



TRAFALGAR BUILDINGS

1 NORTHUMBERLAND AVENUE, WC2



OFFICES TO LET

Grade A offices for rent in Q4 2025 following extensive refurbishment

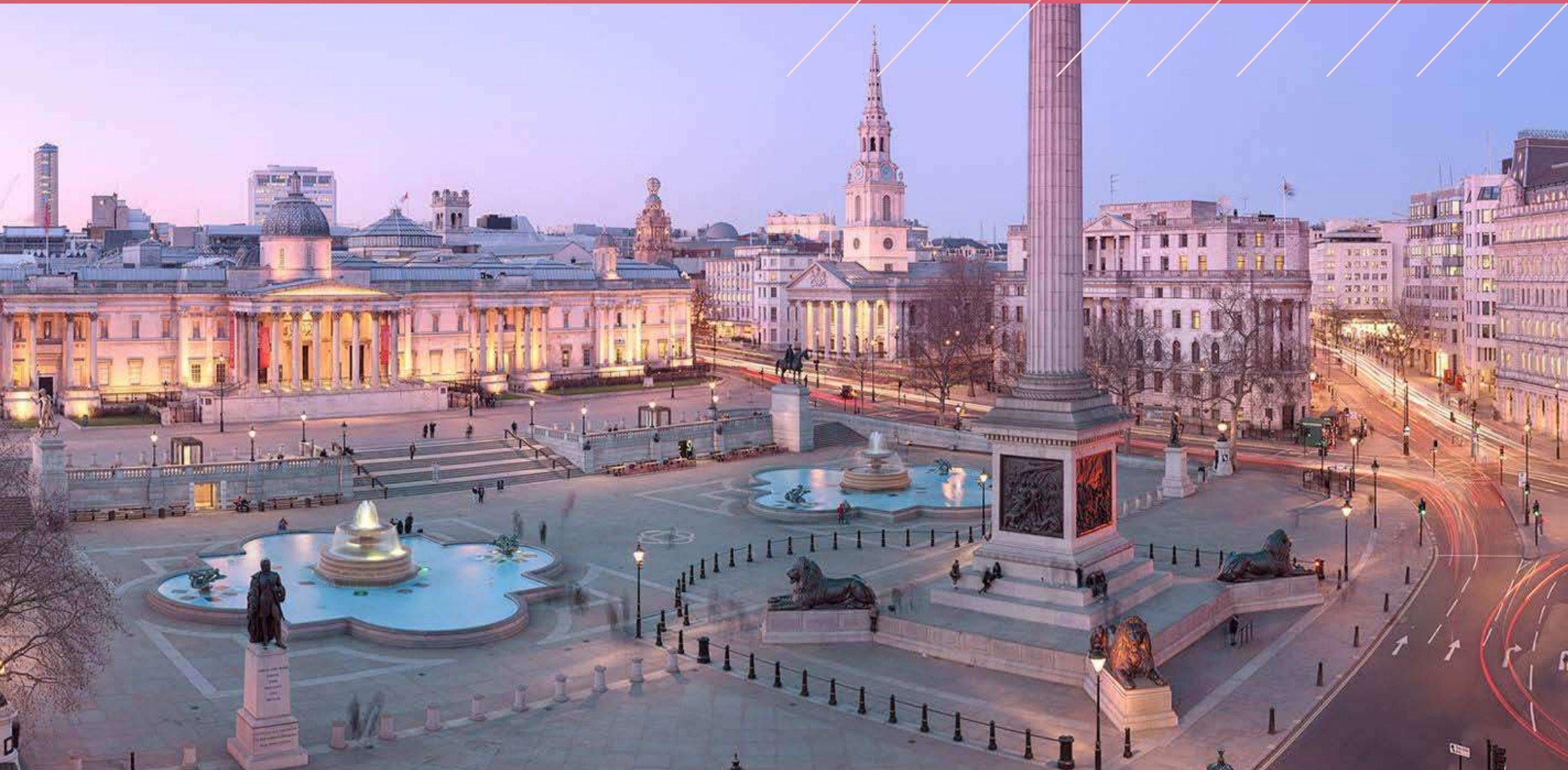
42,000 sq.ft Headquarters Opportunity.

Available as whole building or on a floor by floor basis from 250 sq.m +

- Prestigious entrance at 1 Northumberland Avenue with unique aspect overlooking Trafalgar Square, Whitehall and Northumberland Avenue
- Available from Q4 2025 following Grade A refurbishment: to include VRF air conditioning, raised access flooring and energy saving LED lighting throughout

- Top tier transport links: all major tube lines and multiple National Rail stations within easy walking distance
- Bike storage and shower facilities included
- Extensive amenity spaces including outdoor terraces on upper floors and courtyard spaces on lower floors

THE OPPORTUNITY



SITE & CONNECTIVITY



The Trafalgar Buildings, located in the beating heart of London's West End are perfectly poised between Trafalgar Square and Whitehall, offering large office spaces at a competitive price point. Leases are available for the whole building or over individual floors.



19m

walk to
Buckingham Palace

12m

min walk to
Big Ben

29m

min walk to
Tate Britain

9m

min walk to
St James's Park

12m

min walk to
the London Eye

14m

min walk to
Green Park

EXTERIOR VIEW - ENTRANCE



Indicative CGI of building exterior



Indicative CGI of building exterior at night

EXTERIOR VIEW - NIGHT

RECEPTION LOBBY



Indicative CGI of refurbished reception space



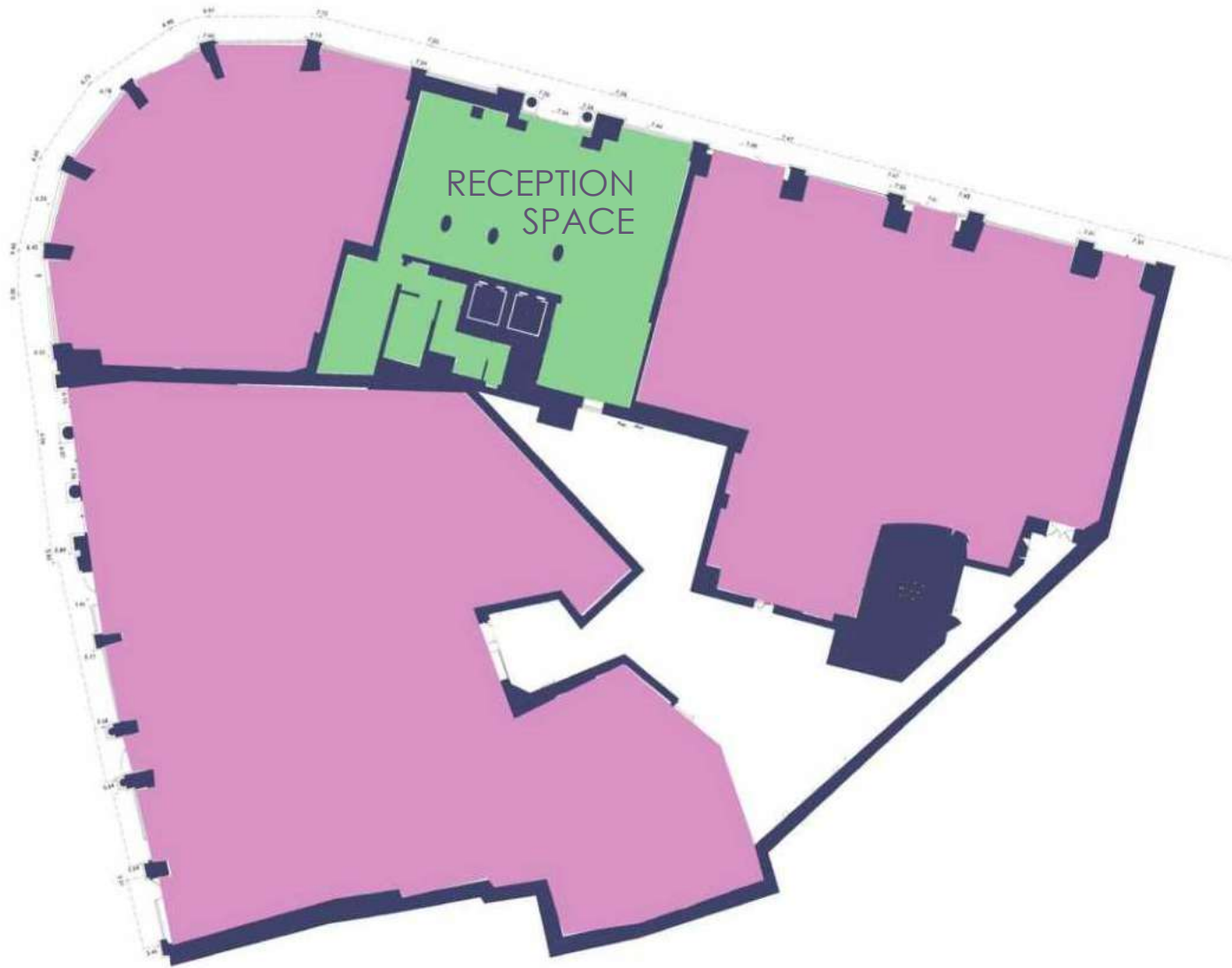
TYPICAL OFFICE FLOOR

SCHEDULE OF AREAS

Floor	Use	Total Size NIA m ²	Total size NIA ft ²
Ground	Reception Lobby	102	1101
Mezzanine	Office	256	2800
First	Office	876	9435
Second	Office	787	8475
Third	Office	788	8484
Fourth	Office	672	7239
Fifth	Office	423`	4553
Sixth	Office	93	1000
Total		3997	42,768

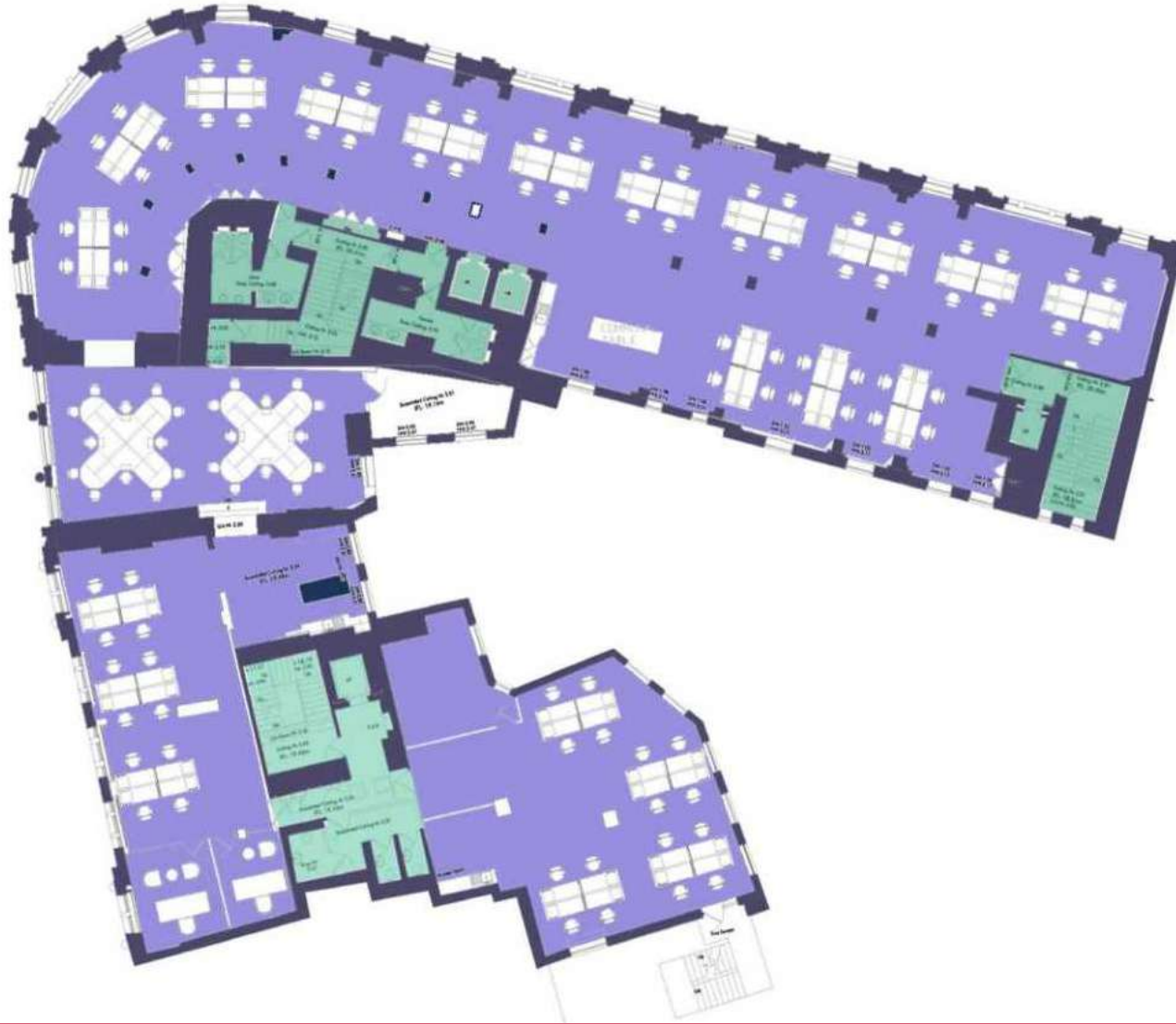
1 NORTHUMBERLAND AVE RECEPTION SPACE

100 m²

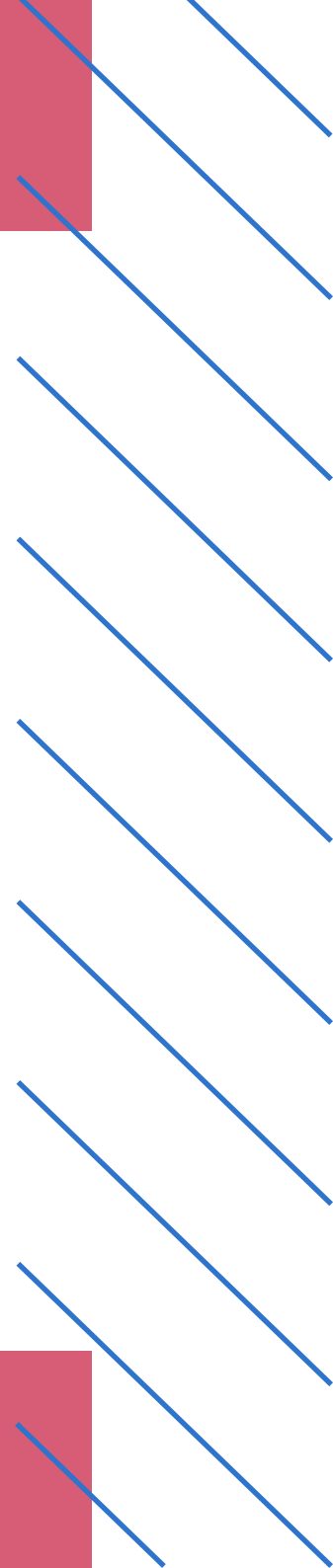


TYPICAL OFFICE LAYOUT FLOORS 1-4

672-876 m²



FLOORS 1-4



SPECIFICATION

- VRV air conditioning
- Full access raised floors
- Exposed ceilings.
- Energy efficient task lighting plus indirect ambient lighting
- 2x 8-person passenger lifts
- Secure cycle storage
- Shower & locker facilities
- 6th floor terrace
- Targeting BREEAM 'Excellent'

EPC

The refurbished building will have an EPC of A

BUSINESS RATES

Interested Parties are advised to contact Westminster Council to confirm the rates payable

SERVICE CHARGE

- £COST ON APPLICATION

AVAILABLE AS THE WHOLE BUILDING OR ON
A FLOOR-BY-FLOOR BASIS

FOR ALL TYPES OF CLASS E USE PLUS OTHER
USE CLASSES, SUBJECT TO PLANNING

OFFICE SPACE FOR RENT IN
REFURBISHED CONDITION

AVAILABLE FROM Q4 2025

£COST ON APPLICATION

CONTACT

Ray Walker
+44 (0) 7747 777 144
[rwalker@monmouthdean.](mailto:rwalker@monmouthdean)