



Landsec

Press release

Title Landsec commences refurbishment of Portland House, Victoria
From Landsec
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Landsec has commenced the refurbishment of Portland House, a landmark tower in Victoria, SW1. The comprehensive refurbishment marks the next phase of the Victoria masterplan which has transformed the area into one of the capital's core business hubs with new offices, plus a vibrant retail, leisure and F&B offering across multiple buildings.

Landsec received planning permission earlier this month for the 300,000 sq ft Buckley Gray Yeoman designed scheme which includes a new double height reception on Bressenden Place, a refurbished façade, new windows throughout and a Level 30 rooftop extension. Early works have commenced on site enabling an earliest target completion of Summer 2025.

Portland House has been designed to be net-zero in both construction and operation and will target WELL Core Golda and BREEAM 'Outstanding'. By retaining the entirety of the existing building structure, Landsec will achieve a c.60% reduction in embodied carbon compared to the current GLA benchmark. The completed building will be fully electric throughout and powered by air source heat pumps, with energy derived from fully renewable sources.

Portland House is a landmark office tower with panoramic views across London. Located less than a minute's walk from Victoria Underground Station, it is surrounded by world-class restaurants, shopping and leisure facilities. Created with collaboration and wellbeing in mind, the scheme will provide a wealth of amenity including a communal rooftop clubroom and terrace, a multi-functional event space, bookable meeting rooms, hotel style shower facilities and ample bike storage.

The refurbishment of Portland House will add to the range of high quality space available in Victoria, where demand for Grade A offices is especially strong. Landsec's existing Victoria office estate is almost fully let and last week, Landsec announced that its latest development, n2, is already 66% pre-let ahead of completion later this year, setting new record rents for the area.

Oliver Knight, Head of Workplace at Landsec said: "The office has to be more than simply a place to work. Businesses are more attuned to the role that their workspace plays in optimising employee wellbeing, attracting talent and driving productivity. People are choosing to spend time in the office if it offers them something which can't be recreated at home, be that collaborating with their colleagues, meeting clients or dining out at nearby bars and restaurants with friends.



“Portland House will be a unique offering in London with stunning views from the office floors, on demand meeting and team spaces, as well as unrivalled amenities offering dedicated wellbeing, socialising and events spaces.”

Landsec has appointed Knight Frank and RX London as leasing agents.

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About Landsec

At Landsec, we build and invest in buildings, spaces and partnerships to create sustainable places, connect communities and realise potential. We are one of the largest real estate companies in Europe, with a portfolio of retail, leisure, workspace and residential hubs. Landsec is shaping a better future by leading our industry on environmental and social sustainability while delivering value for our shareholders, great experiences for our guests and positive change for our communities.

Find out more at landsec.com

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