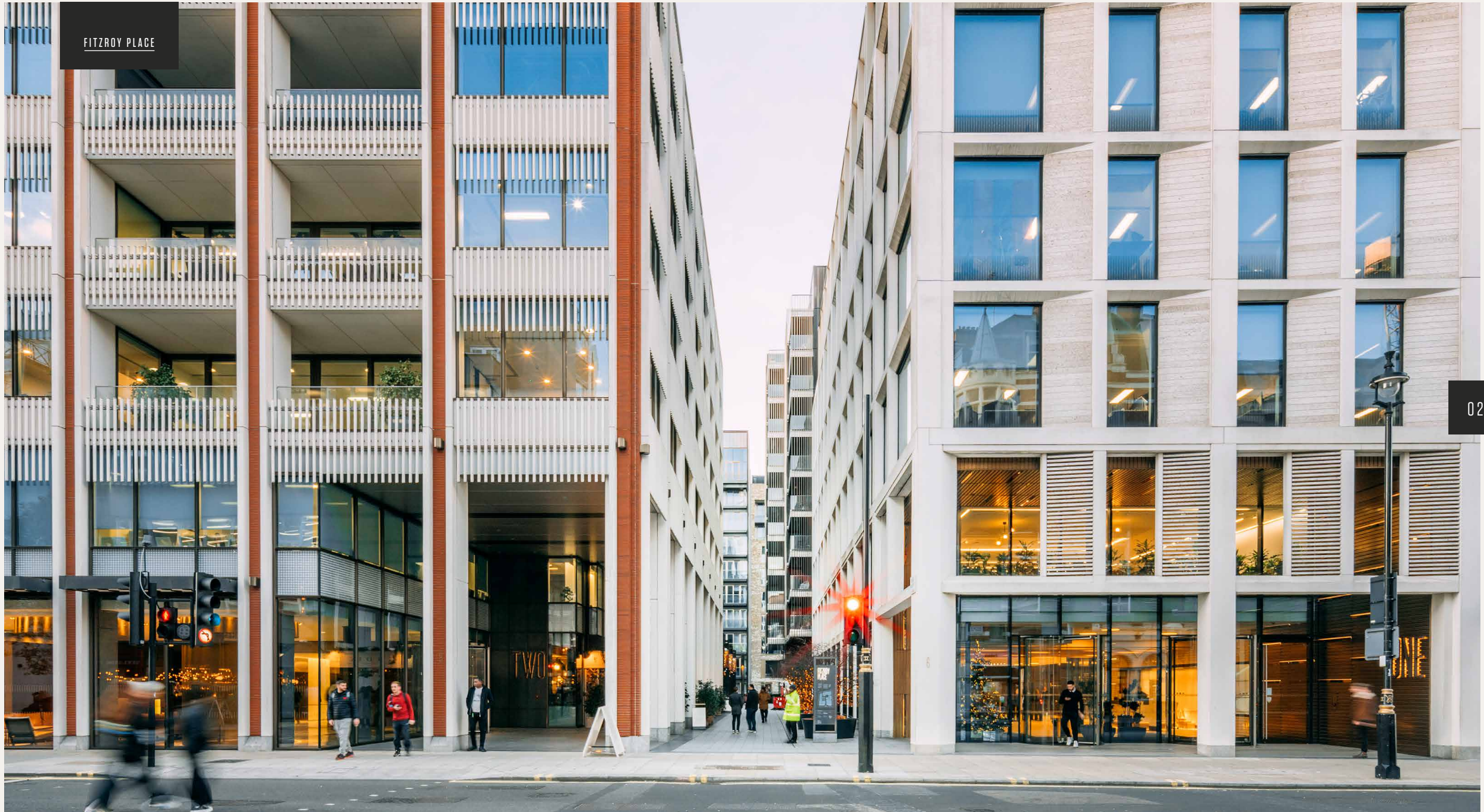




TWO  
FITZROY  
PLACE

8 Mortimer Street,  
Fitzrovia, London W1



## 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. Newly refurbished with onsite retail, new restaurants opening imminently and best in class end of trip facilities, there's plenty of reasons to join the leading names who already call Fitzroy Place home.

- World-leading tenants
- Award-winning architecture
- Views over Pearson Square
- BREEAM Excellent
- On site retail, restaurants & cafes



A THREE ACRE  
ESTATE AT THE  
HEART OF W1

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252,000  
SQ FT

OF BEST-IN-CLASS  
OFFICE SPACE

---

A  
PUBLIC  
SQUARE

COURTYARD  
& GARDENS

---

289  
HOMES

& LUXURY  
APARTMENTS

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---

20,000  
SQ FT

SHOPS &  
RESTAURANT SPACE

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7  
OFFICE  
TENANTS

INCLUDING  
ESTÉE LAUDER'S HQ

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THE  
FITZROVIA  
CHAPEL

BEAUTIFULLY RESTORED  
GRADE II LISTED CHAPEL

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## 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.

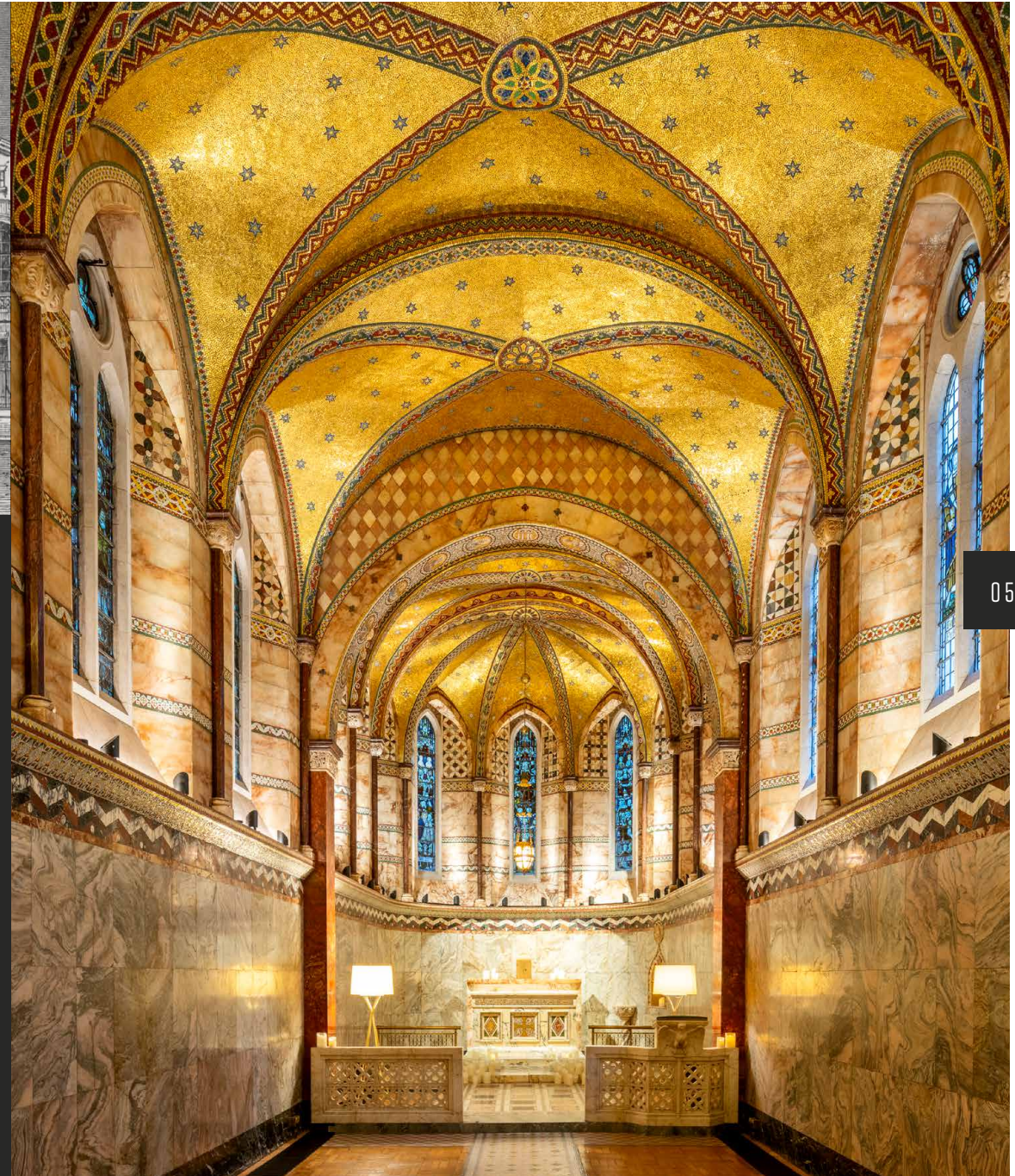
## THE FITZROY CHAPEL

This history helps us to understand why today, Fitzroy Place houses one of London's most exquisite treasures, The Fitzroy 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





## 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.

## 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 and organisations from finance, tech, law, wealth management, real estate and a FTSE plc.

This is a place of work that sets the pace.

ESTÉE LAUDER

VOLTERRA  
FIETTA

London  
&Capital

GERALDEVE 

BAKKAVÖR

DELANCEY

 allfunds

ONE PEAK



FABULOUS

F I T

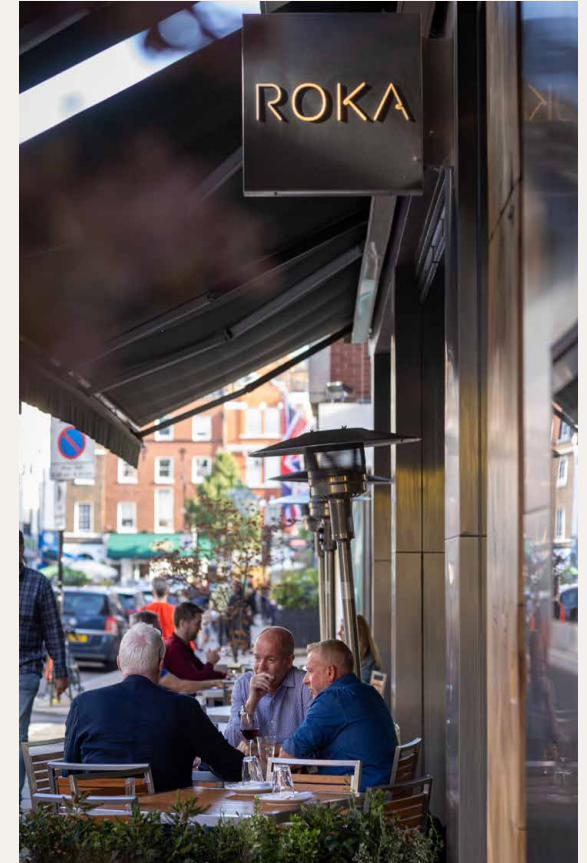
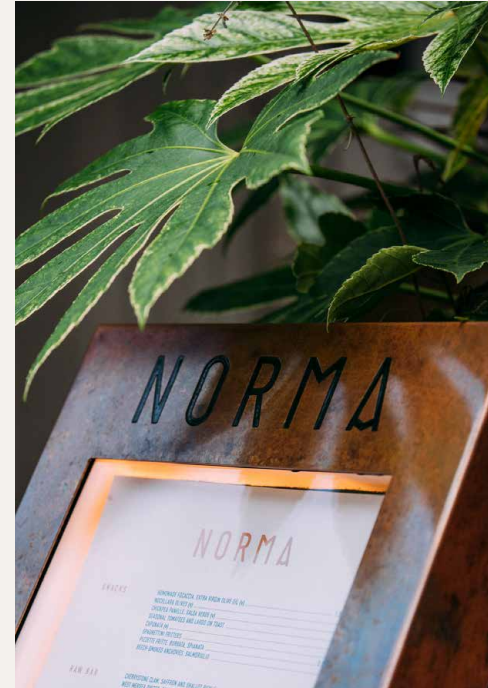
Z R O

V I A



## 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, Hakkasan Hanwell Place, 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.



FITZROVIA

# LOCATION IS EVERYTHING

6 LONDON UNDERGROUNDS

ELIZABETH LINE

WITHIN 10 MINUTES

WITHIN 5 MINUTES

REGENT'S PARK

LONDON'S BEST RETAIL

FOR YOUR LUNCH HOUR RUN

ON YOUR DOORSTEP

## CAFÉS & RESTAURANTS

1. ROKA
2. Salt Yard
3. Pied à Terre
4. Cheltinad
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. The Albany
17. Reverend J W Simpson
18. Epoch Fitness

## RETAIL

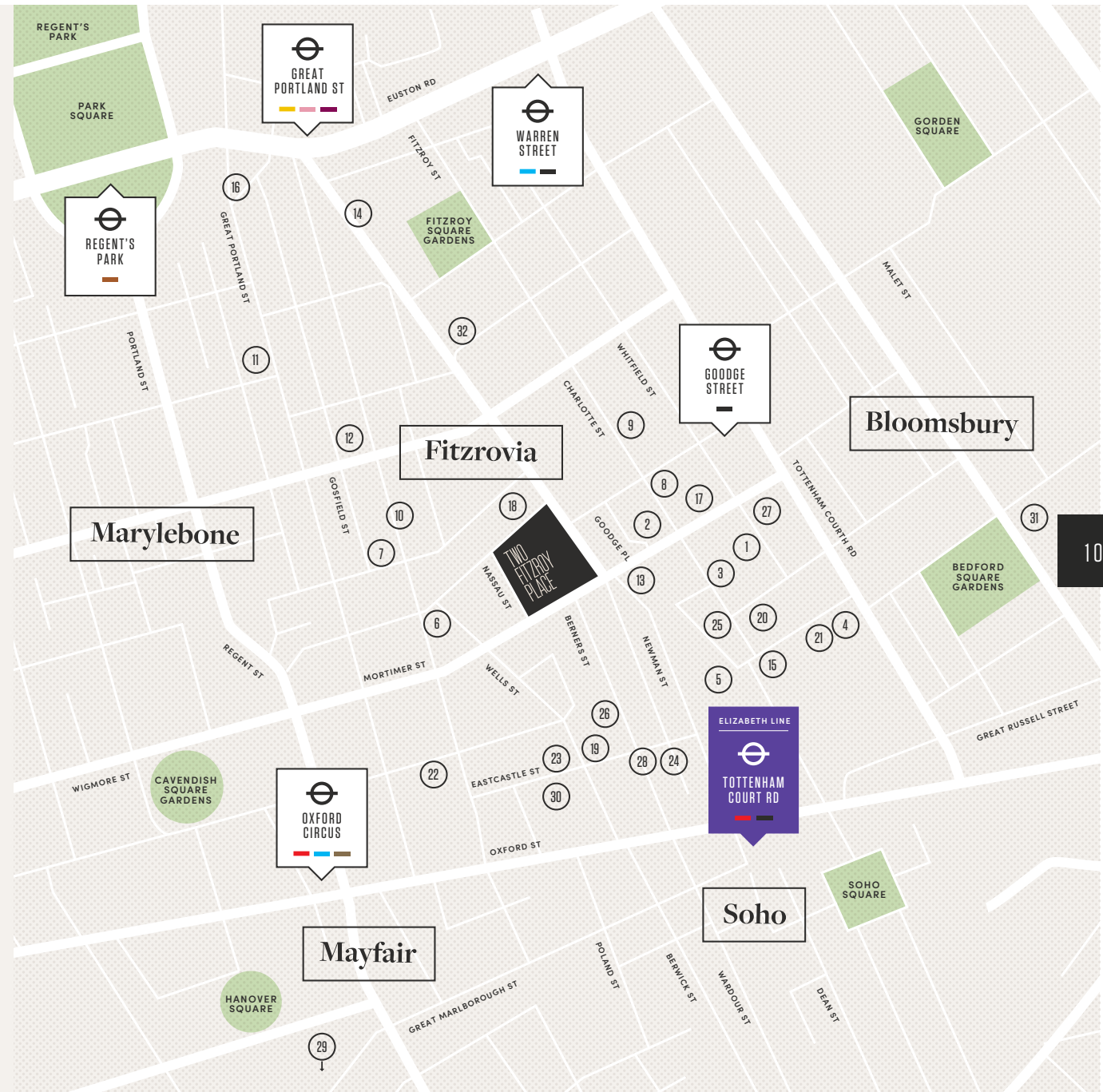
19. Tokyobike
20. Rivet and Hide
21. Labassa Wolfe
22. Margaret Howell
23. Italia Home

## HOTELS

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

## GALLERIES

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



## JOIN THE CLUB

We are delighted to bring to market the third floor at Two Fitzroy Place: 12,000 sq ft of newly refurbished CAT A office space with a BREEAM Excellent rating and a south facing private terrace.

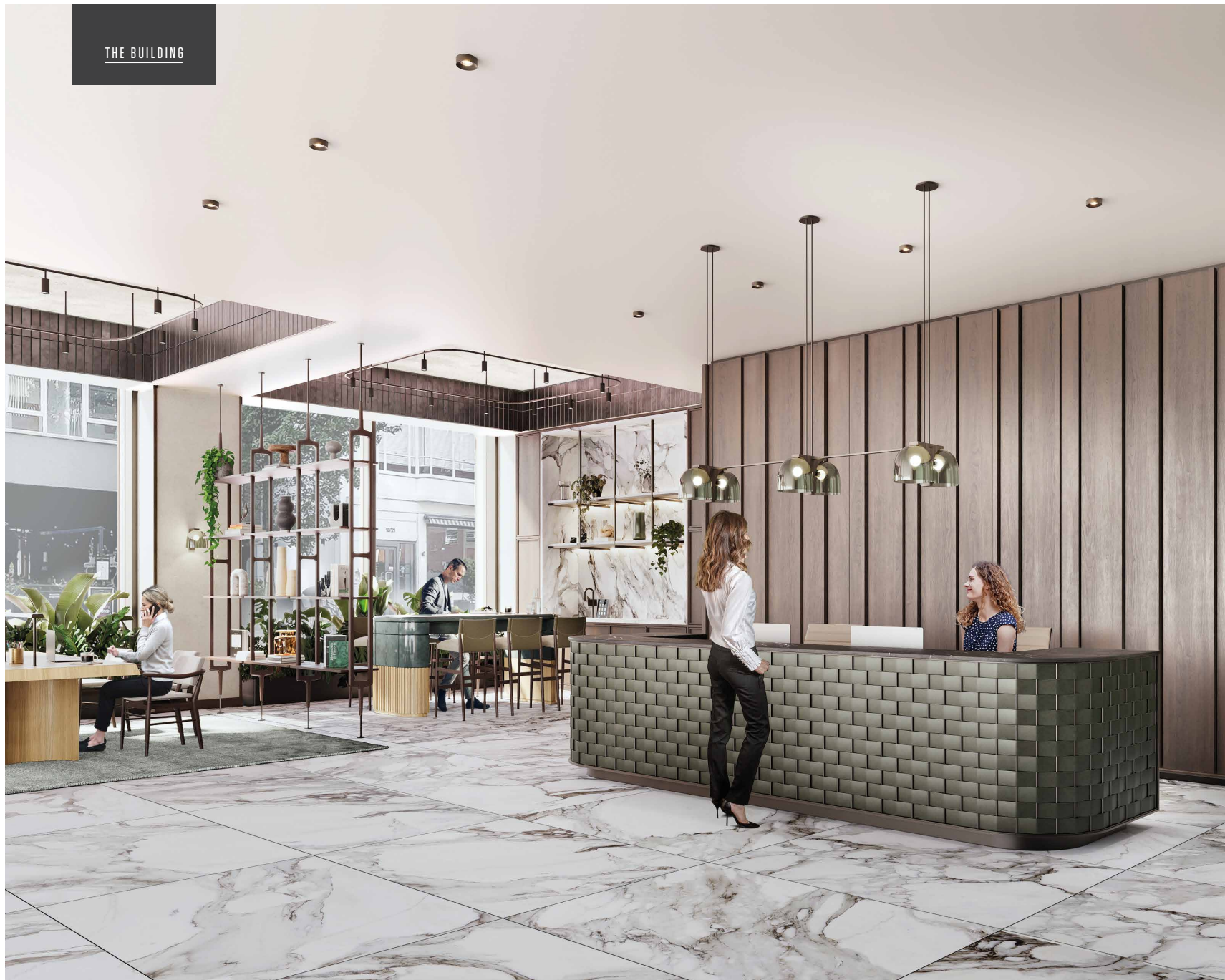
With a redesigned entrance and reception, and enhanced common areas and end of trip facilities, this is a fantastic opportunity to take up space in a best-in-class building.



## MAKING AN ENTRANCE

Accessed from Mortimer Street, the newly refurbished double height reception, designed by leading architectural practice MoreySmith is a breath of fresh air. A striking vertical garden, designed by the innovative landscape architect Daniel Bell, adds to the firm sense of place, creating a green theme that is carried through to the interior's biophilic design. A stunning pendant lighting feature further adds to the ambiance, drawing in eyes from the street.





## A WARM RECEPTION

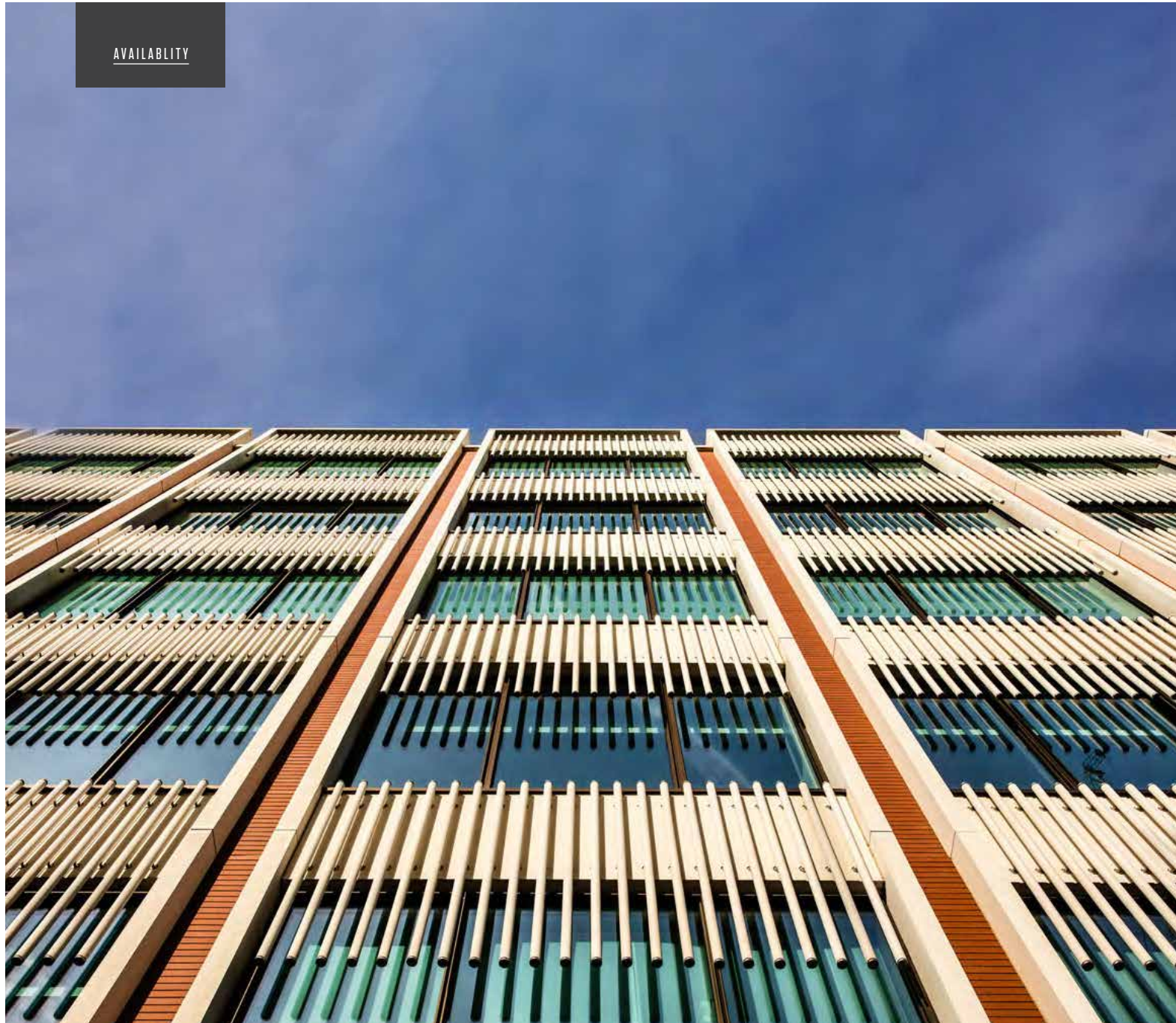
Softer lighting, subtle background music and scent and a plethora of plants and greenery are just a few of the discreet touches that combine to make a big difference when you step into the building. Within reception you'll also find:

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

## 5 STAR FACILITIES

Enjoy best-in-class end of journey facilities including luxurious changing rooms with space to breathe and change, a towel service, hair dryers and straighteners, and in the female changing room a Dyson Air Wrap. The building also features better facilities for active commuters including an upgraded bike store, digital lockers and the addition of a new drying room.





## SCHEDULE OF AREAS

| <u>FLOOR</u> | <u>SQ FT</u> | <u>SQ M</u> | <u>TENANT</u>     |
|--------------|--------------|-------------|-------------------|
| 7TH FLOOR    | 800          | 8,610       | ONE PEAK PARTNERS |
| 6TH FLOOR    | 795          | 8,552       | ALLFUNDS          |
| 5TH FLOOR    | 1,194        | 12,855      | BAKKAVOR          |
| 4TH FLOOR    | 1,196        | 12,878      | DELANCEY          |
| → 3RD FLOOR  | 1,195        | 12,867      | AVAILABLE         |
| 2ND FLOOR    | 1,195        | 12,865      | LONDON & CAPITAL  |
| 1ST FLOOR    | 1,020        | 10,983      | VOLTERRA FIETTA   |

# 3

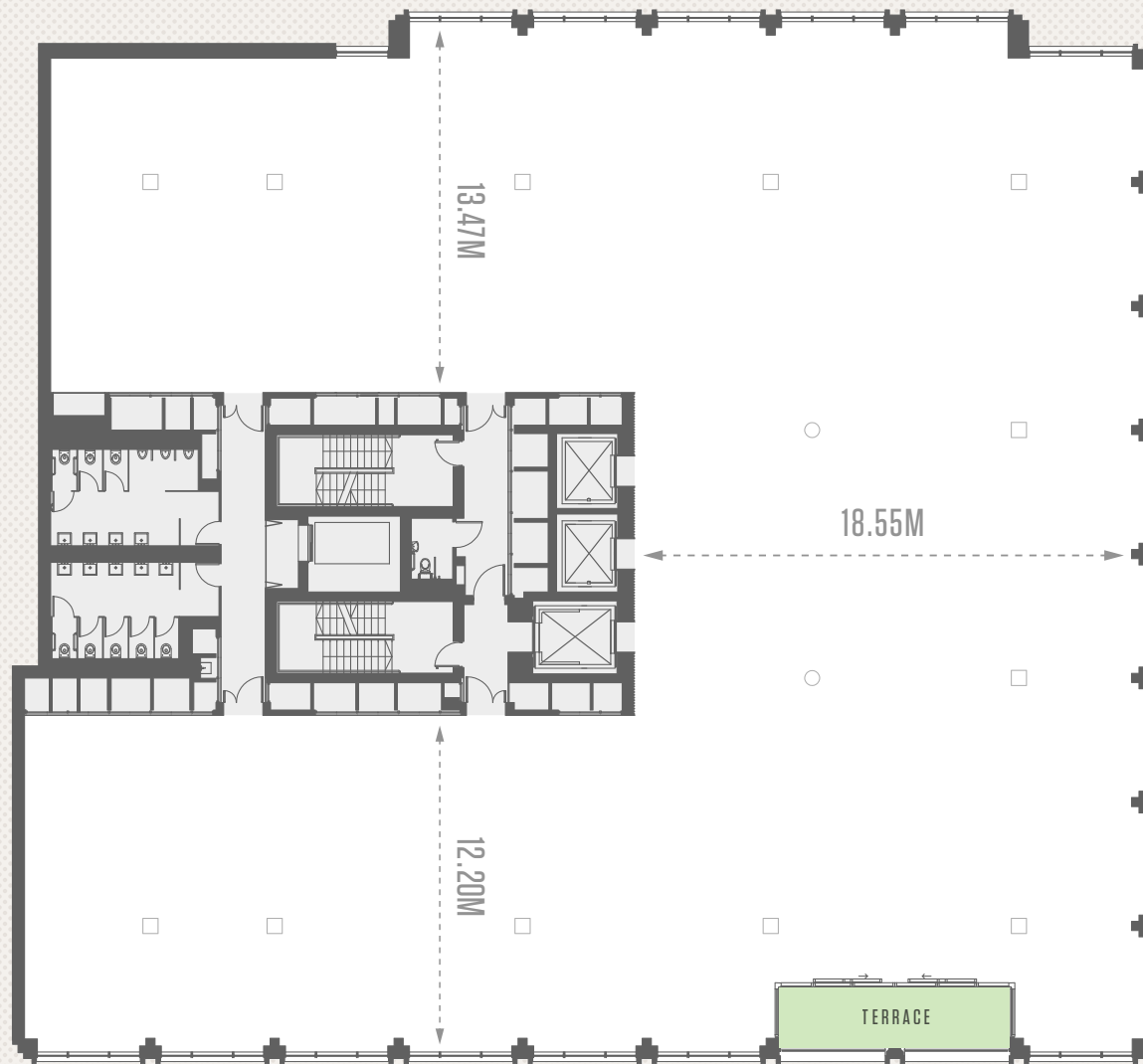
FLOOR AREA

■ LEVEL 3 NIA:  
1,195 SQ M / 12,867 SQ FT

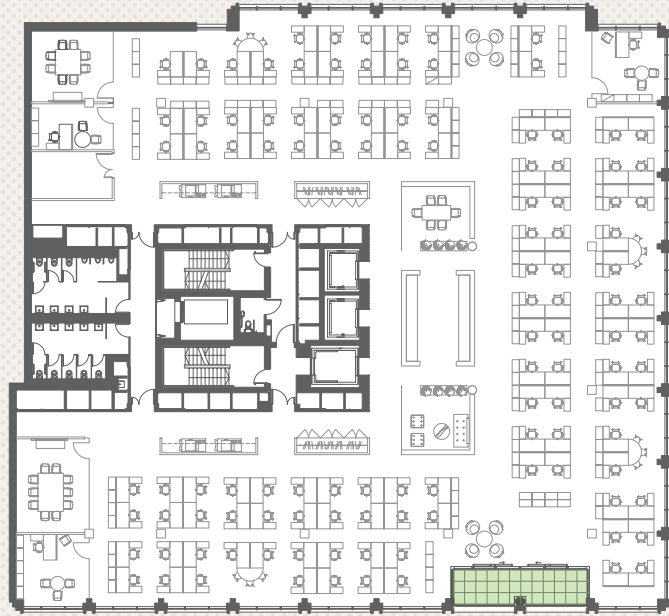
■ TERRACE:



PEARSONS SQUARE



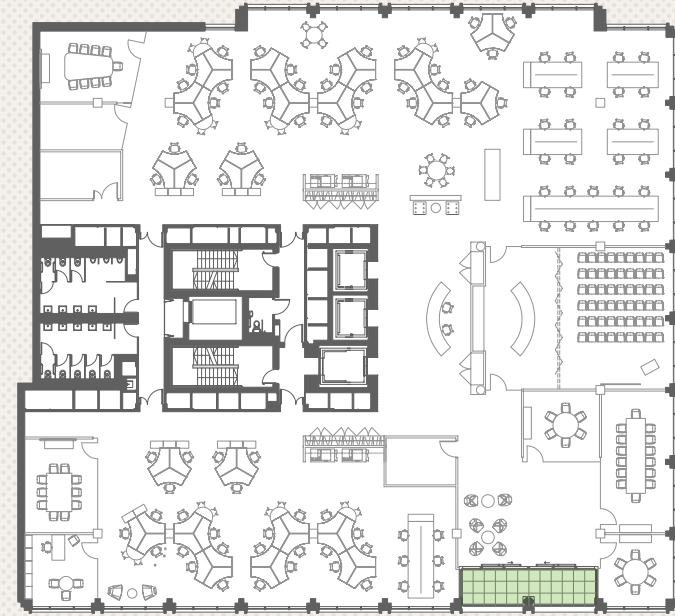
MORTIMER STREET



**HIGH DENSITY  
SPACE PLAN**

|                            |                           |
|----------------------------|---------------------------|
| SECTOR:                    | CORPORATE                 |
| LAYOUT:                    | TYPICAL                   |
| TENANT:                    | SINGLE FLOOR              |
| LEVEL 3 NIA:               | 1,195 S QM / 12,867 SQ FT |
| NO. OFFICES (4.5M X 4.5M): | 2                         |
| NO. OFFICES (3M X 4.5M):   | 1                         |
| NO. OPEN PLAN DESKS:       | 116                       |
| TOTAL DESK COUNT:          | 119                       |
| SQ M / DESK:               | 10                        |
| SQ FT / DESK:              | 107                       |

SPACE  
PLANS

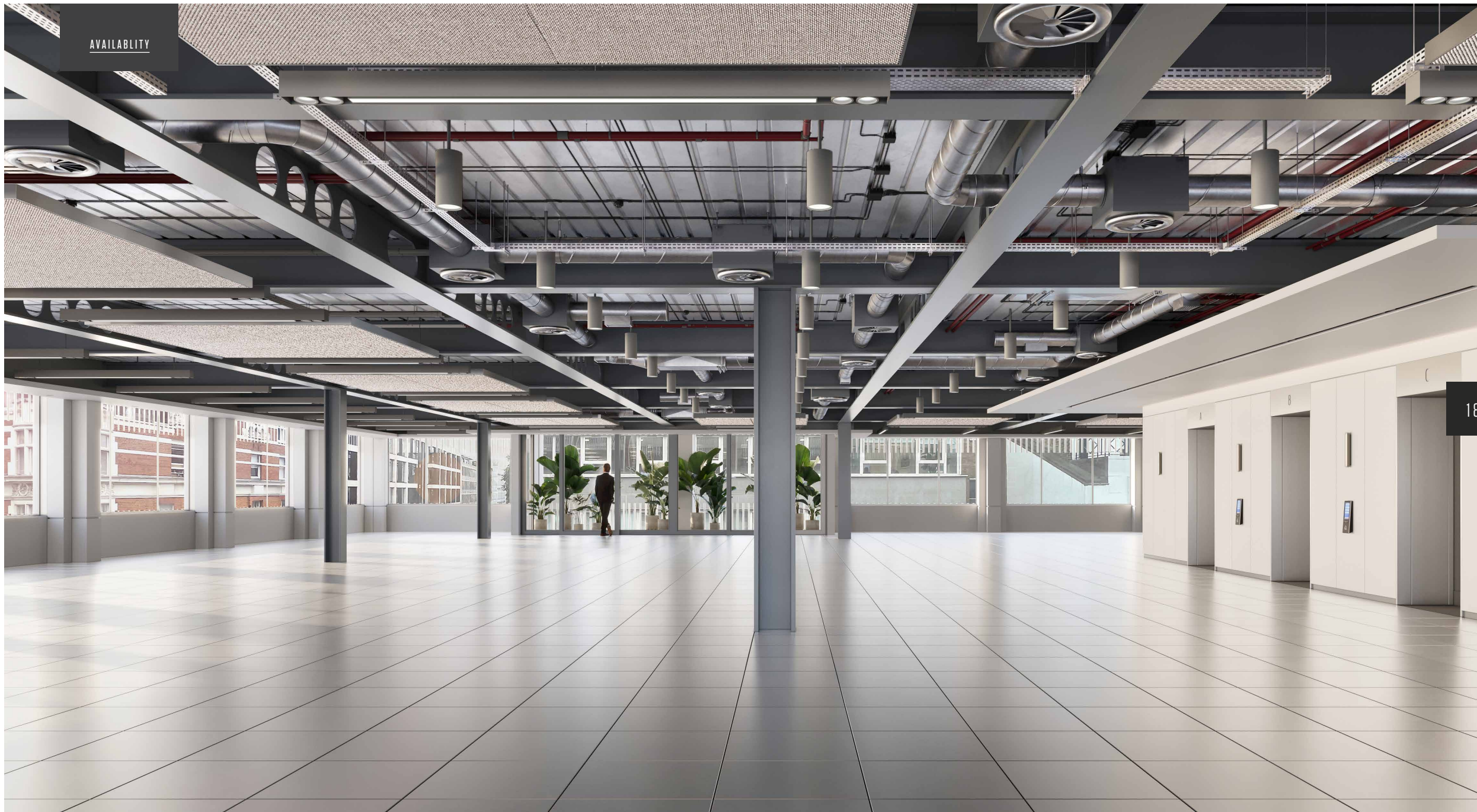


**LOW DENSITY  
SPACE PLAN**

|                            |                           |
|----------------------------|---------------------------|
| SECTOR:                    | CORPORATE                 |
| LAYOUT:                    | TYPICAL                   |
| TENANT:                    | SINGLE FLOOR              |
| LEVEL 3 NIA:               | 1,195 S QM / 12,867 SQ FT |
| NO. OFFICES (4.5M X 4.5M): | 1                         |
| NO. OFFICES (3M X 4.5M):   | 0                         |
| NO. OPEN PLAN DESKS:       | 95                        |
| TOTAL DESK COUNT:          | 96                        |
| SQ M / DESK:               | 12.5                      |
| SQFT / DESK:               | 134                       |



AVAILABILITY



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## ENERGY

- Four-pipe fan coil air-conditioning
- BREEM Excellent
- EPC B

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## OUTDOOR SPACE

- Private terrace
- Views over Pearson Square
- Living wall

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## GENERAL

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

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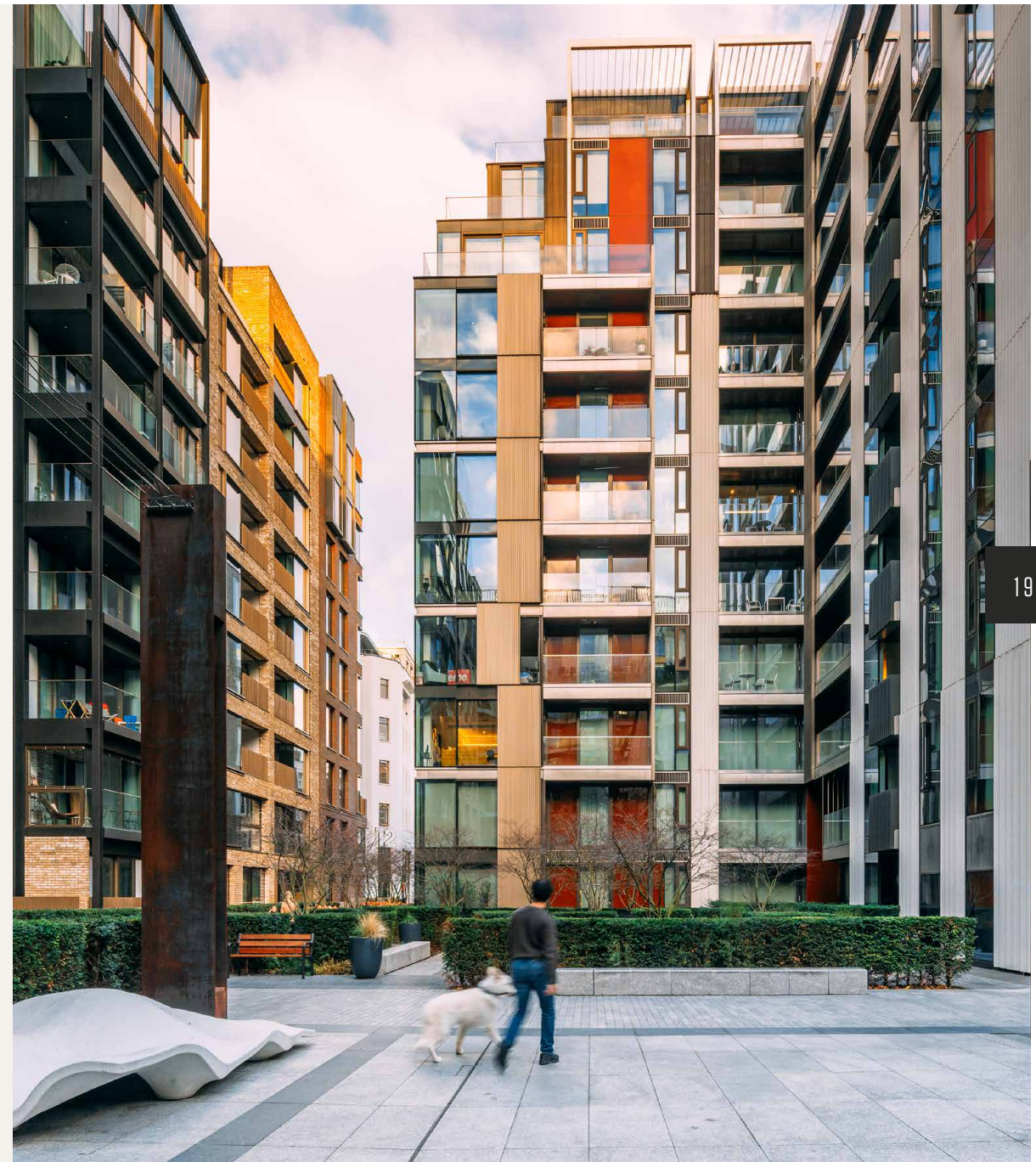
## END OF JOURNEY FACILITIES

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

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## RECEPTION

- Newly refurbished reception designed by MoreySmith
- New coffee bar and breakout spaces for tenants
- Biophilia & softer lighting
- Refurbished visitor WCs & soft-seating waiting area
- Refurnished marble flooring
- Engaging artwork



ARCHITECT / DESIGNER

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MoreySmith

PROJECT MANAGER

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A DEVELOPMENT BY

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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.

AshbyCapital is a private equity real estate firm creating innovative and extraordinary places of work. Design-led, focusing on lifestyle, technology and the environment, our portfolio contains some of the UK's most sustainable new workplaces.

CONTRACTOR

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