

VICTORIA SW1

GREENCOAT HOUSE

FURNISHED *
FLEXIBLE *

GREENCOAT
&
GORDON

STYLE & CHARM

The striking façade of Greencoat House has a commanding presence on Victoria's Francis Street and Greencoat Place. With refined Victorian elegance, the building typifies the architectural character of the area, and has been sympathetically restored to blend the original warehouse features with stylish contemporary facilities.

Today, Greencoat House is home to a range of diverse and thriving businesses and organisations. Offering exceptional light, space and character, these modern, open plan offices are the perfect choice for established and growing businesses that desire a vibrant central London location.

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KEY FEATURES

**2,480 sq ft Furnished + Flexible
office space ready for occupation**

New lease available to September 2025

Efficient heating and cooling
perimeter fan coil units

Coved vaulted ceiling

Access to internal lightwell providing
a calm breakout space

Bespoke lighting

Exposed cast iron columns

Floor to ceiling heights of over 4 metres

110 cycle spaces

Shower facilities

EPC Rating 'D'

Victoria and St James's Park stations
both within a seven minute walk

VICTORIA SW1



LIGHT, BRIGHT AND STYLISH RECEPTION



NATURALLY VENTILATED LIGHTWELL



LIFT LOBBY

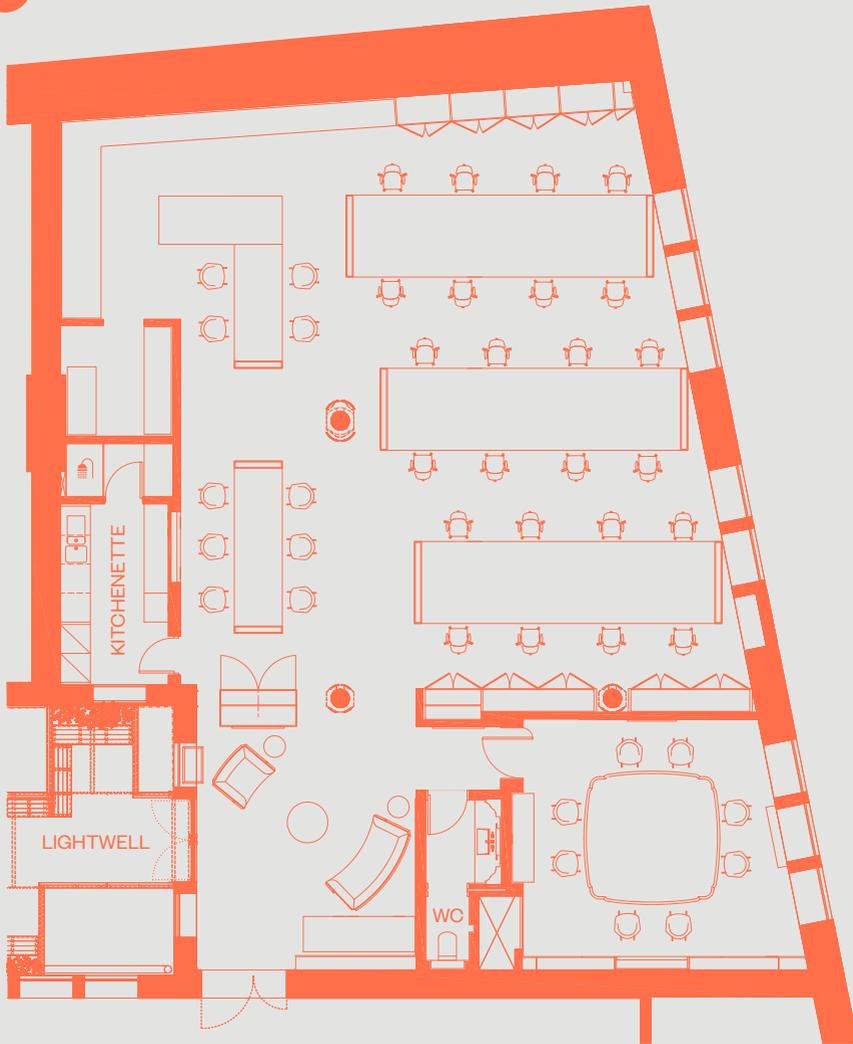
GREENCOAT HOUSE



MAIN OFFICE SPACE

1ST FLOOR
2,480 SQ FT

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VICTORIA SW1

FURNISHED
+ FLEXIBLE

YOUR SIMPLE CONTRACT

01. ALL-IN RENT £18,810 pcm inclusive of rent, service charge, business rates, building insurance, facilities management
02. FLEXIBLE lease term
03. SIMPLE short form contract

WHAT'S INCLUDED

- 🖨️ x24 desks
- 🪑 x10 hotdesks
- 🚪 x1 private meeting room
- 🪑 x1 reception / seating area
- 🍴 x1 kitchenette
- 🚻 private on-floor WC
- 🚿 private on-floor shower
- 🌐 cabled and enabled with high speed fibre internet

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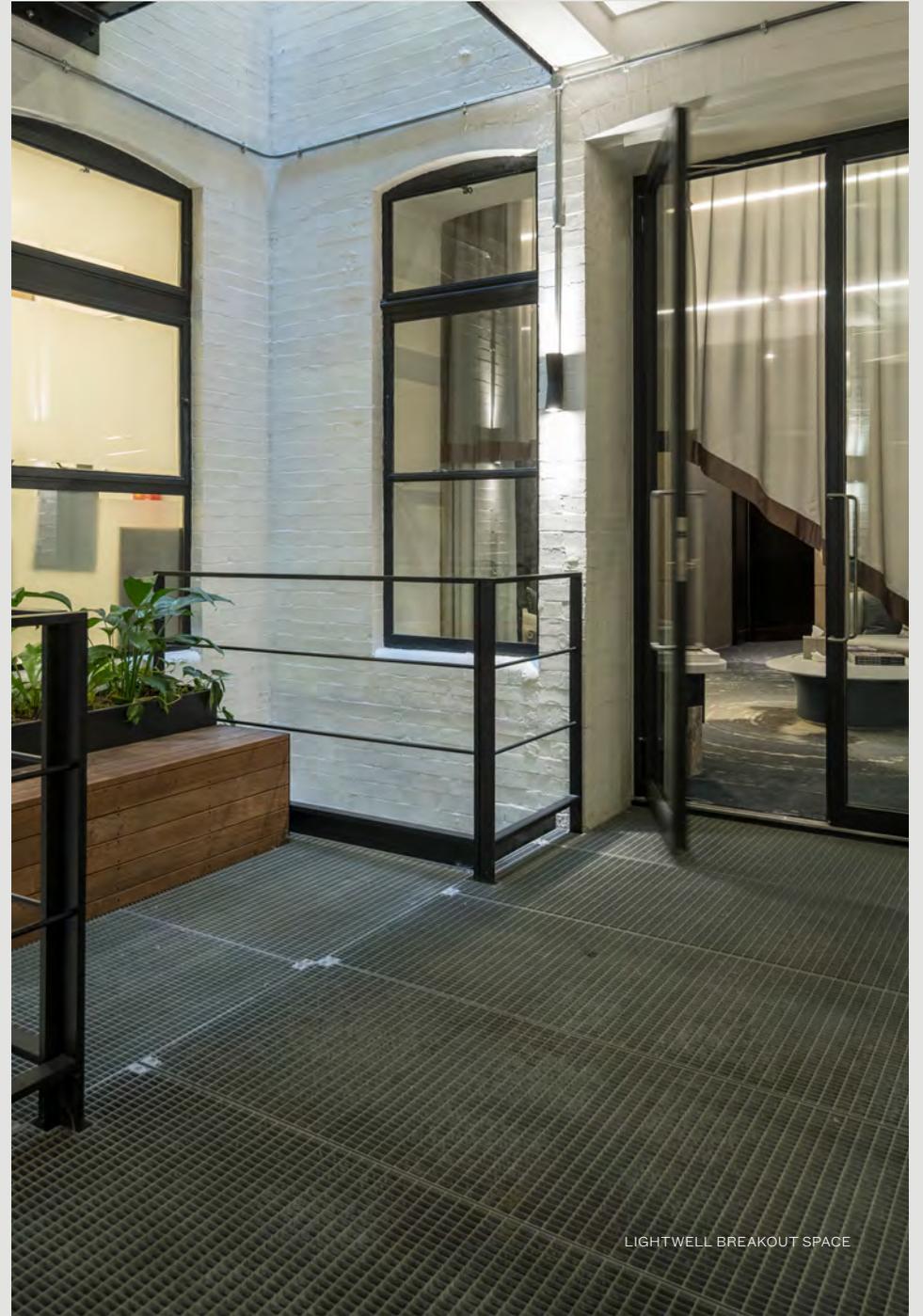


PRIVATE MEETING ROOM



RECEPTION / SEATING AREA

VICTORIA SW1



LIGHTWELL BREAKOUT SPACE

GREENCOAT HOUSE

DISCOVER VICTORIA

Situated in the heart of Victoria, Greencoat House is just a seven minute walk from Victoria mainline and Underground stations and five minutes from St James's Park Underground station. Having recently benefited from wholesale re-development and an influx of new retail and restaurants, the area has diversified from its traditional occupier base of government departments and now attracts a wide range of private sector retail, media and technology businesses – including Jimmy Choo, Kering Group, Chime Communications and Tom Ford.



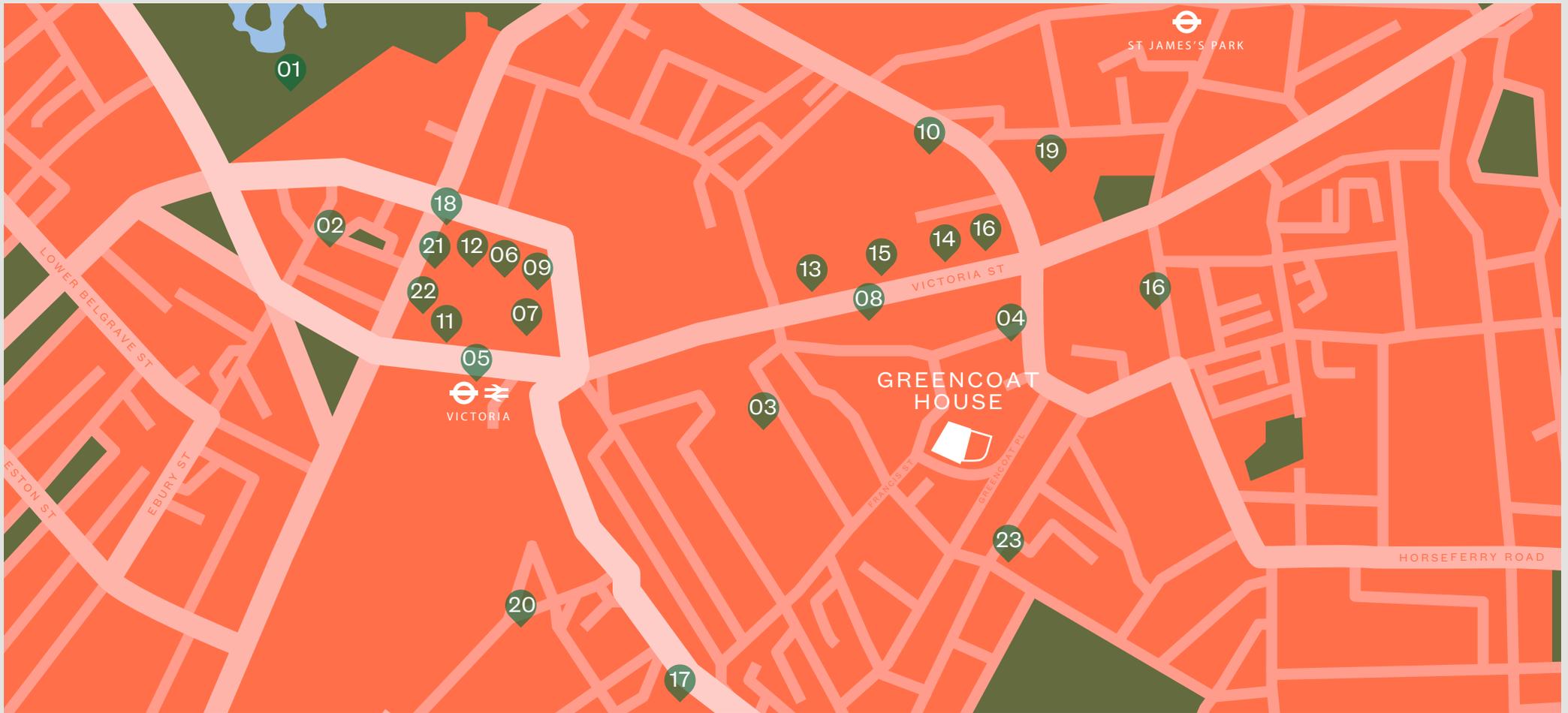
THE THOMAS CUBITT, 44 ELIZABETH STREET



LOWER GROSVENOR GARDENS

VICTORIA PALACE THEATRE, VICTORIA STREET





LOCAL AMENITIES

Victoria has seen a flourish of retail options with the combination of Victoria Street, Nova and Cardinal Place providing a central London shopping hub of major brands. Combined with the myriad of local bars, cafés and restaurants, many with outside space, it all makes for an enviable shopping/leisure environment. In summer months, the rooftop of Cardinal Place becomes an enjoyable leisure space.

Strutton Ground street market, with its food trucks and traditional stalls, pulls in the lunchtime crowds, and slightly further afield there are independent, quirky stores to discover in all directions.

VICTORIA SW1

KEY AMENITIES ON THE DOORSTEP

- | | |
|--|----------------------------|
| 01. Green Park | 13. Joe & the Juice |
| 02. The Goring Hotel & Dining Room | 14. Curzon Victoria |
| 03. Westminster Cathedral | 15. The Ivy |
| 04. Iris & June | 16. Strutton Ground Market |
| 05. Market Hall Victoria | 17. Retromania |
| 06. Flight Club | 18. Timmy Green |
| 07. Victoria Palace Theatre (Hamilton) | 19. Chez Antoniette |
| 08. Gymbox | 20. Frame |
| 09. 1 Rebel | 21. Bone Daddies |
| 10. Quilon | 22. Sticks'n'Sushi |
| 11. Ole & Steen | 23. The Vincent Rooms |
| 12. Rail House Café | |

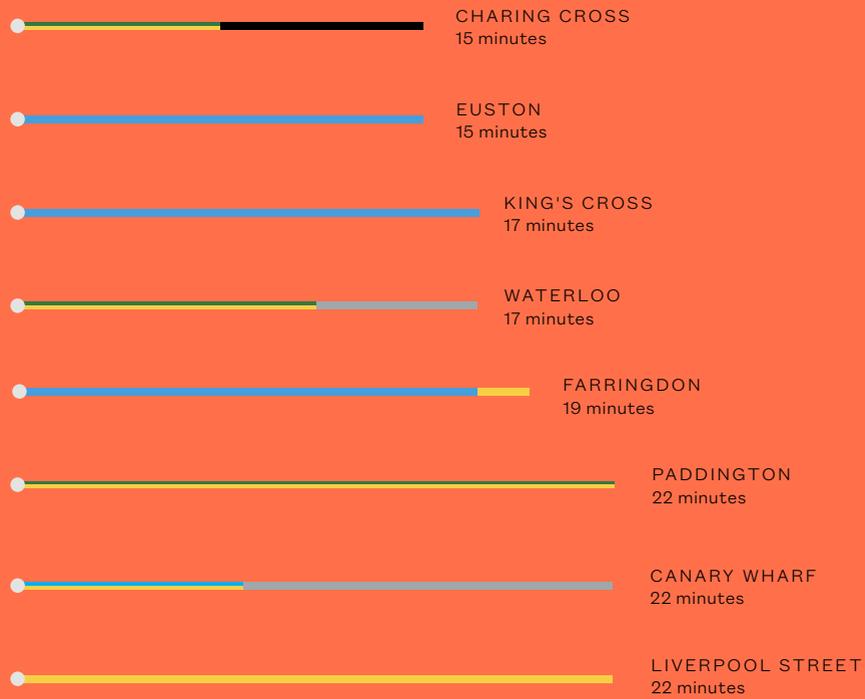
GREENCOAT HOUSE

VICTORIA STATION - A SEVEN MINUTE WALK FROM GREENCOAT HOUSE

🕒 CIRCLE LINE
🕒 DISTRICT LINE
🕒 VICTORIA LINE

WITH FAST CONNECTIONS TO:

🕒 JUBILEE LINE
🕒 NORTHERN LINE



AIRPORTS ACCESSIBLE FROM VICTORIA STATION

GATWICK	44 minutes
LONDON CITY	45 minutes
HEATHROW	46 minutes

VICTORIA SW1



WESTMINSTER CATHEDRAL



GREEN PARK AND ST JAMES'S PARK

CHEZ ANTOINETTE, 22 PALMER STREET



GREENCOAT HOUSE

DERWENT LONDON

Derwent London is a different kind of developer – a design-led creative office specialist providing unique workplaces where occupiers become long-term partners. We look for prime sites with hidden potential where we can develop best-in-class buildings with generous volume and excellent natural light. Good transport links are vital. We are known for our flexible approach to changing workspace requirements.

A key part of our business model has been an industry-leading commitment to architecture, research and responsibility.

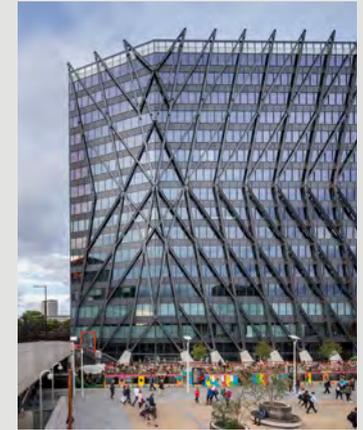
We believe this approach helps us to deliver inherently sustainable spaces which are attractive to occupy and efficient to operate. We are keenly committed to making better places and contribute to local communities.

VICTORIA SW1

OUR JOURNEY TO NET ZERO 2030

As a responsible business, we understand, balance and manage our environmental, social and governance opportunities proactively; it is visible in our culture, approach and design and management of our buildings.

In February 2020 we announced our commitment to become a Net Zero Carbon business by 2030. We plan to do this through driving down energy demand across our portfolio, investing in renewable energy and offsetting the residual carbon emissions we cannot eliminate.



BRUNEL BUILDING
PADDINGTON W2

Size: 243,200 sq ft
Completed: 2019
Architects: Fletcher Priest
Tenants: Alpha FX, Coach, Hellman & Friedman, Paymentsense, Premier League, Sony Pictures Entertainment, Splunk



THE FEATHERSTONE BUILDING
OLD STREET EC1

Size: 126,500 sq ft
Completion: 2022
Architects: Morris+Company
Tenants: DEPT Agency, Marshmallow



SOHO PLACE
SOHO W1

Size: 285,000 sq ft
Completion: 2022
Architects: AHMM
Tenants: Apollo Global Management, G-Research

GREENCOAT HOUSE

YOUR CONNECTED COMMUNITY

DL/78.W1

Launched in October 2021, DL/78 is a hybrid space for connection and collaboration. A curated environment for the Derwent London community to work, meet, eat, socialise and be inspired.

78 Charlotte Street, Fitzrovia W1

The facilities in the curated multipurpose environment include:

- Communal collaboration and working areas in the club lounge
- Bookable meeting rooms configured to your needs
- Event / town hall space available for exclusive hire
- Street-level café operated by Lantana
- Wellness room with a range of treatments created to relax and invigorate
- Monthly event series
- All connected via the DL/ App

DL/28.EC1

We are excited to be creating our second multipurpose destination, DL/28, over ground and lower ground floors at The Featherstone Building, with a targeted opening from autumn 2023.

28 Featherstone Street, Old Street EC1

VICTORIA SW1



The DL/ App offers a curated collection of features and benefits. Get discounted rates on DL/78 meeting rooms, select and configure your space, book food and drink with a click. Browse our calendar of cultural events, lectures and screenings and secure a place for yourself and colleagues.

Access discounts on products and services, the best of local businesses and global brands. Delve into thought-provoking articles on our blog and browse our available Furnished + Flexible workspace available across central London.

