



1,892—32,440 SQ FT

Reimagined Art Deco office building. Opposite Victoria Station.

A STATEMENT — WHERE BELGRAVIA MEETS VICTORIA.

Nestled in the heart of London and defined by its striking Art Deco design, this iconic 1930s landmark has been reimagined for the modern era.

Situated directly opposite Victoria Station, it combines timeless elegance with unmatched convenience, offering seamless connectivity to one of London's most prestigious neighbourhoods.

Under the vision of award-winning architects Sonnemann Toon, 60 Buckingham Palace Road is undergoing a bold refurbishment that seeks to blend its celebrated heritage with a striking, forward-thinking design.

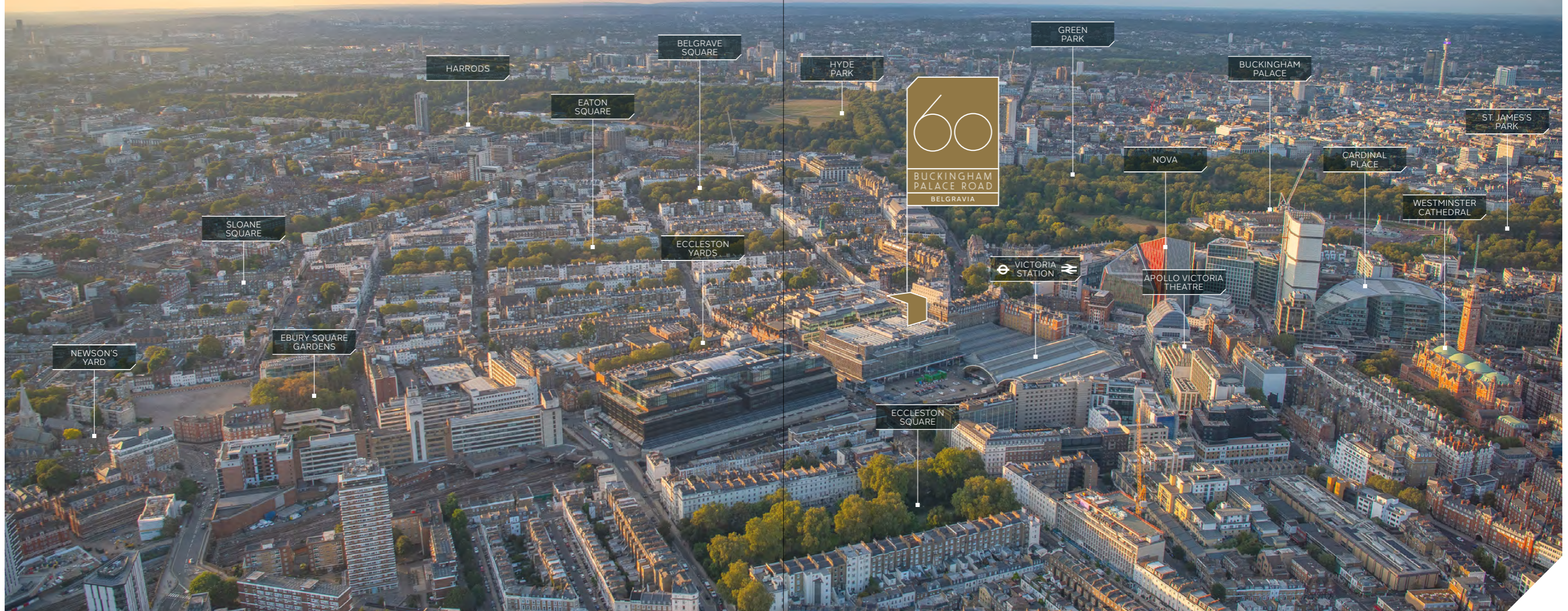
At the heart of the transformation is a double-height entrance framed by bronze panels and bespoke signage, leading to a reimagined reception and an exclusive social lounge designed for collaboration and relaxation.

This is more than just a workspace—this is a powerful statement of success for any visitor walking through its doors.



A BELGRAVIA LANDMARK

LONDON, SW1



HARRODS

BELGRAVE SQUARE

HYDE PARK

GREEN PARK

BUCKINGHAM PALACE

ST. JAMES'S PARK

EATON SQUARE

60
BUCKINGHAM
PALACE ROAD
BELGRAVIA

NOVA

CARDINAL PLACE

WESTMINSTER CATHEDRAL

SLOANE SQUARE

ECCLESTON YARDS

VICTORIA STATION

APOLLO VICTORIA THEATRE

NEWSON'S YARD

EBURY SQUARE GARDENS

ECCLESTON SQUARE

A GRAND ENTRANCE

60 Buckingham Palace Road combines the timeless elegance of British tradition with sleek modernity, redefining what a contemporary workspace can be.

As the ground floor undergoes a bold transformation, the entryway to the building is set to offer a striking reception area and an exclusive informal work and social lounge.

Designed to foster collaboration, connection, and relaxation, this reimagined environment sets a new standard for businesses and staff alike who demand more from their workspace.

At its heart is a double-height reception, bathed in natural light to create an inviting and energising atmosphere upon entry. The seamless blend of bold Art Deco patterns, clean geometric lines, and contemporary finishes breathe a new life into this historic Belgravia landmark.

This is more than just an entrance—it's an experience. A statement of sophistication that leaves an indelible first impression on anyone who enters the building.



60



PRIVATE. SOPHISTICATED.
DISTINCTLY YOURS.

**Enjoy a sophisticated social space
designed for more than just work.**

This private setting offers a quiet, refined space amidst the bustle of the city to host clients, foster team collaboration, or even simply to recharge.

Private, quiet spaces designed for deep focus are seamlessly complemented by collaborative zones that encourage dynamic teamwork and idea-sharing. Whether brainstorming big ideas or refining the details, the environment adapts to every professional need.

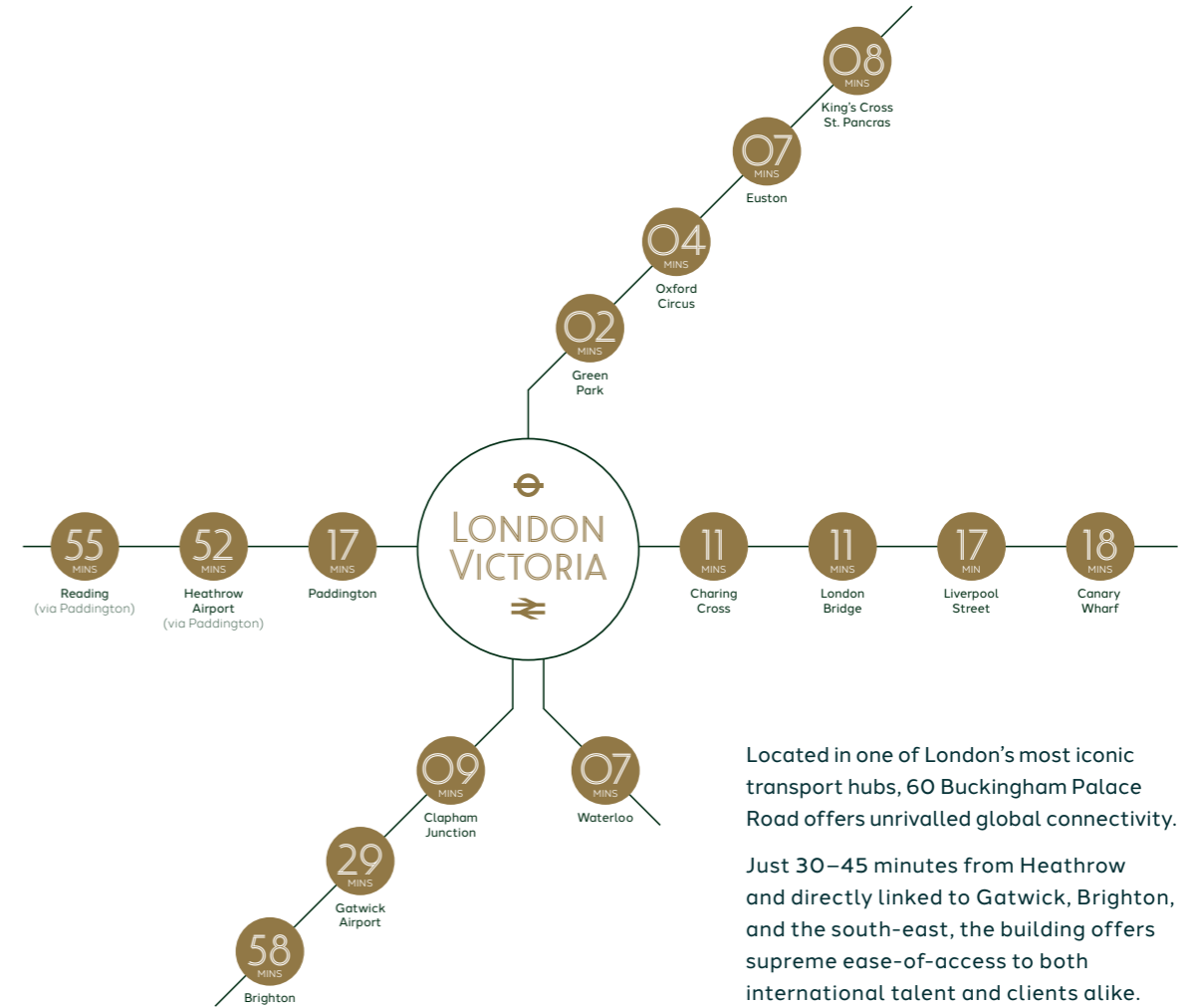
Situated within a vibrant business community of global leaders and ambitious start-ups, this is a workspace that inspires connection and opportunity.



Transport times from TFL

2 MINUTES

TO LONDON'S GATEWAY TO THE WORLD



Located in one of London's most iconic transport hubs, 60 Buckingham Palace Road offers unrivalled global connectivity.

Just 30–45 minutes from Heathrow and directly linked to Gatwick, Brighton, and the south-east, the building offers supreme ease-of-access to both international talent and clients alike.

And thanks to the sprawling network of London's rail, Underground, and taxi services at your doorstep, this one-of-a-kind location offers the ultimate destination for work, meetings, and networking.

DESIGNED
TO IMPRESS



Example 5th floor fit-out. Computer-generated image for illustrative purposes only.

1,892—32,440 SQ FT

Reimagined Art Deco office building. Opposite Victoria Station.



THOUGHTFUL DESIGN IN EVERY CORNER



DESIGN

Reconfigured reception and an exclusive new social lounge



END-OF-TRIP FACILITIES

30 Cycle Racks
5 Showers
30 Lockers



NATURAL LIGHT

On 3 sides for typical upper floors



ACCESS

3 x 10 person passenger lifts



ENVIRONMENT

New VRF Air Conditioning with 10l/sec fresh air



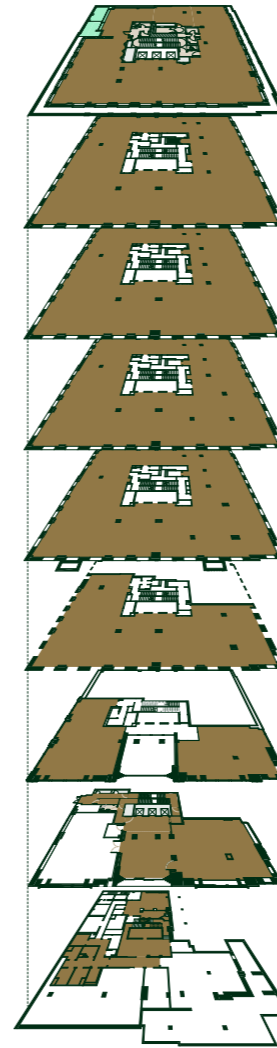
RATING

B (Targeted)
High building efficiency





60
 BUCKINGHAM
 PALACE ROAD
 BELGRAVIA



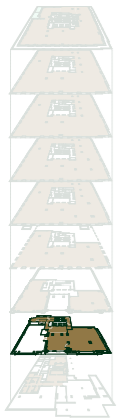
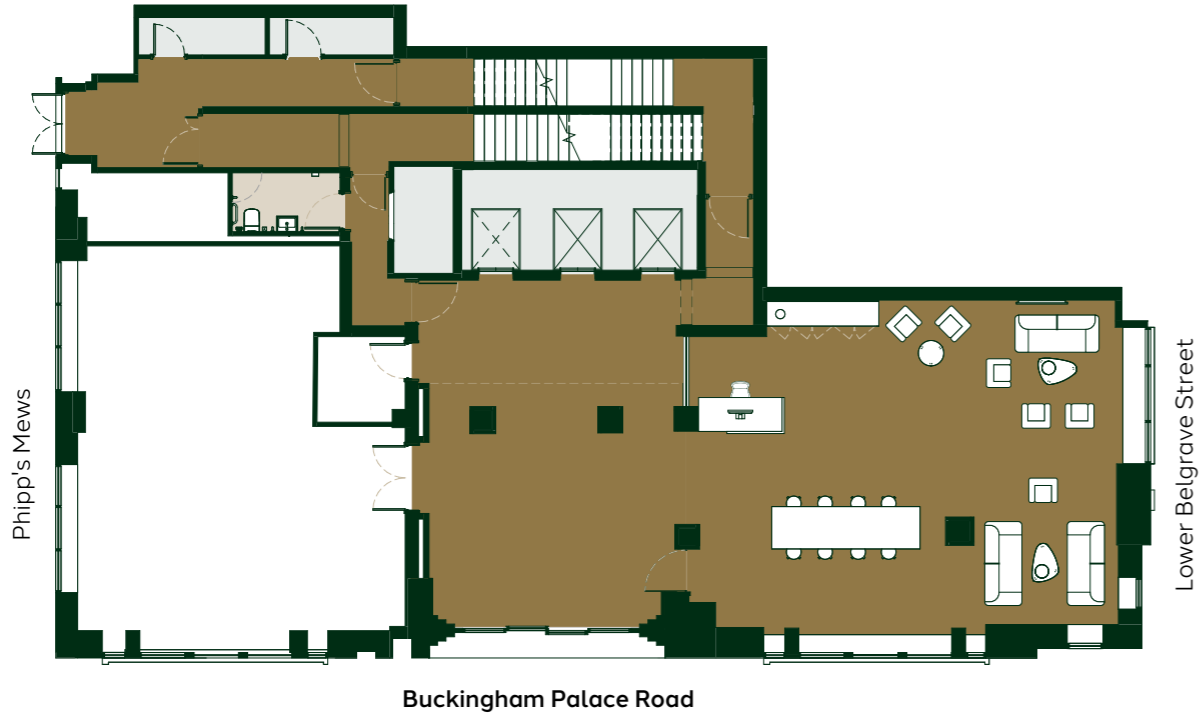
AVAILABILITY

FLOOR	USE	SQ FT	SQ M
7	OFFICE TERRACE	3,789 282	352 26
6	OFFICE	5,503	511
5	OFFICE	5,473	509
4	OFFICE	5,507	512
3	OFFICE	5,522	513
2	OFFICE	3,157	293
1	OFFICE	1,892	176
G	RECEPTION/LOUNGE	1,597	148
B	END-OF-TRIP		



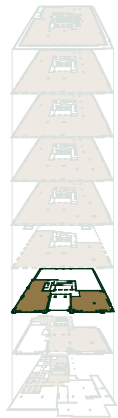
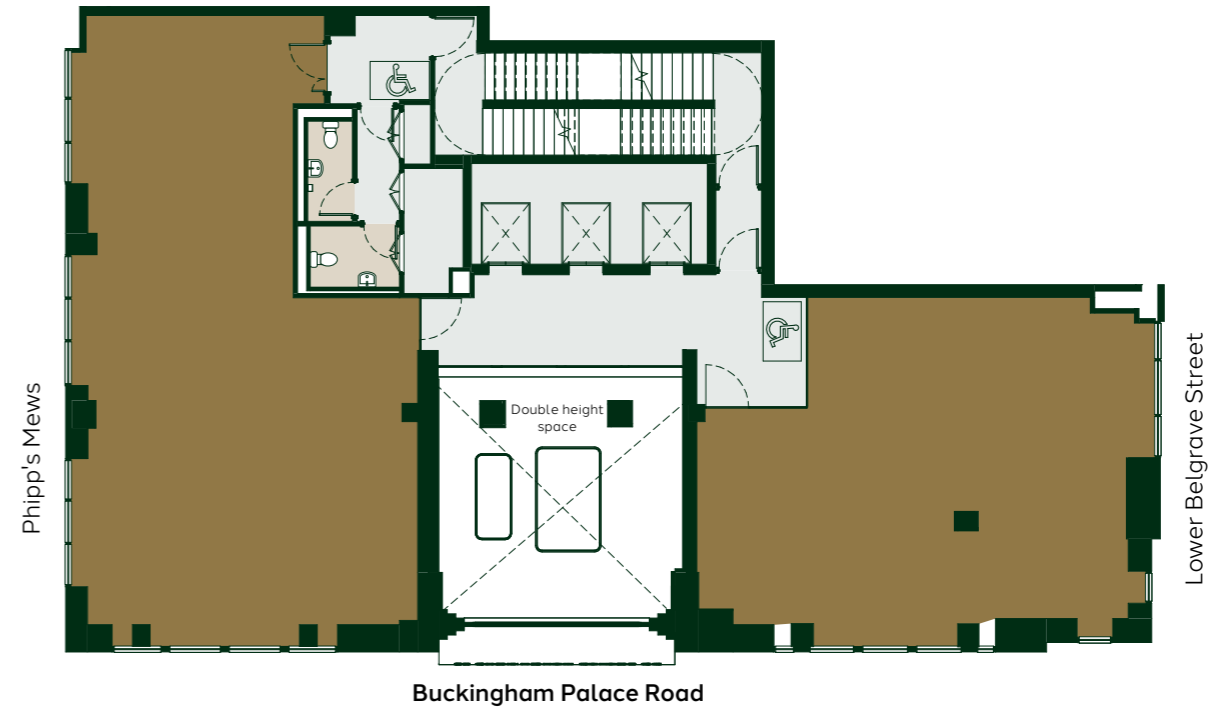
RECEPTION & SOCIAL LOUNGE

1,597 SQ FT | 148.4 SQ M



FIRST FLOOR

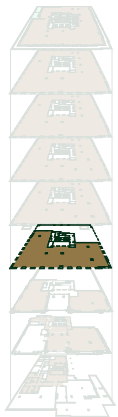
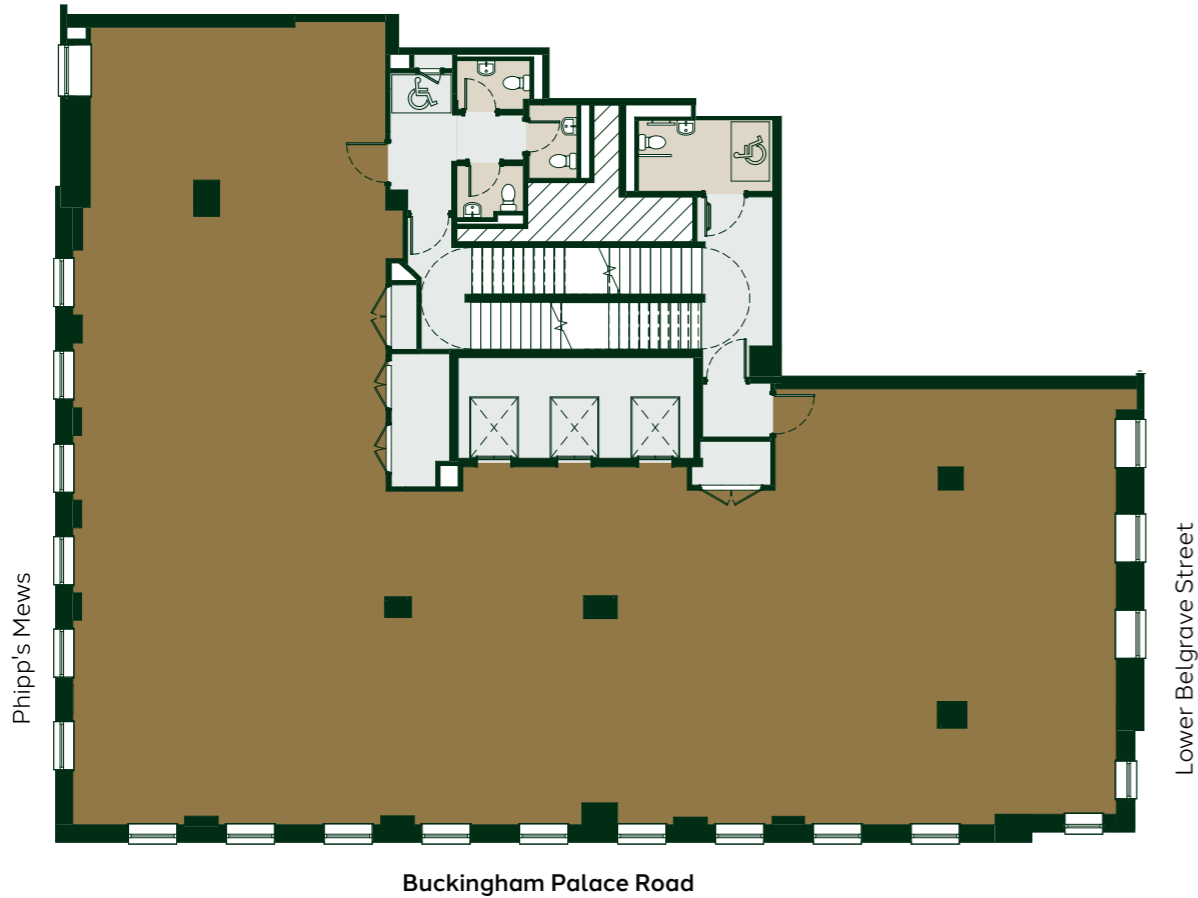
1,892 SQ FT | 175.8 SQ M



2

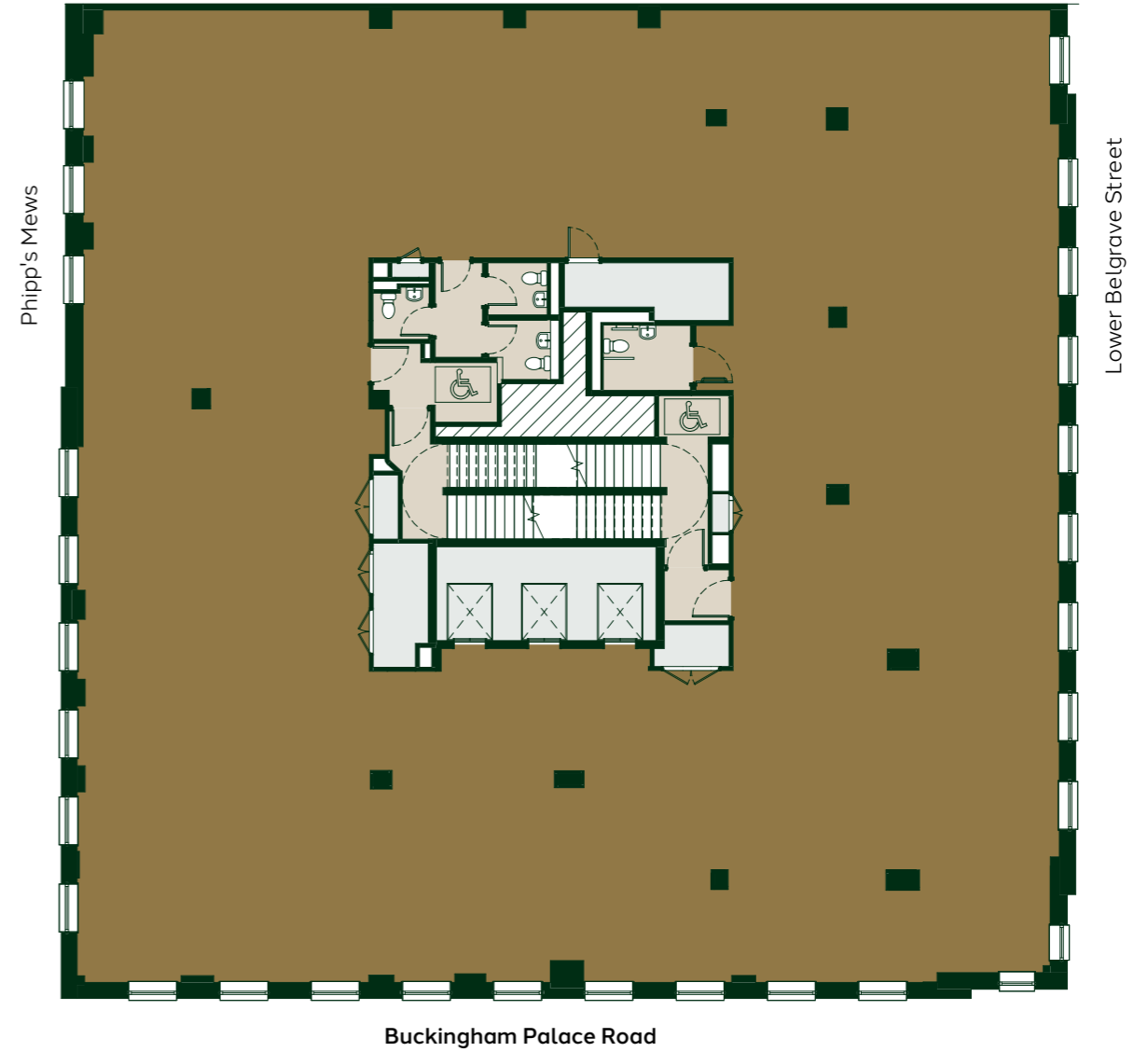
SECOND FLOOR

3,157 SQ FT | 293.3 SQ M

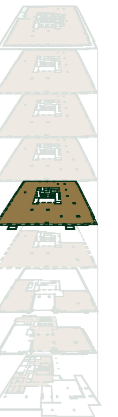


THIRD FLOOR

5,522 SQ FT | 513.0 SQ M



3

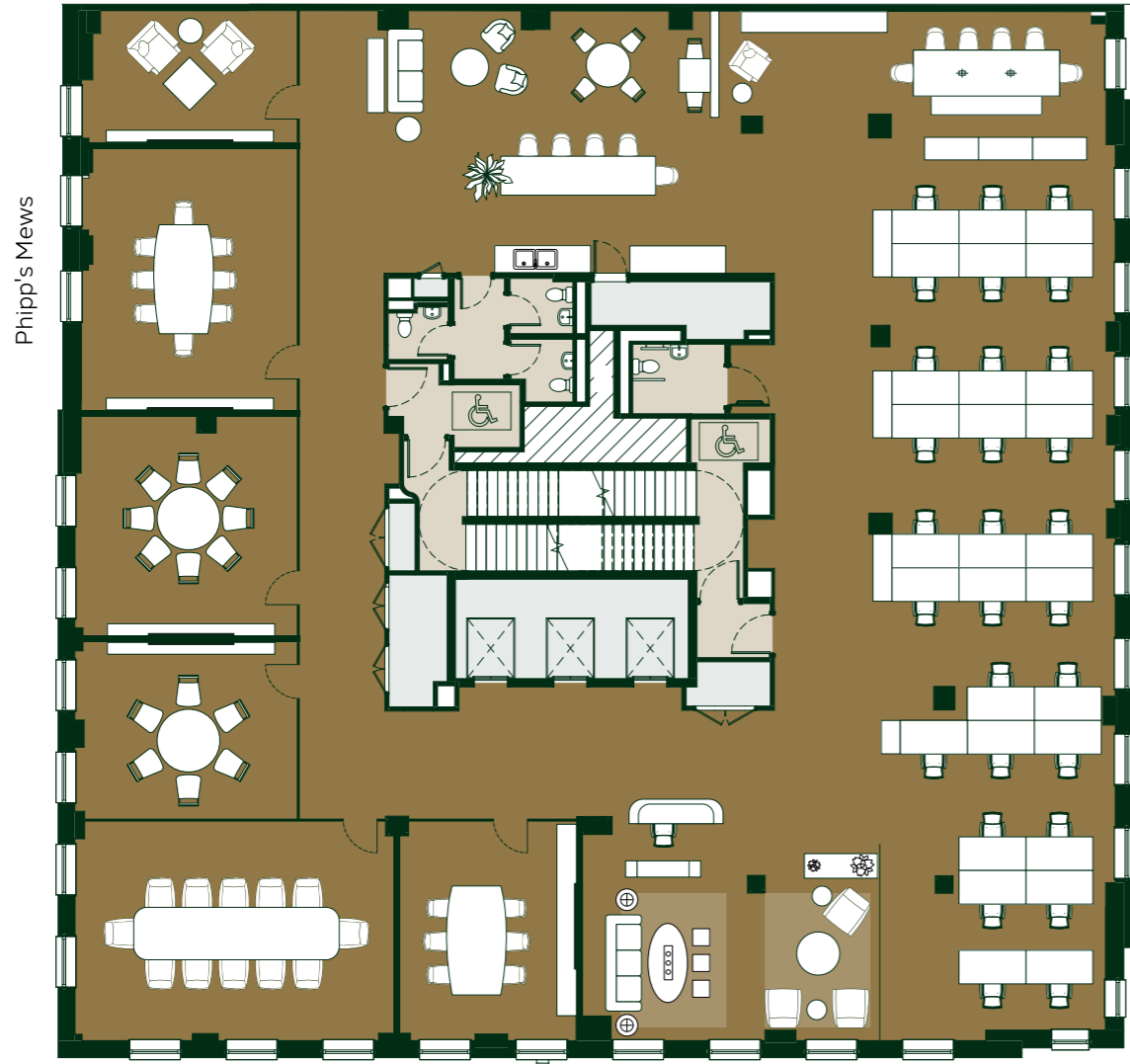


4

FOURTH FLOOR

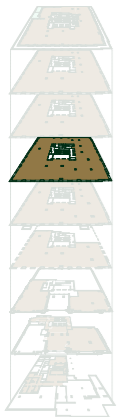
5,507 SQ FT | 511.6 SQ M

Fit-out for illustrative purposes only.



Lower Belgrave Street

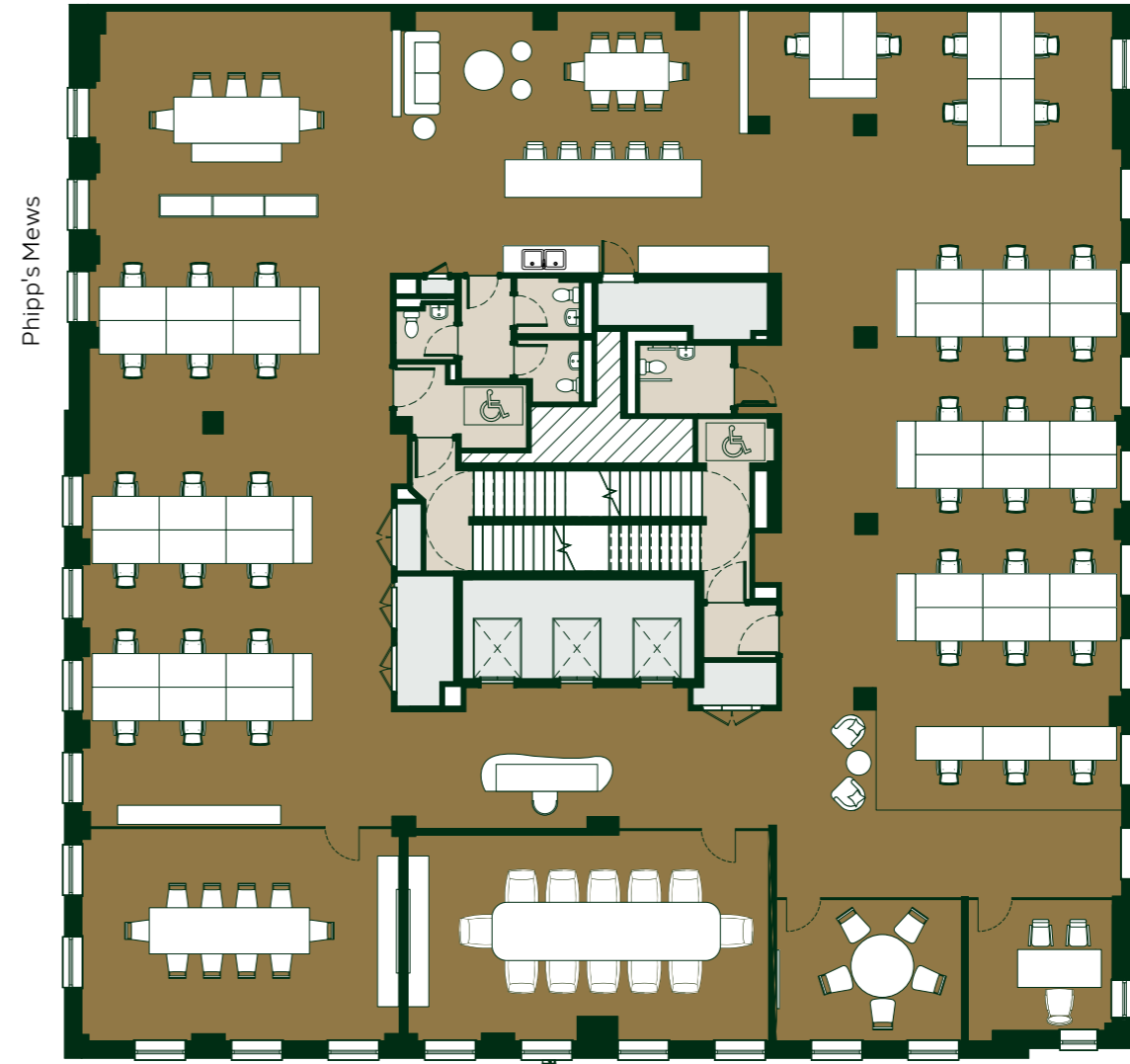
Buckingham Palace Road



FIFTH FLOOR

5,473 SQ FT | 508.5 SQ M

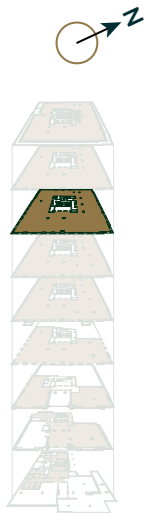
Fit-out for illustrative purposes only.



Lower Belgrave Street

Buckingham Palace Road

5

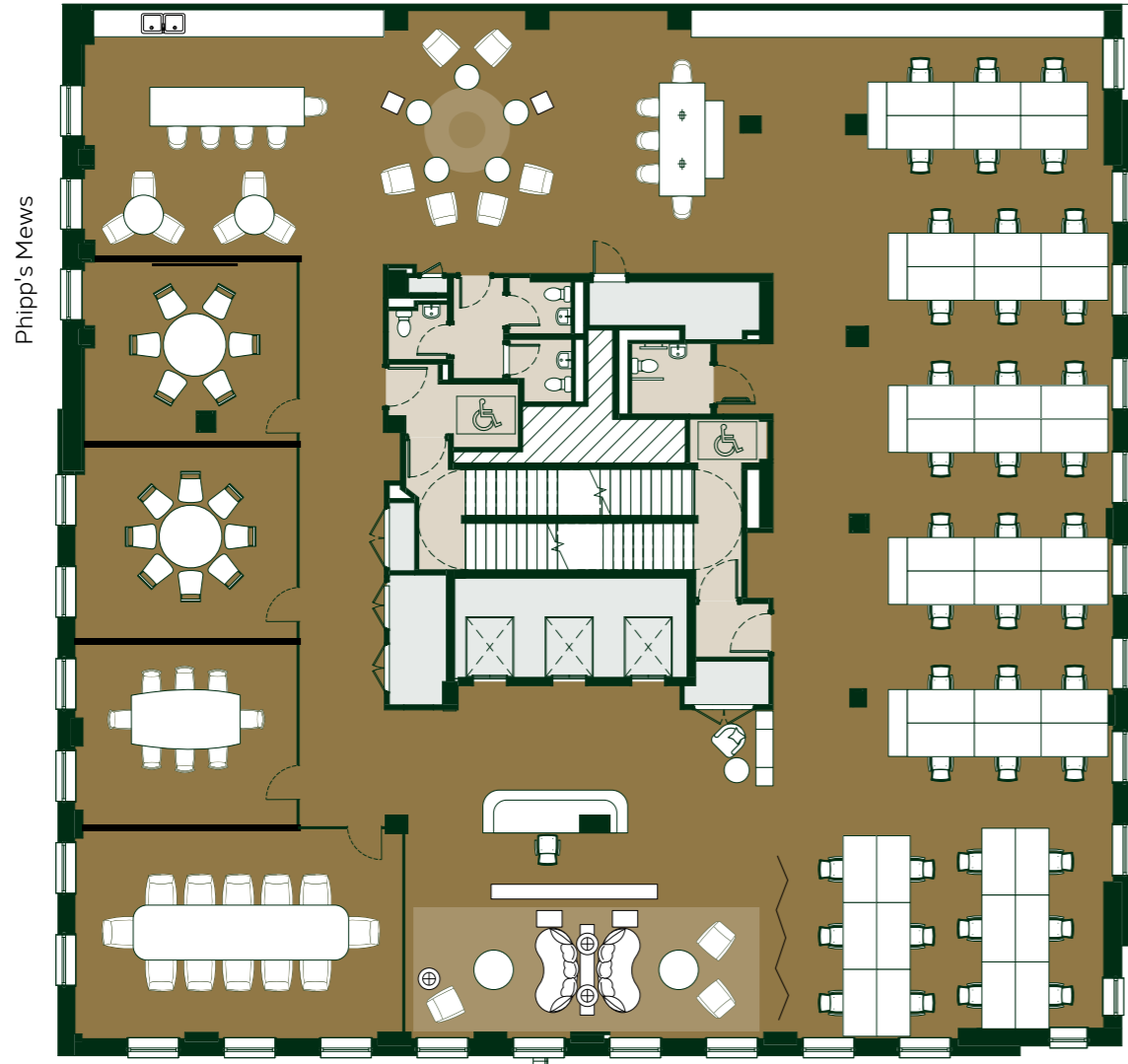


6

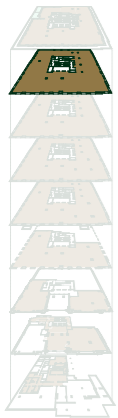
SIXTH FLOOR

5,503 SQ FT | 511.2 SQ M

Fit-out for illustrative purposes only.



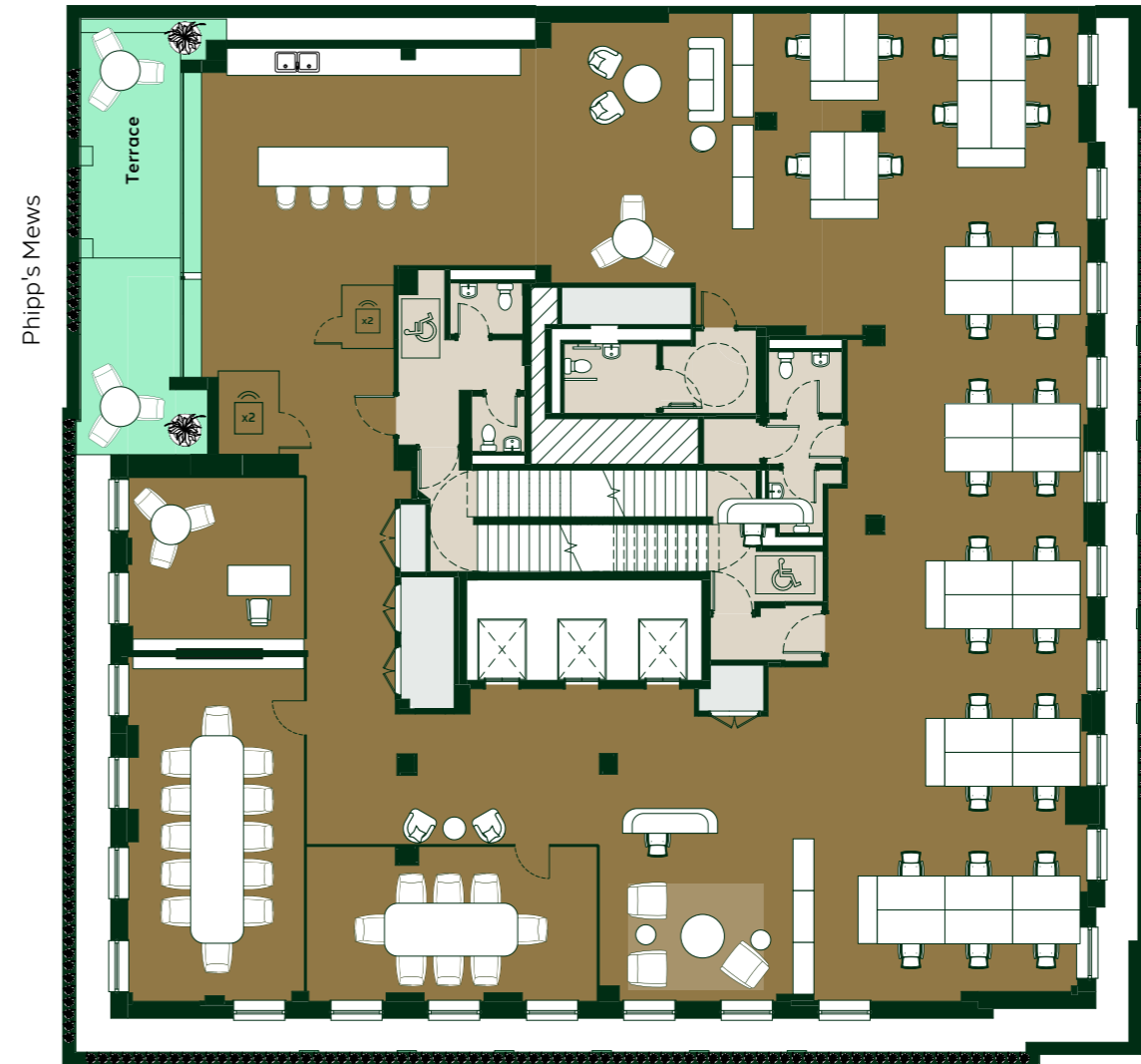
Buckingham Palace Road



SEVENTH FLOOR

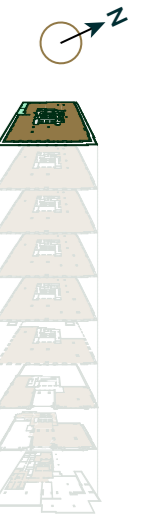
3,789 SQ FT | 352.0 SQ M

Fit-out for illustrative purposes only.



Buckingham Palace Road

7



A THRIVING NEIGHBOURHOOD



SW1

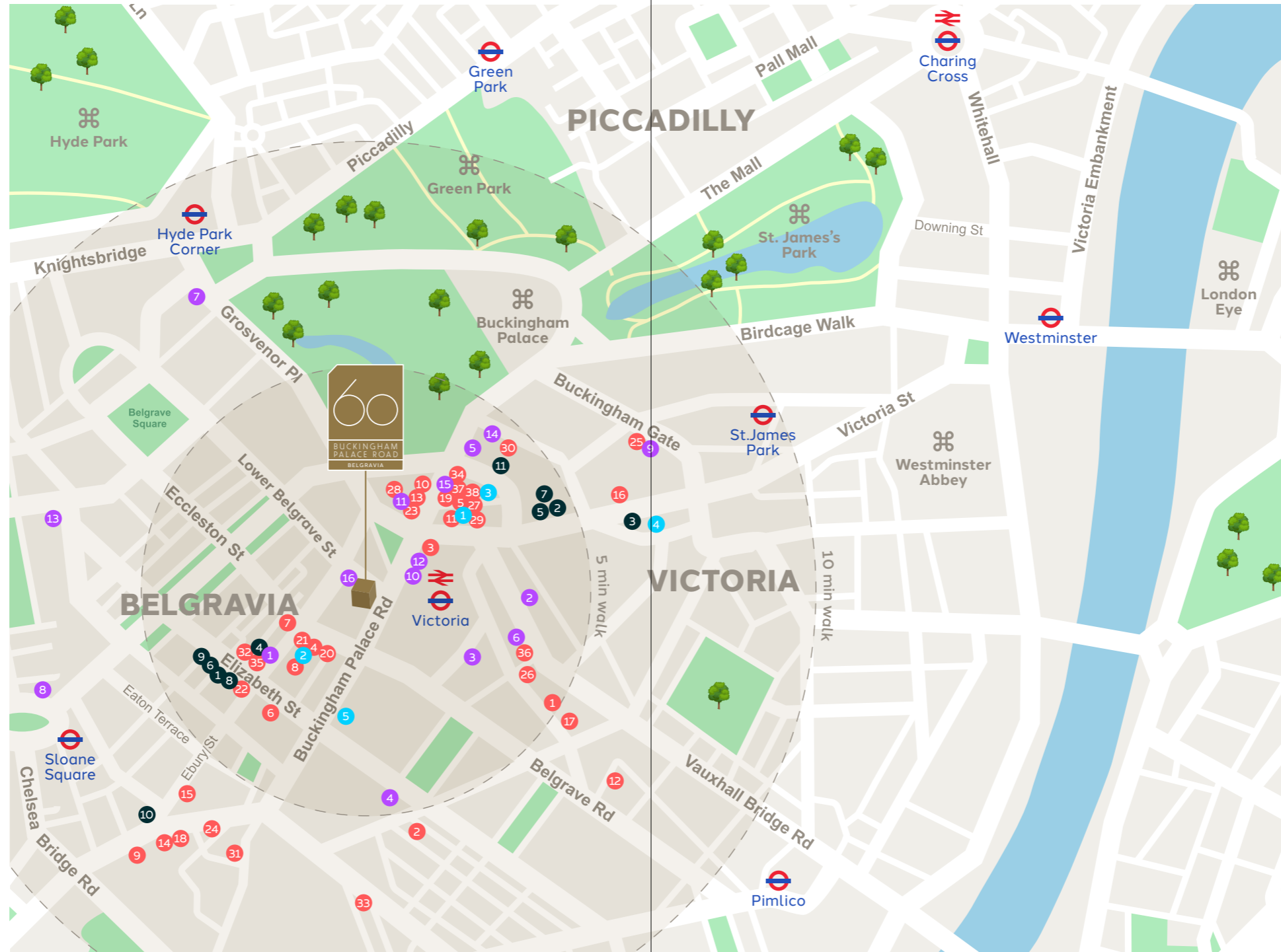
THE ELEGANCE
OF BELGRAVIA.
THE CONVENIENCE
OF VICTORIA.

60 Buckingham Palace Road places your business at the crossroads of Belgravia and Victoria, offering a unique blend of prestige, connectivity, and convenience.

With Victoria Station on your doorstep, your team and clients benefit from seamless connectivity across London and beyond. Step out to Michelin-starred dining, boutique shops, and the vibrant Nova complex—ideal for working lunches or post-meeting drinks.

Extensive investment has revitalised the area into a modern, thriving neighbourhood, just steps from iconic landmarks like Buckingham Palace and St. James's Park. The nearby theatre district, home to the Apollo and Victoria Palace Theatres, adds a cultural touch to the vibrant surroundings.

Enjoy the best that London has to offer, all within walking distance.



- ★ Michelin Star
- Restaurants, Cafés & Bars
- Retailers
- Hotels
- Gyms

**RESTAURANTS,
CAFÉS & BARS**

1. A.Wong ★★
2. Artist Residence Clubhouse
3. Bleecker Burger
4. Boisdale of Belgravia
5. Casa do Frango
6. Chestnut Bakery
7. Chucs
8. Eccleston Yards
 - a. Atis
 - b. Biscuiteers Belgravia
 - c. Cornus ★
 - d. Morena Belgravia
 - e. The Jones Family Kitchen
 - f. Wild by Tart
9. Enoteca Turi
10. Gails
11. Greenwood
12. Grumbles
13. Hummingbird Bakery
14. Hunan
15. La Poule au Pot
16. Lane7
17. Lorne
18. Newson's Yard
19. Nova Food
20. Ole & Steen
21. Olivo
22. Peggy Porschen Cakes
23. Pizza Pilgrims
24. Prince Arthur
25. Quilon ★
26. Rosa's Thai Cafe
27. Sticks 'n' Sushi
28. The Goring Dining Room ★
29. The Palm House
30. The Phoenix
31. The Rising Sun
32. The Thomas Cubitt
33. The White Ferry House
34. Timmy Green
35. Tomtom Coffee House
36. Tozi
37. Vagabond
38. Wagamama

RETAILERS

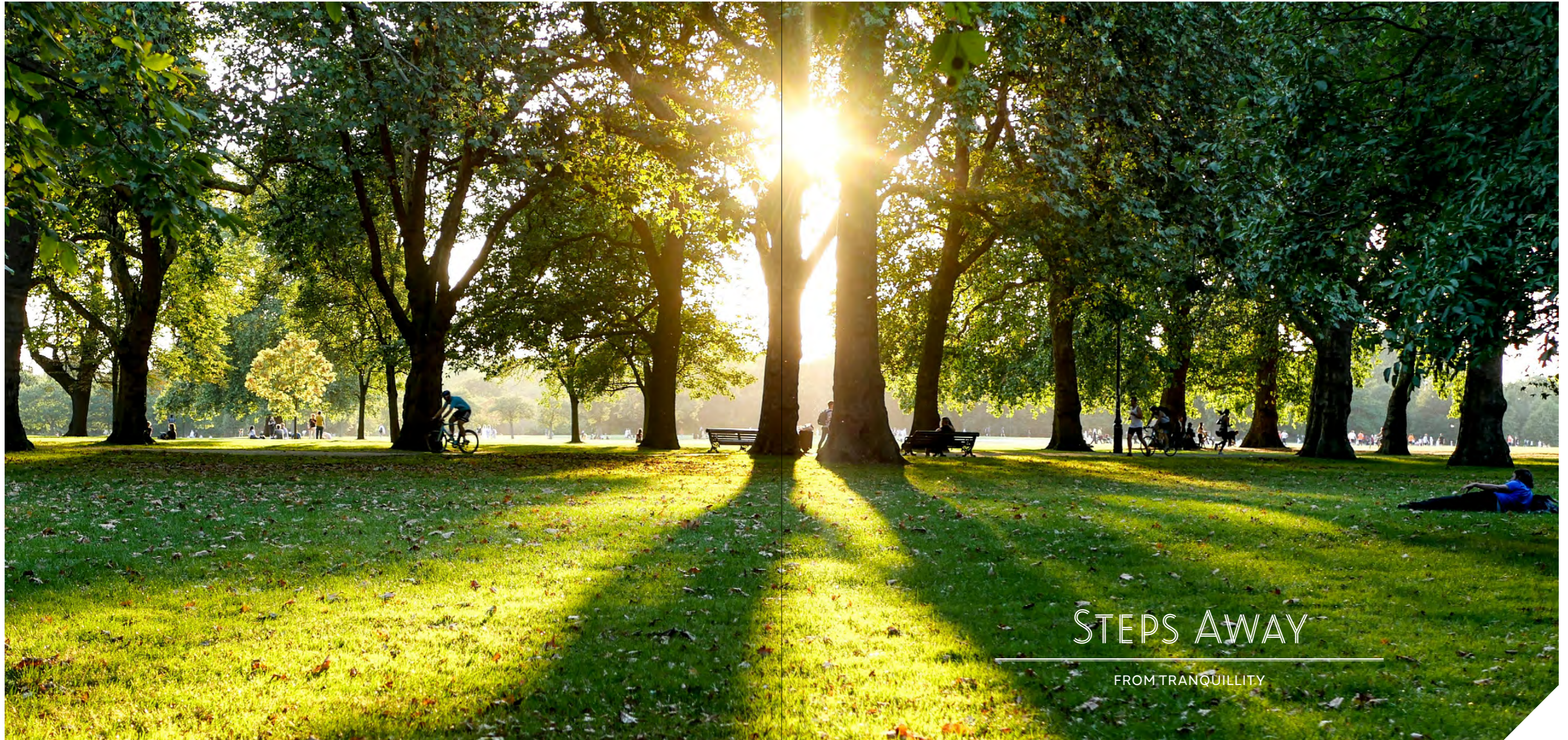
1. Cubbits
2. Holland & Barrett
3. Hotel Chocolat
4. Jo Loves
5. L'Occitane
6. Les Senteurs
7. Marks & Spencer
8. Peggy Porschen
9. Philip Treacy
10. The Daylesford Shop
11. Waitrose

HOTELS

1. Astors Belgravia
2. Citizen M
3. Doubletree by Hilton
4. Eccleston Square Hotel
5. Hotel 41
6. Park Plaza Victoria
7. Peninsula Hotel
8. Sloane Square Hotel
9. St James's Court Hotel
10. The Clermont London
11. The Goring Hotel
12. The Grosvenor Hotel
13. The Hari
14. The Resident Victoria
15. The Rubens at the Palace
16. The Z Hotel Victoria

GYMS

1. 1Rebel
2. Barry's
3. City Athletic
4. Gymbox
5. JAB Boxing Club



STEPS AWAY

FROM TRANQUILLITY

CHARM IN EVERY STREET

LONDON SW1



Eccleston Yards
21 Eccleston Pl, London SW1W 9NF



Boisdale of Belgravia
15 Eccleston St, London SW1W 9LX



Elizabeth Street
Belgravia, London SW1W



Newson's Yard
57 Pimlico Rd, London SW1W 8NE



La Poule Au Pot
231 Ebury St, London SW1W 8UT



Motcomb St
Belgravia, London SW1W

LONDON SW1



Ole & Steen
31 Eccleston Pl, London SW1W 9NF



Tomtom Coffee House
114 Ebury St, London SW1W 9QD



Ebury Street
Belgravia, London SW1W



Pimlico Rd
Belgravia, London SW1W



The Goring Hotel
15 Beeston Pl, London SW1W 0JW



60bpr.com

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VIEWINGS: strictly through the joint letting agents.
TERMS: upon application.

Misrepresentations Act 1967 – whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. December 2025.