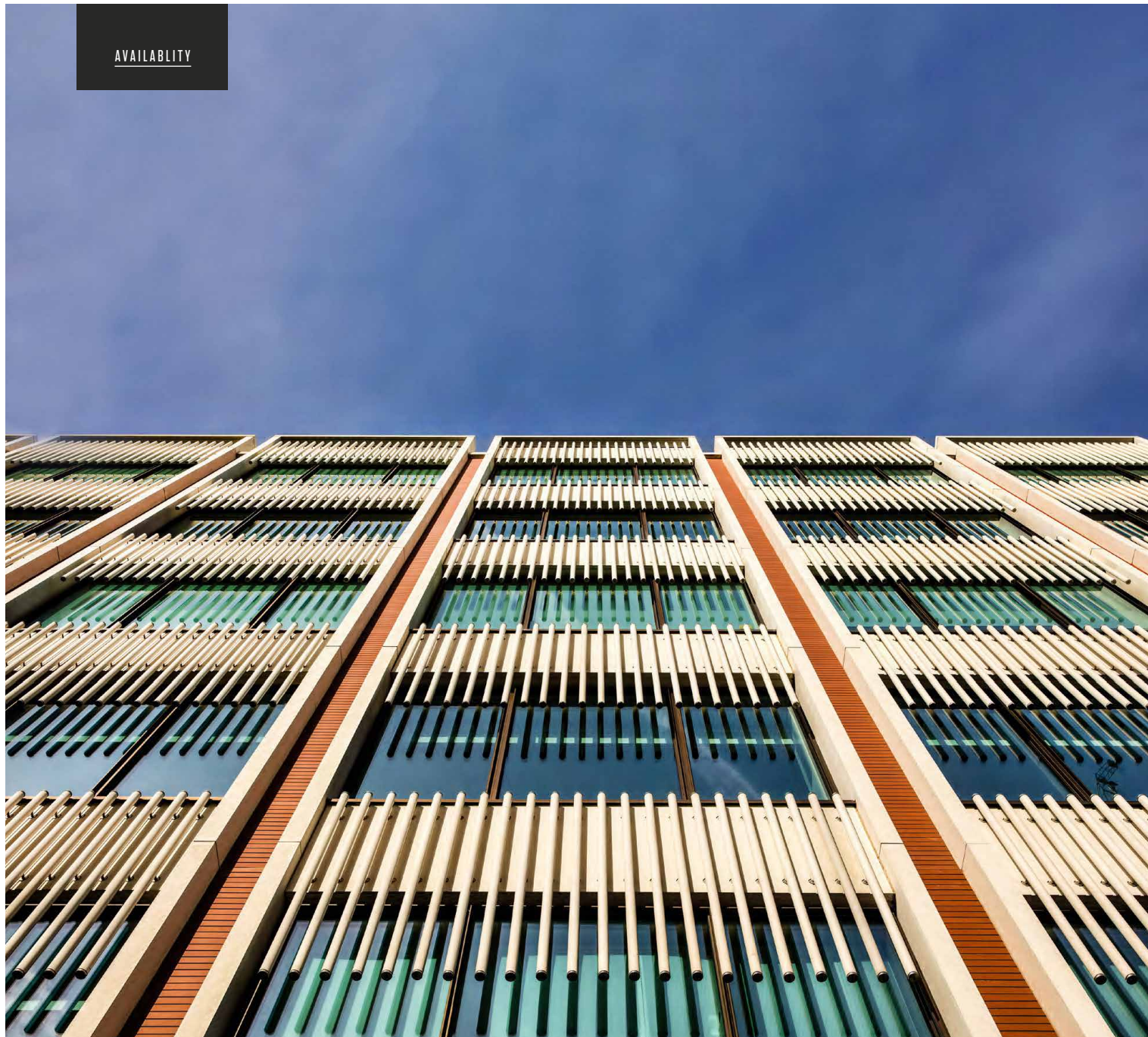




TWO  
FITZROY  
PLACE <sup>W1</sup>

AVAILABILITY

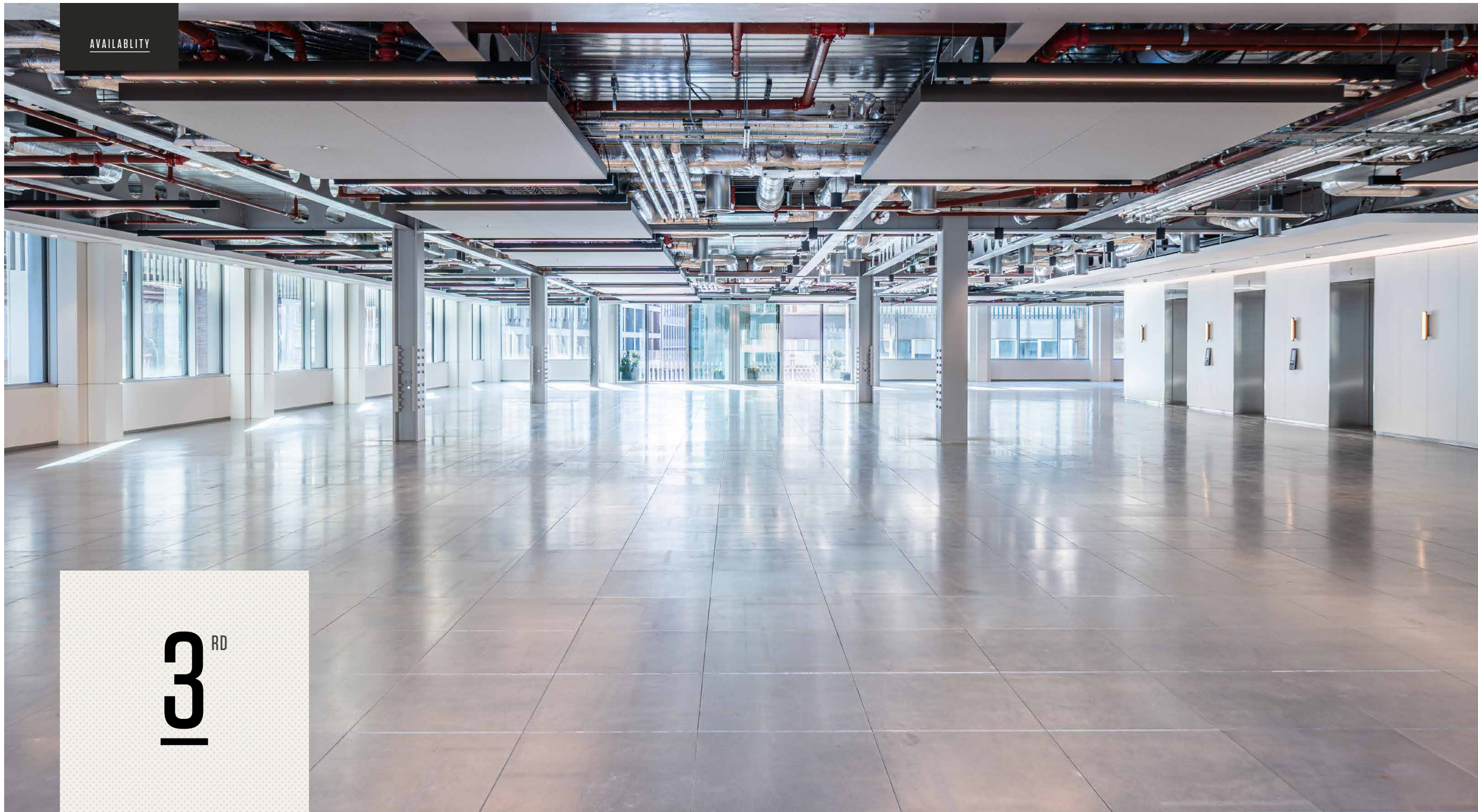


## SCHEDULE OF AREAS

<u>FLOOR</u>	<u>SQ FT</u>	<u>SQ M</u>	<u>TENANT</u>
7TH FLOOR	8,610	800	ONE PEAK PARTNERS
<u>6TH FLOOR</u>	8,552	795	<u>AVAILABLE AUTUMN 2026</u>
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
<u>1ST FLOOR</u>	10,983	1,020	<u>AVAILABLE SUMMER 2026</u>

AVAILABILITY

3<sup>RD</sup>



AVAILABILITY

3<sup>RD</sup>

INDICATIVE CAT B



AVAILABILITY

3<sup>RD</sup>  
1

PRIVATE TERRACE

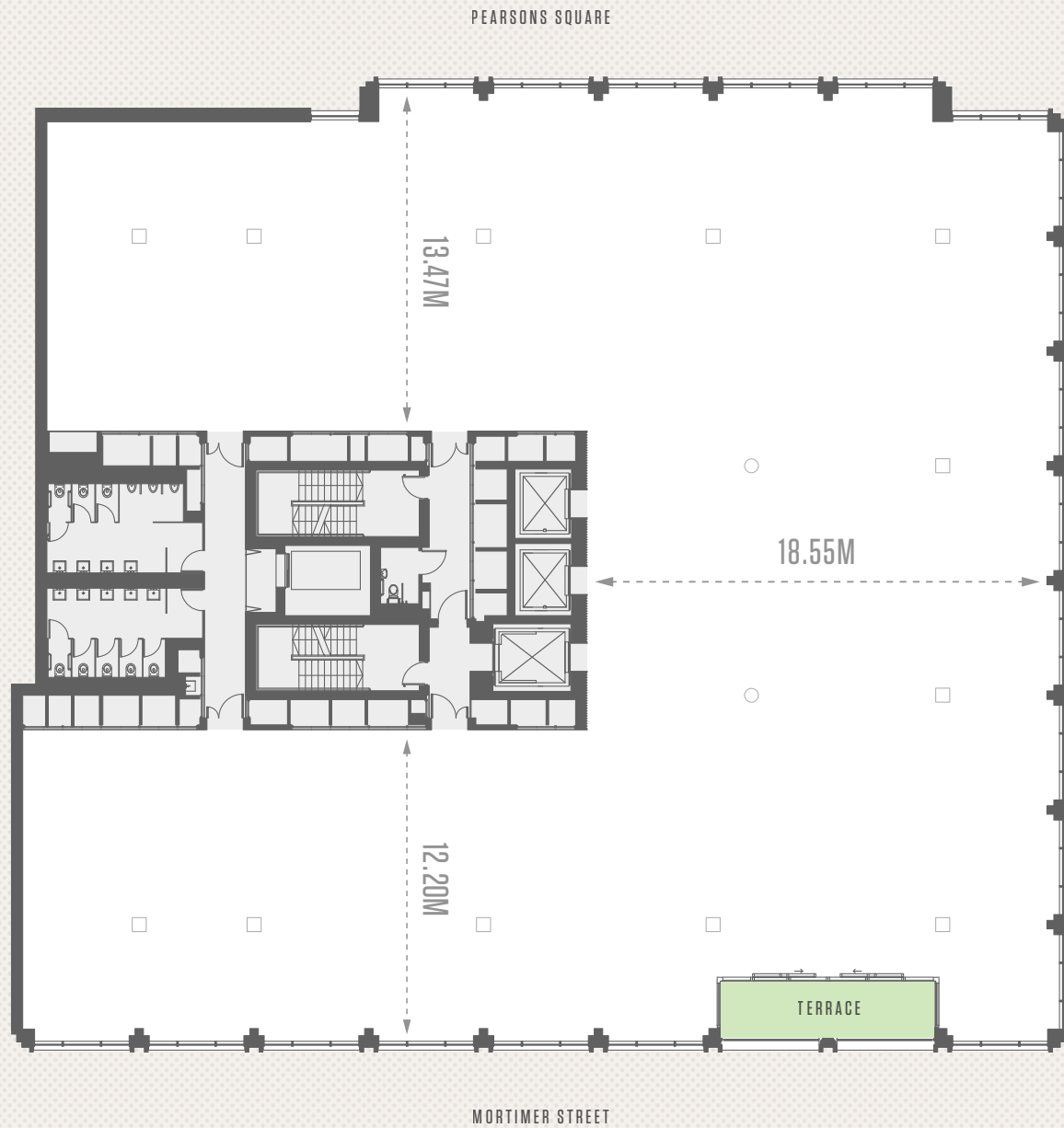


AVAILABILITY

3<sup>RD</sup>  
1

FLOOR AREA

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



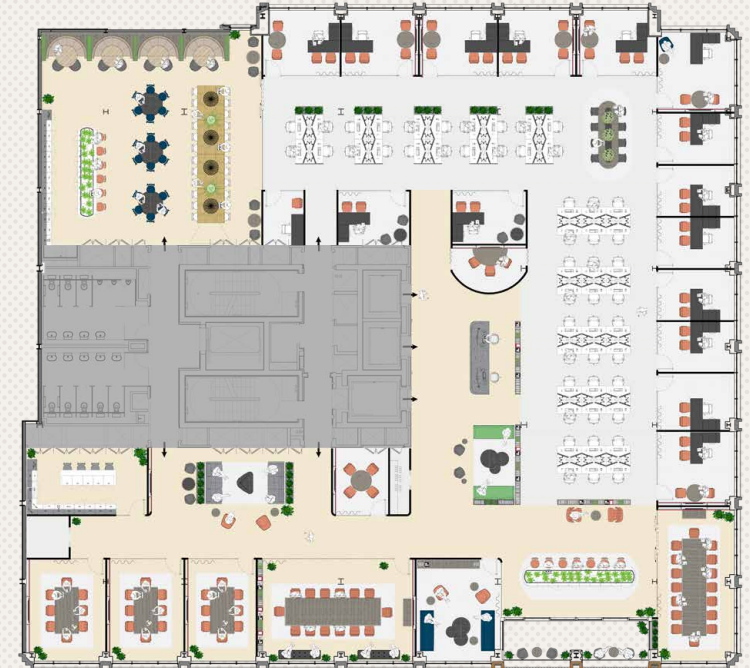
3<sup>RD</sup>



**HIGH DENSITY  
SPACE PLAN**

NO. OPEN PLAN DESKS:	110
14 PERSON BOARDROOM:	1
8 PERSON MEETING ROOM:	4
6 PERSON MEETING ROOM:	1
4 PERSON MEETING ROOM:	1
QUIET BREAKOUT SPACES:	3
BREAKOUT SPACES:	5

SPACE  
PLANS



**LOW DENSITY  
SPACE PLAN**

NO. OPEN PLAN DESKS:	50
16 PERSON BOARDROOM:	1
14 PERSON MEETING ROOM:	1
8 PERSON MEETING ROOM:	3
4 PERSON MEETING ROOM:	1
OFFICES:	5
BREAKOUT SPACES:	6

## SPECIFICATION

### ENERGY

- Four-pipe fan coil air-conditioning
- BREEAM Excellent
- 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
- Apple Wallet access

### 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 refurbished 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.



[avivainvestors.com](http://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.com](http://ashbycapital.com)

LEASING AGENTS

---



[SOPHIE BARTLETT](#)

07802 338 295

[SOPHIE.BARTLETT@RX.LONDON](mailto:SOPHIE.BARTLETT@RX.LONDON)

[JORDAN ADAIR](#)

07880 552 710

[JORDAN.ADAIR@RX.LONDON](mailto:JORDAN.ADAIR@RX.LONDON)

[ED NICHOLSON](#)

07482 224 131

[ED.NICHOLSON@RX.LONDON](mailto:ED.NICHOLSON@RX.LONDON)



[PHILLIP HOWELLS](#)

07836 223 161

[PHILLIP.HOWELLS@CBRE.COM](mailto:PHILLIP.HOWELLS@CBRE.COM)

[HARRY TENTORI](#)

07787 698 421

[HARRY.TENTORI@CBRE.COM](mailto:HARRY.TENTORI@CBRE.COM)

[CELESTE SAVAGE](#)

07940 002 601

[CELESTE.SAVAGE@CBRE.COM](mailto:CELESTE.SAVAGE@CBRE.COM)