

# Kontor x WeWork Victoria

September 2025

**wework** x KONTOR

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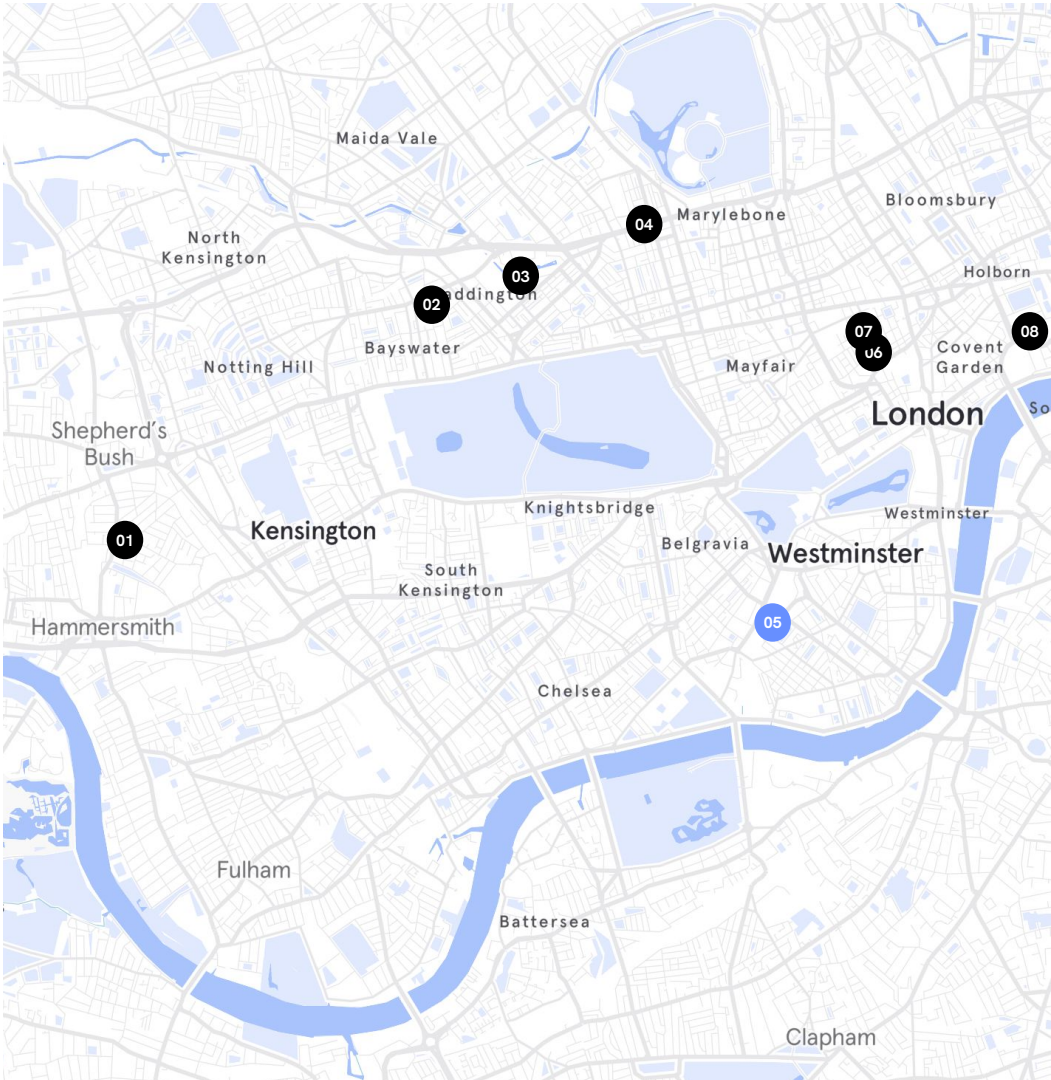
A modern interior space featuring modular wooden and brown upholstered seating arranged around small round tables. A large, colorful abstract painting is mounted on the wall. The room has a dark tiled floor and a white ceiling with track lighting. A window is visible on the left side.

123 Buckingham Palace  
Rd



# WeWork West End

01	184 Shepherds Bush Road
02	2 Eastbourne Terrace
03	5 Merchant Square
04	North West House
05	123 Buckingham Palace Road
06	Medius House
07	16 Great Chapel Street
08	Aldwych House



# 123 Buckingham Palace Rd

Victoria, London, SW1



Floors: 2, 4 - 5      WeWork Total: 109,192 SQ FT

WeWork 123 Buckingham Palace Road  
places you in the heart of Victoria

- WeWork presents three floors of flexible workspace in this 6 storey building.
- Offering common areas, modern meeting rooms, coworking space and sleek private offices for businesses of all sizes.
- Next door to the charming streets of Belgravia and Pimlico, explore the area's critically acclaimed restaurants and the Market Hall, spanning three floors and a rooftop bar.
- Victoria station is directly opposite, giving you fast access to the Circle, District and Victoria lines, as well as several bus, train and underground services.

## Selection of amenities



Event space



Parents room



WeWork  
market



Wellness room



Cycle storage



Showers



Dog-friendly



Complimentary  
barista



WEBSITE




VIRTUAL TOUR



# Environmental & Social Sustainability





## ENERGY & WATER



-  100% Renewable Energy
-  Optimised for Water reduction by 2030
-  Water metering



## WASTE & CLEANING



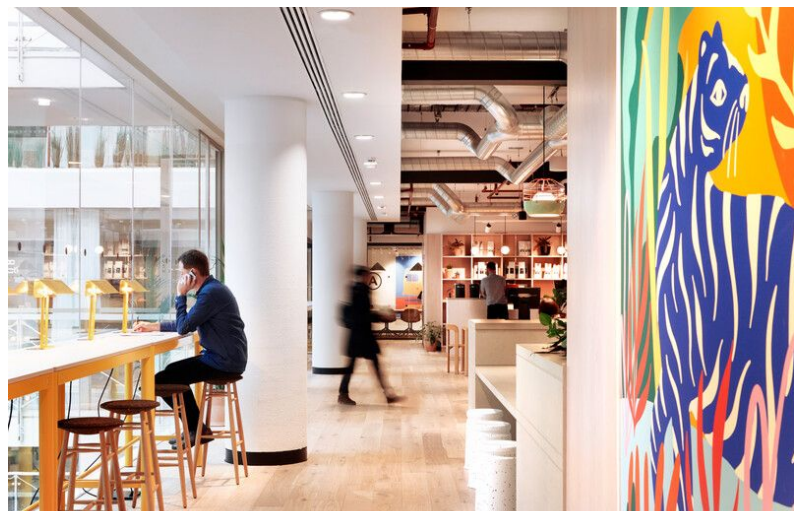
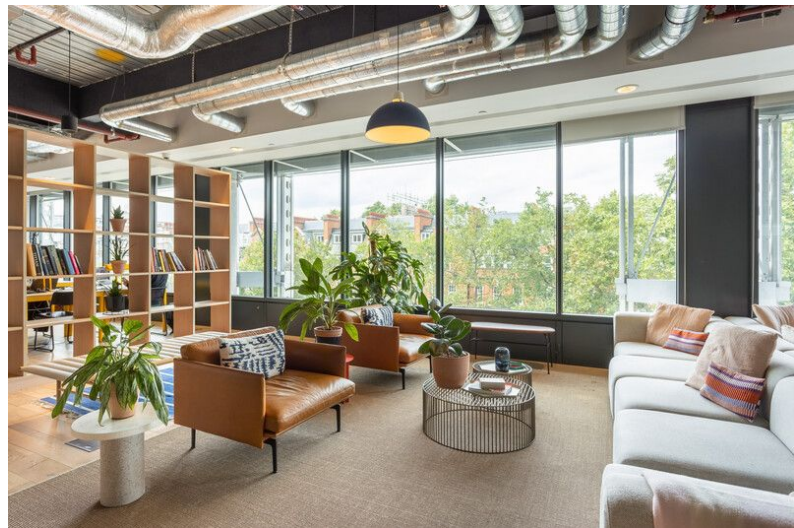
-  Zero waste to landfill for operations
-  No single use plastics in operation
-  Food Waste recycling
-  Green Cleaning System

## WELLBEING & TRAVEL FACILITATIONS



-  Cycle storage
-  Shower & Changing facilities

*This document contains information regarding our company's environmental and sustainability performance. This information is for informational purposes only. Certain statements in this document, including those regarding future ESG goals, strategies, and plans, are forward-looking statements. These statements are subject to risks and uncertainties, and actual results may differ materially. We undertake no obligation to update these forward-looking statements.*





A modern lounge interior featuring three wooden modular seating units with brown cushions and striped backrests. Each unit is topped with a planter box containing green plants. Two small square wooden tables with metal legs are positioned between the seating units. On the back wall, a large, colorful abstract painting is displayed. The ceiling has several white pendant lights, and the floor is made of dark grey tiles.

Availability

02W130

# Second Floor

1,570 SQ FT | 42 Desks

2 Internal Rooms

Currently Programmed As:

- 42 Open Plan Desks
- 2 Internal Rooms
- Soft Seating Area

Member Benefits:

- Membership Passes Included: 55
- Monthly Credits: 120

Enjoy access to shared building amenities:

- 41k SQFT communal space
- 31 bookable meeting rooms
- 40 communal phone booths
- In-house barista, event space, WeWork honesty market, beer taps, parent's room, wellness room, dog friendly, showers, bike storage



1 The layouts presented are for illustrative purposes only; the maximum occupancy assumes WeWork's standards and density.

2 Layouts can be configured to fit client's desired needs, preferred density and programming.



04-110

# Fourth Floor

4,734 SQ FT | 44 Desks

6 Internal Rooms

Currently Programmed As:

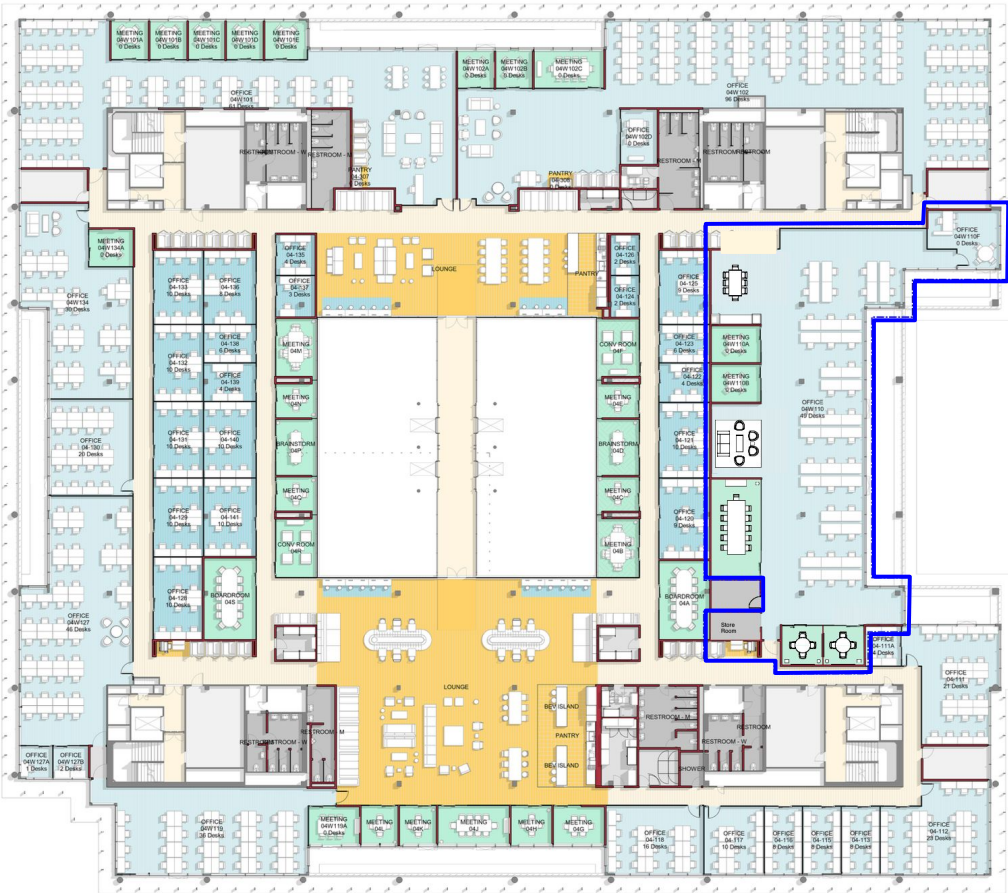
- 44 Open Plan Desks
- 6 Meeting Rooms / Large Execs
- Private Pantry
- Storage Room
- Breakout Space
- External Facing

Member Benefits:

- Membership Passes Included: 147
- Monthly Credits: 304

Enjoy access to shared building amenities:

- 41k SQFT communal space
- 31 bookable meeting rooms
- 40 communal phone booths
- In-house barista, event space, WeWork honesty market, beer taps, parent's room, wellness room, dog friendly, showers, bike storage



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05-107

## Fifth Floor

1,232 SQ FT | 20 Desks

1 Internal Room

Currently Programmed As:

- 20 Open Plan Desks
- 1 Meeting Room
- Private Roof Terrace
- External Facing

Member Benefits:

- Membership Passes Included: 41
- Monthly Credits: 92

Enjoy access to shared building amenities:

- 41k SQFT communal space
- 31 bookable meeting rooms
- 40 communal phone booths
- In-house barista, event space, WeWork honesty market, beer taps, parent's room, wellness room, dog friendly, showers, bike storage



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05-105

## Fifth Floor

1,356 SQ FT | 26 Desks

2 Internal Rooms

Currently Programmed As:

- 26 Open Plan Desks
- 2 Meeting Rooms
- Atrium Facing
- Breakout Space

Member Benefits:

- Membership Passes Included: 42
- Monthly Credits: 94

Enjoy access to shared building amenities:

- 41k SQFT communal space
- 46 bookable meeting rooms
- 50 communal phone booths
- In-house barista, event space, WeWork honesty market, beer taps, parent's room, wellness room, dog friendly, showers, bike storage



1 The layouts presented are for illustrative purposes only; the maximum occupancy assumes WeWork's standards and density.

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05-106

## Fifth Floor

1,756 SQ FT | 19 Desks

3 Internal Rooms

Currently Programmed As:

- 19 Open Plan Desks
- 3 Meeting Rooms
- External Facing

Member Benefits:

- Membership Passes Included: 55
- Monthly Credits: 120

Enjoy access to shared building amenities:

- 41k SQFT communal space
- 31 bookable meeting rooms
- 40 communal phone booths
- In-house barista, event space, WeWork honesty market, beer taps, parent's room, wellness room, dog friendly, showers, bike storage



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05-103

## Fifth Floor

5,760 SQ FT | 68 Desks

6 Internal Rooms

Self Contained Office

Currently Programmed As:

- 68 Open Plan Desks
- 6 Meeting Rooms
- Four Phone Booths
- Private Pantry
- Storage Room
- Breakout Space
- External Facing

Member Benefits:

- Membership Passes Included: 160
- Monthly Credits: 320

Enjoy access to shared building amenities:

- 41k SQFT communal space
- 31 bookable meeting rooms
- 40 communal phone booths
- In-house barista, event space, WeWork honesty market, beer taps, parent's room, wellness room, dog friendly, showers, bike storage



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A modern office interior with large windows, green chairs, and wooden tables. A laptop is open on one of the tables. The text "Membership Inclusions" is overlaid in the center.

# Membership Inclusions

# WeWork offers more than fast Wifi speed

## Selection of different space types



Inspiring dedicated desk space



Bookable meeting rooms with credits



Phone booths and nooks



Outdoor spaces (select locations)

## Access to business amenities



Business-class printers



Onsite community team



Unlimited coffee & tea



Conferencing A/V



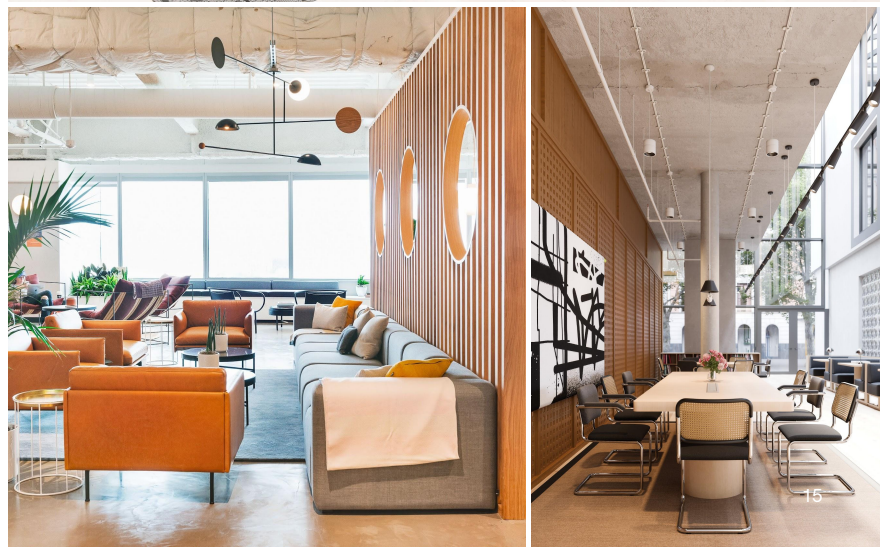
Mail and package<sup>\*</sup>



<sup>\*</sup>Educational content and programming<sup>\*\*</sup>

<sup>\*</sup>Excluding WeWork All Access and WeWork On Demand memberships.

<sup>\*\*</sup>Services provided by a third party. Additional costs apply.





# WeWork is more than inspiring workspace

## Security



Global Security Operations Center\*



Enterprise access control system\*



Networked CCTV cameras



Global security team focused on members' physical safety



Suite of security add-ons

## IT solutions



Shared internet connection



Keycard encrypted printing



Technology bundles to enhance your security, performance, and connectivity\*\*

\*Office suite and full floor only.

\*\*Additional costs apply.

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Membership Benefits & Features

# Bookable meeting rooms

Reserve meeting rooms at WeWork locations worldwide through the member app or online.

Meeting Room Size	Credits per hour
Seats 2-4 people	3 credits
Seats 5-9 people	4 credits
Seats 10-15 people	5 credits
Seats 16-19 people	8 credits
Seats 20+ people	10 credits

To promote social distancing, adjusted capacities have been posted on the member app and in meeting rooms. (Guests come at no additional charge with a meeting room or daily private office booking)










# Tech Services

Professionally deployed and expertly supported IT solutions that enhance network performance, speed, and security. Our CapEx-free suite of offerings support your teams in doing their best work without the hassle of buying and supporting expensive, world-class technology.

Enterprise-level IT solutions include\*:

	<b>Dedicated bandwidth</b>	High-performance internet, exclusively for your employees, featuring enhanced security and speeds. Includes primary and secondary circuits to support internet continuity if one circuit fails
	<b>Public IP address</b>	For those who wish to build their own network, establishing a public IP on the WeWork network will allow your members direct internet access to their own firewall or appliance
	<b>Private VLAN</b>	Establish a private and security-enhanced connection on our wired network—separating your employees’ internet traffic from other members
	<b>Private Wi-Fi (SSID)</b>	Support data security by giving your employees a branded, private wireless (WiFi) network with unthrottled access to available internet bandwidth.
	<b>On-site colocation</b>	Store your network gear in a climate-controlled, secured environment within a WeWork IT room This offering is sold by rack unit (“RU”)

\*Offerings subject to market and building availability. Additional costs apply.





The image shows a spacious, modern office interior. In the foreground, a long, light-colored wooden conference table is set up with several orange upholstered chairs. A central silver track with a microphone is visible on the table. The background features a large, open-plan office area with a glass-paned ceiling that allows natural light to filter in. The office has a checkered floor, a wooden cabinet on the left, and a long desk with orange chairs on the right. The overall atmosphere is bright and professional.

WeWork Workplace

# Discover WeWork Workplace

A comprehensive space management software designed to help bring your hybrid strategy to life.

## END-USER FEATURES



### Collaboration tools

Empower employees with collaboration tools to bring people together in person

- Desk and meeting room bookings
- Group desk booking for team collaboration or on behalf of another user
- Multi-day booking
- Floor plan and colleague search
- Company events, announcements & bulletin board
- Single Sign On (SSO)
- Support tickets

## ADMIN FEATURES



### Space management

Create a seamless booking experience across your real estate portfolio and unlock 450+ WeWork locations around the world

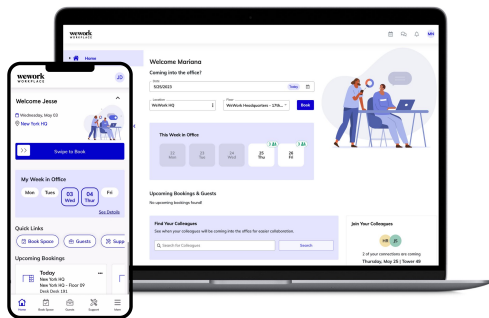
- Upload floor plans for all offices
- Configure floor plans to create department zones / areas
- Make desks / spaces bookable
- Adjust booking capacity limits for floors, offices, and rooms
- Manage visitors, capacity and overflow
- Toggle on access to any combination of WeWork locations globally
- Oversubscribe your space\*



### Reporting and analytics

Save on workspace costs and leverage real-time booking and usage data to inform your real estate strategy

- Weekly average employee visits, space and meeting rooms bookings
- Daily, weekly, and monthly building insights, including:
  - Occupancy levels
  - Popular days
  - Busy zones / areas
  - Bookings by building / location
- Aggregate utilization per day
- Cost and decision making improvements



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