

BUCKINGHAM GREEN

ST JAMES'S PARK

CLICK



BUCKINGHAM GREEN  
ST JAMES'S PARK

CONTENTS	OVERVIEW	LOCATION	SITE PLAN	OFFICE AREAS	THE TOWER	THE CAXTON	THE GATE HOUSE	SPECIFICATION	RETAIL	RESIDENTIAL	PROJECT TEAM
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THE CAXTON



THE TOWER



THE GATE HOUSE





# 01

A new address in London. Buckingham Green is an exciting development comprising three distinctive buildings.

# 03

Buckingham Green provides a quarter of an acre of public realm centred around a large pedestrianised square.



# 04

Buckingham Green is a unique lifestyle destination between the tranquillity of St James's and the vibrancy of Victoria.

# 02

The seamlessly integrated mixed-use scheme comprises 64 luxury apartments, 55,000 sq ft of office accommodation and 11,000 sq ft of retail space.



# 05

Only a two minute walk from St James's Park, the development offers unrivalled access to one of the capital's favourite green spaces.

# 06

Benefiting from excellent transport links, St James's Park Underground Station is less than a minutes' walk away and Victoria's national rail and tube station just under a 5 minute walk away.

# 08

With a 24-hour on-site management team, the buildings are able to meet the most stringent occupier needs.



# 07

The buildings have been designed with precision and craftsmanship to meet the modern needs of retail, commercial and residential occupiers.



# 09

This development has been designed to achieve a BREEAM excellent rating.

# 10

The development completed in Q4 2018.



Buckingham Green benefits from excellent transport links providing access to the rest of the capital and beyond.

St James's Park underground station is less than a minutes' walk away from the development and Victoria's mainline and underground station just under a 5 minutes' walk away.



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TRANSPORT LINKS

UNDERGROUND

Victoria is a major transport interchange on the London Underground. It is served by the District, Circle and Victoria lines. St James's Park, Sloane Square, Knightsbridge and Westminster underground stations are also within walking distance, served by the District, Circle, Piccadilly and Jubilee lines.

Be connected with:

- Victoria line
- District line
- Circle line
- Piccadilly line
- Jubilee line

NATIONAL RAIL SERVICES

Victoria's mainline station is a London terminus for both the Chatham mainline to Kent and the Brighton mainline to Surrey, Sussex and Brighton.

GATWICK EXPRESS

The Gatwick Express provides a direct service between London Victoria and Gatwick Airport with departures every 15 minutes and a journey time of only 30 minutes.





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- SPECIFICATION
- RETAIL
- RESIDENTIAL
- PROJECT TEAM





BUCKINGHAM GREEN  
ST JAMES'S PARK

LOCAL OCCUPIERS

- OCCUPIERS
- 1 Google
- 2 The Telegraph Media Group
- 3 Channel 4
- 4 Marc Newson
- 5 American Express
- 6 Edelman
- 7 Bill & Melinda Gates Foundation
- 8 Boeing UK
- 9 BSKYB
- 10 Jimmy Choo
- 11 CDC Group
- 12 Guggenheim Partners
- 13 Chime Communications
- 14 Informa
- 15 Motorola
- 16 Schlumberger
- 17 BHP Billiton
- 18 John Lewis Partnership
- 19 Oak Tree Capital
- 20 Egon Zehnder
- 21 Vitol
- 22 L.E.K. Consulting
- 23 Blue Crest
- 24 Child & Child





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Blue Crest
- 24

Child & Child

- RETAIL
- 1

Jo Malone
- 2

Molton Brown
- 3

David Clulow
- 4

Jenny Packham
- 5

Rippon Cheese Stores
- 6

Nespresso
- 7

Poilâne Bakery
- 8

Peggy Porschen
- 9

L'Occitane
- 10

Hobbs
- 11

House of Fraser
- 12

BOSS
- 13

Hawes & Curtis





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RESTAURANTS & BARS

- 1 Flat Cap Coffee Co.
- 2 Olivomare
- 3 The Phoenix
- 4 Royal Quarter Cafe
- 5 Mango Tree
- 6 Quilon
- 7 Pimlico Fresh
- 8 Blanche Eatery
- 9 A Wong
- 10 Thomas Cubitt
- 11 Boisdale
- 12 Joe & The Juice
- 13 The Blue Boar
- 14 Iberica
- 15 M Restaurant
- 16 Bank Westminster
- 17 Bistro
- 18 Caxton Grill





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HOTELS

- 1 The Goring
- 2 The Grosvenor
- 3 St Ermin's Hotel
- 4 The Conrad
- 5 Park Plaza

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ART & CULTURE

- 1 Apollo Victoria Theatre
- 2 Victoria Palace Theatre
- 3 St James Theatre
- 4 Curzon Cinema
- 5 Eleven Fine Art
- 6 Delfina Foundation





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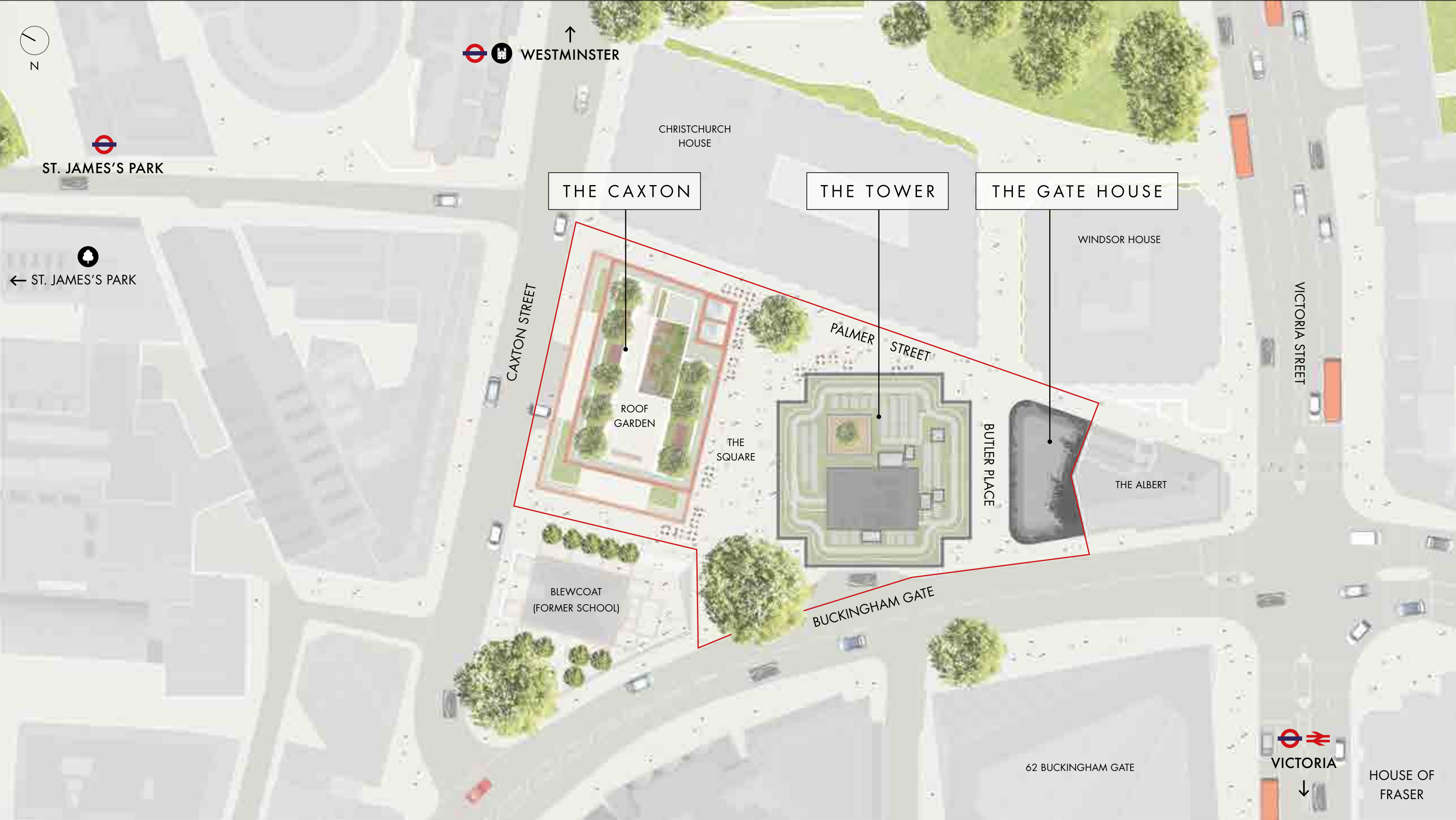
GYMS

- 1 1 Rebel Victoria
- 2 Gymbox
- 3 PureGym
- 4 H2 Clubs Victoria





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GROUND FLOORPLAN

KEY

- OFFICE
- RESIDENTIAL
- RETAIL
- RESIDENTIAL & OFFICE  
ESCAPE ROUTE AND WC



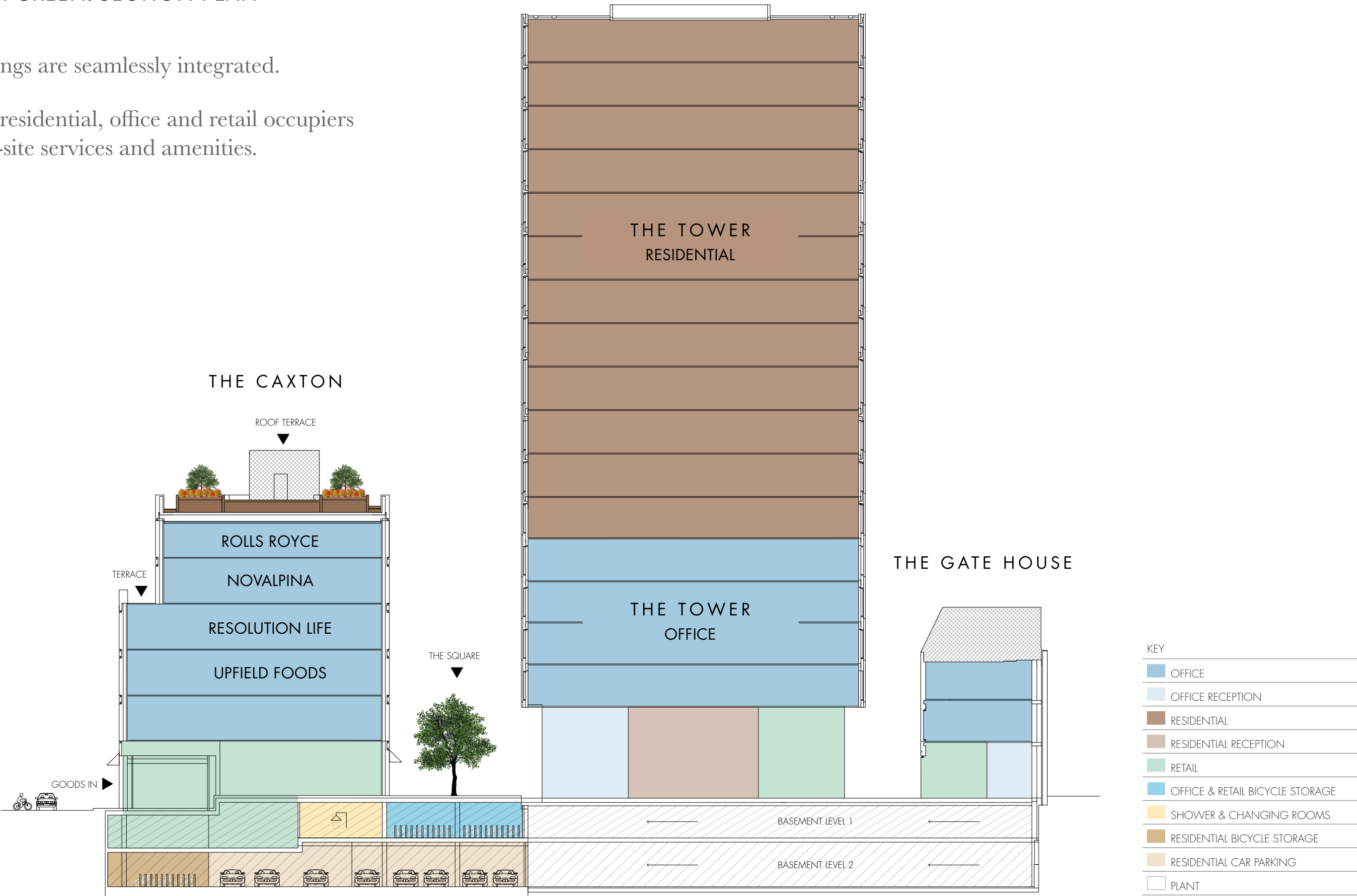


BUCKINGHAM GREEN  
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BUCKINGHAM GREEN: SECTION PLAN

All three buildings are seamlessly integrated.

They offer the residential, office and retail occupiers an array of on-site services and amenities.





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OFFICE AREAS

	THE CAXTON		THE TOWER		THE GATE HOUSE	
FLOOR	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M
Communal roof terrace	1,313	122	Access to Caxton roof terrace		Access to Caxton roof terrace	
5th:	Rolls Royce					
4th:	Novalpina		5,966	554		
3rd:	Resolution Life		5,966	554		
2nd:	Upfield Foods		5,966	554	1,166	108
1st:	6,047	562	5,943	552	1,167	108
Ground floor reception:	795	74	903	84	157	15
TOTAL:	24,066	2,162	24,744	2,299	2,490	231
Bicycle parking	29 assigned spaces		23 assigned spaces		4 assigned spaces	
Lockers	32 allocated lockers		27 allocated lockers		5 allocated lockers	
Showers			7 showers			

The Net Internal Areas have been measured by Lane Frankham.





THE CAXTON  
BUCKINGHAM GREEN  
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OFFICES AT THE CAXTON

The Caxton Buckingham Green sits on the north side of the development’s vibrant public realm and provides 28,183 sq ft of office space arranged over five floors with additional terrace and roof space. The use of handmade red bricks and large full height windows allows it to stand out, yet also seamlessly blend into the local surroundings.

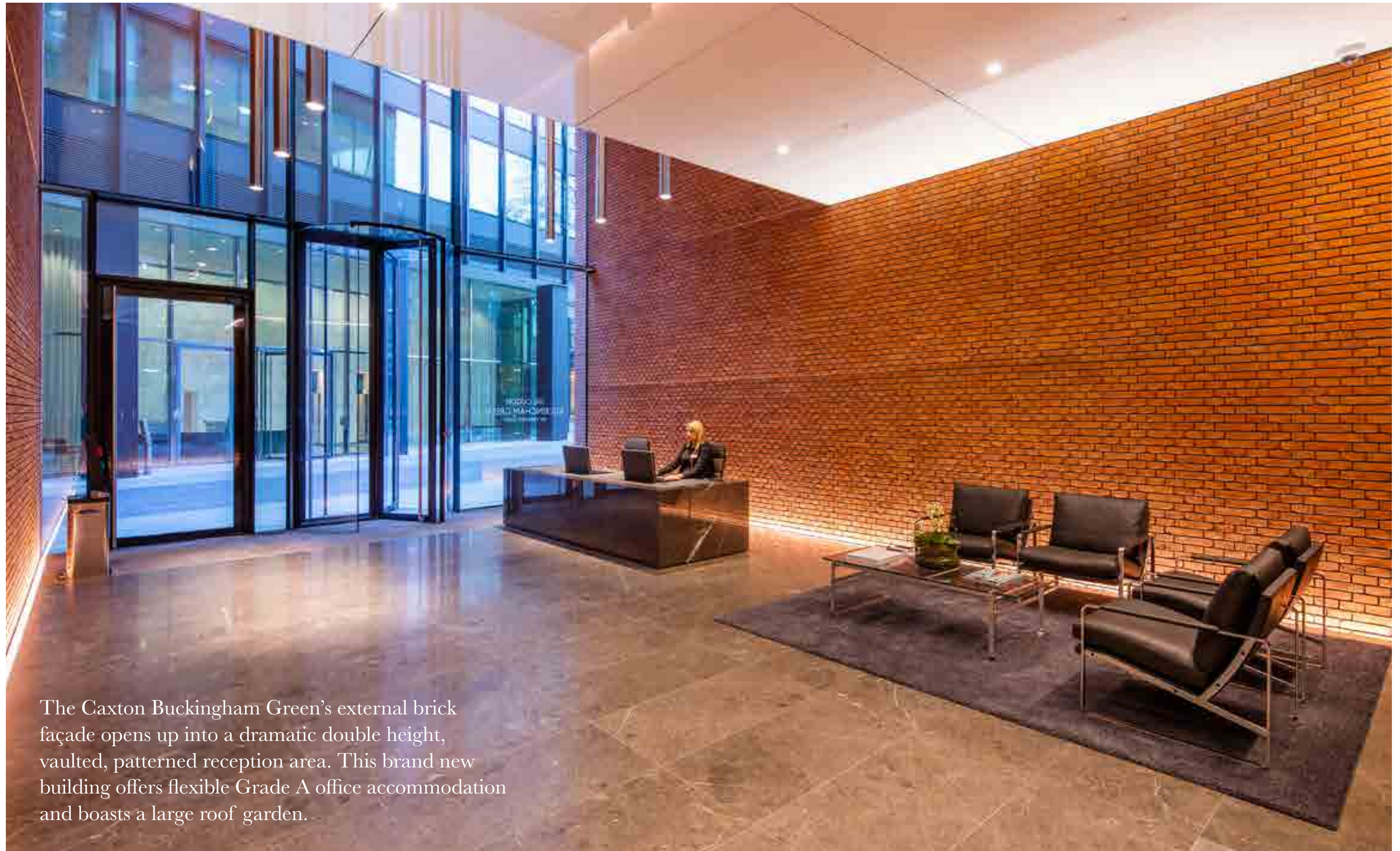




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The Caxton Buckingham Green's external brick façade opens up into a dramatic double height, vaulted, patterned reception area. This brand new building offers flexible Grade A office accommodation and boasts a large roof garden.



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*4th floor looking west*



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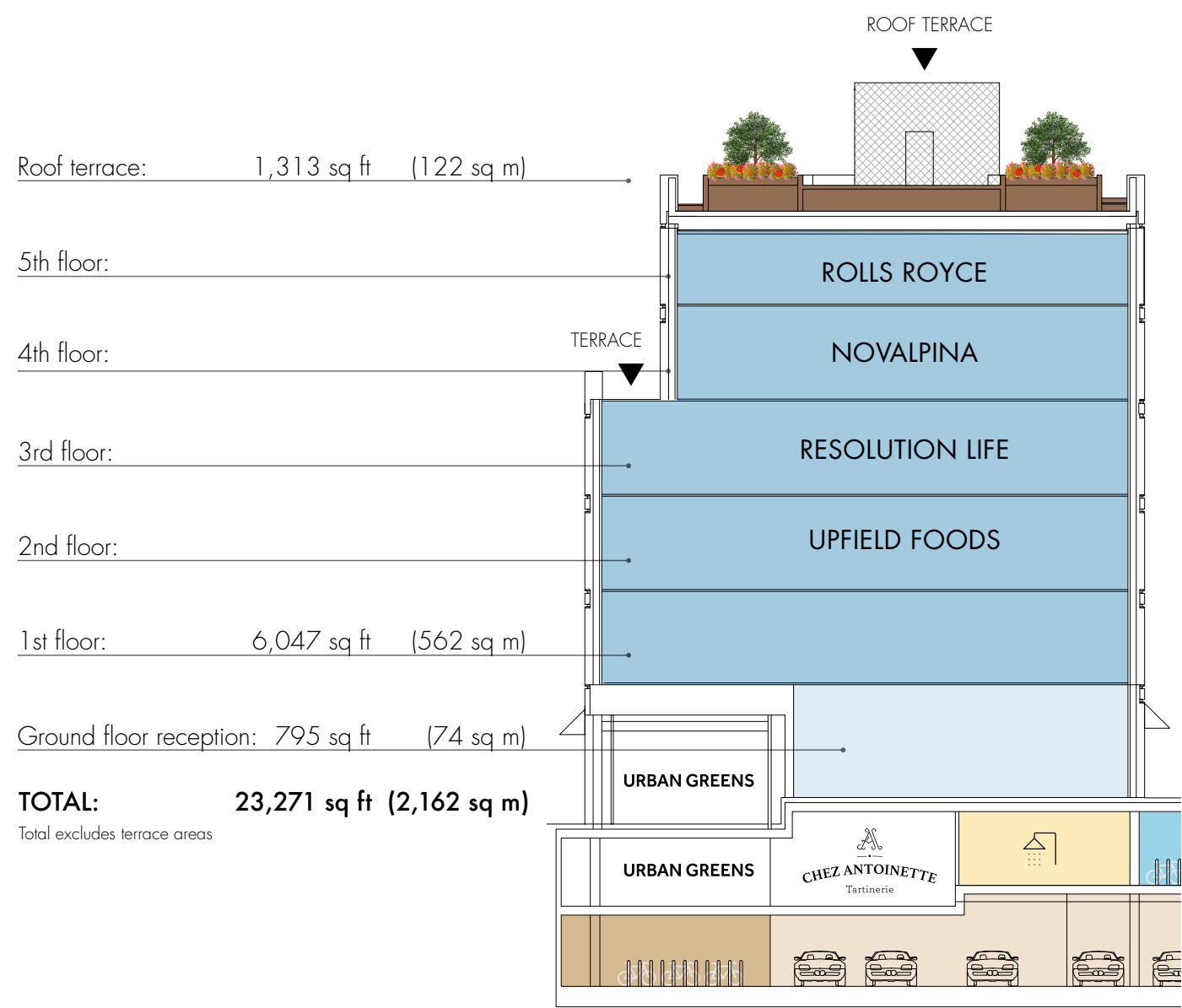


*Communal roof terrace*



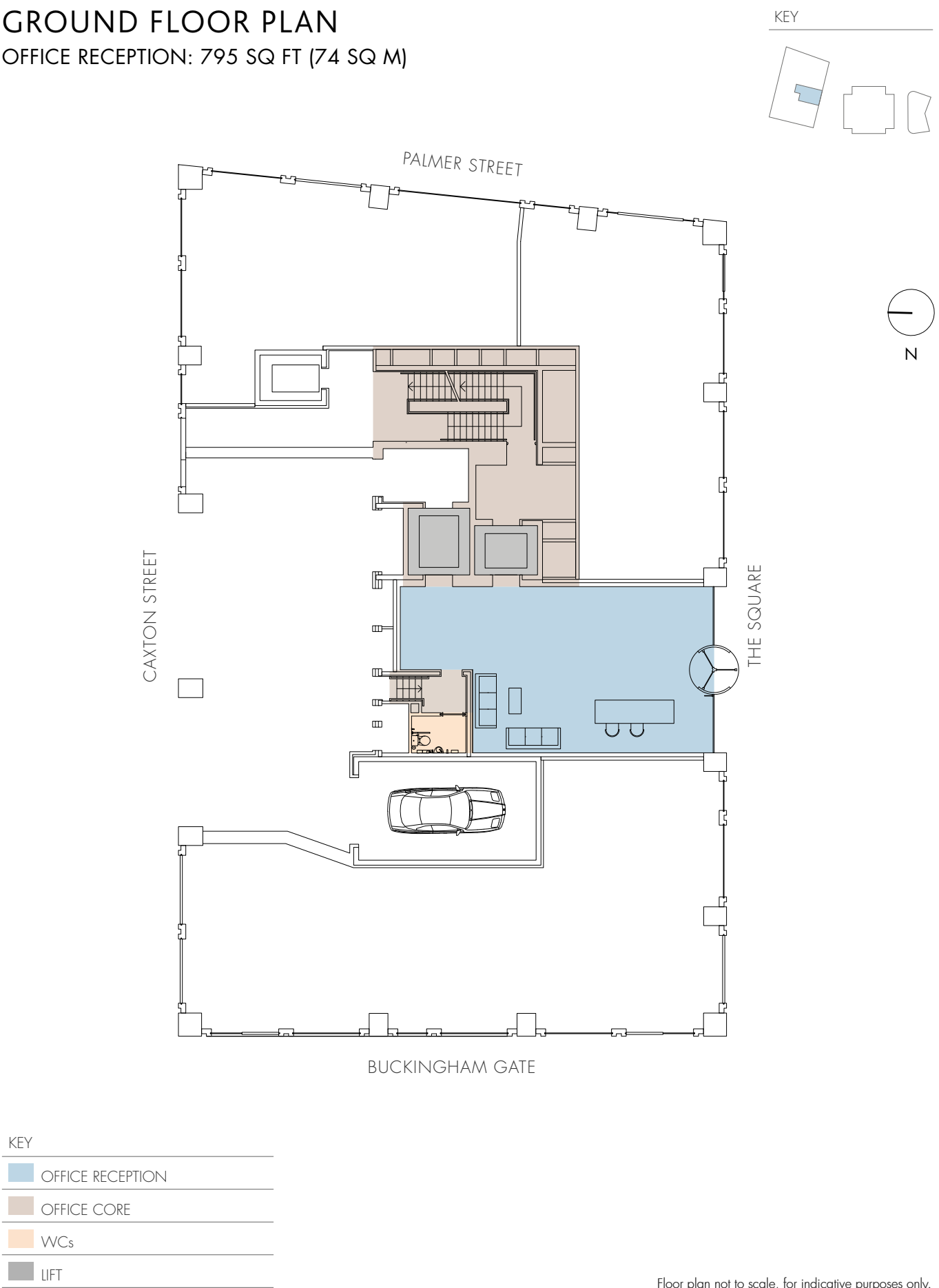
BUCKINGHAM GREEN  
ST JAMES'S PARK

ACCOMMODATION



Elevation not to scale, for indicative purposes only.

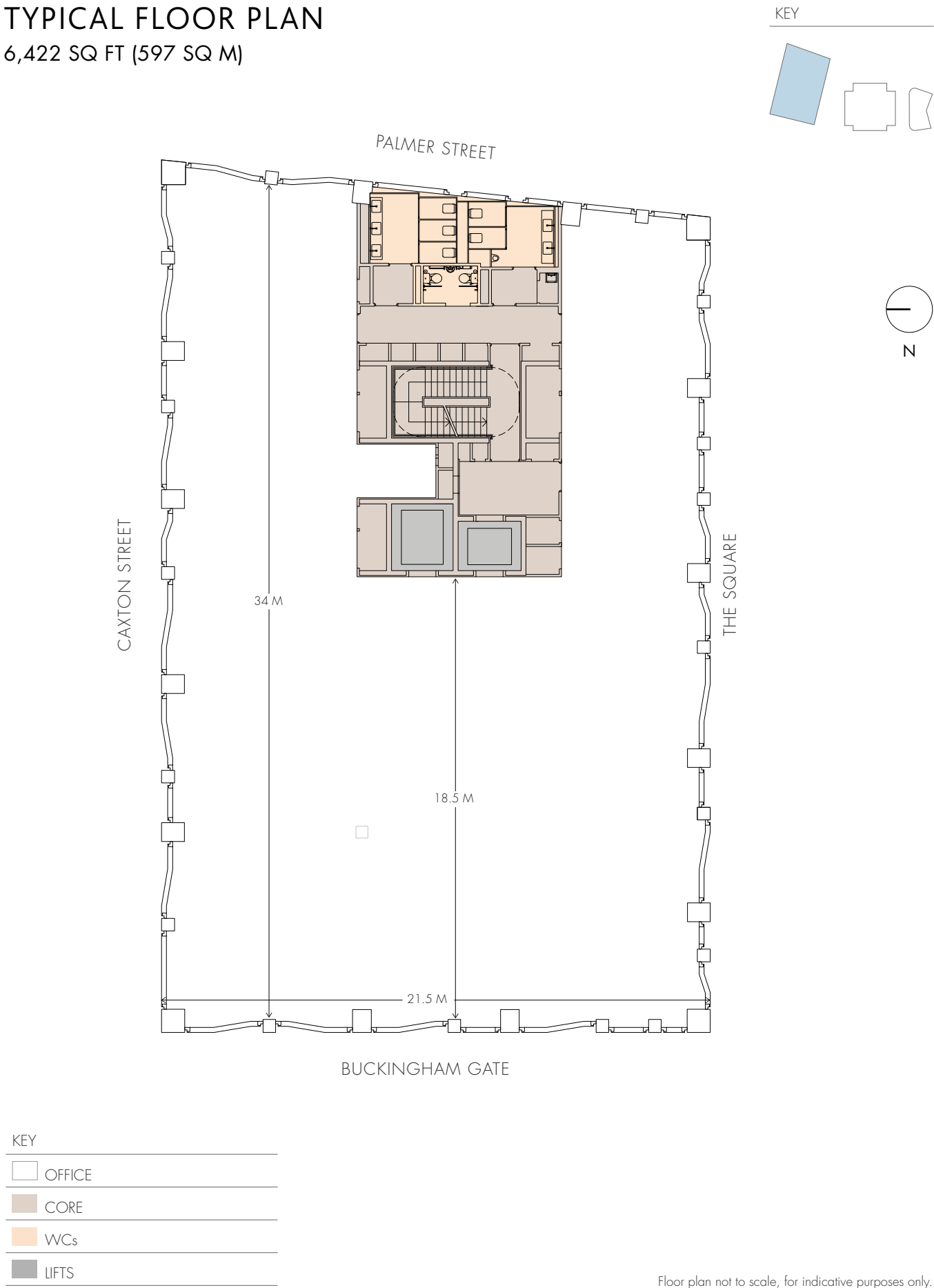
GROUND FLOOR PLAN  
OFFICE RECEPTION: 795 SQ FT (74 SQ M)





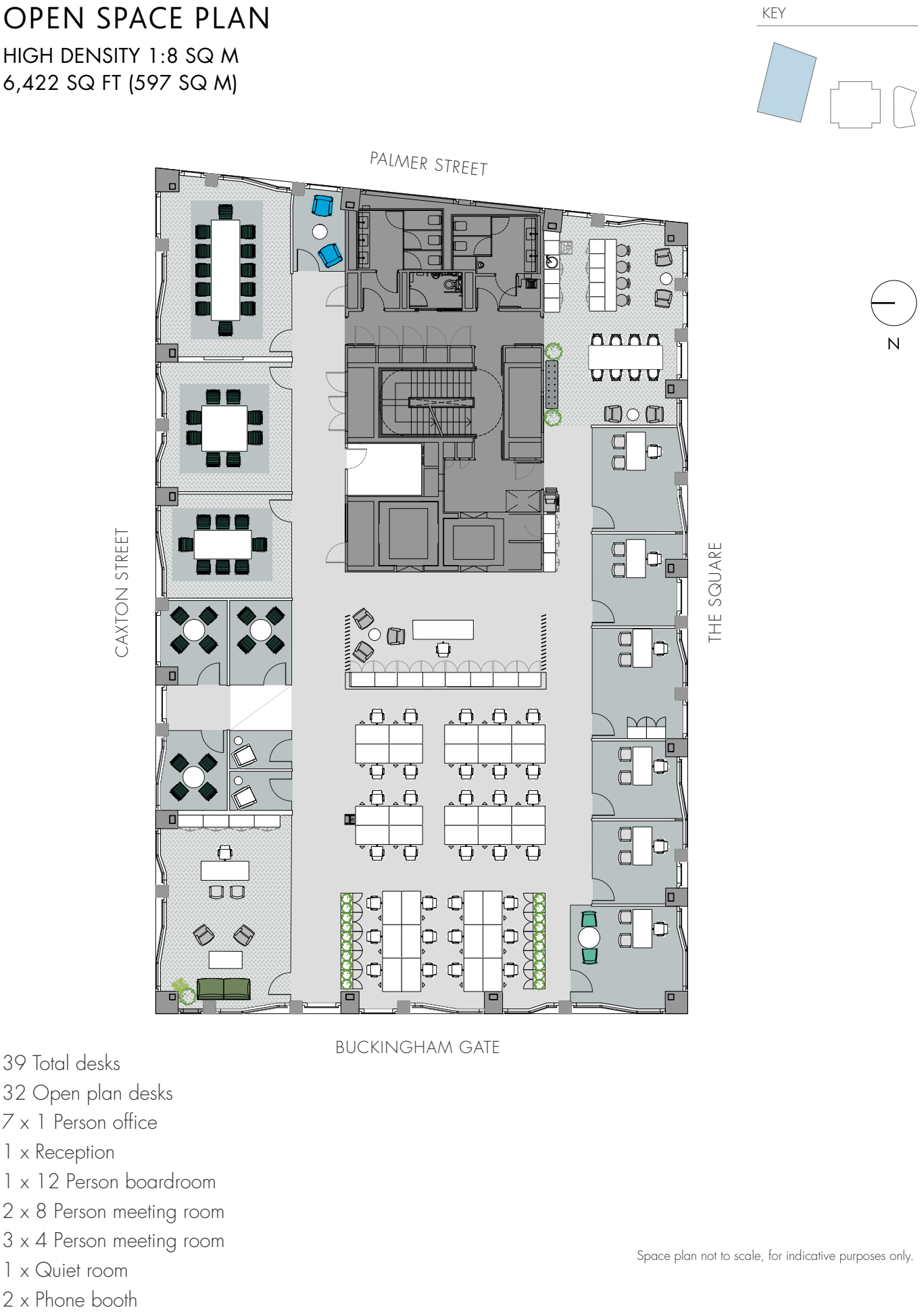
BUCKINGHAM GREEN  
ST JAMES'S PARK

TYPICAL FLOOR PLAN  
6,422 SQ FT (597 SQ M)



Floor plan not to scale, for indicative purposes only.

OPEN SPACE PLAN  
HIGH DENSITY 1:8 SQ M  
6,422 SQ FT (597 SQ M)

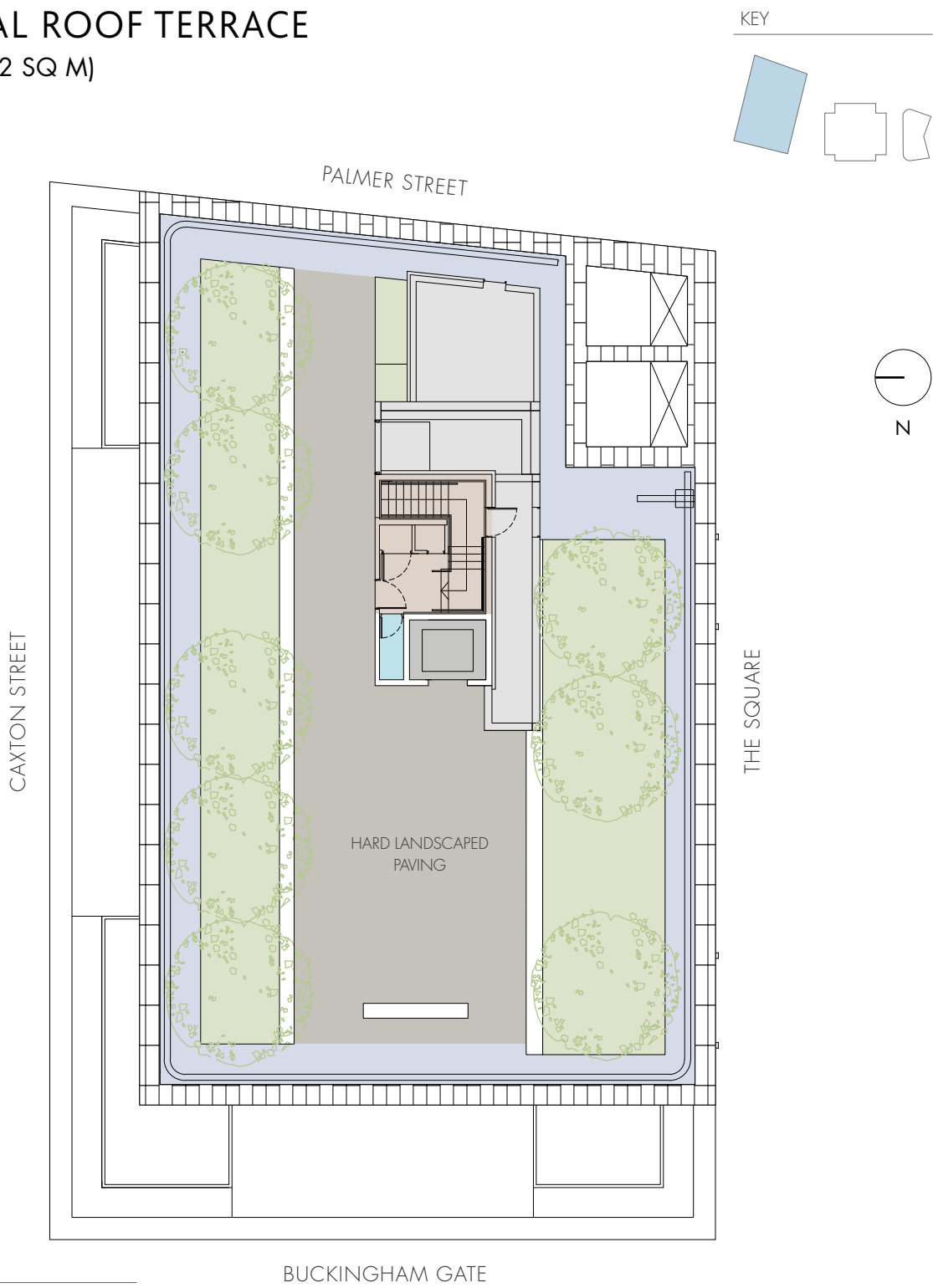


Space plan not to scale, for indicative purposes only.



BUCKINGHAM GREEN  
ST JAMES'S PARK

COMMUNAL ROOF TERRACE  
1,313 SQ FT (122 SQ M)



Floor plan not to scale, for indicative purposes only.







THE TOWER  
BUCKINGHAM GREEN  
ST JAMES'S PARK





OFFICES AT THE TOWER

At the centre of the development sits The Tower Buckingham Green; the striking tower building with a contemporary glass façade. It provides 24,744 sq ft of office accommodation arranged over four floors, each of which benefits from full height glazing and flexible layout options for occupiers.





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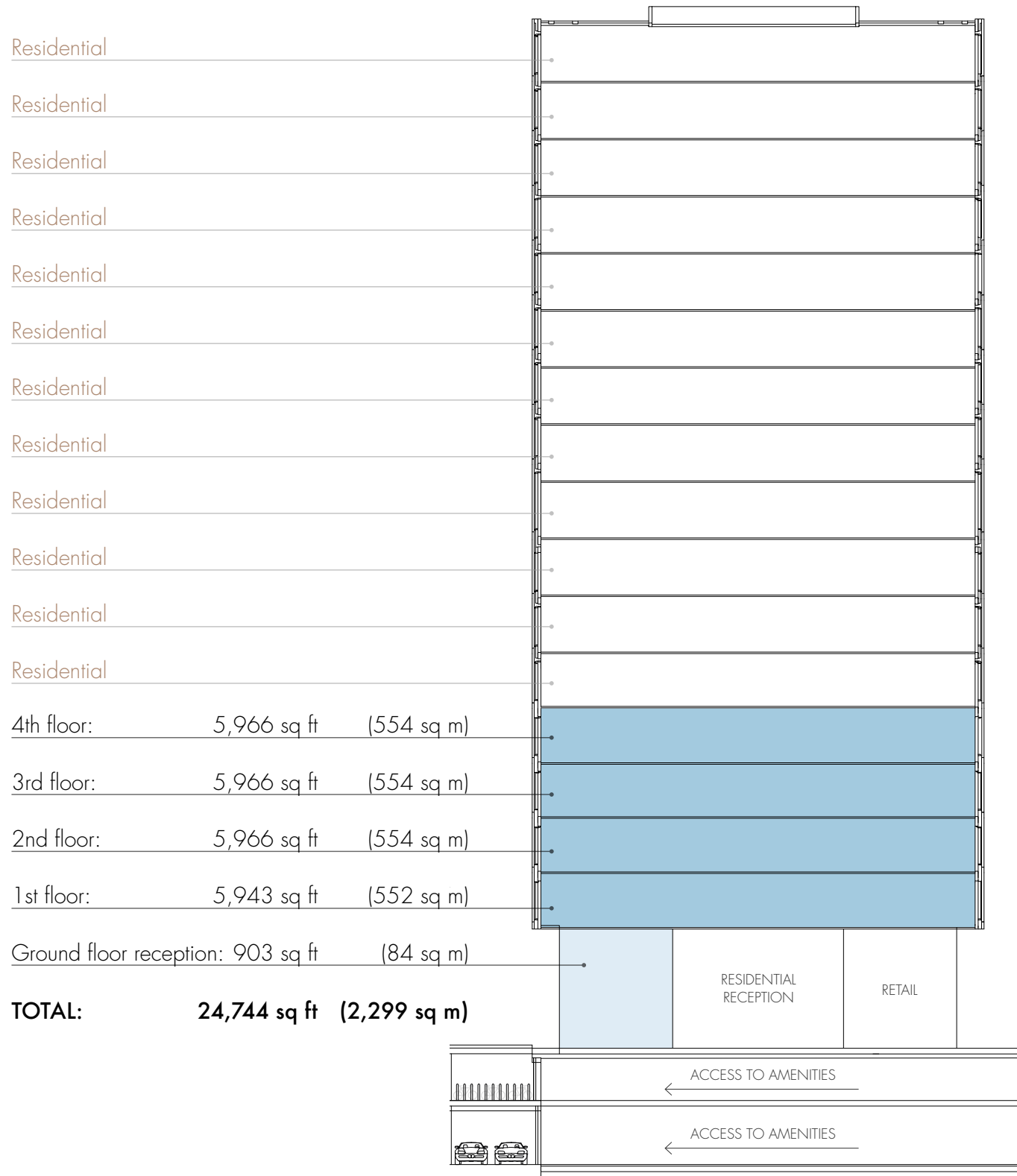
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BUCKINGHAM GREEN  
ST JAMES'S PARK

ACCOMMODATION



KEY	
<div></div>	OFFICE
<div></div>	OFFICE RECEPTION

Elevation not to scale, for indicative purposes only.

GROUND FLOOR PLAN  
OFFICE RECEPTION: 903 SQ FT (84 SQ M)

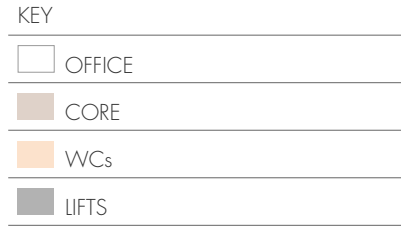
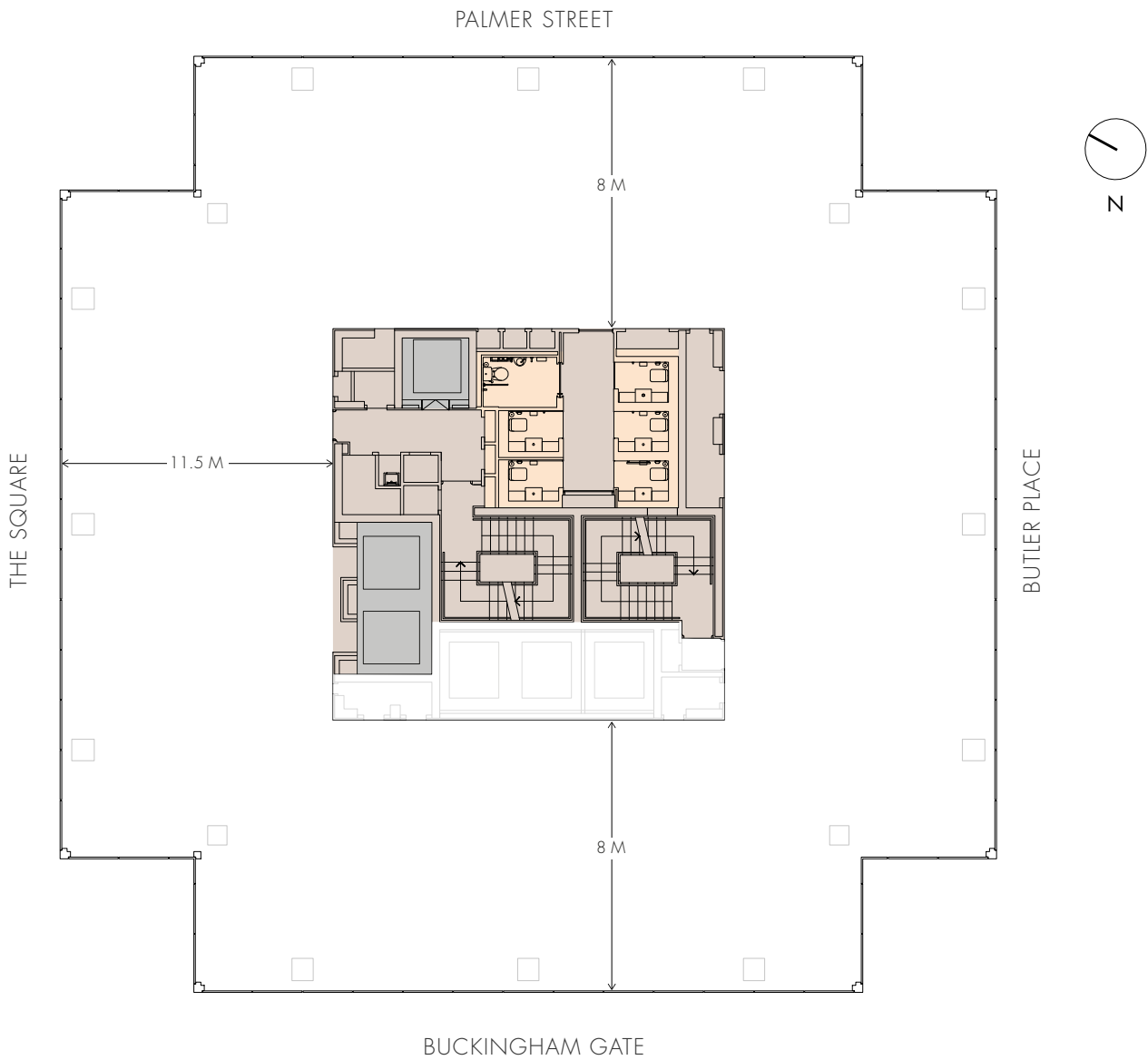
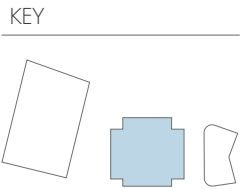


Floor plan not to scale, for indicative purposes only.



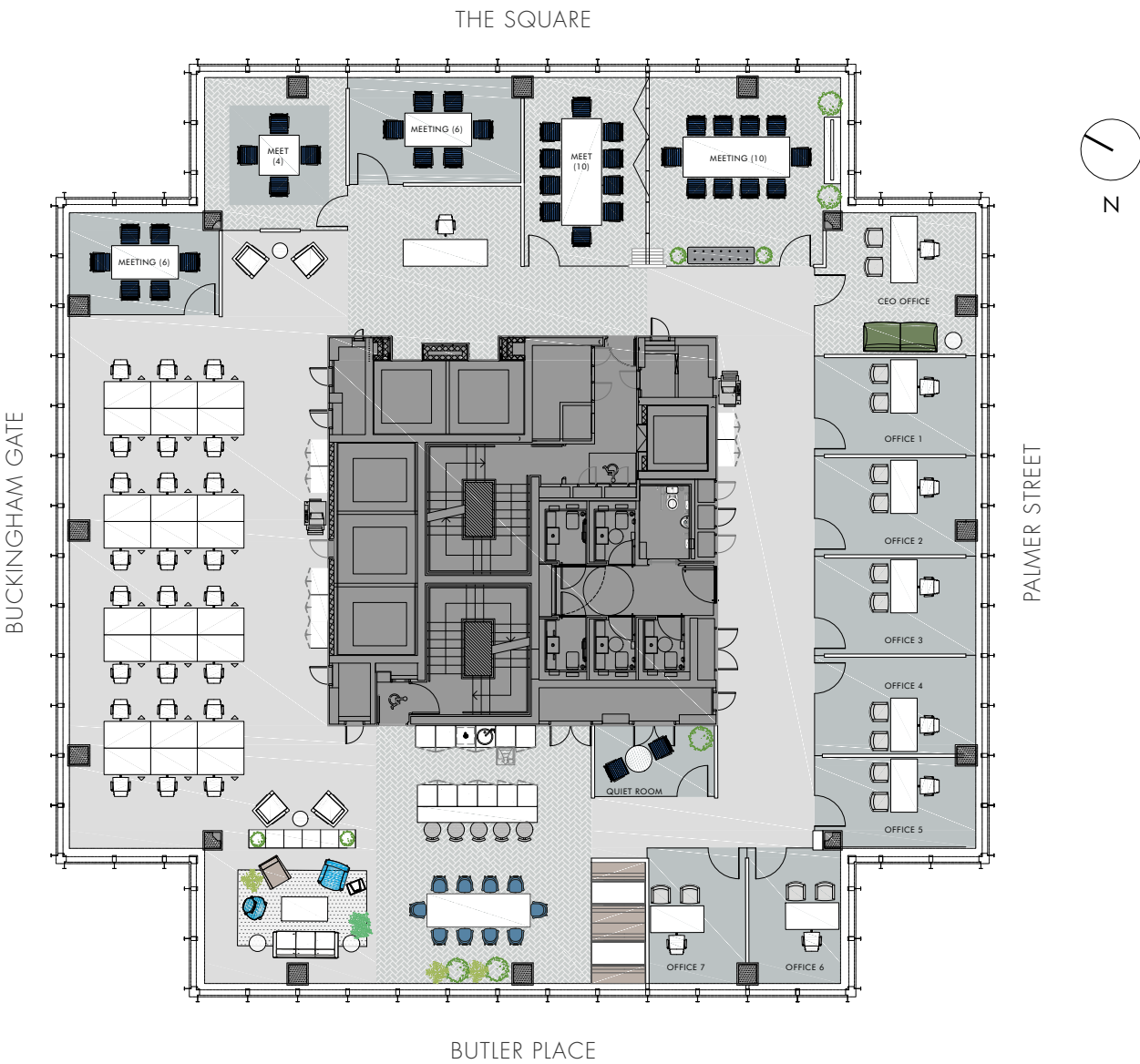
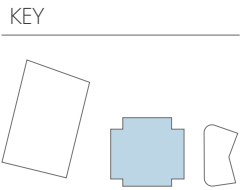
BUCKINGHAM GREEN  
ST JAMES'S PARK

TYPICAL FLOOR PLAN  
5,966 SQ FT (553 SQ M)



Floor plan not to scale, for indicative purposes only.

OPEN SPACE PLAN  
HIGH DENSITY 1:8 SQ M  
5,966 SQ FT (553 SQ M)



- 32 Total desks
- 24 Open plan desks
- 8 x 1 Person offices
- 2 x 10 Person boardroom
- 2 x 6 Person boardroom
- 1 x 4 Person boardroom
- 1 x Quiet room

Space plan not to scale, for indicative purposes only.





THE GATE HOUSE  
BUCKINGHAM GREEN  
ST JAMES'S PARK





OFFICES AT THE GATE HOUSE

The Gate House is an elegantly designed boutique building offering 2,490 sq ft of office accommodation over two floors. Its unique trellised façade, rounded exterior curves and interior made of polished concrete and bronze tones set this building apart.

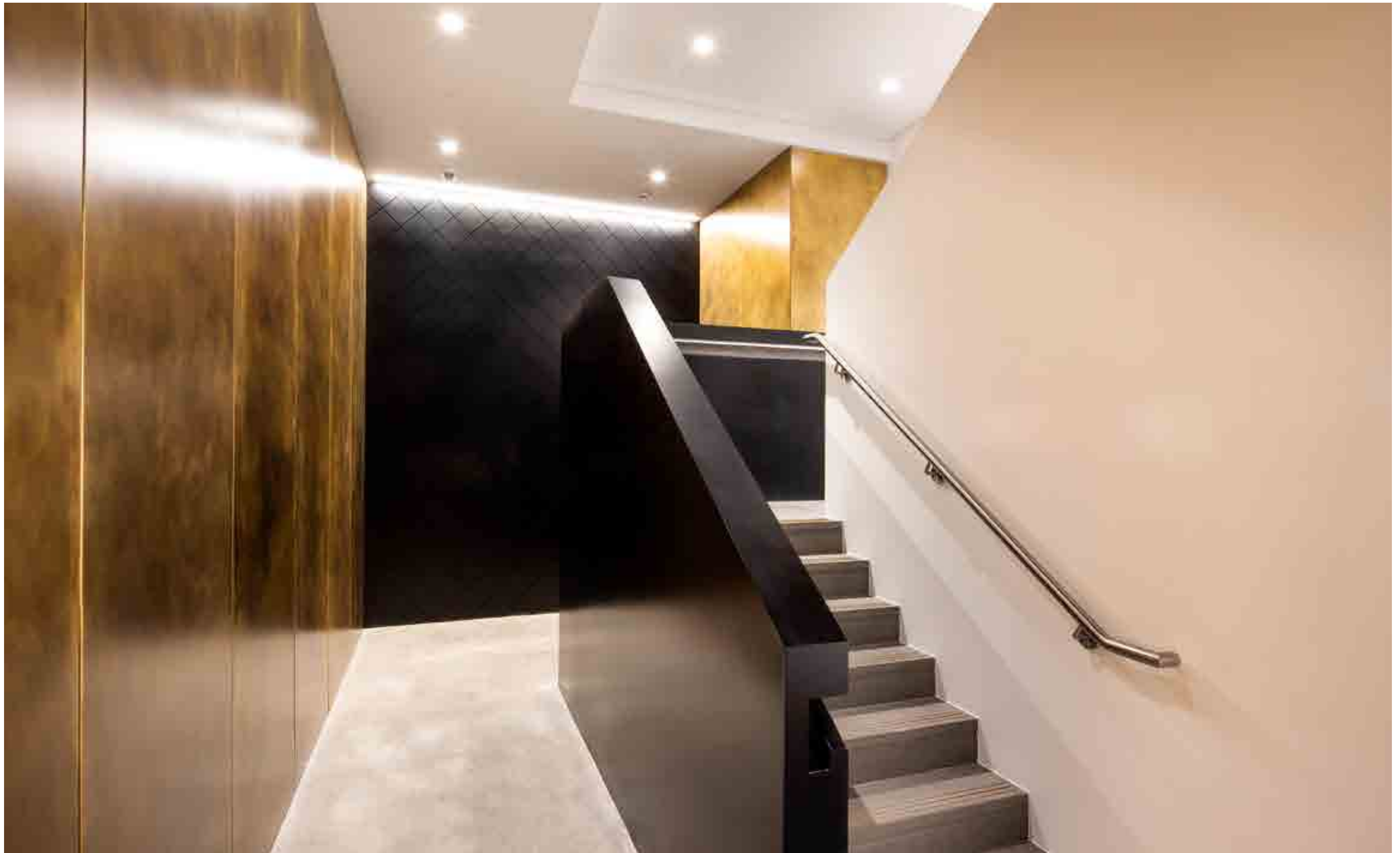




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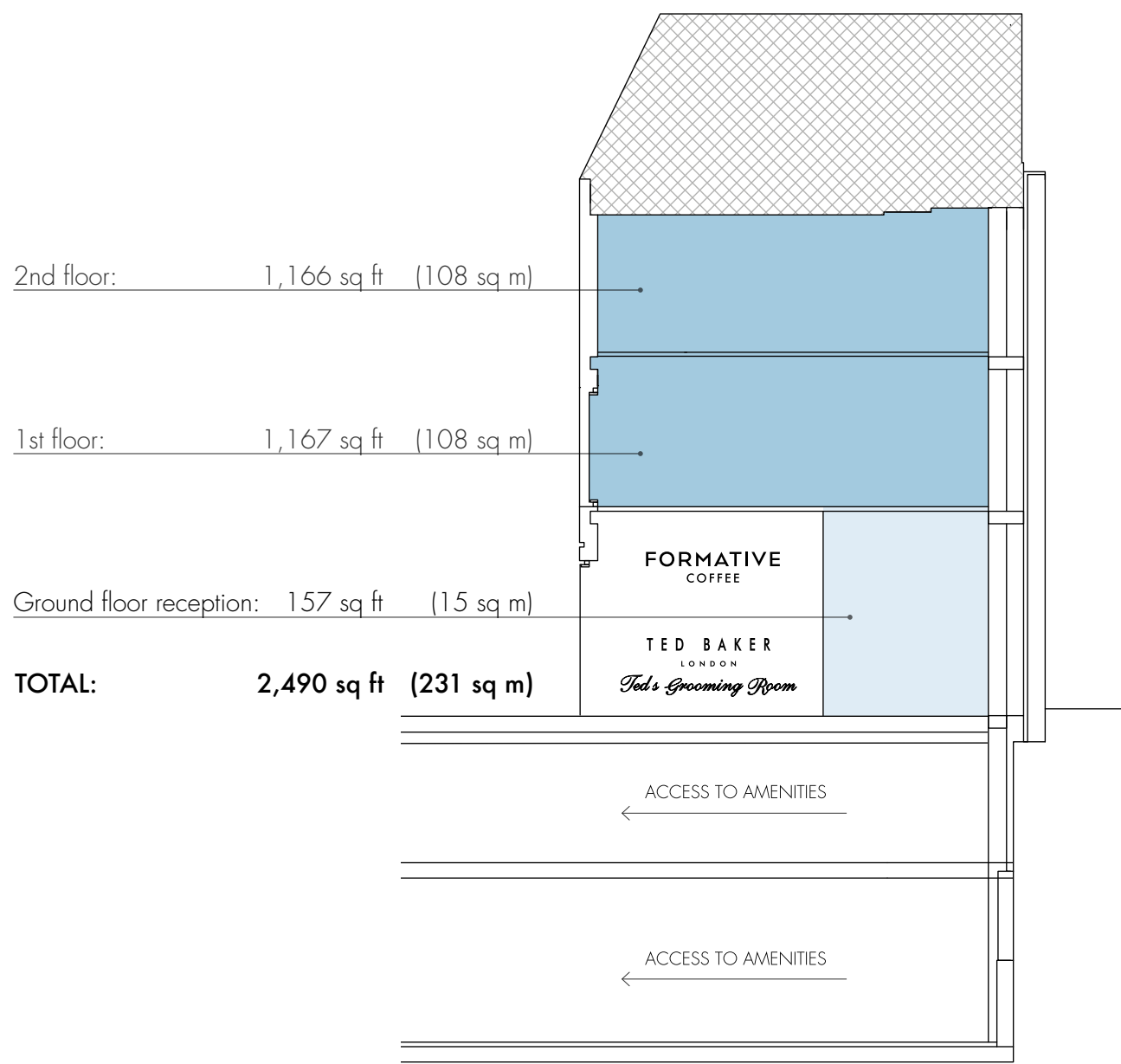
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ACCOMMODATION

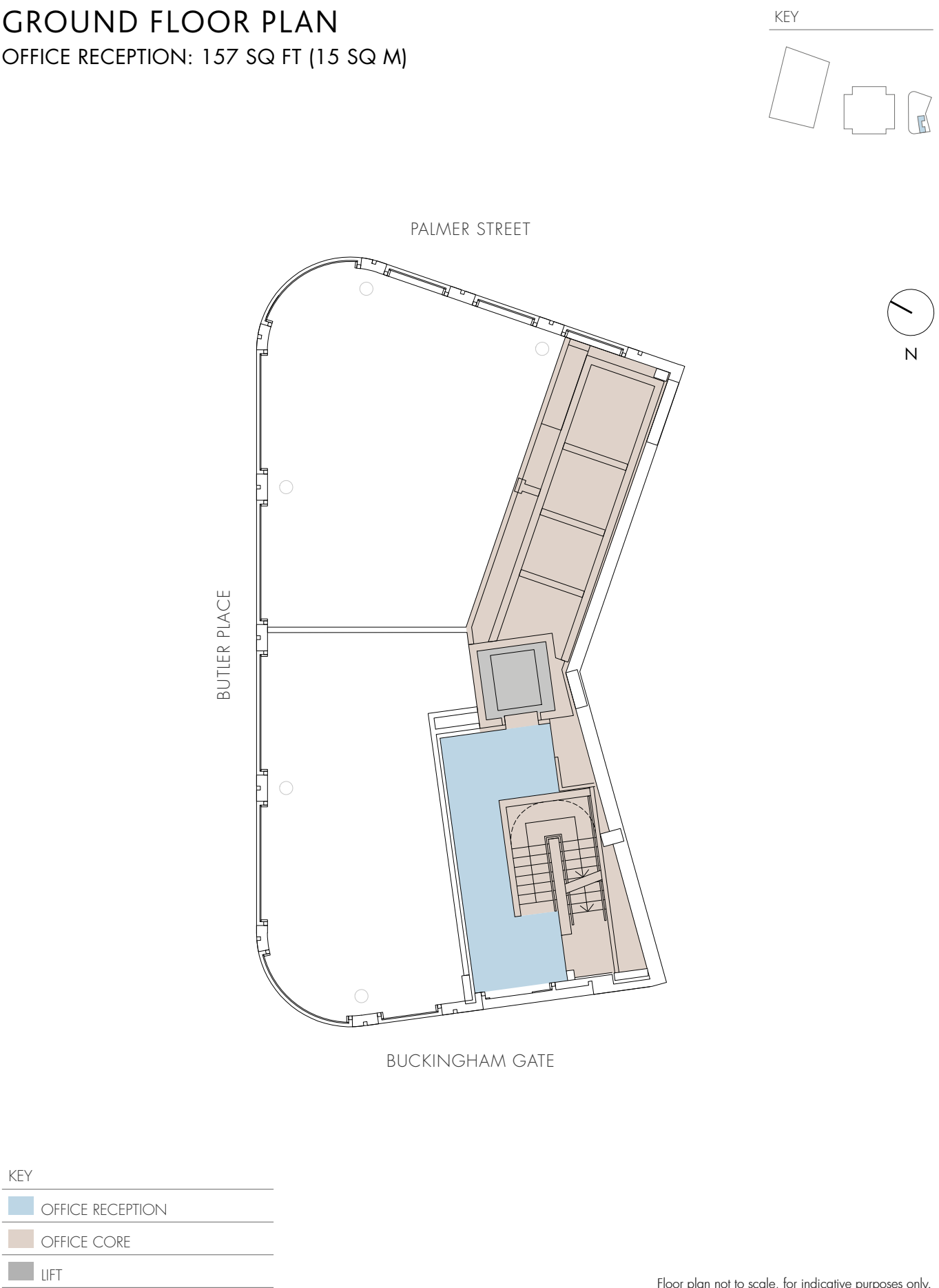


KEY

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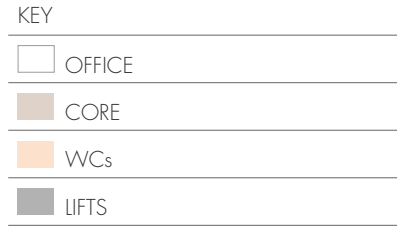
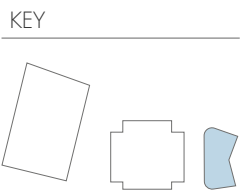
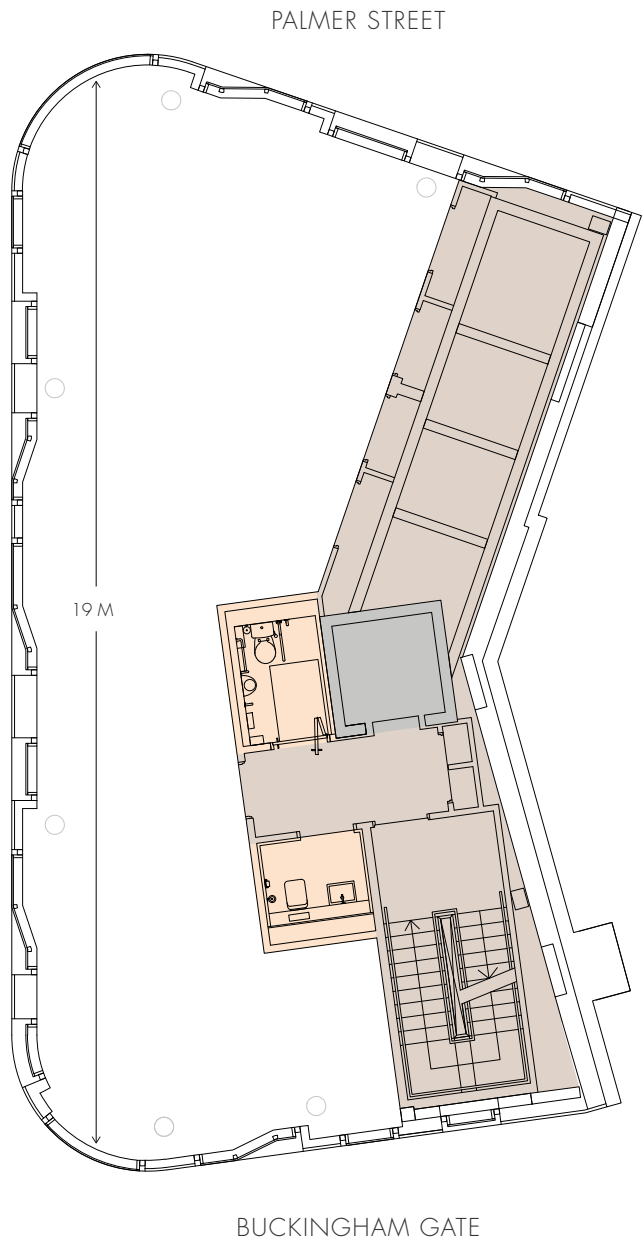
GROUND FLOOR PLAN  
OFFICE RECEPTION: 157 SQ FT (15 SQ M)





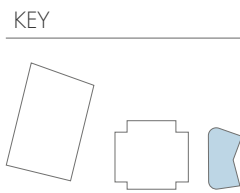
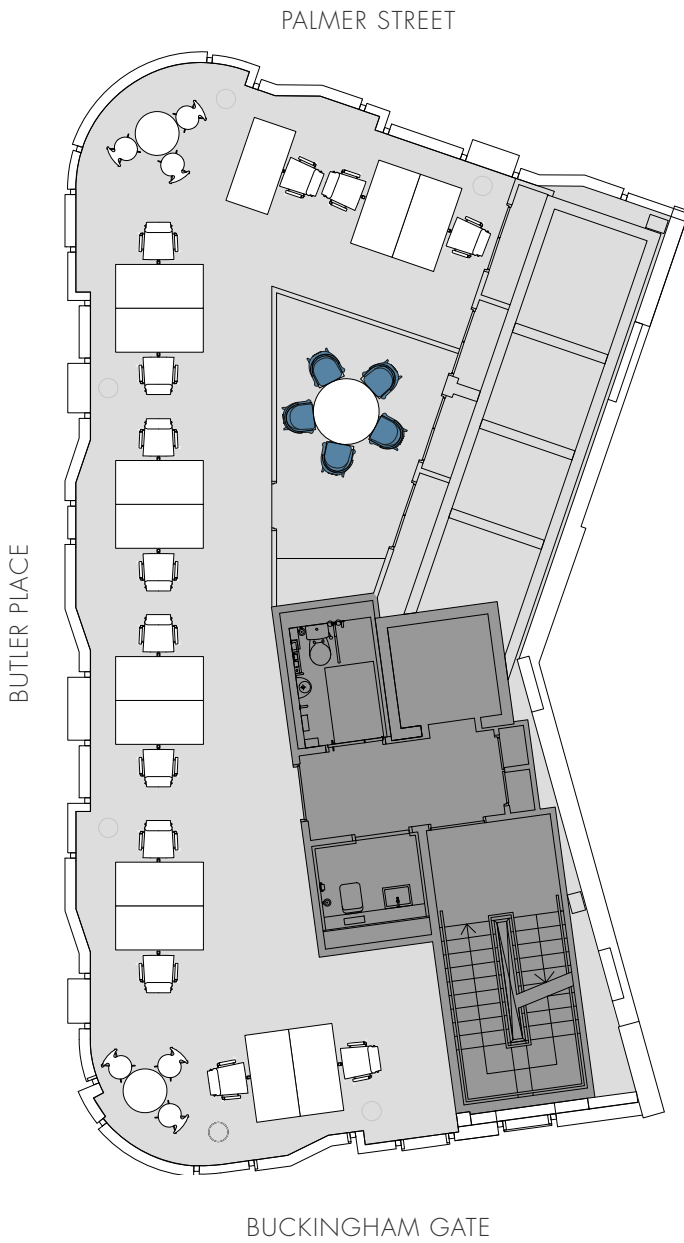
BUCKINGHAM GREEN  
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TYPICAL FLOOR PLAN  
1,166 SQ FT (108 SQ M)



Floor plan not to scale, for indicative purposes only.

OPEN SPACE PLAN  
HIGH DENSITY 1:8 SQ M  
1,166 SQ FT (108 SQ M)



Meeting room with tea point (5)  
Open plan office (13 Desks)  
Internal meeting tables (3) x 2  
Number of staff 13

Space plan not to scale, for indicative purposes only.



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*2nd floor looking east*



OFFICE SPECIFICATION

OFFICE FLOOR DIMENSIONS

- Finished floor to ceiling heights**  
**The Tower Buckingham Green**  
First to fourth floor 2.70m  
Fourth floor 2.45m (locally around core)
- The Caxton Buckingham Green**  
First to fifth floor 2.80m
- The Gate House**  
First to second floor 2.65m

- Raised floor**  
**The Tower Buckingham Green**  
110mm

- The Caxton Buckingham Green**  
150mm

- The Gate House**  
100mm

- Floor loadings**  
**The Tower & The Caxton Buckingham Green**  
3.5kN/m<sup>2</sup> + 1kN/m<sup>2</sup>

- The Gate House**  
5kN/m<sup>2</sup>

- Structural grid**  
**The Tower Buckingham Green**  
6.75m grid typically

- The Caxton Buckingham Green & The Gate House**  
Varies

- Façade grid**  
1.5m (generally)



OFFICE AMENITIES

- The Caxton Buckingham Green**  
A glass ceiling to the south east corner on level 5 with two Juliet balconies overlooking the loggia and public space below.

COMMUNAL ROOF TERRACE

- Access to The Caxton roof terrace for all tenants

DESIGN OCCUPANCY LEVELS

- Occupancy per floor plate**  
Means of escape 1 per 6m<sup>2</sup> of net lettable space.

- HVAC**  
1 per 8m<sup>2</sup>@14l/s/person of net lettable space.

- WC provision**  
**The Tower Buckingham Green & The Gate House**  
Unisex superloos at 1 per 8m<sup>2</sup> of net lettable space.

- The Caxton Buckingham Green**  
1 per 8m<sup>2</sup> of net lettable space.

MULTIPLE TENANCIES

- The Tower Buckingham Green & The Gate House**  
There is no provision for multiple tenancies per floor.
- The Caxton Buckingham Green**  
Provisions have been made to allow for up to two independent sub tenancies on each floor between the first and fifth floor throughout the office accommodation.

OFFICE FIT OUT

- The office will be fitted to Cat A standard including mechanical and electrical services as described.

FACILITIES

- Shower provision for tenants to be shared between all office tenancies and the retail tenancies which includes 3 individual showers for male employees and 3 for female. In addition one accessible shower is provided. Associated space for 64 allocated lockers, towel drying room and a bicycle maintenance bay are provided in close proximity all at basement level.



FUTURE TENANT FACILITIES

- Provisions for dedicated tea-kitchen or local vending points on all office floors
- Future tenant riser at the edge of the cores
- Provisions for CAT 6 data cables
- Future tenant plant space area on roof of The Caxton Buckingham Green

MECHANICAL SERVICES

- The Tower & The Caxton Buckingham Green**
- 4-pipe fan coil air conditioning system to achieve 1.8l/s/m<sup>2</sup>
  - Toilet ventilation 10 air changes/h extract

- The Gate House**
- 4-pipe fan coil air conditioning system to achieve 1.2l/s/m<sup>2</sup>
  - Toilet ventilation 10 air changes/h extract





OFFICE SPECIFICATION



ELECTRICAL SERVICES

- Lighting: 12W per m<sup>2</sup>
- 25W per m<sup>2</sup> tenant's provision
- 25% of connected load additional capacity
- 300-500 lux average maintained illuminance level at 750mm above floor level



STANDBY POWER PROVISION

A 650kVA life safety standby generator is provided on basement floor to supply the fire fighting lifts and other critical landlord provisions in the event of an emergency.



VERTICAL TRANSPORTATION

The Tower Buckingham Green

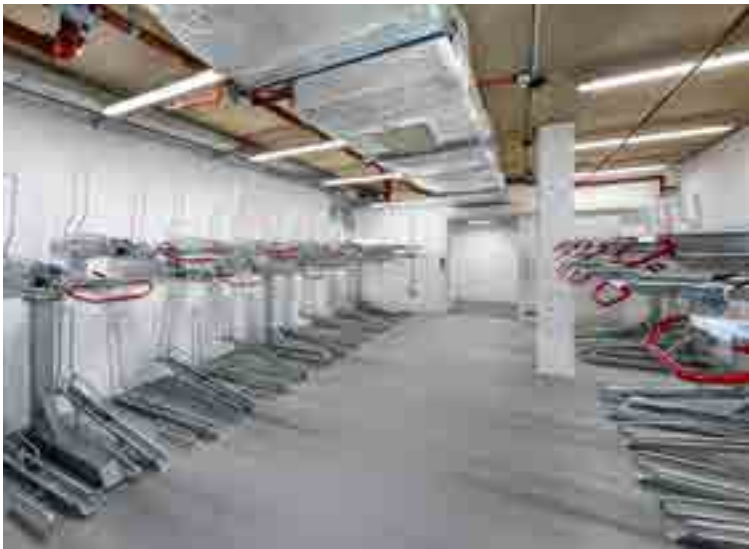
- Main lift core with 2 passenger lifts 1150kg/15 person  
1500 x 1600mm car at 1.6m/s for exclusive office use
- Fire-fighting/Goods lift, 630kg, 8 person  
1100x1400mm car at 1.0m

The Caxton Buckingham Green

- Main lift core with 1 passenger/fire fighting lift  
1275kg/17 person 1600x1400mm car at 1.0m/s
- Main lift core with 1 passenger/goods lift  
1600Kg/21 person 1600x2100mm car at 1.0m/s

The Gate House

- Main lift core with 1 passenger/goods lift 630Kg/8 person 1100x1400mm car at 1.0m/s



DELIVERY/SERVICING

The site wide loading bay is located on Caxton Street via The Caxton Buckingham Green with a goods route to the office floor plate via the basement. Lay-by parking is located on Buckingham Gate.



DATA SERVICES

A limited telephone installation will be provided to service landlord's facilities including reception, direct dial security system and fire control room. Provisions for intake rooms for the accommodation of equipment racks are located within the general back of house area on lower ground floor. Riser space for IT data cables to all office floors are in place as part of a Cat B fitout provisions.



CONNECTIVITY

Hyperoptic cabling - up to 1GB of high-speed broadband to each floor



SECURITY

A door intercom video phone system is provided to the external doors. An access control and monitoring system is installed using fobs, card readers and magnetic door sensors in addition to CCTV control with recording capacity. An associated landlord security room is located centrally in the basement.



BICYCLE PARKING

The Tower Buckingham Green

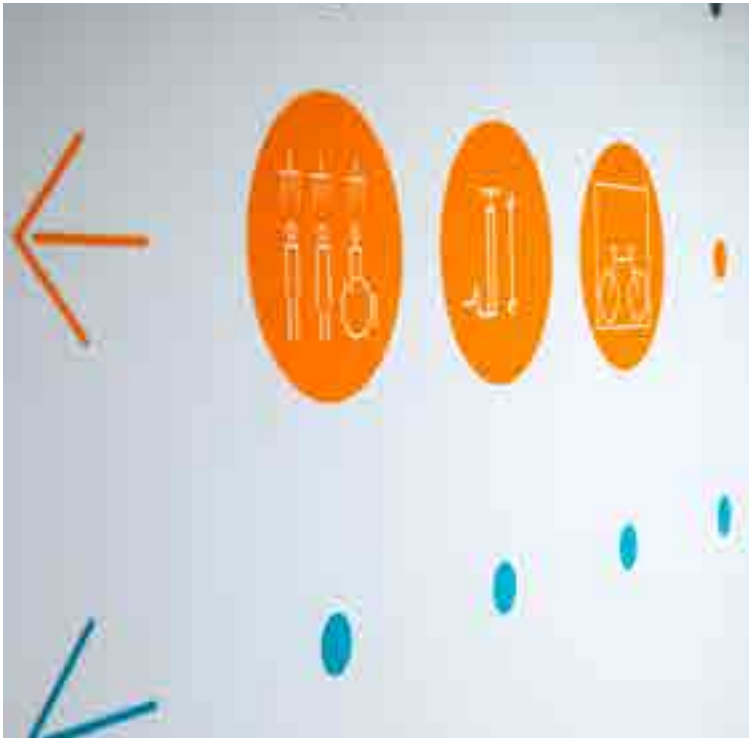
23 assigned spaces in a shared bicycle room.

The Caxton Buckingham Green

29 assigned spaces in a shared bicycle room.

The Gate House

4 assigned spaces in a shared bicycle room.



ACCESS ROUTE

The Tower Buckingham Green

The main entrance is a step free access from the newly formed public space between Palmer Street and Buckingham Gate. Access is granted via a revolving door/automated door for wheelchair users into the main lobby where a reception desk is located.

The Caxton Buckingham Green

The main entrance is a step free access from the newly formed public space between Palmer Street and Buckingham Gate. Access is granted via a revolving door/automated door for wheelchair users into the main lobby where a reception desk is located.

The Gate House

The main entrance is a step free access from Buckingham Gate. Access is granted via a swing door directly into a stairwell/lift lobby. A secondary back of house entrance on Caxton Street gives access to the office bicycle storage at basement level via a dedicated bicycle lift. The shower facilities are located adjacent to the bicycle storage.



SUSTAINABILITY

BREEAM excellent rating for offices 2014 scheme.







# BUCKINGHAM GREEN

RETAIL





Buckingham Green is set to become a vibrant lifestyle destination.

Opening onto the central square, the seven retail units enhance the local area for both the residential and office occupiers.



BUCKINGHAM GREEN  
ST JAMES'S PARK

CONTENTS	OVERVIEW	LOCATION	SITE PLAN	OFFICE AREAS	THE TOWER	THE CAXTON	THE GATE HOUSE	SPECIFICATION	RETAIL	RESIDENTIAL	PROJECT TEAM
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MEET THE NEIGHBOURS

Chez Antoinette have branched out from Covent Garden to bring their distinctive home cooked French cuisine to a new setting in Buckingham Green. Classic French dishes are being remastered in this new restaurant which is set to become a neighbourhood favourite.

[chezantoinette.co.uk](http://chezantoinette.co.uk)



URBAN GREENS

SIMPLE IS UNDERRATED

Urban Greens is a new bespoke salad concept with a menu designed by an acclaimed Swedish chef to ensure each of their salads are healthy, nutritious and beautiful. Buckingham Green is now home to their first UK store.

TED BAKER  
LONDON  
*Ted's Grooming Room*

A CLOSE SHAVE

Ted Baker have introduced their acclaimed Ted's Grooming Room which seeks to provide a mens grooming haven. Inspired by traditional Turkish barbers the Grooming Room will provides a space to relax and be indulged.

[tedsgroomingroom.com](http://tedsgroomingroom.com)



FORMATIVE

CURATED COFFEE

Formative is a coffee lovers' paradise. The concept focuses on serving the best specialty coffees from their debut venue in Buckingham Green.

[curatedbrew.com](http://curatedbrew.com)





BUCKINGHAM GREEN  
ST JAMES'S PARK

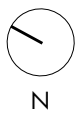
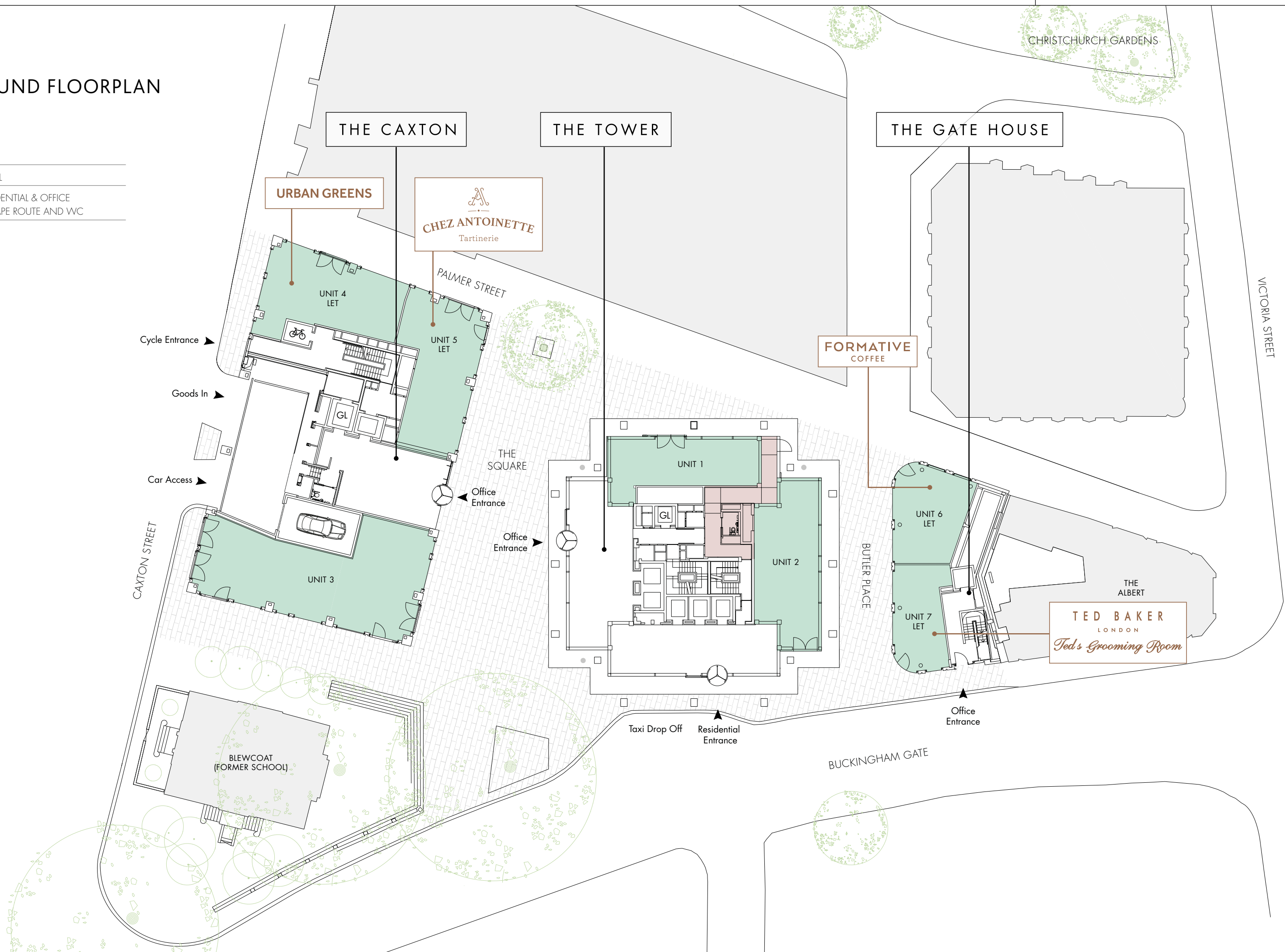
GROUND FLOORPLAN

KEY

RETAIL

RESIDENTIAL & OFFICE

ESCAPE ROUTE AND WC







THE TOWER  
BUCKINGHAM GREEN  
ST JAMES'S PARK



RESIDENTIAL



# 01

## AVAILABLE FOR RENT

The Tower Buckingham Green offers 64 brand new luxury apartments.

# 02

The apartments comprise one, two and three bedrooms, with two substantial four bedroomed apartments situated on the penultimate floor.



# 03   04

The occupiers will benefit from 24-hour security and concierge services.

Each apartment is unique in size and layout, with carefully designed interiors.



# 05

The heart of this new development is set to provide an outstanding lifestyle destination.





# BUCKINGHAM GREEN

ST JAMES'S PARK

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FLETCHER PRIEST ARCHITECTS

Fletcher Priest is an award-winning studio of architects and designers, with experience at different scales, from urban masterplanning to interiors and graphic design.

Established in 1978 and with its London studio in Fitzrovia, Fletcher Priest consists of around 100 people with an additional German studio established in 1992 and in Riga in 2007. The practice has developed a reputation for finding elegant solutions to complex design problems.

Each project is driven by the operational needs of its clients and building users, reflecting its ability to understand, collaborate, consult and communicate with a wide range of audiences. Increasingly its projects help to change established working methods and create new corporate and social cultures.

Fletcher Priest works for a diverse range of clients in the public and private sector, including some of the world's leading organisations, such as Sony, Vodafone and Nomura, as well as most of the UK's leading developers and contractors. Designing homes has always been an important part of the practice's work, and projects range in scale from one-off houses, to luxury developments and large-scale residential masterplans.

Fletcher Priest is currently working on the masterplan for a new town in Cambridgeshire, two Oxford colleges, award-winning corporate buildings in sensitive locations around St Paul's Cathedral, and a European headquarters for one of the world's leading technology businesses.

OFFICES:



One New Ludgate, City of London



Nomura Headquarters, London



Vodafone World Headquarters, Newbury

OFFICES:



Brunel Building, Paddington, London



Angel Court, City of London



Odessa Wharf, River Thames, London

RESIDENTIAL:

EDUCATION:



St Anne's College, Oxford

MASTERPLANNING:



East Village Masterplan, Stratford  
(the 2012 Olympic Athletes Village)



Waterbeach, Cambridgeshire



BUCKINGHAM GREEN  
ST JAMES'S PARK

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A DEVELOPMENT BY  
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**london + köln + riga**

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**GT**  
gardiner:theobald

BUILDING SERVICES  
**long&partners**

MAIN CONTRACTOR  
**bam**

MANAGING AGENT  
**IIDEWAY**  
PROPERTY MANAGERS

STRUCTURAL ENGINEER  
**waterman**