

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

- World-leading occupiers
- Award-winning architecture
- Views over Pearson Square
- Communal roof terrace
- On site retail, restaurants & cafes



A THREE ACRE
ESTATE AT THE
HEART OF W1

252,000
SQ FT

OF BEST-IN-CLASS
OFFICE SPACE

A
PUBLIC
SQUARE

COURTYARD
& GARDENS

289
HOMES

& LUXURY
APARTMENTS

20,000
SQ FT

SHOPS &
RESTAURANT SPACE

8
OFFICE
OCCUPIERS

INCLUDING
ESTÉE LAUDER'S HQ

THE
FITZROVIA
CHAPEL

BEAUTIFULLY RESTORED
GRADE II LISTED CHAPEL

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 FITZROVIA CHAPEL

This history helps us to understand why today, Fitzroy Place houses one of London's most exquisite treasures, The Fitzrovia 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 in finance, tech, law and real estate.

This is a place of work that sets the pace.

ESTÉE LAUDER

VOLTERRA
FIETTA

BAKKAVÖR

DELANCEY

Luminance

NEWMARK

allfunds

ONE PEAK

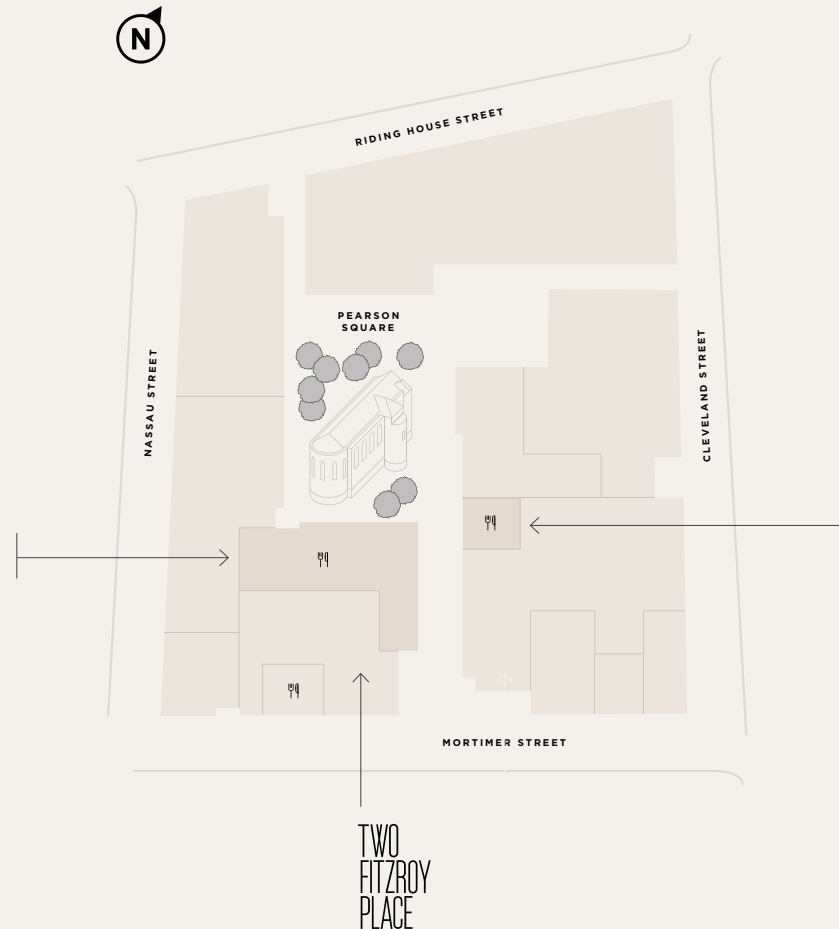


NEW RESTAURANTS IN THE ESTATE



ONE PEARSON SQUARE: **MOTORINO**

Chef Luke Ahearne, the Michelin-starred talent formerly of Lita in Marylebone, has joined forces with Stevie Parle, chef-owner of Town and Pastaio, to open MOTORINO. Their joint vision reimagines Italian cooking through a modern London lens, combining refined technique with bold, ingredient-led flavours in a relaxed, neighbourhood setting.



EIGHT PEARSON SQUARE: **ACES**

Aces Food Craft from chef Alex Craciun, brings a modern fusion of Japanese and British flavours to Eight Pearson Square. With seasonal ingredients and precise technique, the intimate nine-seat chef's counter offers a unique, elevated dining experience.

FABULOUS

F I T

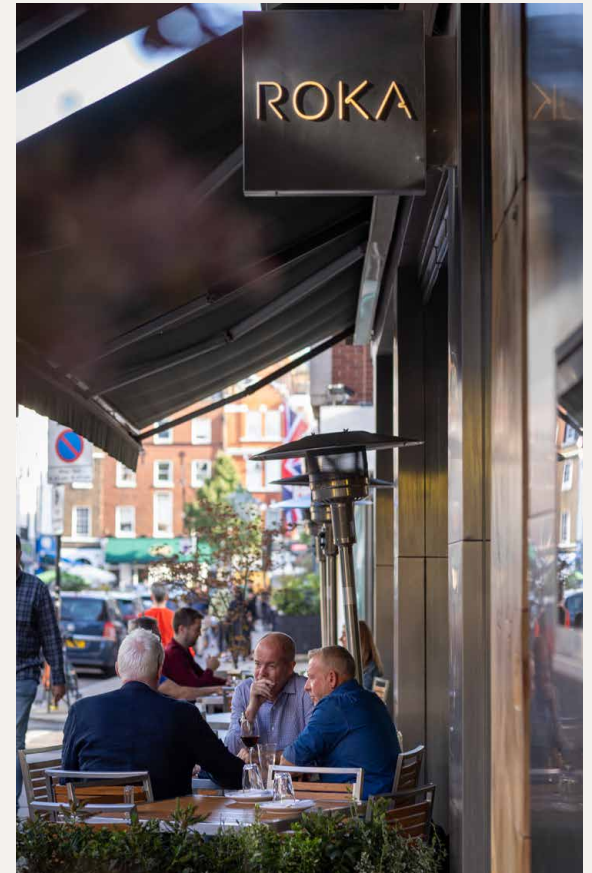
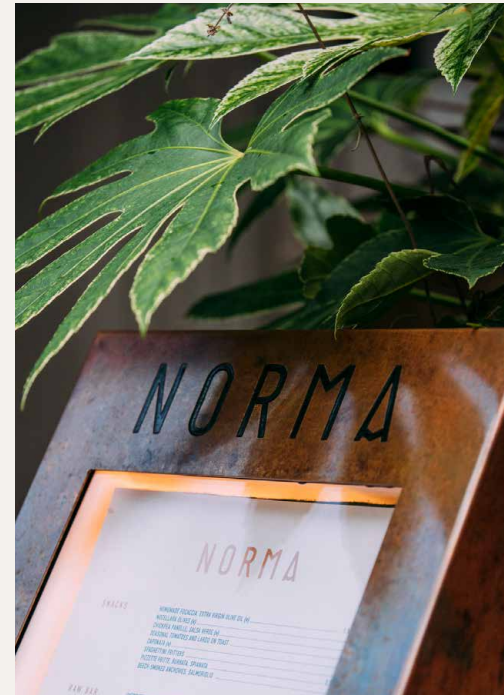
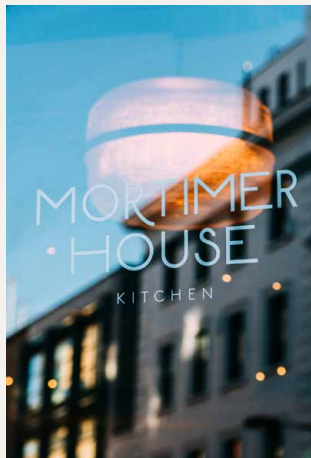
Z R O

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

WITHIN
10 MINUTES

ELIZABETH
LINE

WITHIN
5 MINUTES

REGENT'S
PARK

FOR YOUR LUNCH
HOUR RUN

LONDON'S
BEST RETAIL

ON YOUR
DOORSTEP

CAFÉS & RESTAURANTS

1. ROKA
2. Salt Yard
3. Pied à Terre
4. Chettinad
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. Lore of The Land
17. Reverend J W Simpson
18. Epoch Fitness

RETAIL

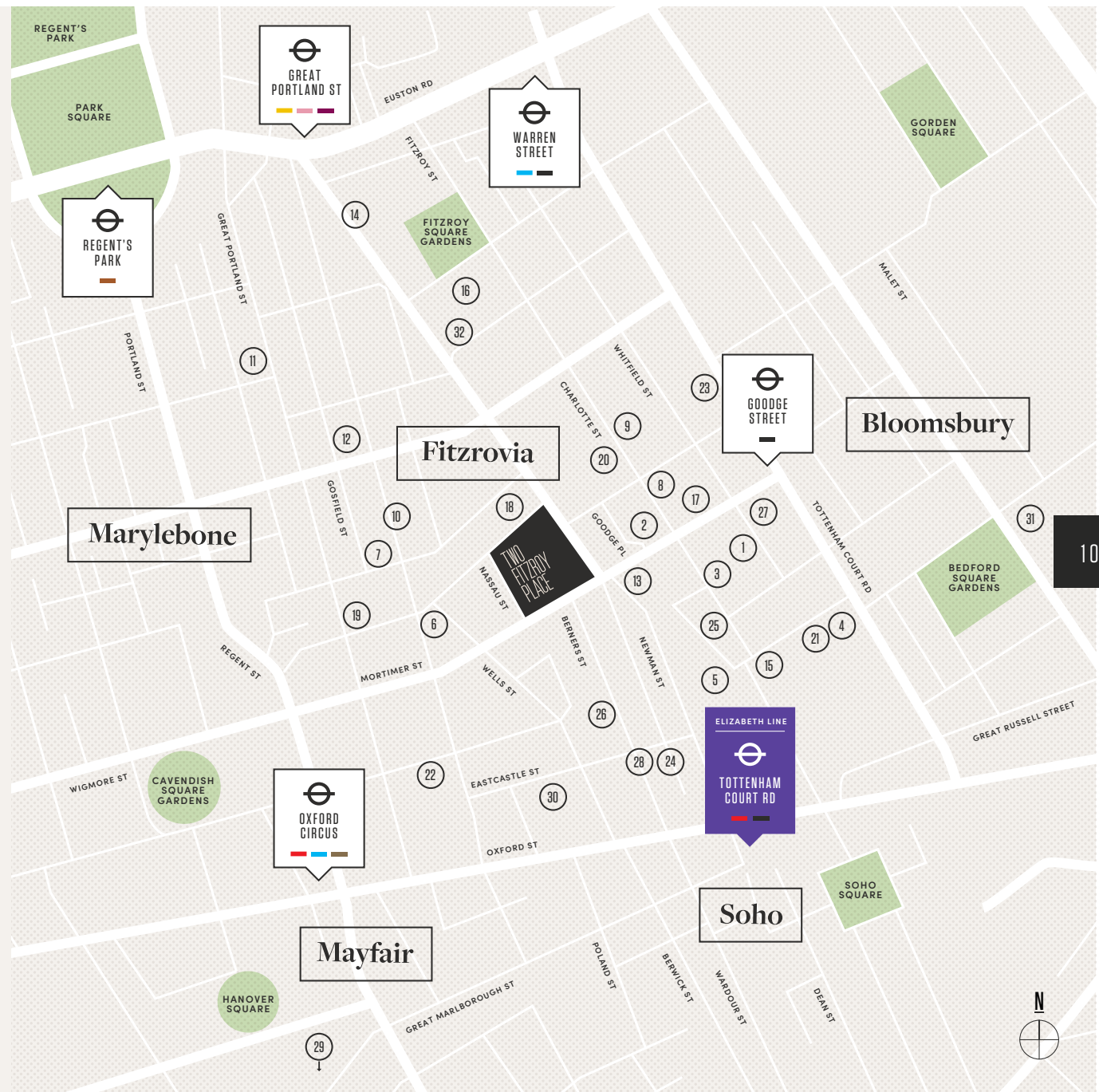
19. Clutch Café
20. Natalion
21. Labassa Wolfe
22. Margaret Howell
23. Heal's

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



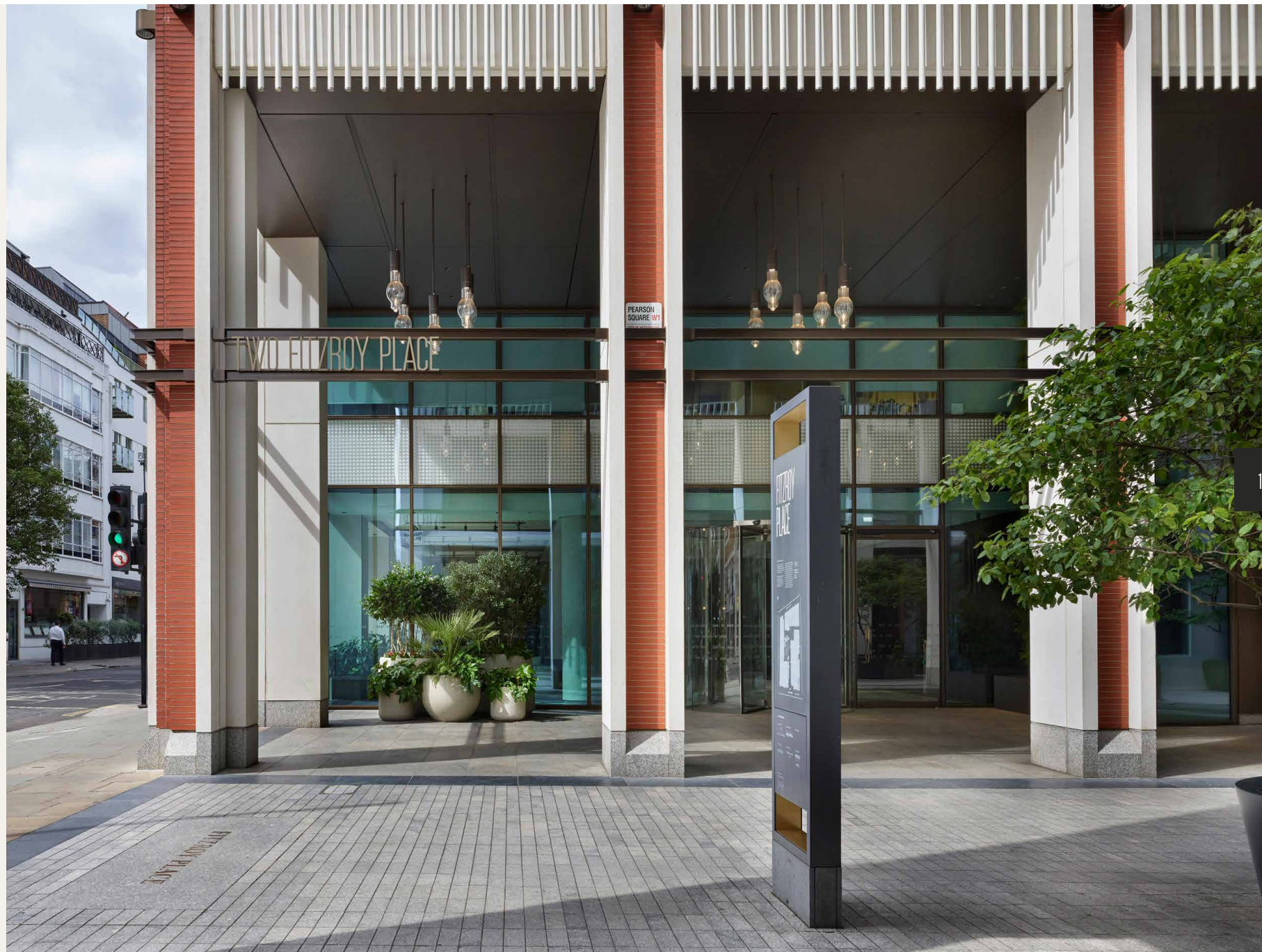
JOIN THE CLUB

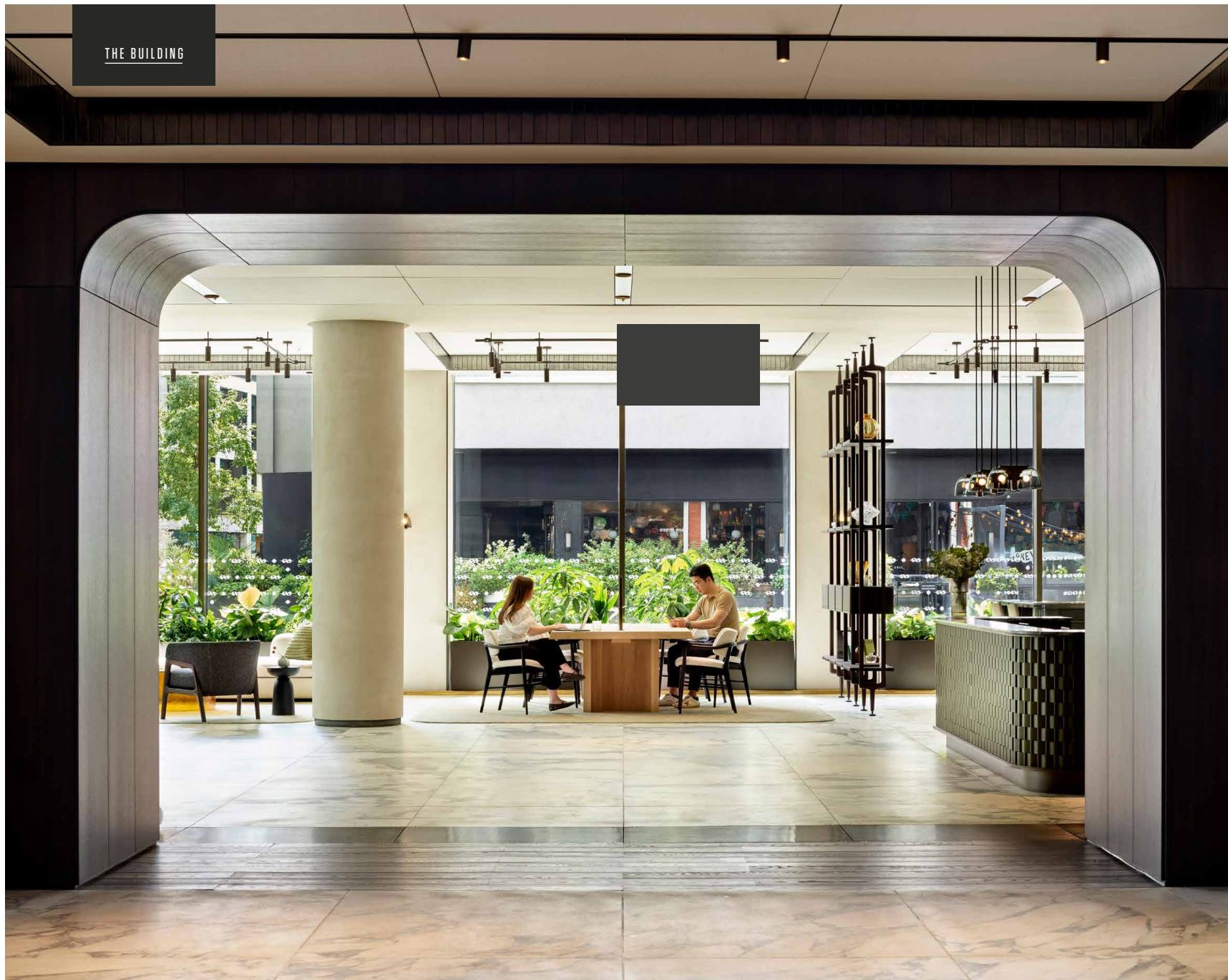
We are delighted to bring to market the third floor at Two Fitzroy Place: 12,800 sq ft of newly refurbished CAT A office space with a BREEAM Excellent rating and a south facing private terrace. With a redesigned entrance and reception, and enhanced common areas and end of trip facilities, this is a fantastic opportunity to take up space in a best-in-class building.



MAKING AN ENTRANCE

Accessed from Mortimer Street, the newly refurbished reception, designed by MoreySmith is a breath of fresh air. A striking vertical garden, designed by landscape architect Daniel Bell, adds to the firm sense of place, greenery that is carried through to the interior's biophilic design.





A WARM RECEPTION

Soft lighting, subtle background music and scent with a plethora of plants and greenery are just a few of the discreet touches that combine to create a sense of arrival, stepping 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





5 STAR FACILITIES

Enjoy best-in-class end of journey facilities including luxurious changing rooms with space to breathe, a towel service, hair dryers and straighteners, and in the female changing room a Dyson Air Wrap. Other amenities include bike store, digital lockers and a drying room.





THE BUILDING

OPEN NOW

WORK IT OUT

Building upon a sense of wellbeing and to counter the demands of the workday, Two Fitzroy Place tenants enjoy exclusive access to a five-star gym and fitness suite. Located on the lower ground floor, the gym is zonally spaced to accommodate a range of exercise including mat-based workouts, a weights area (featuring dumbbells, kettlebells and a pulley machine) and cardio with top of the range Technogym treadmills, bikes and a SkiErg. An easy and efficient way to incorporate movement into your day.

REACH FOR THE SKIES

The roof terrace is a sanctuary in the sky, a quiet place above London's city scape for both personal use or ideal as an event space.

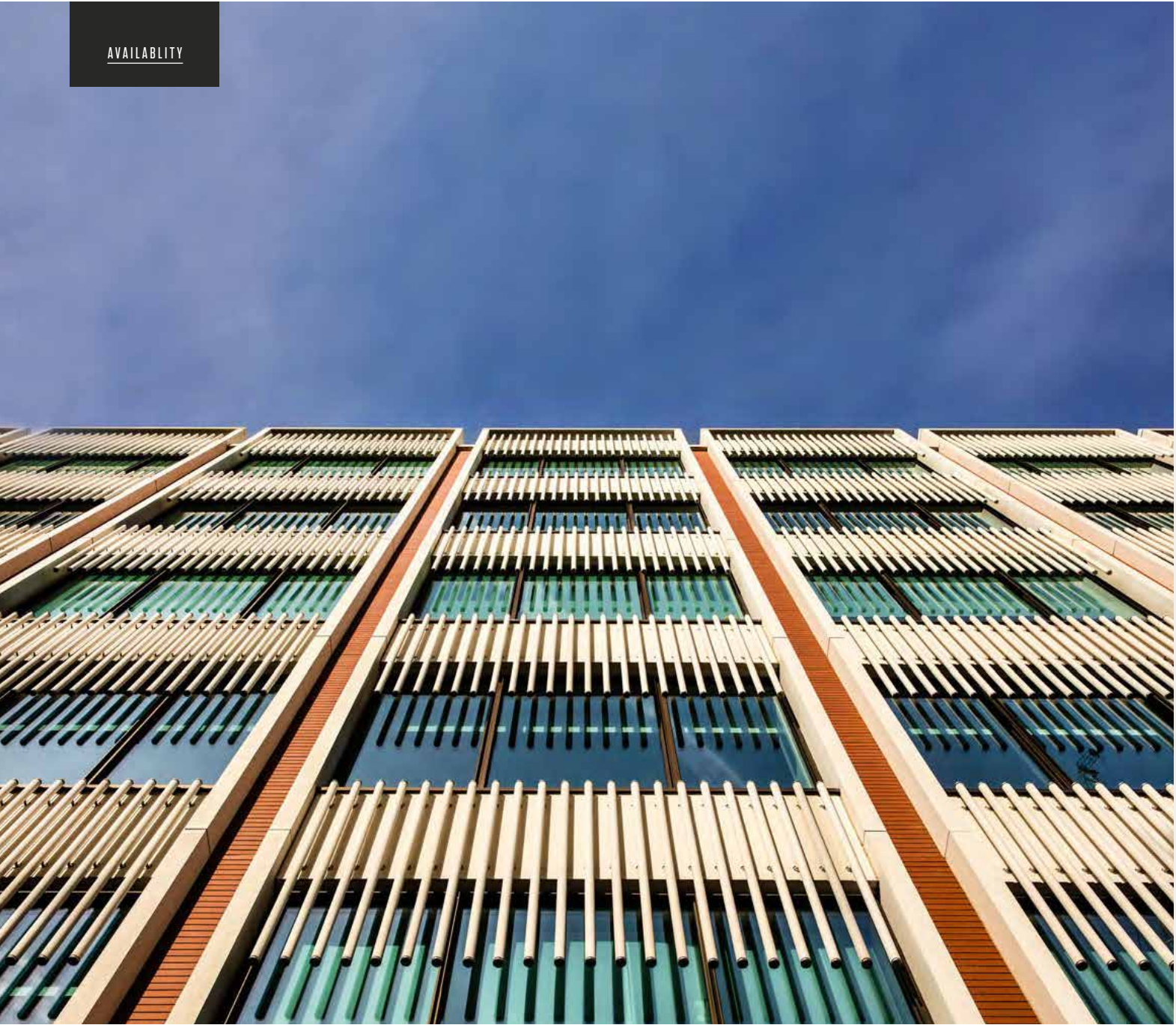
Enjoy comfortable seating – to lounge or work – sensory planting and 360 views stretching across Fitzrovia, Soho and down the River Thames to Big Ben and the Houses of Parliament.

- Retractable pergola
- Varied seating and table heights for function and relaxation
- Incredible views across Central London





LAUNCHING SUMMER 2026



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

AVAILABILITY

3RD

AVAILABILITY

3RD

22



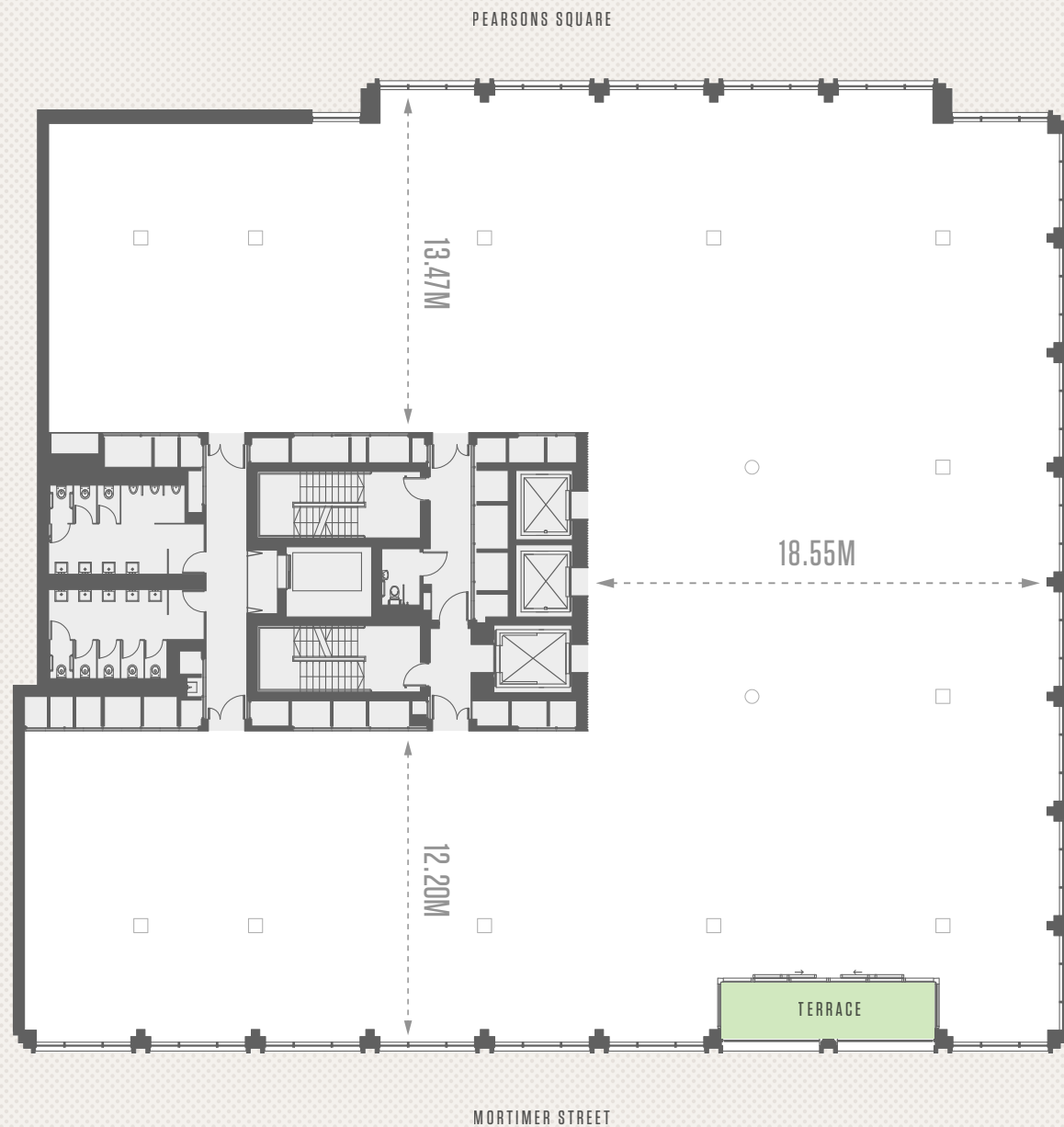
AVAILABILITY

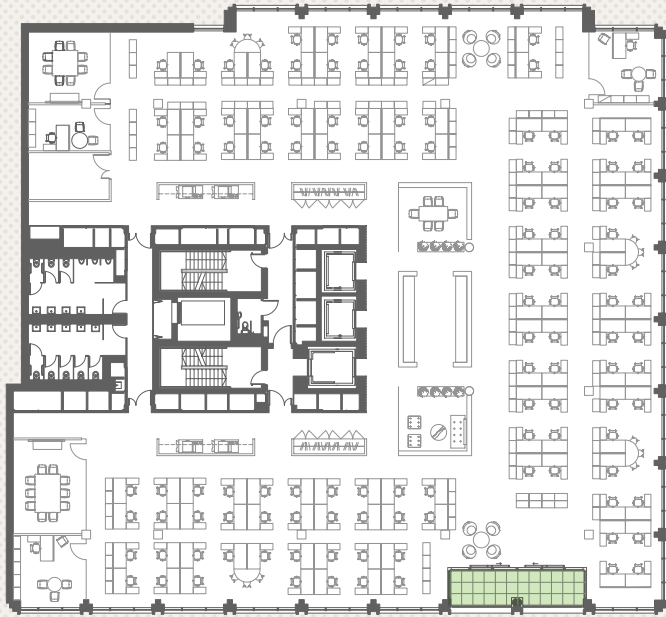
3RD

3RD

FLOOR AREA

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

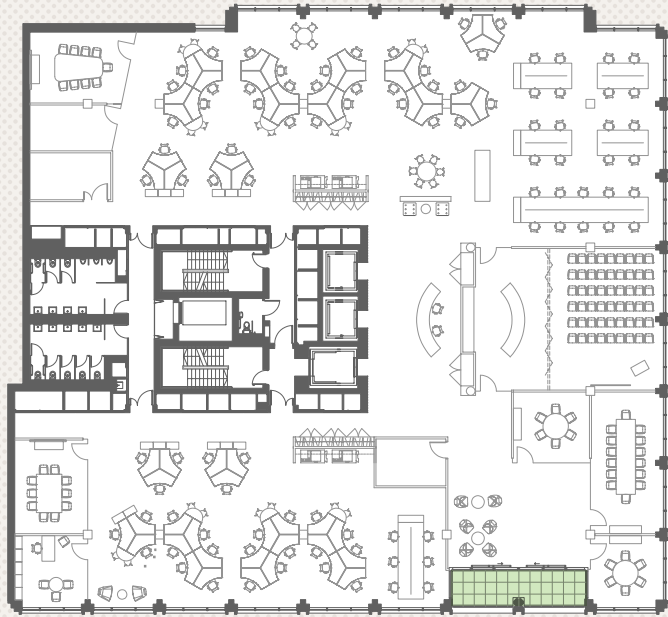




HIGH DENSITY SPACE PLAN

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 furnished reception designed by MoreySmith
- New coffee bar and breakout spaces for occupiers
- Soft-seating waiting area
- Refurnished marble flooring
- Engaging artwork



COMING SOON

EPC A TARGET

SUSTAINABILITY ALWAYS
FRONT & CENTRE

APPLE WALLET ACCESS

THE ULTIMATE IN CONVENIENCE
VIA BUILDING APP

COMMUNAL ROOF TERRACE

INCREDIBLE CITY-WIDE
PANORAMIC VIEWS

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.



avivainvestors.com

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.

AshbyCapital

ashbycapital.com

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MoreySmith

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