



Victoria Street



171 from Victoria Street – Indicative CGI

In an increasingly complex world you need space that works. Space where business is done. 171 is this place.

171 works for location

green space
face to face
connection
coffee fixes
commuting
networking

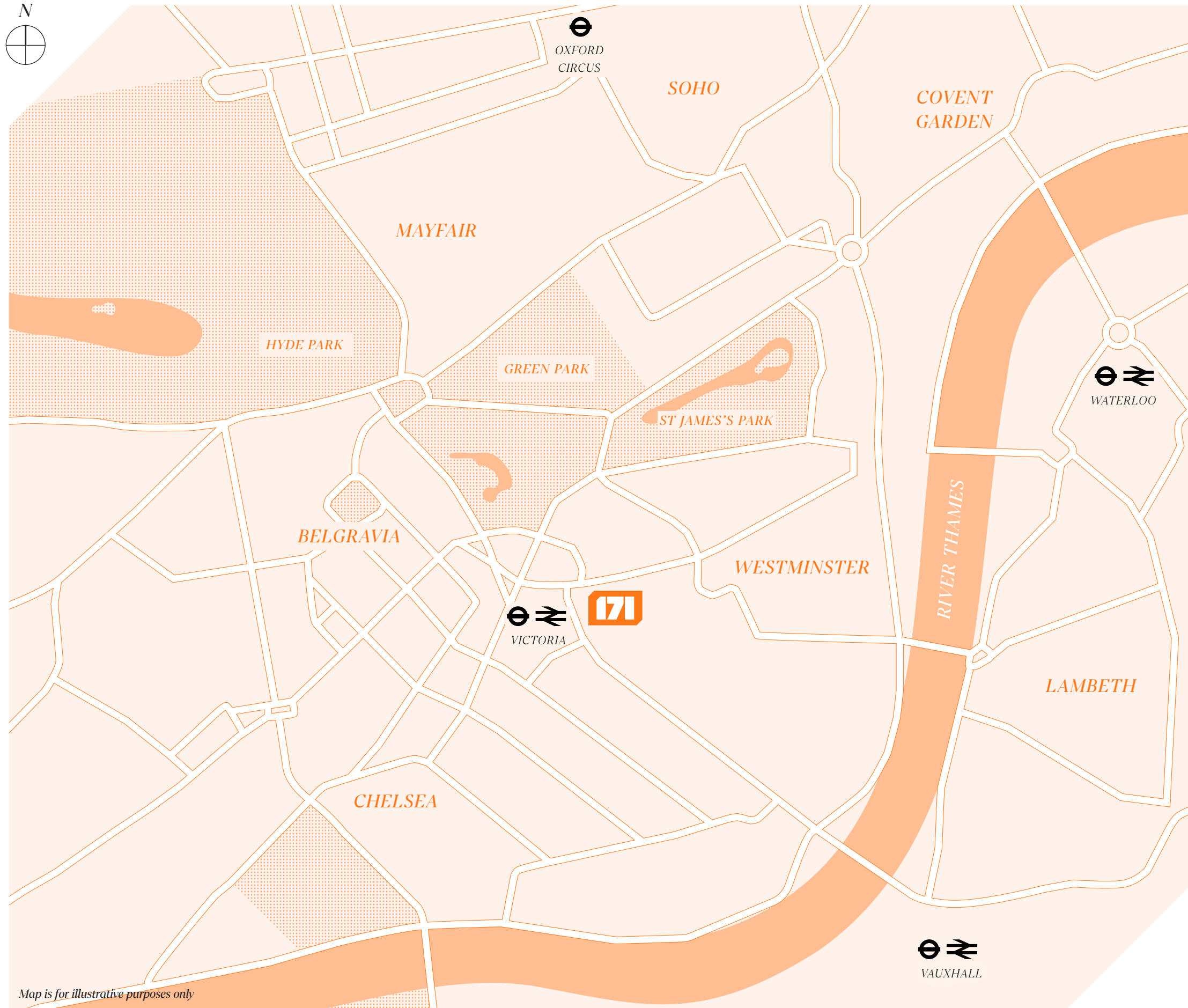
LOCATION

STANDARDS

DESIGN

TRACK RECORD

Victoria boasts a vibrant selection of restaurants, shops, and cultural destinations, offering a rich spectrum of experiences to savour.



Map is for illustrative purposes only

Centrally located

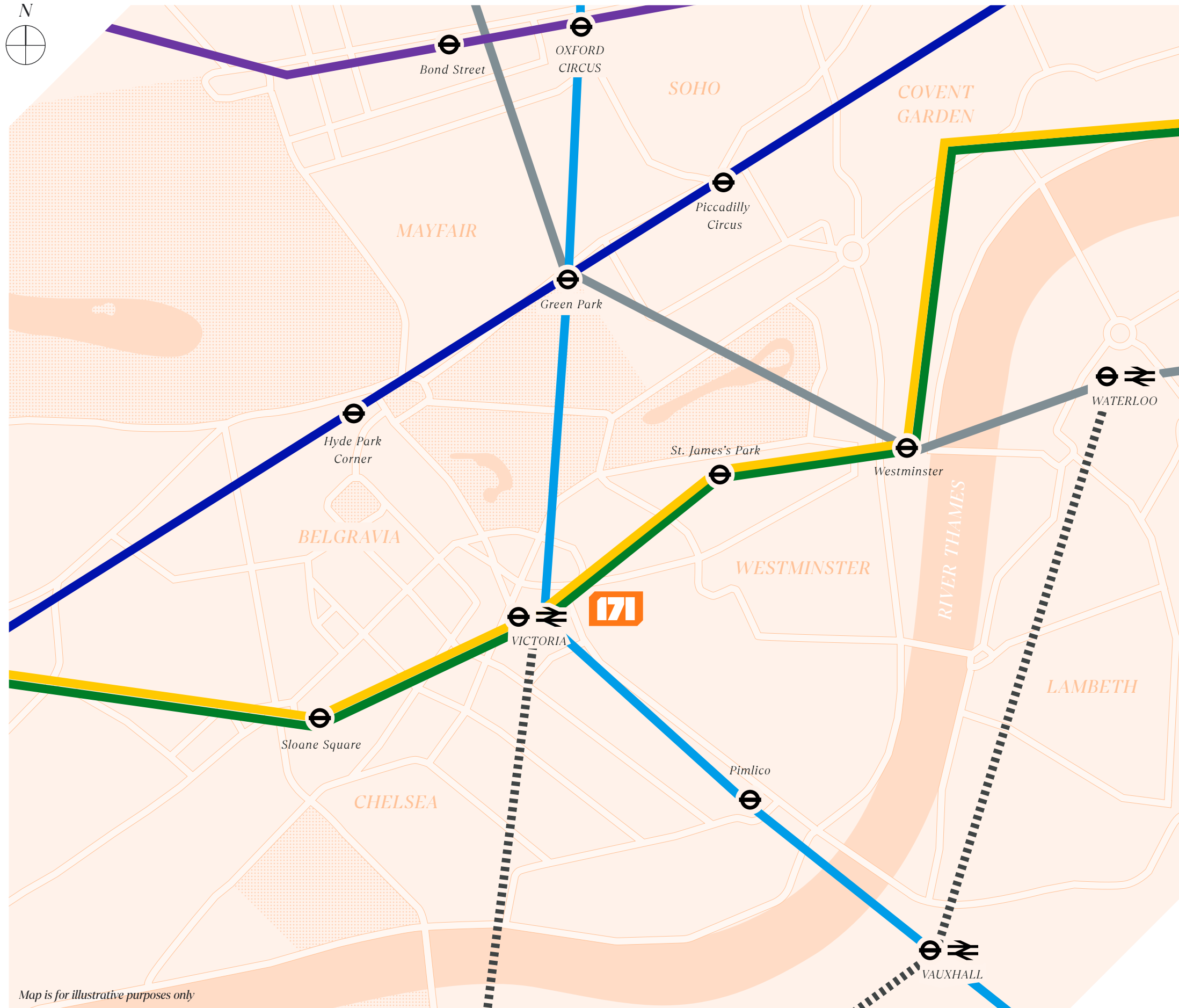
Located a short stroll from the Royal Parks and perfectly positioned for access to London's public transport network, with Victoria Station on your doorstep.

Walk

Victoria Station	02 mins
St James's Park	08 mins
Pimlico	15 mins
Hyde Park Corner	18 mins
Westminster	18 mins
Sloane Square	21 mins
Green Park	22 mins

Cycle

Waterloo	13 mins
London Bridge	19 mins
Charing Cross	19 mins
Liverpool Street	22 mins
Paddington	23 mins
King's Cross	24 mins



Map is for illustrative purposes only

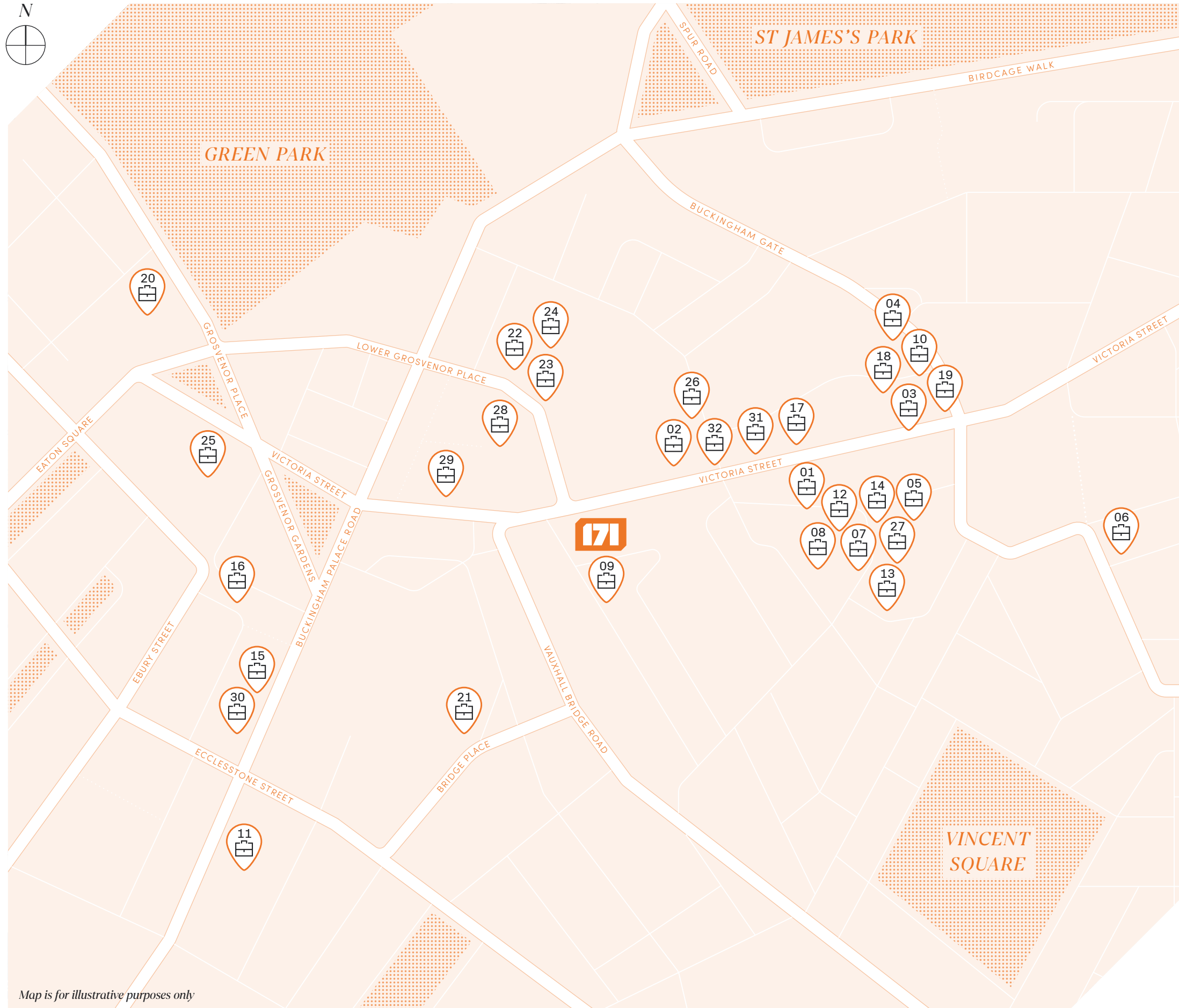
Well connected

171 sits in the heart of Victoria, one of London's most important transport hubs for travel in, out and around the city.

Tube

	Oxford Circus	07 mins
	Vauxhall	07 mins
	King's Cross / St. Pancras International	12 mins
	Bond Street	13 mins
	Tottenham Court Road	17 mins
	Waterloo	20 mins
	Liverpool Street	25 mins
	Paddington	25 mins
	London Bridge	25 mins
	Heathrow	55 mins

	Bakerloo		Metropolitan
	Central		Northern
	Circle		Overground
	District		Picadilly
	Elizabeth		Victoria
	Hammersmith & City		Waterloo & City
	Jubilee		



Map is for illustrative purposes only

Neighbours

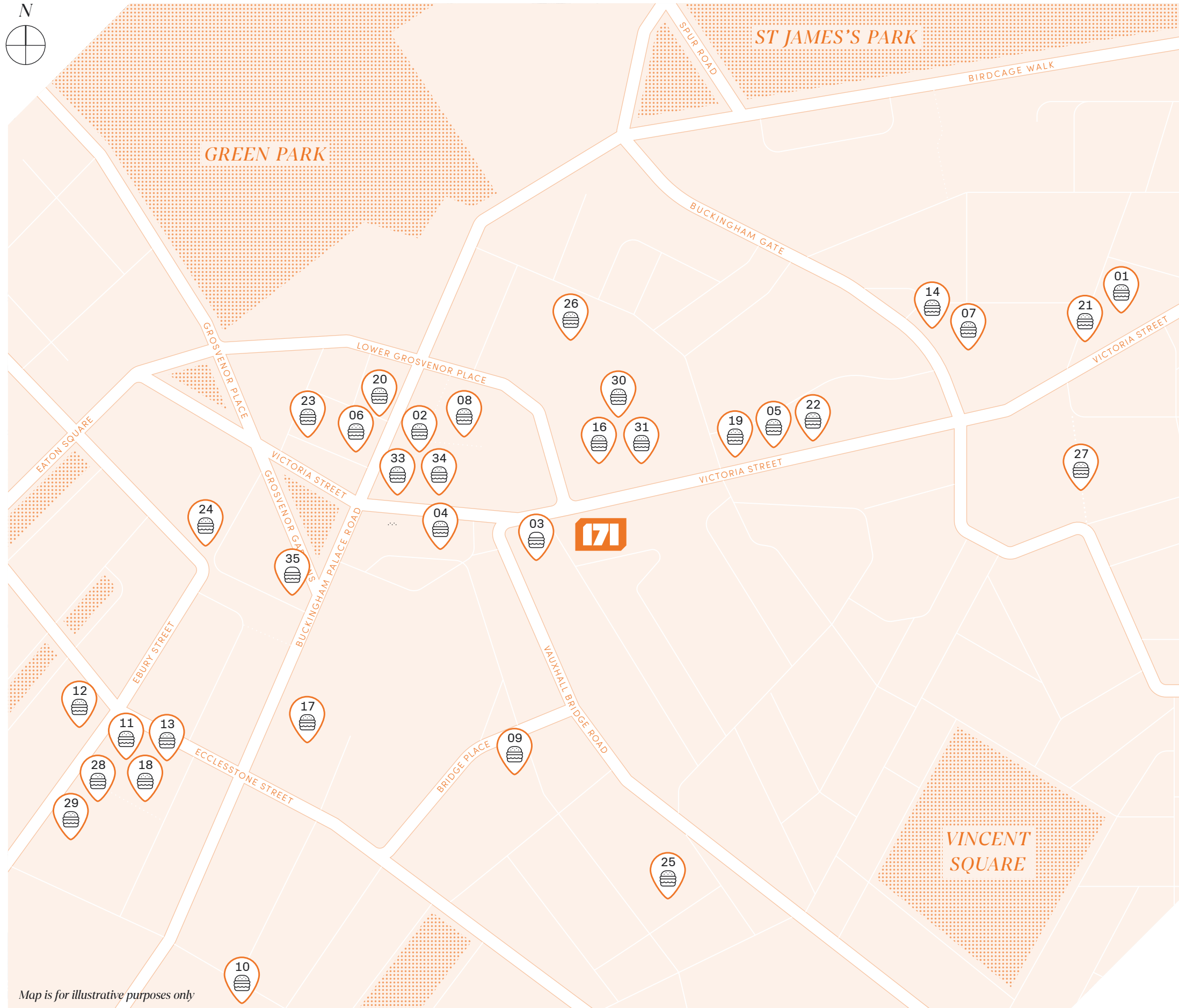
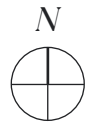
- | | |
|-----------------------|--------------------------------|
| 01 Jimmy Choo | 17 Neuberger Berman |
| 02 Schneider Electric | 18 Bill & Melinda Gates |
| 03 Kering | 19 Cambridge Associates |
| 04 Schlumberger | 20 Blue Crest |
| 05 Giorgio Armani | 21 Pret A Manger |
| 06 Channel 4 | 22 Tishman Speyer |
| 07 Bacardi Martini | 23 Oaktree |
| 08 Tom Ford | 24 PA Consulting |
| 09 itsu | 25 MOET |
| 10 Baringa | 26 Experian |
| 11 Google | 27 Mountain Warehouse |
| 12 1508 London | 28 N2-HPC |
| 13 Darling Associates | 29 QRT |
| 14 Orsted Energy | 30 American Express |
| 15 Charterhouse | 31 Jupiter Asset Management |
| 16 Harbour Energy | 32 Wellington Asset Management |

Food & Drink

Entertainment

Fitness

Hotels



Map is for illustrative purposes only

Neighbours

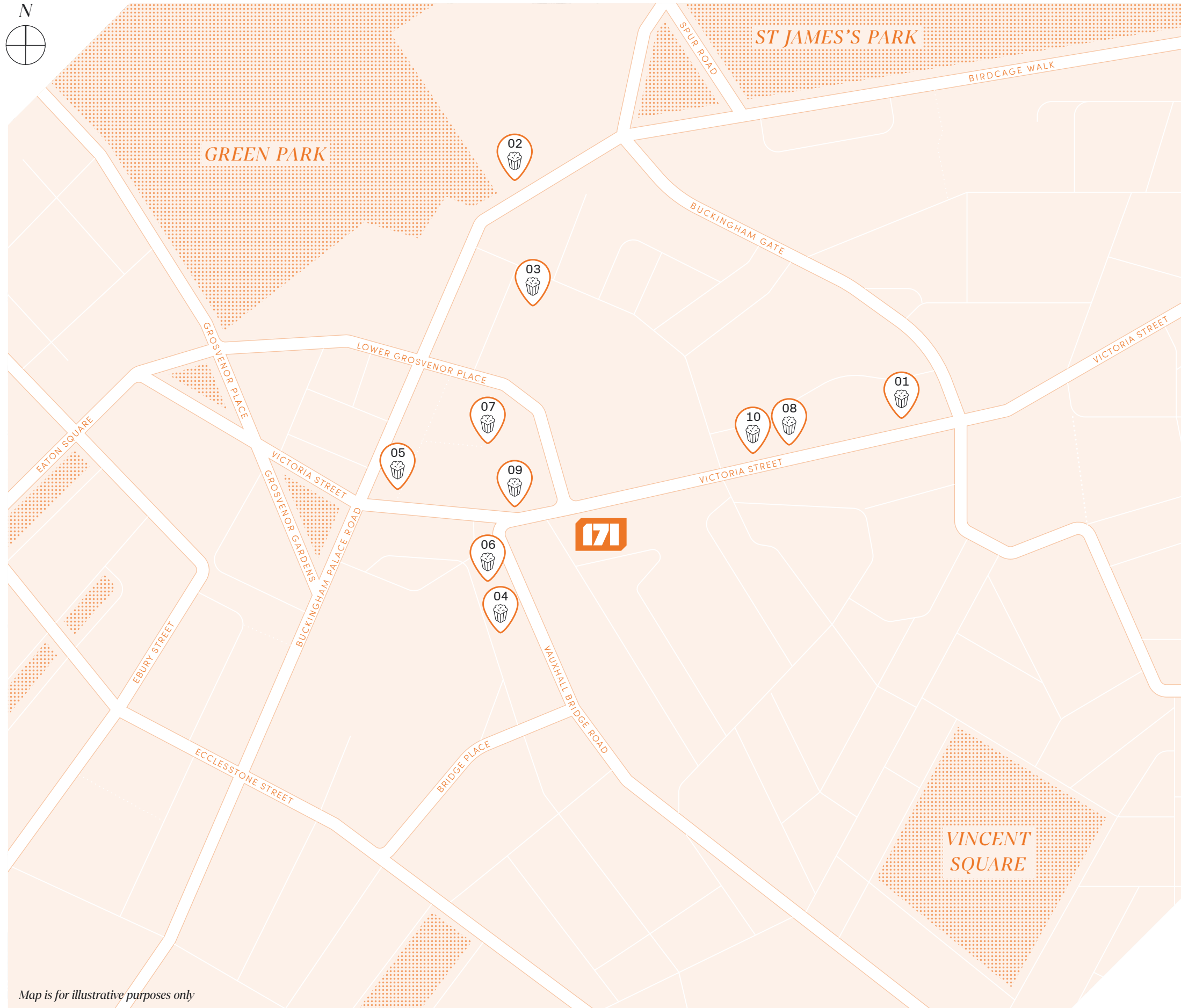
Food & Drink

- | | |
|--------------------------|---------------------------|
| 01 Orchard Place | 18 Eccleston Yards |
| 02 Nova Food | 19 Joe & The Juice |
| 03 Pret-A-Manger | 20 GAIL's Bakery |
| 04 Black Sheep Coffee | 21 Farmer J |
| 05 Ibérica | 22 The Ivy |
| 06 Pizza Pilgrims | 23 The Goring Dining Room |
| 07 Chez Antoinette | 24 Olivomare |
| 08 Bone Daddies | 25 Dragon Inn Club |
| 09 Mildreds | 26 The Phoenix |
| 10 Purgatory Bar | 27 Strutton Ground Market |
| 11 Olivo | 29 Wild by Tart |
| 12 Chucs | 30 Atis |
| 13 Boisdale of Belgravia | 31 Bills |
| 14 Mi Bar | 32 Wagamama |
| 15 Market Halls Victoria | 33 Casa da Frango |
| 16 Cardinal Place | 34 Rail House Cafe |
| 17 Victoria Place | 35 Harry's Victoria |

Entertainment

Fitness

Hotels



Map is for illustrative purposes only

Neighbours

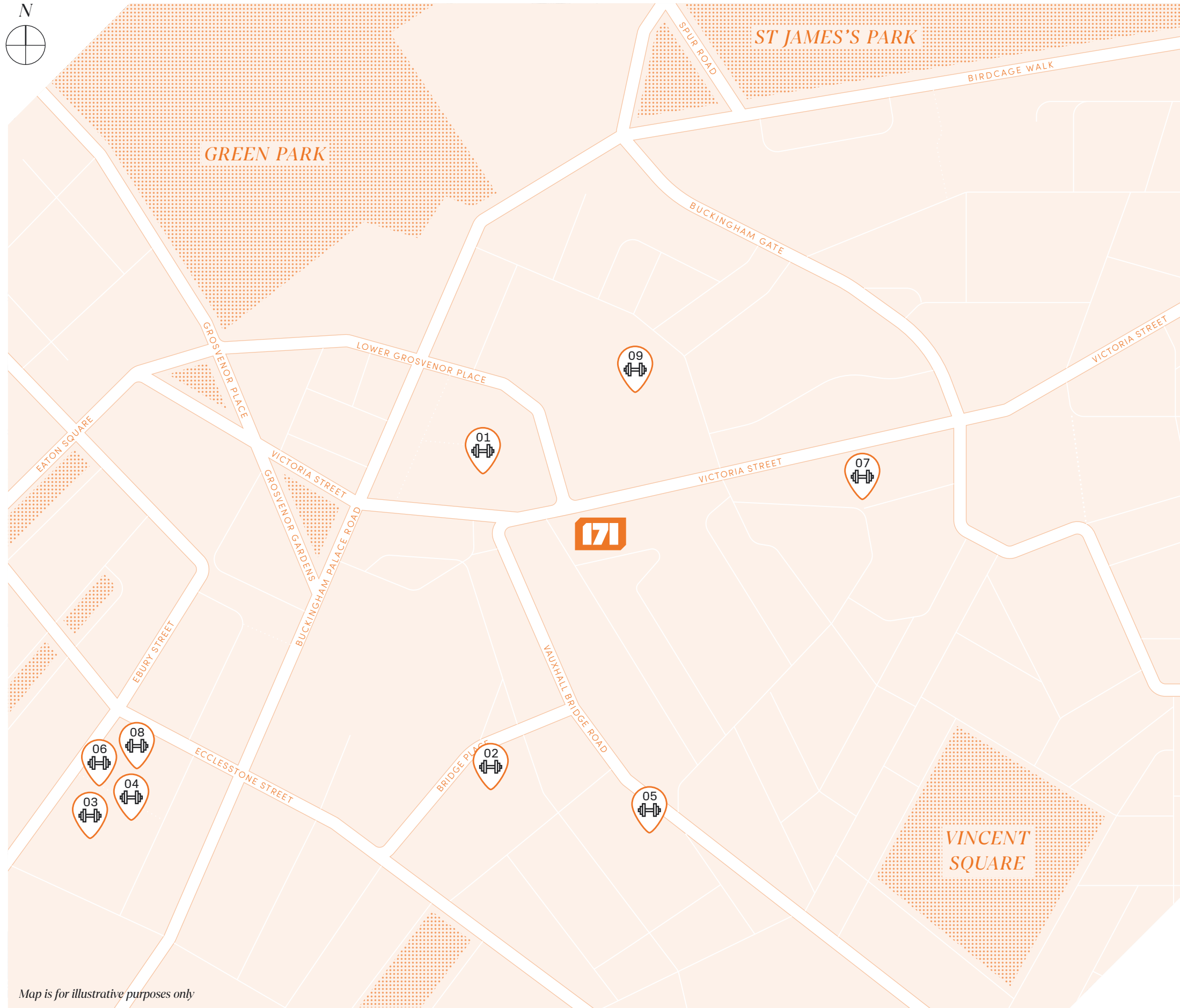
Food & Drink

Entertainment

- | | |
|-----------------------|----------------------------|
| 01 Curzon Victoria | 06 Apollo Victoria Theatre |
| 02 The King's Gallery | 07 Flight Club |
| 03 The Other Palace | 08 Lane 7 |
| 04 The Greenwood | 09 Victoria Palace Theatre |
| 05 Otherworld VR | 10 BAM Karaoke Box |

Fitness

Hotels



Map is for illustrative purposes only

Neighbours

Food & Drink

Entertainment

Fitness

- | | |
|-----------------------|----------------------------|
| 01 <i>IRebel</i> | 06 <i>Barry's Bootcamp</i> |
| 02 <i>Frame</i> | 07 <i>Gymbox</i> |
| 03 <i>Hotpod Yoga</i> | 08 <i>Psycle</i> |
| 04 <i>RE:MIND</i> | 09 <i>City Athletic</i> |
| 05 <i>MoreYoga</i> | |

Hotels



Map is for illustrative purposes only

Neighbours

Food & Drink

Entertainment

Fitness

Hotels

- | | |
|----------------------------|------------------------------------|
| 10 <i>The Clermont</i> | 16 <i>Conrad London St. James</i> |
| 11 <i>The Goring Hotel</i> | 17 <i>The Rubens at the Palace</i> |
| 12 <i>The Guardsman</i> | 18 <i>Hotel 41</i> |
| 13 <i>Hotel Riu Plaza</i> | 19 <i>St James' Court London</i> |
| 14 <i>St Ermin's Hotel</i> | 20 <i>The Pennisular</i> |
| 15 <i>The Resident</i> | |



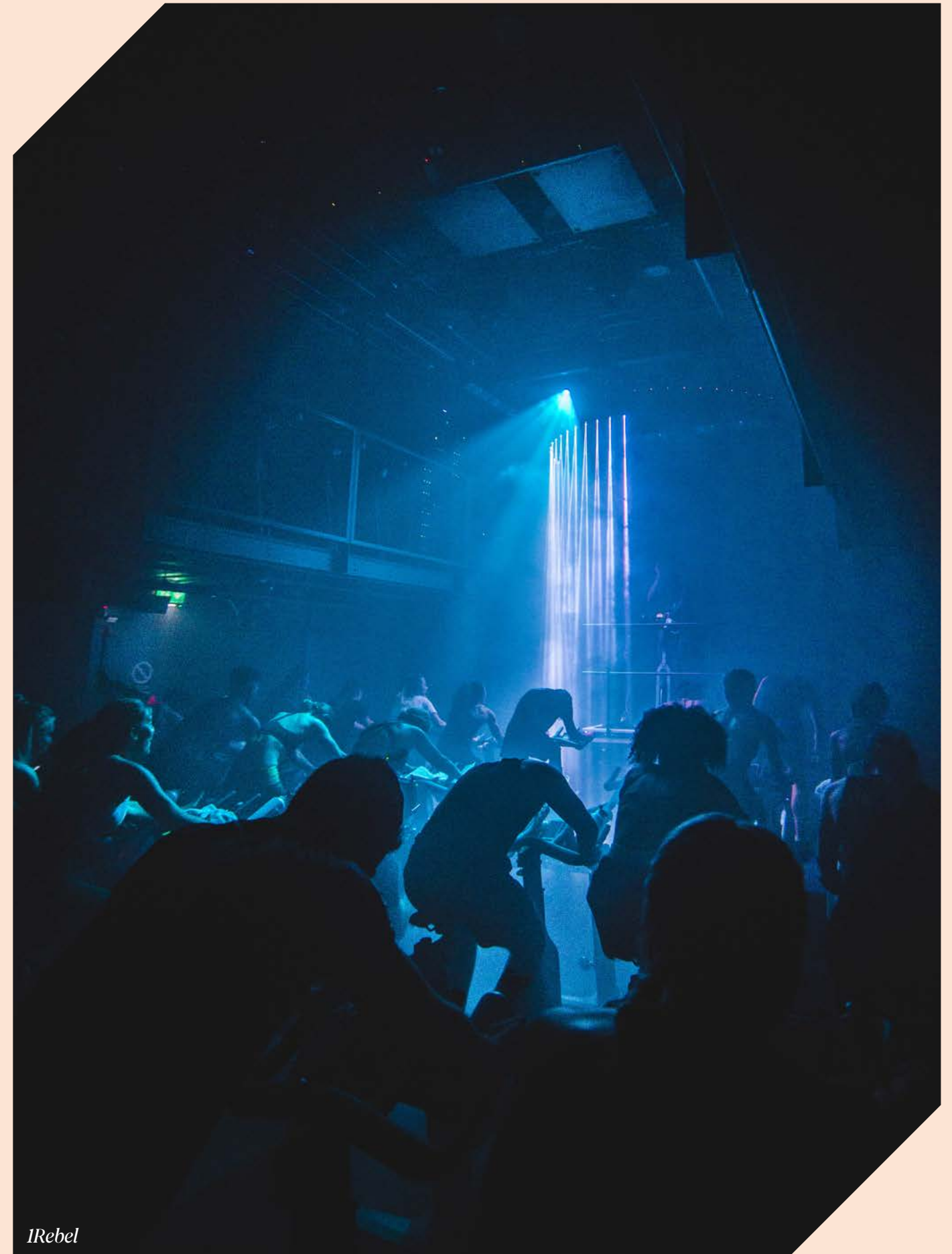
Satisfy your palate

A range of food options offer a diverse selection of dining opportunities; tacos and pizza to sushi and poke, plus your favourite restaurants including Bone Daddies, Franco Manca, The Ivy and Casa Do Frango.



A world of fitness

Perfectly located for cutting edge gym experiences from the likes of IRebel, Gymbox and Frame, alongside Ecclestone Yard's yoga studio hidden gem. Morning classes, lunchtime work out sessions. Whatever you need to feel your best.



On your doorstep

REBEL



LANE7



Mildreds

Nova Food
VICTORIA



A cultural destination, in the heart of central London. Victoria has entertainment to match its stylish food and drink outlets.

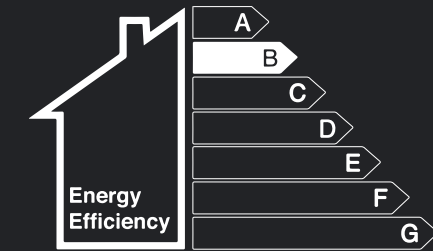
171 works to standards
sustainability
natural light
the future
wellbeing
durability
accessibility

A considered workspace
where efficiency and design
integrate seamlessly in an
inspiring building for an
inspired workforce.



Cathedral Piazza entrance – Indicative CGI

Targeting



LOCATION

STANDARDS

DESIGN

TRACK RECORD



Cathedral Piazza entrance – Indicative CGI

Setting the benchmark

Target specifications

- Communal Landscaped Terracing
- Over 20,000 sq feet of Private Terracing on 7 floors
- Two Double Height Receptions with each able to be used as dedicated entrance
- New Fan Coil Air Conditioning
- Fully Electric power source provided by photovoltaics
- 10 Passenger Lift Cars
- 2.6m Ceiling Heights
- 100mm raised floors
- Extensive End of Trip Facilities:
 - 398 Cycle Spaces
 - 262 Lockers
 - 25 Showers
 - 2 Drying Rooms
- Wellness & Multi-use Area in Basement
- Loading Bay
- Car Parking Spaces



Carlisle Place entrance – Indicative CGI



Carlisle Place entrance – Indicative CGI

meetings

comfort

innovation

171 works in design

precision

adaptability

quality

LOCATION

STANDARDS

DESIGN

TRACK RECORD

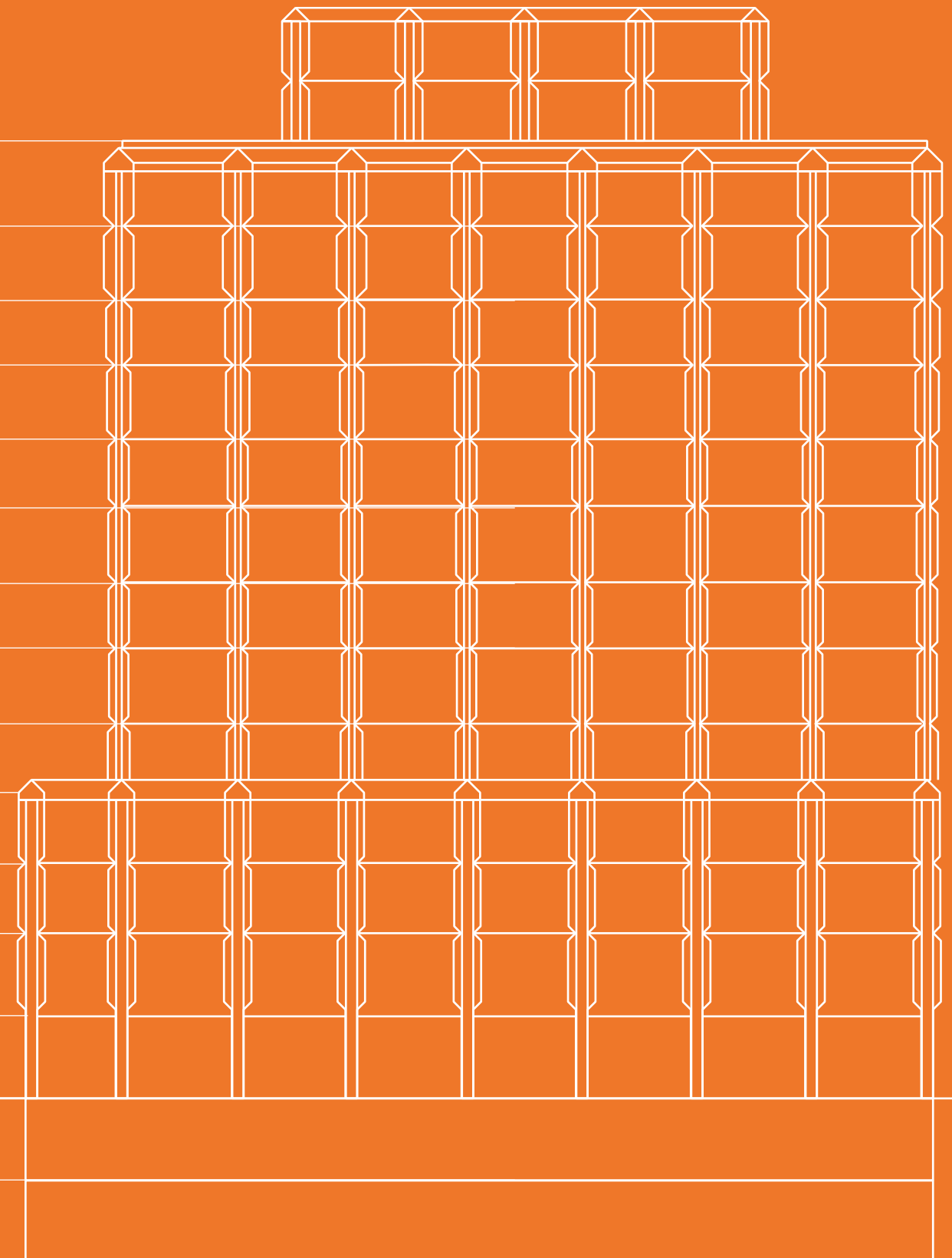
A building that works for its people. Inspiring and energising, providing agile environments for the future of work. Stocked with amenities and over 20,000 sq feet of terrace space.



171 Victoria Street – Indicative CGI

210,000 sq ft of smart workspace

	<i>Total Area</i>	<i>Terrace Area</i>
<i>Thirteenth floor</i>	<i>2,443 sq ft</i>	<i>2,766 sq ft</i>
<i>Twelfth floor</i>	<i>5,834 sq ft</i>	
<i>Eleventh floor</i>	<i>5,576 sq ft</i>	
<i>Tenth floor</i>	<i>5,813 sq ft</i>	<i>388 sq ft</i>
<i>Ninth floor</i>	<i>6,211 sq ft</i>	<i>1,023 sq ft</i>
<i>Eighth floor</i>	<i>7,556 sq ft</i>	<i>786 sq ft</i>
<i>Seventh floor</i>	<i>8,859 sq ft</i>	<i>1,830 sq ft</i>
<i>Sixth floor</i>	<i>11,453 sq ft</i>	<i>5,522 sq ft</i>
<i>Fifth floor</i>	<i>22,432 sq ft</i>	<i>2,454 sq ft</i>
<i>Fourth floor</i>	<i>25,446 sq ft</i>	<i>6,534 sq ft</i>
<i>Third floor</i>	<i>33,411 sq ft</i>	
<i>Second floor</i>	<i>32,927 sq ft</i>	
<i>First floor</i>	<i>33,024 sq ft</i>	
<i>Carlisle Place entrance</i>	<i>4,165 sq ft</i>	
<i>Cathedral Piazza entrance</i>	<i>3,003 sq ft</i>	
<i>Total</i>	<i>210,282 sq ft</i>	<i>21,303 sq ft</i>



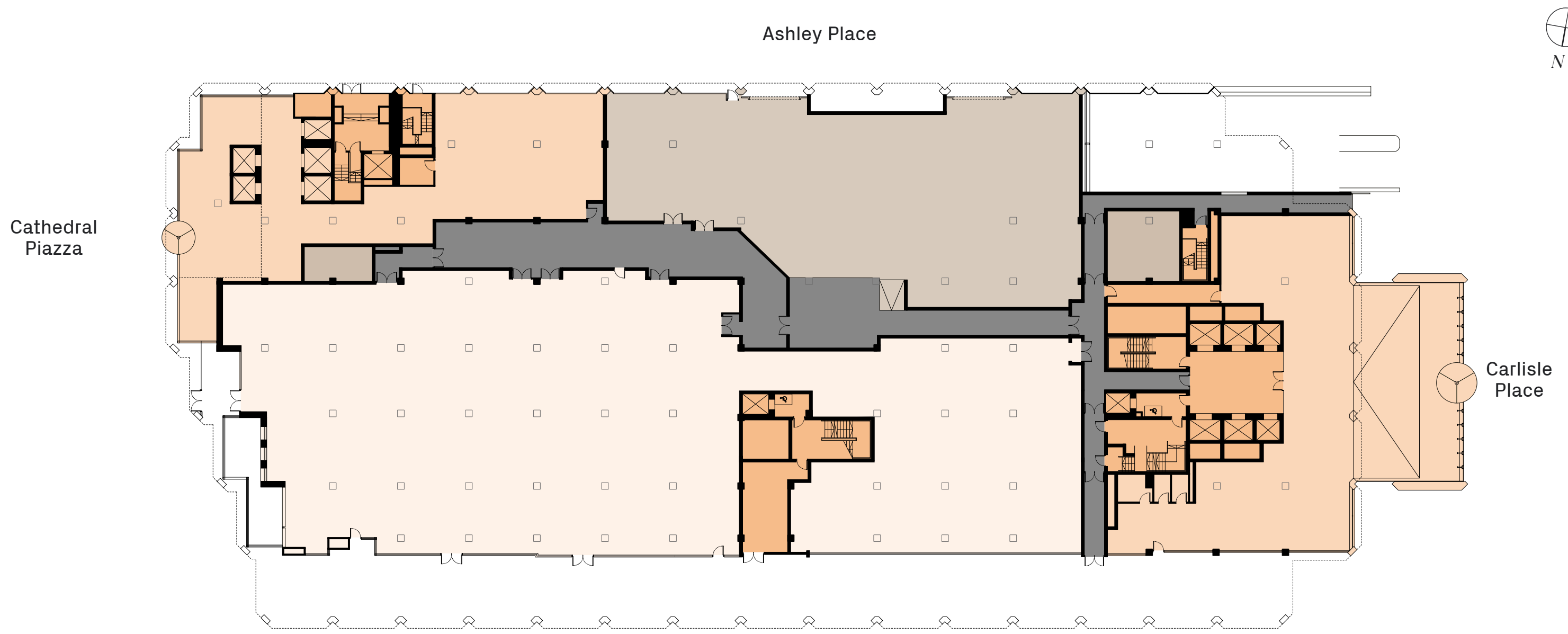
LOCATION

STANDARDS

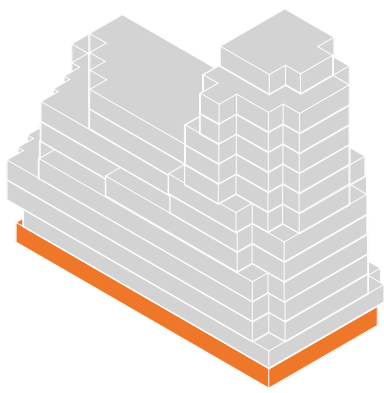
DESIGN

TRACK RECORD

Ground Floor



Floor Locator



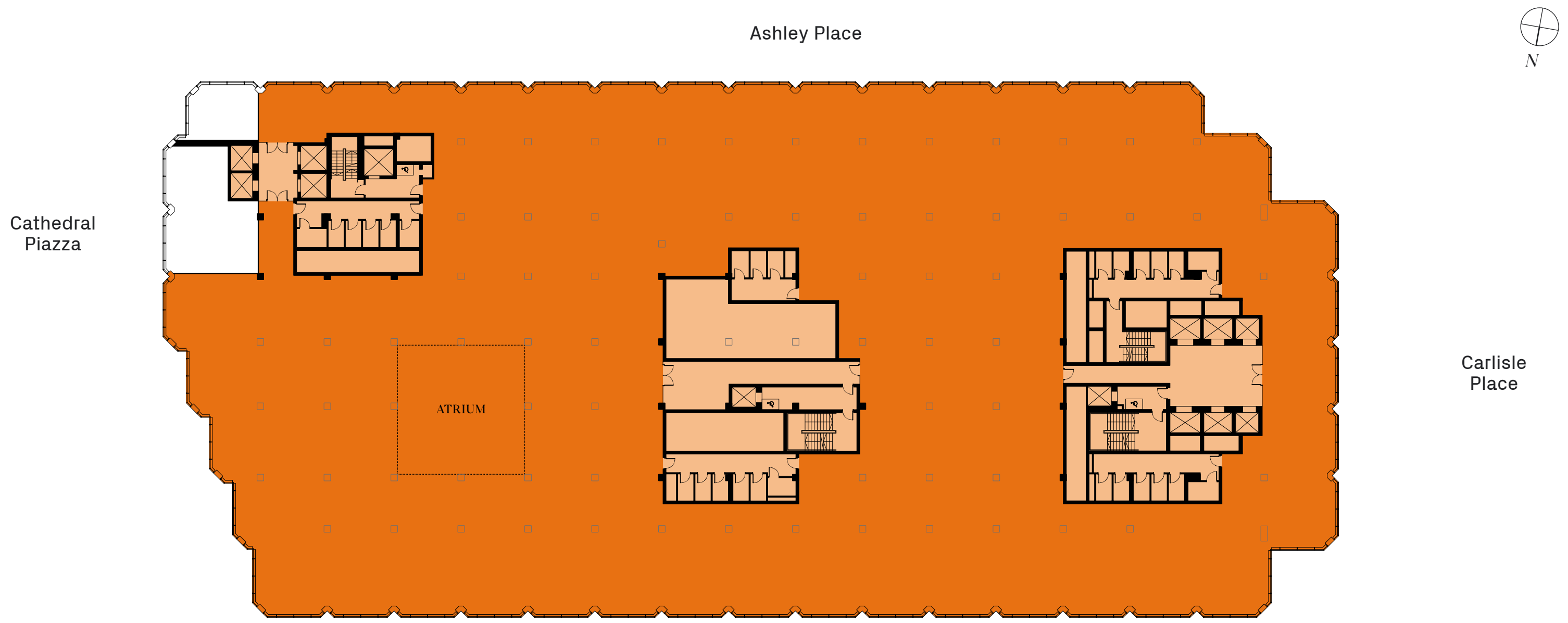
- Reception
- Lobby
- Retail
- Loading bay

Total area
33,024 SQ FT

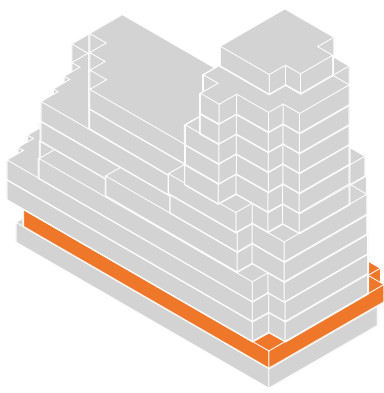
Carlisle Place reception
4,647 SQ FT

Cathedral Piazza reception
4,297 SQ FT

Floor 01



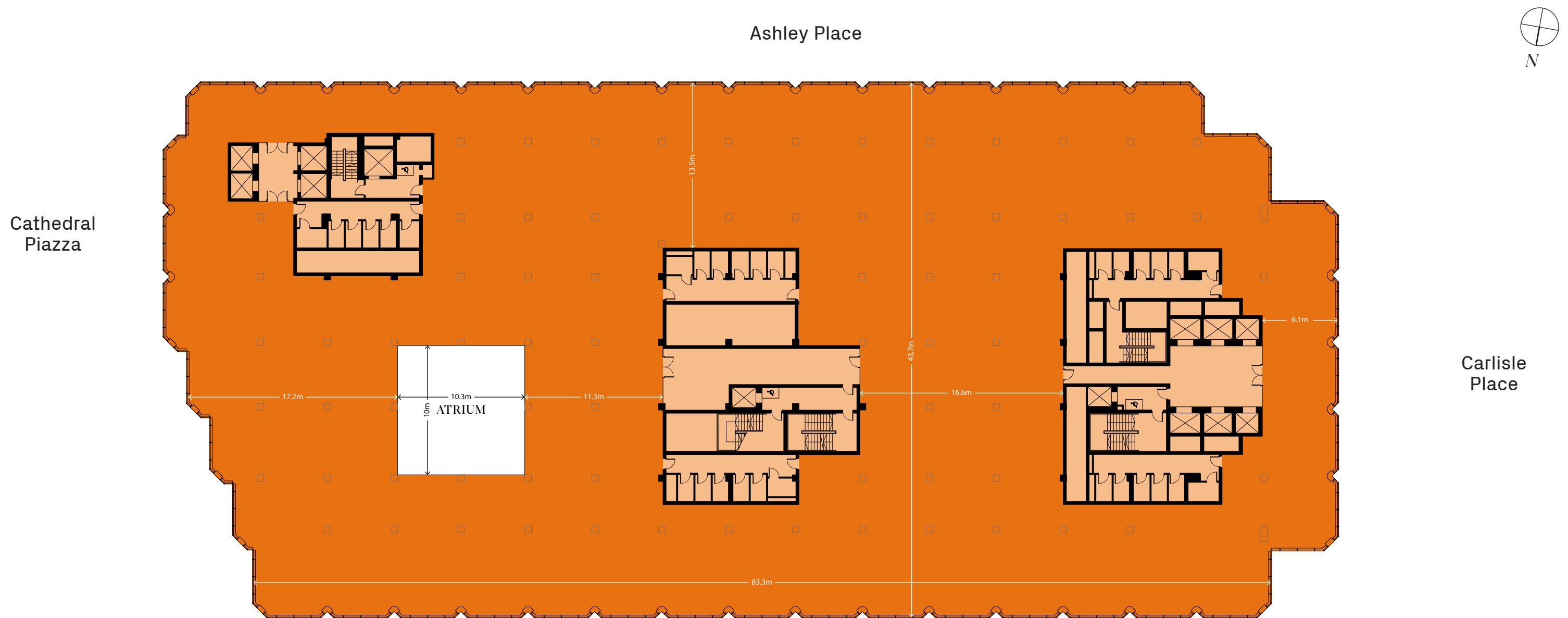
Floor Locator



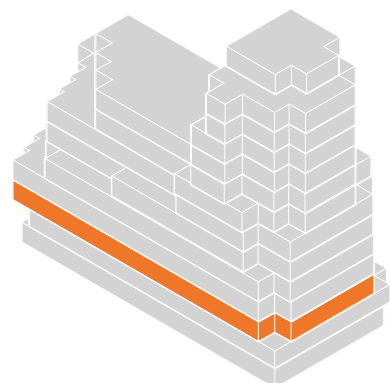
- Office
- Lobby
- Atrium

Total area
33,024 sq ft

Floor 02



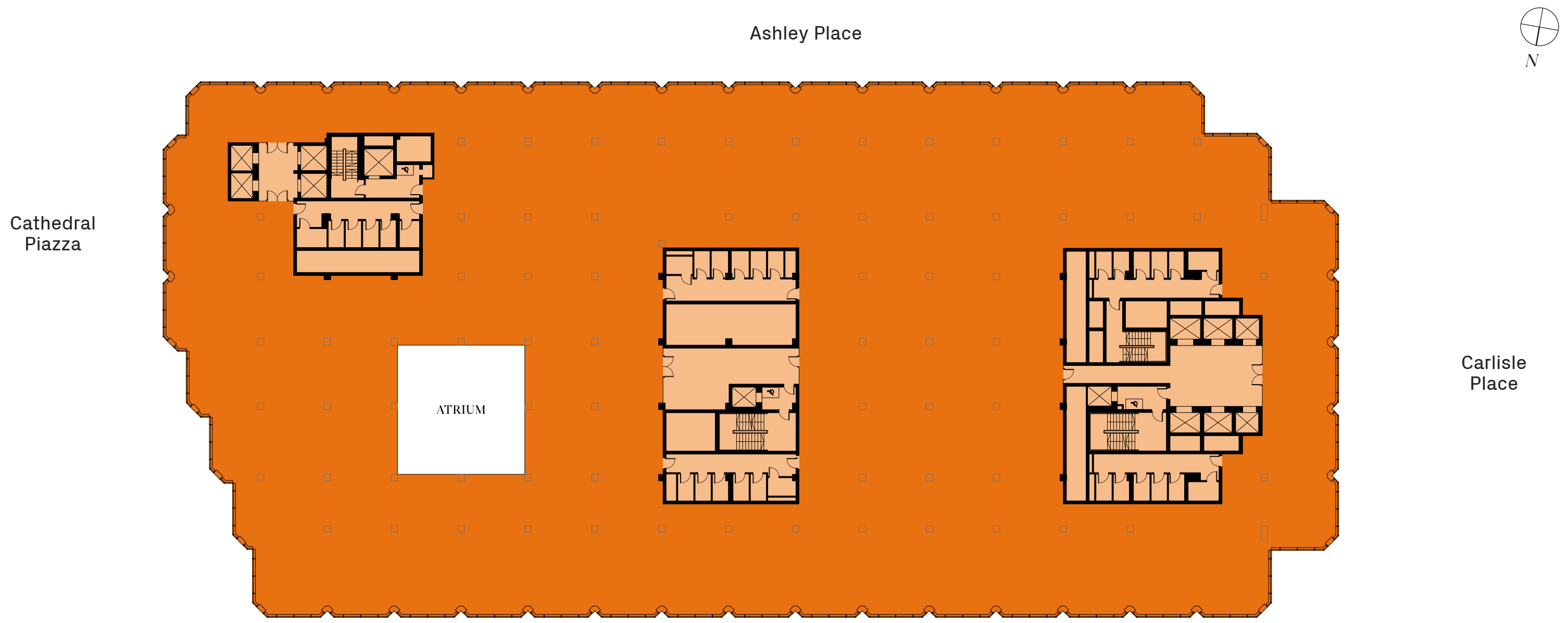
Floor Locator



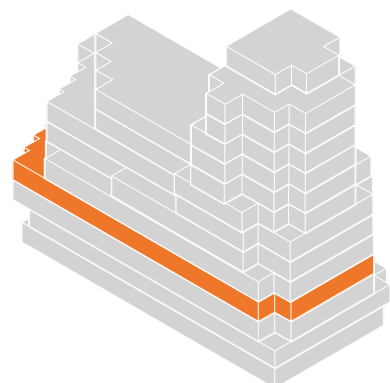
- Office
- Lobby
- Atrium

Total area
32,927 SQ FT

Floor 03



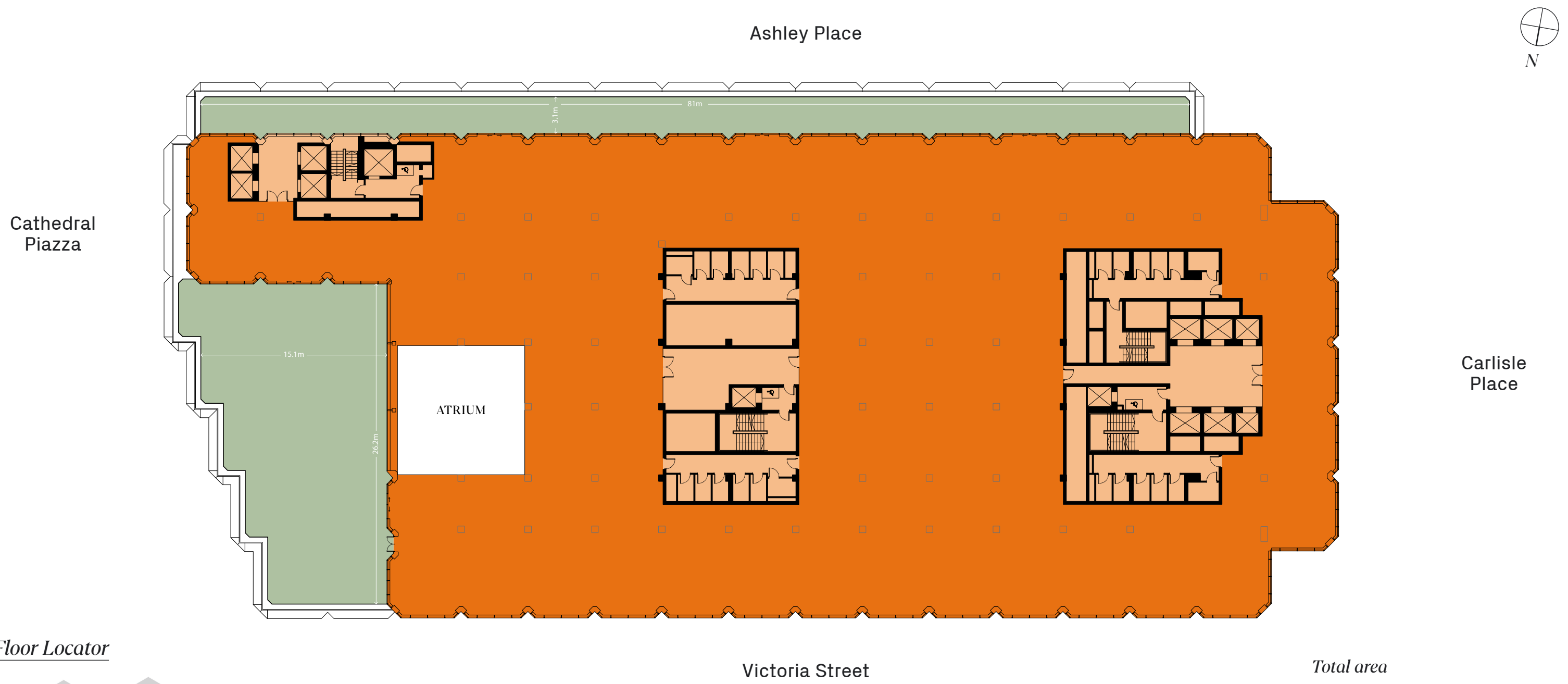
Floor Locator



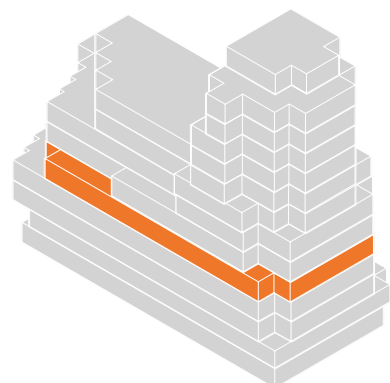
- Office
- Lobby
- Atrium

Total area
33,441 SQ FT

Floor 04



Floor Locator

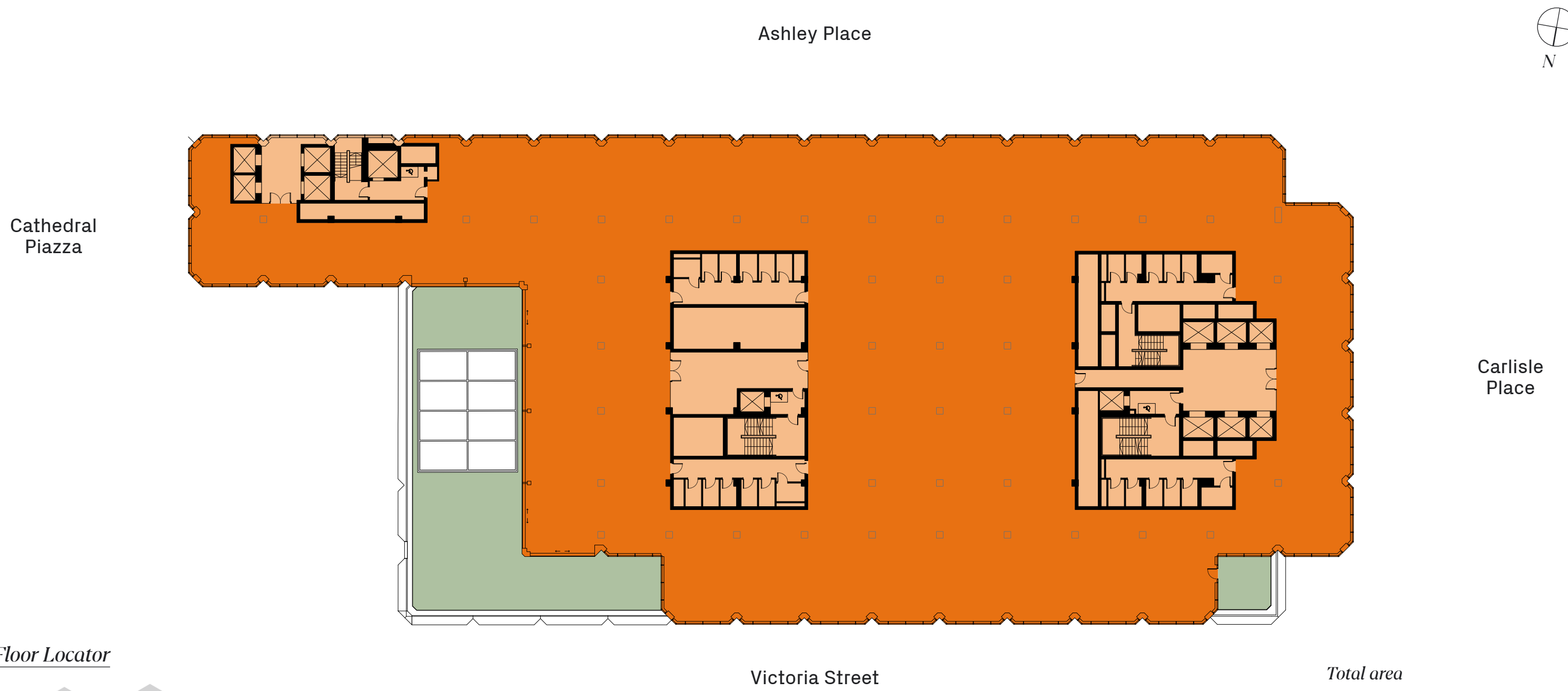


- Office
- Lobby
- Atrium
- Terrace

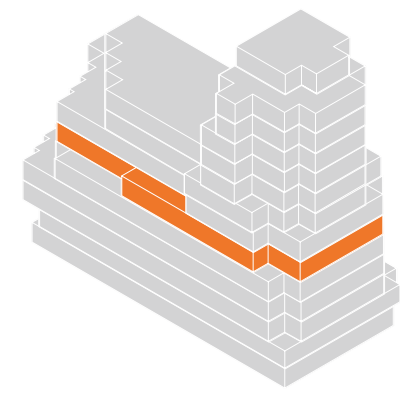
Total area
25,446 SQ FT

Terrace area
6,534 SQ FT

Floor 05



Floor Locator

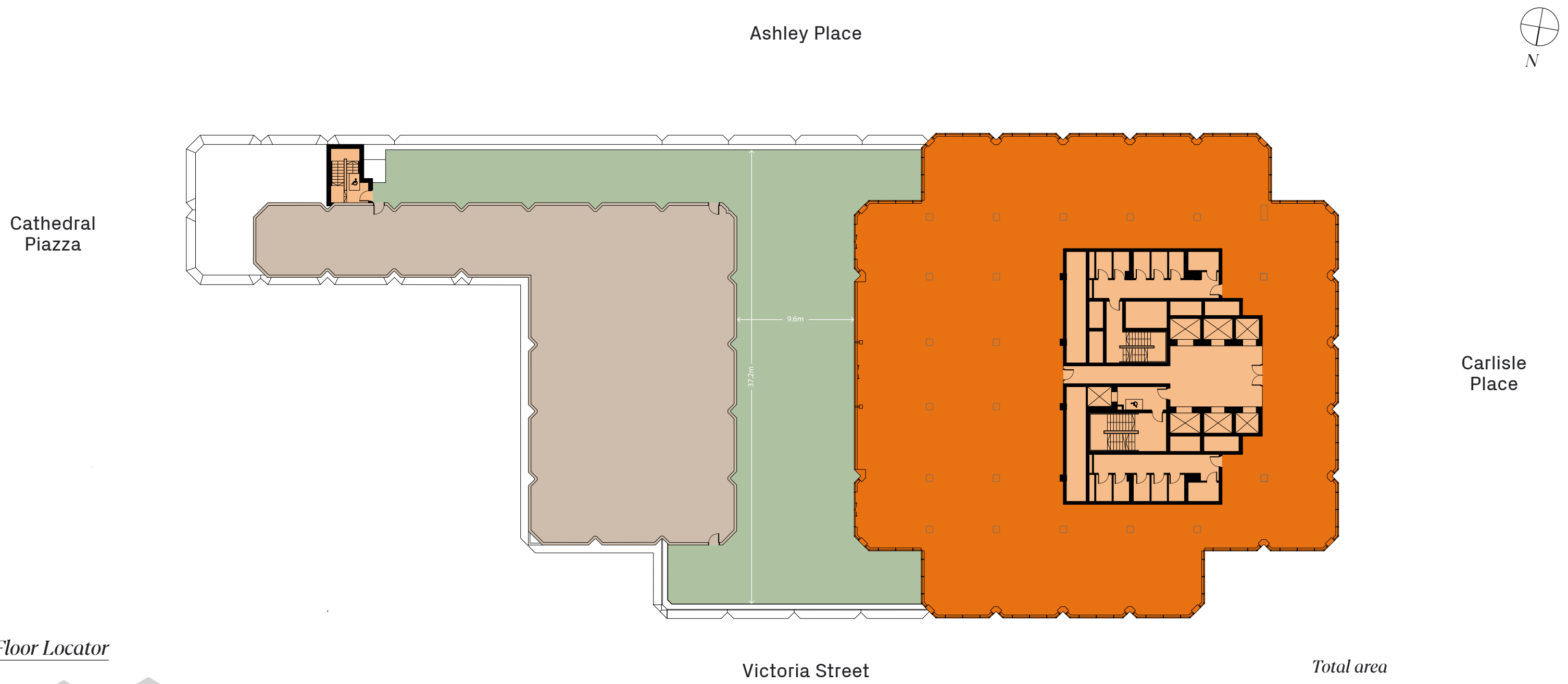


- Office
- Lobby
- Atrium
- Terrace

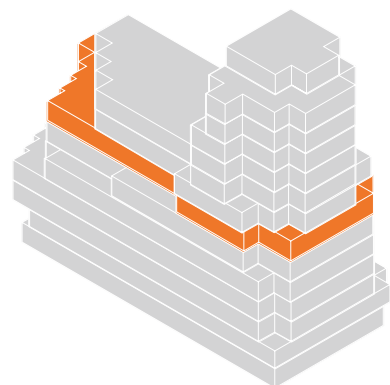
Total area
22,432 SQ FT

Terrace area
2,454 SQ FT

Floor 06



Floor Locator



- Office
- Lobby
- Terrace
- Plant area

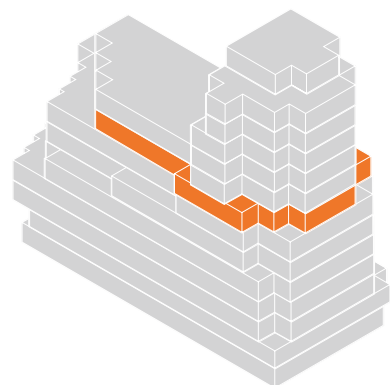
Total area
11,453 SQ FT

Terrace area
5,522 SQ FT

Floor 07

Cathedral
Piazza

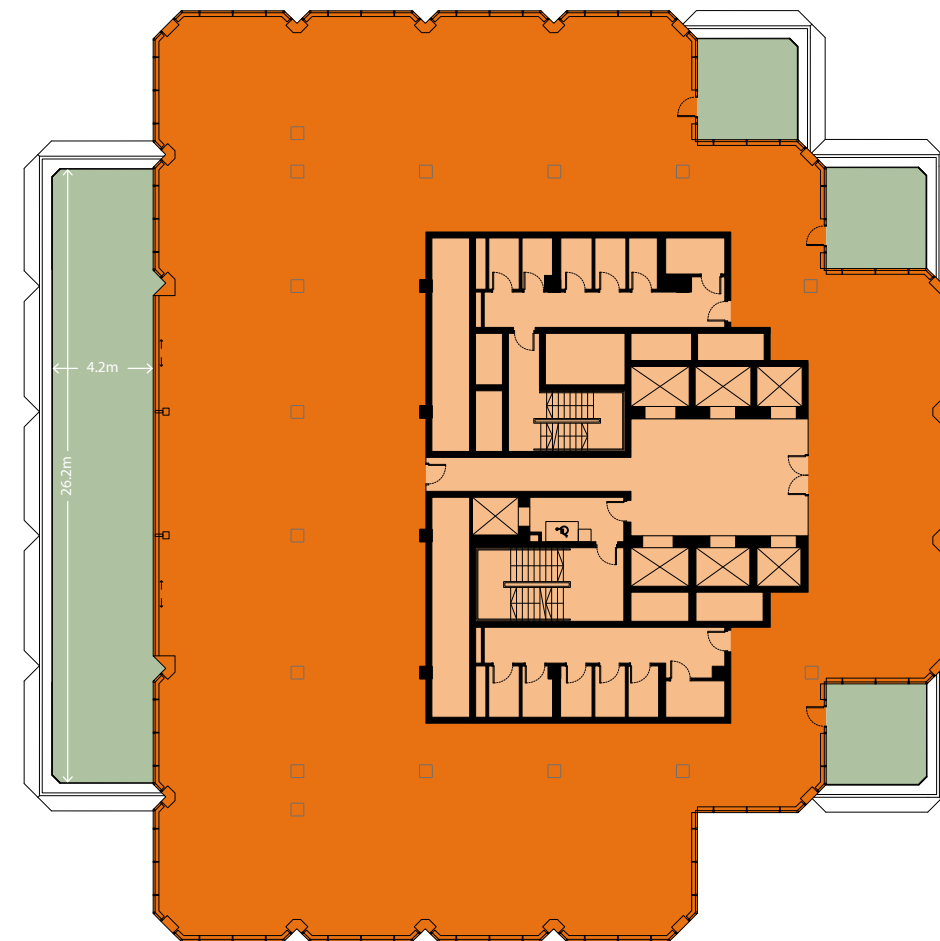
Floor Locator



- Office
- Lobby
- Terrace

Victoria Street

Ashley Place



Carlisle
Place

Victoria Street

Total area

8,859 SQ FT

Terrace area

1,830 SQ FT

LOCATION

STANDARDS

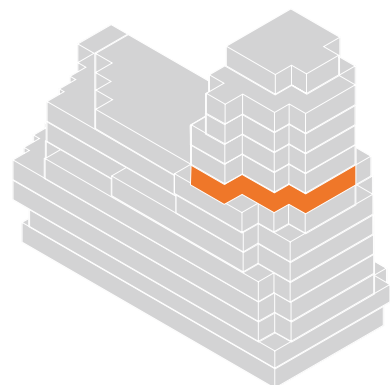
DESIGN

TRACK RECORD

Floor 08

Cathedral
Piazza

Floor Locator

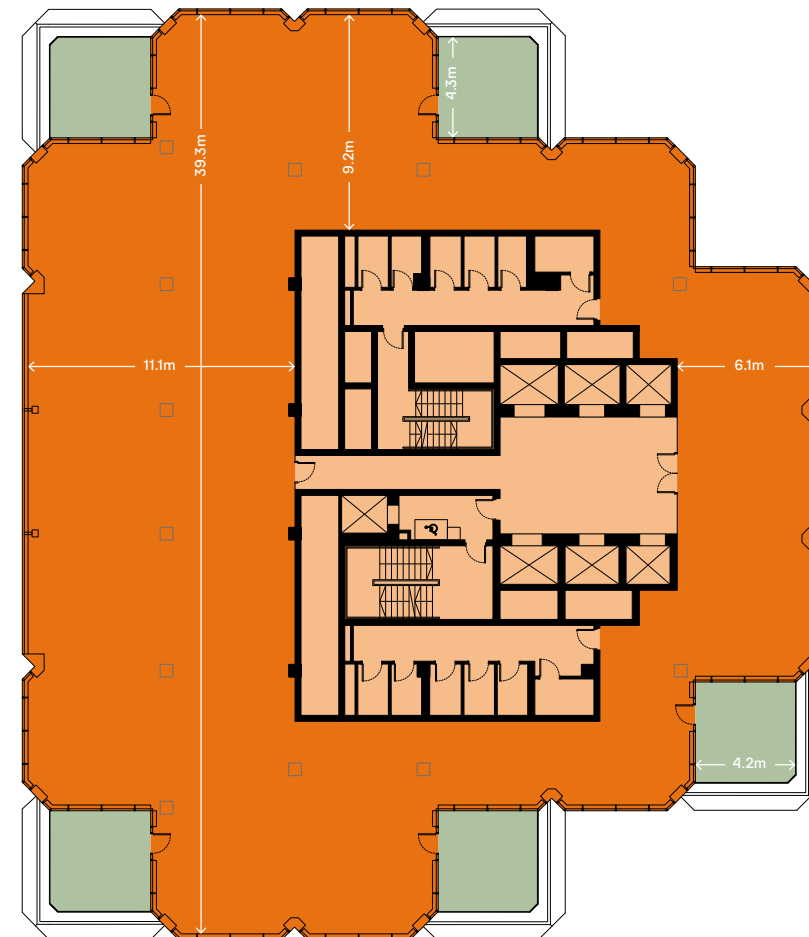


- Office
- Lobby
- Terrace

Victoria Street

Ashley Place

Victoria Street



Total area
7,556 SQ FT

Terrace area
786 SQ FT

Carlisle
Place



LOCATION

STANDARDS

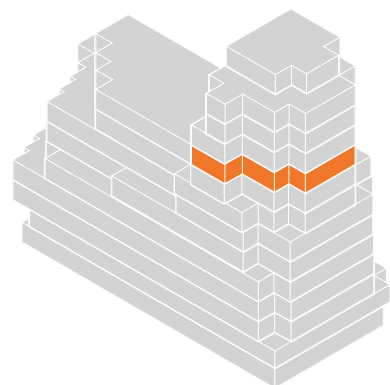
DESIGN

TRACK RECORD

Floor 09

Cathedral
Piazza

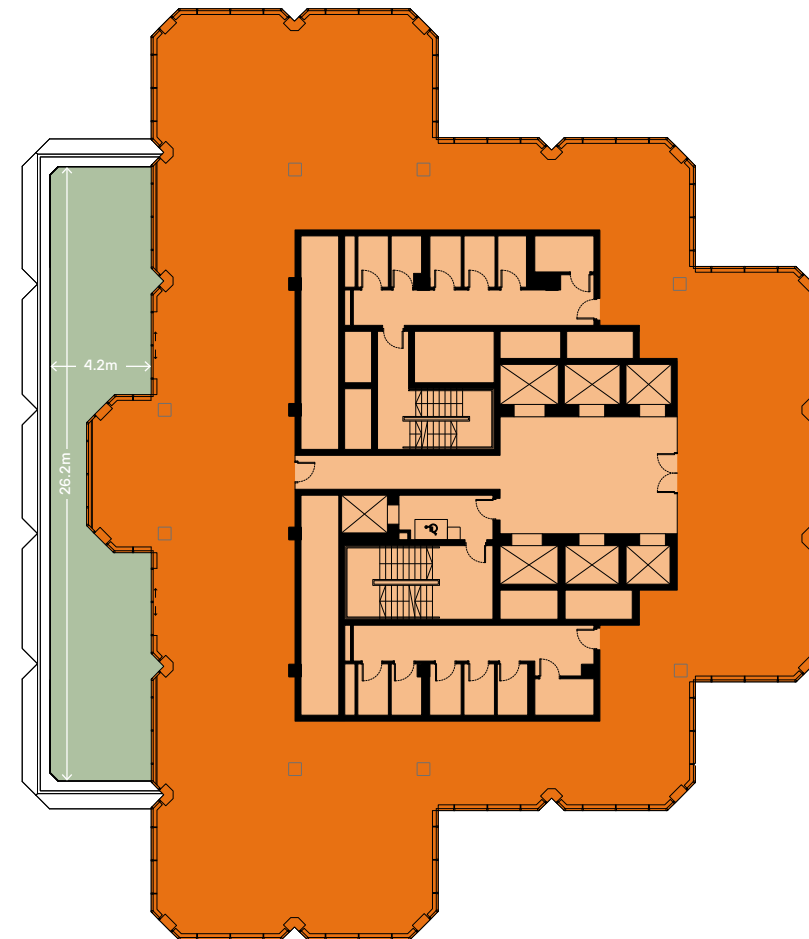
Floor Locator



- Office
- Lobby
- Terrace

Victoria Street

Ashley Place



Carlisle
Place



Victoria Street

Total area
6,211 SQ FT
Terrace area
1,023 SQ FT

LOCATION

STANDARDS

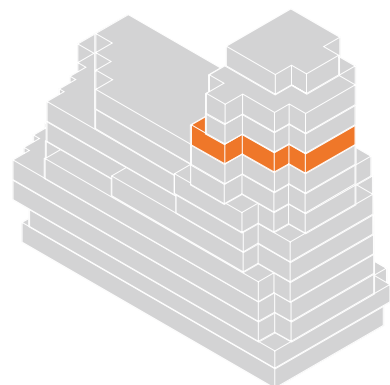
DESIGN




TRACK RECORD


Floor 10

Cathedral
Piazza

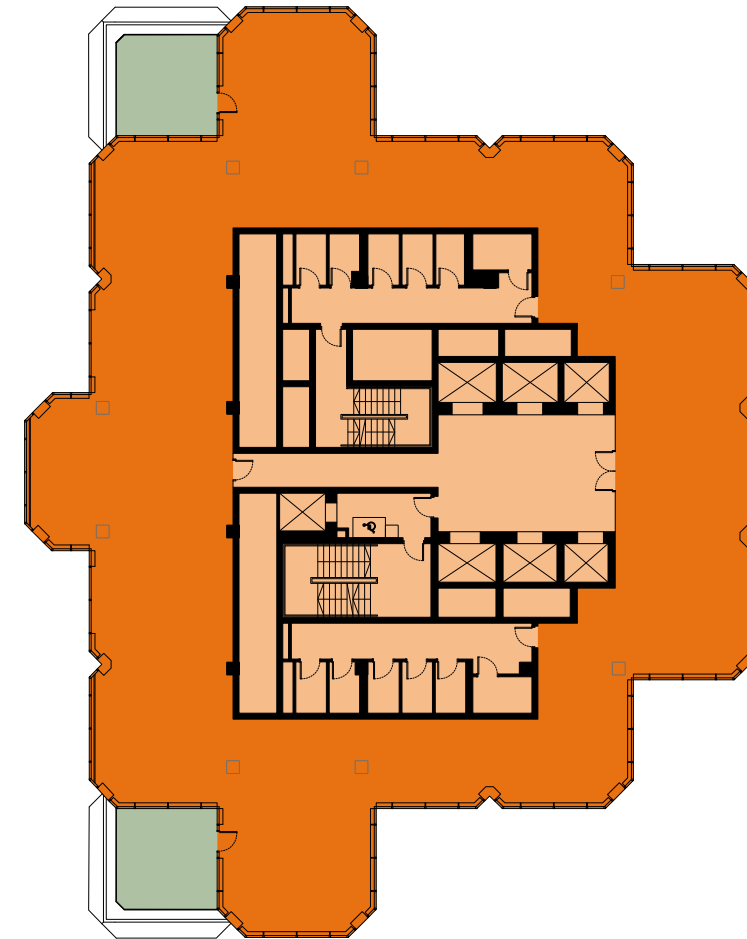
Floor Locator



-  Office
-  Lobby
-  Terrace

 Victoria Street

Ashley Place



Carlisle
Place

Victoria Street

Total area
5,813 SQ FT

Terrace area
388 SQ FT

LOCATION

STANDARDS

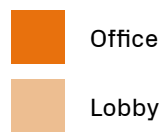
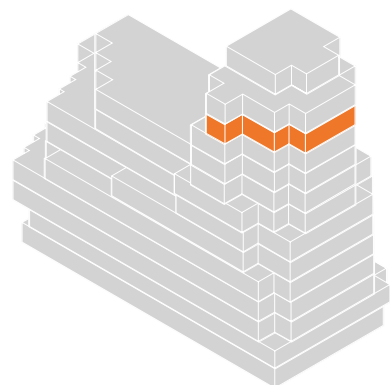
DESIGN


TRACK RECORD

Floor 11

Cathedral
Piazza

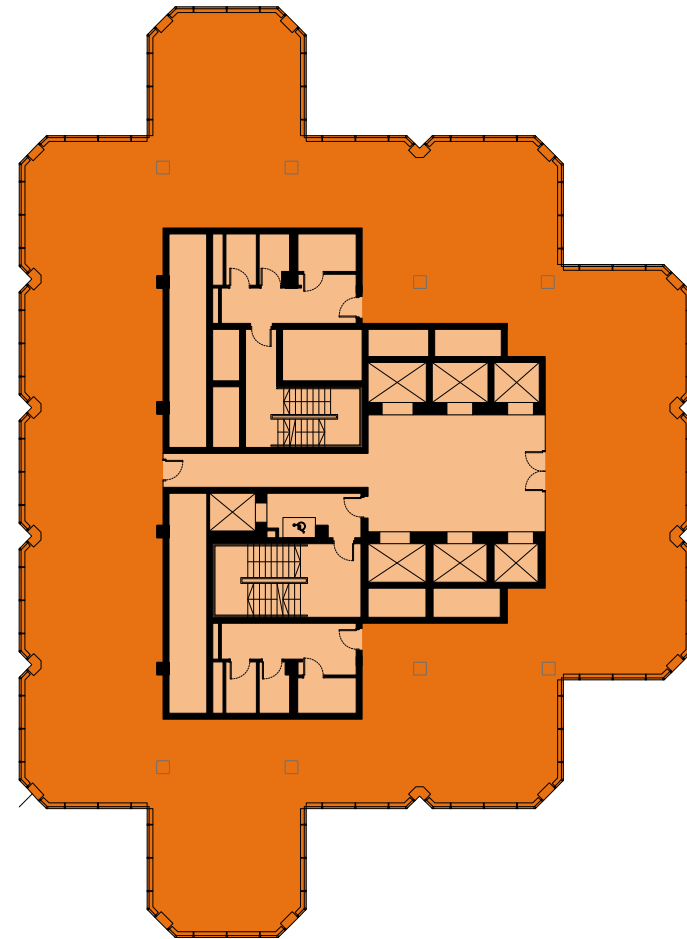
Floor Locator



 Victoria Street

Ashley Place

Victoria Street



Total area
5,576 SQ FT

Carlisle
Place



LOCATION

STANDARDS

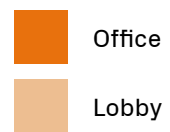
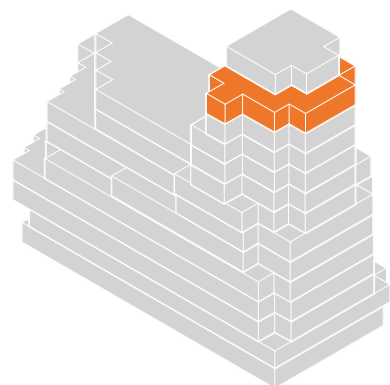
DESIGN


TRACK RECORD

Floor 12

Cathedral
Piazza

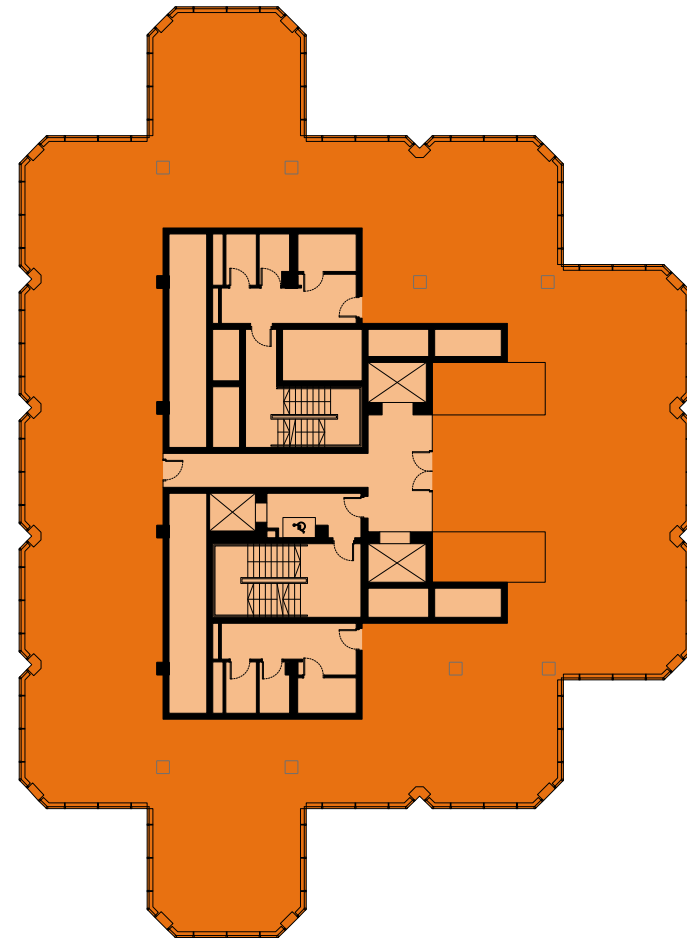
Floor Locator



 Victoria Street

Ashley Place

Victoria Street



Total area
5,834 SQ FT

Carlisle
Place



LOCATION

STANDARDS

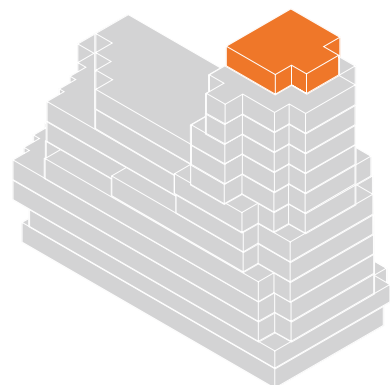
DESIGN




TRACK RECORD


Floor 13

Cathedral
Piazza

Floor Locator

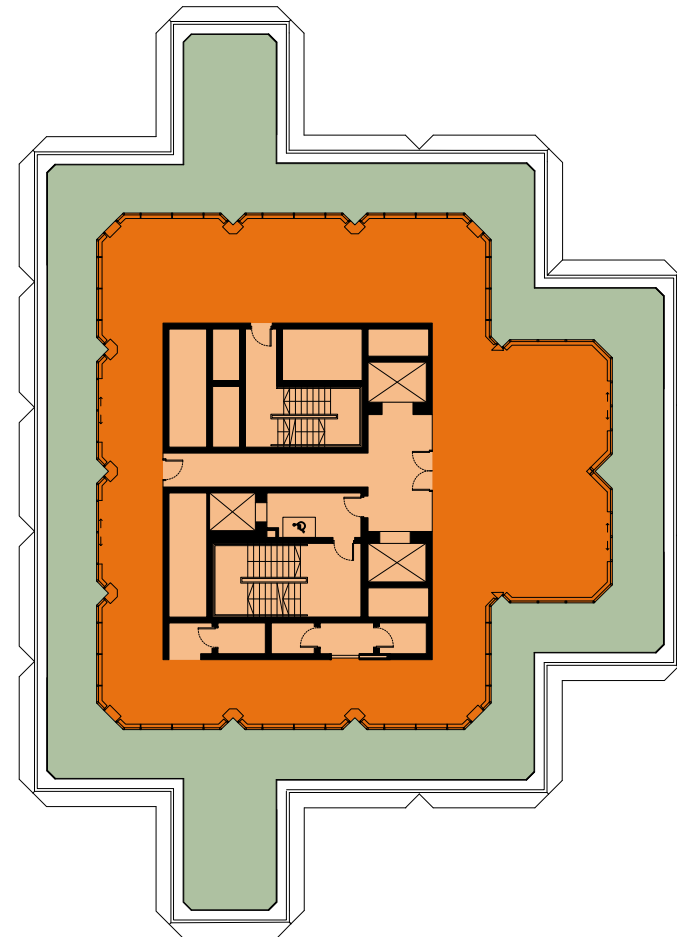


-  Office
-  Lobby
-  Terrace

 Victoria Street

Ashley Place

Victoria Street



Carlisle
Place



Total area

2,443 SQ FT

Terrace area

2,766 SQ FT

LOCATION

STANDARDS

DESIGN

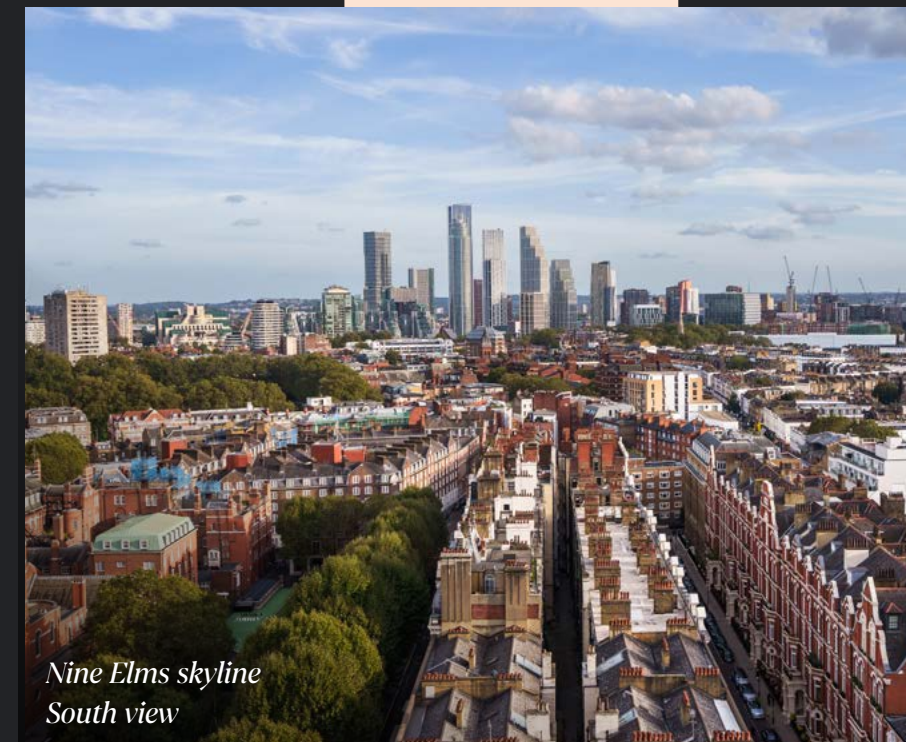
TRACK RECORD



*Battersea Power Station
South-West view*



*Houses of Parliament / the Shard
North-East view*



*Nine Elms skyline
South view*

*London's iconic skyline.
Views taken from the rooftop*



*BT Tower / Victoria Memorial
North view*



*Nine Elms skyline / West London
South-West view*




West view

*London's iconic skyline.
Views taken from the rooftop*



View taken from the rooftop

*Westminster Cathedral
South-East view*

 Victoria Street

LOCATION

STANDARDS

DESIGN

TRACK RECORD

flex
transform
track record
171 works to deliver
innovate
your needs
improve

Motcomb's Reuben Brothers are established investors and developers with a large holding in Central London, and a number of holdings across the country, including in Newcastle, where a significant development scheme is under way.



Bank House

An outstanding new commercial space for Newcastle. Part of the transformational Pilgrim Street development. 750,000 sq ft of new Grade A offices, a new public square, destination food and beverage offer and a new boutique 5 hotel.*



Sackville Street

16,000 sq ft of prime office space, revamped to the highest specifications. Inspired by the arts, literature and high society. Outdoor and indoor spaces reimaged with distinction in a singular central London location.



Cambridge House

Delivering a boutique hotel providing 100 keys, with a spa and private dining. The project involved a complex design of Grade I and II listed buildings, including acoustic isolation and extensive discussions with Historic England and Westminster City Council. To be completed in 2025.



100 Pall Mall

A modern office at a prestigious address, providing 9,267 sq ft of Category A first-floor workspace with a garden courtyard, located opposite St James's Square. An arrival experience transformed through design, plus fantastic green space and amenity access.



Project Team

tp bennett

Architects



Project Manager



Cost Consultant



Planning



LONDON
STRUCTURES
LAB

Structural Engineer



MEP

ALEXANDRA STEED
URBAN

Landscape Architects

LOCATION

STANDARDS

DESIGN

TRACK RECORD

171 works. Make your move.



Guy Bowring
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Mark Fisher
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