



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.

VICTORIA SW1





KEY FEATURES

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

New lease available with flexibility from
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

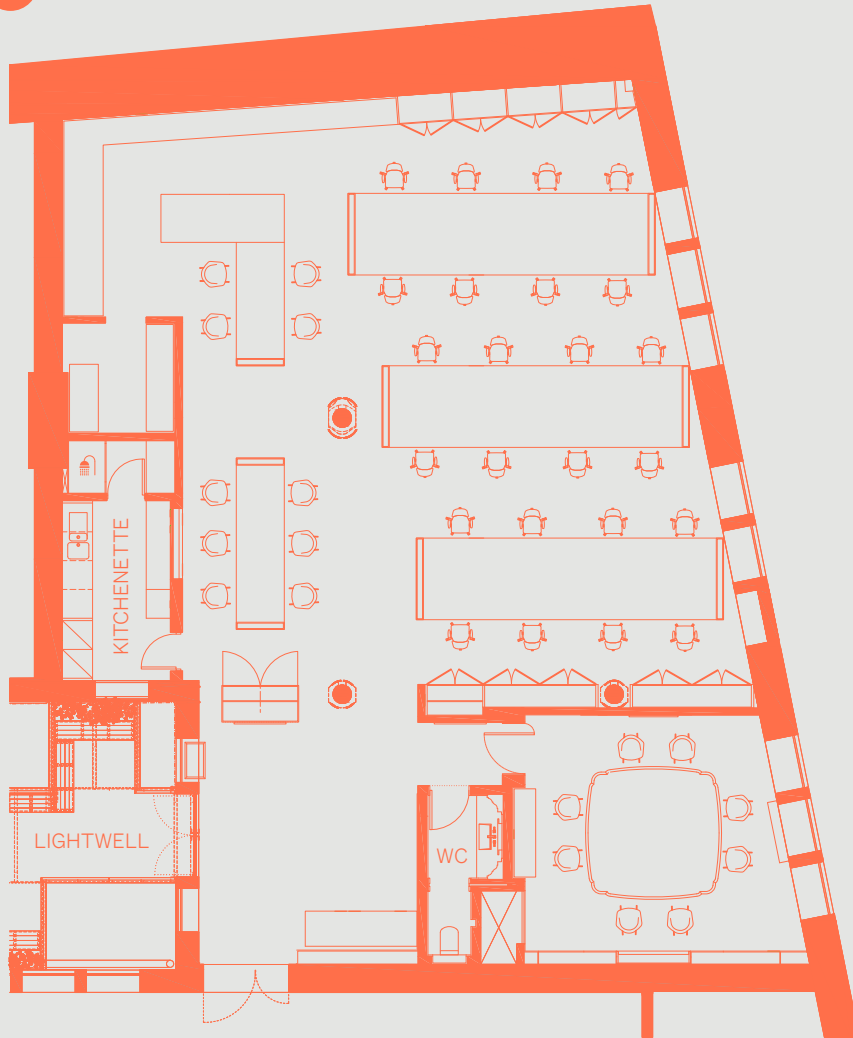
GREENCOAT HOUSE



OPEN PLAN WORKSPACE

1ST FLOOR 2,480 SQ FT

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VICTORIA SW1

FURNISHED + FLEXIBLE

YOUR SIMPLE CONTRACT

01. ALL-IN RENT £12,805 pcm inclusive of rent, service charge, business rates, building insurance,
02. FLEXIBLE lease term
03. SIMPLE short form contract

WHAT'S INCLUDED

- 24 x fitted desks
- 10 x hot desks
- 1 x private meeting room
- Reception
- Kitchenette
- Private on-floor WC
- Private on-floor shower
- Cabled and enabled with high speed fibre internet

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FLEXIBLE *

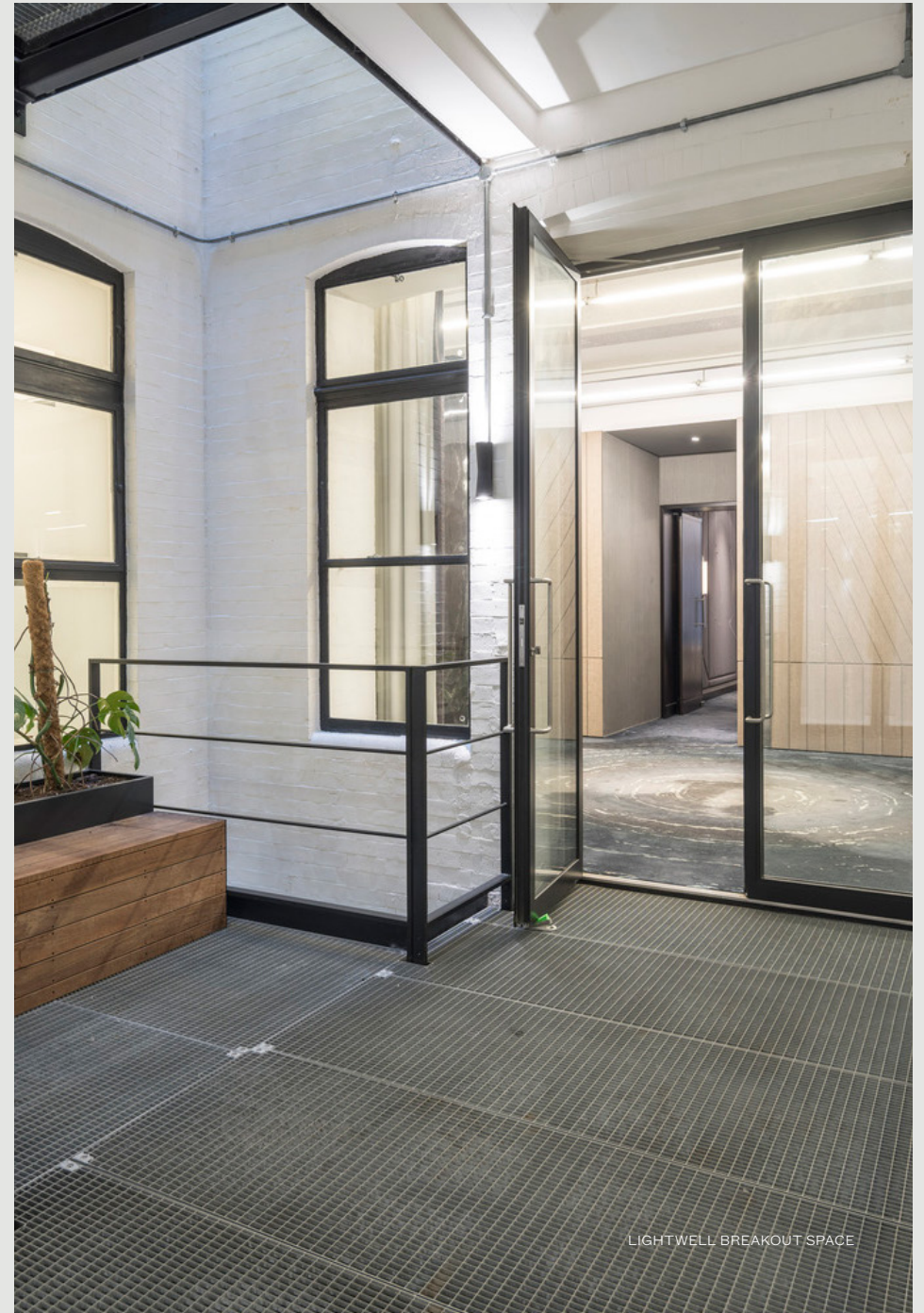


PRIVATE MEETING ROOM



RECEPTION

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.

VICTORIA SW1



THE THOMAS CUBITT, 44 ELIZABETH STREET

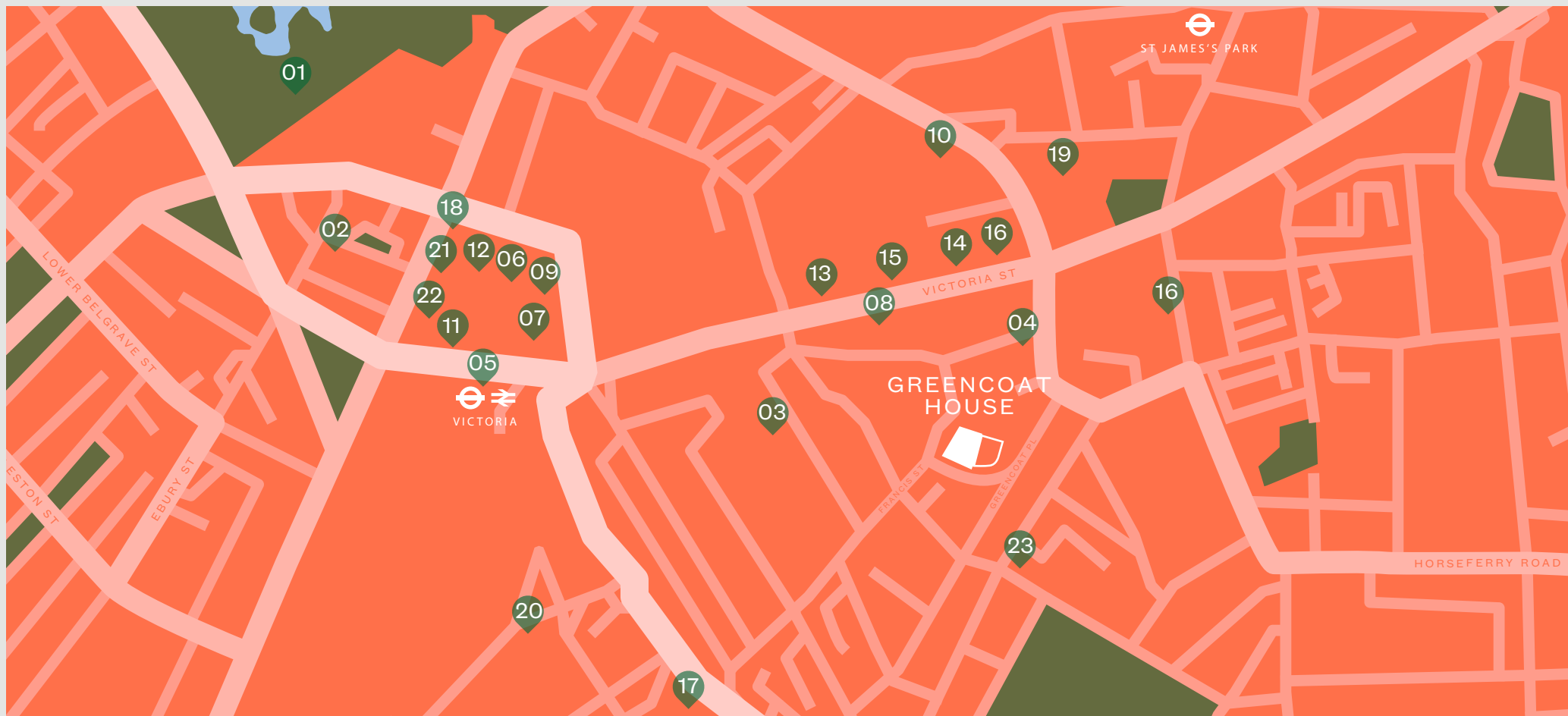
VICTORIA PALACE THEATRE, VICTORIA STREET



GREENCOAT HOUSE



LOWER GROSVENOR GARDENS



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.

KEY AMENITIES ON THE DOORSTEP

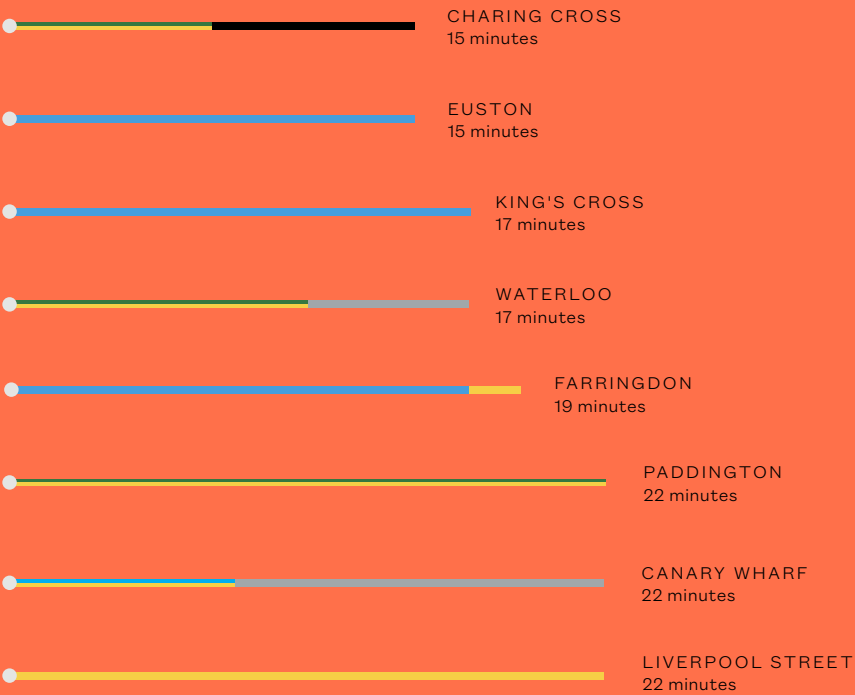
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|--|----------------------------|
| 01. Green Park | 13. Joe & the Juice |
| 02. The Goring Hotel & Dining Room | 14. Curzon Victoria |
| 03. Westminster Cathedral | 15. The Ivy |
| 04. Iris & June | 16. Strutton Ground Market |
| 05. Market Hall Victoria | 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 | |

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: 243,400 sq ft
Completed: 2019
Architects: Fletcher Priest
Tenants: Alpha FX, Coach,
Hellman & Friedman, Paymentsense,
Premier League and Sony Pictures



THE FEATHERSTONE BUILDING
OLD STREET EC1

Size: 126,700 sq ft
Completion: 2022
Architects: Morris+Company
Tenants: Avalere Health, Buro Happold,
DEPT Agency, Marshmallow and Tide



SOHO PLACE
SOHO W1

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

GREENCOAT HOUSE

DL / MEMBERS

As a valued occupier of a Derwent London building, you and your employees will automatically enjoy complimentary DL/ Membership status.

As a DL/ Member, you'll have access to an ever-growing package of exclusive benefits. You'll love our DL/78 and DL/28 Lounges for meetings, connecting and collaboration.

You'll save money with our specially negotiated discounts from a diverse collection of businesses, including local coffee shops, restaurants and wellness brands.

You'll be a welcome participant in our packed calendar of experience-led events curated by our dedicated team. The DL/ App is your effortless personal portal to all of it, brimming with a curated collection of features and DL/ Member benefits.

Why? Because we see our role going way beyond the responsibilities of a traditional landlord. We want to create a positive sense of community among all of us in the Derwent London family. DL/ Membership is us inviting you to be part of it and make the most of it.

VICTORIA SW1



SNUG AT DL/78, FITZROVIA W1



DROP-IN WORKING AT
DL/28, OLD STREET EC1



LOUNGE AT DL/78, FITZROVIA W1

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