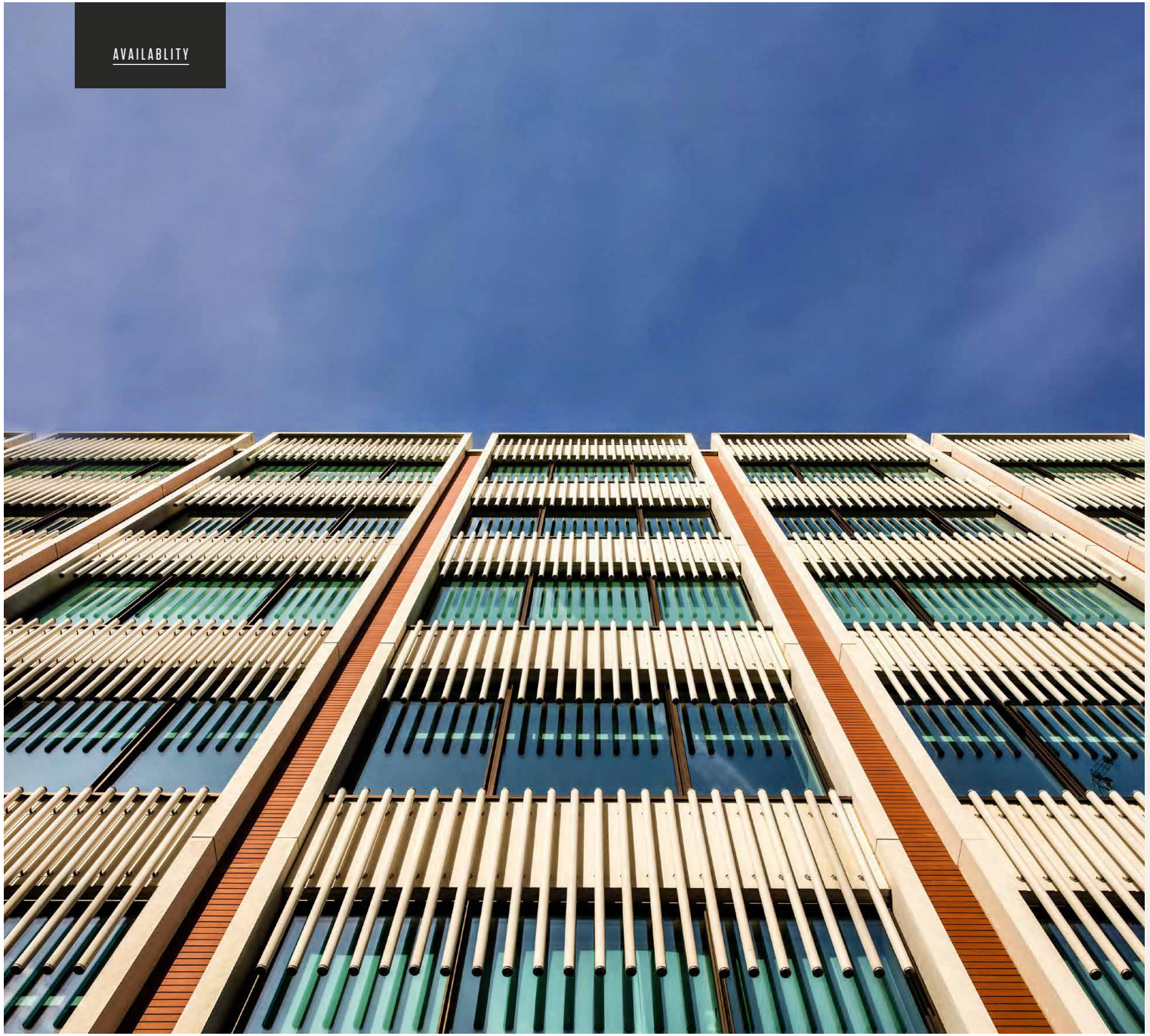
TWO FITZROY PLACE W1

AVAILABILITY



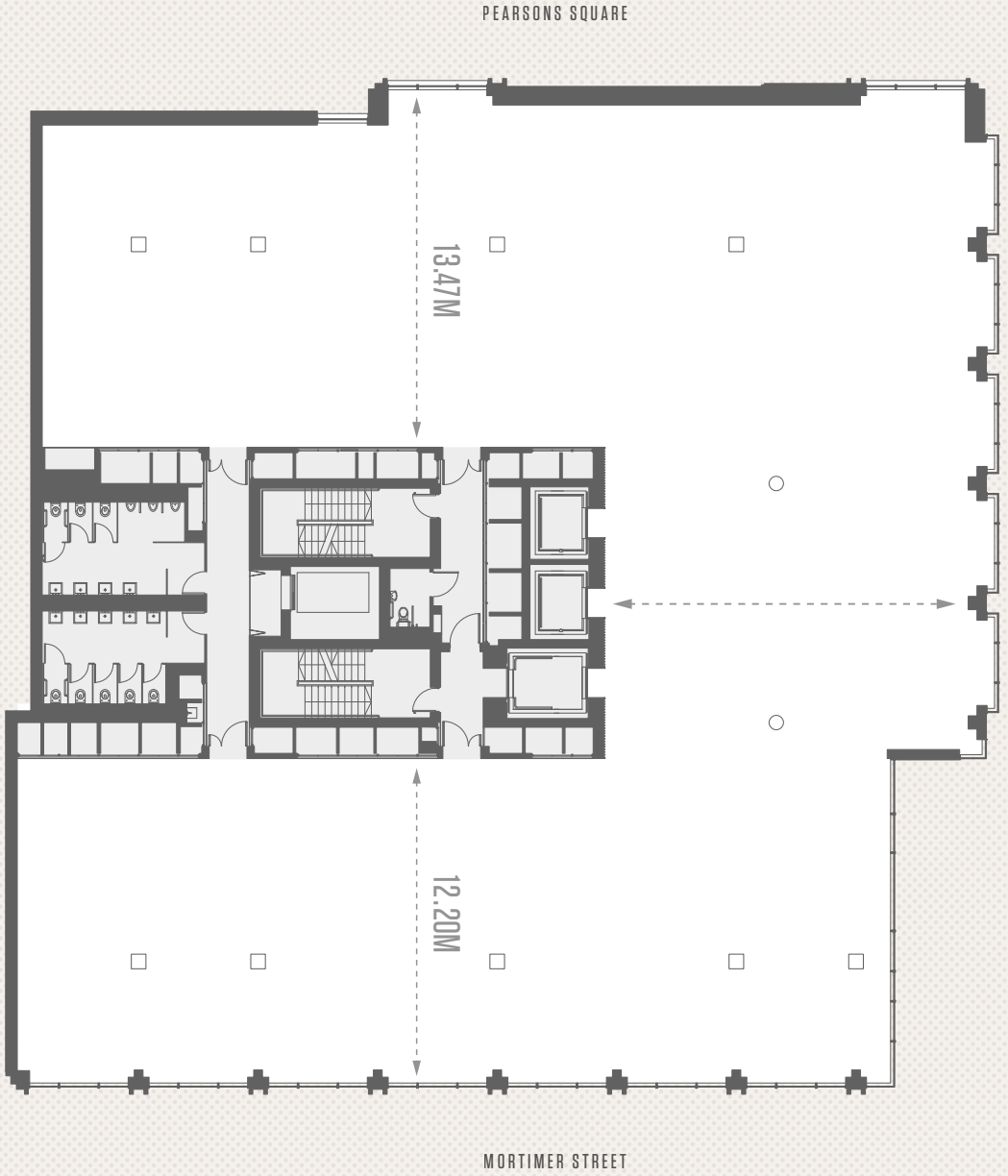
SCHEDULE OF AREAS

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

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

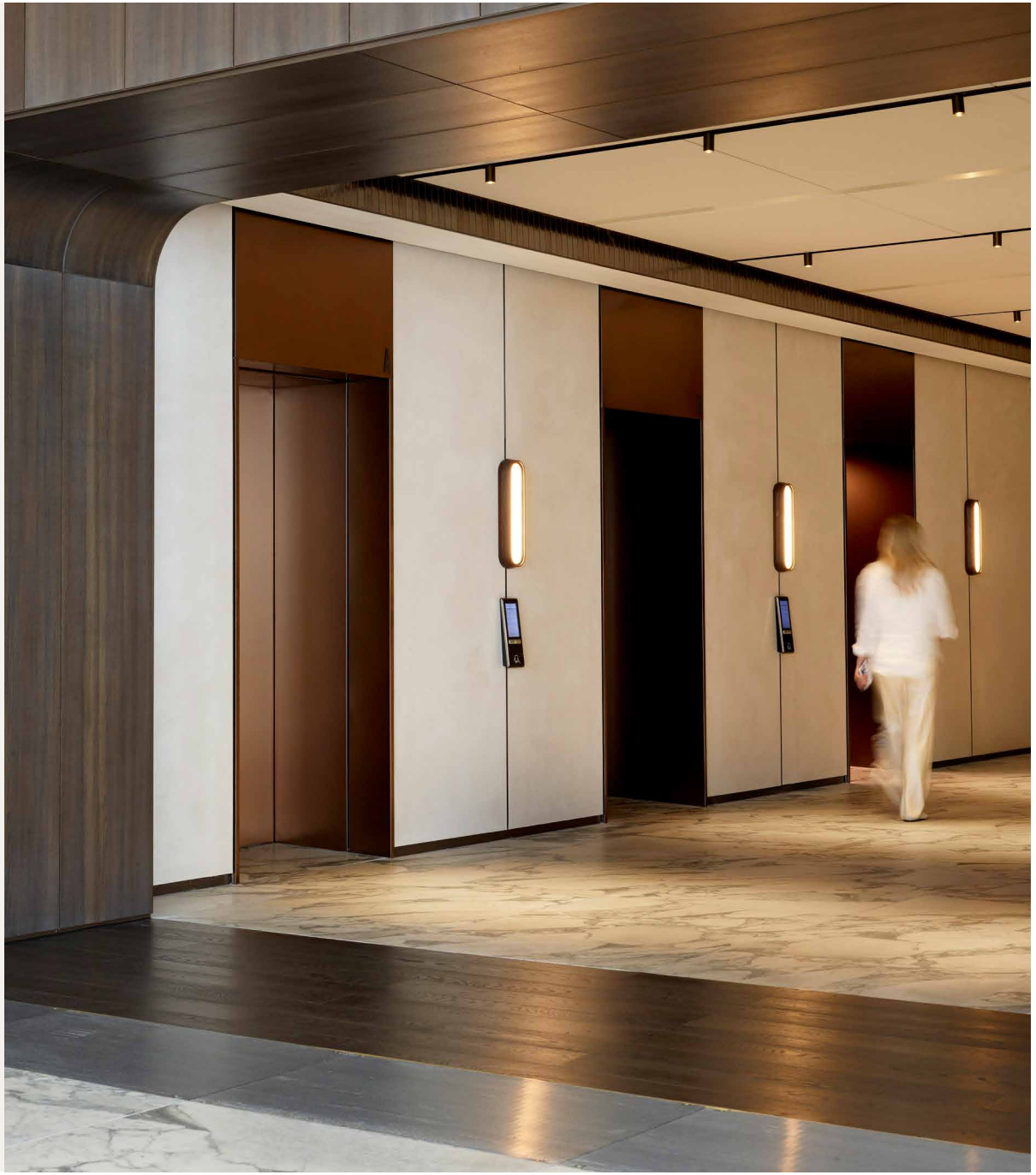
- Exclusive use for Two Fitzroy Place occupiers
- Weights and exercise space

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



www.fitzroy.place

A DEVELOPMENT BY

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AshbyCapital

ashbycapital.com

LEASING AGENTS

RX LONDON

SOPHIE BARTLETT
07802 338 295
SOPHIE.BARTLETT@RX.LONDON

JORDAN ADAIR
07880 552 710
JORDAN.ADAIR@RX.LONDON

ED NICHOLSON
07482 224 131
ED.NICHOLSON@RX.LONDON

CBRE

PHILLIP HOWELLS
07836 223 161
PHILLIP.HOWELLS@CBRE.COM

HARRY TENTORI
07787 698 421
HARRY.TENTORI@CBRE.COM

CELESTE SAVAGE
07940 002 601
CELESTE.SAVAGE@CBRE.COM