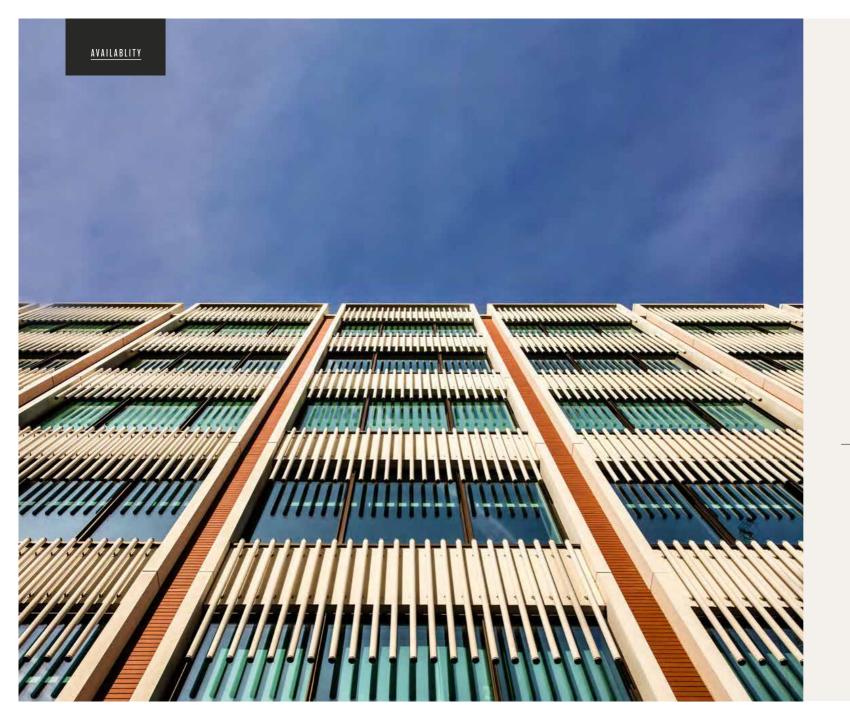
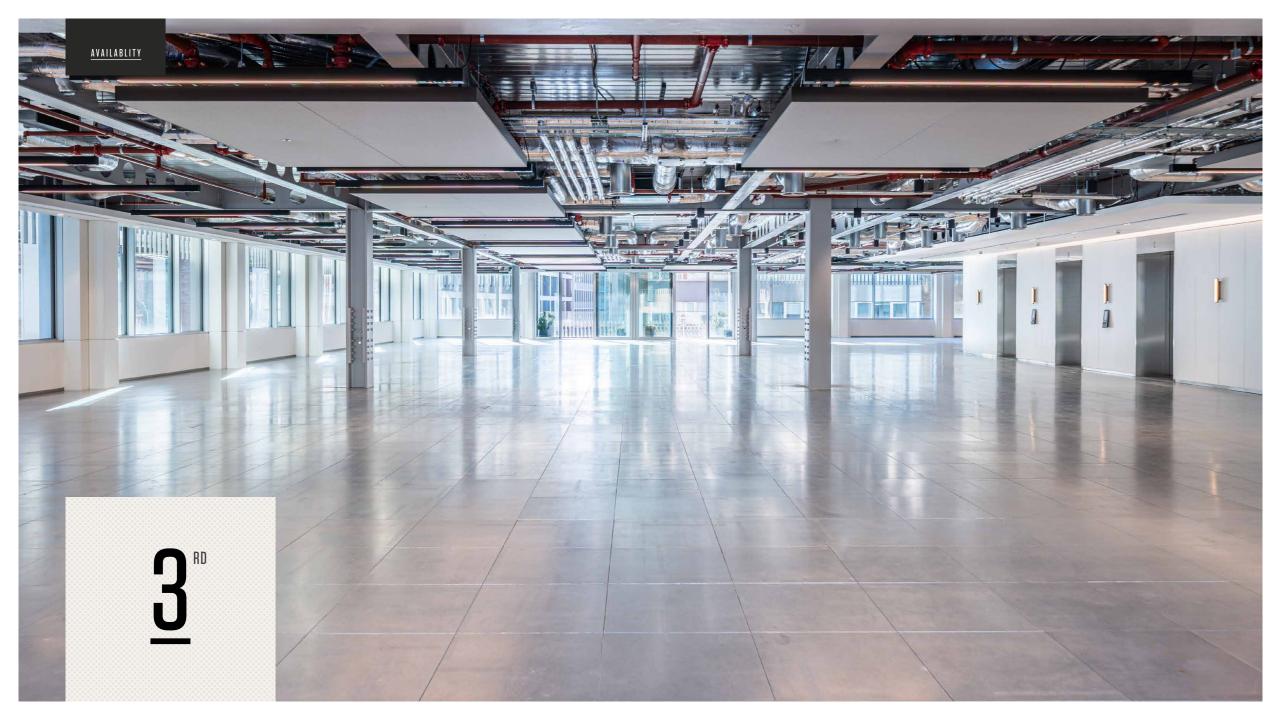
TWO FITZROY PLACE w1

AVAILABILITY



SCHEDULE OF AREAS

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







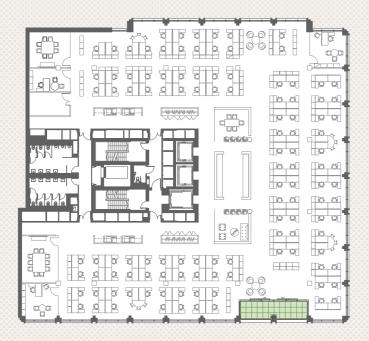
3

FLOOR AREA

<u>LEVEL 3 NIA:</u> 1,195 SQ M / 12,867 SQ FT







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		



ENERGY

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

OUTDOOR SPACE

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

GENERAL

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

STATE OF THE ART FITNESS SUITE

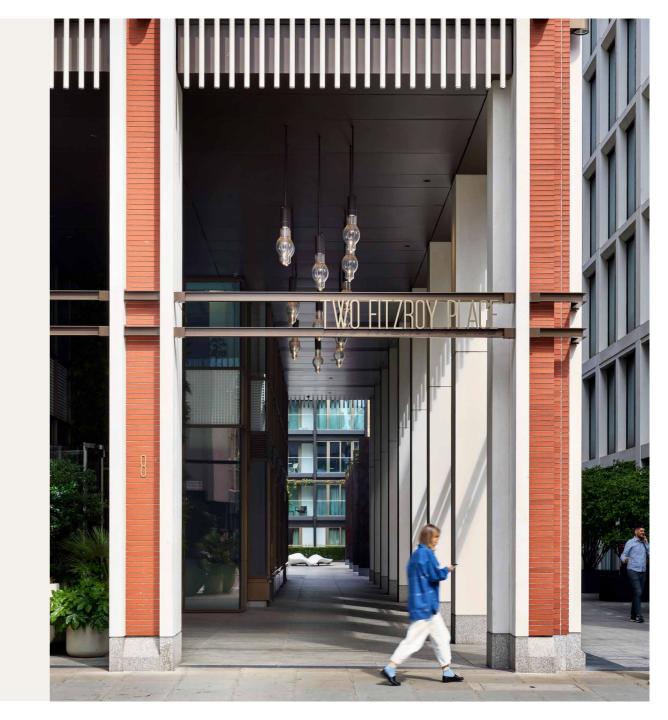
- Exclusive use for Two Fitzroy Place occupiers
- Weights and exercise space

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



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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MoreySmith

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