15FITZROY.LONDON

15 fitzroy

10,347 — 37,194 SQ FT SQ FT OF SUSTAINABLE
OFFICE SPACE IN FITZROVIA — AVAILABLE NOW

15fitzroy

Best-in-class HQ building in
the heart of Fitzrovia, where

One size *fitz* all





15fitzroy

— Discover —

37,194 sq ft of sustainable office space available from 10,347 sq ft. Located in one of London's most characterful neighbourhoods

Find your *fitz*

The 'Green' One



THE BUILDING

The 'Foodie' One



LOCATION

The 'Bright-ideas' Ones



ACCOMMODATION

The 'High-flying' One



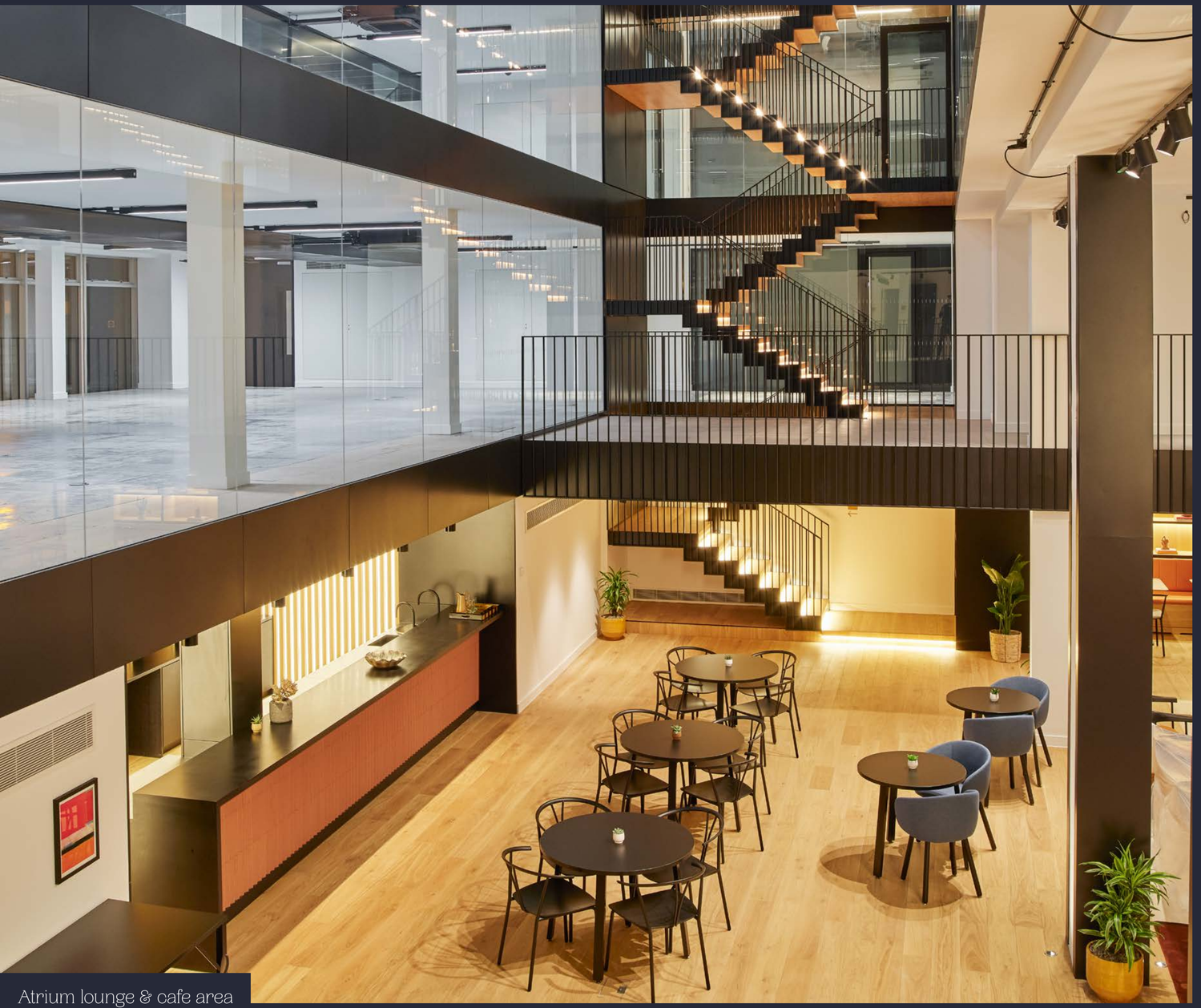
SPECIFICATION



Prominent corner position on Fitzroy Street & Howland Street



Atrium lounge & cafe area

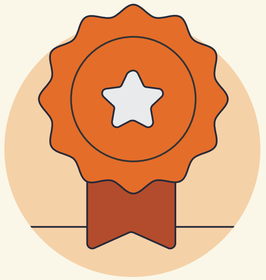


Atrium lounge & cafe area

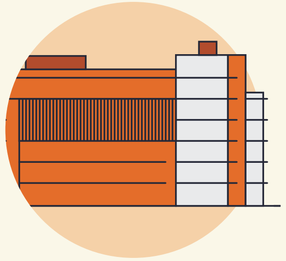


Stairs to reception

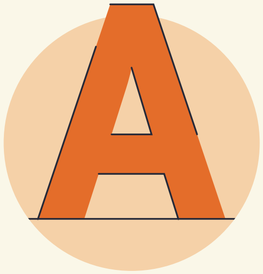
15 Fitzroy at a glance



HIGHLY CERTIFIED
SUSTAINABLE BUILDING



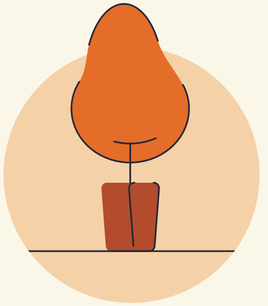
COMPREHENSIVE
REFURBISHMENT AND EXTENSION
OF EXISTING BUILDING



NEW GRADE A
ACCOMMODATION



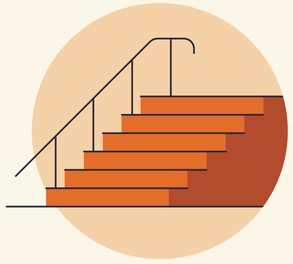
2,760 SQ FT ATRIUM
LOUNGE AND CAFÉ AREA



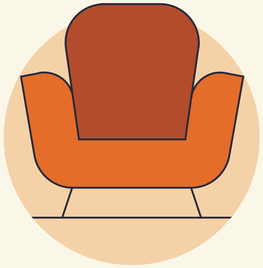
1,265 SQ FT COMMUNAL
ROOF TERRACE



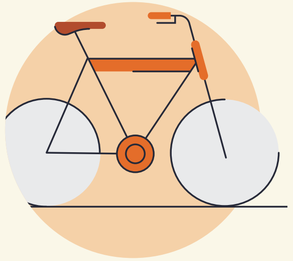
2,185 SQ FT FIFTH
FLOOR PRIVATE TERRACE



FEATURE STAIRCASE
FROM LOWER GROUND
TO THE FOURTH FLOOR



540 SQ FT FLEXIBLE
MEETING SPACE



NEW END OF JOURNEY FACILITIES:
143 CYCLE SPACES, 14 SHOWERS
AND 153 LOCKERS



NEWLY FITTED FLOOR
AVAILABLE Q4 2026



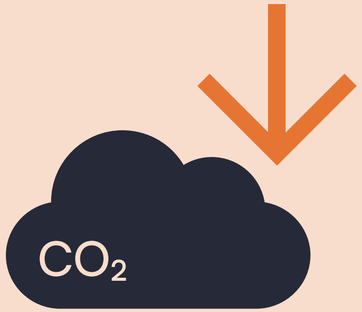
Reception & entrance lobby



Reception & entrance lobby

Office space *fitz* for the future





NET CARBON ZERO IN OPERATION ACHIEVABLE

INTERNATIONAL WELL BUILDING INSTITUTE™
WELL PLATINUM

WELL PLATINUM TARGETED

4*
NABERS
OFFICE BASE BUILDING
ENERGY
DESIGN FOR PERFORMANCE

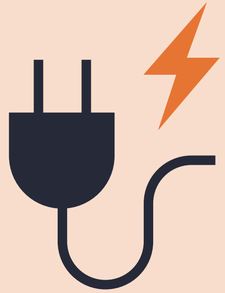
NABERS DESIGN REVIEWED TARGET RATING OF 4*



RATING OF EPC A TARGETED AND ACHIEVED AT PRACTICAL COMPLETION

BREEAM®

BREEAM OUTSTANDING TARGETED AND ACHIEVED AT PRACTICAL COMPLETION



FULLY ELECTRIC BUILDING

WIRED SCORE PLATINUM 2021
WiredScore
PLATINUM

WIREDSCORE PLATINUM



Space where you'll be proud to *fitz* in with the crowd...

Reception & entrance lobby



Feature staircase



Atrium lounge



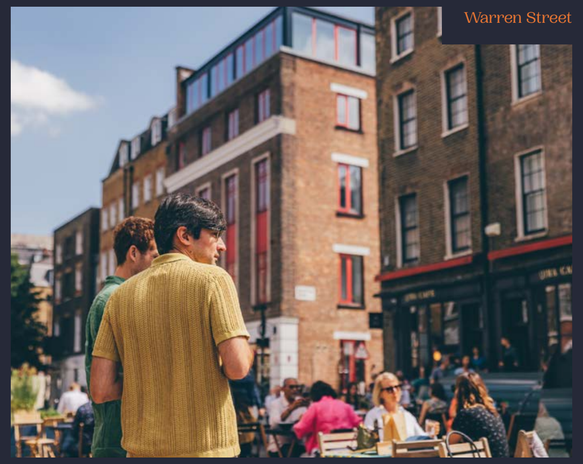
Atrium lounge

A fitzrovian knows how to choose a restaurant that *fitz*



WELCOME TO FITZROVIA

Whether you're one of the foodie ones, or a 'goes-running-at-lunchtime' one, 15 Fitzroy sits at the heart of a buzzing London neighbourhood, steeped in history, and bursting with opportunity.



Warren Street



Charlotte Street Hotel – Charlotte Street



Lore of the Land – Conway Street



Circolo Poplare – Rathbone Place

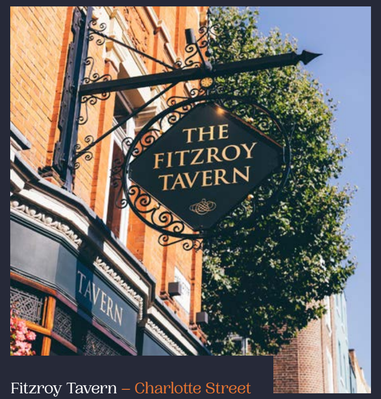




Miel Bakery – Warren Street



Warren Street



Fitzroy Tavern – Charlotte Street



"The perfect hub of local cafés, eateries & independent stores.

Amenity that *fitz* the bill

RESTAURANTS, BARS & HOTELS

1. Honey & Co
2. Steak & Lobster
3. Iberica
4. Lore of the Land
5. The Lucky Pig Cocktails
6. Portland
7. Harris and Hoole
8. Sushi Atelier
9. Mere
10. The Attendant
11. EL&N
12. Reverend JW Simpson
13. Kaffeine
14. Riding House Café
15. The Arber Garden
16. Mortimer House Kitchen
17. Mr Fogg's
18. Roka
19. Rovi
20. Mandrake Hotel
21. Circolo Popolare
22. Berners Street Tavern
23. Lisboeta
24. Charlotte Street Hotel
25. Store Street Espresso
26. Café Deco
27. The George & Dragon
28. The Fitzroy Tavern
29. Miel Bakery
30. The Penny Drop
31. Franco Manca
32. Blank Street
33. Black Sheep
34. Gaucho
35. Noize
36. Mira
37. Lantana Café

GYMS

1. Regent's Park
2. F45
3. Puregym
4. Fitness First
5. Psycle
6. Barrecore
7. Ten Health & Fitness



In good company

With the Knowledge Quarter just a few minutes away — 15 Fitzroy is within easy reach of one of the most innovative and forward-thinking areas of London.

As well as being home to a wide range of tech, arts, media and life sciences businesses and world-leading universities, the Knowledge Quarter and its partners host a wide range of talks and events, located in the area around King's Cross, the Euston Road and Bloomsbury.

Google

UCL

Art Fund_

wellcome

The British Museum

THE FRANCIS CRICK INSTITUTE



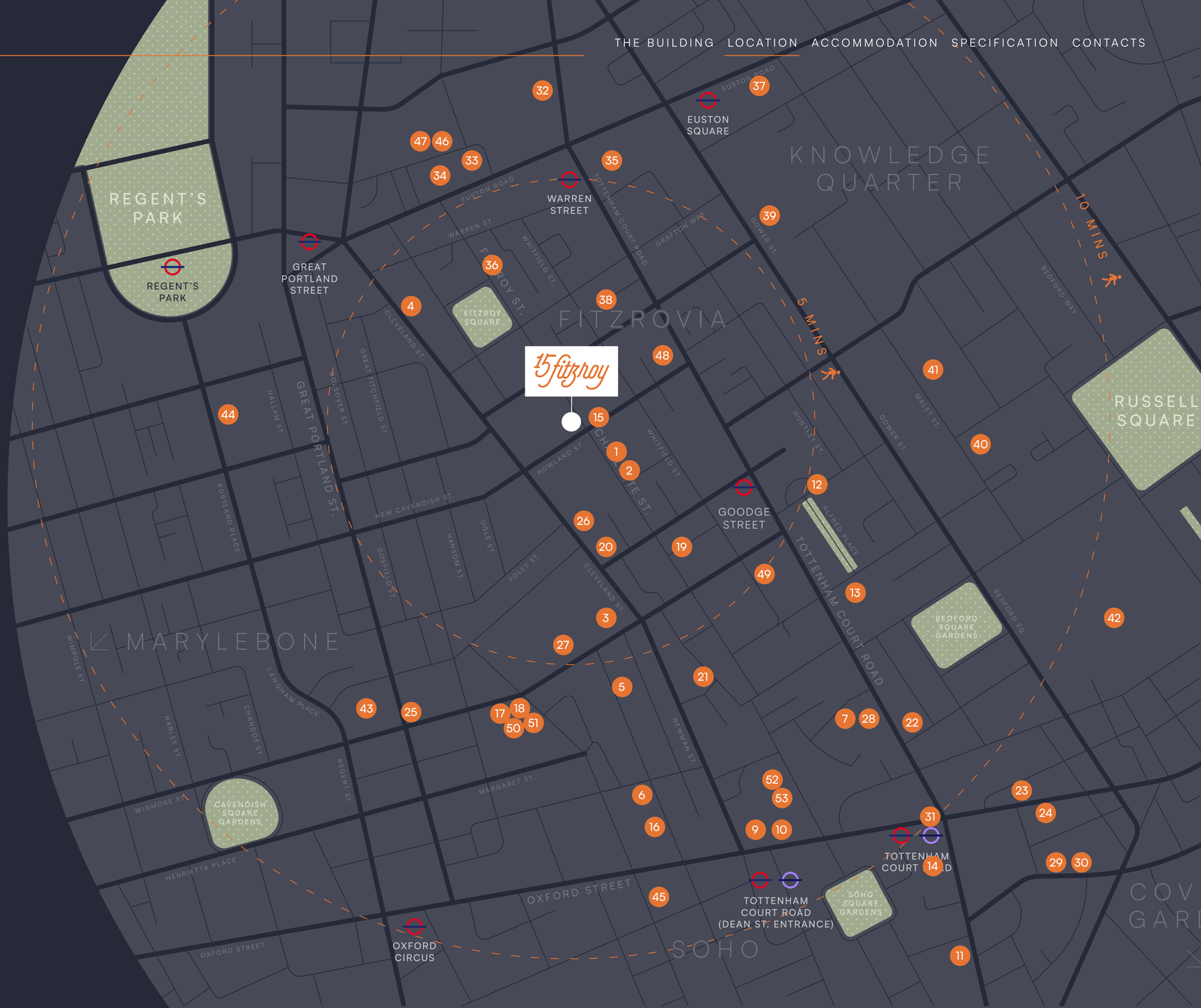
"The Knowledge Quarter actively engaged in advancing and disseminating knowledge

— KNOWLEDGEQUARTER.LONDON

IMAGE SOURCE: KNOWLEDGEQUARTER.LONDON

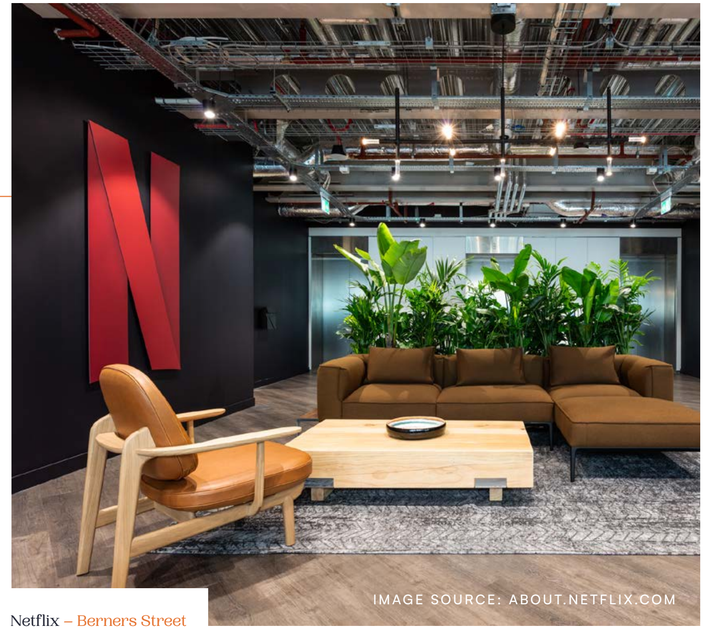
Local Occupiers

1. Perella Weinberg Partners
2. Boston Consulting Group
3. Estée Lauder Companies
4. Ted Baker
5. Netflix
6. VCCP
7. Fremantle
8. Clintons
9. Marlin Equity Partners
10. United Talent Agency
11. Skyscanner
12. G-Research
13. Gardiner & Theobald
14. Apollo Management
15. Arup
16. Gamesys Group
17. Lionsgate Films
18. Synova
19. Revcap
20. Take Two
21. Atomico
22. PineBridge Investments
23. William Morris Endeavor Entertainment
24. GSK
25. Next 15 Group
26. Make Architects
27. Bakkavor Group
28. Freuds
29. Google
30. NBC Universal
31. G Research
32. Fujitsu
33. Santander
34. Dentsu
35. UCLH
36. eOne
37. Wellcome Trust
38. Benevolent AI
39. UCL
40. SOAS
41. Birkbeck
42. British Museum
43. BBC
44. RIBA
45. King
46. Anthropic
47. Gilead
48. Databricks
49. Dr Martens
50. Air Wallex
51. Heineken
52. United Talent Agency
53. monday.com



Meet your neighbours

Fitzrovia is home to a diverse range of occupiers and tenant sectors, with media and financial companies moving to the area.



Netflix – Berners Street



VCCP – Berners Street

VCCP

UTA

NETFLIX

NBCUniversal

APOLLO

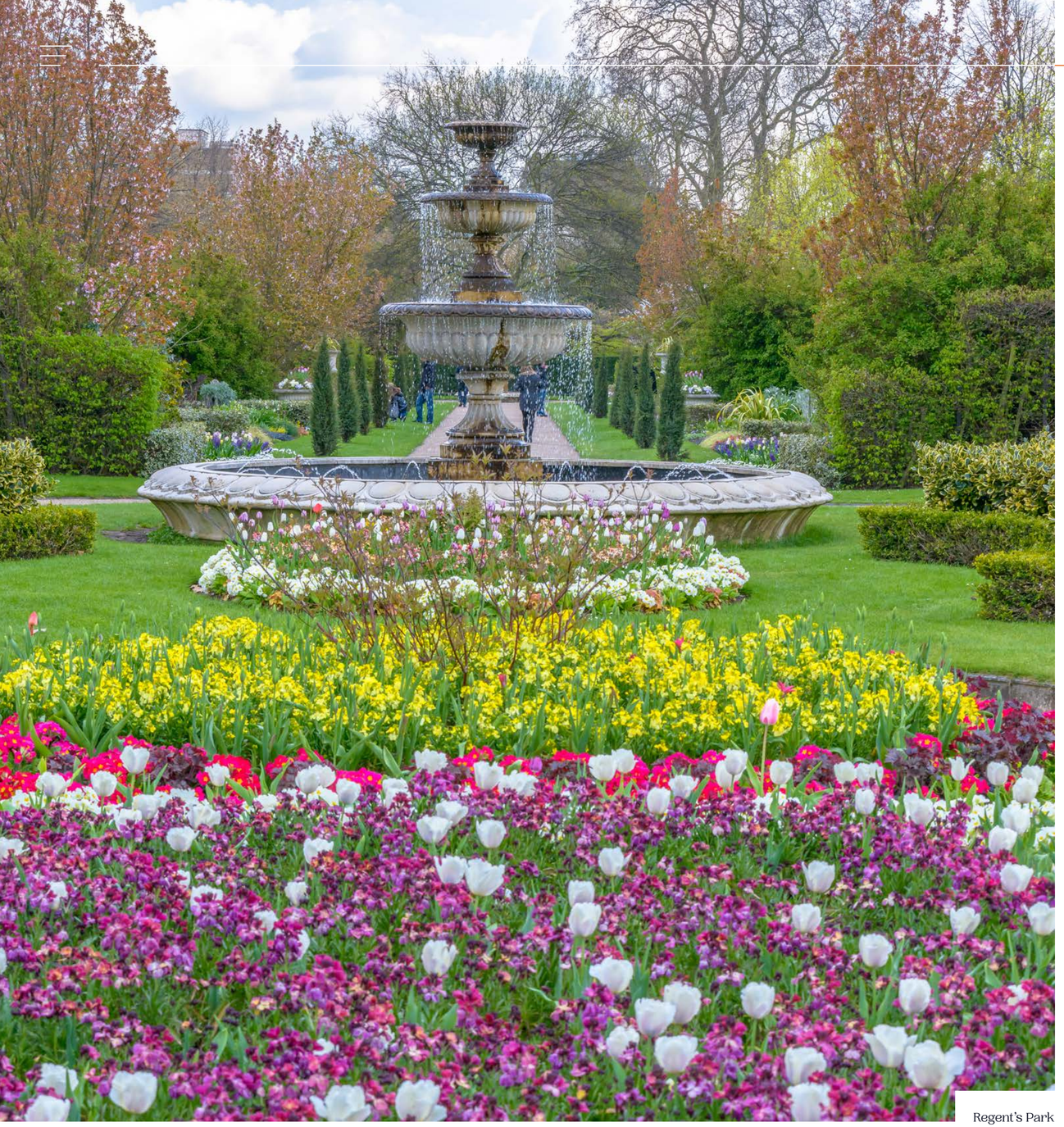
BCG BOSTON CONSULTING GROUP

eOne

P/W/P / PERELLA WEINBERG PARTNERS



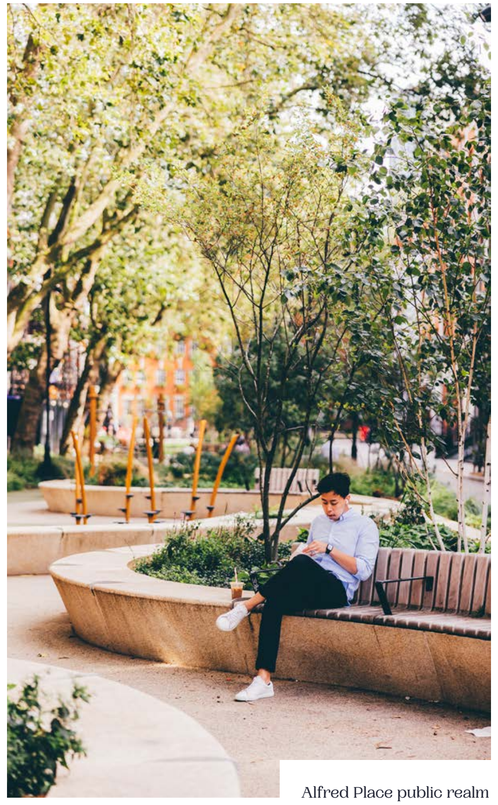
United Talent Agency – Newman Street



Regent's Park



Fitzroy Square



Alfred Place public realm

Space for all the 'Lunchtime-runners' — as well as all the 'Lunch-in-the-sun-ers'

15 Fitzroy is only walking distance away from Fitzrovia's many local parks. Enjoy your lunch in the peaceful green spaces or find the perfect spot for an out of office meet up.

WALKING TIMES

FITZROY SQUARE	02 MINS
ALFRED PLACE	06 MINS
BEDFORD SQUARE	10 MINS
REGENT'S PARK	11 MINS

Connected at every turn

Situated in the centre of Fitzrovia, 15 Fitzroy is well connected and easily accessible with best travel times direct to London's mainline stations.

Regent's Park

Bakerloo line

Warren Street

Northern and Victoria lines

Euston Square

Circle, Metropolitan and Hammersmith & City lines

Goodge Street

Northern line

Tottenham Court Road

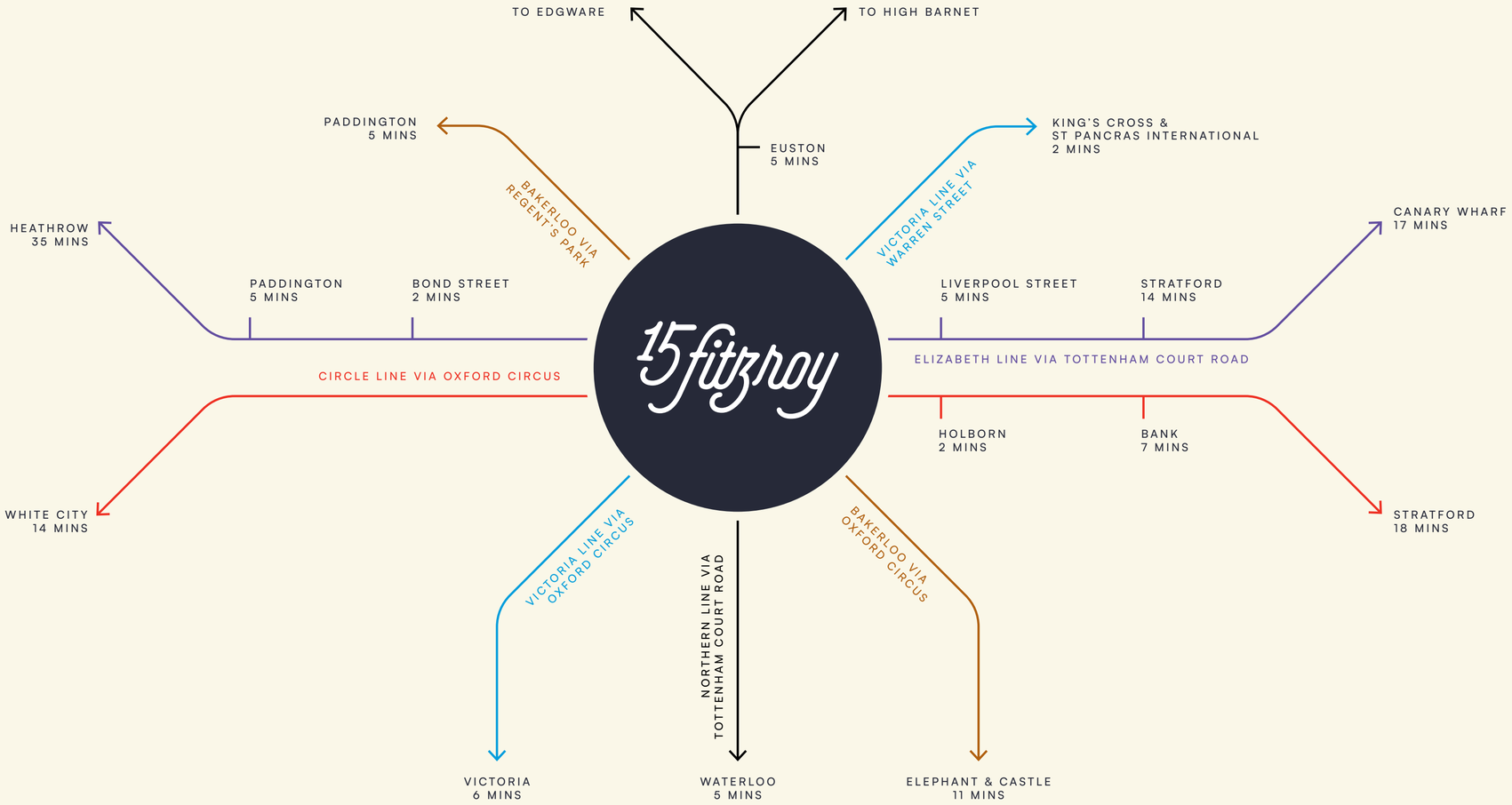
Central, Northern and Elizabeth lines

Oxford Circus

Central, Bakerloo and Victoria lines



Getting around, going underground



C27 Cycle Route

- NOTTING HILL — 20 MINS
- PADDINGTON — 14 MINS
- MARYLEBONE — 6 MINS
- FITZROVIA
- BLOOMSBURY — 6 MINS
- CLERKENWELL — 15 MINS
- ANGEL — 18 MINS

Accommodation

Schedule of areas

	APPROX NIA		TERRACE	
FLOOR	SQ FT	SQ M	SQ FT	SQ M
LEVEL 07 COMMUNAL TERRACE	—	—	1,265	118
LEVEL 06	LET		—	—
LEVEL 05 — PRIVATE TERRACE	10,347	961	2,185	203
LEVEL 04	13,405	1,245	—	—
LEVEL 03 — FULLY FITTED	13,442	1,249	—	—
LEVEL 02	LET		—	—
LEVEL 01	INDUSTRIOUS		—	—
GROUND	INDUSTRIOUS		—	—
OFFICE TOTAL	**37,194**	**3,455**	—	—
BUILDING MEETING ROOM	543	50	—	—
ATRIUM, LOUNGE & CAFE	2,760	257		
RECEPTION	1,008	94		

CLICK FOR MORE INFO



Ground

10276 SQ FT / 955 SQ M — NIA

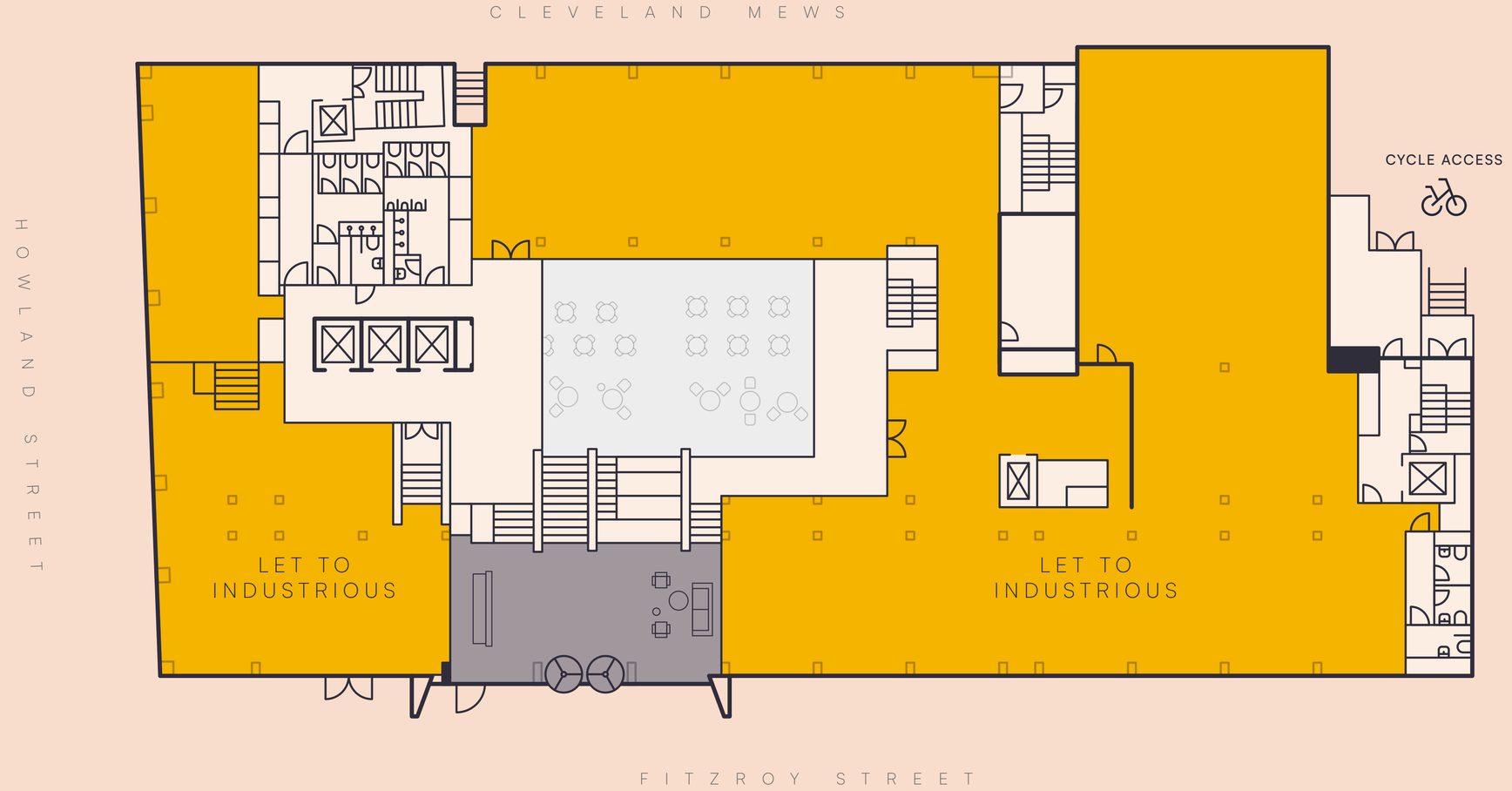
RECEPTION — 1,008 SQ FT / 94 SQ M

OFFICE — 9,268 SQ FT / 861 SQ M

N

LET TO INDUSTRIOUS

RECEPTION



Indicative only. Not to scale.

Lower ground

3,303 SQ FT / 307 SQ M — NIA

ATRIUM, LOUNGE & CAFE — 2,760 SQ FT / 257 SQ M

BUILDING MEETING ROOM — 543 SQ FT / 50 SQ M

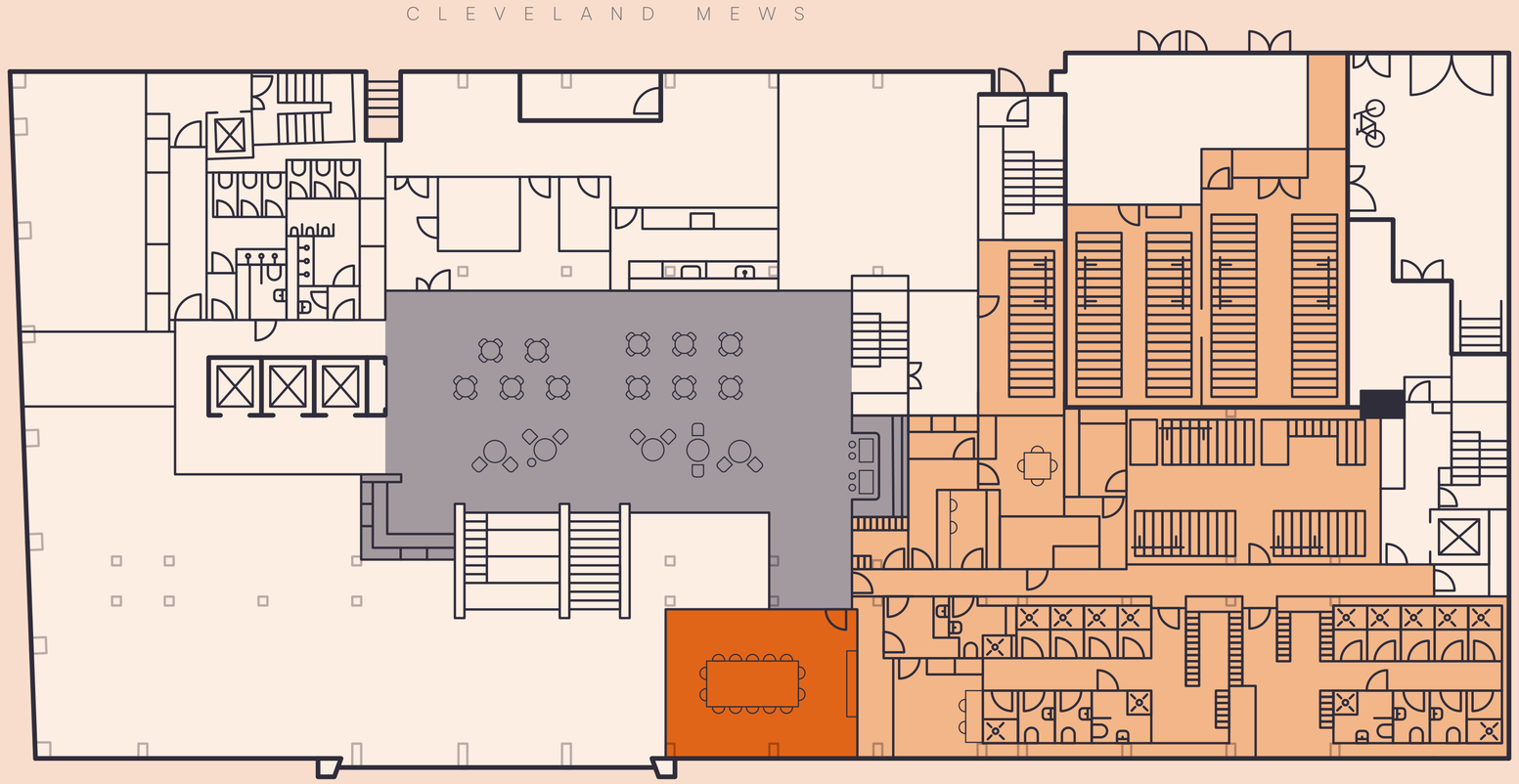
N

BUILDING MEETING ROOM

ATRIUM, LOUNGE & CAFE

SHOWERS / CYCLE STORE

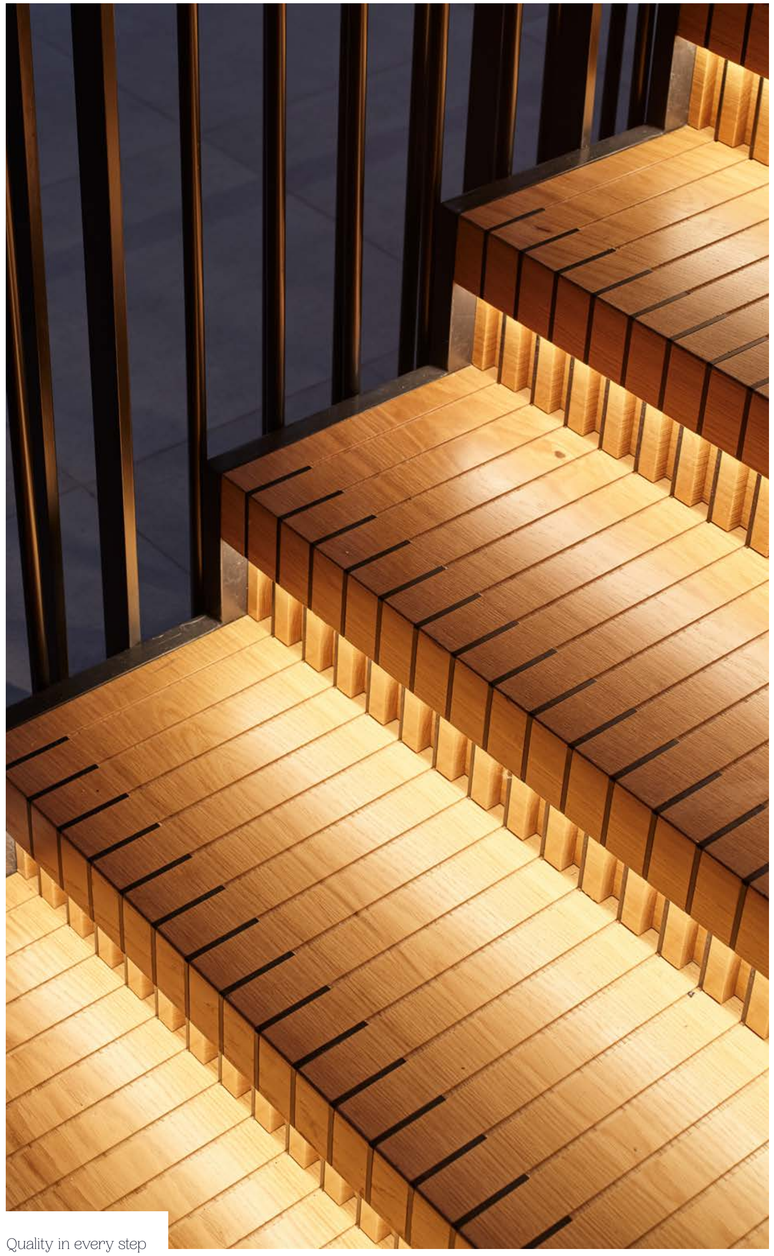
CYCLE SPACES	143
LOCKERS	153
SHOWERS	14



Indicative only. Not to scale.



Meeting Room



Quality in every step



End of trip facilities

Ground and first floors let to:

INDUSTRIOUS

Meeting rooms available to hire



Industrious is a global flexible office company providing high-end coworking spaces and private offices with a focus on hospitality and design.

Inside, you'll find a mix of flexible workspace solutions, including coworking lounges, private offices, on-demand meeting rooms, and team suites, plus phone booths and focus areas for uninterrupted work.

- Fully furnished, move-in ready office
- Access to 200+ locations across 65+ cities
- Daily breakfast, craft coffee, and snacks
- Dedicated on-site support
- Complimentary meeting rooms hours
- Flexible term length options







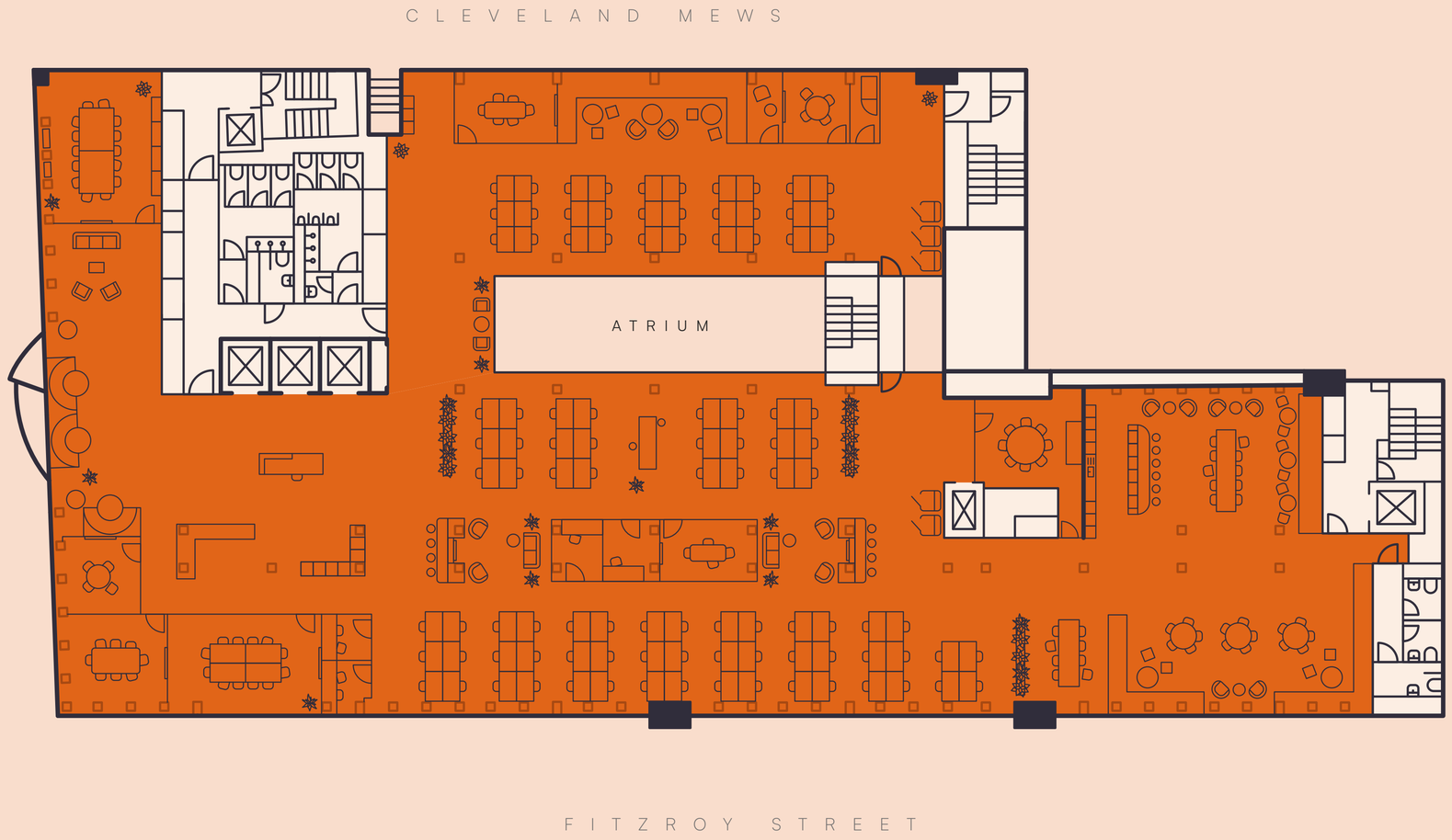
Third floor - Fully fitted

13,442 SQ FT / 1,249 SQ M — NIA

OFFICE SPACE

	TOTAL SEATS
14 PERSON MEETING ROOM	1
12 PERSON MEETING ROOM	1
8 PERSON MEETING ROOM	2
6 PERSON MEETING ROOM	1
4 PERSON MEETING ROOM	3
1 PERSON CALL ROOM	1
TEA POINT	1
PRIVATE SOFT SEATING MEETING ROOMS	8
COLLAB SPACES	9
PHONE BOOTHS	7
RECEPTION AREA	
WORK SPACE TOTAL SEATS	**100**

Indicative only. Not to scale.



Third floor



Third floor



Third floor



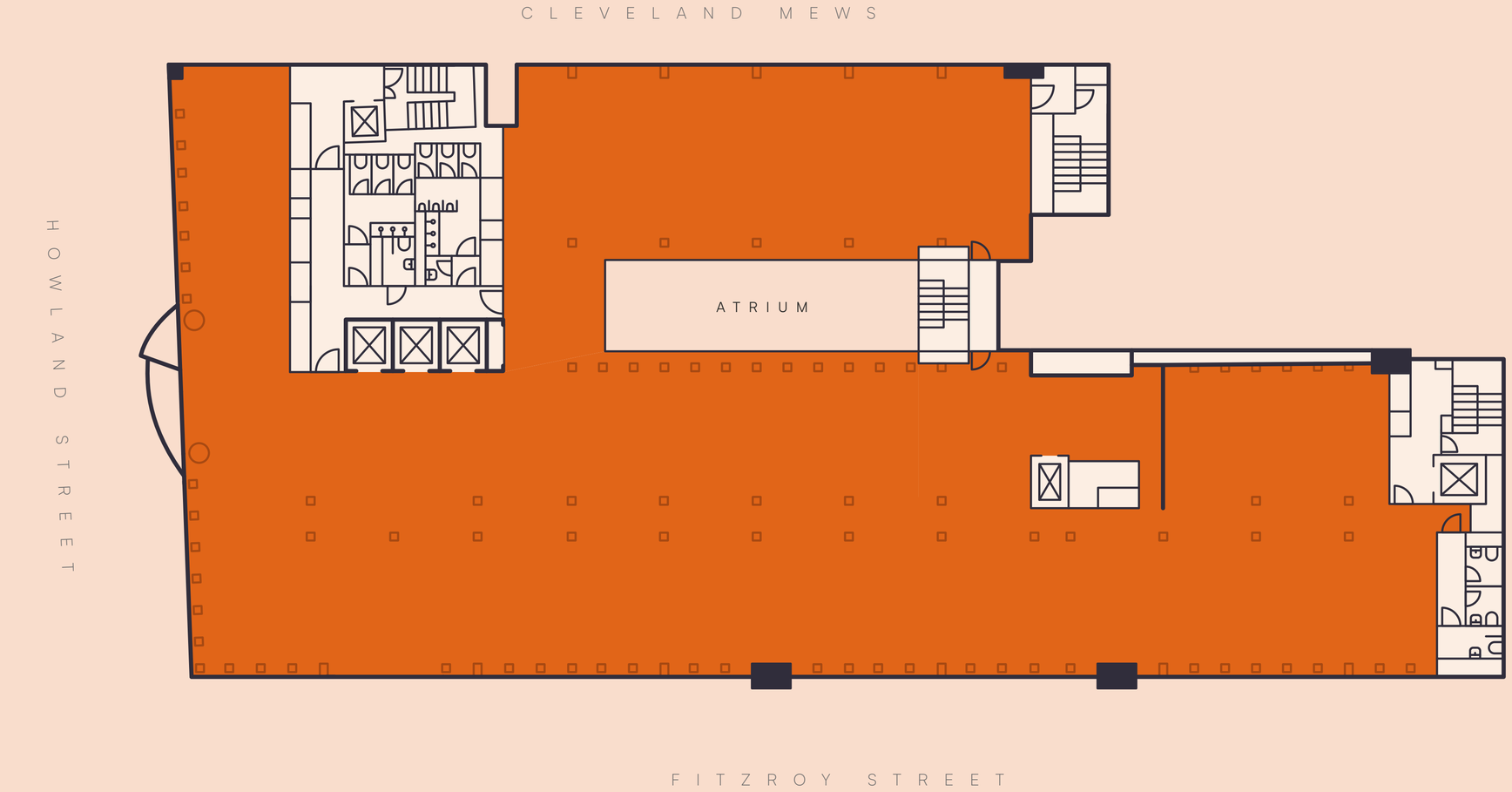


Fourth floor

13,405 SQ FT / 1,245 SQ M — NIA

N

OFFICE SPACE



Indicative only. Not to scale.



Office space – CAT A

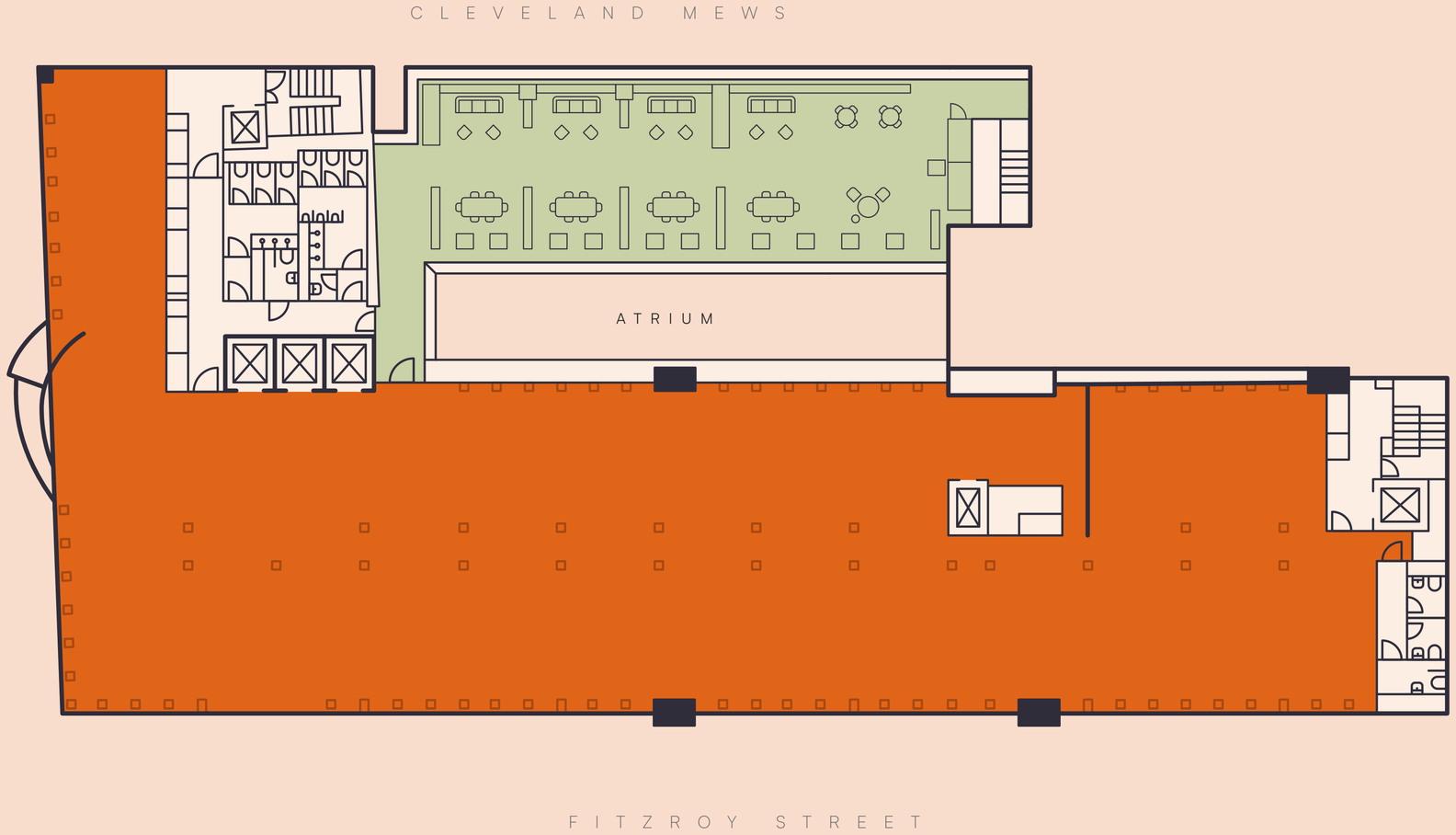
Fifth floor

10,347 SQ FT / 961 SQ M — NIA

TERRACE — 2,185 SQ FT / 203 SQ M

OFFICE SPACE

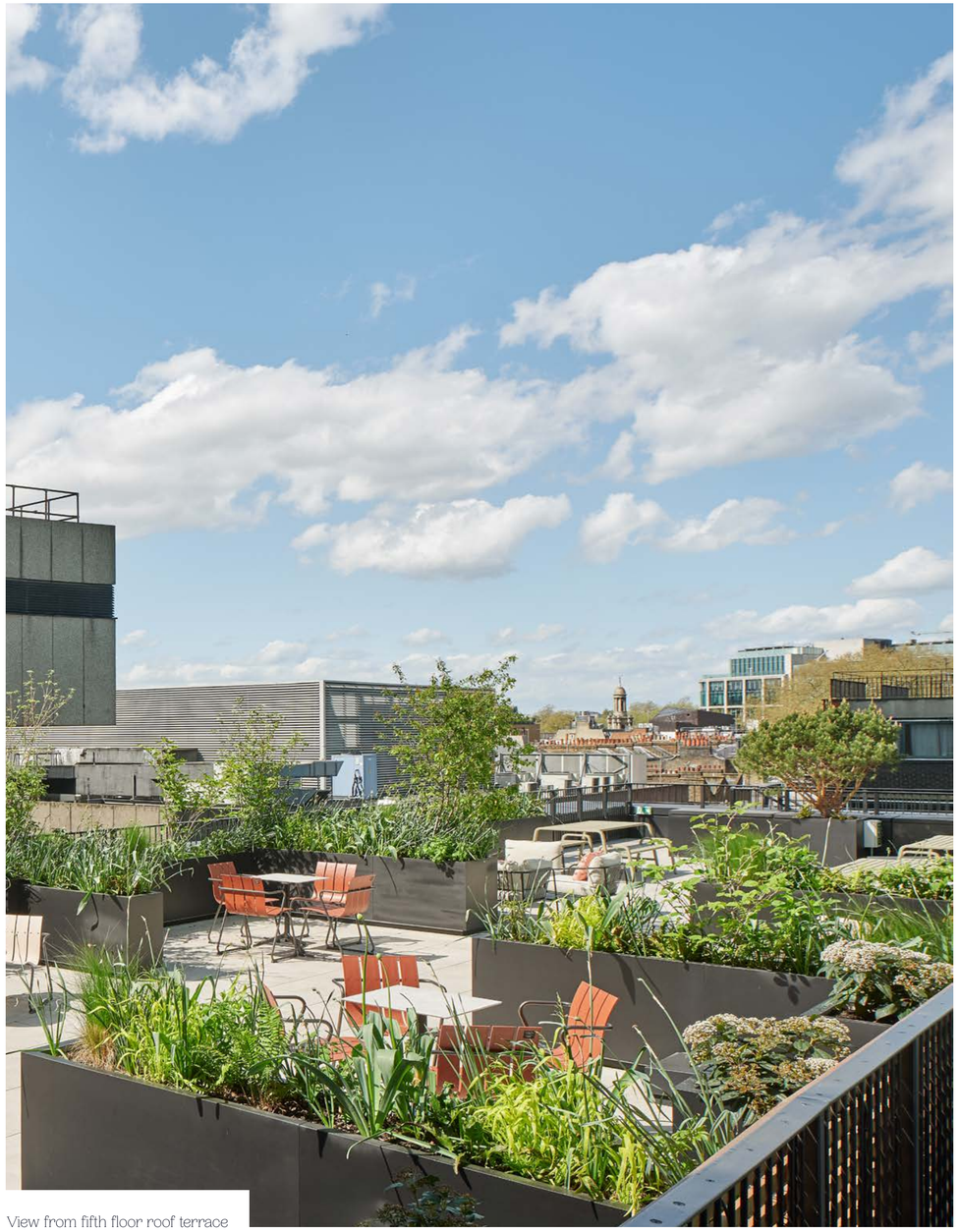
ROOF TERRACE



Indicative only. Not to scale.



Fifth floor roof terrace



View from fifth floor roof terrace



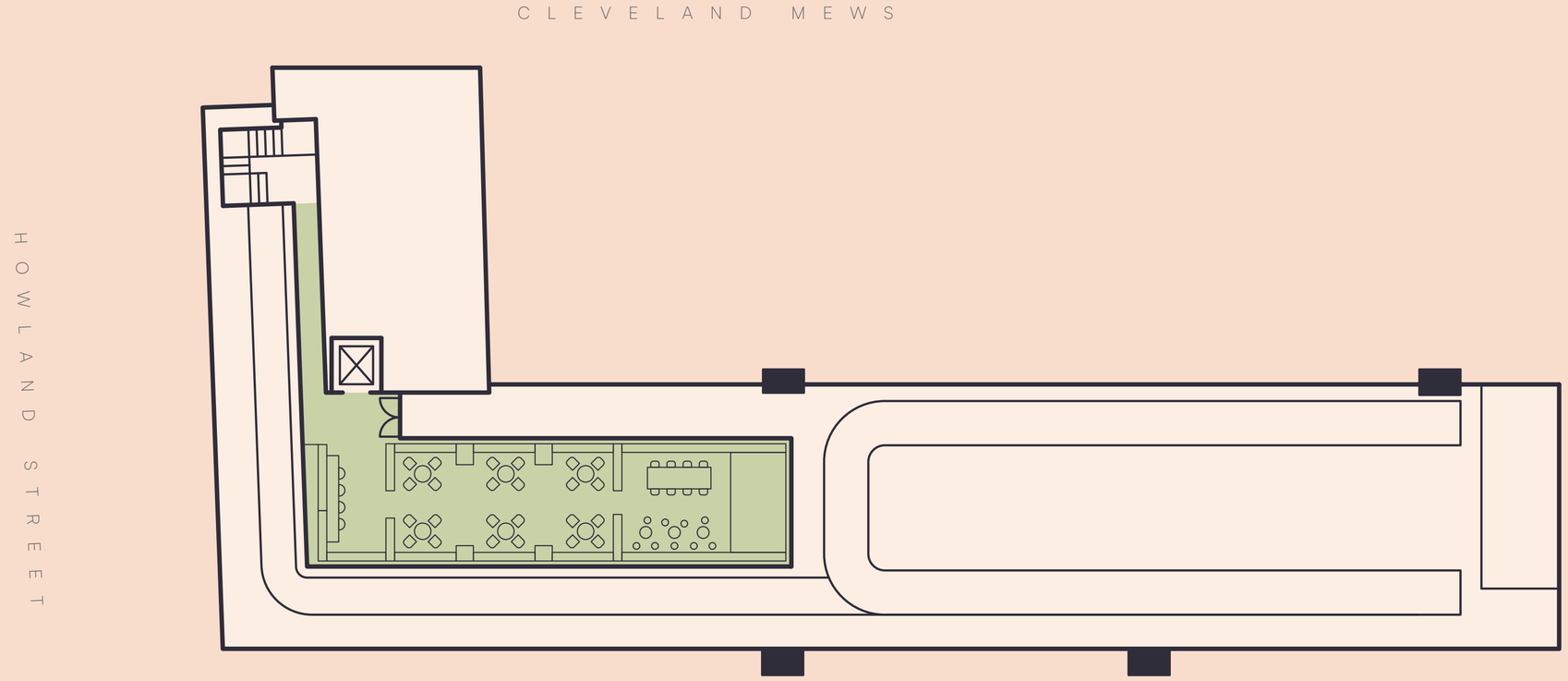
Fifth floor roof terrace

Seventh floor – Communal terrace

1,265 SQ FT / 118 SQ M

N

ROOF TERRACE



Indicative only. Not to scale.



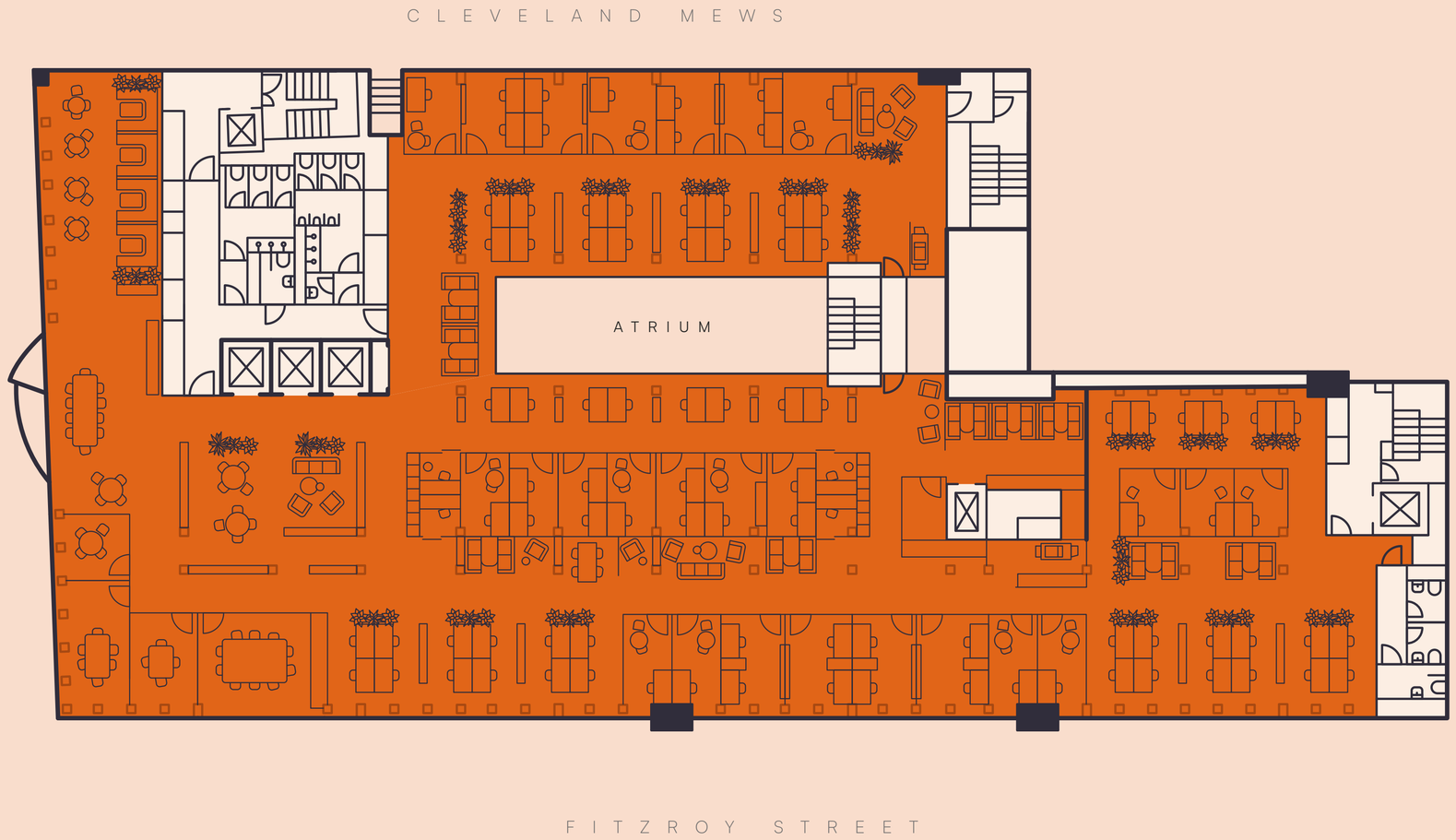
Communal roof terrace

Indicative Spaceplan
Open plan

OFFICE SPACE

ON FLOOR OCCUPANCY
1:8 156 PERSONS
1:10 125 PERSONS
1:12 104 PERSONS

	TOTAL SEATS
SINGLE OFFICES X 10	13
DOUBLE OFFICES X 12	24
OPEN PLAN WORKSTATIONS	54
OPEN COLLABORATION & DROP IN X 12	55
QUIET ROOMS X 4	4
INTERNAL MEETING ROOMS X 4	24
SOCIAL AREA SEATS	47
WORK SPACE TOTAL SEATS	**221**



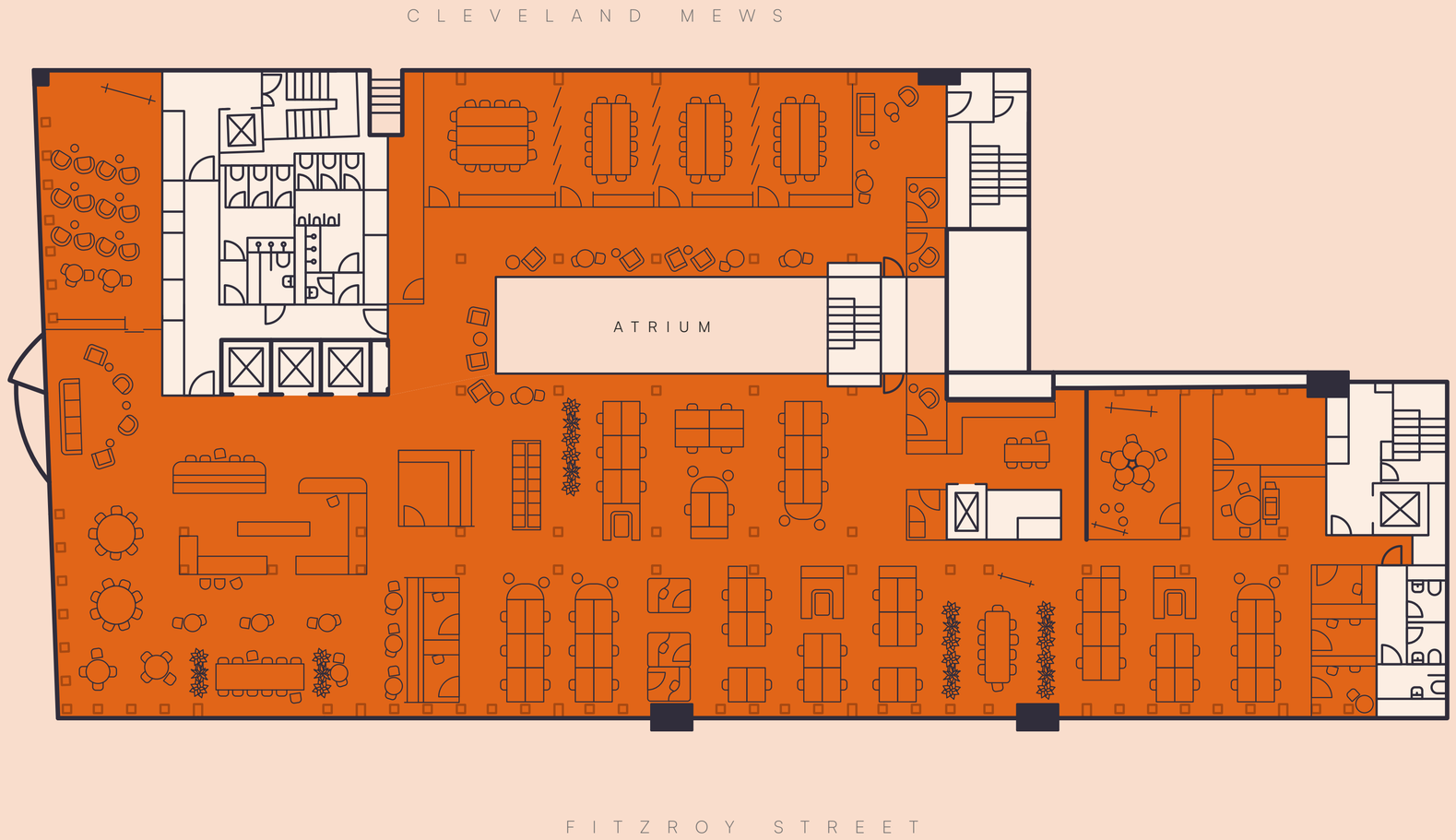
Indicative only. Not to scale.

Indicative Spaceplan
Media/Creative

OFFICE SPACE

ON FLOOR OCCUPANCY
1:6 208 PERSONS
1:8 156 PERSONS
1:10 125 PERSONS

	TOTAL SEATS
OPEN PLAN DESKS / DOCKING STATIONS	62
OFFICES / QUIET ROOMS X 12	15
INTERNAL MEETING ROOMS X 4	35
OPEN COLLABORATION & DROP IN X 7	32
WORK SPACE TOTAL SEATS	**144**
12 SEAT FUNCTION ROOM X 3	36
14 SEAT FUNCTION ROOM X 1	14
SOCIAL AREAS	72
OVERALL TOTAL SEATS	**266**

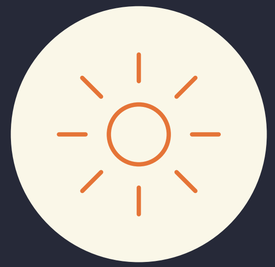


Indicative only. Not to scale.

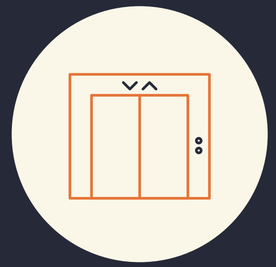
Summary specification



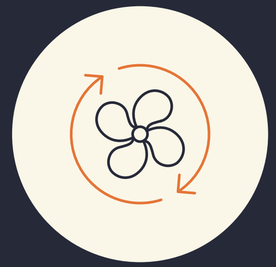
OCCUPATIONAL DENSITY
OF 1:8 PER SQ/M



ISLAND SITE MAXIMISES
NATURAL LIGHT



1 X 13 PASSENGER LIFT
2 X 10 PASSENGER LIFTS



EXPOSED 3 PIPE
REFRIGERANT BASED
VARIABLE FLOW SYSTEM



RAISED FLOORS
WITH FLOOR VOID
OF 150MM



SEVENTH FLOOR COMMUNAL
TERRACE AND FIFTH FLOOR
PRIVATE TERRACE



LED LIGHTING



CYCLE PARKING



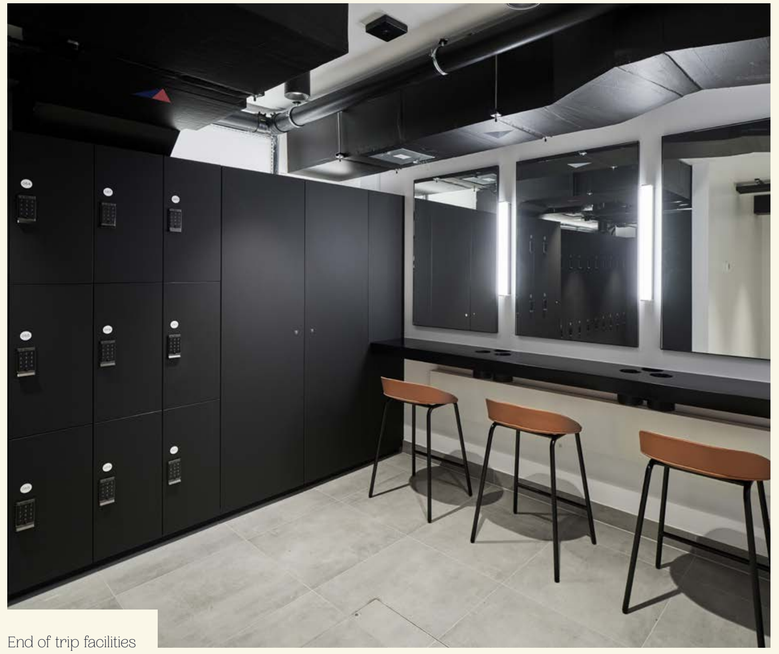
ELECTRIC
CHARGING STATIONS



SERVERY IN CENTRAL ATRIUM
ON LOWER GROUND FLOOR



Cycle storage



End of trip facilities



End of trip facilities

Highly certified — Sustainability at 15 Fitzroy

Designed and refurbished with sustainability in mind, 15 Fitzroy has achieved a “BREEAM Refurbishment and Fit-out (RFO) — Outstanding” certification at design stage, while also receiving a “WELL v2 Core Gold” certification.

Helping to reduce water consumption

Low flow fittings, WCs & basins reduce water consumption across the building help to reduced water consumption by 59.45% compared to BREEAM baseline — alongside greywater harvesting and use in shower and changing facilities.

Embodied Carbon

The overall embodied carbon assessment at stage 4 is 318 kgCO2e/m² GIA (LETI A [A1-A5]). The current assessment betters the “LETI 2020” and “GLA Aspirational” targets for embodied carbon A1-A5.

Energy

All Electric and future-proof for when the grid further decarbonises, with potential for net zero carbon in the future through improved energy use (NABERS).

15 FITZROY IN NUMBERS

40%↓

THROUGH REFURBISHMENT THE SCHEME IS TARGETING A 40% EMBODIED CARBON REDUCTION, WHEN COMPARED TO NEW BUILD

95%

OF THE EXISTING STRUCTURE (BY AREA) IS RETAINED THROUGH REFURBISHMENT

47%↓

CARBON SAVING USING SAP10 NUMBERS FOR CURRENT REFURBISHED BUILDING AT DESIGN AND PLANNING STAGES

Based on Building Regulations Part L modelling methodology

APPROXIMATELY

60%↓

REDUCTION IN WATER CONSUMPTION COMPARED TO BREEAM BASELINE

Figures reflect the design stage, not the implemented scheme. These will be confirmed at PC

Delivered by the professional team



A DEVELOPMENT BY

DWS

DWS.COM

ARCHITECT

SQUIRE & PARTNERS

SQUIREANDPARTNERS.COM

DEVELOPMENT MANAGER

M3 CONSULTING

M3C.CO.UK

MECHANICAL & STRUCTURAL ENGINEER

ARUP

ARUP.COM

15 Fitzroy

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