

NORTHUMBERLAND AVENUE



TRAFALGAR SQUARE | WC2

The Building

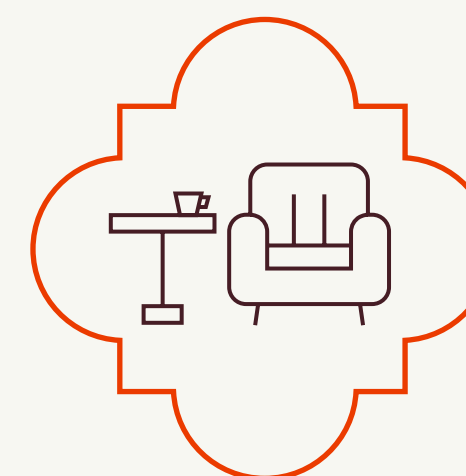
PRESTIGIOUS TRAFALGAR SQUARE OPPORTUNITY

No.1 Northumberland Avenue is being extensively refurbished to provide 42,000 sq ft of Grade A office space.

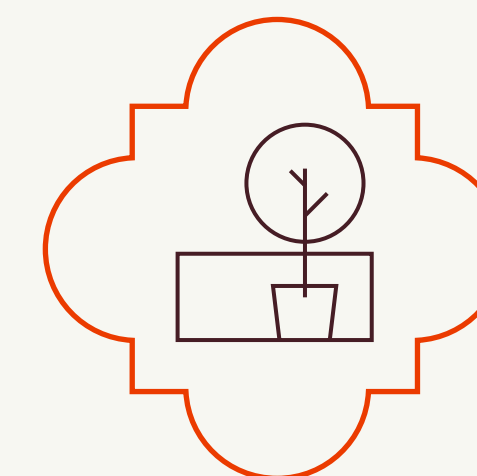
Offering an excellent Headquarters Opportunity, the building is available as or on a floor by floor basis from 2,800 sq ft – available from early 2026.



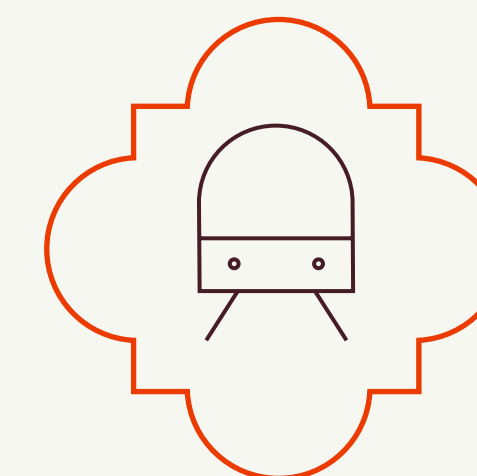
Prestigious entrance overlooking Trafalgar Square, Whitehall and Northumberland Avenue



Occupiers can make the space their own, whether across the entire building or individual floors



Outdoor terraces on upper floors and courtyard spaces on lower floors



Transport connections Underground and National Rail stations within short walk



Typical floor CGI



Targeting BREEAM
'Excellent'



6th floor
terrace



Secure
cycle storage



End of trip
facilities



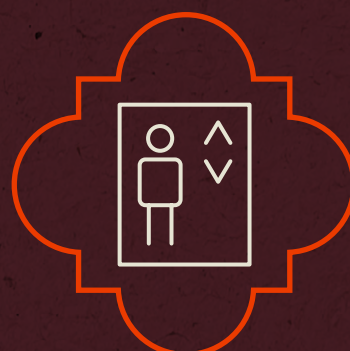
Energy efficient and
ambient lighting



VRV air
conditioning



Exposed
ceilings



2 x 8 person
passenger lifts

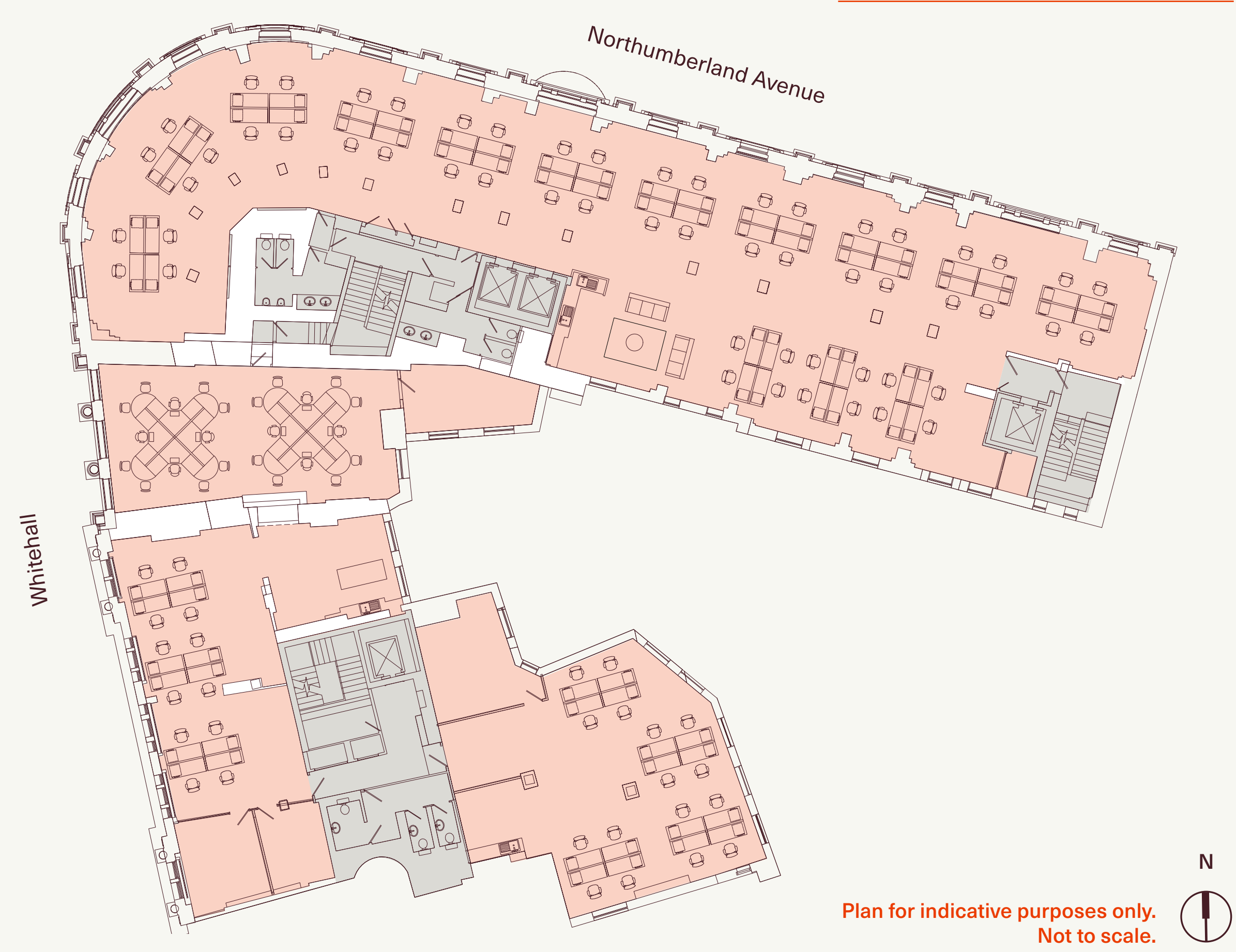
SCHEDULE OF AREAS

FLOOR	USE	SQ FT NIA	SQ M NIA
Sixth	Office	1,000	93
Fifth	Office	4,553	423
Fourth	Office	7,239	672
Third	Office	8,484	788
Second	Office	8,475	787
First	Office	9,435	876
Mezzanine	Office	2,800	256
Ground	Reception Lobby	1,101	102
TOTAL (approx)		42,768	3,997



TYPICAL INDICATIVE SPACE PLAN

FLOORS 1-4 7,239 SQ FT – 9,435 SQ FT	Open Plan Desks	108
	Breakout Kitchenette	2
	Meetings Rooms	3



THE CENTRE OF IT ALL

The building sits in a prime Trafalgar Square location close to the amenities of Covent Garden and the West End. It is also within easy walking distance of Westminster and St James's Park.

The area offers some of London's very best dining experiences, bars, boutique retailers, hotels and trendy coffee spots.



01



02



03



04



05

1. Flat Iron
2. Abuelo
3. Trafalgar Square
4. The Ivy Market Grill
5. Sticks 'n' Sushi

The Location

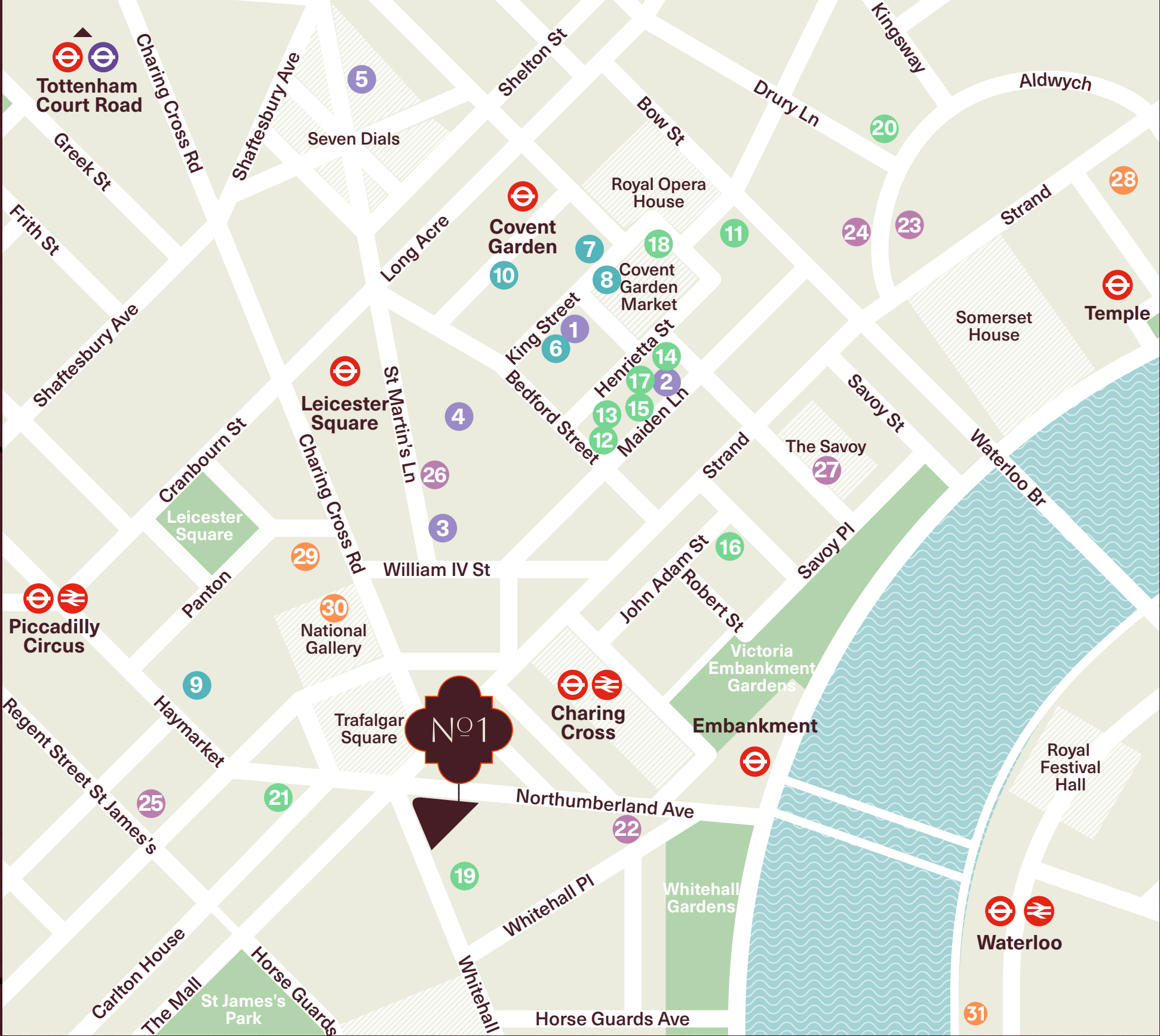
PLAY & CONNECT

The building benefits from excellent connectivity, with Charing Cross station in under a minutes walk. Embankment, Piccadilly Circus, and Waterloo stations are also nearby.

Tottenham Court Road station is also a short walk away providing access to the Elizabeth Line, reducing travel times across London, with a high capacity and high frequency service.



National Gallery



Local Amenities

Coffee

- 1 Arabica
- 2 Grind
- 3 Notes
- 4 The Espresso Room
- 5 Monmouth Coffee

Retail

- 6 Aesop
- 7 Apple
- 8 Chanel
- 9 Dover Street Market
- 10 Paul Smith

Restaurants

- 11 Balthazar
- 12 Flat Iron
- 13 Ave Mario
- 14 Ivy Market Grill
- 15 Rules
- 16 Smith & Wollensky
- 17 Sticks 'n' Sushi
- 18 Sushi Samba
- 19 The Clarence
- 20 The Delaunay
- 21 The Rooftop

Hotels

- 22 Corinthia
- 23 ME London
- 24 One Aldwych
- 25 Sofitel
- 26 St Martins Lane
- 27 The Savoy

Culture

- 28 180 The Strand
- 29 National Portrait Gallery
- 30 National Gallery
- 31 London Eye

No 1

Walk times

Approximate walk times from building entrance. Source: TfL



Charing Cross



Embankment



Piccadilly Circus



Waterloo



Viewings

Strictly by appointment through sole agent:



Lucie Sergeant
lucie.sergeant@montagu-evans.co.uk
07920 417 991

Tracy Collins
tracy.collins@montagu-evans.co.uk
07831 420 528

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. April 2025.

1northumberlandave.co.uk