

# TRAFALGAR BUILDINGS, 1 NORTHUMBERLAND AVE LONDON WC2N 5BY



42,000 sq. ft Grade A HQ opportunity in a period building overlooking Trafalgar Square

**OFFICE**

**TO LET**

**1,000 TO 43,087 SQ FT**

**(92.90 TO 4,002.91 SQ M)**

- Predicted EPC A
- Views overlooking Trafalgar Square
- Excellent floor-to-ceiling height
- High window coverage
- End of trip facilities to be provided
- To be let whole or floor by floor

# Trafalgar Buildings, 1 Northumberland Ave, London, WC2N 5BY

## DESCRIPTION

The subject property comprises a prominent six-storey Victorian office building constructed in the 1820s and set across basement, ground and five upper floors. The building is broadly U-shaped and sits on a 0.44-acre triangular site.

The Trafalgar Buildings are currently in shell and core but would be able to provide best-in-class Grade A office accommodation. The building can be provided as a self-contained HQ or be let floor-by-floor.

All uses within Class E will be considered alongside Educational and Community/Leisure uses.

## LOCATION

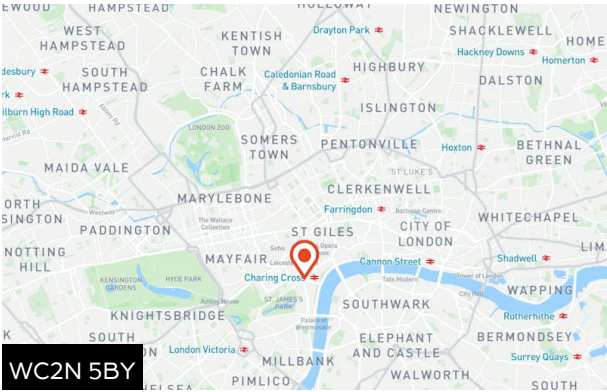
The Trafalgar Buildings are located on a corner plot at Trafalgar Square between the intersections with Northumberland Avenue and Whitehall. Trafalgar Square is one of the most famous landmarks in London and very popular amongst tourists and visitors. It is also the geographical centre of London.

The property benefits from excellent transport connectivity with Charing Cross and Embankment Underground Stations both situated within a five minute walk, providing National Rail, Northern, Bakerloo, Circle and District Line services. Embankment pier station is also closeby which offers River Boat services.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,101	102.29	Available
Mezzanine	2,800	260.13	Available
1st	9,435	876.54	Available
2nd	8,475	787.35	Available
3rd	8,484	788.19	Available
4th	7,239	672.53	Available
5th	4,553	422.99	Available
6th	1,000	92.90	Available
Total	43,087	4,002.92	



## VIEWING & FURTHER INFORMATION

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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.



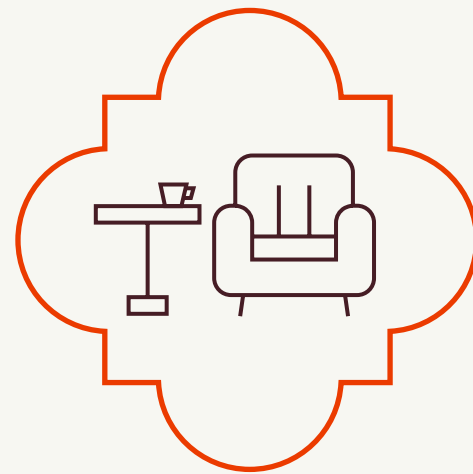
Reception CGI



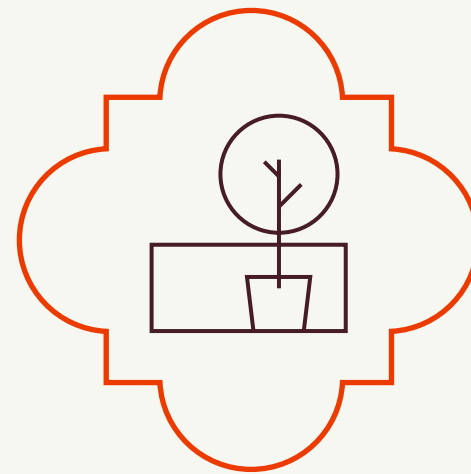
Exterior CGI



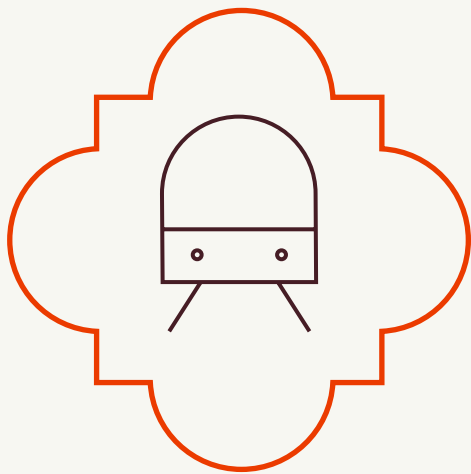
Prestigious entrance overlooking Trafalgar Square, Whitehall and Northumberland Avenue



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



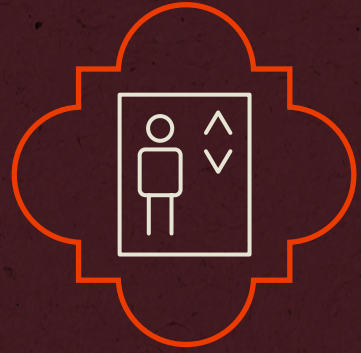
Energy efficient and  
ambient lighting



VRV air  
conditioning



Exposed  
ceilings



2 x 8 person  
passenger lifts



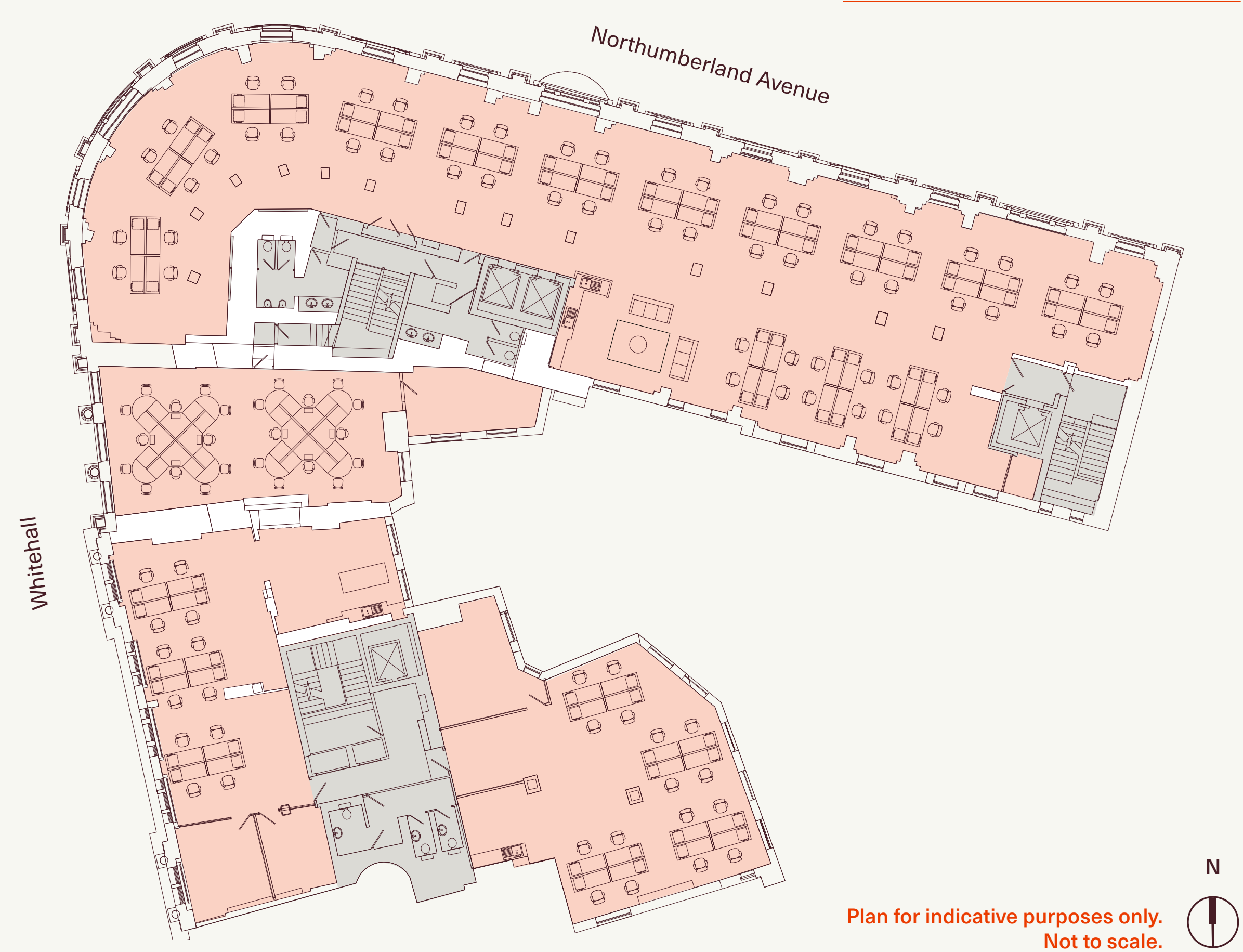
# SCHEDULE OF AREAS

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



Plan for indicative purposes only.  
Not to scale.



# 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

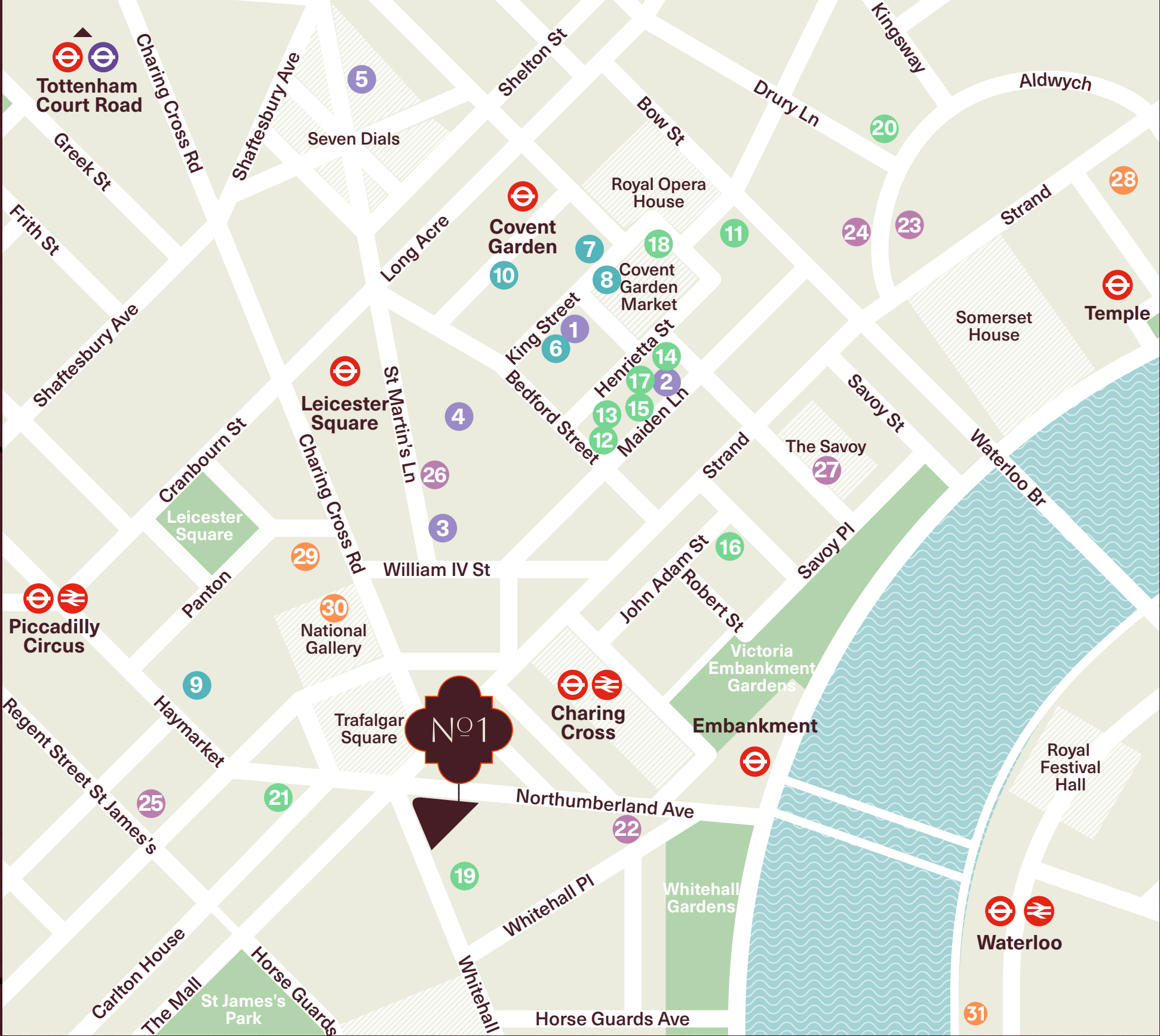
PLAY & CONNECT

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:



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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.

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NORTHUMBERLAND AVENUE