

Kontor x WeWork Victoria

October 2025

wework x KONTOR

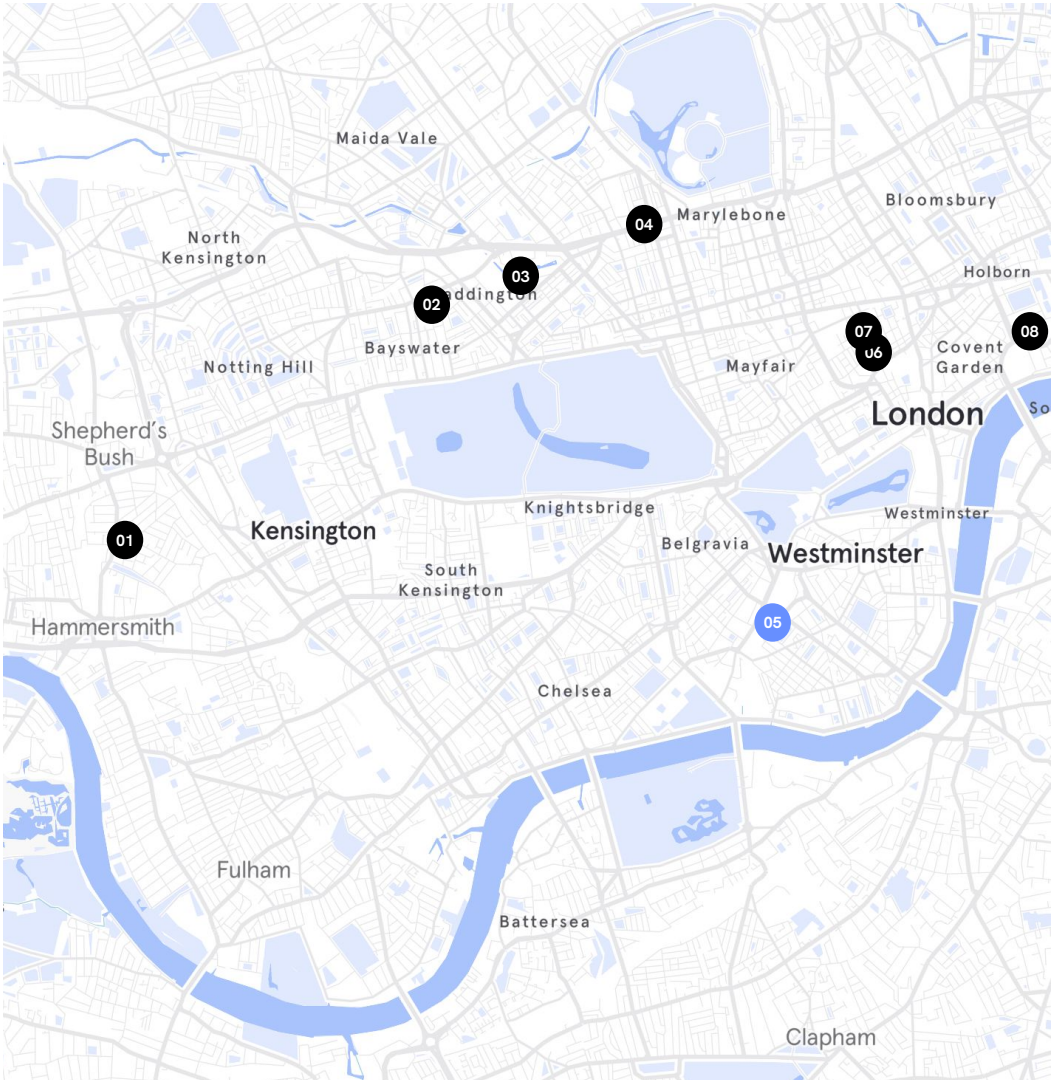
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A modern interior space featuring a large, colorful abstract painting on the wall. The painting is composed of several panels with bold, geometric shapes in blue, red, yellow, and black. Below the painting is a modular seating arrangement with light wood frames, brown cushions, and striped backrests. Small round tables with metal legs are interspersed between the seating units. Potted plants are placed on top of the seating units. The floor is dark grey tile, and the ceiling has several white pendant lights.

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



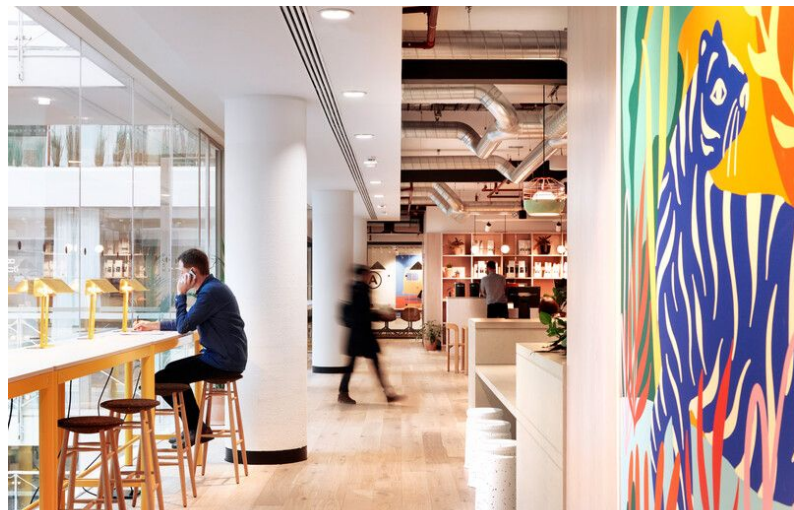
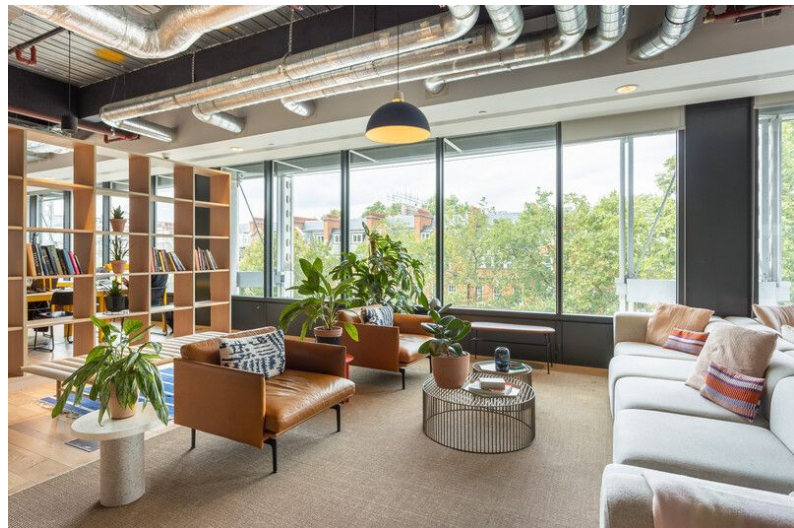
-  Zero waste to landfill for operations
-  No single use plastics in operation
-  Food Waste recycling
-  Green Cleaning System

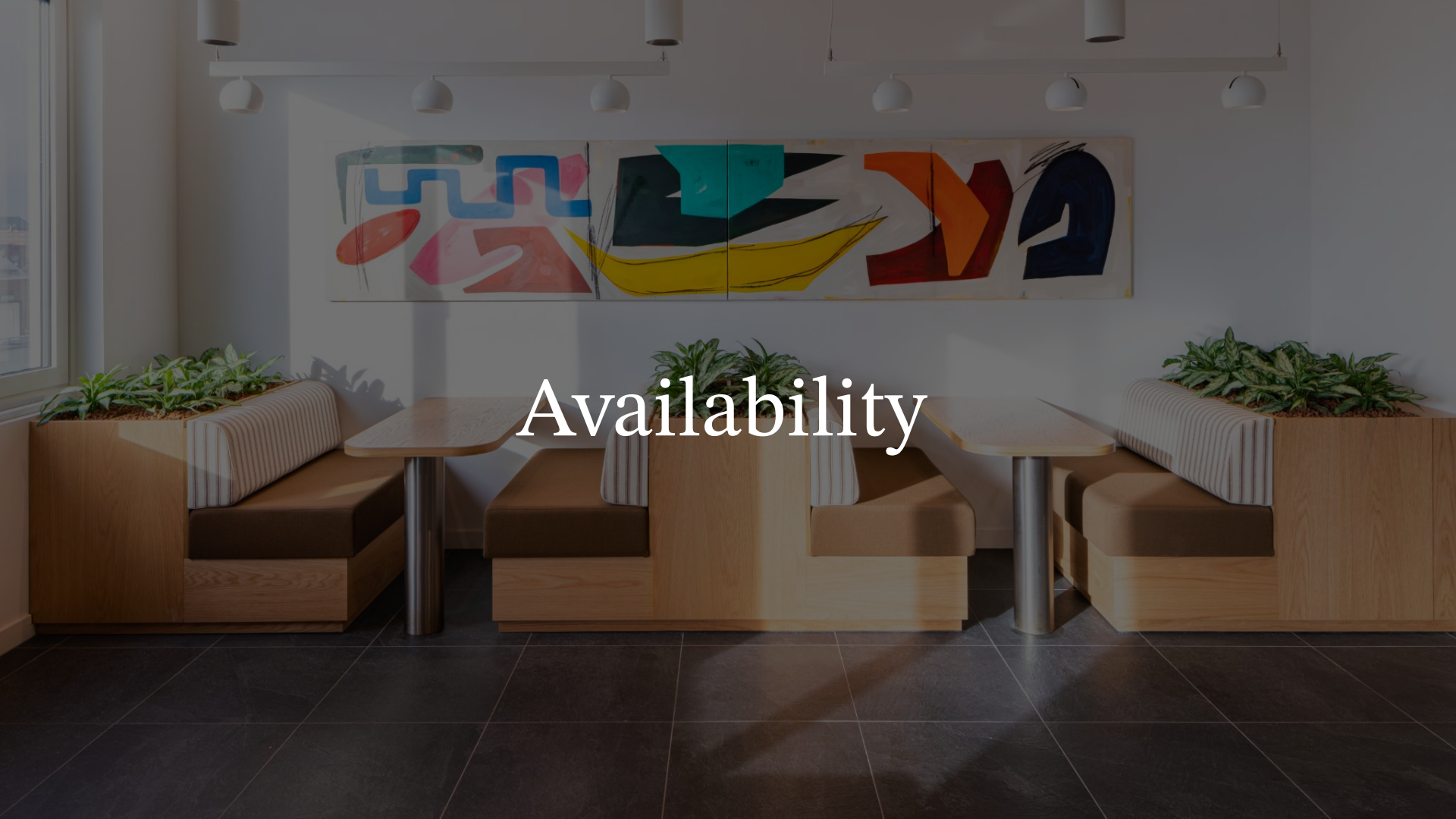
WELLBEING & TRAVEL FACILITATIONS



-  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 sofas with brown cushions and striped backrests, arranged around two square wooden tables with metal legs. Each sofa has a planter box on top containing green plants. A large, colorful abstract painting is mounted on the wall behind the seating area. The room has a dark tiled floor, white walls, and several white pendant lights hanging from the ceiling. A window is visible on the left side of the frame.

Availability

Inventory Summary: 123 Buckingham Palace Rd

Office Code	Floor	Capacity	Desks	SQ FT	Monthly Price	Availability	Comments
02W-130	2nd	55	42	1,570	£32,324 + VAT	Now	42 open plan desks, 2 internal rooms, breakout space
05-103	5th	160	68	5,760	£112,800 + VAT	Now	68 open plan desks, 6 meeting rooms, 4 phone booths, private pantry, storage room, breakout space
05-105A	5th	97	45	3,112	£55,300 + VAT	Now	45 open plan desks split across two offices, 5 internal rooms, breakout space
05-106	5th	55	19	1,756	£30,300 + VAT	Now	19 open plan desks, 3 internal rooms
05-105	5th	42	26	1,356	£25,000 + VAT	Now	26 open plan desks, 2 internal rooms

02W130

Second Floor

1,570 SQ FT | 42 Desks

2 Internal Rooms

Currently Programmed As:

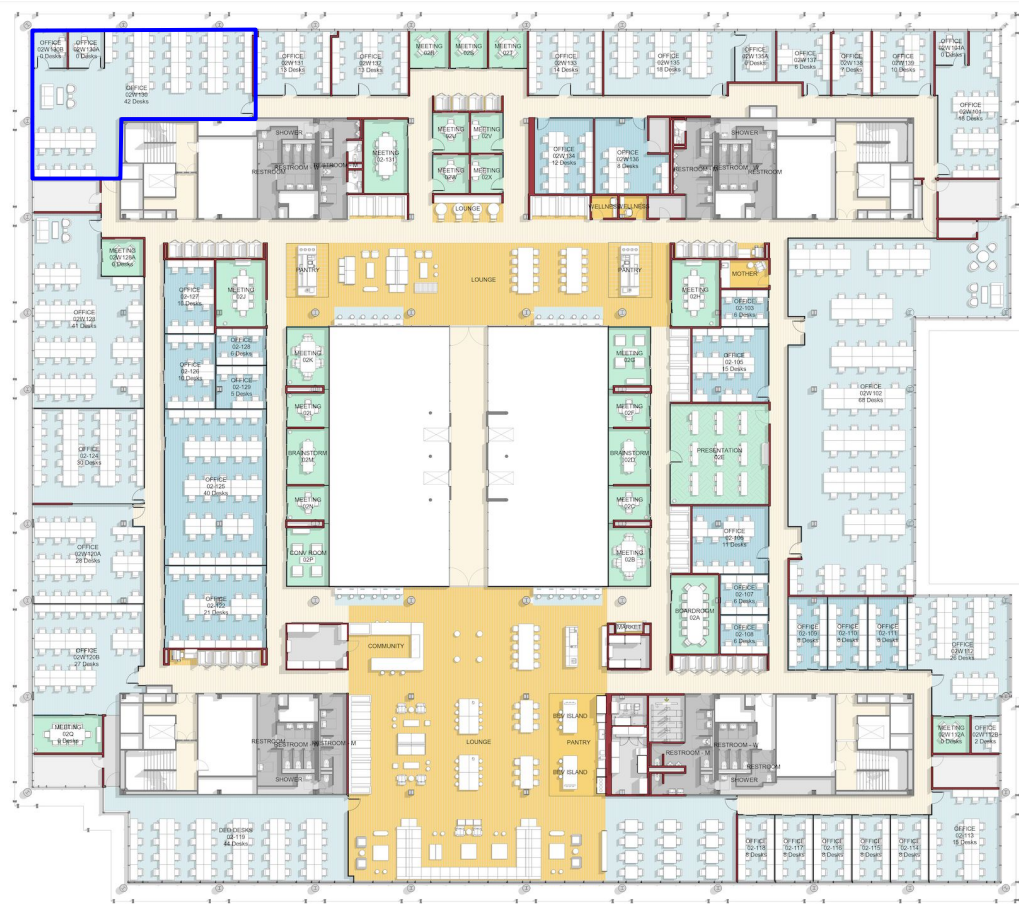
- 42 Open Plan Desks
- 2 Internal Rooms
- Soft Seating Area

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.

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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05-105A

Fifth Floor

3,112 SQ FT | 45 Desks

5 Internal Rooms

Currently Programmed As:

- 45 Open Plan Desks
- 5 Meeting Rooms
- Break out space

Member Benefits:

- Membership Passes Included: 97
- Monthly Credits: 204

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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05-106

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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05-105

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.

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

A modern office interior with large windows, green chairs, and wooden tables. The text "Membership Inclusions" is overlaid in the center. The office features a long wooden table with several green chairs. A laptop is open on the table. A potted plant is visible in the background. The large windows offer a view of the outside world, including a car parked outside. The ceiling has exposed ductwork and modern lighting fixtures.

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



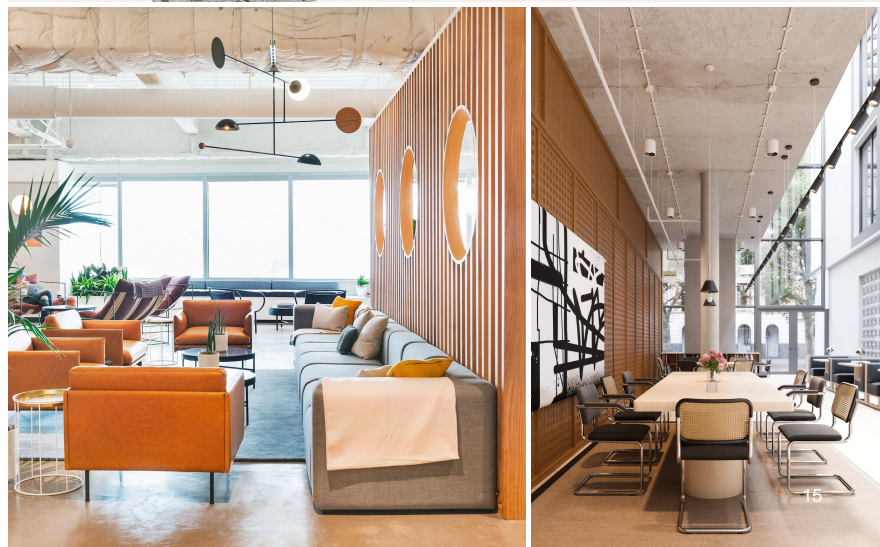
Mail and package^{*}



^{*}Educational content and programming^{**}

^{*}Excluding WeWork All Access and WeWork On Demand memberships.

^{**}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*:

	Dedicated bandwidth	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
	Public IP address	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
	Private VLAN	Establish a private and security-enhanced connection on our wired network—separating your employees’ internet traffic from other members
	Private Wi-Fi (SSID)	Support data security by giving your employees a branded, private wireless (WiFi) network with unthrottled access to available internet bandwidth.
	On-site colocation	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.





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

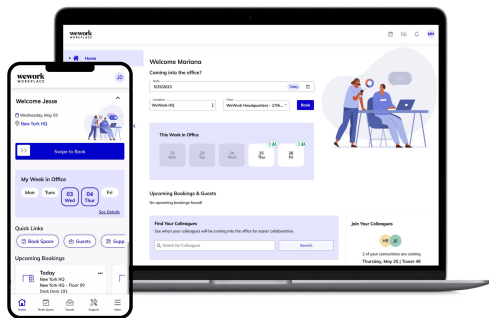
- Upload floor plans for all offices
- Configure floor plans to create department zones / areas
- Make desks / spaces bookable
- Adjust booking capacity limits for floors, offices, and rooms
- Manage visitors, capacity and overflow
- Toggle on access to any combination of WeWork locations globally
-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