

BELGRAVE HOUSE

76 BUCKINGHAM PALACE ROAD, SW1

nuveen

PERFECTLY *placed.* BRILLIANTLY *connected.*

Belgrave House has a 100m frontage onto Buckingham Palace Road – indicative CGI

Connect. *Collaborate.* MAKE it *happen* HERE.

In the heart of Victoria, Belgrave House's professional community brings like-minded people together as part of a dynamic workplace. Beautifully reimaged, it empowers people to find purpose by considering every aspect of work and wellbeing. It's a space that's connected, considered and evolved.



Designed for SPACE, *scale* and *flexibility*.

SIZE & FLEXIBILITY

Next generation design, with *flexibility built in* that evolves with your changing needs.



SERVICE

Warm, welcoming and focused on *your wellbeing*, our dedicated *customer care* enhances your working day.

LOCATION

Where two of London's *iconic neighbourhoods meet*, Belgrave House gives you the *best of both Victoria and Belgravia*.

EXPERIENCE

A dynamic workplace community that *shares and supports* your ambition.





BUILDING ATTRIBUTES

Offering *brehtaking views* over the city, this space combines *open, expansive workspace* with *striking contemporary design* for an experience to enjoy and appreciate.



LOCAL PARTNERSHIPS

Local partnerships connect us to the wider community, *supporting businesses and initiatives* beyond Belgrave House.

EVENTS & ACTIVATIONS

Our occupier events programme includes *networking opportunities*, wellbeing initiatives and *inspiring skills-based workshops*.

SUSTAINABILITY

An unswerving *commitment to sustainability*, we work in partnership with our customers to achieve *positive change*.



SOCIAL VALUE INITIATIVES

We engage with local community groups, businesses and charities, to deliver *genuine and sustainable social impact*.



BELGRAVE HOUSE

76

Buckingham Palace Road entrance – indicative CGI

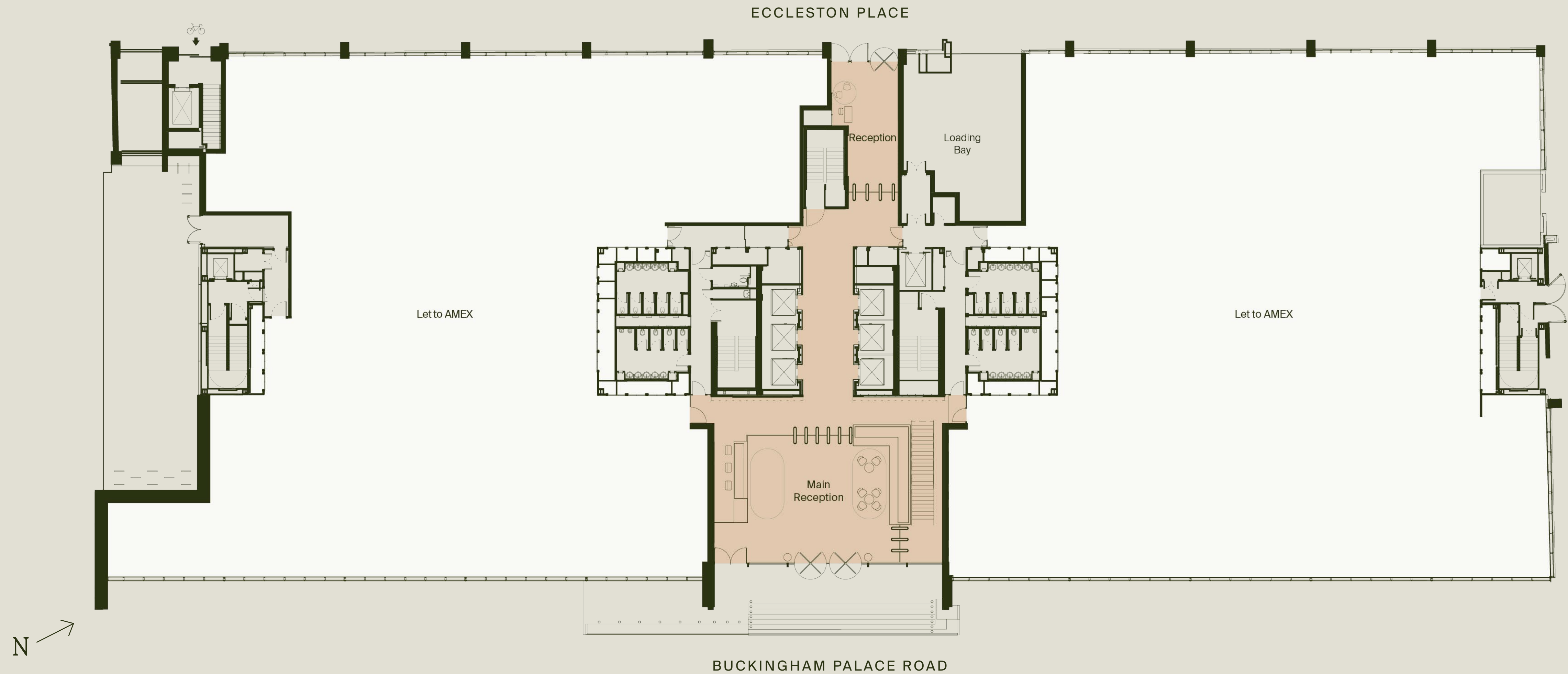


REFURBISHED AND REVITALISED
TO ELEVATE EVERY WORK DAY

reimagined double height entrance reception – indicative CGI



Eccleston Place entrance – indicative CGI



- OFFICE SPACE
- RECEPTION
- CORE



The fifth floor of Belgrave House offers *30,849 sq ft of flexible workspace* complemented by a stunning *6,500 sq ft private landscaped terrace* designed for collaboration and relaxation.

Completing Q2 2027.

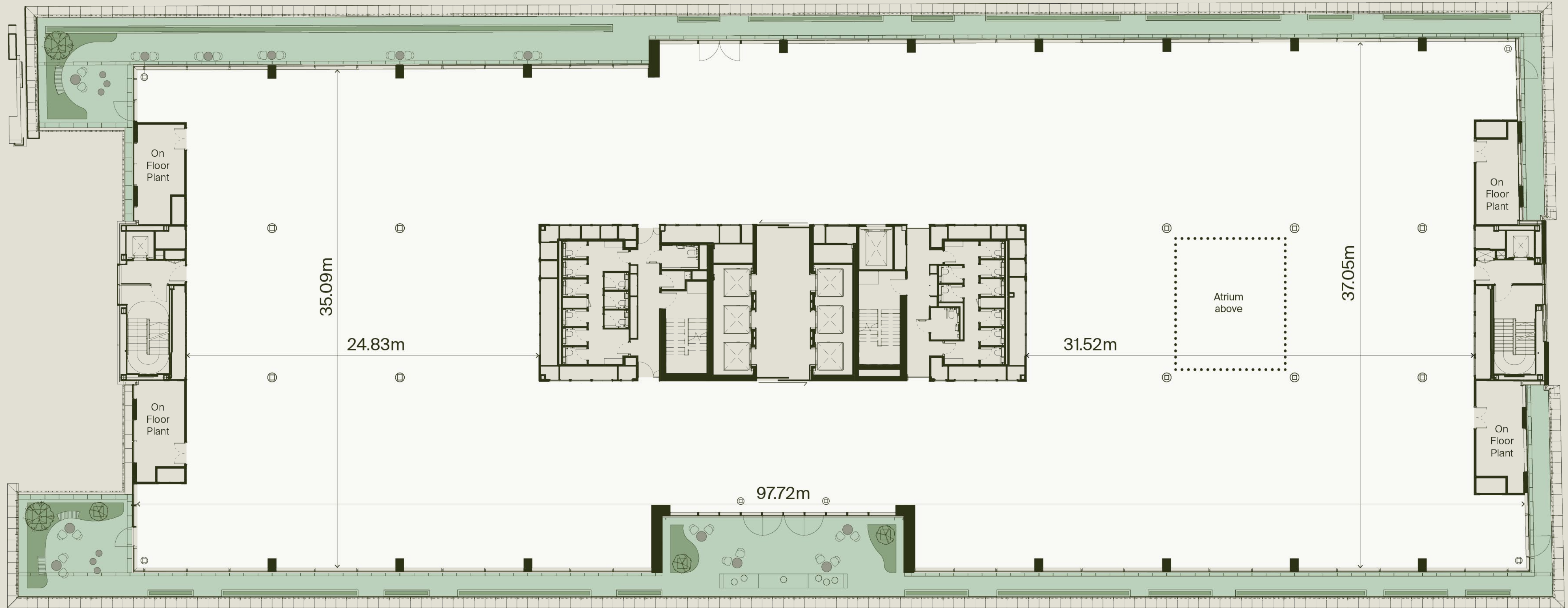
Larger than average
SPACE for *companies*
with *larger* than
average AMBITION.

30,849 SQ FT
OFFICE SPACE

6,512 SQ FT
PRIVATE TERRACE

→ VIEW FITTED PLAN

ECCLESTON PLACE



BUCKINGHAM PALACE ROAD

- OFFICE SPACE
- PRIVATE TERRACE
- CORE





fifth floor terrace – indicative CGI

→ VIEW CAT B





→ VIEW CAT B

INTRODUCTION

AVAILABILITY

THE BUILDING

LOCATION

B^H





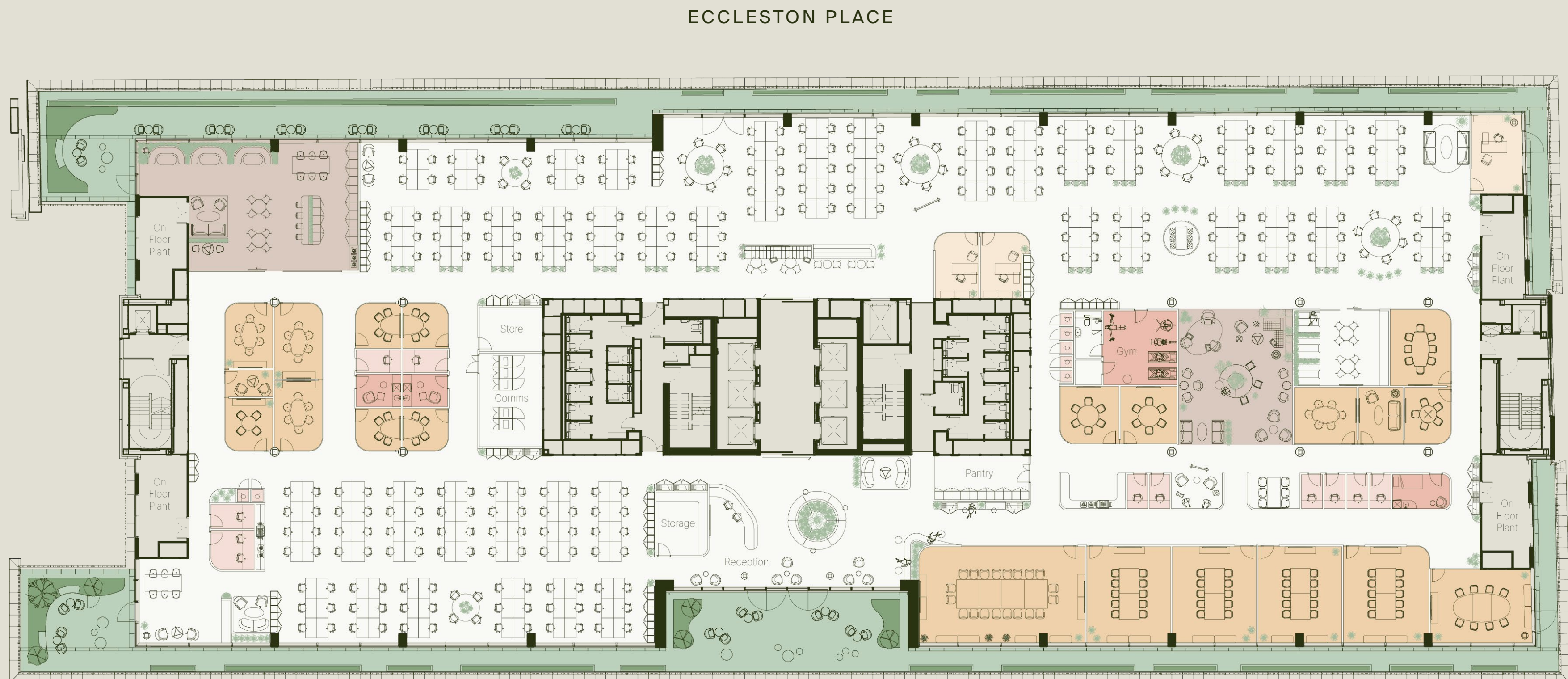
FIFTH FLOOR
OPEN SPACE PLAN

30,849 SQ FT
OFFICE SPACE

6,512 SQ FT
PRIVATE TERRACE

→ VIEW FLOOR PLAN

- 268 OPEN PLAN DESKS
- 44 HOT DESKS / FLEXIBLE SEATING
- 1 20 PERSON MEETING ROOM
- 4 10 PERSON MEETING ROOM
- 2 8 PERSON MEETING ROOM
- 6 6 PERSON MEETING ROOM
- 1 5 PERSON MEETING ROOM
- 5 4 PERSON MEETING ROOM
- 3 2 PERSON MEETING ROOM
- 3 PRIVATE OFFICES
- 9 1 PERSON CALL BOOTHS
- 2 BREAK OUT AREAS
- 3 WELLNESS ROOMS
- 1 GYM
- 1 COMMS ROOM
- 3 STORE ROOMS



- | | | |
|--|--|--|
| OFFICE SPACE | MEETING ROOMS | WELLNESS |
| PRIVATE TERRACE | PRIVATE OFFICES | CALL BOOTHS |
| CORE | BREAK OUT AREAS | |

1:10 sq m density ratio

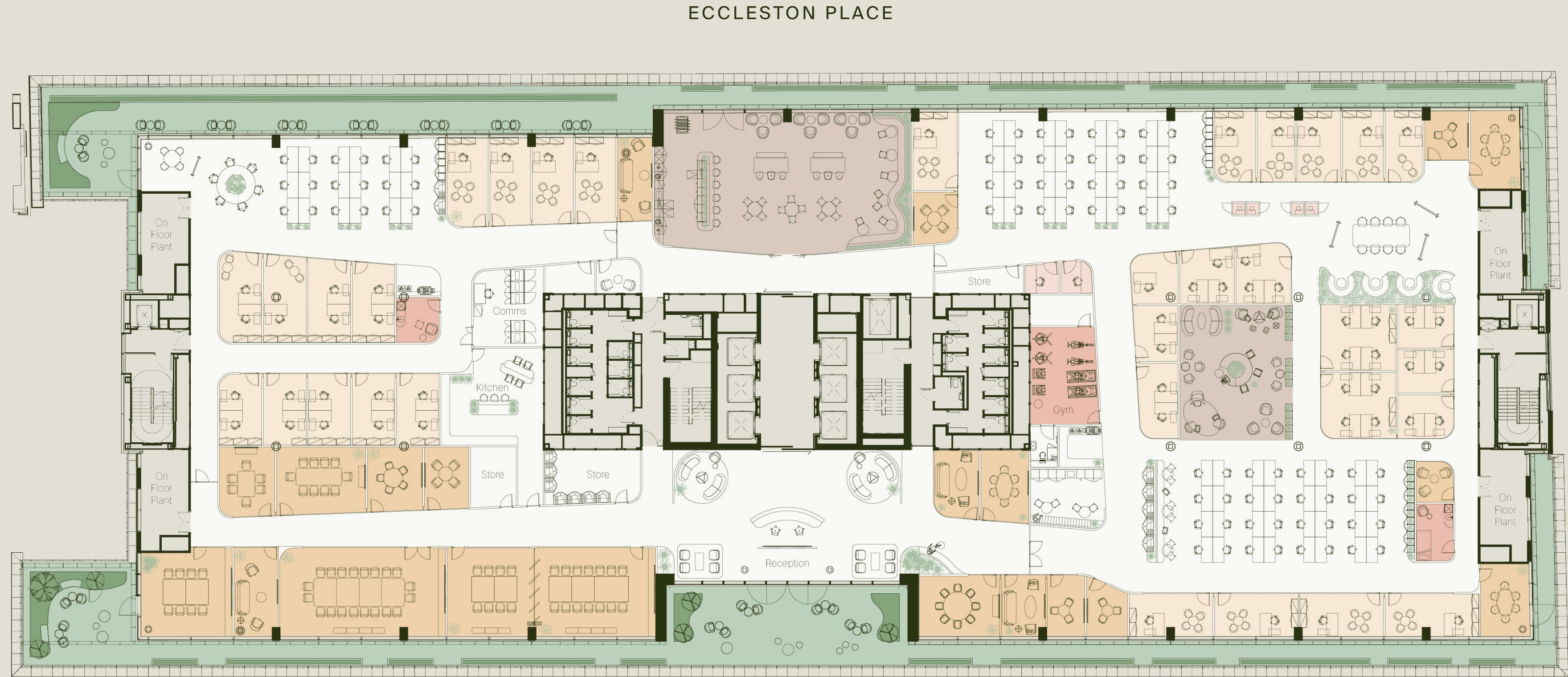
FIFTH FLOOR
CELLULAR SPACE PLAN

30,849 SQ FT
OFFICE SPACE

6,512 SQ FT
PRIVATE TERRACE

→ VIEW FLOOR PLAN

- 82 OPEN PLAN DESKS
- 6 HOT DESKS
- 1 20 PERSON MEETING ROOM
- 1 14 PERSON MEETING ROOM
- 1 10 PERSON MEETING ROOM
- 3 8 PERSON MEETING ROOM
- 4 6 PERSON MEETING ROOM
- 1 5 PERSON MEETING ROOM
- 2 4 PERSON MEETING ROOM
- 3 3 PERSON MEETING ROOM
- 3 INFORMAL MEETING ROOMS
- 16 1 PERSON OFFICES
- 13 2 PERSON OFFICES
- 2 3 PERSON OFFICES
- 2 4 PERSON OFFICES
- 6 1 PERSON CALL BOOTHS
- 4 BREAKOUT AREAS
- 2 WELLNESS ROOMS
- 1 GYM
- 4 STORE ROOMS



 OFFICE SPACE	 MEETING ROOMS	 WELLNESS
 PRIVATE TERRACE	 PRIVATE OFFICES	 CALL BOOTHS
 CORE	 BREAK OUT AREAS	

1:20 sq m density ratio

EVERYTHING YOU NEED



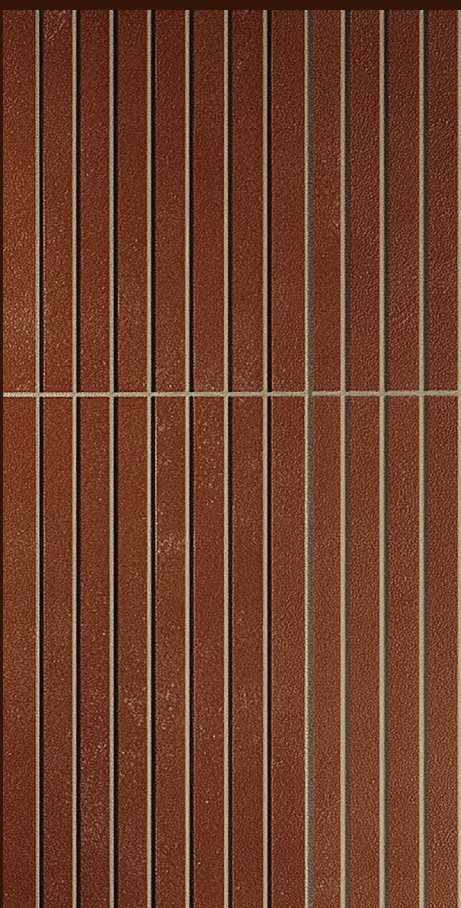
indicative CGI



FOR A THRIVING

FUTURE.

EVERYTHING YOU LOVE ABOUT LONDON'S ELEGANT PAST.



THE
END is a
perfect
S T A R T

End of journey facilities for active commuters include 250 cycle racks, 29 individual showers, towel service, drying room and 290 lockers. The perfect way to start your day refreshed and reenergised.

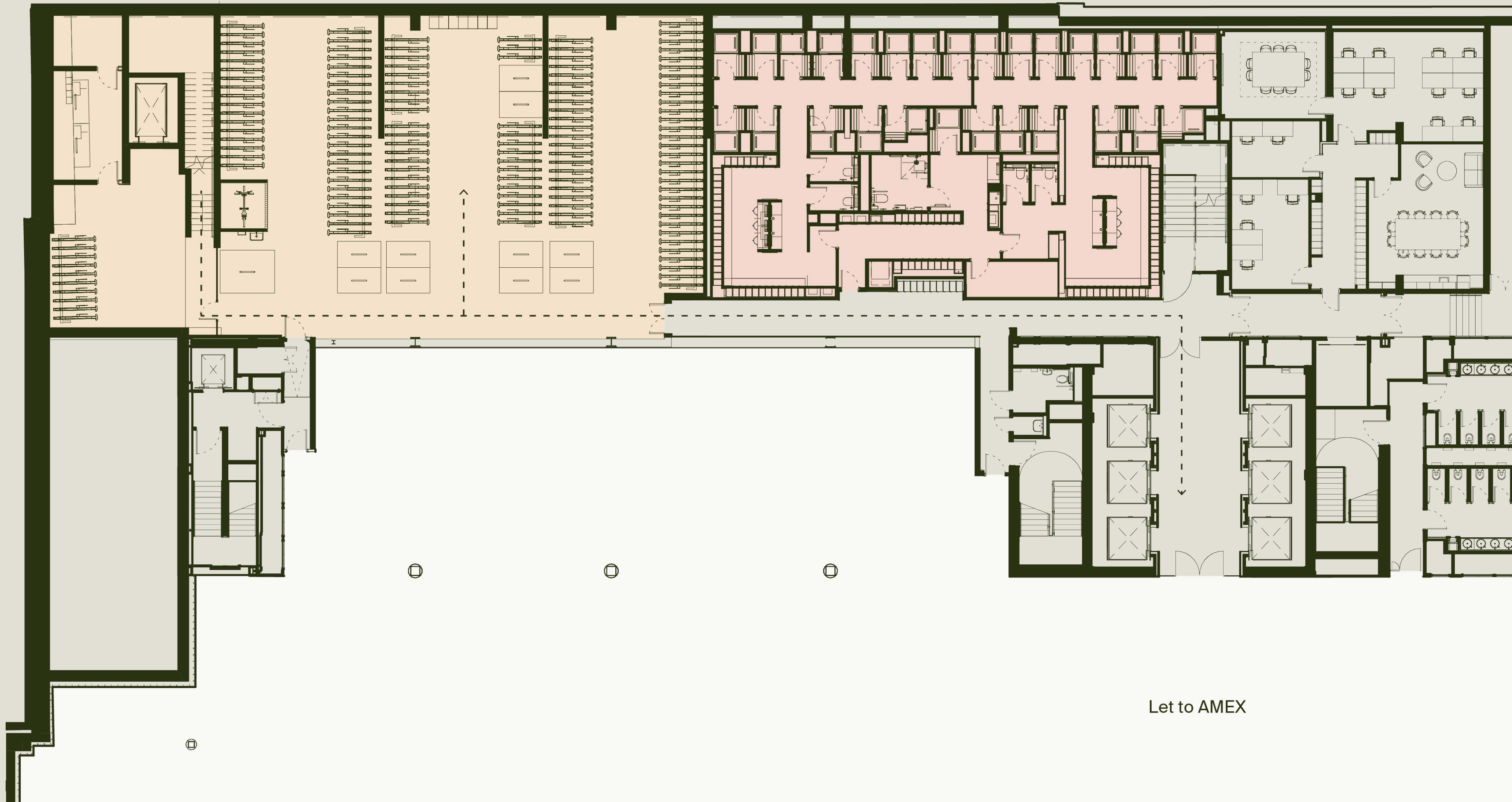




New end of journey facilities with 250 cycle racks, 29 showers and 290 lockers

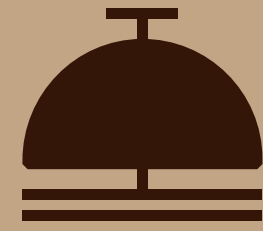


- OFFICE SPACE
- CYCLE STORE
- SHOWER FACILITIES
- CORE

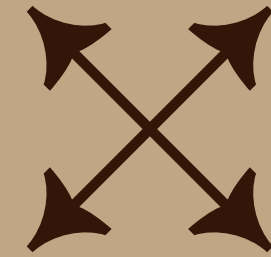


Let to AMEX

Specified for
PERFORMANCE.
Built for
A M B I T I O N .



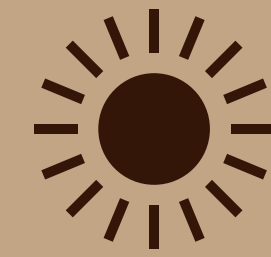
Comprehensively
 refurbished *dual*
 receptions



3,476 sq ft
 reception



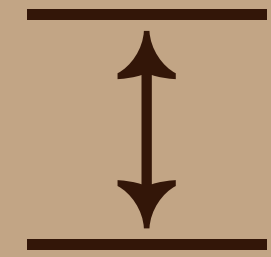
Fully electric
 building



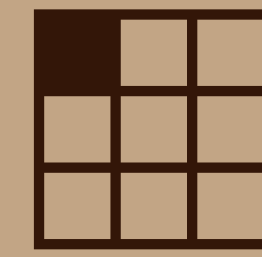
Natural light
 on all elevations



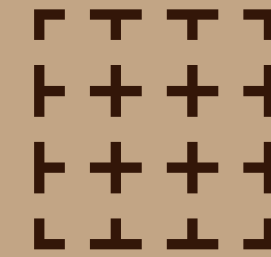
Private
roof terrace



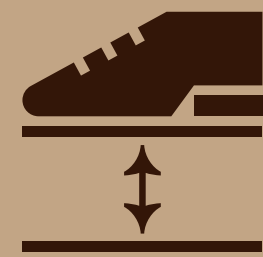
3.47m floor
 to slab height



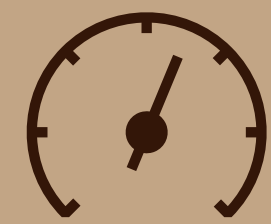
1:8 occupational
 density



1.5m
 planning grid



150mm raised
 floor void



Tenant plant
 space available
 in basement
 and roof



New end of
journey facilities
 with 250 cycle
 racks, 29 showers
 and 290 lockers



Towel service
 and drying room



Sustainability
that's
WOVEN IN,
not *bolted on*.

nuveen

We are renowned for our commitment to a more *sustainable future*, with ambitious *net zero and waste reduction targets* set to be achieved well ahead of global mandates.

Belgrave House supports our ESG strategy at every opportunity and we welcome representatives from our occupier community to join our Green Buildings Committee to help us improve, track and report our annual performance.





TARGETING

We're *passionate supporters* of the following *environmental, efficiency* and *wellness initiatives*.



Top-tier UK energy efficiency rating, indicating minimal energy use and carbon emissions.



Measures operational environmental performance, especially energy and water efficiency.



WiredScore PLATINUM

The highest digital connectivity certification, ensuring fast, reliable, and future-proof building internet infrastructure.



OUTSTANDING

Sustainability assessment that rates Belgrave House on environmental, social and economic performance.



PLATINUM

Focuses on occupier health, comfort, and wellbeing through better design and more considerate services.



ECCLESTONE YARDS
leisure experiences



BELGRAVIA
food and beverage

VICTORIA STATION
connectivity



Where VIBRANCE *meets* ELEGANCE.

Belgrave House brings the best of two iconic London neighbourhoods together in one elegant, established address. It's an HQ business destination, with Victoria's energy and Belgravia's poise providing convenience, connectivity and a world of high-end amenities on your doorstep.



BELGRAVIA
green spaces

WALKING TIMES

VICTORIA	2 MINS
SLOANE SQUARE	14 MINS
ST JAMES'S PARK	14 MINS
HYDE PARK CORNER	15 MINS
PIMLICO	16 MINS

SW1: LONDON'S most *well-connected* postcode

Beyond the immediate vicinity of Belgrave House, SW1 is one of London's most prestigious and diverse districts. Royal Palaces, the Houses of Parliament, rolling parks and cultural icons are easily walkable.



All public transport times are from Victoria Station and are based on the TFL journey planner.

A place to
EXPERIENCE
 and
ENJOY



BARS & RESTAURANTS

- 01 AMIE WINE STUDIO
- 02 ATIS
- 03 BOISDALE OF BELGRAVIA
- 04 BONE DADDIES
- 05 CHESTNUT BAKERY
- 06 CHUCS BELGRAVIA
- 07 CORNUS
- 08 POILÂNE
- 09 STICKS'N'SUSHI
- 10 THE ALCHEMIST
- 11 THE JONES FAMILY KITCHEN
- 12 TIMMY GREEN
- 13 TOZI
- 14 VAGABOND
- 15 WILD BY TART



HEALTH & WELLNESS

- 01 1REBEL
- 02 BARRY'S
- 03 FRAME
- 04 GYMBOX
- 05 HOTPOD YOGA
- 06 JAB BOXING
- 07 KARVE
- 08 MANOR
- 09 NAILUXURY
- 10 PSYCLE
- 11 SENTIRÉ PILATES
- 12 TOWNHOUSE NAIL SALON



A place to
DISCOVER
 and **EXPLORE**



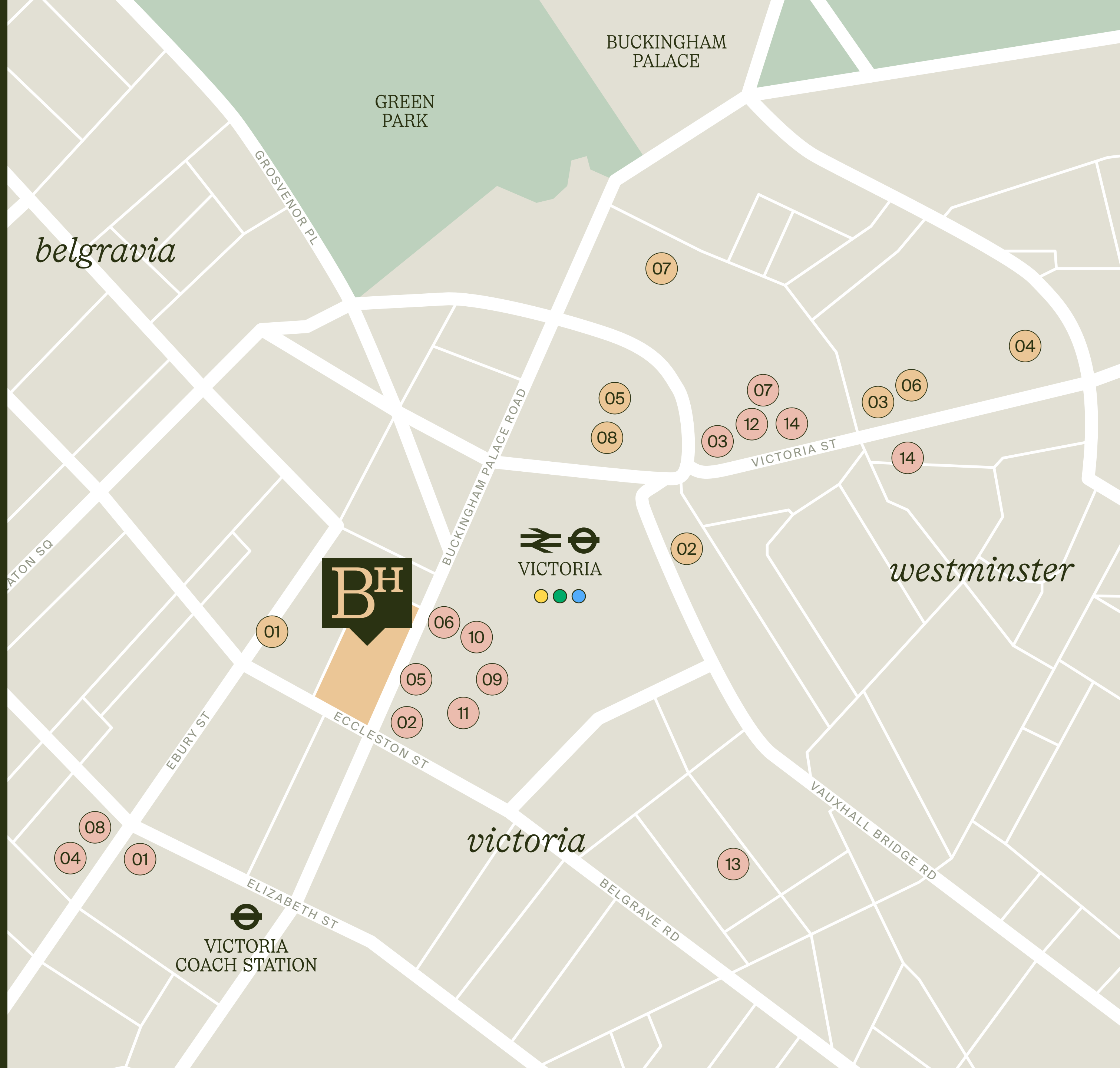
CULTURE & LEISURE

- 01 ADEM
- 02 APOLLO VICTORIA THEATRE
- 03 BAM KARAOKE BOX
- 04 CURZON CINEMA
- 05 FLIGHT CLUB
- 06 LANE7
- 07 THE OTHER PLACE
- 08 VICTORIA PALACE THEATRE



RETAIL

- 01 BAYLEY & SAGE
- 02 BOOTS
- 03 CHARLES TYRWHITT
- 04 CUBITTS
- 05 HOLLAND & BARRETT
- 06 LUSH COSMETICS
- 07 MARKS & SPENCER
- 08 ME+EM
- 09 MINISO
- 10 MOUNTAIN WAREHOUSE
- 11 NEW LOOK
- 12 REISS
- 13 SAINSBURY'S
- 14 ZARA



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belgravehouse.london

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