

THE BROADWAY

SW1

OFFICE LEASING BROCHURE

THE
BROADWAY
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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 258 super prime residences, 116,000 sq ft of premium office space and 24,000 sq ft of impeccably curated retail and F&B space at street level.

With a discerning resident and working community quite literally on your doorstep, The Broadway offers brands an exceptional platform to engage with a ready-made, sophisticated audience – all within one of Central London's most exciting neighbourhoods.

OFFICE AVAILABILITY

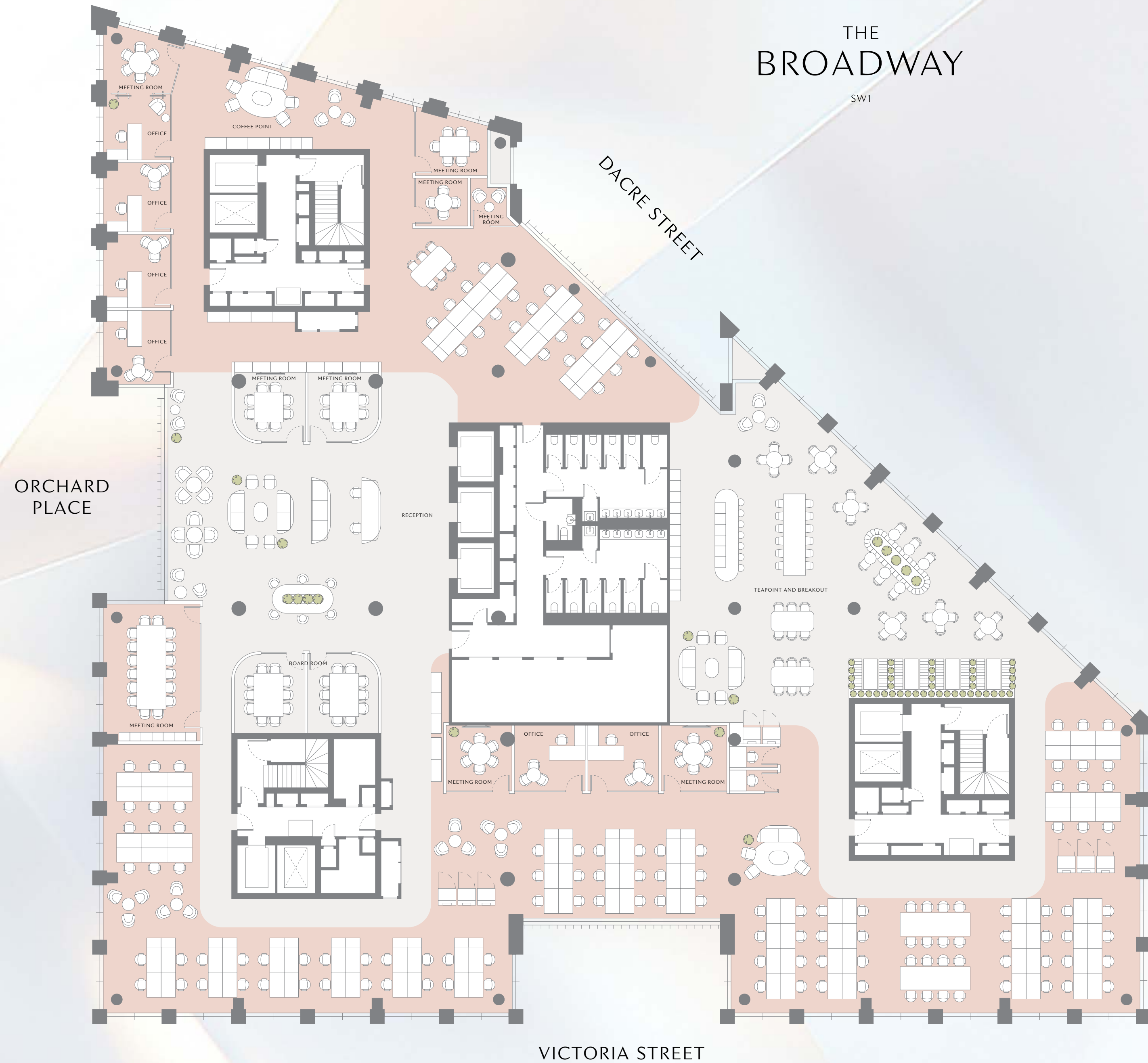
WEST PODIUM		
FLOOR	SQ FT	SQ M
3	LET	LET
2	LET	LET
1	EXCHANGED	EXCHANGED
TOTAL	LET	LET

EAST PODIUM		
FLOOR	SQ FT	SQ M
3	17,858	1,659
2	LET	LET
1	LET	LET
TOTAL	17,853	1,659

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PRIME OFFICES AVAILABLE – 3RD FLOOR





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

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DACRE STREET

ORCHARD
PLACE



VICTORIA STREET

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

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
 - Targeted BREEAM Excellent
- Dynamic new streetscape host to over 27,000 sq ft of amenities at Ground Floor level
 - 18 Showers including x2 accessible
 - 178 bicycle spaces and x2 repair stations
 - 188 lockers

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East Lobby



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West Office - 3rd Floor



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East Office - 3rd Floor



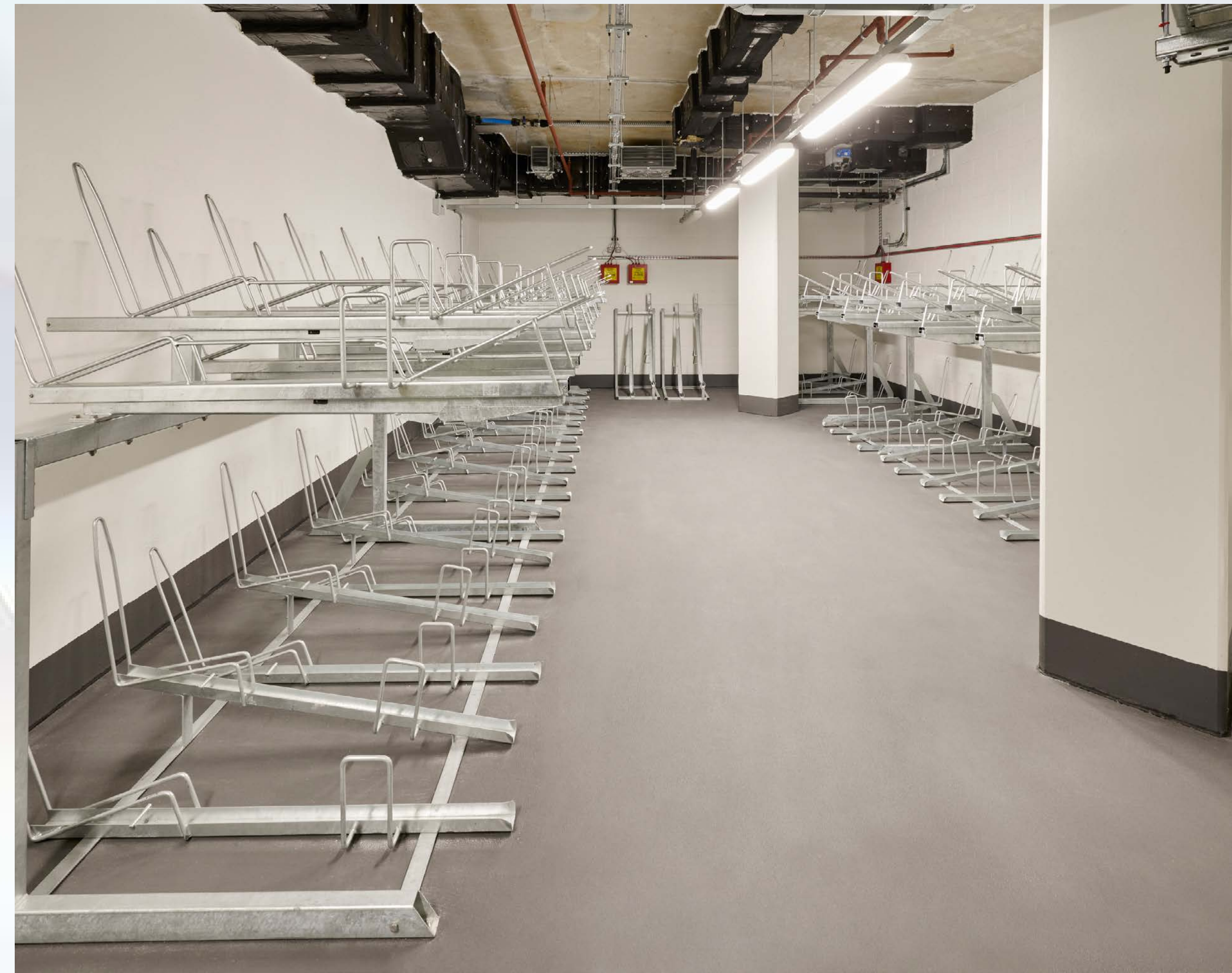
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West Office - 3rd Floor



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BUILDING AMENITIES

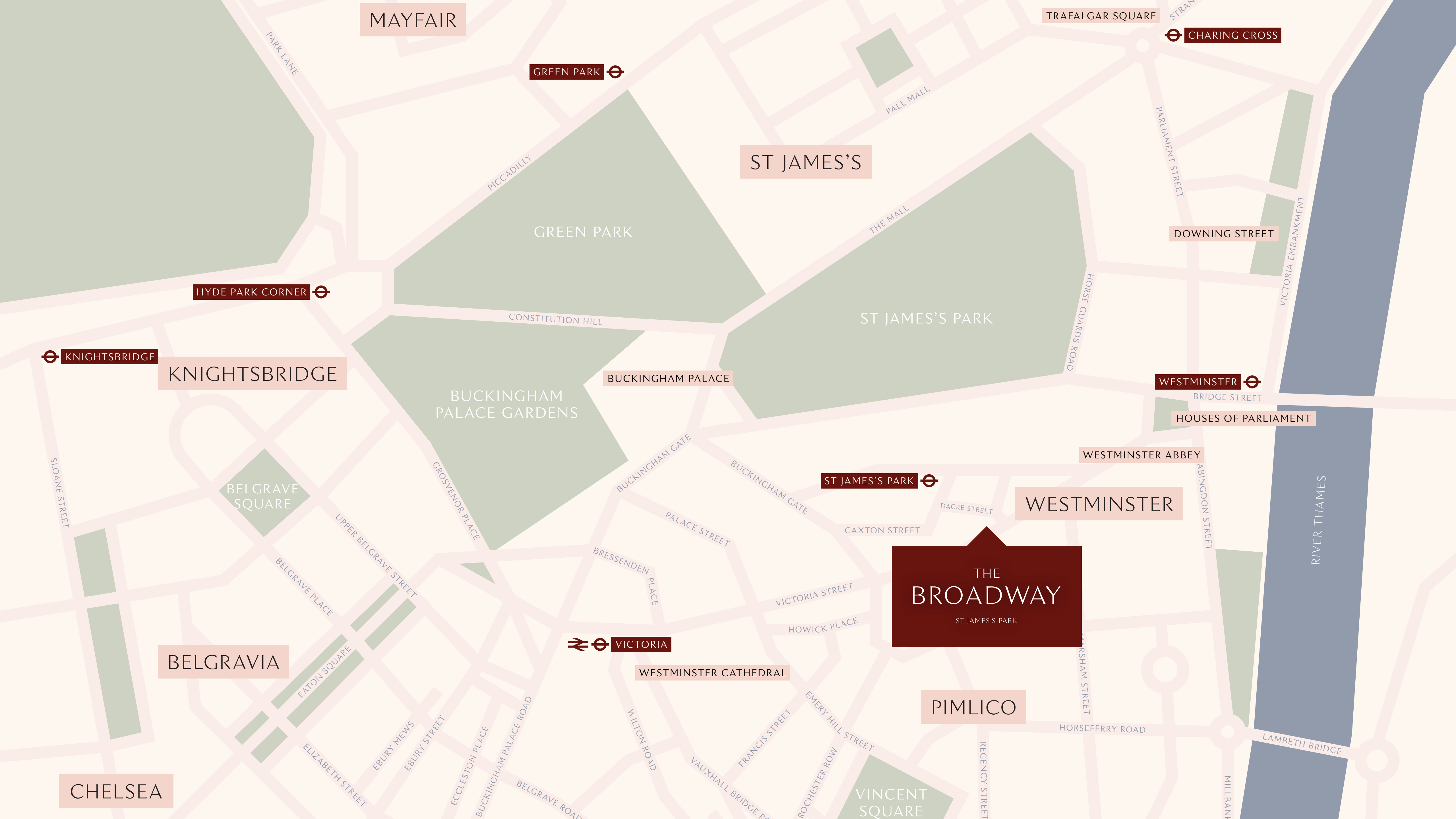


24,000 SQ FT OF EXCEPTIONAL
RETAIL SPACE AT STREET LEVEL





116,000 SQ FT OF PREMIUM
OFFICE SPACE, WITH 85% ALREADY
LEASED TO LEADING BUSINESSES



MAYFAIR

TRAFALGAR SQUARE

CHARING CROSS

GREEN PARK

ST JAMES'S

GREEN PARK

ST JAMES'S PARK

DOWNING STREET

HYDE PARK CORNER

KNIGHTSBRIDGE

KNIGHTSBRIDGE

BUCKINGHAM PALACE

BUCKINGHAM PALACE GARDENS

WESTMINSTER

HOUSES OF PARLIAMENT

WESTMINSTER ABBEY

BELGRAVE SQUARE

ST JAMES'S PARK

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)

Farmer J	1
Chez Antoinette	2
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



Travel times are approximate only and taken from [google.com/maps](https://www.google.com/maps)

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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.

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PRIME OFFICE SPACE AVAILABLE

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Colliers

