

6,301 - 12,624 SQ FT
GRADE A OFFICE SPACE
TO LET

TWELVE
alfred place

FITZROVIA W1

THE BUILDING

New arrival



TWELVE Alfred Place

01



Reception – CGI



Alfred Place Gardens

Twelve Alfred Place is situated in a quiet landscaped oasis just off Tottenham Court Road.

Completing in Q4 2023, the building is being refurbished to provide a new feature reception to welcome occupiers and visitors. The available space will offer 6,301 - 12,624 sq ft over the 3rd and 4th floors, which can be interconnected via a central atrium if floors are leased together.

SPECIFICATION

New standards

- Brand new VRF air conditioning system
- New LED lighting
- Exposed services
- Metal tiled raised access flooring
- New WCs
- Refurbished reception including hardwood flooring, feature lighting and timber feature wall
- 1:10 sq m occupancy
- New bike racks and showers
- Targeting EPC A



SPECIFICATION

New spaces


Make your mark with flexible, high-quality Cat A workspace.

The bright floors offer versatile accommodation, available together or separately, with a contemporary finish featuring exposed services and new LED lighting.

ACCOMMODATION

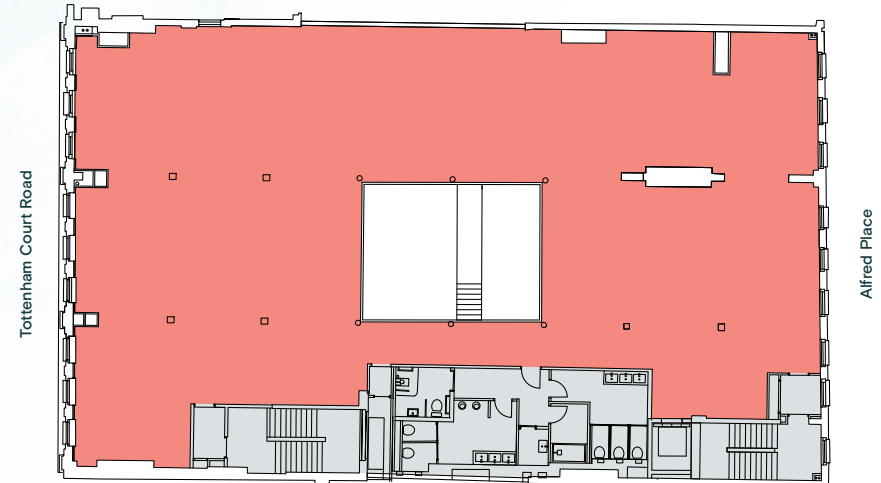
Floor	sq ft	sq m
4th	6,301	585
3rd	6,323	587
Total	12,624	1,172

FLOOR PLANS

For indicative purposes only. Not to scale. 

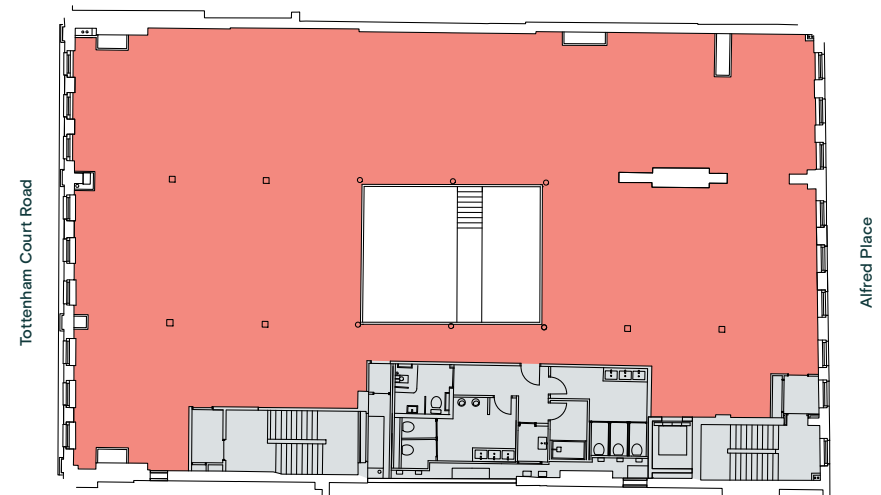
4th Floor

6,301 sq ft / 585 sq m (approx. NIA)



3rd Floor

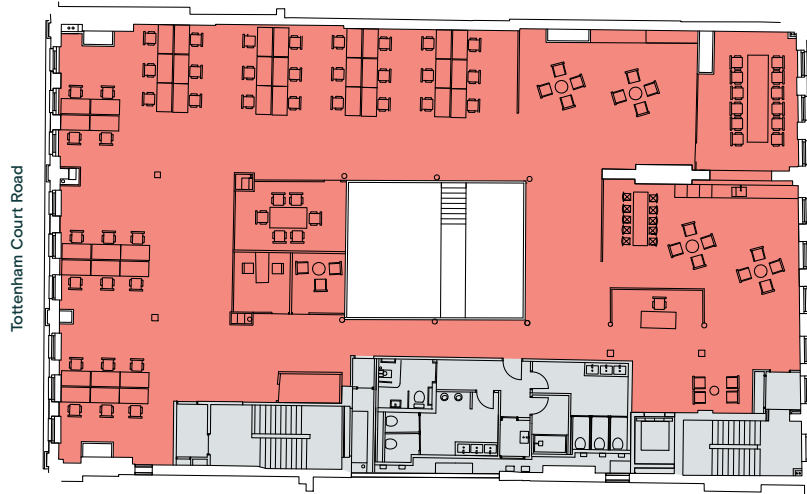
6,323 sq ft / 587 sq m (approx. NIA)



SPACE PLANS

For indicative purposes only. Not to scale. 

Space plan option 1



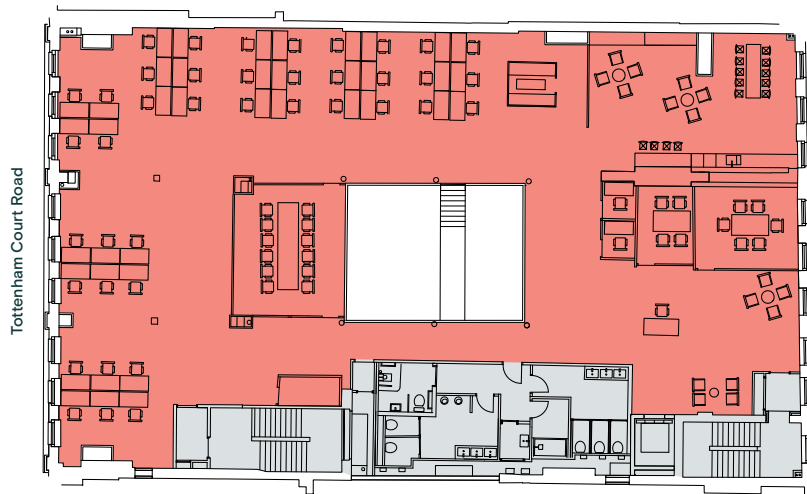
Open plan desks	40
Private offices	01
12 person meeting room	01
6 person meeting room	01
3 person meeting room	01
One-to-one meeting room	01
Breakout spaces	02
Kitchenette	01
Reception area	01



Floors can be interconnected via central atrium staircase

Indicative CGI

Space plan option 2



Open plan desks	40
Private offices	01
12 person meeting room	01
6 person meeting room	01
4 person meeting room	01
4 person meeting pod	01
Quiet pods	01
Breakout spaces	02
Kitchenette	01
Reception area	01



Indicative CGI

CONNECTIVITY

New possibilities

Excellent transport connections across London and beyond.

Goodge Street station is just a two minute walk away and Tottenham Court Road station is seven minutes, where the Elizabeth Line offers a high frequency service and speedy travel times.

02 
Goodge St



07 
Tottenham Court Rd



09 
Warren St




Local Amenities

- | | | |
|--------------------------|-------------------------|--------------------------|
| 1 Norma | 5 Lisboeta | 9 Noizé |
| 2 Charlotte Street Hotel | 6 Store Street Espresso | 10 The Ninth |
| 3 Macellaio | 7 Gail's | 11 Mr Fogg's |
| 4 Black Sheep Coffee | 8 Six by Nico | 12 The Marquis of Granby |

LOCATION

New places

A trendsetting neighbourhood with a plethora of amenities.

Fitzrovia and Bloomsbury are well known for their eclectic choice of restaurants, boutique retailers, serene green spaces and vibrant lifestyle.



DIRECTIONS

5

1. Russell Square
2. Flight Club
3. Charlotte Street Hotel
4. Carousel
5. Mowgli Street Food

FURTHER INFORMATION

Terms

Upon application.

Viewings

Strictly by appointment through sole agent:



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