

TWO  
FITZROY  
PLACE <sup>W1</sup>

## JOIN THE CLUB

We are delighted 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.

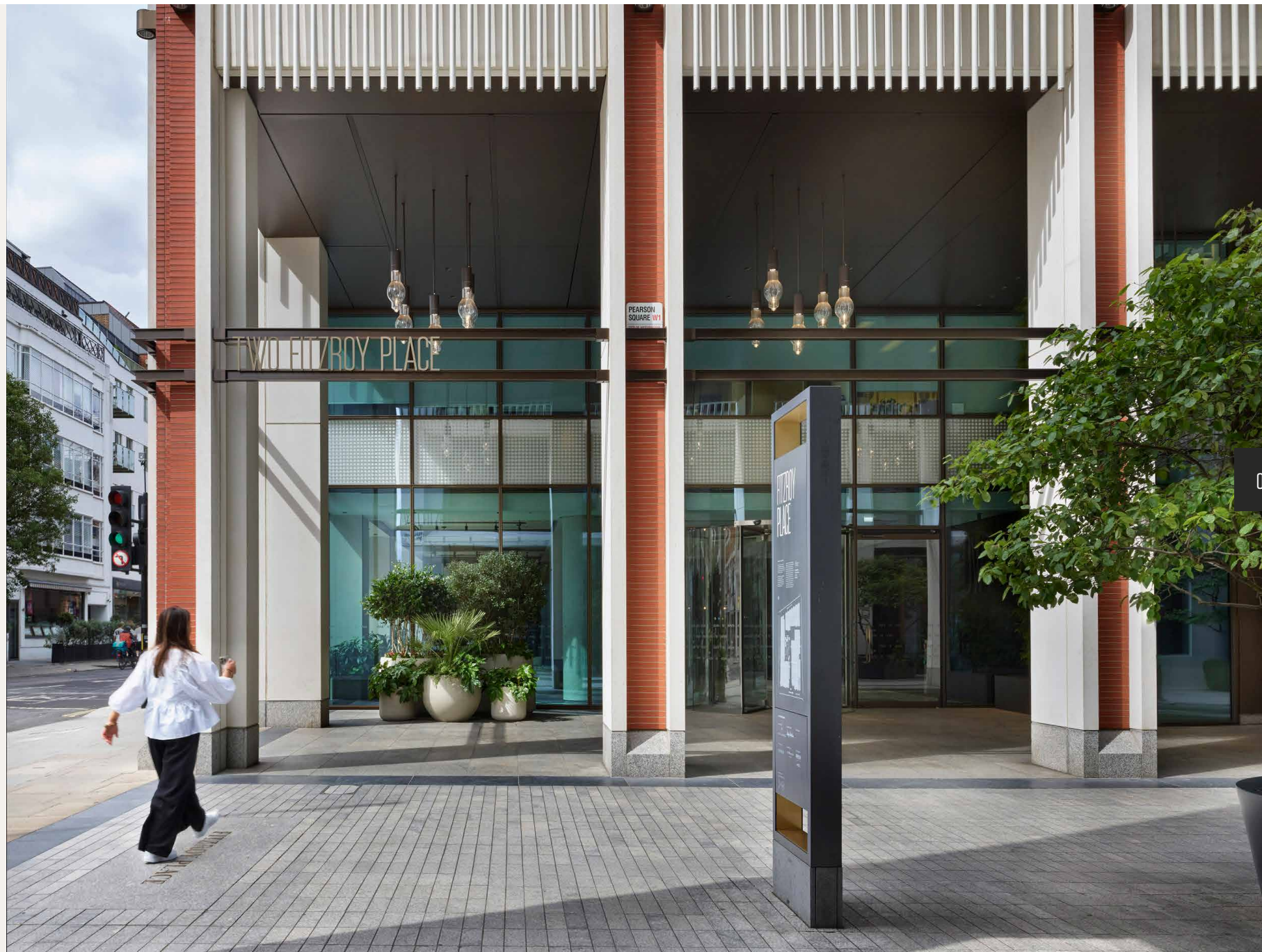
With a redesigned entrance and reception, alongside enhanced common areas and end-of-trip facilities, Two Fitzroy Place presents a rare opportunity to secure space within a best-in-class Fitzrovia building.

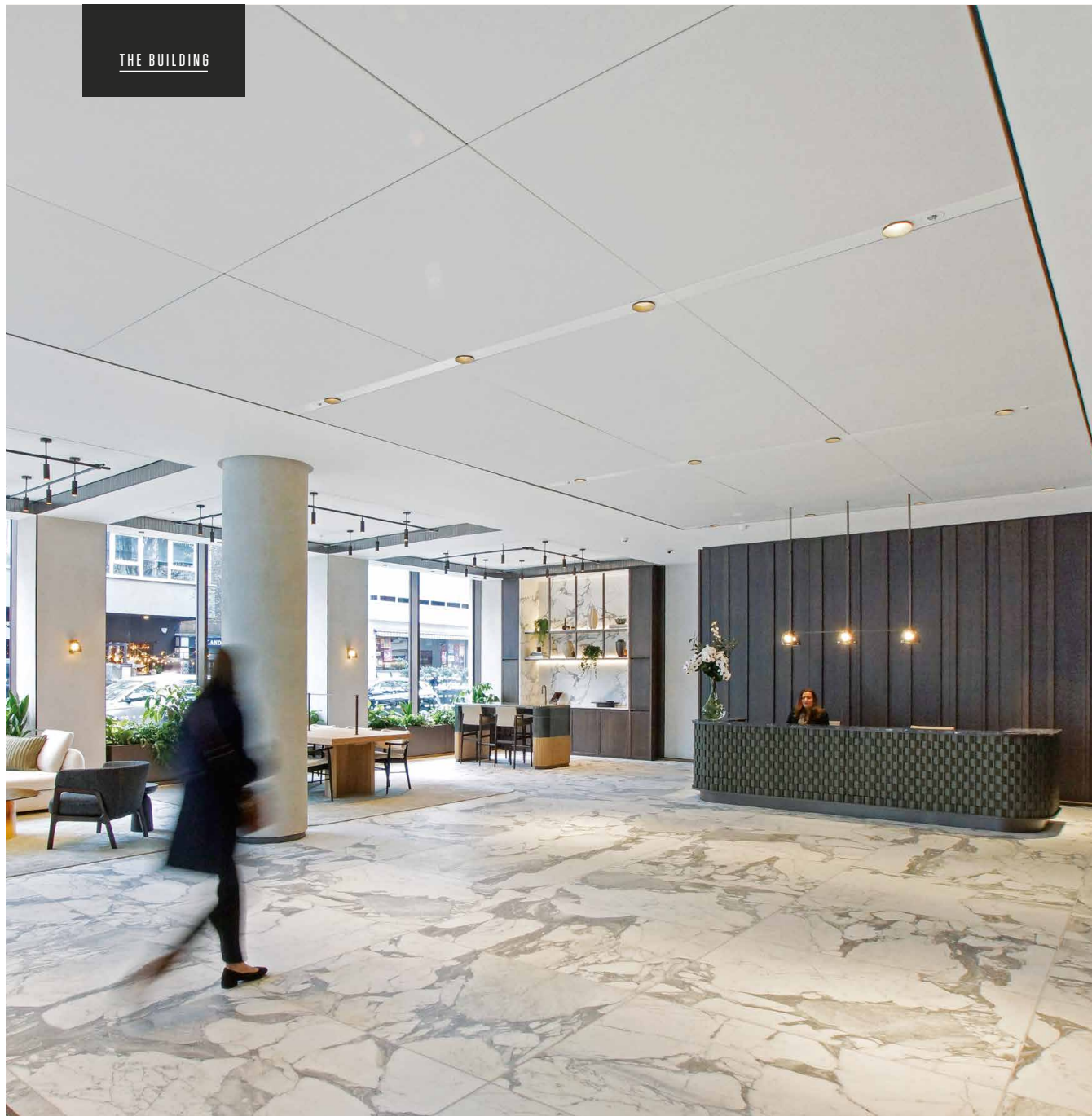
Space on the first and sixth floors coming soon

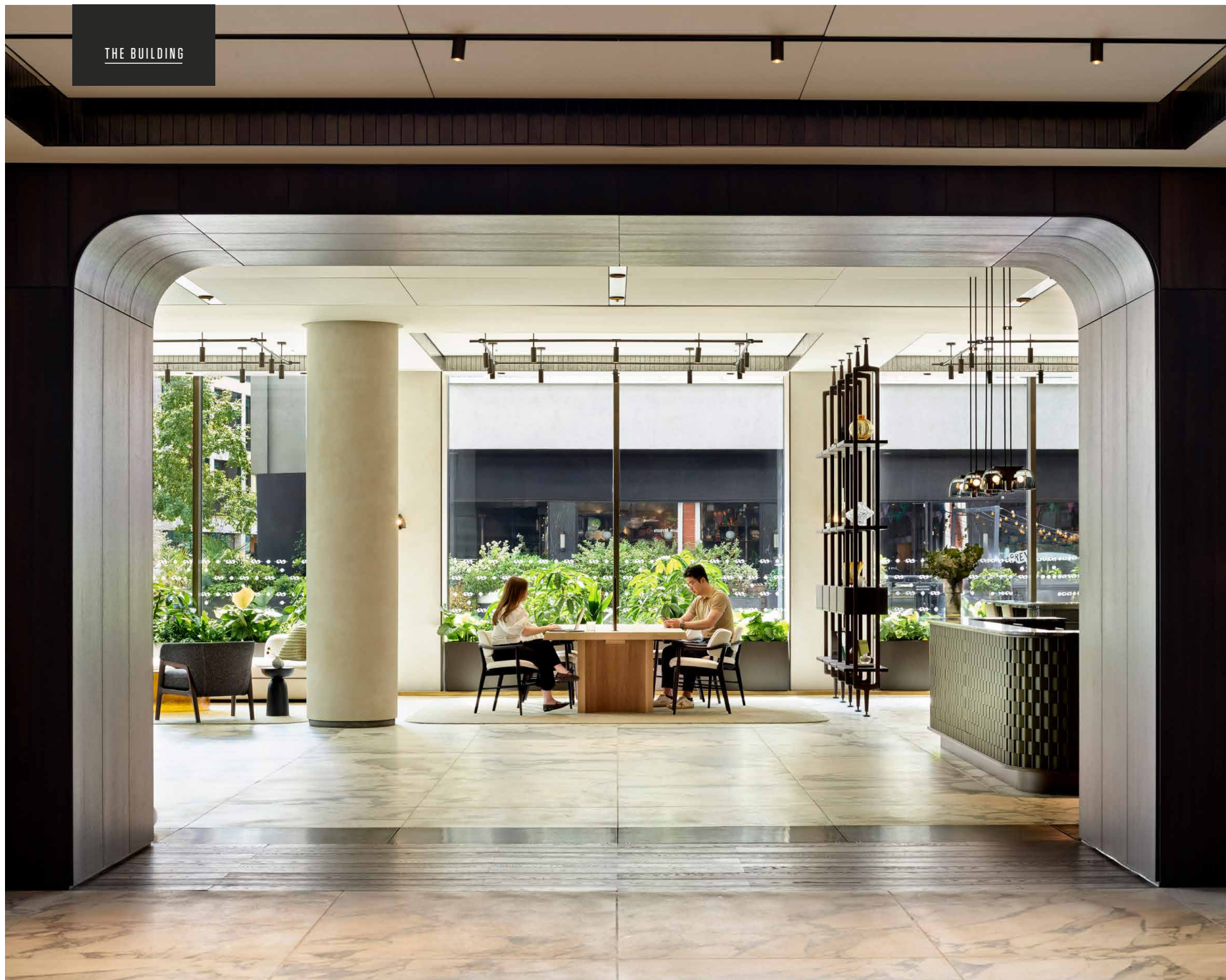


## MAKING AN ENTRANCE

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

## REACH FOR THE SKIES

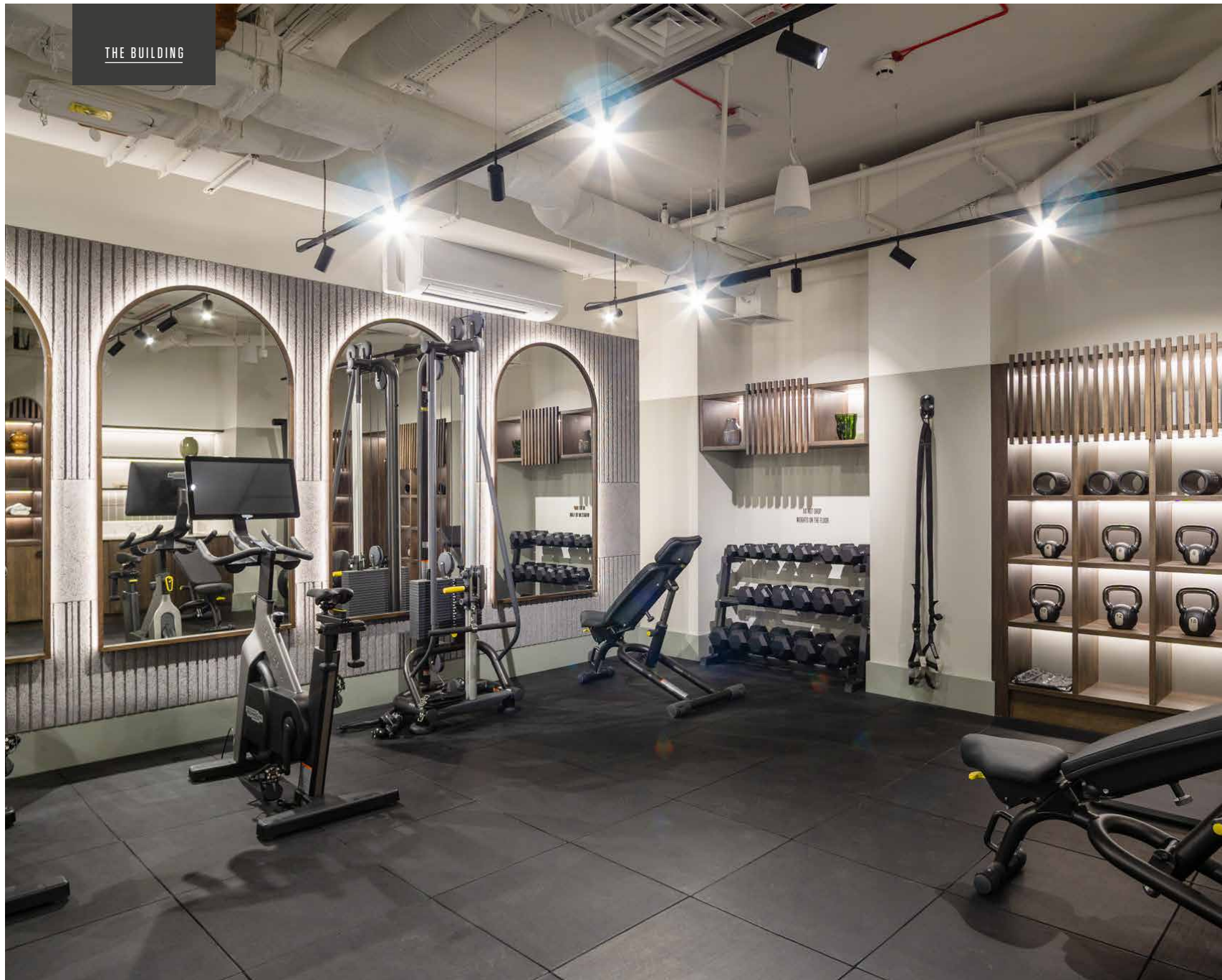
The roof terrace is a sanctuary in the sky, a quiet place above London's city scape for both personal use or ideal as an event space.

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







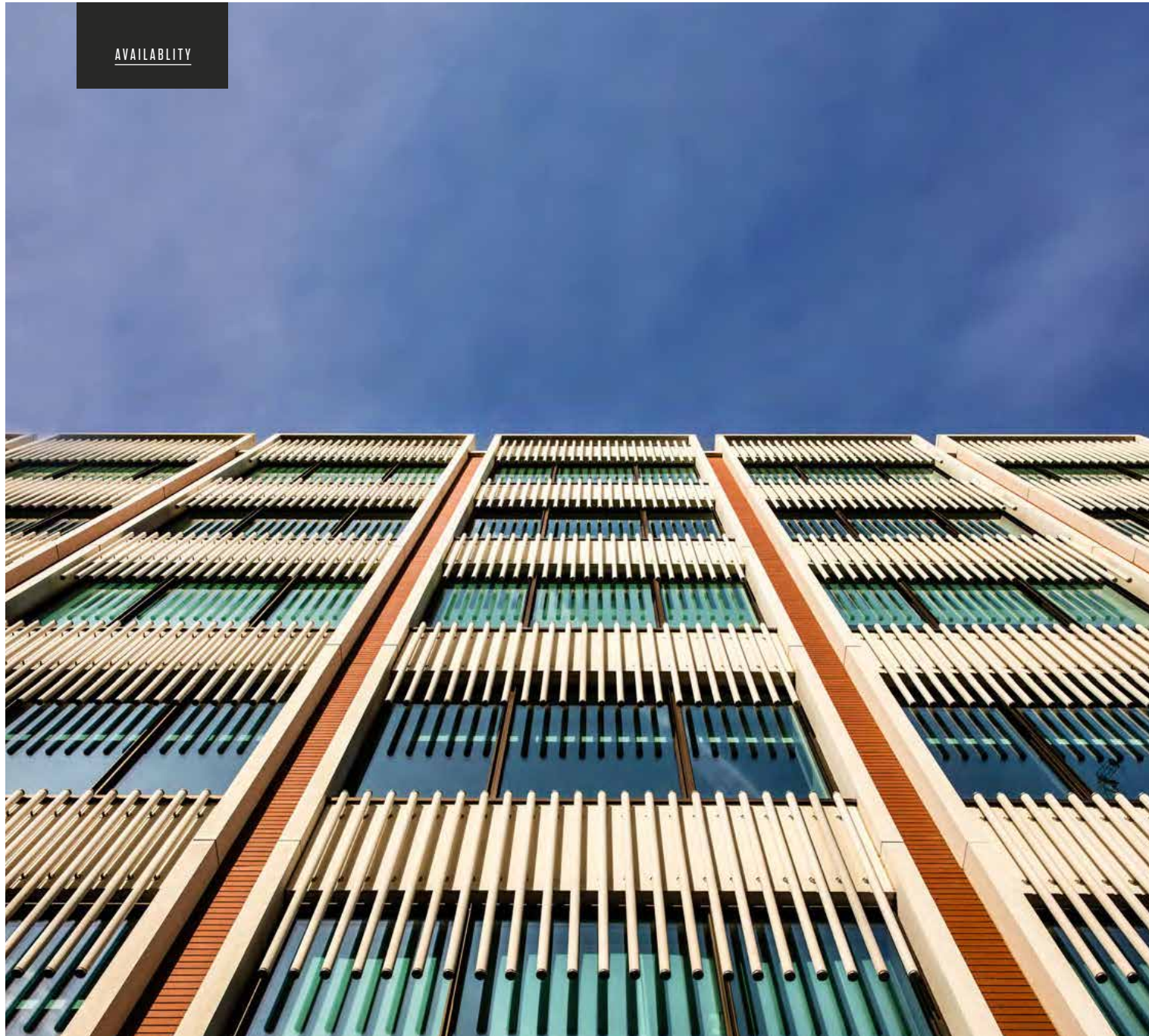
## WORK IT OUT

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.

## 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.





## 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>



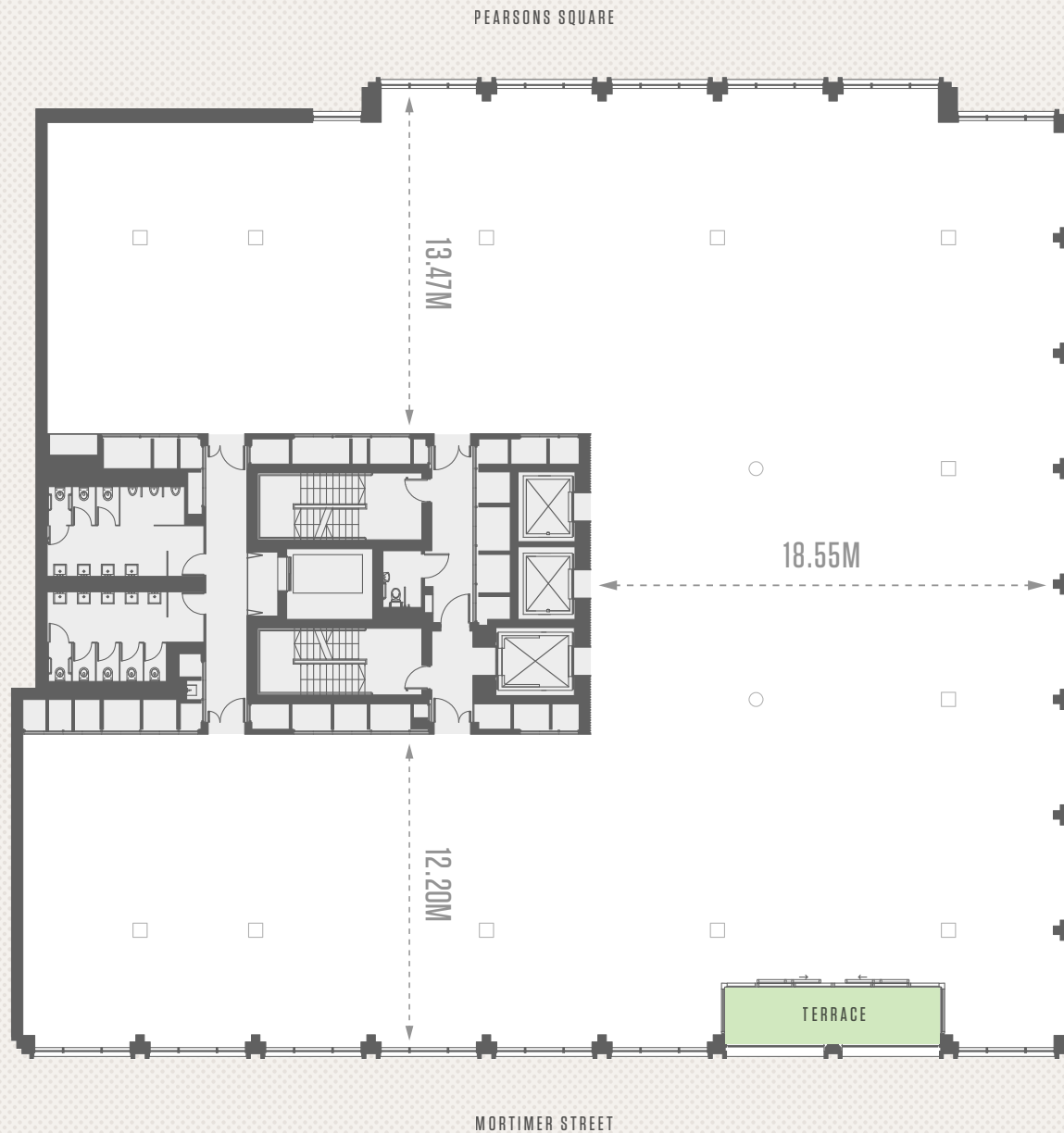
13<sup>RD</sup>

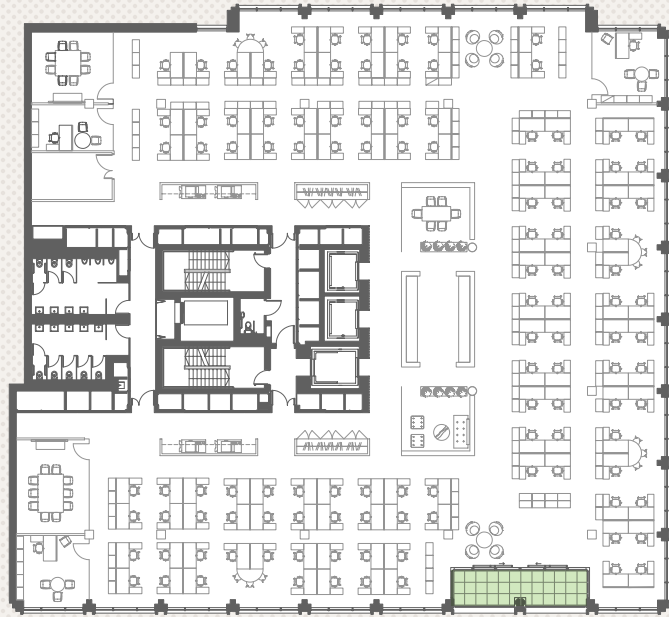


# 3<sup>RD</sup> 1

FLOOR AREA

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

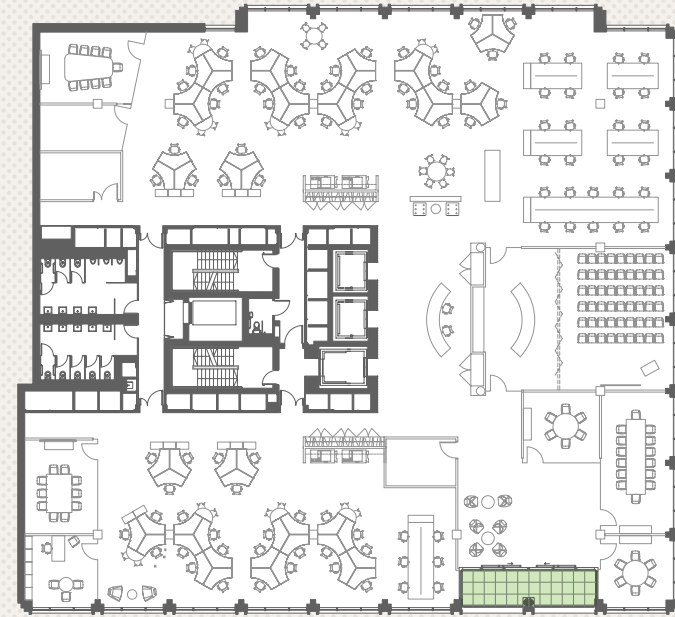




**HIGH DENSITY  
SPACE PLAN**

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



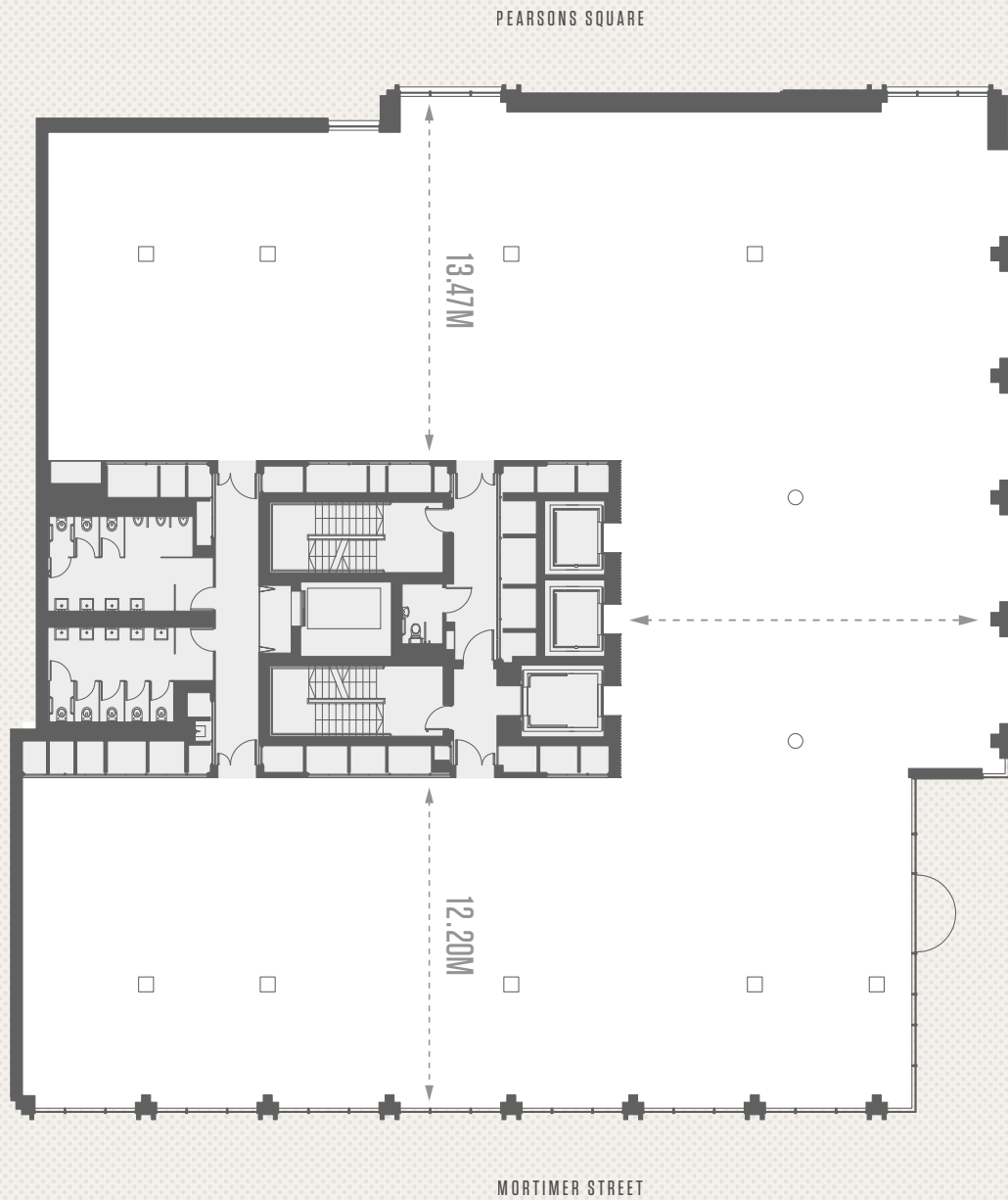
**LOW DENSITY  
SPACE PLAN**

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

1<sup>ST</sup>

FLOOR AREA

LEVEL 1 NIA:  
1,020 SQ M / 10,983 SQ FT



# 6<sup>TH</sup>

FLOOR AREA

LEVEL 6 NIA:  
795 SQ M / 8,552 SQ FT



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## ENERGY

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

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## OUTDOOR SPACE

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

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## GENERAL

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

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## STATE OF THE ART FITNESS SUITE

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

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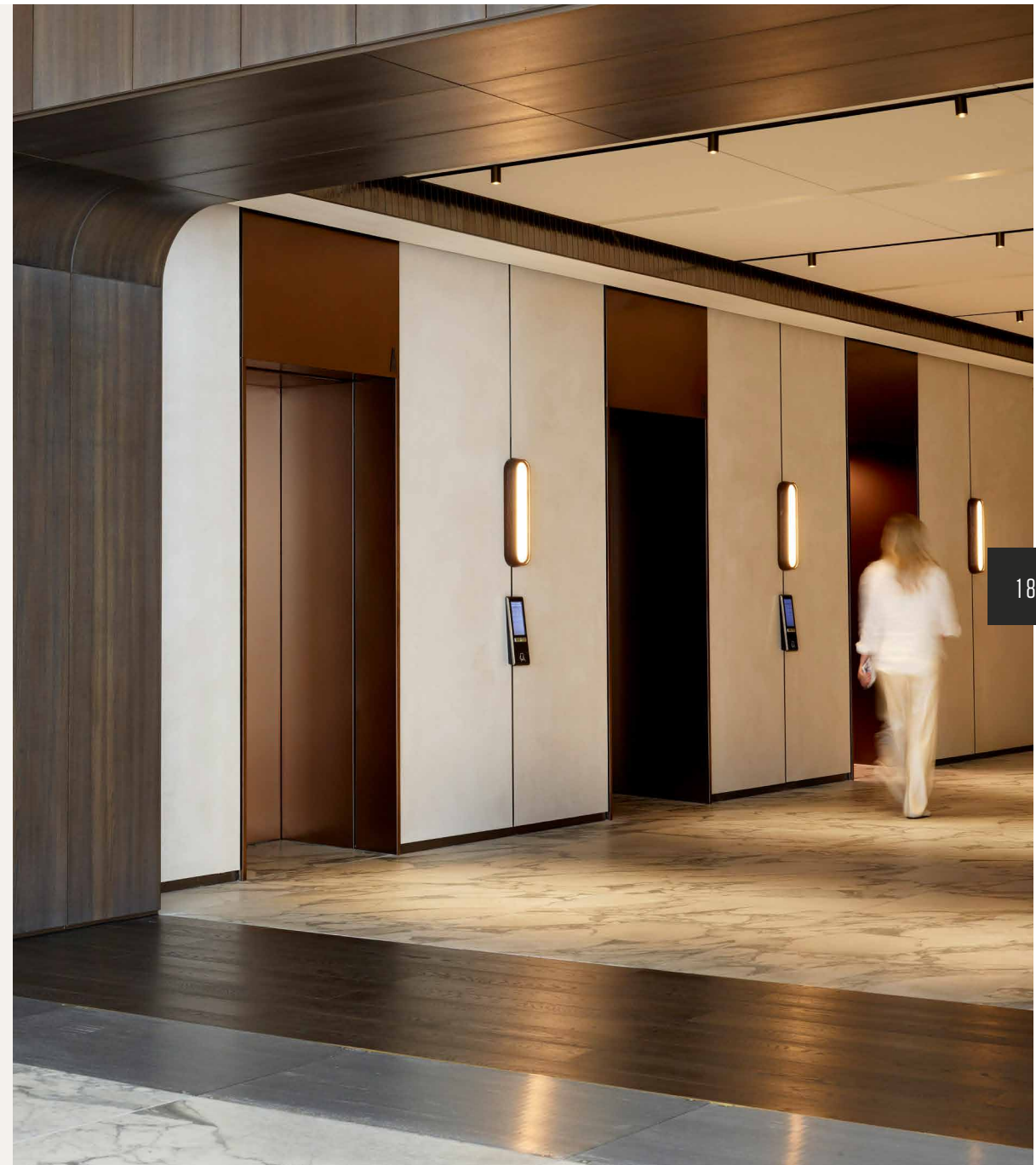
## END OF JOURNEY FACILITIES

- Luxury changing/shower rooms with towel service
- Drying room
- Bike store
- Digital lockers
- Enhanced end of journey space & building access

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## RECEPTION

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



FABULOUS

F I T

Z R O

V I A



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. Cheltinad
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

## RETAIL

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

## HOTELS

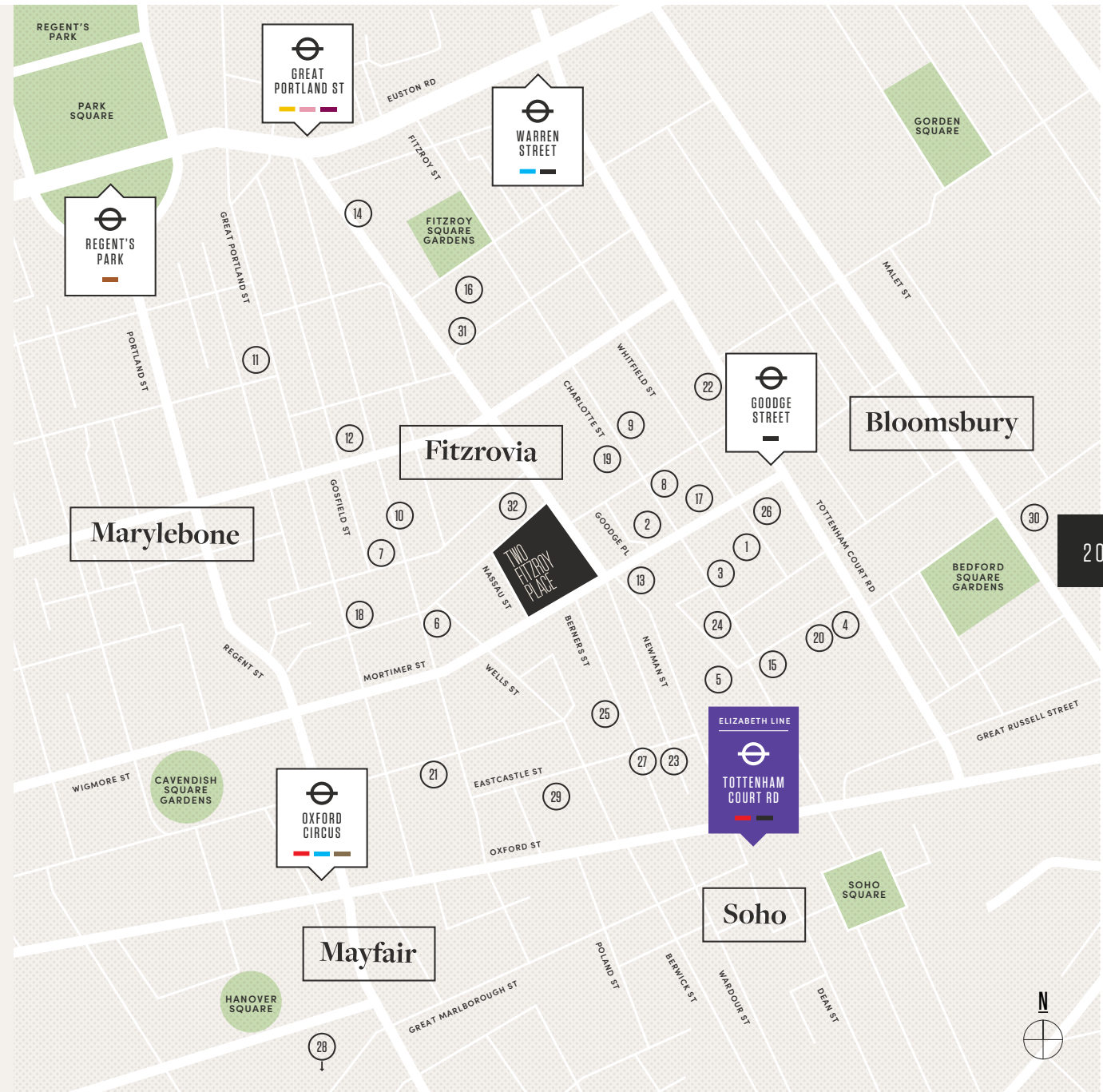
23. Berners Tavern
24. Charlotte Street Hotel
25. The Sanderson Hotel
26. The Mandrake
27. The London EDITION

## GALLERIES

28. Waddington Custot
29. Carroll / Fletcher
30. The British Museum
31. Rebecca Hossack Gallery

## LEISURE/GYMS

32. Epoch Fitness (pilates)





## PRIME CENTRAL LONDON

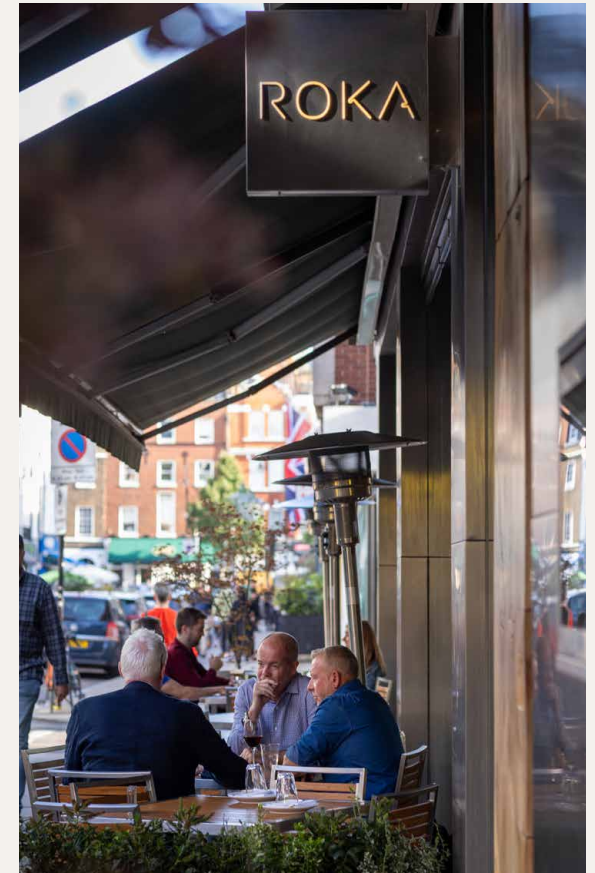
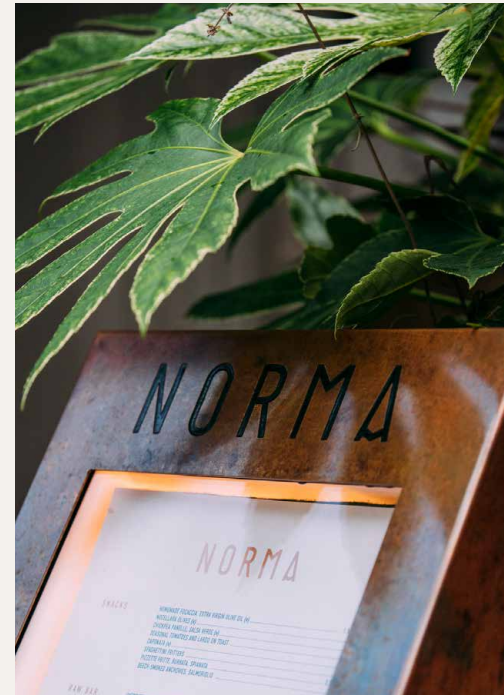
Central London's most creative neighbourhood, Fitzrovia finds its feet between Marylebone and Bloomsbury and next to Soho and Mayfair.

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.

## 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, 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.



FITZROY PLACE

T H E

E S T

A T E



## 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

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252,000  
SQ FT

OF BEST-IN-CLASS  
OFFICE SPACE

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A  
PUBLIC  
SQUARE

COURTYARD  
& GARDENS

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289  
HOMES

& LUXURY  
APARTMENTS

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20,000  
SQ FT

SHOPS &  
RESTAURANT SPACE

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B  
OFFICE  
OCCUPIERS

INCLUDING  
ESTÉE LAUDER'S HQ

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THE  
FITZROVIA  
CHAPEL

BEAUTIFULLY RESTORED  
GRADE II LISTED CHAPEL

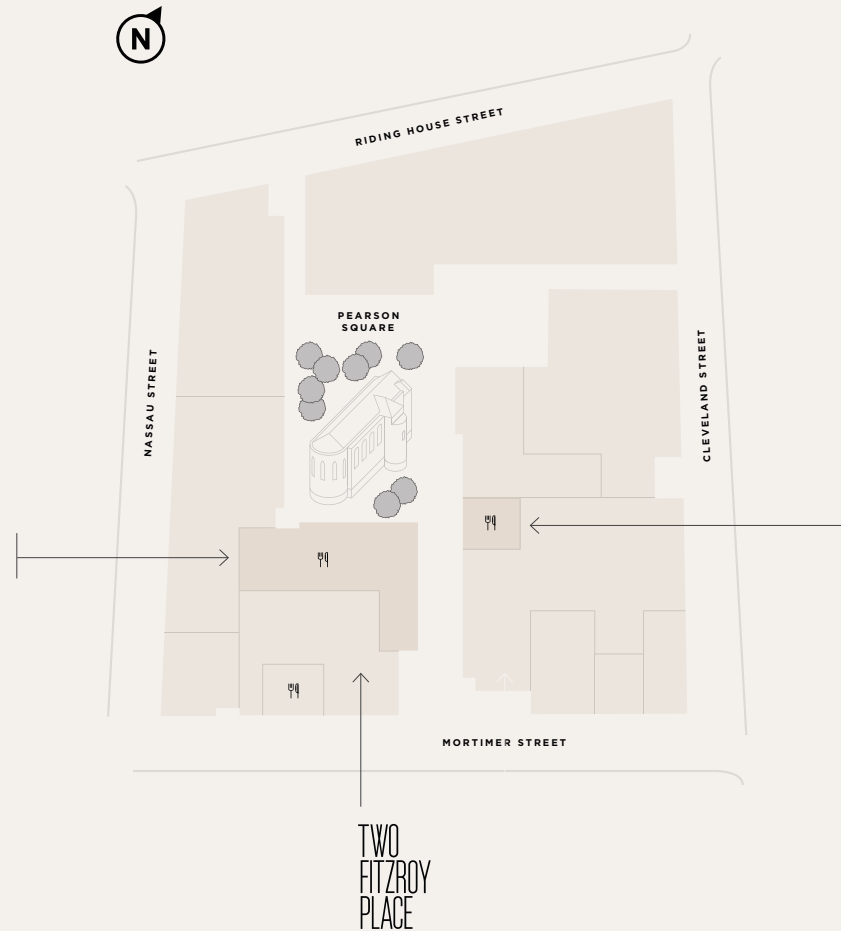
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## NEW RESTAURANTS IN THE ESTATE



### 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.

## 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.

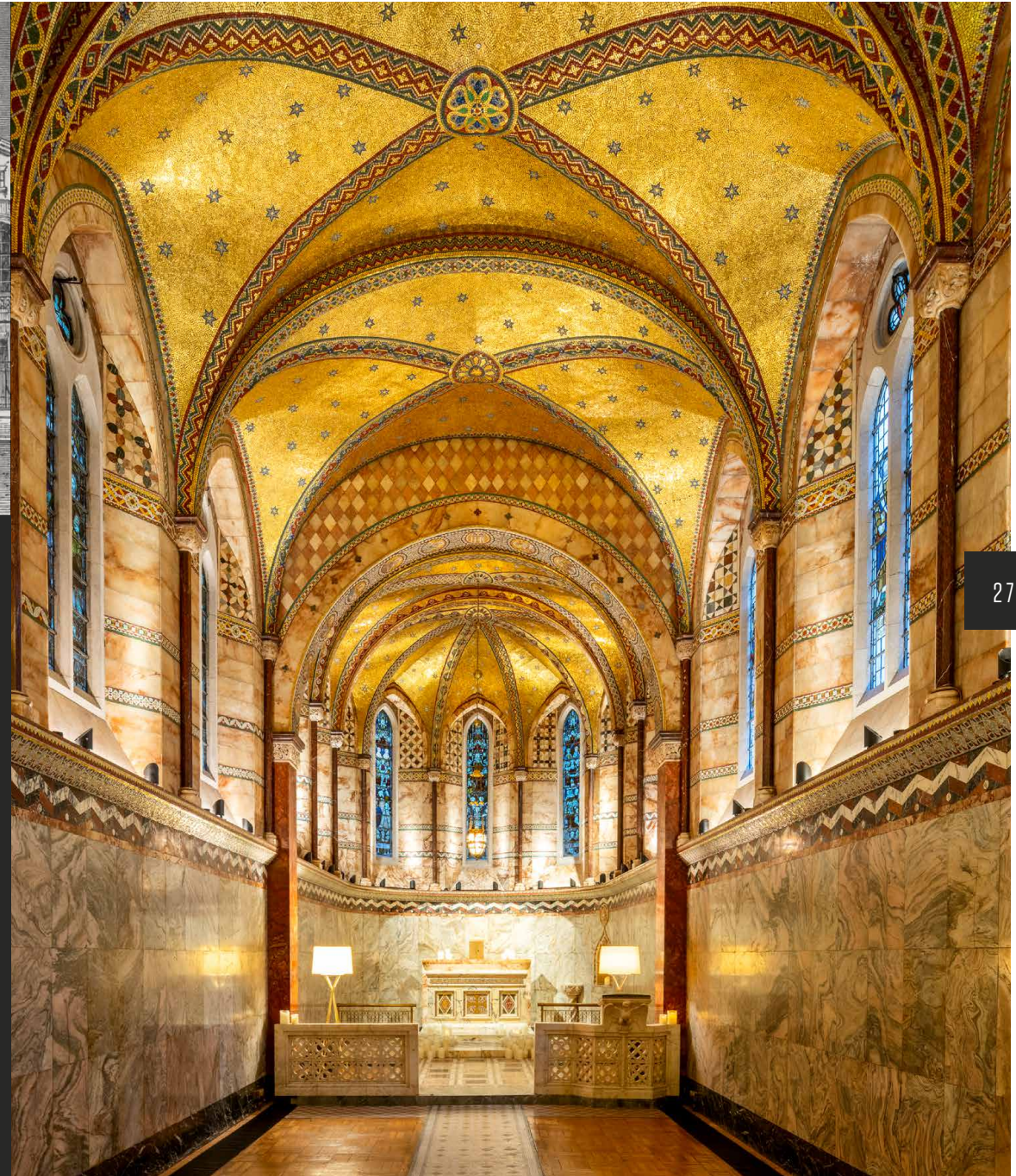
## THE FITZROVIA CHAPEL

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



## 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

DELANCEY

BAKKAVÖR

NEWMARK

Luminance

ONE PEAK



A DEVELOPMENT BY

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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.



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LEASING AGENTS

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