

THE BROADWAY

SW1

OFFICE LEASING BROCHURE

THE
BROADWAY
SW1

BEST-IN-CLASS OFFICE FLOOR AVAILABLE IN THIS EXCLUSIVE MIXED-USE DEVELOPMENT

Welcome to The Broadway – an exclusive, mixed-used development and vibrant, open-air retail destination. This sought-after address comprises 116,000 sq ft of premium office space, 258 super prime residences, and 24,000 sq ft of impeccably curated retail and F&B space at street level.

With excellent transport links and on-site amenity, The Broadway offers companies an exceptional new office location within one of Central London's most exciting new neighbourhoods, complete with cafés, coffee houses, restaurants and exercise studios.

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A SPACE TO FLOURISH



Created by the acclaimed Squire & Partners, the development is shaped by striking architecture, landscaped public spaces and a commitment to quality at every level.

With the final office floor now available this is your last chance to be at the epicentre of a new neighbourhood built around community, commerce and culture.

OFFICE AVAILABILITY

With 85% of the building now leased,
one final high quality floor remains of 17,858 sq ft
of flexible workspace.

WEST PODIUM		
FLOOR	SQ FT	SQ M
3	LET	LET
2	LET	LET
1	LET	LET
TOTAL	LET	LET

EAST PODIUM		
FLOOR	SQ FT	SQ M
3	17,858	1,659
2	LET	LET
1	LET	LET
TOTAL	17,858	1,659

Part of 3rd floor available from c.7,500 sq ft and above.

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3RD FLOOR



VICTORIA STREET

17,858 SQ FT



OPTIONAL LAYOUT 1

Reception and entrance lobby

16 person boardroom

2 x 10 person meeting rooms

2 x 8 person meeting rooms

4 x 6 person meeting rooms

4 person meeting room

Informal meeting room

5 offices

Executive office

Coffee point

116 open plan fixed desks - 1,400mm x 800mm

Hot desk seating throughout

2 x Zoom rooms

8 x phone pods

Teapoint and breakout

17,858 SQ FT



OPTIONAL LAYOUT 2

Reception and entrance lobby

18 person boardroom

16 person meeting room

3 x 10 person meeting rooms

1 x 8 person meeting rooms

5 offices

Executive office

144 open plan fixed desks - 1,400mm x 800mm

Hot desk seating throughout

6 x phone pods

Teapoint and breakout

17,858 SQ FT



OPTIONAL FLOOR SPLIT 1

Reception
14 person boardroom
12 person meeting room
10 person meeting room
2 x 5 person meeting rooms
57 open plan fixed desks - 1,400mm x 800mm
2 x Zoom rooms
3 x phone pods
4 x collab areas
Teapoint and breakout

7,535 SQ FT UNIT
WITH A 430 SQ FT SHARED
ENTRANCE LOBBY

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DACRE STREET

ORCHARD
PLACE



VICTORIA STREET

OPTIONAL FLOOR SPLIT 2

Reception
14 person boardroom
10 person meeting room
7 person meeting room
2 x 6 person meeting rooms
2 x 5 person meeting rooms
57 open plan fixed desks - 1,400mm x 800mm
Hot desk seating throughout
3 x Zoom rooms
2 x phone pods
2 x collab areas
Teapoint and breakout

9,893 SQ FT UNIT
WITH A 430 SQ FT SHARED
ENTRANCE LOBBY

EAST PODIUM SUMMARY SPECIFICATION

- 2.75m floor-to-ceiling height/from 3.3m floor-to-soffit height
 - 1 person per 10 sq m
- Dedicated on-site concierge and management
 - Achieved Wiredscore Platinum
 - BREEAM Excellent
- Dynamic new streetscape host to over 24,000 sq ft of amenities at Ground Floor level
 - 9 Showers including 1 x accessible
 - 85 bicycle spaces and a repair station
 - 87 lockers

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East Lobby



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West Office - 3rd Floor



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East Office - 3rd Floor



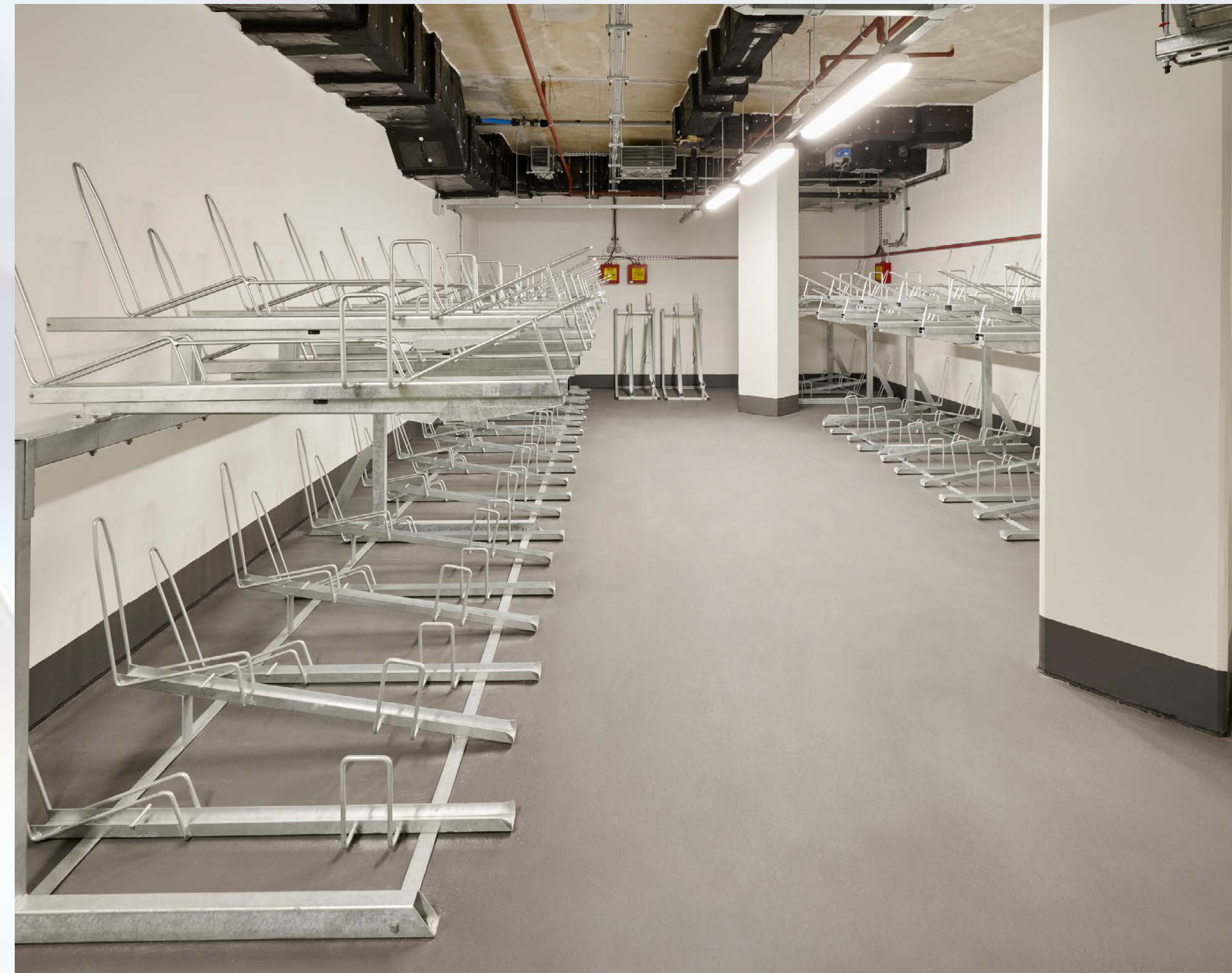
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West Office – 3rd Floor



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BUILDING AMENITIES

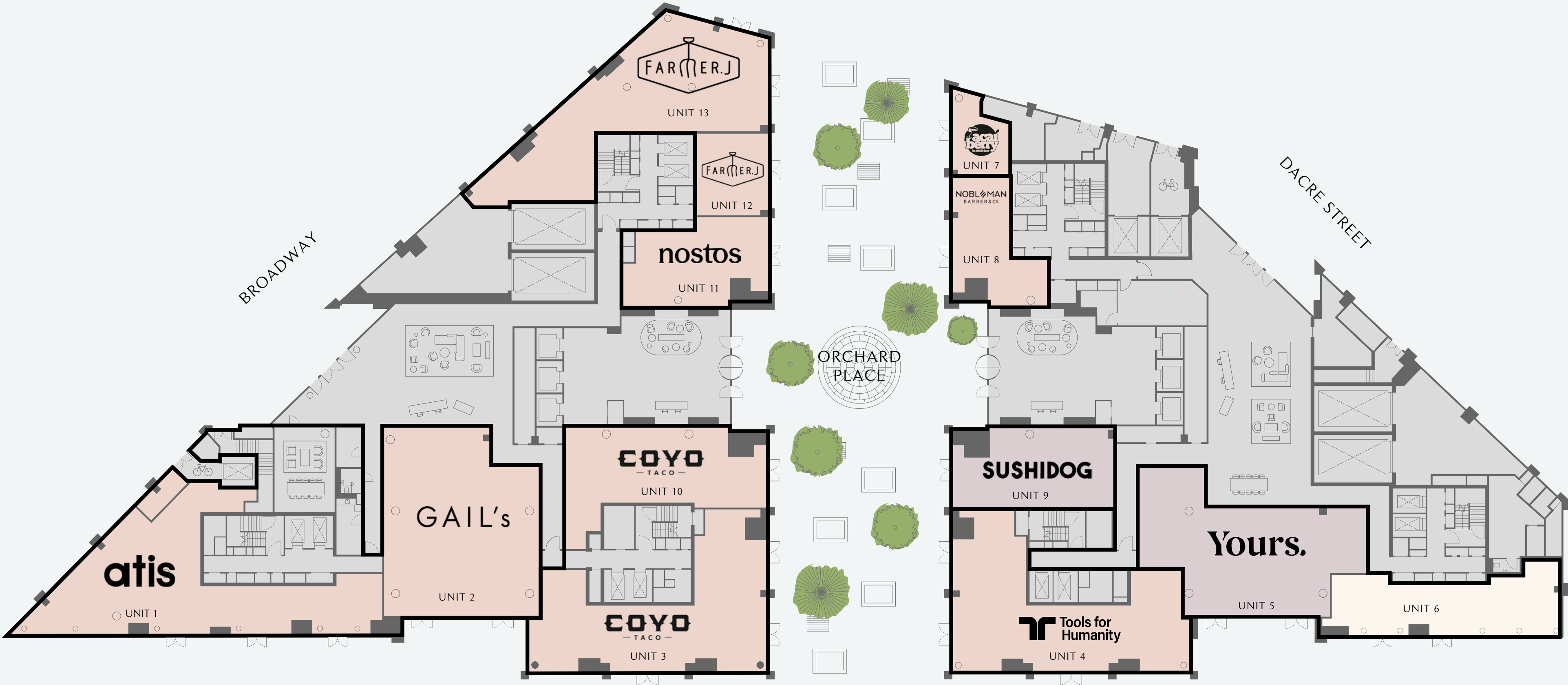




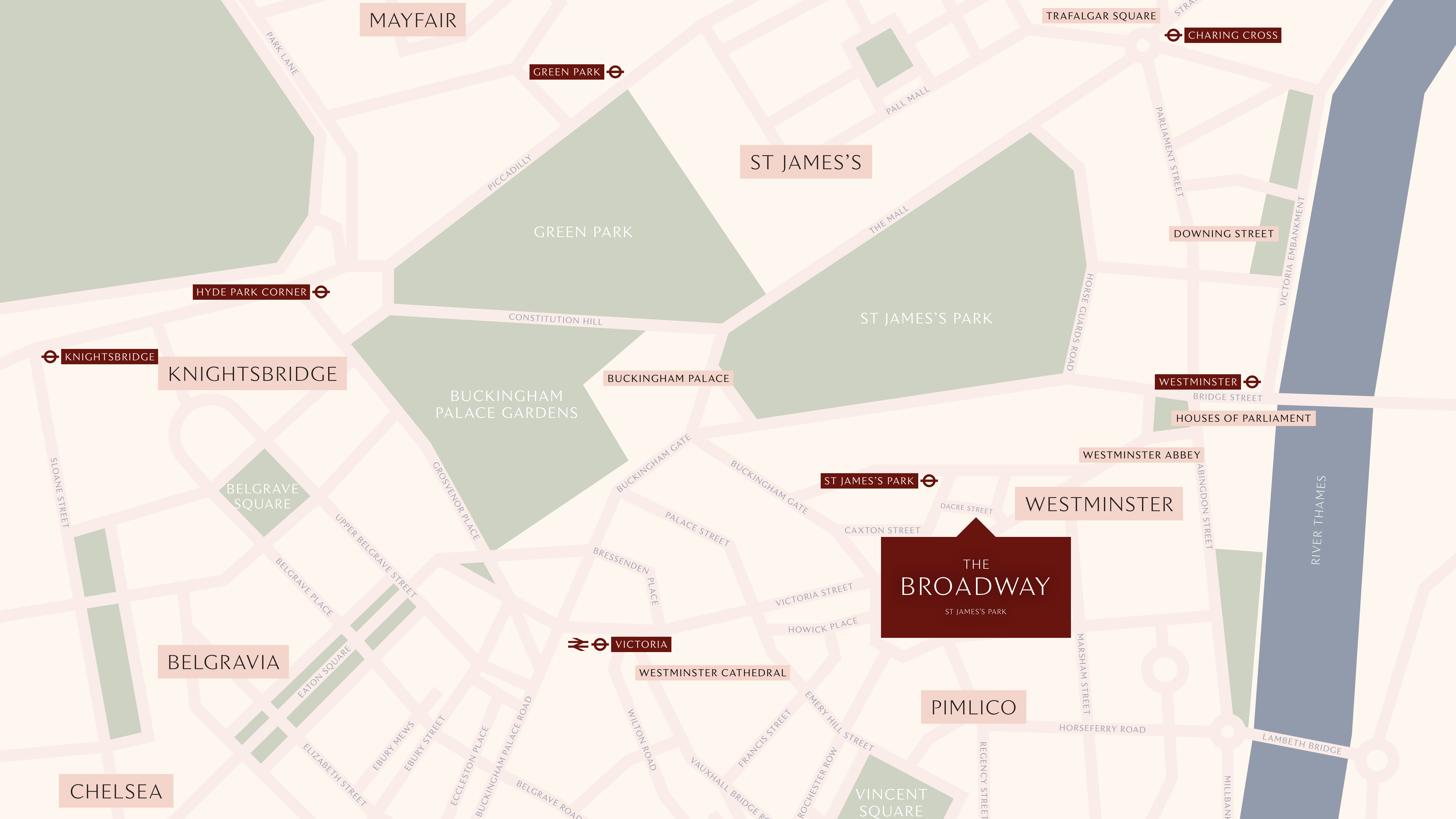
24,000 SQ FT OF EXCEPTIONAL
RETAIL SPACE AT STREET LEVEL

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PRIME RETAIL AMENITY



- LEASED
- UNDER OFFER
- AVAILABLE



MAYFAIR

TRAFALGAR SQUARE

CHARING CROSS

GREEN PARK

ST JAMES'S

GREEN PARK

DOWNING STREET

HYDE PARK CORNER

ST JAMES'S PARK

BUCKINGHAM PALACE

WESTMINSTER

KNIGHTSBRIDGE

BUCKINGHAM
PALACE GARDENS

HOUSES OF PARLIAMENT

WESTMINSTER ABBEY

BELGRAVE
SQUARE

WESTMINSTER

THE
BROADWAY

ST JAMES'S PARK

BELGRAVIA

VICTORIA

WESTMINSTER CATHEDRAL

PIMLICO

CHELSEA

VINCENT
SQUARE

RIVER THAMES

LAMBETH BRIDGE

ENDLESSLY CONNECTED

NEAREST STATIONS

(Walking times in minutes)

St James's Park station	1
Westminster station	9
Victoria station	10

LOCAL AMENITIES

(Key walking times in minutes)

Atis	1
Farmer J	1
Gail's	1
Chez Antoinette	2
St Ermin's Hotel	2
The Guardsman Hotel & Residence	5
The Ivy Victoria	7
Market Halls Victoria	10
1Rebel	11
A.Wong	15

LOCAL ATTRACTIONS

(Key walking times in minutes)

St James's Park	5
Westminster Abbey	5
Houses of Parliament	8
Buckingham Palace	11
St James's Palace	12
Green Park	13
Tate Britain	16
Trafalgar Square	17
South Bank	20



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PRIME OFFICE SPACE AVAILABLE

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