



Landsec

Press release

Title Landsec delivers latest Victoria office development, n2
From Landsec
Date 04 July 2023

Landsec has reached practical completion at n2, the latest addition to its landmark Nova development in Victoria. n2 has delivered 165,000 sq ft of prime office space on a severely constrained site whilst significantly improving the connectivity between Victoria's Nova and Cardinal Place.

The mixed-use Nova development builds on over 15 years of Landsec investment in Victoria which has created a thriving urban community, with strong demand for offices, retail and leisure space. n2 is proving to be no exception and is already 86% let or under offer. These latest deals have set a new benchmark for Victoria office rents as the market for high quality office space in prime locations continues to strengthen across the city. Only 25,000 sq ft over two floors remain available.

Located next to the Grade II listed Victoria Palace Theatre and directly above Victoria underground station's ticket hall and tunnels, the development faced multiple challenges that were overcome with considered design and close collaboration with an expert team comprising of Landsec, Mace, Lynch Architects, Aecom, Gardiner & Theobald, and Robert Bird Group.

n2 is the penultimate phase of the Nova masterplan that has further transformed Victoria into a leading destination for business, retail and leisure. With the demand for premium workspace in the area growing, n2 offers additional sustainable, curated office space. Featuring offices across 16 floors, each with access to outdoor space in addition to a communal terrace and clubroom for all occupiers on Level 15, n2 has been designed with employee wellbeing, productivity, and collaborative working at its core.

Oliver Knight, Head of Workplace at Landsec commented: "Businesses are looking to invest in quality workspace where employees can make the most of their days in the office, both professionally and personally. With demand for spaces that offer this on the rise, n2 is a valuable addition to a supply constrained Victoria market.

"Well connected workplaces, supported by a host of leisure choices, and designed with wellbeing in mind, offer more than just a space to work, becoming somewhere that people want to spend time. It's well known that employees want more than the 'traditional' office, and as employers look to retain and attract the best talent, demand for space in areas like Victoria will continue to grow."



Andy Jones, Managing Director for Major Projects at Mace, said: “The completion of n2 is a key milestone in the transformation of London’s Victoria area – and we are honoured to have played a part in it. To deliver this challenging and highly technical Landsec project is a testament to the dedication of everyone involved on this build.

“From the client’s vision to the effort of each and every stakeholder, it is the mammoth team effort which has raised this phenomenal development from the ground. We are absolutely thrilled to be handing another top-quality development to Landsec.”.

Landsec has a pipeline of two million sq ft of prime office space across the capital. Today’s announcement builds on recent momentum in its near-term pipeline, following hot on the heels of the opening of The Forge, Landsec’s first net zero office scheme located in Bankside. Lucent, a new flagship office led development located directly behind the world-famous Piccadilly Lights is also on track to complete this summer.

Landsec is advised by Knight Frank and Cushman & Wakefield. n2 is designed by Lynch Architects and construction is led by Mace.

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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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