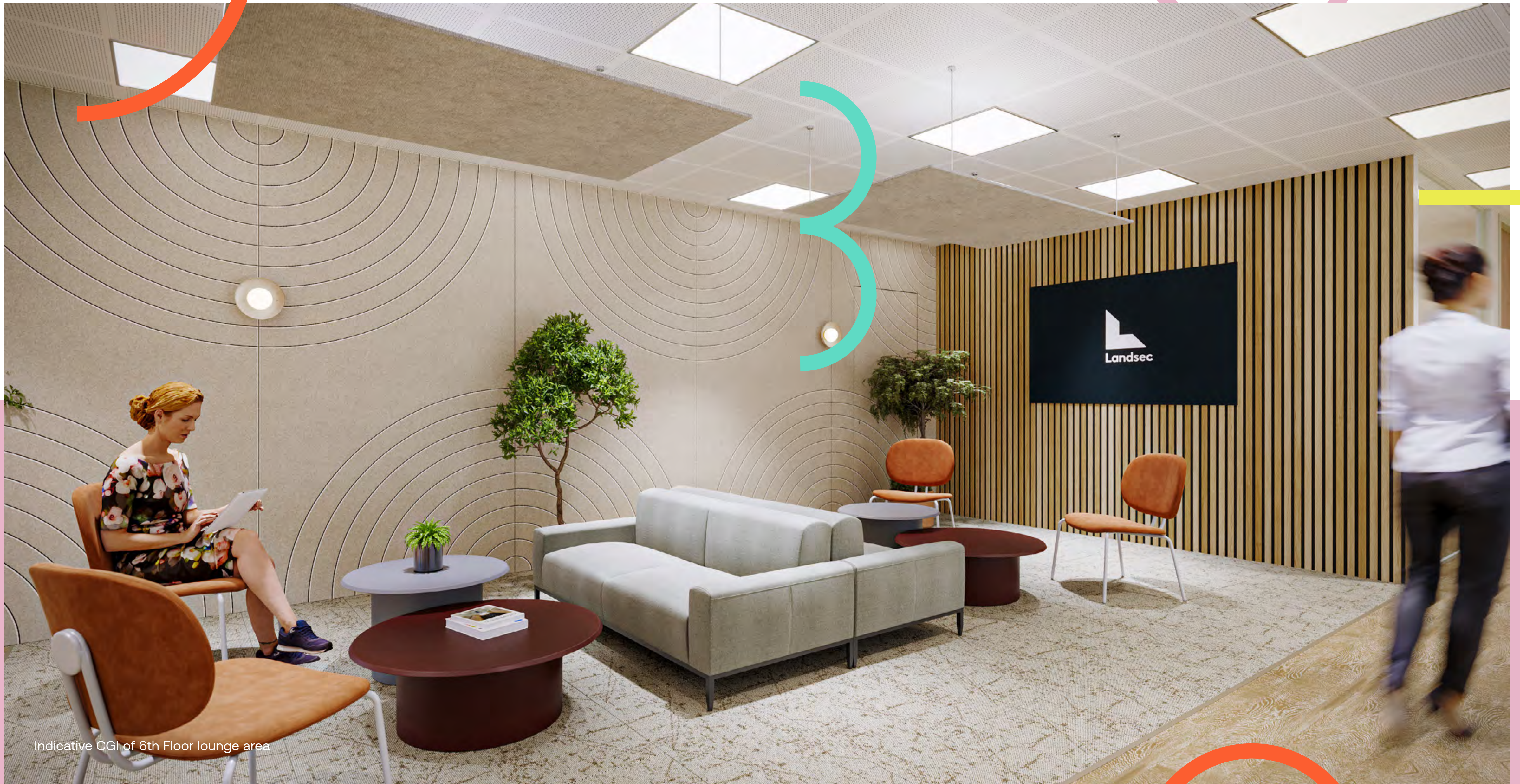
Indicative CGI of 6th Floor kitchen and dining area



Ready to go
from day one



Indicative CGI
of 6th Floor
meeting room



Indicative CGI of 6th Floor lounge area



Your space to think.

Your space to share.

Your space to work hard.

Your space to work out.

Your space to relax.

Your space to **succeed.**

Buzzing Victoria

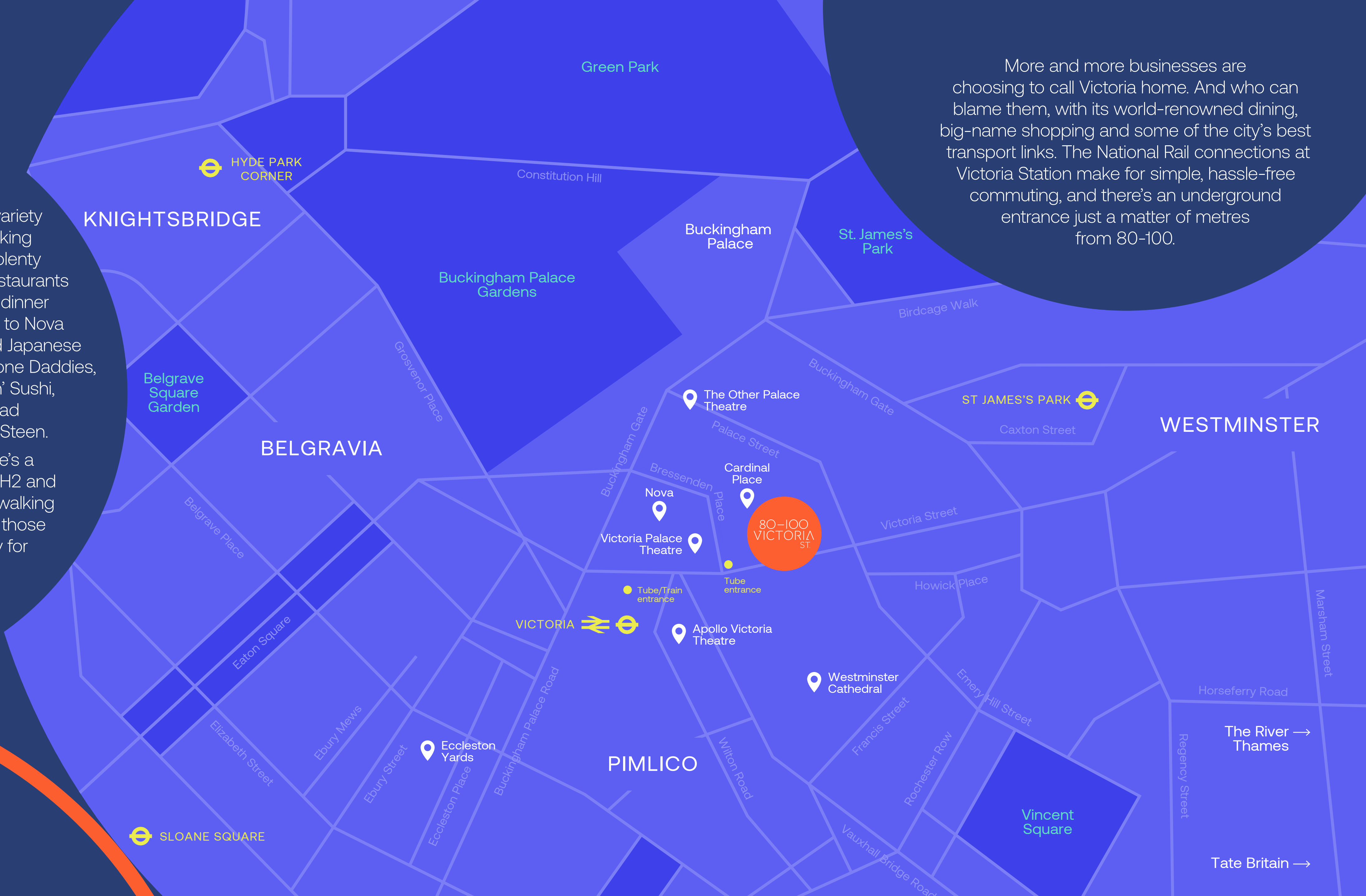
Set in Victoria's Cardinal Place,
80-100 puts you right at the heart of
a well established hub of London.



Cardinal Place has a variety of shops all within walking distance, and there's plenty of nearby bars and restaurants perfect for post-work dinner and drinks. Head over to Nova Food, where you'll find Japanese ramen and buns at Bone Daddies, fresh sushi at Sticks 'n' Sushi, and freshly baked bread and pastries at Ole & Steen.

At Cardinal Place, there's a Gym Box, One Rebel, H2 and City Athletic all within walking distance – perfect for those who like to get in early for a morning workout.

More and more businesses are choosing to call Victoria home. And who can blame them, with its world-renowned dining, big-name shopping and some of the city's best transport links. The National Rail connections at Victoria Station make for simple, hassle-free commuting, and there's an underground entrance just a matter of metres from 80-100.



KNIGHTSBRIDGE

HYDE PARK CORNER

Green Park

Constitution Hill

Buckingham Palace Gardens

Buckingham Palace

St. James's Park

Birdcage Walk

Belgrave Square Garden

BELGRAVIA

WESTMINSTER

ST JAMES'S PARK

Caxton Street

The Other Palace Theatre

Palace Street

Bressenden Place

Cardinal Place

Nova

Victoria Palace Theatre

80-100 VICTORIA ST.

Victoria Street

Howick Place

Tube/Train entrance

Tube entrance

VICTORIA

Apollo Victoria Theatre

Westminster Cathedral

Howick Place

Emery Hill Street

Horseferry Road

The River Thames

Belgrave Place

Eaton Square

Elizabeth Street

Ebury Mews

Ebury Street

Eccleston Place

Buckingham Palace Road

PIMLICO

Wilton Road

Francis Street

Rochester Row

Vincent Square

Regency Street

Tate Britain

SLOANE SQUARE

Victoria is home to several amazing running routes, whether that be along the river or in our local parks. If London's historic and world-famous sites are more of interest, there's plenty of routes here as well. So, break up the day and soak in the city sights, knowing that there is a range of easy to use end of journey facilities to allow you to change and freshen up too.



- PARKS ROUTE
- WESTMINSTER ROUTE
- RIVER ROUTE



Nestled next to Victoria Station, and a short stroll from St James's Park, 80-100 Victoria Street is perfectly placed. The Cardinal Place Victoria Underground entrance is paces away, with tube and rail interchanges meaning much of London is mere minutes from your office.

Getting Around

Walking times (min.)

St James's Park	5
Hyde Park Corner	15
Westminster	17

*Journey times sourced from TfL

Underground (min.)

Victoria	1	Victoria/Circle/District
St James's Park	2	Circle/District
Westminster	3	Jubilee/Circle/District
Hyde Park Corner	8	Piccadilly
Waterloo	8	Northern/Jubilee/Bakerloo/Waterloo & City
Charing Cross	11	Bakerloo/Jubilee
Paddington	12	Circle/District/Bakerloo/Hammersmith & City/Elizabeth line
Kings Cross St Pancras	12	Victoria/Hammersmith & City/Metropolitan Northern/Piccadilly/Circle

Overground (min.)

Clapham Junction	8	Southern
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Building Specification

2.7m floor-to-ceiling height to underside of raft

150mm raised floor

Four-pipe fan coil air-conditioning

LED lighting

Car Parking

312 cycle racks and 19 showers

Electric charge points for e- bikes and scooters

BREEAM rating 'Very good'

Dedicated concierge service

Access to the V Café and Business Lounge

Private roof terrace (6th floor)

Winter Garden (6th floor)

4 passenger lifts (100 Victoria Street)



80-100 is owned, run and managed by Landsec, and we're committed to working with you to make sure your space is right for your business, your people and your way of working.



A Partnership Model



A big part of this is about making sure your space suits your needs. Before you move into 80-100, we'll get to know you and your business, and work alongside you to customise your space, tailoring it to your requirements and setting the stage for your people to do what they do best.



And if your needs change, so can your workspace. We're based at 80-100 ourselves, so we're on hand to help as your business grows and evolves. Whether you're looking to expand your team or simply have a few questions about the running of the building, we're always here to talk things through.

About Landsec

At Landsec, we build and invest in buildings, spaces and partnerships to create sustainable places, connect communities and realise potential.

We are one of the largest real estate companies in Europe, with an £10.1 billion portfolio of retail, leisure, workspace and residential hubs.

We're shaping a better future by leading our industry on environmental and social sustainability while delivering value for our shareholders, great experiences for our guests and positive change for our communities.

Contact:

CBRE

Adam Cosgrove
adam.cosgrove@cbre.com
07500 872 851

Alex Kerr
alex.kerr@cbre.com
07824 166 673

Harry Tentori
harry.tentori@cbre.com
07787 698 421

Tuckerman

Guy Bowring
gbowring@tuckerman.co.uk
07831 185 728

Mark Fisher
mfisher@tuckerman.co.uk
07899 895 710

Scott Fisher
sfisher@tuckerman.co.uk
07890 572 225

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