TWO FITZROY PLACE W1

JOIN THE CLUB

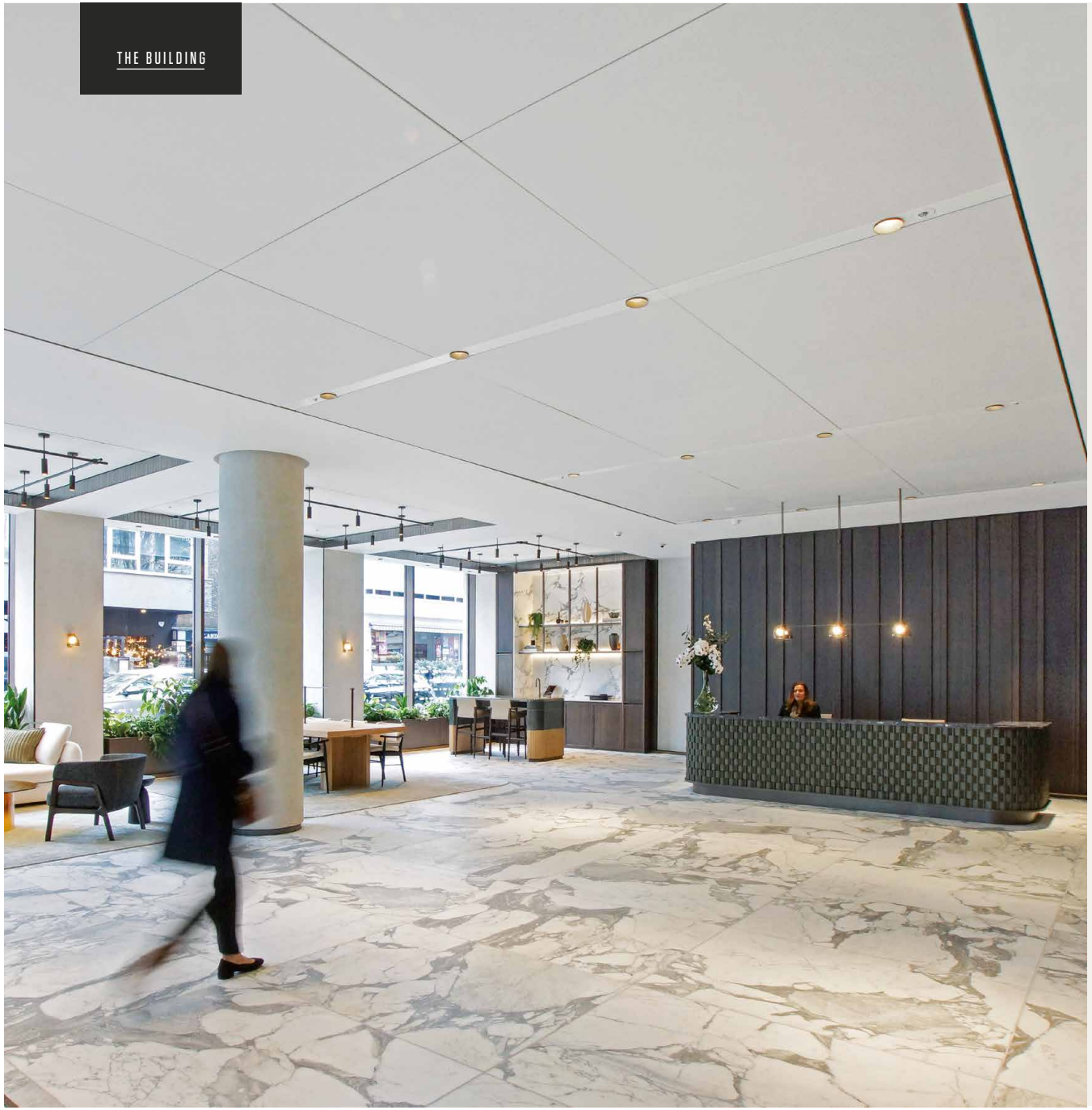
We are delighted to market the first floor at Two Fitzroy Place: 10,983 sq ft of newly refurbished CAT A office space with a BREEAM Excellent rating and views over Pearson Square.

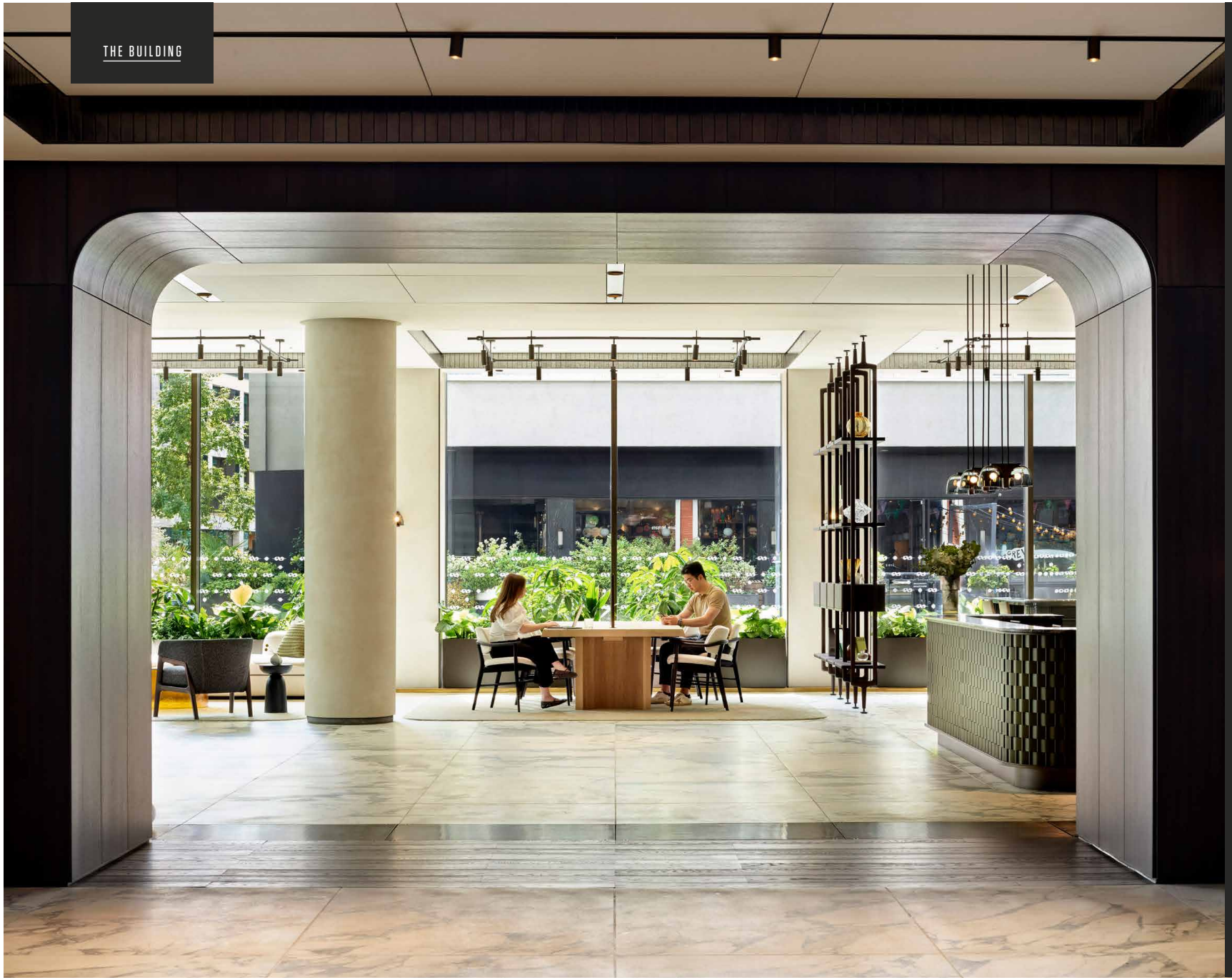
With a redesigned entrance and reception, alongside enhanced common areas and end-of-trip facilities, Two Fitzroy Place presents a rare opportunity to secure space within a best-in-class Fitzrovia building.

DISCOVER THE ESTATE

MAKING AN ENTRANCE

Accessed from Mortimer Street, the newly refurbished reception, designed by MoreySmith is a breath of fresh air. A striking vertical garden, designed by landscape architect Daniel Bell, adds to the firm sense of place, greenery that is carried through to the interior's biophilic design.





A WARM RECEPTION

Soft lighting, subtle background music and scent with a plethora of plants and greenery are just a few of the discreet touches that combine to create a sense of arrival, stepping into the building. Within reception you'll also find:

- A new coffee bar with smart ordering system
- Diverse breakout spaces for work, chat or downtime
- Enhanced visitor facilities including stylish soft seating

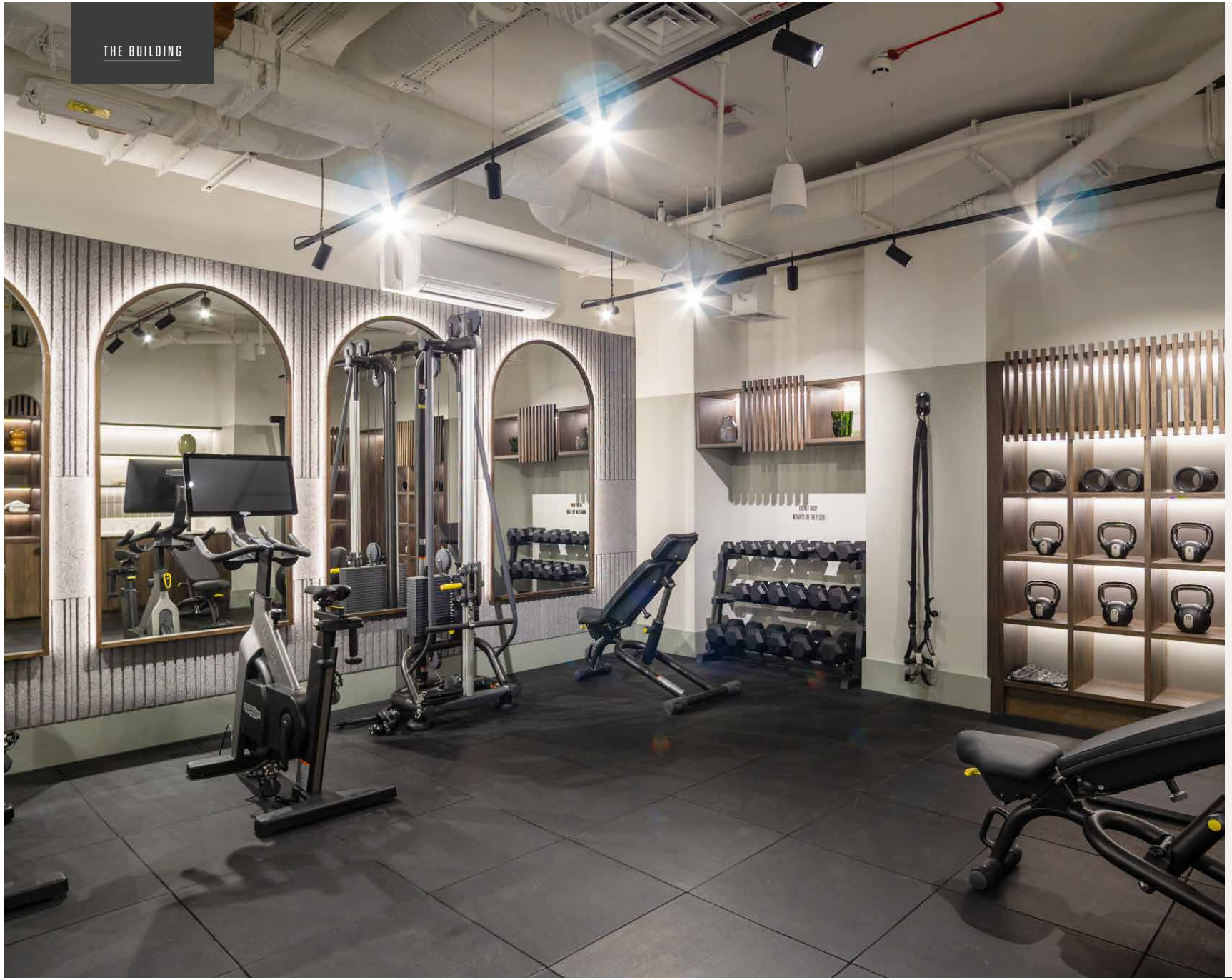
REACH FOR THE SKIES

The roof terrace is a sanctuary in the sky, a quiet place above London's city scape for both personal use or ideal as an event space.

Enjoy comfortable seating – to lounge or work – sensory planting and 360 views stretching across Fitzrovia, Soho and down the River Thames to Big Ben and the Houses of Parliament.

- Retractable pergola
- Varied seating and table heights for function and relaxation
- Incredible views across Central London

LAUNCHING Q4 2026

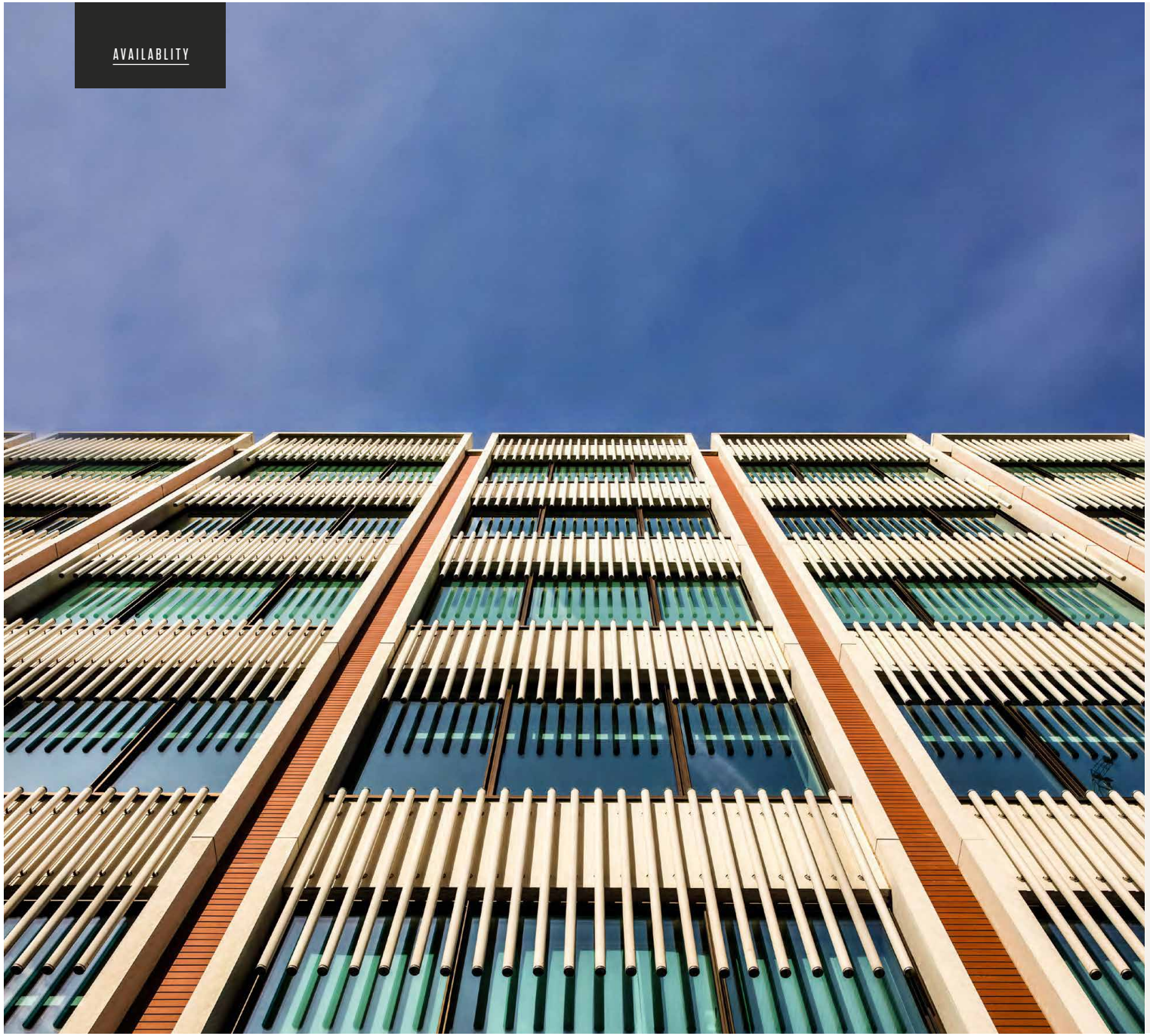


WORK IT OUT

Building upon a sense of wellbeing and to counter the demands of the workday, Two Fitzroy Place tenants enjoy exclusive access to a five-star gym. Located on the lower ground floor, the gym is zonally spaced to accommodate a range of exercise including mat-based workouts, a weights area (featuring dumbbells, kettlebells and a pulley machine) and cardio with top of the range Technogym treadmills, bikes and a SkiErg. An easy and efficient way to incorporate movement into your day.

5 STAR FACILITIES

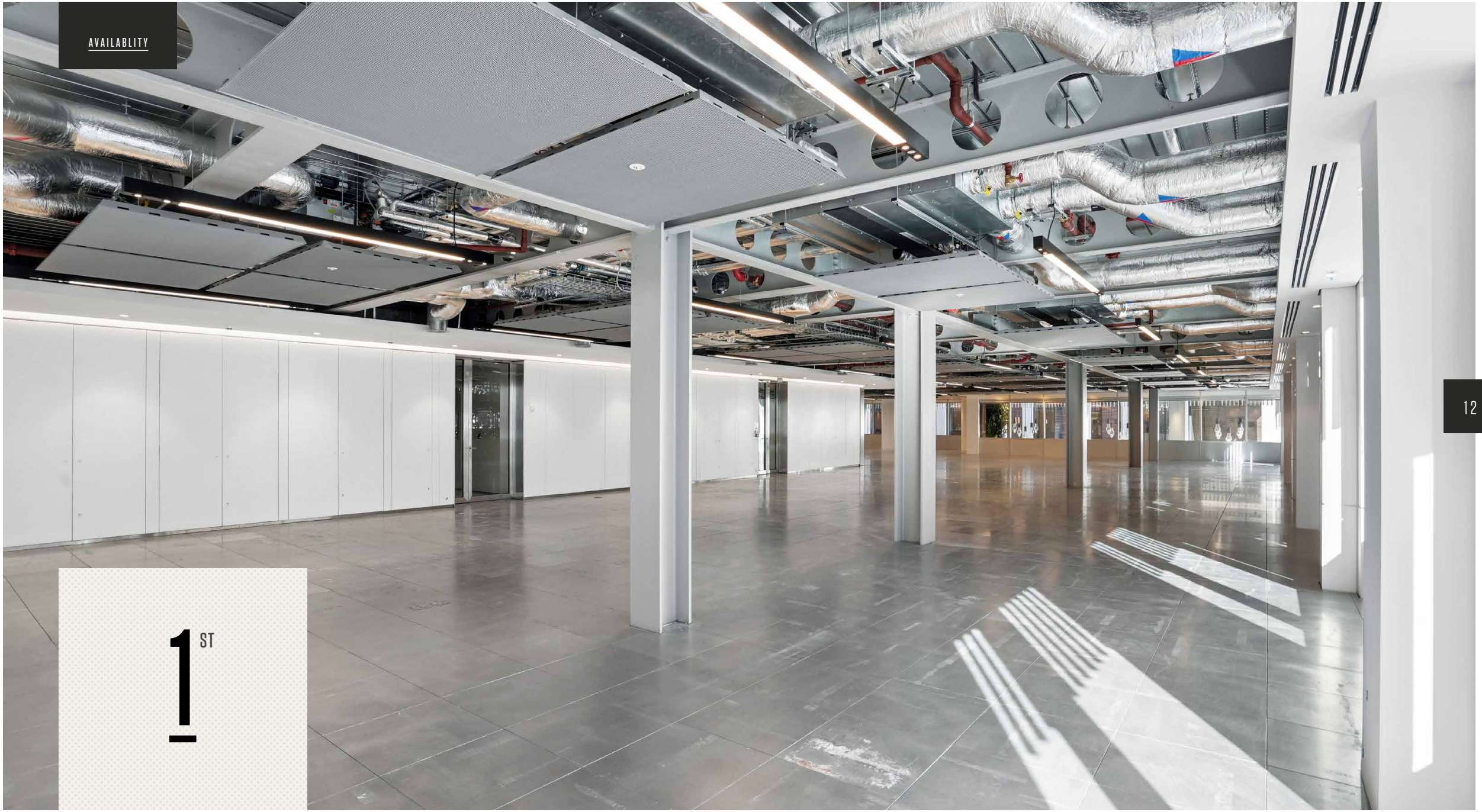
Enjoy best-in-class end of journey facilities including luxurious changing rooms with space to breathe, a towel service, hair dryers and straighteners, and in the female changing room a Dyson Air Wrap. Other amenities include bike store, digital lockers and a drying room.



SCHEDULE OF AREAS

FLOOR	SQ FT	SQ M	TENANT
7TH FLOOR	8,610	800	ONE PEAK PARTNERS
6TH FLOOR	8,552	795	COMING SOON
5TH FLOOR	12,855	1,194	BAKKAVOR
4TH FLOOR	12,878	1,196	DELANCEY
3RD FLOOR	12,867	1,195	HOLLYPORT CAPITAL
2ND FLOOR	12,865	1,195	LUMINANCE
1ST FLOOR	10,983	1,020	AVAILABLE

1ST

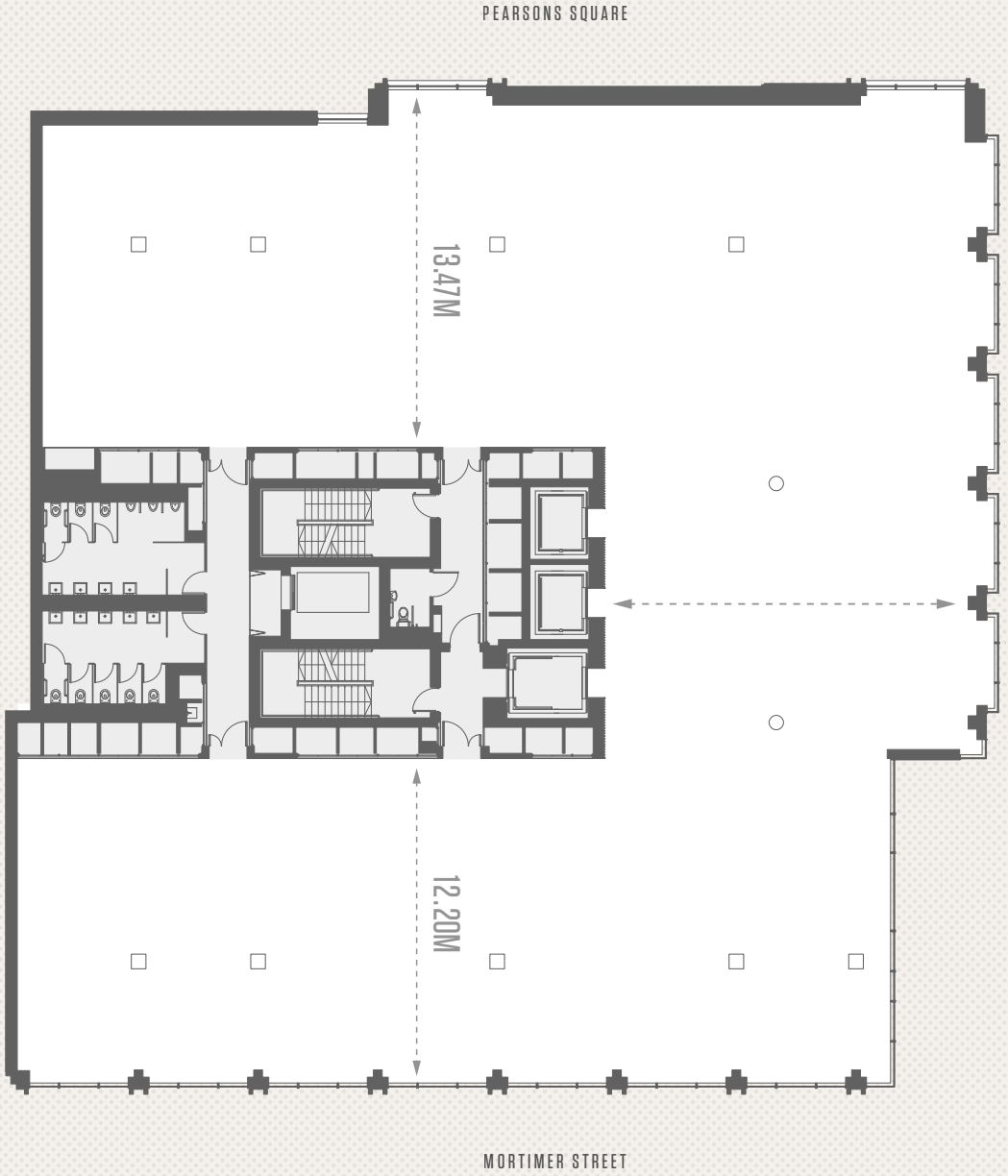


1ST

1ST

FLOOR AREA

LEVEL 1 NIA:
1,020 SQ M / 10,983 SQ FT



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SPACE PLANS

1ST

N

HIGH DENSITY SPACE PLAN

NO. OPEN PLAN DESKS:	80
12 PERSON BOARDROOM:	1
11 PERSON MEETING ROOM):	1
10 PERSON MEETING ROOM:	2
8 PERSON MEETING ROOM:	1
QUIET BREAKOUT SPACES:	3
BREAKOUT SPACES:	5

LOW DENSITY SPACE PLAN

NO. OPEN PLAN DESKS:	38
14 PERSON BOARDROOM:	1
13 PERSON MEETING ROOM):	1
8 PERSON MEETING ROOM:	3
4 PERSON MEETING ROOM:	1
OFFICES:	8
BREAKOUT SPACES:	7

ENERGY

- Four-pipe fan coil air-conditioning
- BREEAM Excellent
- Demand control ventilation

OUTDOOR SPACE

- Views over Pearson Square
- Communal roof top terrace (Q4 2026)
- Private on floor terraces

GENERAL

- 24-hour security
- Three passenger lifts
- Full access raised floors
- LED Lighting
- Apple Wallet access

STATE OF THE ART GYM

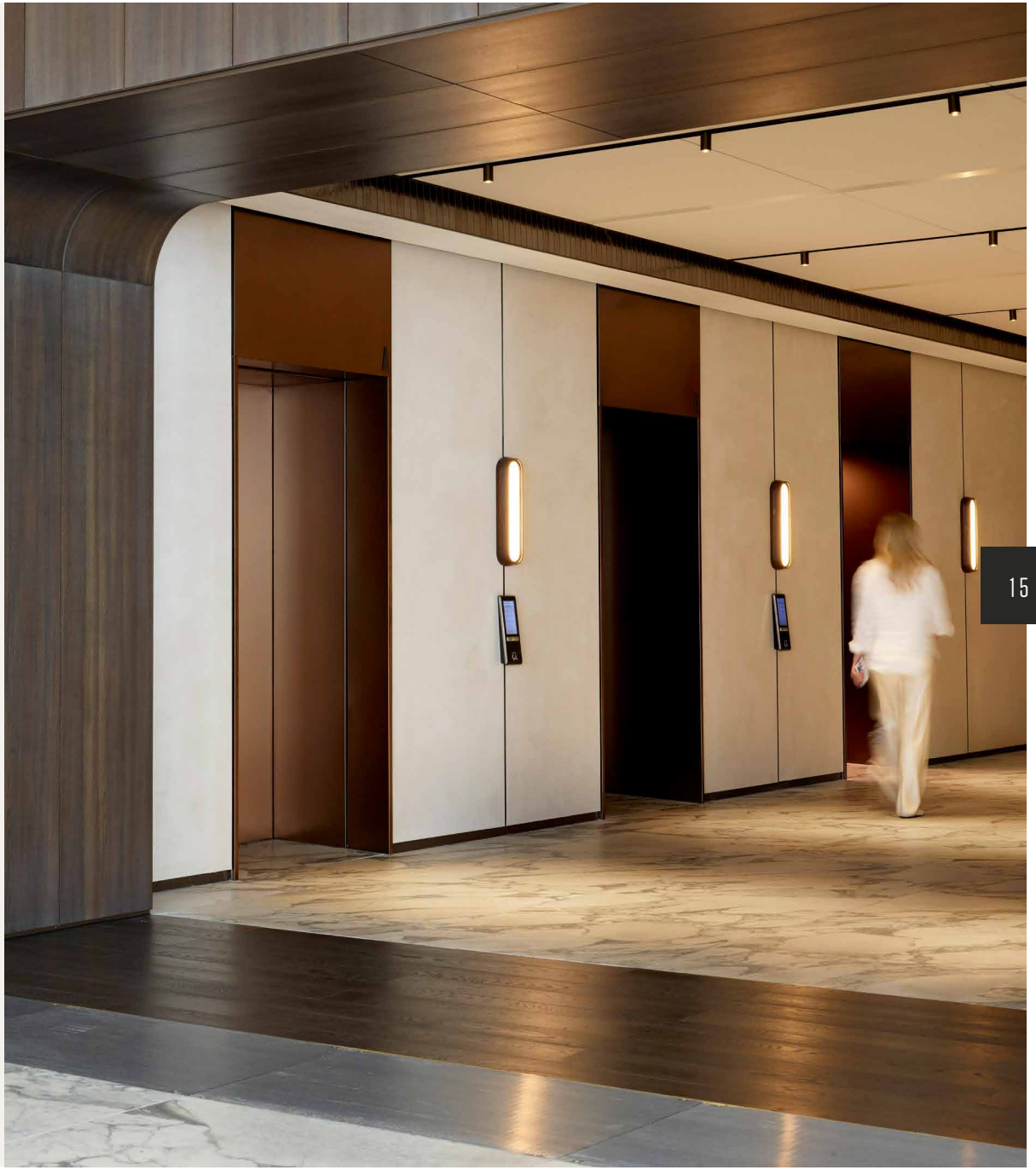
- Exclusive use for Two Fitzroy Place occupiers
- Weights and exercise space

END OF JOURNEY FACILITIES

- Luxury changing/shower rooms with towel service
- Drying room
- Bike store
- Digital lockers
- Enhanced end of journey space & building access

RECEPTION

- Newly furbished reception designed by MoreySmith
- New coffee bar and breakout spaces for occupiers
- Soft-seating waiting area
- Refurnished marble flooring
- Engaging artwork



FABULOUS

FITZROVIA

FITZROVIA

LOCATION IS EVERYTHING

6 LONDON UNDERGROUNDS

WITHIN 10 MINUTES

ELIZABETH LINE

WITHIN 5 MINUTES

REGENT'S PARK

FOR YOUR LUNCH HOUR RUN

LONDON'S BEST RETAIL

ON YOUR DOORSTEP

CAFÉS & RESTAURANTS

1. ROKA
2. Salt Yard
3. Pied à Terre
4. Chettinad
5. Lima
6. Kaffeine
7. The Attendant
8. Gaucho
9. Kitchen Table
10. Naroon Fitzrovia
11. Caravan Fitzrovia

BARS & CLUBS

12. The Lucky Pig
13. The London Cocktail Club
14. The Remedy Bar & Kitchen
15. Bourne & Hollingsworth
16. Lore of The Land
17. Reverend J W Simpson

RETAIL

18. Clutch Café
19. Natalion
20. Labassa Wolfe
21. Margaret Howell
22. Heal's

HOTELS

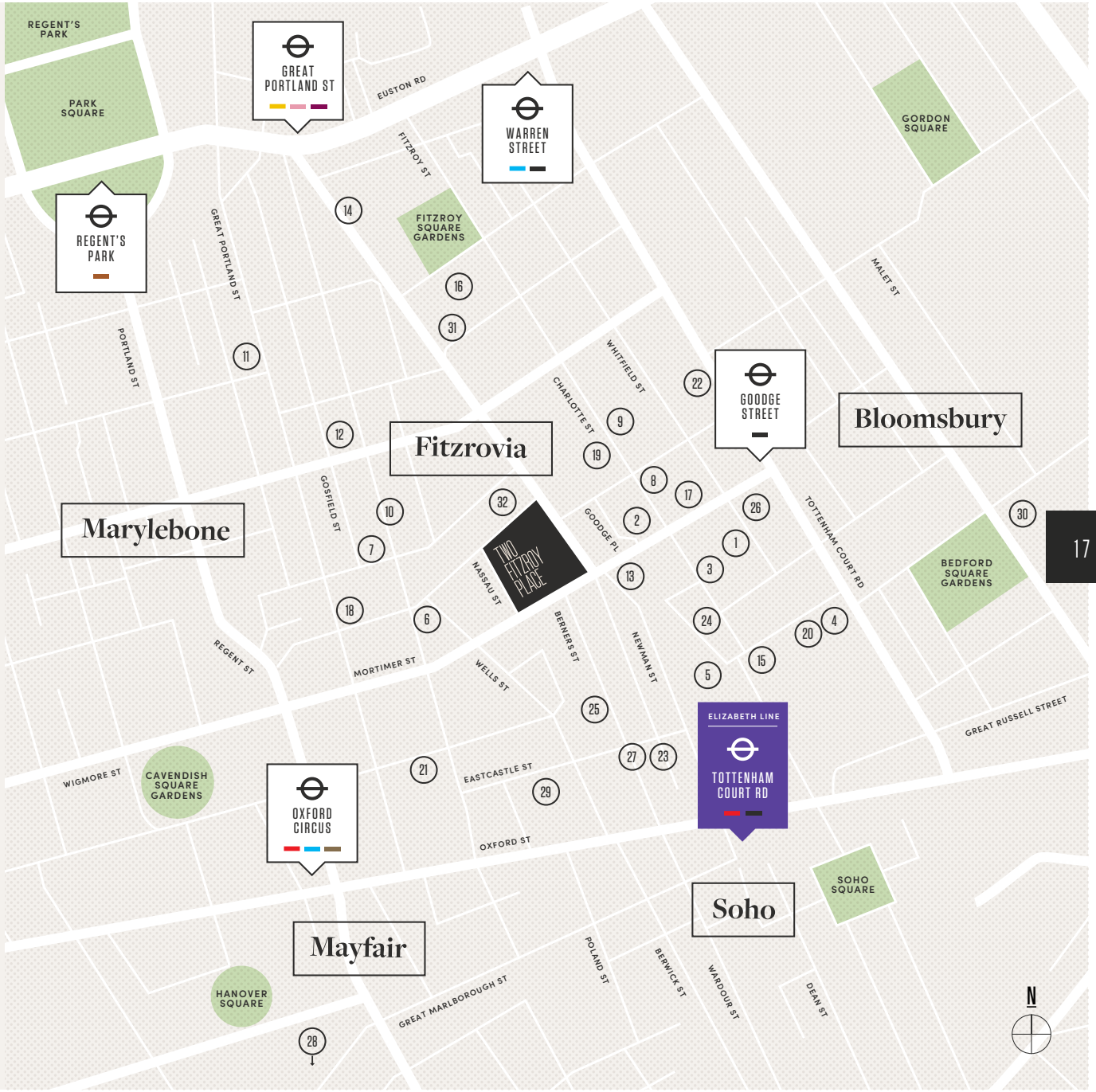
23. Berners Tavern
24. Charlotte Street Hotel
25. The Sanderson Hotel
26. The Mandrake
27. The London EDITION

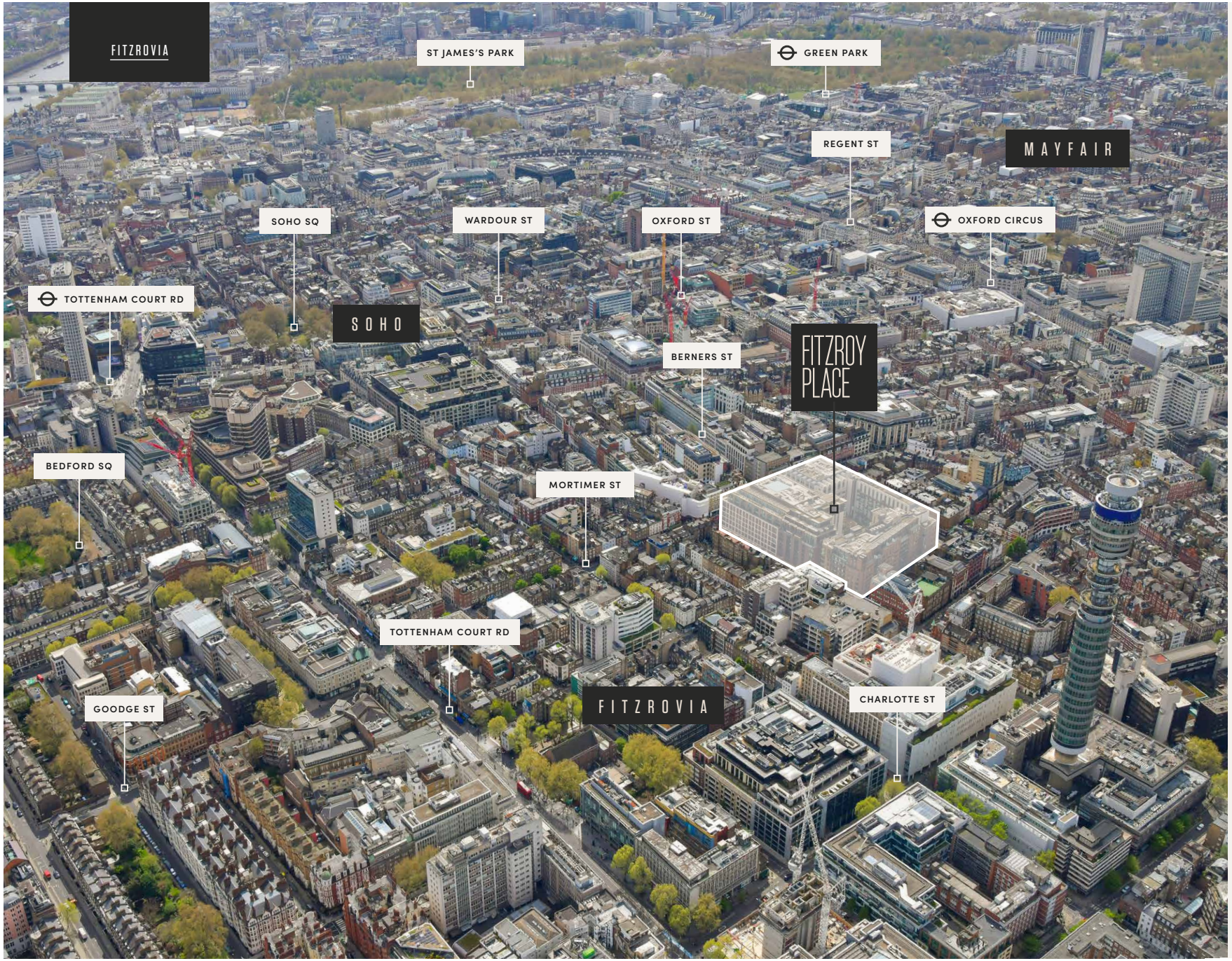
GALLERIES

28. Waddington Custot
29. Carroll / Fletcher
30. The British Museum
31. Rebecca Hossack Gallery

LEISURE/GYMS

32. Epoch Fitness (pilates)





PRIME CENTRAL LONDON

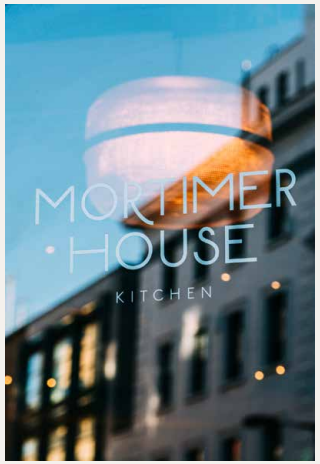
Central London's most creative neighbourhood, Fitzrovia finds its feet between Marylebone and Bloomsbury and next to Soho and Mayfair.

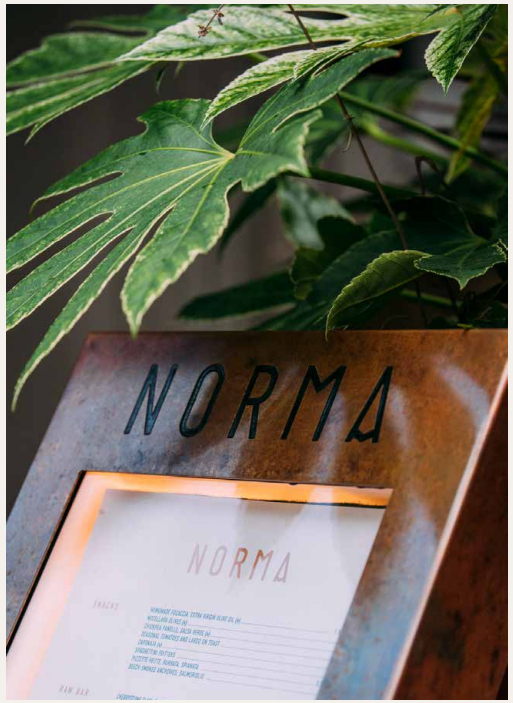
Accessed from the venerable Mortimer Street, tenants at Two Fitzroy Place are a five-minute walk from Tottenham Court Road Station, now also home to the game-changing transport infrastructure of the Elizabeth Line.

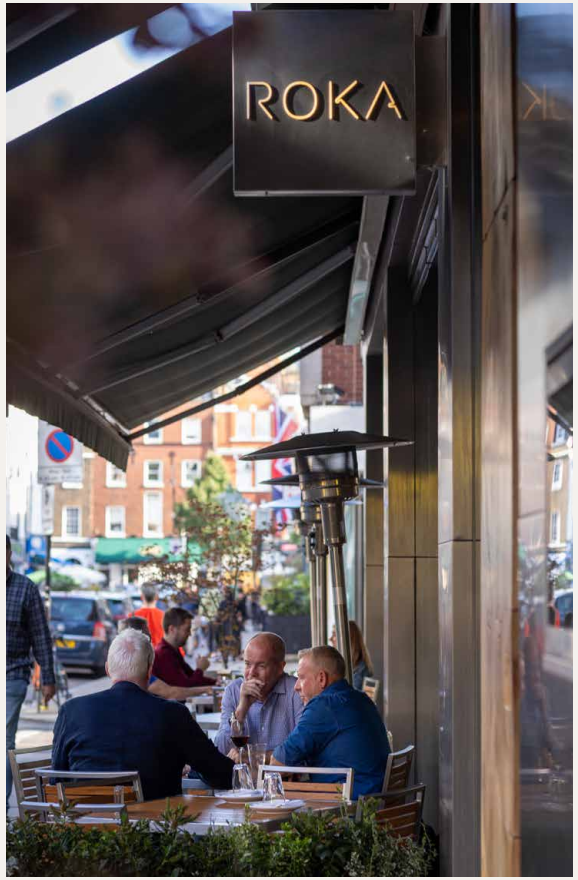
There isn't a better-connected place to work in Central London.

THE BEST OF THE BEST

Known for its village-like feel, Fitzrovia is home to some of the best restaurants and hotels in the capital including the ever-fashionable Roka, the Michelin-starred haunts of Pied à Terre and Kitchen Table... the choice is plentiful. Hotels like The London Edition, the Sanderson and the Charlotte Street Hotel add to the district's urban village upmarket vibe, beloved by so many Londoners.







THE ESTATE

ONE OF CENTRAL LONDON'S MOST SUCCESSFUL MIXED-USE DEVELOPMENTS

Overlooking the first new garden square to grace Central London for over a century, Fitzroy Place is a masterclass in contemporary CAT A office space with new restaurants opening imminently, best in class end of journey facilities and onsite retail, there's plenty of reasons to join the leading names who already call Fitzroy Place home.

- World-leading occupiers
- Award-winning architecture
- Views over Pearson Square
- Communal roof terrace
- On site retail, restaurants & cafes

A THREE ACRE ESTATE AT THE HEART OF W1

252,000 SQ FT

OF BEST-IN-CLASS OFFICE SPACE

20,000 SQ FT

SHOPS & RESTAURANT SPACE

A

PUBLIC SQUARE

COURTYARD & GARDENS

8

OFFICE OCCUPIERS

INCLUDING ESTÉE LAUDER'S HQ

289 HOMES

& LUXURY APARTMENTS

THE

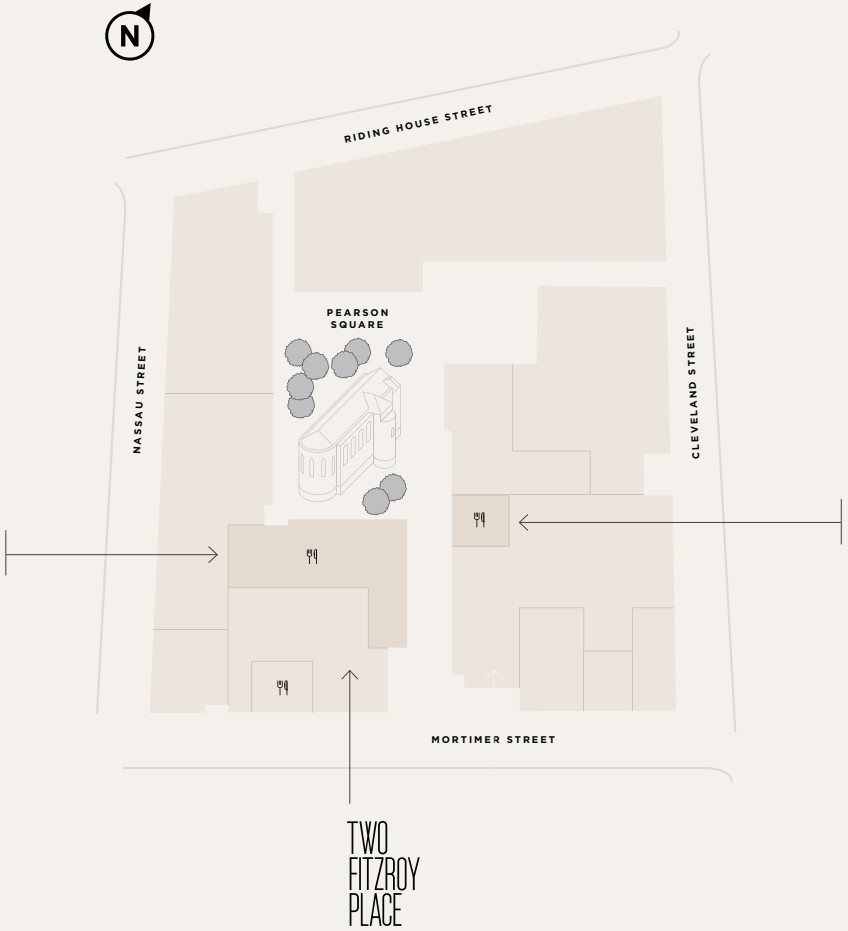
FITZROVIA CHAPEL

BEAUTIFULLY RESTORED GRADE II LISTED CHAPEL

NEW RESTAURANTS IN THE ESTATE

ONE PEARSON SQUARE: MOTORINO

Chef Luke Ahearne, the Michelin-starred talent formerly of Lita in Marylebone, has joined forces with Stevie Parle, chef-owner of Town and Pastaio, to open MOTORINO. Their joint vision reimagines Italian cooking through a modern London lens, combining refined technique with bold, ingredient-led flavours in a relaxed, neighbourhood setting.



EIGHT PEARSON SQUARE: ACES

Aces Food Craft from chef Alex Craciun, brings a modern fusion of Japanese and British flavours to Eight Pearson Square. With seasonal ingredients and precise technique, the intimate nine-seat chef's counter offers a unique, elevated dining experience.

A PLACE STEEPED IN HISTORY

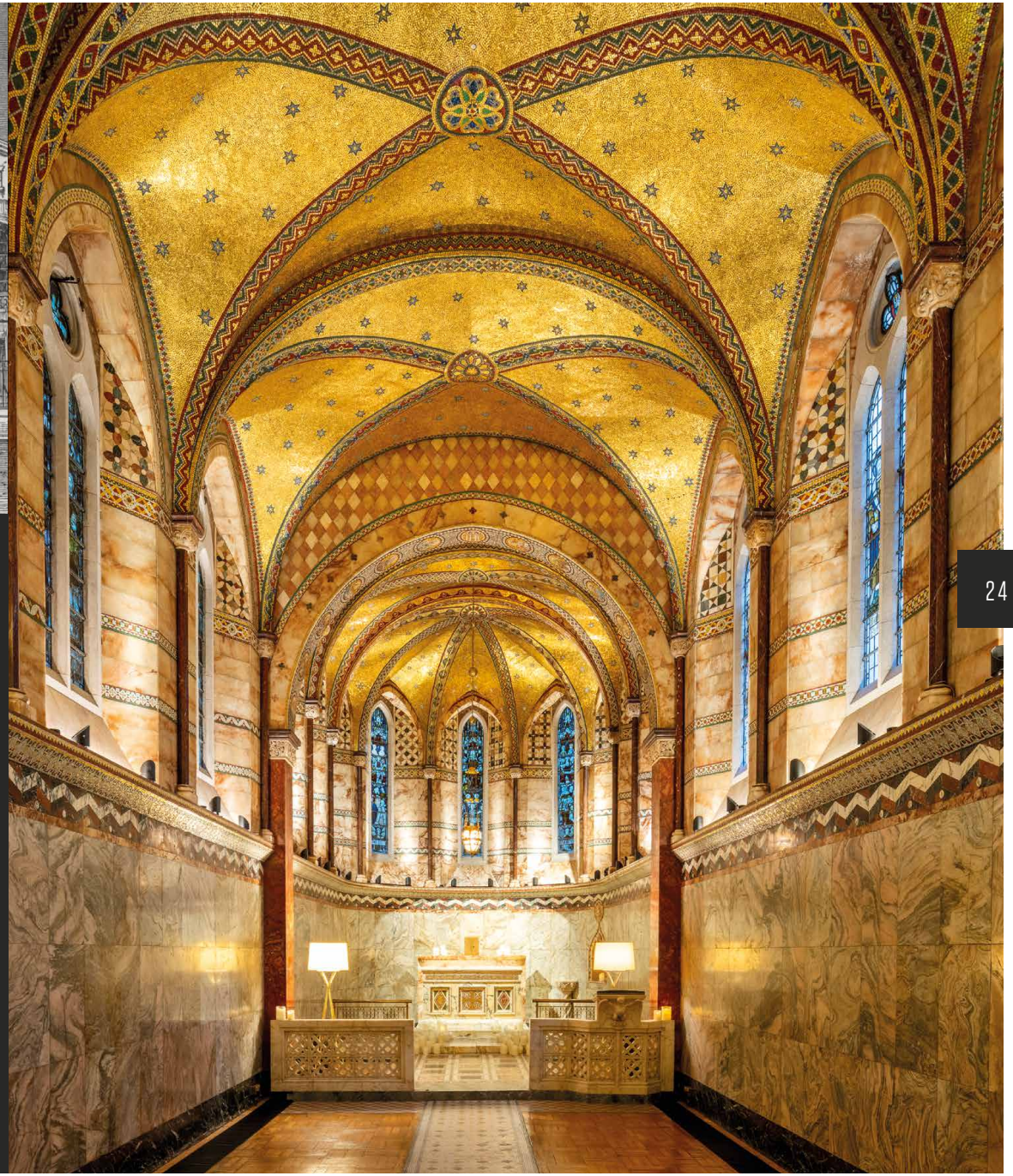
The history of the buildings that once occupied Fitzroy Place dates back to the reign of King George II. Home to the Middlesex Infirmary which opened in 1745, it evolved to become one of London's great teaching hospitals. After the hospital's closure in 2005, it became Fitzroy Place, named in honour of Charles Fitzroy, 2nd Duke of Grafton who was the first person to develop this pocket of London in the mid to late 1700s.

THE FITZROVIA CHAPEL

This history helps us to understand why today, Fitzroy Place houses one of London's most exquisite treasures, The Fitzrovia Chapel. A hallowed gothic revivalist space, the Grade II chapel was designed as a quiet sanctuary for the patients and staff of the hospital. Today, the luminous space remains equally as restful and restorative. It hosts an annual calendar of exhibitions, quiet days and can also be hired as an events venue.

THE MOST BEAUTIFUL ROOM IN LONDON YOU PROBABLY DIDN'T KNOW ABOUT

THE TELEGRAPH



IN GOOD COMPANY

The office spaces at Fitzroy Place occupy two separate buildings: One and Two Fitzroy Place, comprising 252,000 sq ft in total.

One Fitzroy Place is wholly occupied by the headquarters of Estée Lauder Companies UK & Ireland.

At Two Fitzroy Place you'll be amongst leading names in finance, tech and real estate.

This is a place of work that sets the pace.

ESTĒE LAUDER

NEWMARK

BAKKAVÖR

ONE PEAK

Luminance

HOLLYPORT CAPITAL

www.fitzroy.place

A DEVELOPMENT BY

Aviva Investors is the global asset management business of Aviva plc, the UK's largest insurer. They currently invest over £239bn (as at 30 September 2024) on behalf of their customers and are active investors/developers within the Central London market. As long-term owners and developers of real estate, Aviva Investors has an established track record in award winning and best in class real estate projects.

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AshbyCapital

ashbycapital.com

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