

THE  
BROADWAY

SW1

OFFICE LEASING BROCHURE



THE  
BROADWAY  
SW1

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

With excellent transport links and on-site amenity, The Broadway offers companies an exceptional new office location within one of Central London's most exciting new neighbourhoods, complete with cafés, coffee houses, restaurants and exercise studios.

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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.

# OFFICE AVAILABILITY

With 85% of the building now leased,  
one final high quality floor remains of 17,858 sq ft  
of flexible workspace.

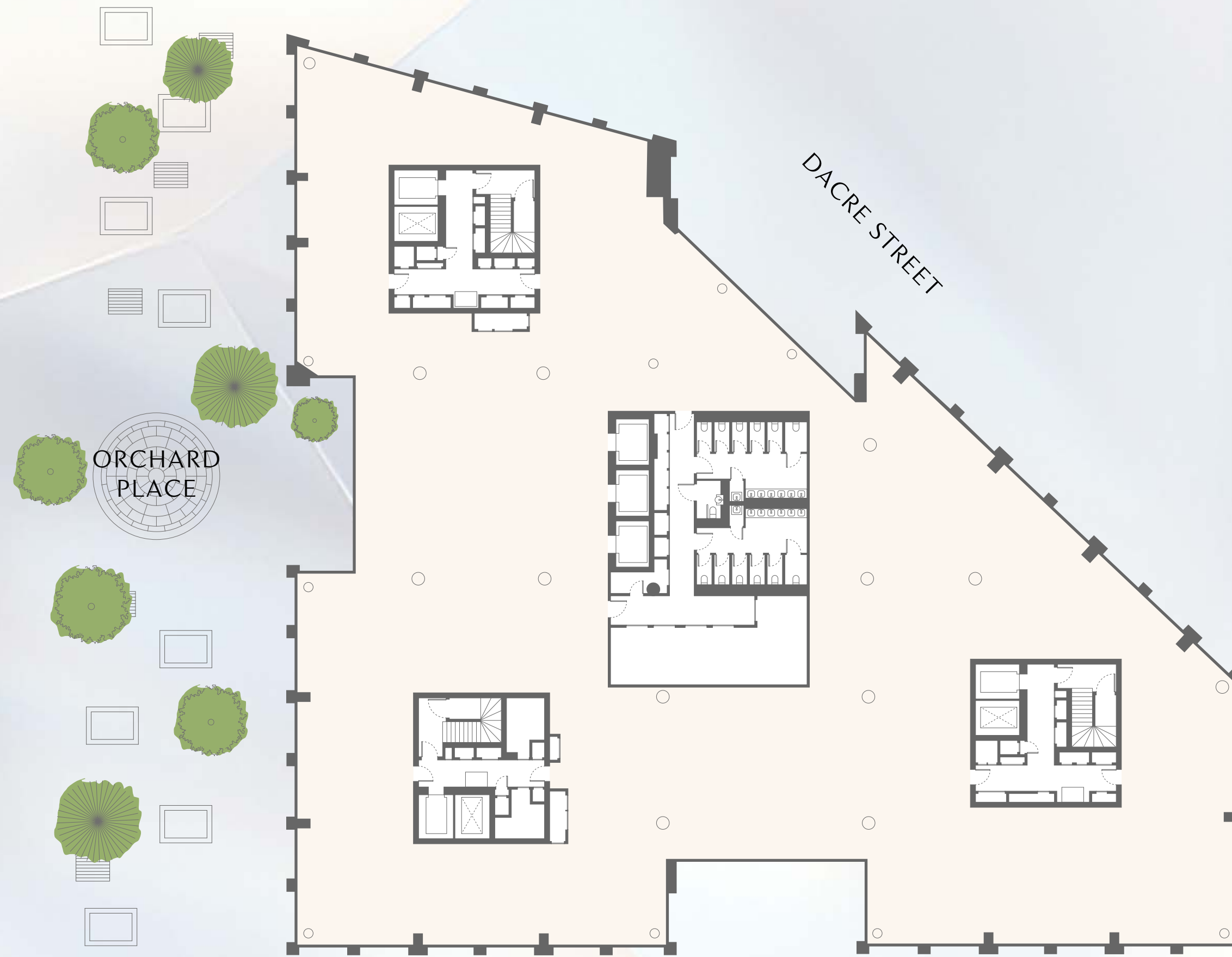
WEST PODIUM		
FLOOR	SQ FT	SQ M
3	LET	LET
2	LET	LET
1	LET	LET
<b>TOTAL</b>	<b>LET</b>	<b>LET</b>

EAST PODIUM		
FLOOR	SQ FT	SQ M
<b>3</b>	<b>17,858</b>	<b>1,659</b>
2	LET	LET
1	LET	LET
<b>TOTAL</b>	<b>17,858</b>	<b>1,659</b>

Part of 3rd floor available from c.7,500 sq ft and above.

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# 3RD FLOOR

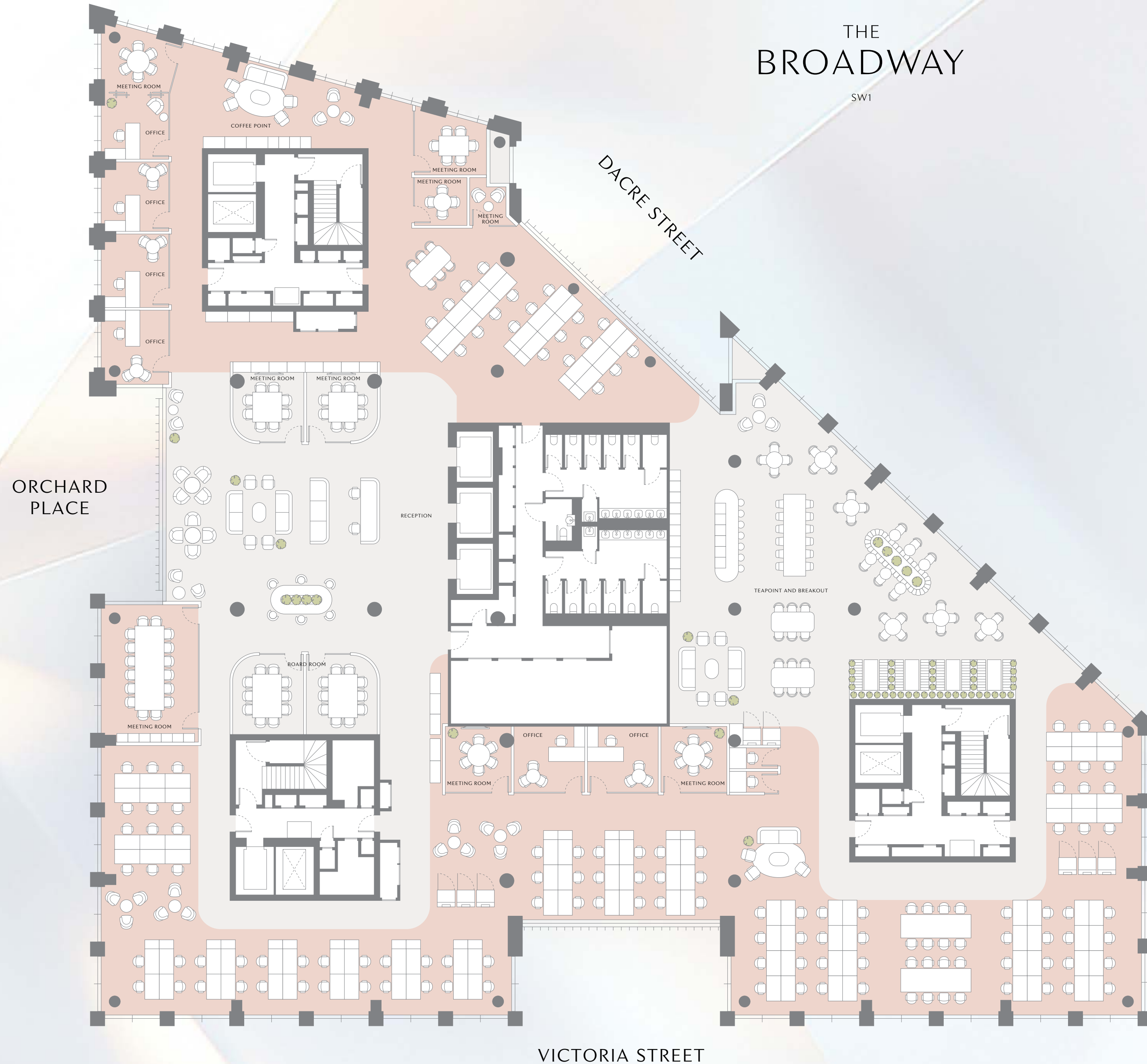


VICTORIA STREET

17,858 SQ FT

# THE BROADWAY

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## 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

17,858 SQ FT

# THE BROADWAY

SW1

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

17,858 SQ FT

# THE BROADWAY

SW1



## OPTIONAL FLOOR SPLIT 1

- Reception
- 14 person boardroom
- 12 person meeting room
- 10 person meeting room
- 2 x 5 person meeting rooms
- 57 open plan fixed desks - 1,400mm x 800mm
- 2 x Zoom rooms
- 3 x phone pods
- 4 x collab areas
- Teapoint and breakout

**7,535 SQ FT UNIT  
WITH A 430 SQ FT SHARED  
ENTRANCE LOBBY**

# THE BROADWAY

SW1

DACRE STREET

ORCHARD PLACE



VICTORIA STREET

## OPTIONAL FLOOR SPLIT 2

- Reception
- 14 person boardroom
- 10 person meeting room
- 7 person meeting room
- 2 x 6 person meeting rooms
- 2 x 5 person meeting rooms
- 57 open plan fixed desks - 1,400mm x 800mm
- Hot desk seating throughout
- 3 x Zoom rooms
- 2 x phone pods
- 2 x collab areas
- Teapoint and breakout

**9,893 SQ FT UNIT  
WITH A 430 SQ FT SHARED  
ENTRANCE LOBBY**

# EAST PODIUM 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
  - BREEAM Excellent
- Dynamic new streetscape host to over 24,000 sq ft of amenities at Ground Floor level
  - 9 Showers including 1 x accessible
  - 85 bicycle spaces and a repair station
    - 87 lockers

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East Lobby



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East Lobby



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East Lobby



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West Office - 3rd Floor



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East Office - 3rd Floor



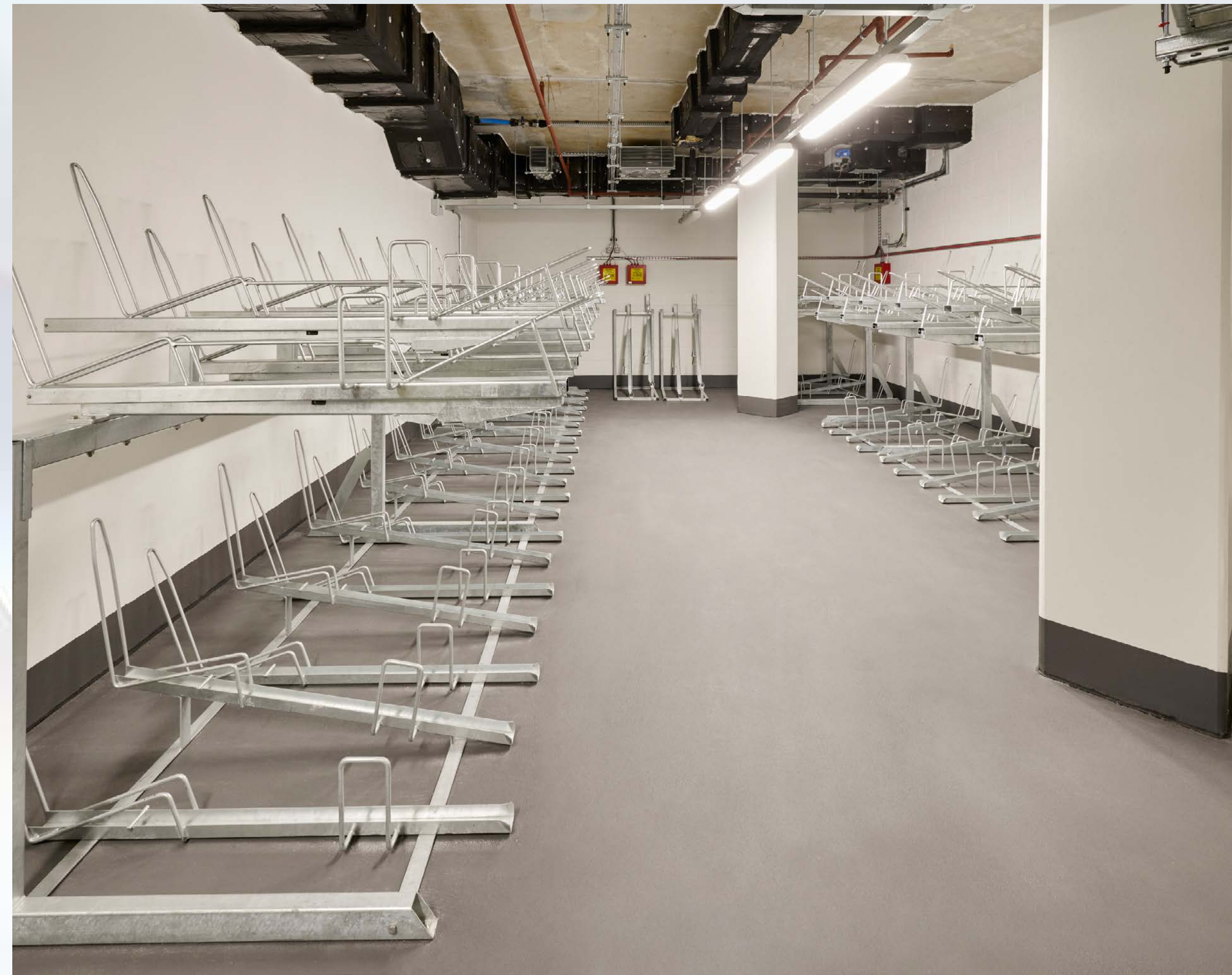
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West Office - 3rd Floor



THE  
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# BUILDING AMENITIES



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



local berry

The new v3 st

ORCHARD PLACE SW1  
CITY OF WESTMINSTER

local berry  
levelled

nostra

FARMERS ARE COOKING

FARME COO

FARMER.J

FARMER.J

HATCH

RIDER CO

ICED DRINKS  
are back

AT WHAT  
COMES NATURAL

AT WHAT  
COMES NATURAL

The new streetscape

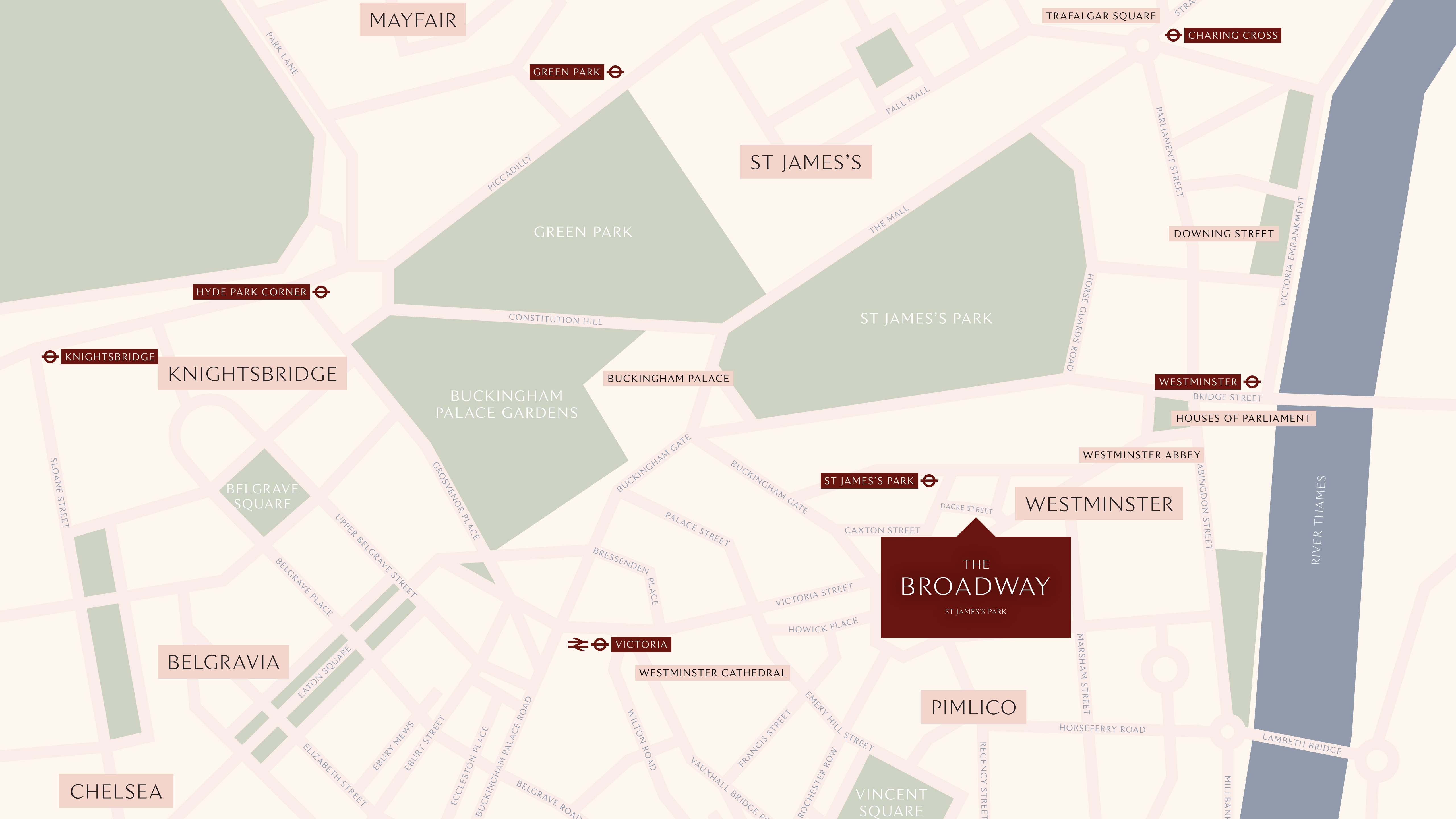
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# PRIME RETAIL AMENITY



- LEASED
- UNDER OFFER
- AVAILABLE

VICTORIA STREET



MAYFAIR

TRAFALGAR SQUARE

CHARING CROSS

GREEN PARK

ST JAMES'S

GREEN PARK

ST JAMES'S PARK

DOWNING STREET

HYDE PARK CORNER

CONSTITUTION HILL

KNIGHTSBRIDGE

KNIGHTSBRIDGE

BUCKINGHAM PALACE

WESTMINSTER

BUCKINGHAM PALACE GARDENS

HOUSES OF PARLIAMENT

BELGRAVE SQUARE

WESTMINSTER ABBEY

ST JAMES'S PARK

WESTMINSTER

THE BROADWAY  
ST JAMES'S PARK

BELGRAVIA

VICTORIA

WESTMINSTER CATHEDRAL

PIMLICO

CHELSEA

VINCENT SQUARE

LAMBETH BRIDGE

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# 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)

Atis	1
Farmer J	1
Gail's	1
Chez Antoinette	2
St Ermin's Hotel	2
The Guardsman Hotel & Residence	5
The Ivy Victoria	7
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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# PRIME OFFICE SPACE AVAILABLE

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