



# Building highlights

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Fitzrovia headquarters building

56,000 sq ft new build development

Designed by award winning architects Emrys

Entrances on Berners Street and Wells Street

Typical floors c.8,000 sq ft

Contemporary finishes throughout including  
concrete ceilings and exposed cooling

Multiple terraces

Designed with sustainability  
and wellness in mind

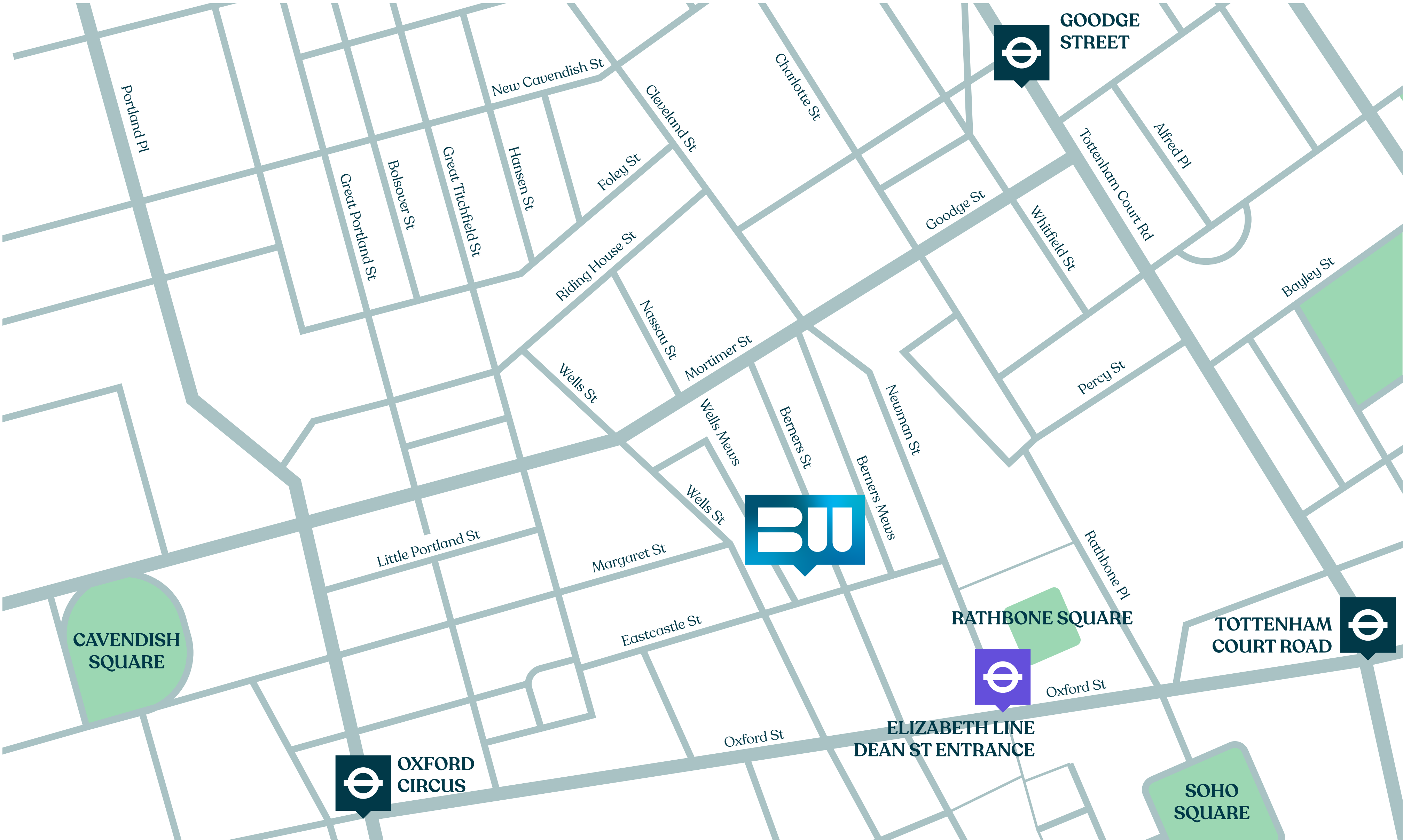
Three minute walk to the Elizabeth line

Completion Q1 2023

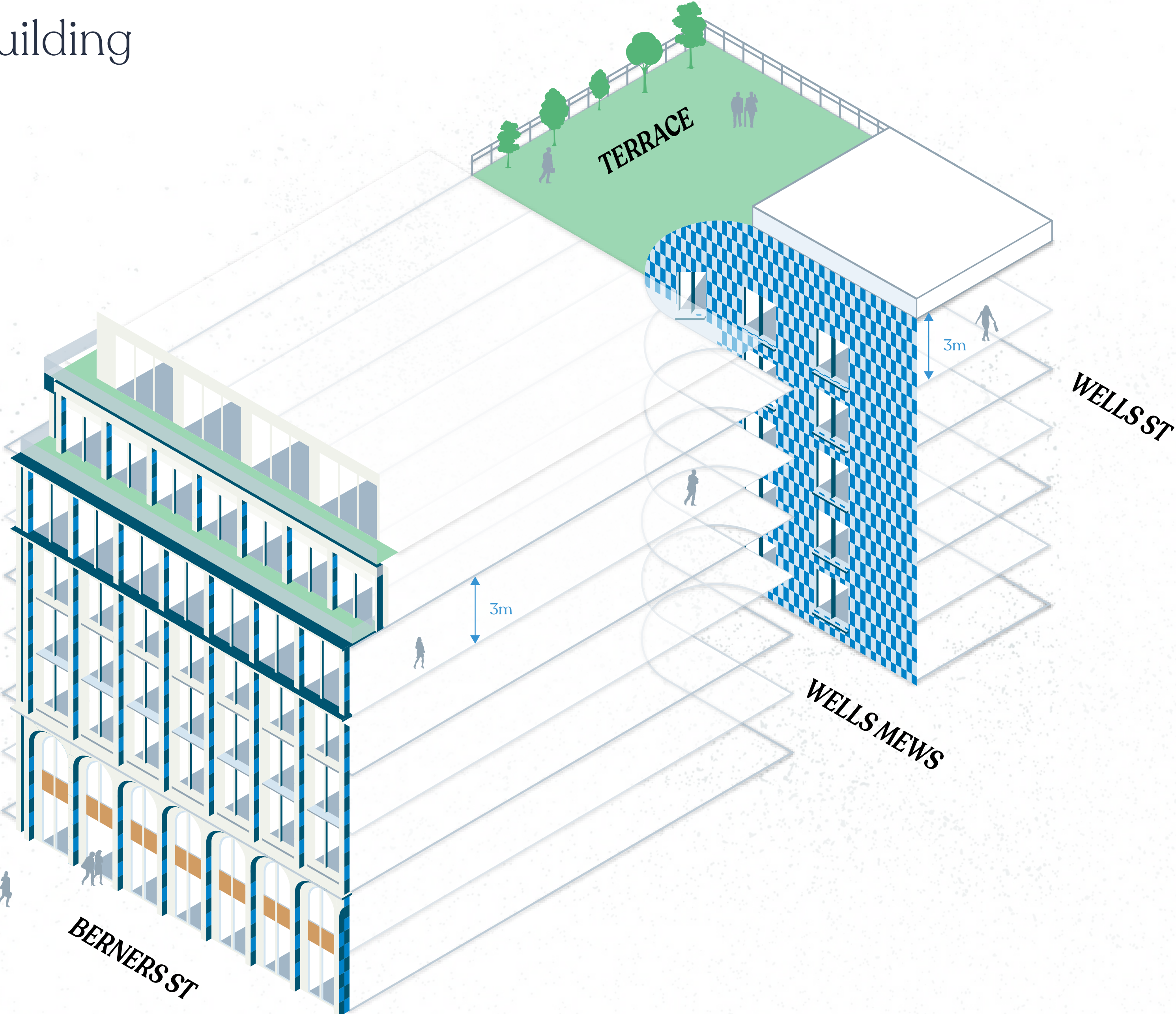
# The best location for business in Fitzrovia



# Location



# Building



FLOORS	SQ FT	SQ M
<b>Seventh</b>	<b>3,503</b>	<b>326</b>
– Terraces	613	57
<b>Sixth</b>	<b>3,971</b>	<b>369</b>
– Terraces	1,366	127
<b>Fifth</b>	<b>7,604</b>	<b>706</b>
– Terrace	107	10
<b>Fourth</b>	<b>7,797</b>	<b>724</b>
<b>Third</b>	<b>7,797</b>	<b>724</b>
<b>Second</b>	<b>7,797</b>	<b>724</b>
<b>First</b>	<b>7,198</b>	<b>669</b>
<b>Ground</b>	<b>7,042</b>	<b>654</b>
– Reception	1,778	165
<b>Lower Ground</b>	<b>2,968</b>	<b>276</b>
<b>TOTAL</b>	<b>55,677</b>	<b>5,172</b>

# Summary specification



Dual entrances



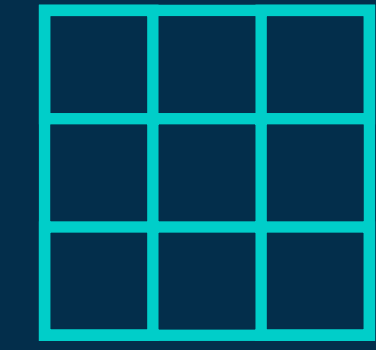
Reception areas  
1,800 sq ft



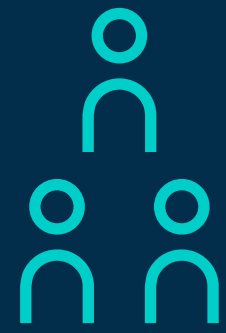
Typical floor plates  
c. 8,000 sq ft



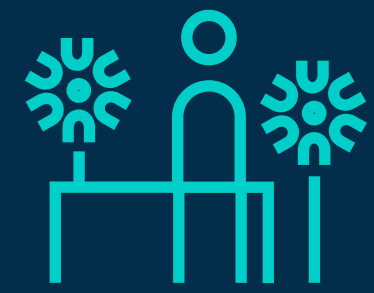
Floor to ceiling  
heights of 3m



Metal raised floor  
110mm



Occupancy ratio  
1:8



Multiple terraces



5x13-Person  
lifts



Openable  
windows



Exposed  
VRF A/C



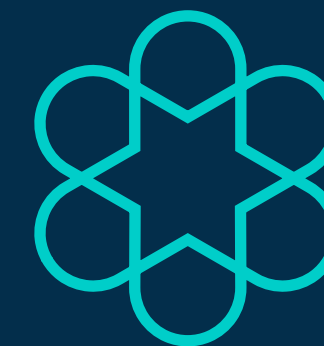
146  
Bike racks



159  
Lockers



14  
Showers



BREEAM 2018  
'Excellent'



'WELL'  
enabled

## Health & Wellbeing



Thermal comfort modelling shows reduced overheating risk.

95% of the office floor areas provide a view out for building occupiers.

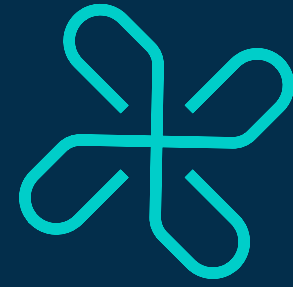
Openable windows.

Access to outdoor terraces.

Direct access on to newly pedestrianised Wells Mew streetscape.

Public art in Wells Mews.

## Building Systems



High efficiency heating and cooling systems.

All electric energy services.

## Transport



Cycle storage and end of journey facilities on site to promote active commuting.

## Ecology



Bird boxes for safe nesting & breeding.

Living roof and climbing plants incorporated within the design to encourage at least 30 species of wildlife including bees, butterflies, bugs and birds.

## Embodied Carbon



Low embodied carbon materials by using increased cement replacement.

## BREEAM Rating



BREEAM excellent.

## EPC

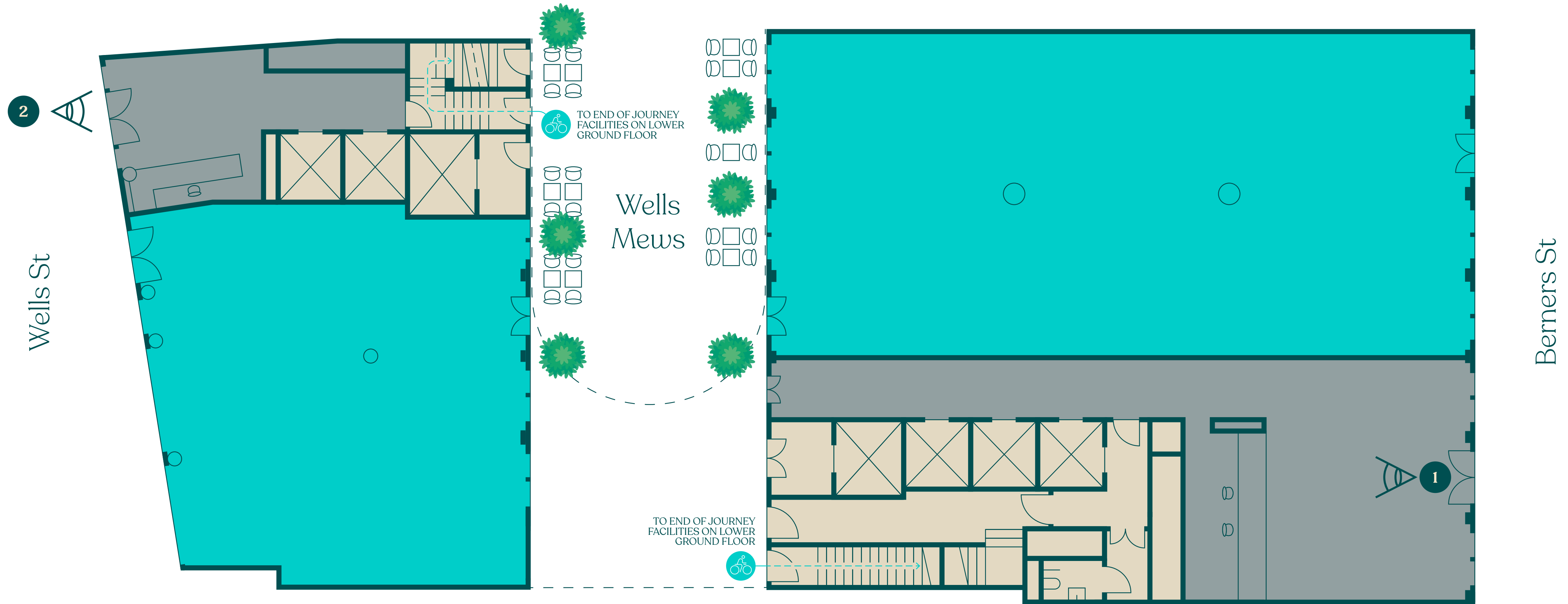


Rating B.

# Ground floor plan

7,042 sq ft

654 sq m



- Reception
- Office space
- Core







# Wells Mews

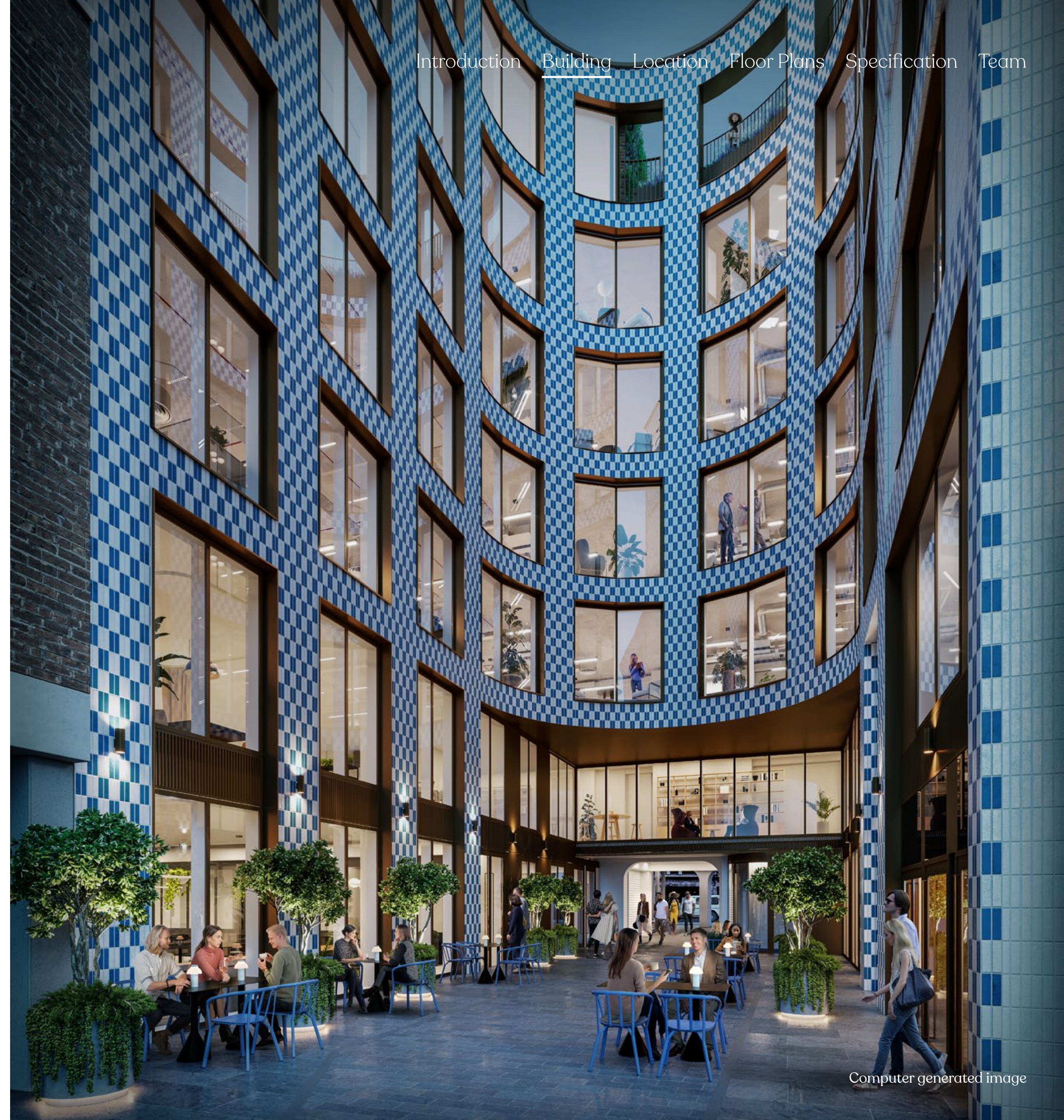
## A new streetscape for Fitzrovia



### Public Art

## Tess Jaray RA

Tess Jaray RA is a British painter and printmaker. She has taught at UCL for over 30 years and has completed a succession of major public art projects. She is an Honorary Fellow of RIBA (Royal Institute for British Architects) as well as a Royal Academician.



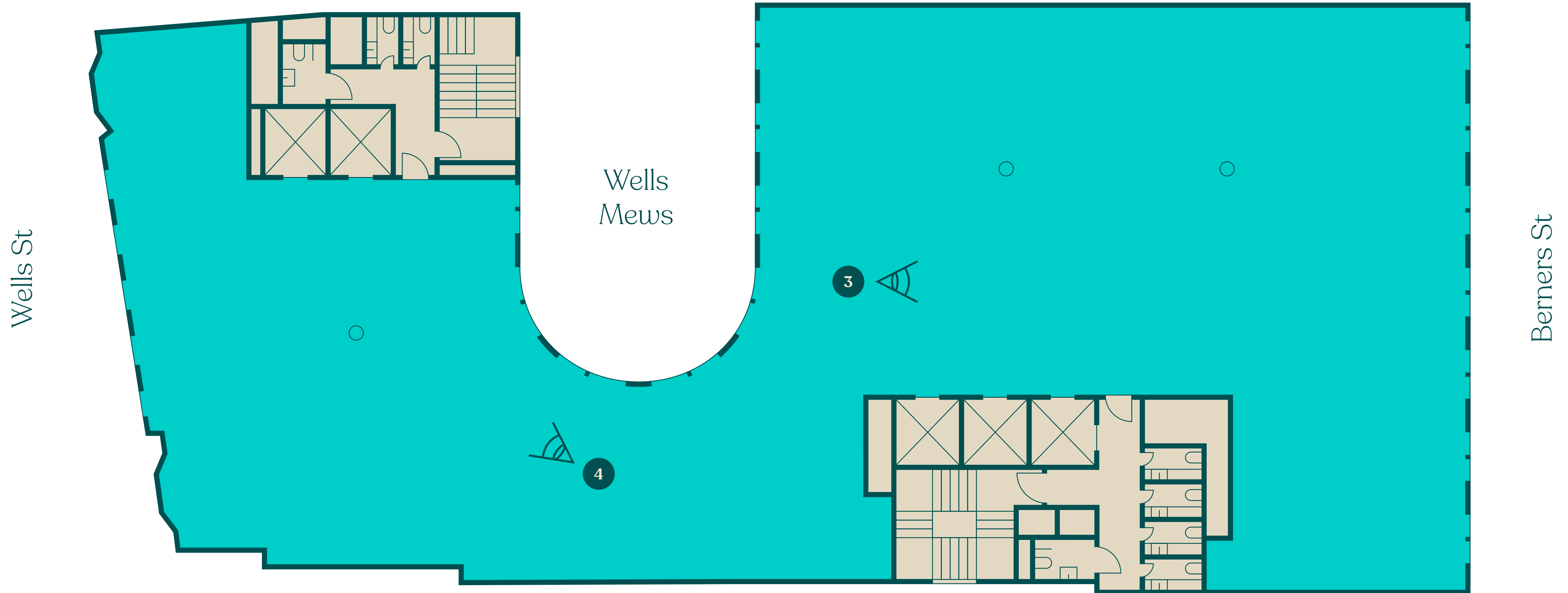


# Wells Street

# Typical floor plan

7,797 sq ft

724 sq m



Office space  
Core

Not to scale  
Indicative only







# Sixth floor plan

3,971 sq ft

369 sq m



- Office space
- Core
- Terrace





# Seventh floor plan

3,503 sq ft

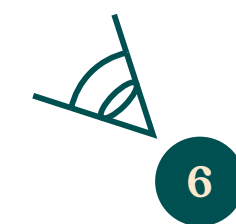
326 sq m

Wells St

Berners St



- Office space
- Core
- Terrace







# Outside spaces



Welcome to  
**Fitzrovia**

Six tube lines

The Elizabeth line just three minutes away

Four neighbouring hotels

Six Michelin Star restaurants

& plenty of cafés, bars and restaurants





# Area Guide

## Occupiers

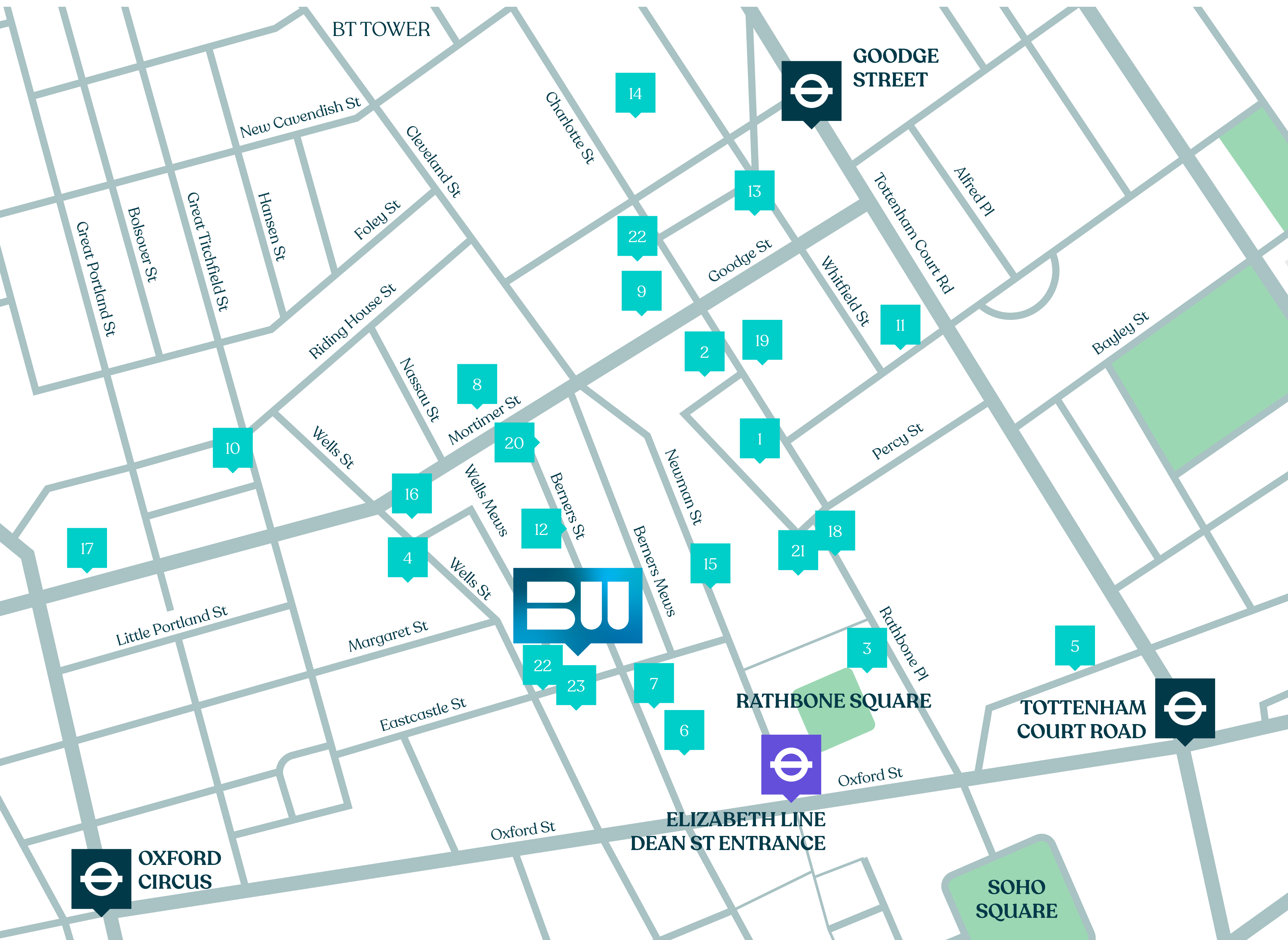
- 1 Facebook
- 2 Estée Lauder
- 3 Boston Consulting Group
- 4 Take-Two Interactive
- 5 Apollo
- 6 G-research
- 7 Arup
- 8 Make Architects
- 9 Adyen
- 10 Motorway.co.uk
- 11 Skyscanner
- 12 Netflix
- 13 Bakkavor
- 14 Revcap
- 15 Buro Happold
- 16 Freuds
- 17 Freemantle
- 18 Gamesys
- 19 Technicolour
- 20 New Look
- 21 Parella Weinberg

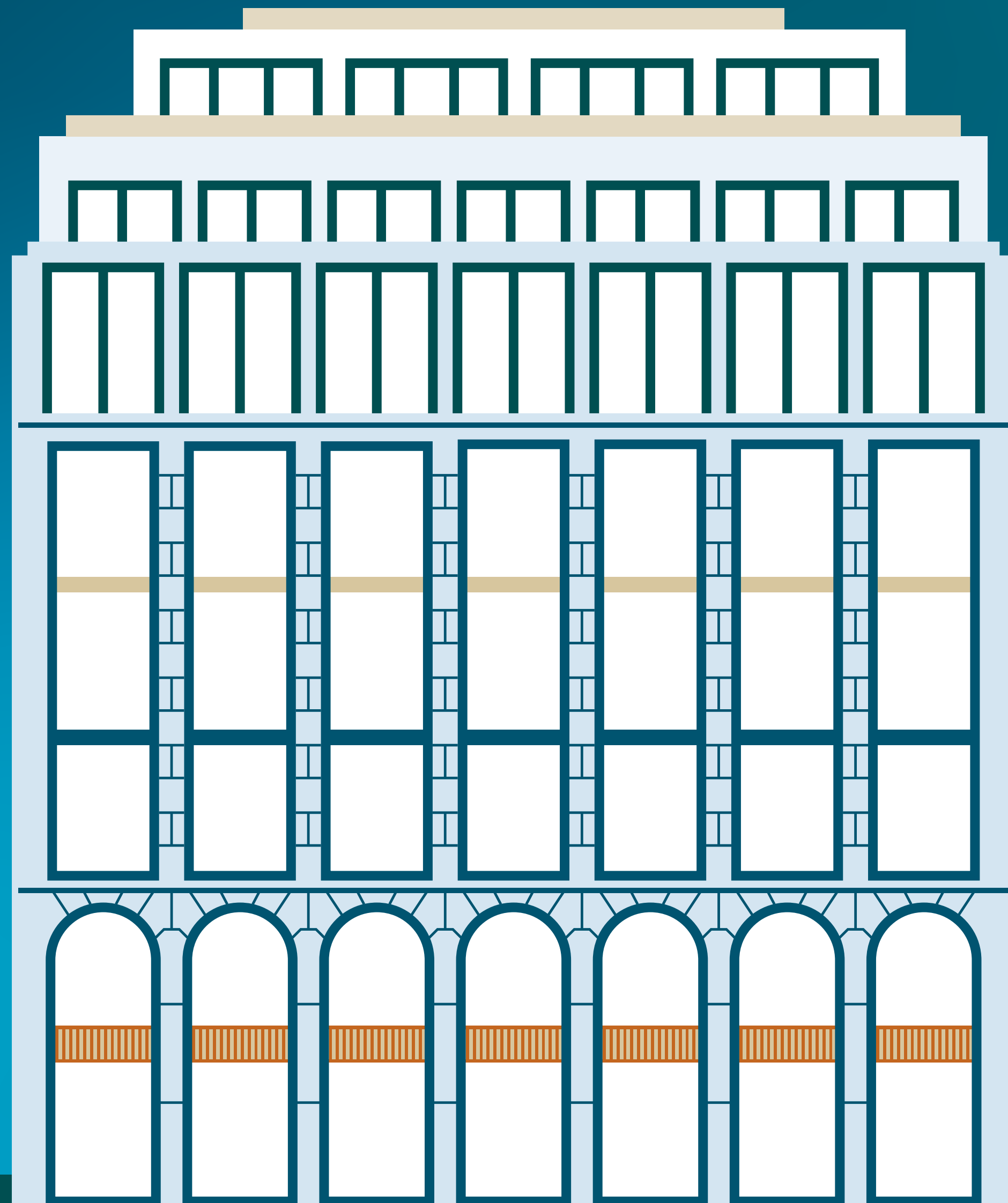


# Area Guide

## Amenities

- 1 Charlotte Street Hotel
- 2 Roka
- 3 Circolo Popolare
- 4 Rovi
- 5 Hakkasan
- 6 Berners Tavern
- 7 The London Edition Hotel
- 8 The Arber Garden
- 9 The Salt Yard
- 10 Riding House Café
- 11 Bao Fitzrovia
- 12 Sanderson Hotel
- 13 Noizé
- 14 Bubbledogs
- 15 The Mandrake Hotel
- 16 Mortimer House
- 17 Psyche
- 18 Lima
- 19 Pied à Terre
- 20 Flesh & Buns
- 21 Six by Nico
- 22 Kaffeine
- 23 Arros QD





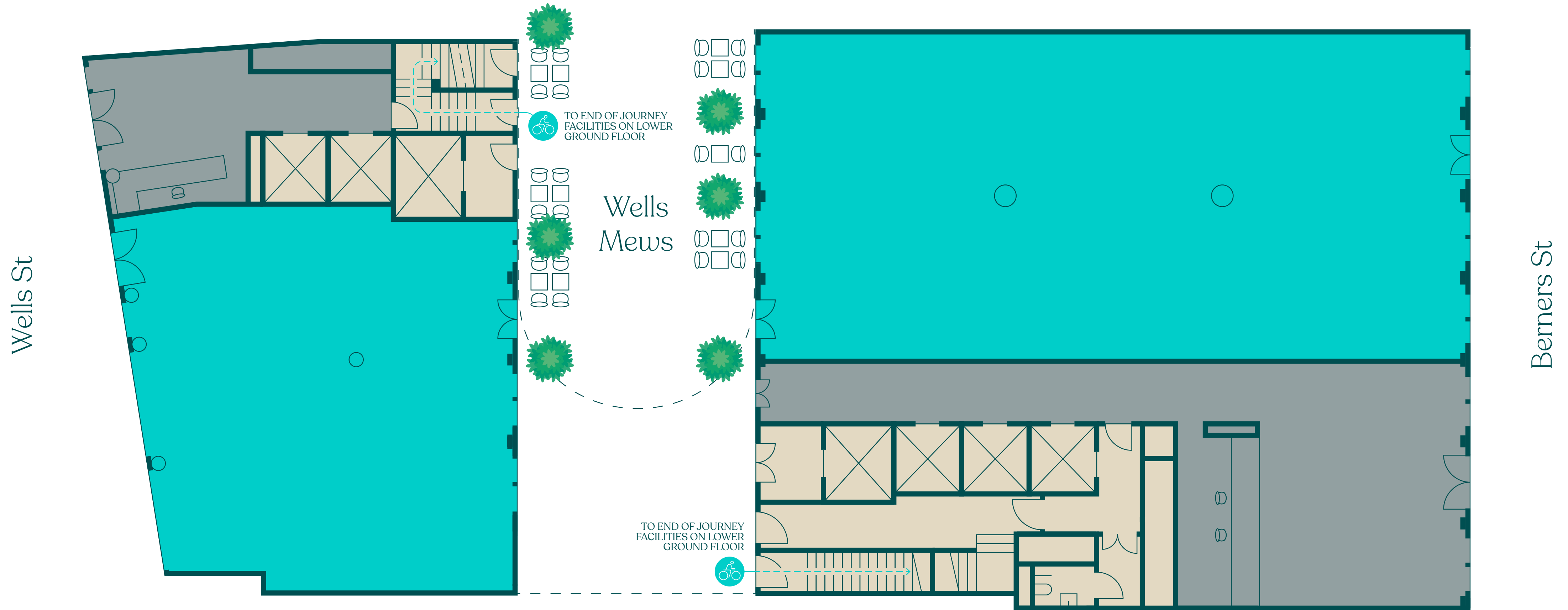
# Floor plan selector

Seventh floor	3,503 sq ft
Sixth floor	3,971 sq ft
Fifth floor	7,604 sq ft
Fourth floor	7,797 sq ft
Third floor	7,797 sq ft
Second floor	7,797 sq ft
First floor	7,198 sq ft
Ground floor	7,042 sq ft
Lower Ground floor	2,968 sq ft
Total	55,677 sq ft

# Ground floor plan

7,042 sq ft

654 sq m



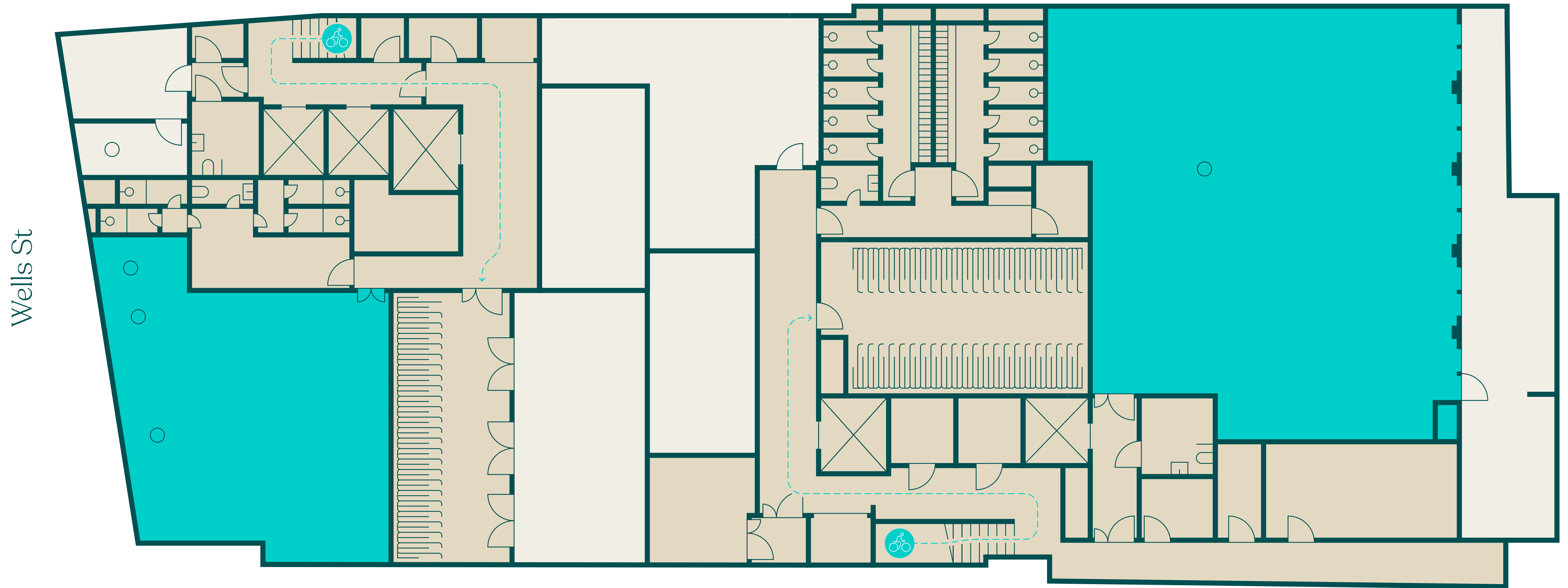
- Reception
- Office space
- Core



# Lower ground floor plan

2,968 sq ft

276 sq m



Office space  
Core

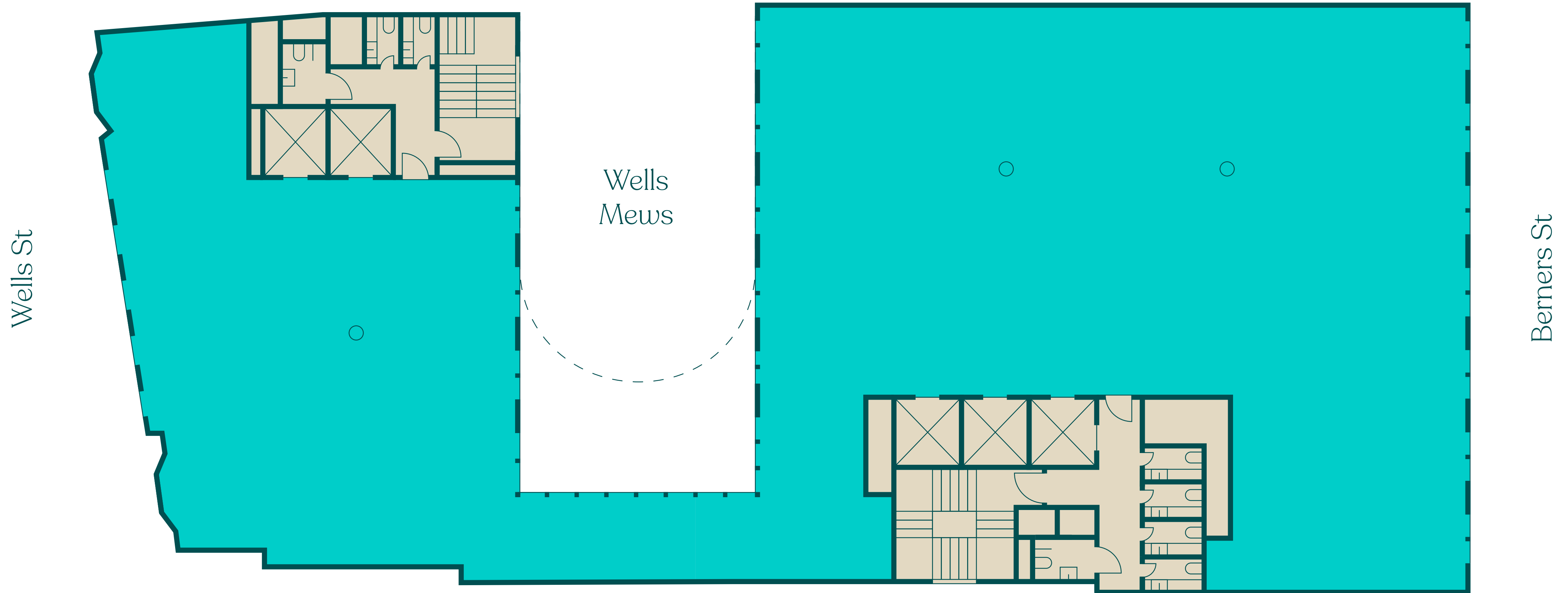
Not to scale  
Indicative only



# First floor plan

7,198 sq ft

669 sq m



Office space  
Core

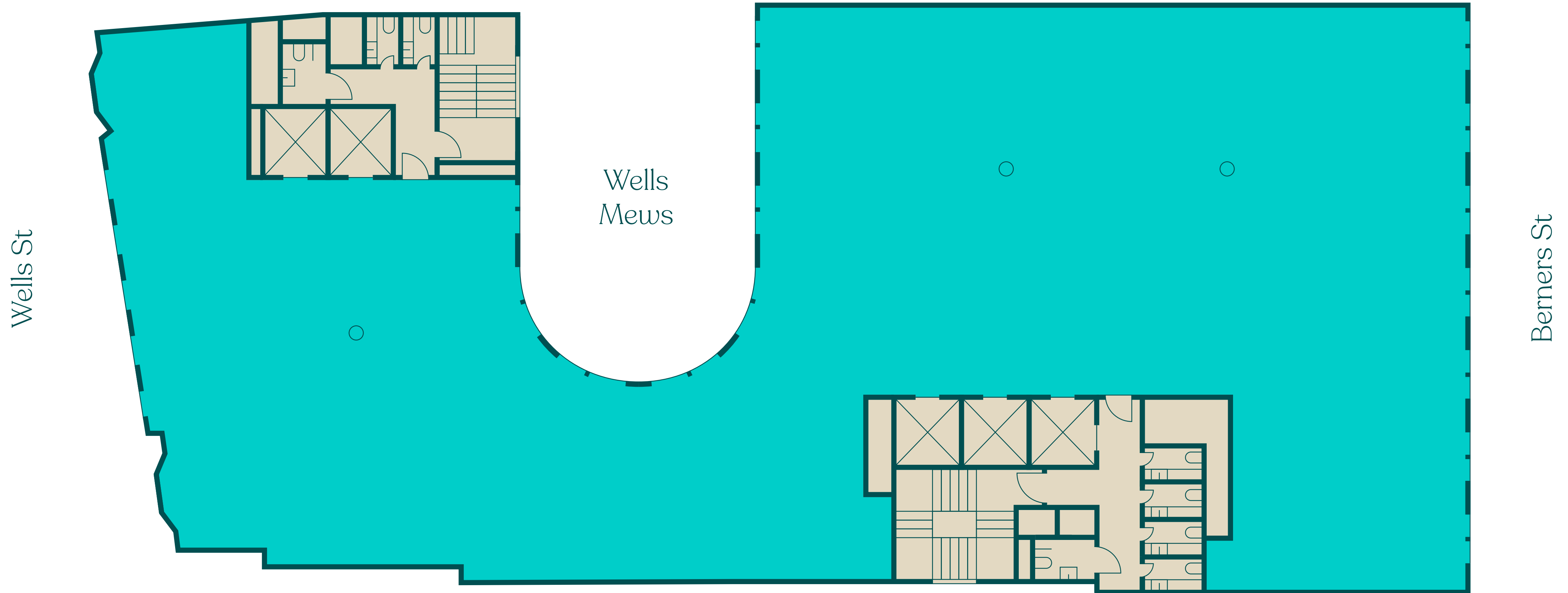
Not to scale  
Indicative only



# Second floor plan

7,797 sq ft

724 sq m



Office space  
Core

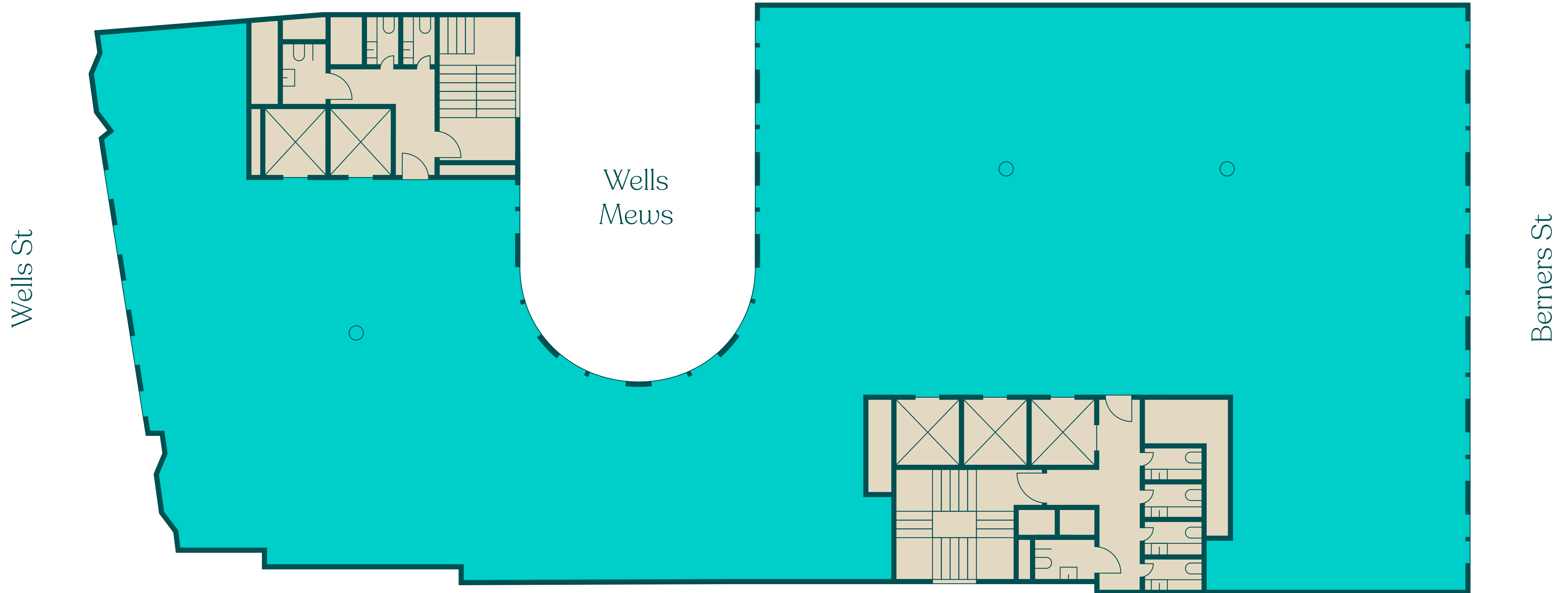
Not to scale  
Indicative only



# Third floor plan

7,797 sq ft

724 sq m



Office space  
Core

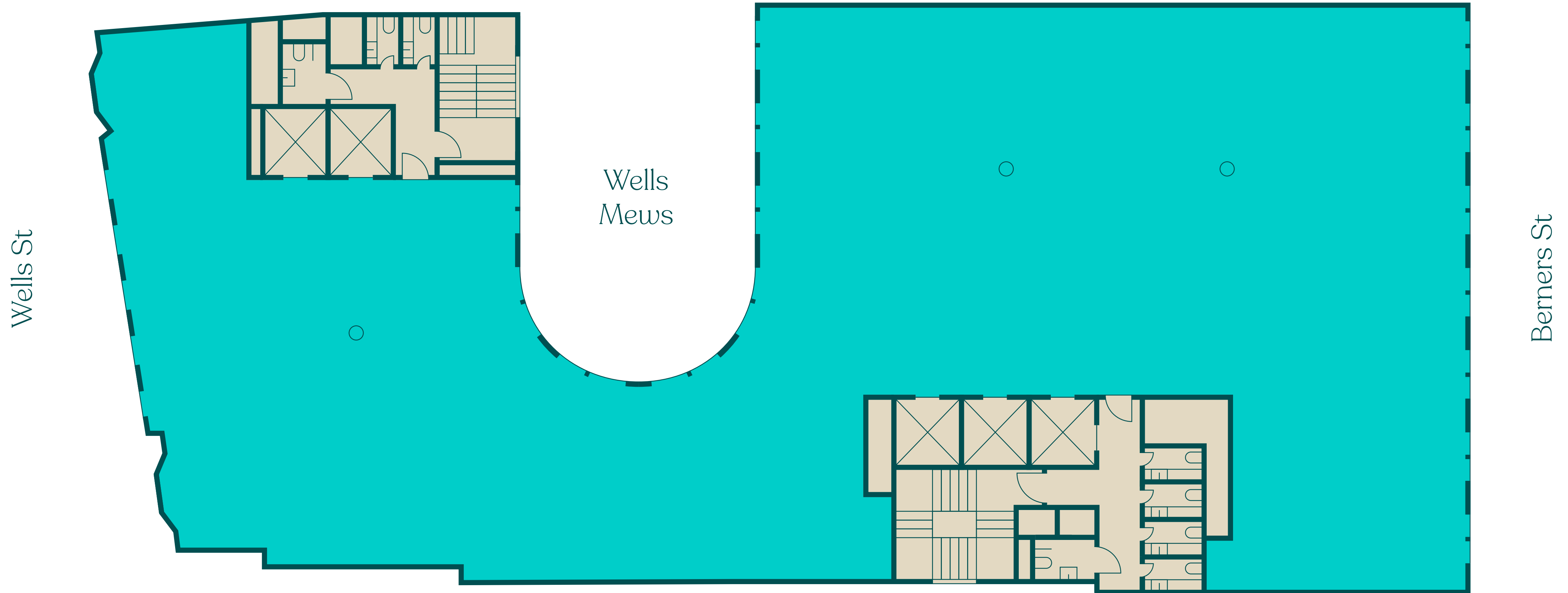
Not to scale  
Indicative only



# Fourth floor plan

7,797 sq ft

724 sq m



Office space  
Core

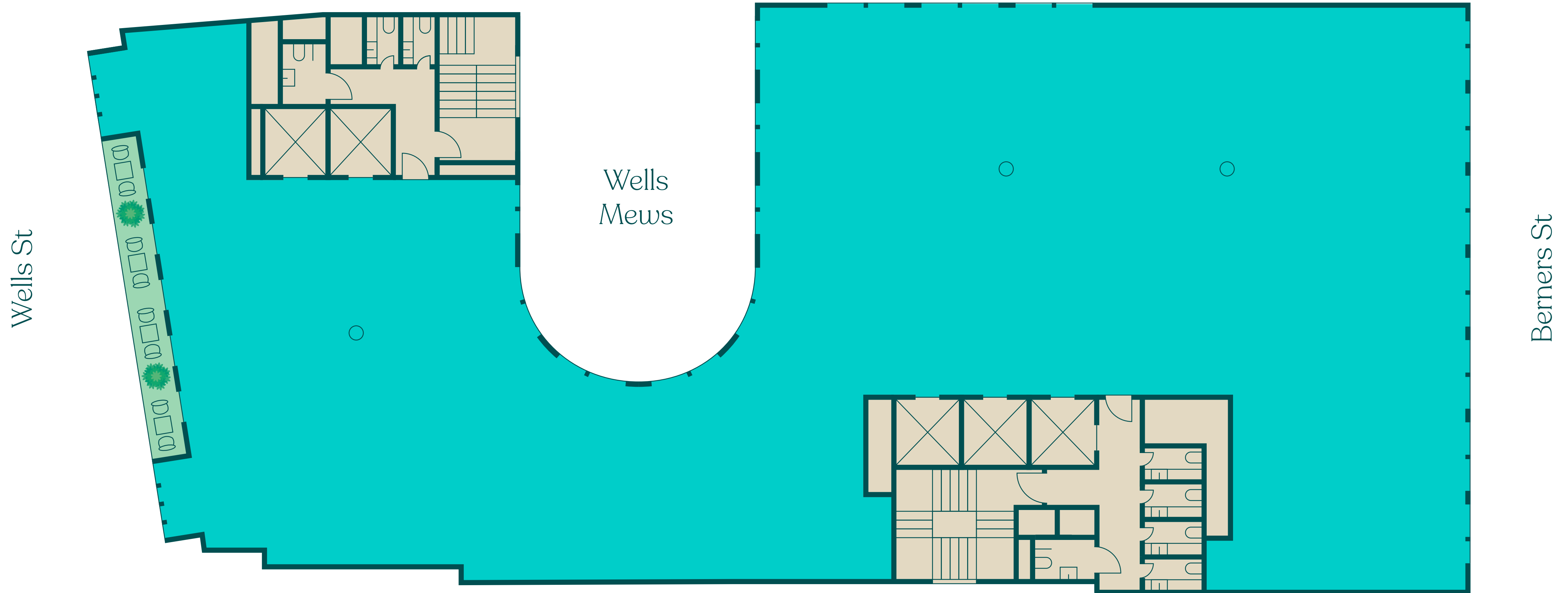
Not to scale  
Indicative only



# Fifth floor plan

7,604 sq ft

706 sq m



- Office space
- Core
- Terrace



# Sixth floor plan

3,971 sq ft

369 sq m

Wells St

Wells  
Mews

Berners St



- Office space
- Core
- Terrace



# Seventh floor plan

3,503 sq ft

326 sq m

Wells St

Berners St



- Office space
- Core
- Terrace



## CAT A DELIVERABLES

A Cat A fit out will provide a base level of finish. Elements included in a Cat A fit out:

- 110mm raised floors (including floor finish)
- Mechanical and electrical services
- Fire detection services and smoke alarms
- Air-conditioning and ventilation (HVAC)
- Internal finishes

## FLOOR PLATE SIZE

The core has been designed and positioned to maximise the net office area. The floor plates vary in size due to the stepping façades (refer to accommodation schedule).

## OCCUPANCY

- Maximum occupancy for evacuation in case of fire:
  - Office (BI) 1p/6m<sup>2</sup>
  - Retail (AI/BI) 1p/2m<sup>2</sup>
  - Café / Restaurant (A3) 1p/1m<sup>2</sup>
  - Plant (BI Ancillary) 1p/30m<sup>2</sup>
- The building services will be designed to 1p/8m<sup>2</sup>
- Lifts are designed to achieve 1p/8m<sup>2</sup> at 80% utilisation

## TENANCY SPLIT OPTIONS

The Berners Street office floor plate has been designed to allow for the option of having two tenants per floor 1F–7F (sublet only).

## FLOOR TO CEILING HEIGHTS

- Typical Floor 3m (FFL–underside slab)
- Typical Floor 2.65m (FFL–underside services)
- Ground Floor, Berners Street 3.45m
- Ground Floor, Wells Street 2.67m–3.45m
- Basement 3.1m–4.8m

## RAISED FLOOR ZONE

The raised access floor zone will be a minimum of 110mm, in-line with the BCO guidelines.

## SOFFITS

- Exposed concrete slab, services and lighting
- MF ceiling system within core / WC / shower areas

## VERTICAL TRANSPORTATION

### Staircases

The main stair which provides access to all floors is appropriated sized in relation to the 1p/6m<sup>2</sup> – 1200mm wide. The stairs are compliant with both Part K (stairs) and Part M (access for the disabled) of the Building Regulations.

### Passenger Lifts

The lift provision is designed to comply with BCO guidelines.

Wells Street – Two 13-person lifts service the entirety of the building – LGF–5F.

Berners Street – One 13-person lift service the entirety of the building – LGF–7F. Plus Two 13 person lifts serving GF–7th.

### Goods Lift

The goods lifts of both Berners Street and Wells Street are accessed using the entrance in Wells Mews. The goods lifts service GF–LGF.

## ACCESS

### Pedestrian Access

Main pedestrian access to the office space is via the ground floor reception from Wells Mews, Wells Street or Berners Street. The ground floor slab is to be flush with street level to allow for level access into the lift core and onto the floor plates.

### Bicycle Access

Main bicycle access is provided through the entrances on Wells Mews to both Wells Street and Berners Street – stair and goods lift access to basement level is provided.

## WC AND SHOWER PROVISION

Office accommodation WC and shower provision is designed as unisex type (to BCO standards):

- Office floor (1st–4th) – 1p/10m (1/8 at 80% utilisation)
- Disabled WC – One per floor, including ground and basement
- Showers – One shower per 10 bikes
- Wells Street – Four showers at basement level with incorporated WC
- Berners Street – 10 showers

## BICYCLE STORAGE

There is provision for 146 bike storage spaces located on the LGF. This provision adheres to the BCO guidance for one bike space per ten users.

## WASTE / RECYCLING

A management system has been adopted which will see refuse and recycling brought up to the street in 1100L Eurobins via the goods lift and held in the servicing bay at ground floor before being collected by the local authority.

## UKPN SUBSTATION

There is a new UKPN Substation at basement level (replacing an existing substation). Access to the substation is via the lightwell on Berners Street, no internal access is required.

## FIRE CRITERIA

The Fire Engineering Strategy has been developed by JGA. Separate reports have been produced for the Wells Street building and the Berners Street building. A third report has been produced to assess the scenario in which the two buildings are joined as one.

## THERMAL PERFORMANCE

To meet the needs set out in the planning permission and to comply with building regulations.

## NOISE CRITERIA

The noise criteria has been outlined by Cole Jarman in a Environmental Noise Assessment. The internal and external fabric has been designed to comply with Part E of the Building Regulations.

## BCO STANDARDS

BCO 2018 outlines a series of best practices guides for the commercial property sector. This scheme will be developed using guidance from these standards.

## BREEAM

The BREEAM 2018 targets:

- Predicted score for office element – 75.3% (Excellent)
- Predicted score for retail element – 66.9% (Very Good)

## WELLNESS

The scheme will follow the BREEAM guidance for Health and Wellbeing design criteria when relevant, although BREEAM points for Wellness are not required.

## EXTERNAL TERRACES

198m<sup>2</sup> of terraces across 5th, 6th and 7th floors. Including a large 97m<sup>2</sup> south-facing terrace at 6th floor.

# Professional Team

[Introduction](#) [Building](#) [Location](#) [Floor Plans](#) [Specification](#) [Team](#)

Funded and developed as a joint partnership  
between Berners-Allsopp and Schroders Capital

**EMRYS**

Architects

**elliottwood**

Structural Engineer



MEP Engineer

**blackburn&co.**

Project Manager

**Rolfe Judd**

Planning Consultants

A development by

**Schroders**  
capital

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