

THE
**PALACE
GATE**

LONDON SW1

4-5 BUCKINGHAM GATE
LONDON SW1

A DESTINATION WORKPLACE

Discover an incredibly rare and uniquely impressive office building on Buckingham Gate, opposite Buckingham Palace, in the heart of St James's Park and moments away from Victoria Station – offering a one-of-a-kind opportunity to position yourself in one of London's most prestigious and exciting areas.



ONE-OF-A-KIND OPPORTUNITY

The Palace Gate's 20,850 sq ft of premium workspace
matches its exclusive location, spread over five floors.



AN EXPERIENCE ON ARRIVAL

Our elegant reception area features expansive ceiling heights, period features celebrating the buildings heritage, timber floors and a bespoke oak and brass reception desk.



END-OF-JOURNEY AMENITIES

The end-of-journey facilities have been designed with the comfort of future occupiers front of mind. The building boasts luxurious changing rooms with lockers, large showers, ironing stations, a fresh towel shelf and a drying room. There is also a dedicated cycle storage area.





A CLASS OF IT'S OWN

With five floors of offices and a dedicated amenity space for bookable meetings or functions, every base is covered by this destination workplace.



SPECIFICATION

Built in the mid-19th century, The Palace Gate’s listed stucco façade wraps around a truly modern workspace, with an energy-efficient design that makes lighting, servicing and the buildings operation as efficient as possible.

All floors are serviced by two eight-occupant passenger lifts, making it easy to get around the building and access the 50-space cycle parking, changing areas, and fully furnished ground floor amenity space with its own kitchenette.

KEY FEATURES

OCCUPANCY

Occupancy density	1 person per 8 sq m
Means of escape	1 person per 8 sq m
Office WC provision	1 sq m per 8 occupants
Cycle provision	1 cycle per 8 staff
Shower provision	1 shower per 10 cycle stands
Locker provision	1 locker per 8 staff

EXPANSIVE CEILING HEIGHTS

Fourth floor	Up to 2.8m
Third floor	Up to 2.7m
Second floor	Up to 2.8m
First floor	Up to 3.5m
Ground floor	Up to 3.7m
Lower Ground Floor	Up to 2.7m



Modern office spaces behind a Grade II Listed façade



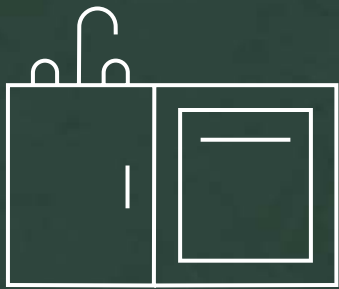
Expansive ceiling heights



VRF Air Conditioning



Energy-efficient LED lighting



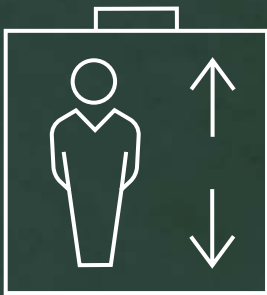
Ground floor amenity space with bookable meeting room and kitchenette



Cycle parking for 50 bicycles



7 Male & Female showers, with 50 lockers



Two 8-person lifts servicing all floors



SUSTAINABILITY AND WELLBEING



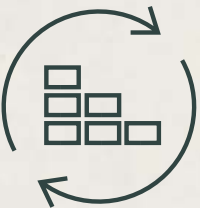
Reduced carbon emissions
By retaining the existing structure



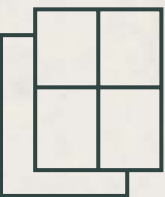
The London Plan
The cycle store and amenities have been designed to the statutory spatial development plan for London



Mindful use of materials
Avoiding unnecessary waste



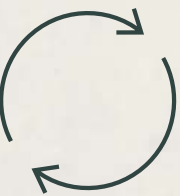
Low impact materials
Cradle to Cradle Certified materials such as the carpets, using yarn from abandoned fishing nets and industrial scraps



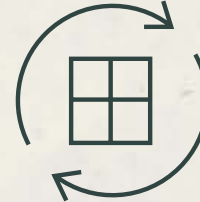
Improved fenestration
Secondary glazing installed to reduce energy demands and improve acoustics



End-of-trip facilities
Including high quality changing rooms and cycle storage



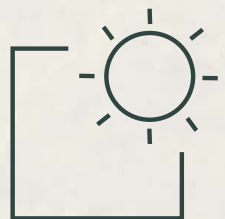
Circular economy
Materials stripped out during the construction phase to be reused for other projects



Reclaimed building materials
Where possible existing windows and doors have been retained and refurbished to prevent unnecessary waste



Intelligent lighting design
Task-appropriate illumination levels have been considered to improve energy, mood and productivity



Improved daylight
Where possible, additional glass openings have been introduced to allow more daylight into the office space



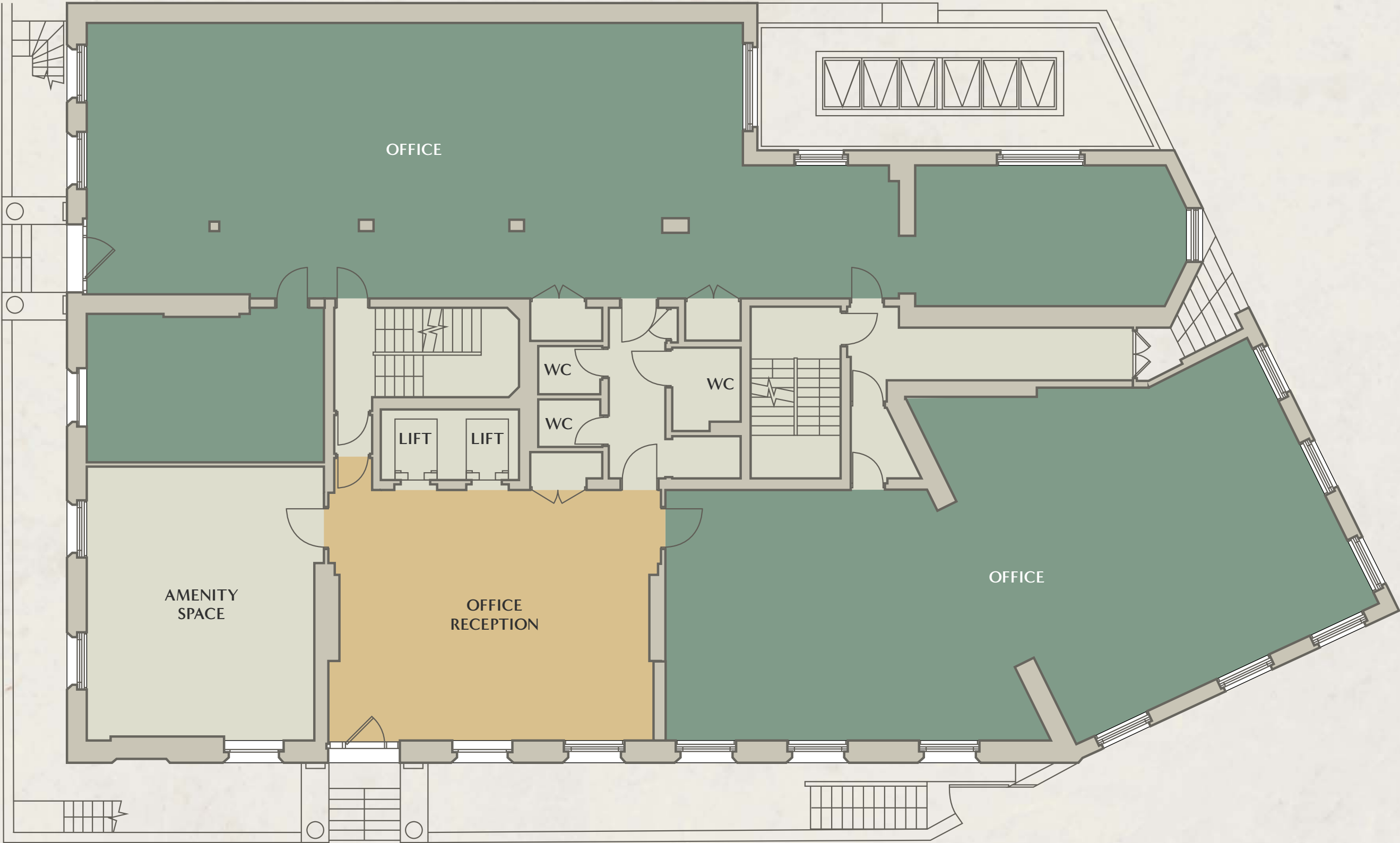
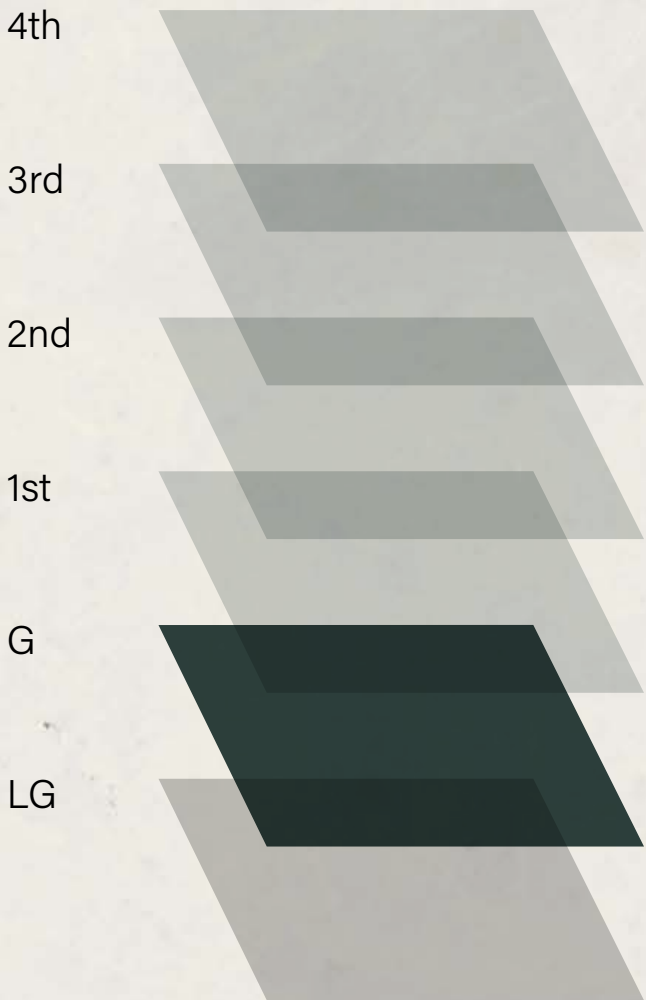
ACCOMMODATION SCHEDULE

FLOOR	SQ FT	SQ M
FOURTH	3,165	294
THIRD	3,541	329
SECOND	4,661	433
FIRST	4,919	457
GROUND		
OFFICE SPACE	3,604	335
AMENITY SPACE	445	41
RECEPTION AREA	606	56
LOWER GROUND	517	48
TOTAL	21,452	1,993



GROUND FLOOR

- OFFICE SPACE
- SHARED AMENITY SPACE
- OFFICE RECEPTION



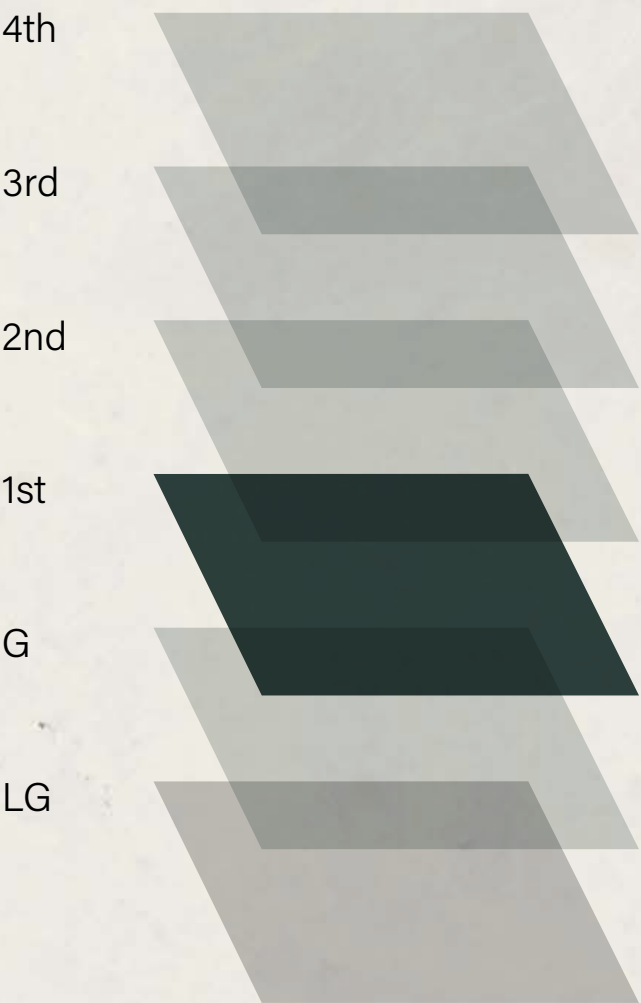
OFFICE SPACE	4,047 sq ft / 376 sq m
RECEPTION	603 sq ft / 56 sq m



FIRST FLOOR

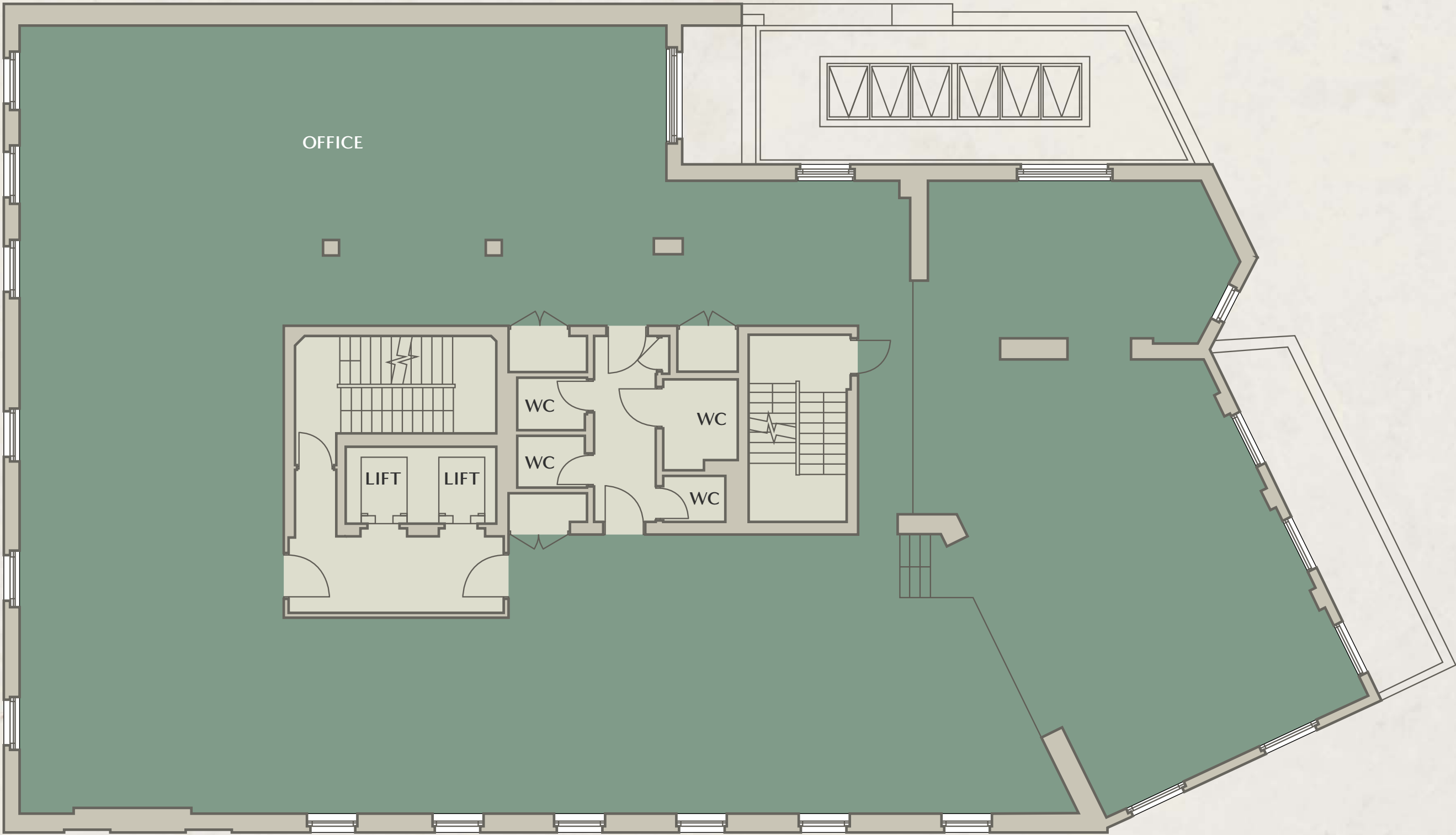
OFFICE SPACE

OFFICE SPACE 4,919 sq ft / 457 sq m

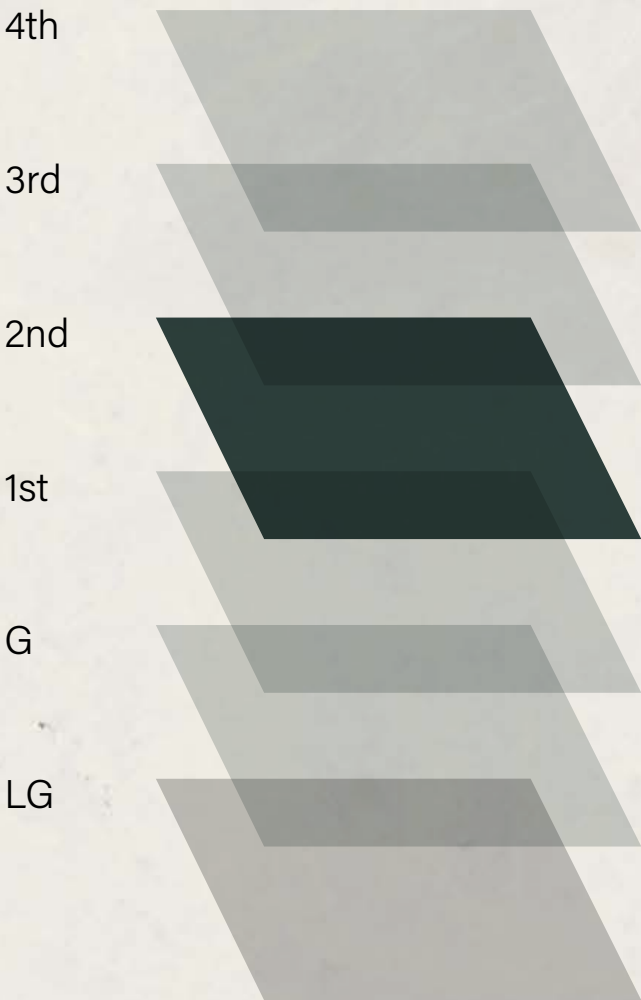


SECOND FLOOR

OFFICE SPACE

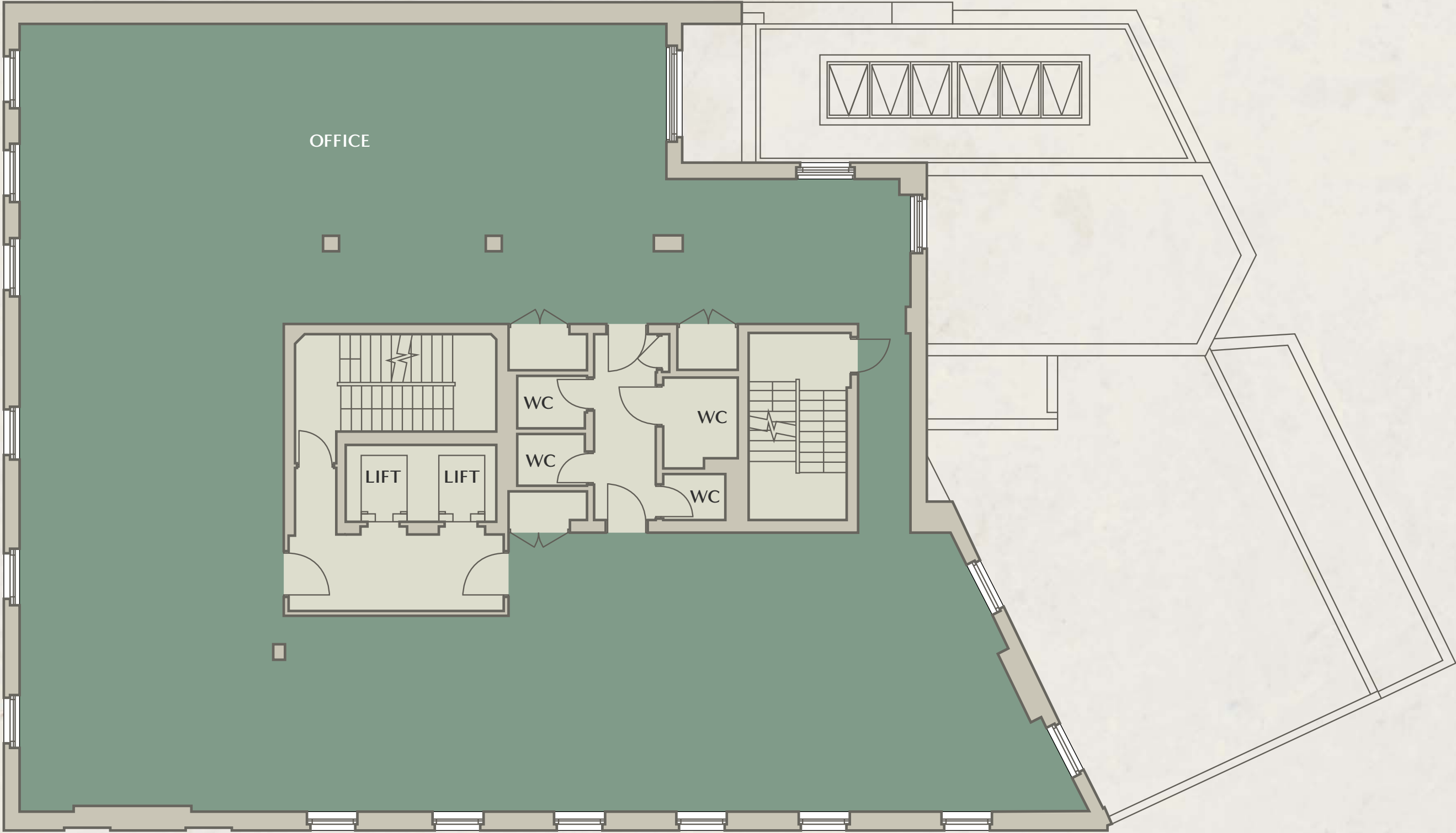


OFFICE SPACE 4,661 sq ft / 433 sq m

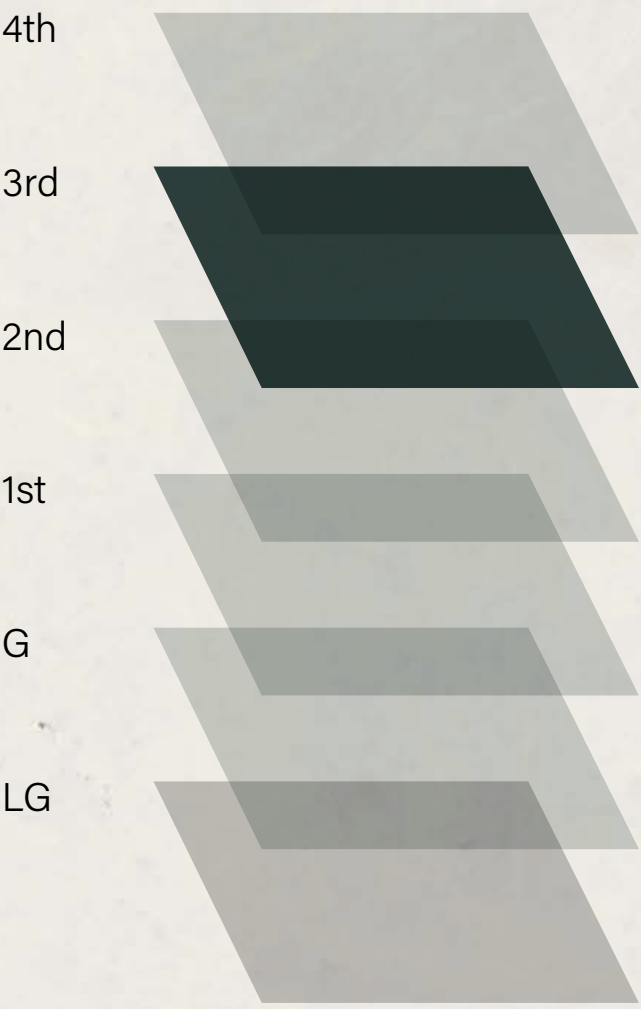


THIRD FLOOR

OFFICE SPACE

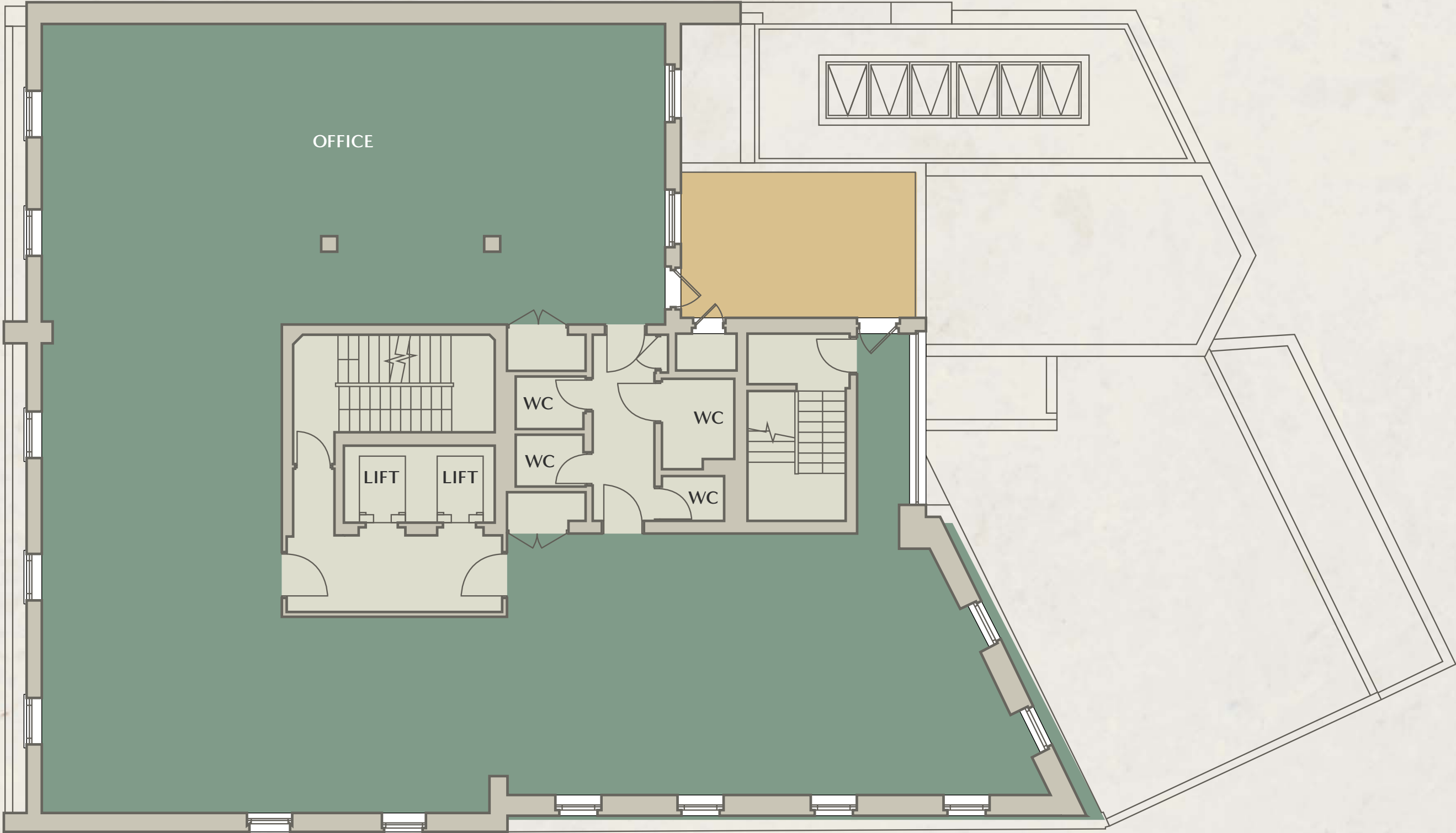


OFFICE SPACE 3,541 sq ft / 329 sq m

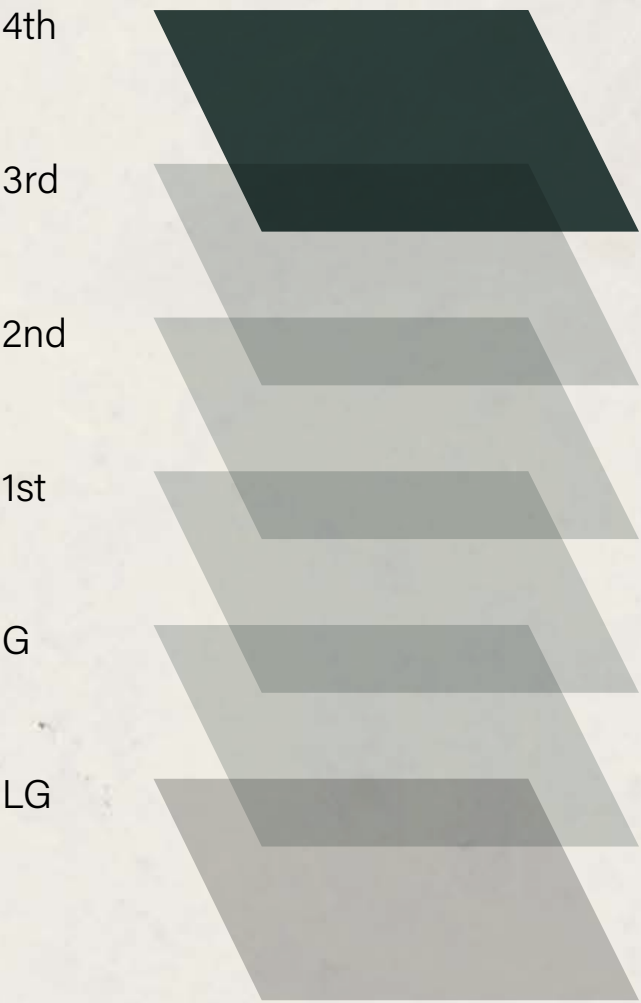


FOURTH FLOOR

OFFICE SPACE

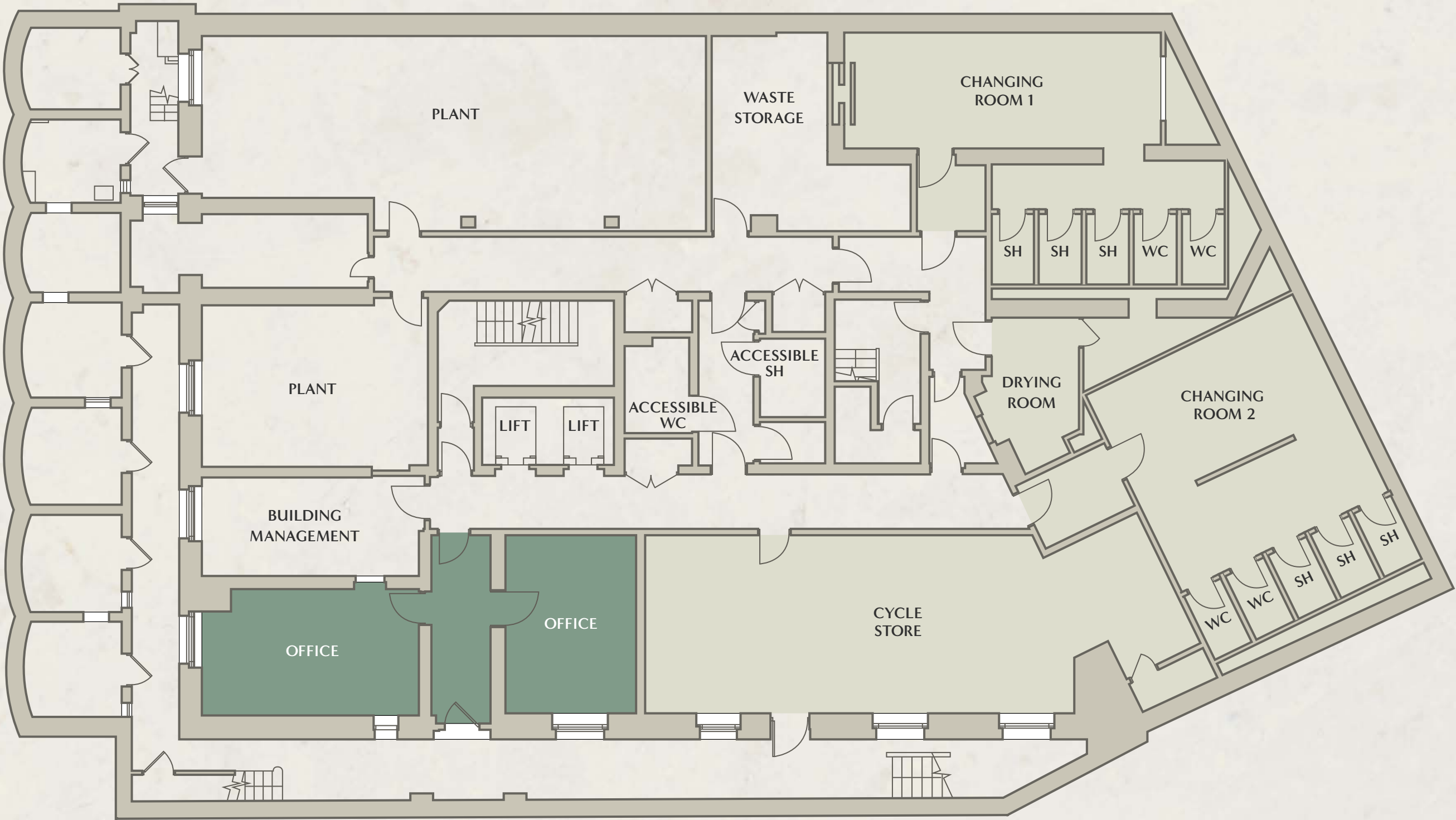


OFFICE SPACE 3,165 sq ft / 294 sq m



LOWER GROUND FLOOR

- OFFICE SPACE
- SHARED AMENITY SPACE



OFFICE SPACE 517 sq ft / 48sq m



ST JAMES'S PARK

St James's Park is more than just one of London's most iconic and exclusive neighbourhoods. It's also a hive of activity, with cafes, restaurants, bars, and shops around every corner that mean there's always something new to eat, drink, and do.



LOCAL AREA

THINGS TO DO

- 1 Rebel
- 2 Apollo Victoria Theatre
- 3 Barry's
- 4 Cadogan Hall
- 5 Cave
- 6 Curzon Cinema
- 7 Gymbox

EAT & DRINK

- 1 Mango Tree
- 2 The Ivy Victoria
- 3 Muse by Tom Aikins
- 4 Cinnamon Club
- 5 2 Amici
- 6 About Thyme
- 7 Blecker Burger
- 8 Boisdale of Belgravia
- 9 Cambridge Street Kitchen
- 10 Enoteca Turi
- 11 The Gallery

ST JAMES'S

- 1 Avenue
- 2 The American Bar
- 3 Bardo
- 4 Chutney Mary
- 5 Davys at St James's
- 6 Quaglinos

- 8 H2 Club
- 9 Purple Dragon
- 10 Saatchi Gallery
- 11 Tate Britain
- 12 Victoria Palace Theatre
- 13 Burton Court

MAYFAIR

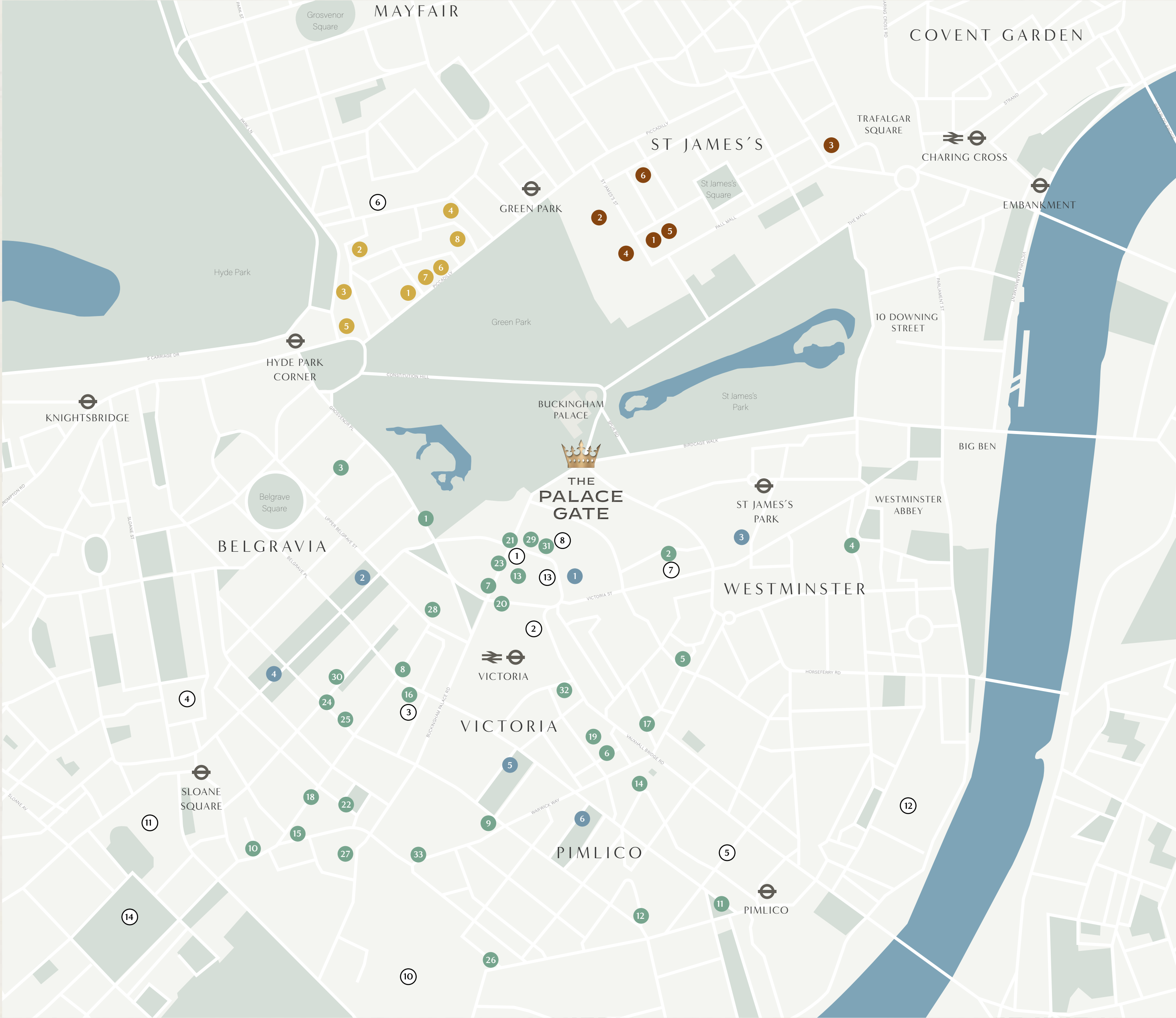
- 1 COYA
- 2 Galvin at Windows
- 3 6 Hamilton Place
- 4 Kitty Fishers
- 5 Number One Park Lane
- 6 Smith & Whistle

RELAX

- 1 Cardinal Place Roof Garden
- 2 Eaton Square Gardens
- 3 Christchurch Gardens
- 4 Eaton Square
- 5 Ecclestone Square Park
- 6 Warwick Square

- 23 Ole & Steen
- 24 Olivocarne
- 25 Peggy Porschen Cakes
- 26 Pimlico Spice
- 27 The Rising Sun
- 28 Santini
- 29 Sticks 'n' Sushi
- 30 The Thomas Cubitt
- 31 Timmy Green
- 32 Tozi
- 33 The White Ferry House

- 7 The View at The Athenaeum
- 8 The White Horse



LOCAL OCCUPIERS

FINANCE

- American Express
- ClueCrest Capital Management
- Experian
- First Reserve
- Jupiter Asset Management
- QRT
- Millenium Capital
- Primary Bid

MEDIA & TECH

- AT&T
- Channel 4
- Epic Games
- Google
- Telegraph Media Group

CORP. & CHARITY

- Bill & Melinda Gates Foundation
- Boeing UK
- DC World
- L.E.K. Consulting

FASHION & DESIGN

- Burberry
- Chanel
- Dolce&Gabanna
- Harrods
- John Lewis
- Prada
- Sweaty Betty
- Tom Ford

ENERGY

- EDFT
- E.ON
- Ophir Energy
- World Fuel Services





CONNECTIONS

The Palace Gate's prime location also puts it within easy reach of four different Underground stations, making commutes and journeys around the capital quick, easy, and effortless.

WALKING TIMES

7^{MIN WALK}
VICTORIA  


7^{MIN WALK}
ST JAMES' PARK 


15^{MIN WALK}
GREEN PARK 


16^{MIN WALK}
HYDE PARK CORNER 


JOURNEY TIMES

7^{MINS (FROM VICTORIA STATION)}
EUSTON  


8^{MINS (FROM VICTORIA STATION)}
KING'S CROSS
ST. PANCRAS  


44^{MINS (VIA SOUTHERN RAIL)}
GATWICK AIRPORT 

57^{MINS (VIA PICCADILLY LINE)}
HEATHROW AIRPORT 

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