

THE STUDIO GREENCOAT PLACE VICTORIA SW1

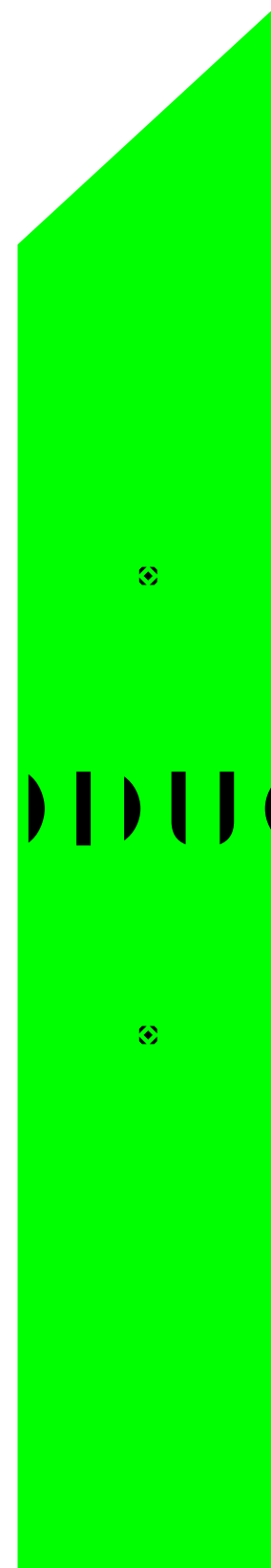
THE NEWEST ADDITION
TO THE GREENCOAT AND
GORDON HOUSE COMPLEX.
THIS SELF-CONTAINED SPACE
COMBINES THE ORIGINAL
WAREHOUSE WITH STYLISH
CONTEMPORARY FINISHES.

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INTRODUCTION



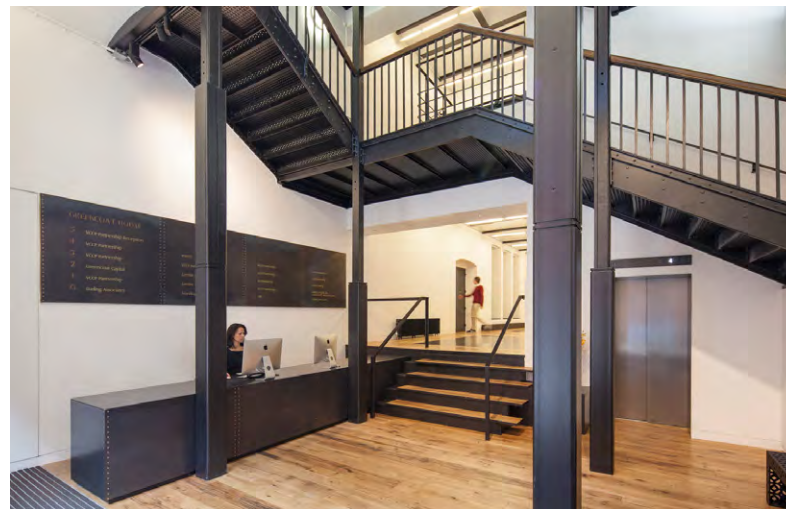


THE STRIKING FACADES OF GREENCOAT AND GORDON HOUSE ARE A DOMINATING PRESENCE ON VICTORIA'S FRANCIS STREET.



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 finishes.

Today, Greencoat and Gordon House are home to diverse and thriving businesses and organisations – from advertising agencies to charity headquarters. Offering exceptional light and space, these modern, open plan offices are the perfect choice for established and growing businesses desiring a vibrant Central London location.





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- At street level the refined Victorian red brick façade is punctuated by a glazed entrance portal which echoes its original industrial function as a loading bay. The generous proportions allow natural light to flood into the split level space within and create a distinct and welcoming entrance area.
- Throughout both the ground and lower ground floors the space is characterised by classic warehouse details including generous floor to ceiling heights and coved ceilings. Original ironwork details, cast iron columns and exposed steel beams add to the industrial feel, while sandblasted brickwork gives warmth and texture.



At the heart of The Studio is a unique double height space stretching between the ground and lower ground floor, top lit by a generous skylight. Here, natural daylight penetrates the lower ground floor space, whilst on the ground floor above a link bridge connects all the volumes and offers a moment to pause.

The Studio would make a fantastic, unique space for a forward-thinking, creative company looking for a building to reflect their ethos and approach.



Key Features

- Dedicated main entrance with prominent branding opportunity
 - New double-height, fully glazed reception space with polished concrete floor
 - Feature staircase and lift
 - New floor mounted perimeter comfort cooling units
 - Generous floor to ceiling heights from 2.9m - 3.4m
 - Exposed vaulted ceiling soffit
- Exposed feature brickwork walls
 - Exposed original cast iron columns
 - Central double-height fully glazed roof light and bridge link
 - Fully accessible metal tile raised access floor
 - Dimmable lighting throughout
 - New WCs within demise
 - 24 hour building security
 - WiredScore Certification – Silver

Floor	Sq ft	Sq m
Ground	6,470	601
Lower Ground	6,357	591
Total	12,827	1,192

Energy Performance Certificate: EPC Rating B



LOCATION



DESPITE ITS RICH
AND CHARACTERFUL
HISTORY, VICTORIA IS
NO LONGER DEFINED
BY ITS PAST.



- Situated in the heart of Victoria, The Studio on Greencoat Place stands moments away from Westminster Cathedral, a late Victorian masterpiece of striped red brick and stone created in the neo-Byzantine style. Despite its rich and characterful history, Victoria is no longer defined by its past and now boasts a wide range of first class restaurants, bars, hotels, shops and leisure pursuits.
- As a fast-evolving and dynamic district, the area has diversified from its traditional occupier base of government departments, and is now attracting a wider range of private sector retailers, media and technology businesses – including Jimmy Choo, BSkyB and Burberry.





BUCKINGHAM
PALACE GDNS

ST JAMES'S PARK

WESTMINSTER

BIRDCAGE WALK

WESTMINSTER BRIDGE

ST JAMES'S PARK

TOTHILL STREET

VICTORIA STREET

ABINGDON STREET

LOWER GROSVENOR PLACE

VICTORIA STREET

THE STUDIO
GREENCOAT PLACE

VICTORIA

HORSEFERRY ROAD

LAMBETH BRIDGE

PAGE STREET

VAUXHALL BRIDGE ROAD

ECCLESTON SQUARE

WARWICK WAY

Eat & Drink	Hotels
01 Aster	29 51 Buckingham Gate
02 Benugo	30 The Goring Hotel
03 Blue Boar	31 Hotel 41
04 Boisdale of Belgravia	32 Intercontinental London Westminster
05 Browns Victoria	33 Park Plaza Victoria London
06 Franco Manca	34 St. Ermin's Hotel
07 Greenwood	
08 Hai Cenato	
09 Ibérica Victoria	
10 Iris & June	
11 Jamie's Italian	Retail & Leisure
12 LEON	
13 M Restaurant & Wine Store	35 Apollo Victoria Theatre
14 Mango Tree	36 Curzon Victoria
15 Osteria dell'Angolo	37 Cycle Surgery
16 Quilon	38 Gymbox
17 Rail House Cafe	39 Hotel Chocolat
18 Shake Shack	40 House of Fraser
19 Sourced Market	41 Hugo Boss
20 The Cask & Glass	42 Jo Malone
21 The Cinnamon Club	43 LA Fitness Victoria
22 The Phoenix	44 Marks & Spencer
23 The Rubens at the Palace	45 Molton Brown
24 The Thomas Cubitt	46 The North Face
25 The Windsor Castle	47 Run and Become
26 Timmy Green	48 Sainsbury's Market
27 Vital Ingredient	49 Strutton Ground Market
28 Wasabi Sushi & Bento	50 Waitrose

01 Belgrave House	12. Verde, Bressenden Place
- American Express	- Mirabaud
	- Navigator
02. 62 Buckingham Gate	- Oaktree Capital
- Bill & Melinda Gates Foundation	- PA Consulting
- Mediobanca	- PSP Investments
- OMV	- Tishman Speyer
- Rolls Royce	
- Schlumberger	13. Cardinal Place, 80 Victoria Street
- World Fuel Services	- Cambridge Associates
- WorldRemit	- Chenavari
	- Experian
03. 111 Buckingham Palace Road	- Serco
- Telegraph Media Group	- Smiths Group
04. Greencoat and Gordon House	14. Cardinal Place, 100 Victoria Street
- VCCP	- Capital Economics
- The Benefit Express	- Ebury Partners
	- Hartree Partners & KAZ Minerals
05. Horseferry House	
- Burberry	15. 123 Victoria Street
	- Angel Trains
06. 124 Horseferry Road	- Bally
- Channel 4	- CDC Group
	- CPA Global Management
07. 7 Howick Place	- Jimmy Choo
- Droga5	- Labelux
- Marc Newson	- Ophir Energy
- Tom Ford	
- U&I	16. 171 Victoria Street
	- John Lewis
08. 5 Howick Place	
- Dong Energy	17. The Peak, 5 Wilton Road
- Giorgio Armani	- Petrochina
09. Nova, Victoria Street	18. 129 Wilton Road
- Advent International	- E.ON Ruhrgas
- BSkyB	
- Egon Zehnder	19. Zig Zag, 70 Victoria Street
- National Cyber Security Centre	- Deutsche Bank
	- Jupiter Asset Management
10 1 Page Street	- Moneycorp
- Burberry	
11 16 Palace Street	
- 3i	
- Klesch & Co	



THE TEAM



Pipeline Projects

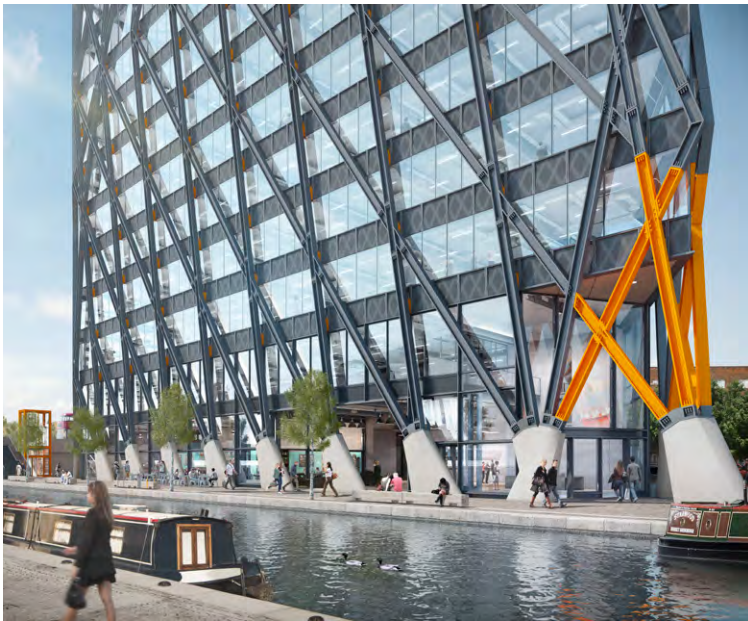


80 Charlotte Street
Fitzrovia W1

Size: 380,000 sq ft
Completion: 2019
Architects: Make

Brunel Building
Paddington W2

Size: 240,000 sq ft
Completion: 2019
Architects: Fletcher Priest



One Oxford Street
Soho W1

Size: 275,000 sq ft
Completion: 2020
Architects: AHMM



White Collar Factory
Old Street Yard EC1

Size: 293,000 sq ft
Completed: 2017
Architects: AHMM

Tenants include:
Adobe, AKT II, BGL's
comparethemarket.com,
Capital One, The Office
Group, Runpath, Spark 44



Team

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The agents have not tested the services. All floor areas are approximate. Date of preparation March 2017.