

**CRAFTING THE  
PARK OF TOMORROW**

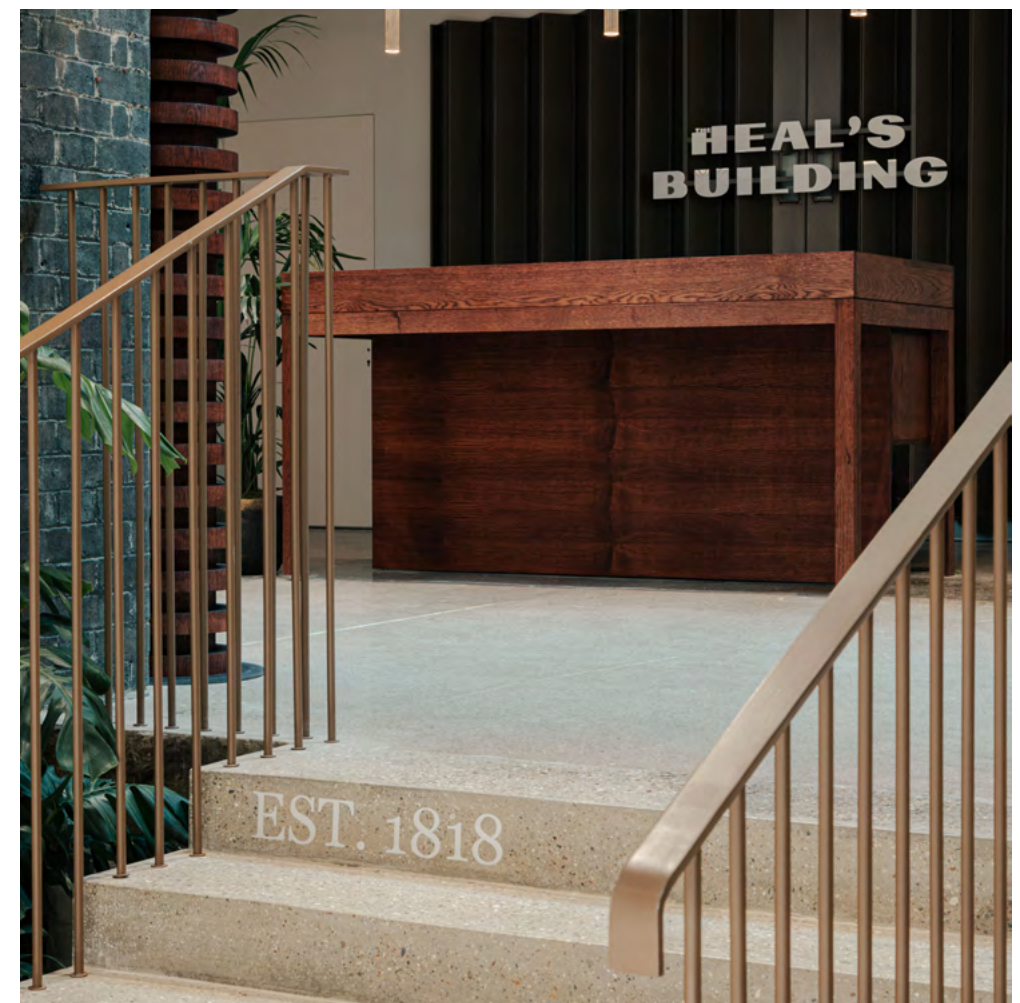
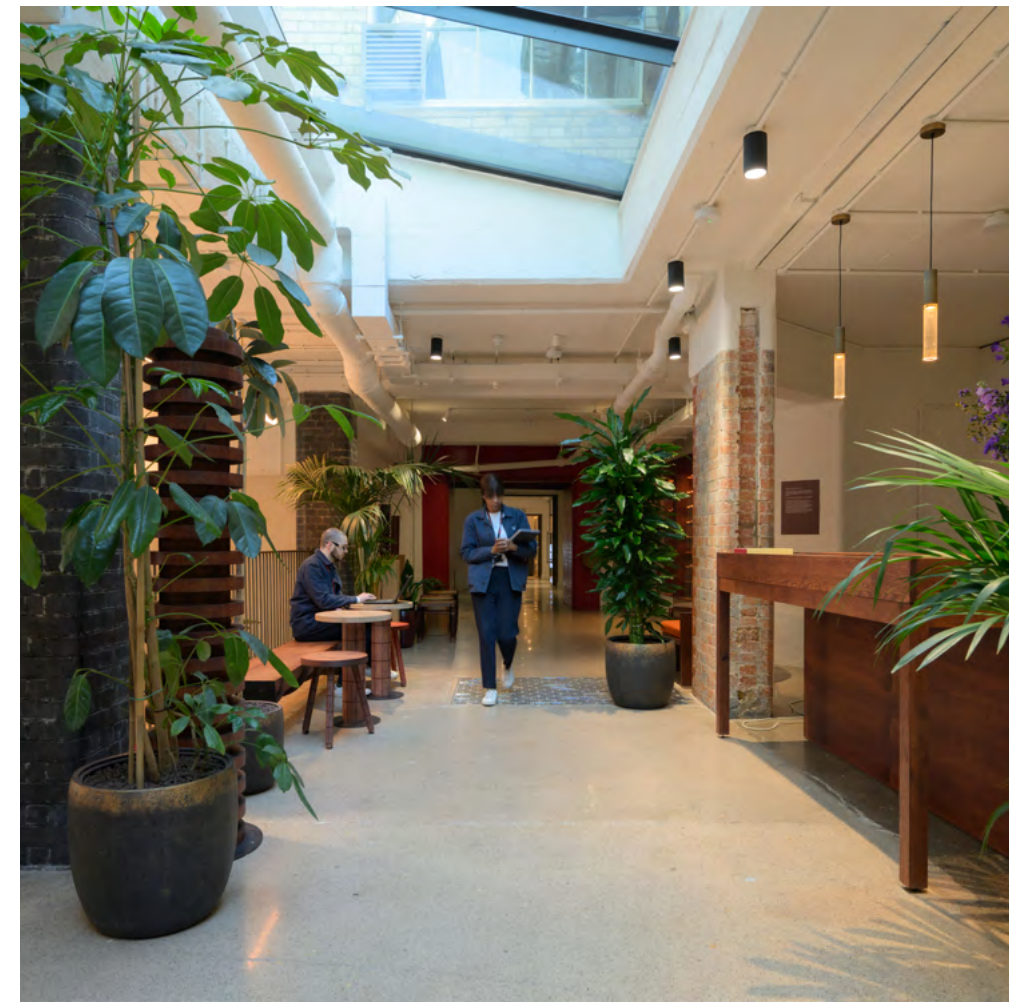
**THE HEAL'S BUILDING**  
**FITZROVIA W1**



# A PLACE TO INSPIRE

For over 200 years, The Heal's Building has been a hub for British design and creativity. Today, it has been reimagined as a 200,000 sq ft destination for contemporary brands shaping what comes next.

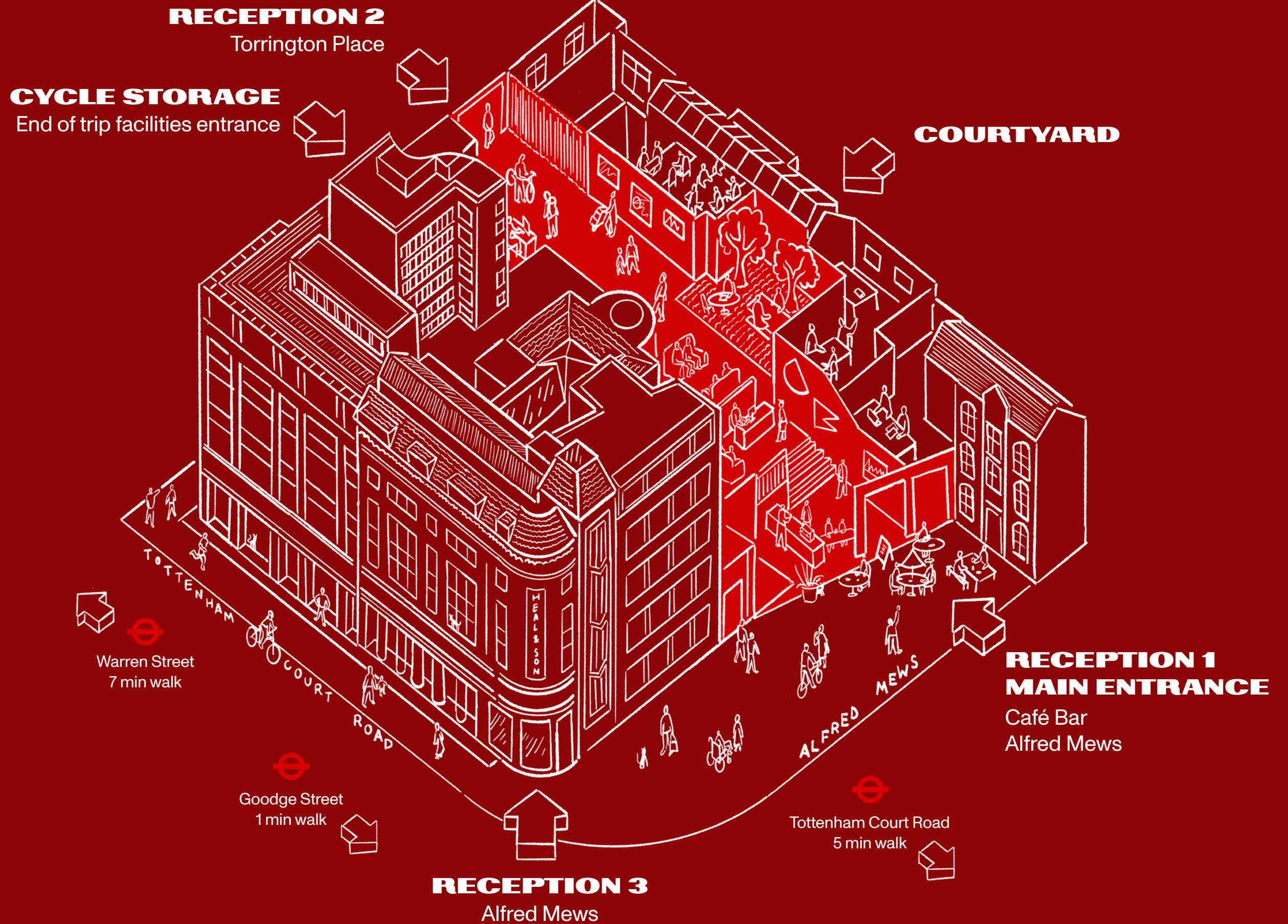
Blending heritage character with a modern, hospitality-inspired offer, it provides a rich ecosystem of shared spaces - from a café bar and private landscaped courtyard to a communal club lounge, and dedicated cycle facilities - designed for connection, culture and experience.



The 200-year-old dispatch area for Heal's has been repurposed into a new reception and cafe



# A COLLECTION OF DISTINCTIVE BUILDINGS



NORTH

# SELECTED HIGHLIGHTS



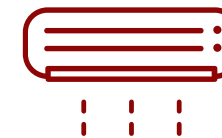
## CAFÉ

Reception area with café bar



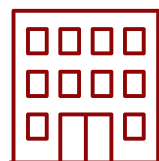
## ENTRANCE

Self-contained entrance opportunity for **Unit 1**



## REFURBISHED

CAT A+ Suite available on **Part 1<sup>st</sup> Floor**



## GRADE II\*

Iconic Grade II\* listed building in the West End, sensitively restored



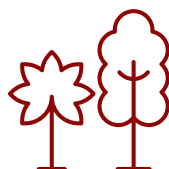
## END OF JOURNEY

Dedicated cycle entrance with 95 bike parking spots, 12 shower facilities, 98 lockers



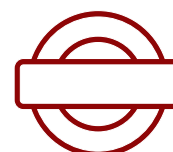
## EFFICIENT

EPC A and BREEAM 'Excellent' rating on all newly delivered spaces



## COURTYARD

Landscaped communal courtyard



## CONNECTED

1 minute to Goodge Street and 5 minutes to Elizabeth Line at Tottenham Court Road



## LOCAL AMENITY

Surrounded by an unmatched retail, leisure and hospitality offering.

AVAILABILITY

TABLE

UNIT	FLOOR	SQ FT	SQ M	CONDITION
1	G	2,158	201	Shell
	LG	2,197	204	Shell
	Total	4,355	405	
2	G	1,372	128	Shell
	LG	3,588	333	Shell
	Total	4,960	461	
PART FIRST FLOOR	1	3,354	311	CAT A+

All areas subject to final measurement on completion of refurbishment works

# UNIT 1

## Areas

	sq ft	sq m
G	2,158	201
LG	2,197	204
Total	4,355	405



Ground



Lower Ground

- Demise
- Reception
- Common parts



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Graphical Scale 1:200



# UNIT ONE



UNIT 1 - Entrance

Unit 1 Ground Floor self-contained entrance CGI. A one of a kind blank canvas opportunity for an experience-led occupier



# UNIT 2

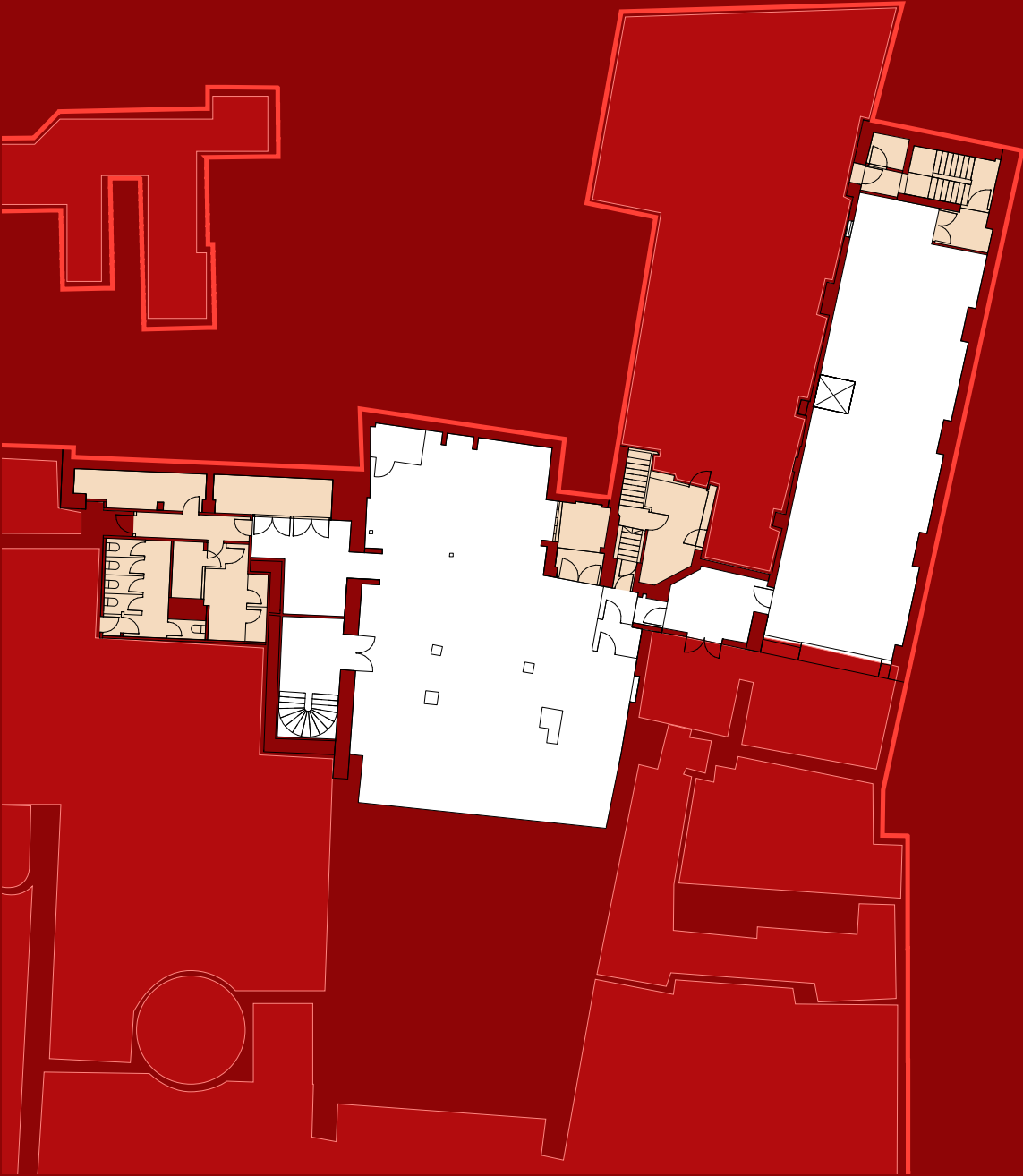
## Lower Ground Floor

	sq ft	sq m
G	1,372	128
LG	3,558	333
Total	4,960	461

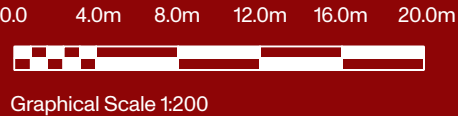
- Demise
- Common parts
- Reception
- Courtyard
- Coworking



Ground



Lower Ground







Unit 2 Ground Floor Arrival with internal staircase to Lower Ground Floor CGI



# PART FIRST FLOOR

1st Floor

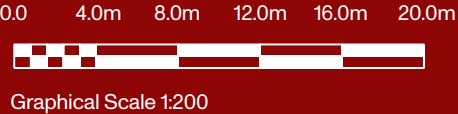
3,354 sq ft / 311 sq m



- Demise
- Common parts



NORTH



Graphical Scale 1:200



# PART FIRST FLOOR

1st Floor

3,354 sq ft / 311 sq m

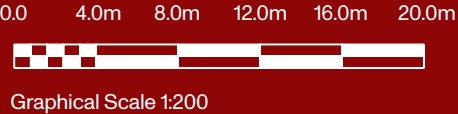
Desks	30
Collab Areas	2
Meeting Rooms	1
Call Booths	1
Teapoints	1
Breakout	3



- Demise
- Common parts



NORTH





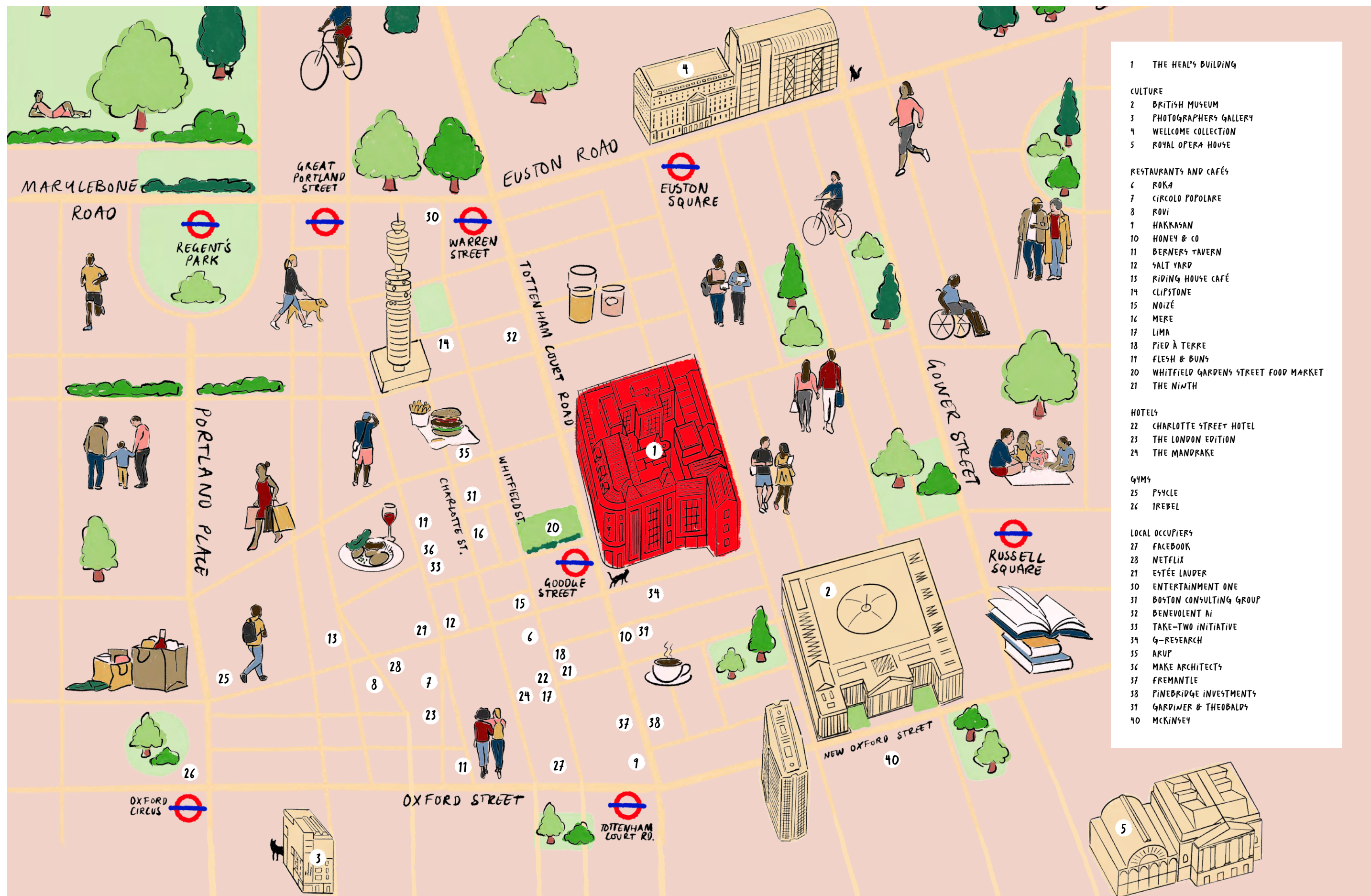
# PART FIRST FLOOR



Part First Floor CGIs for indicative purposes

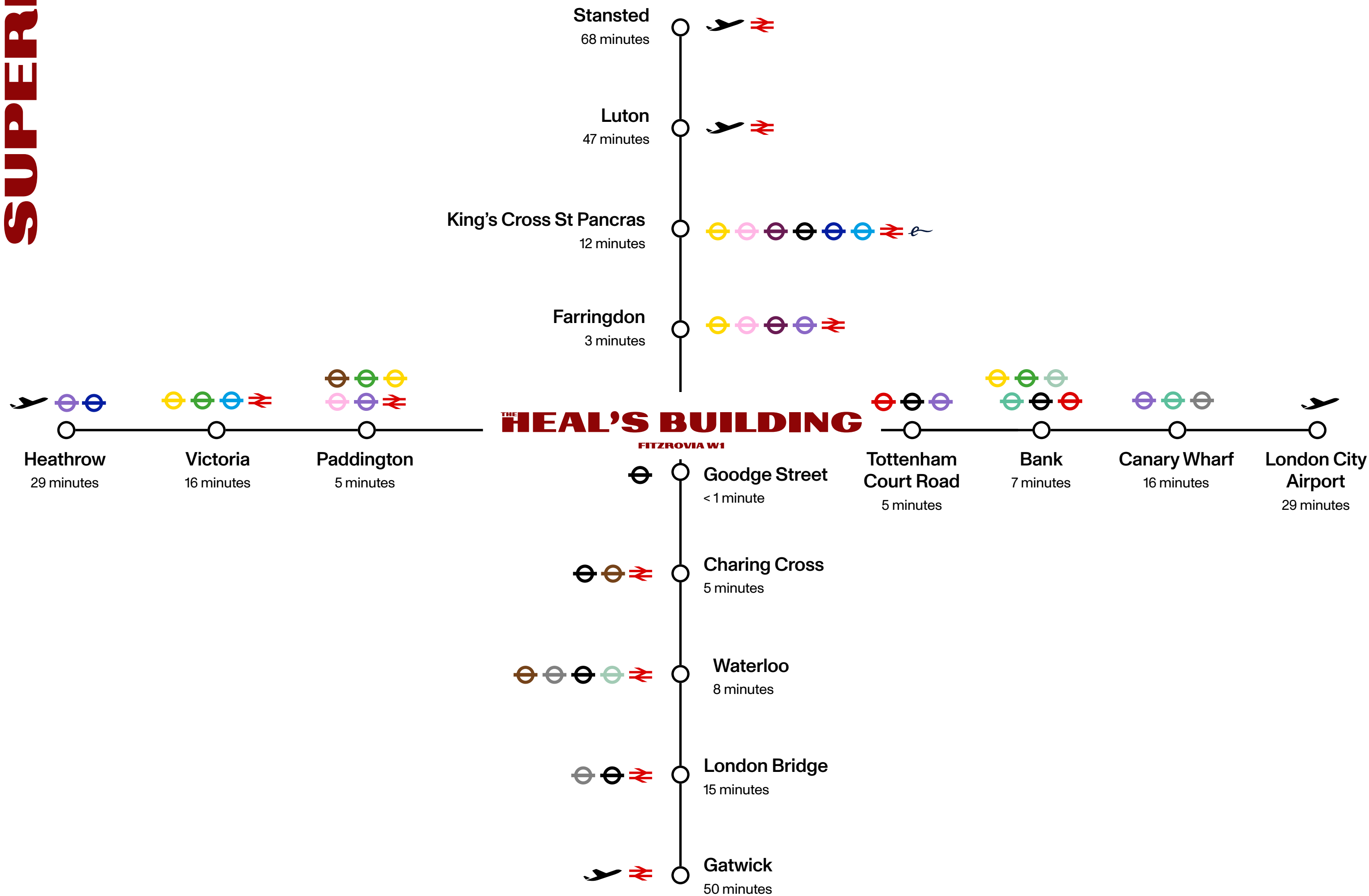


# ARTS, CULTURE AND LEISURE



- 1 THE HEAL'S BUILDING
- CULTURE
- 2 BRITISH MUSEUM
- 3 PHOTOGRAPHERS GALLERY
- 4 WELLCOME COLLECTION
- 5 ROYAL OPERA HOUSE
- RESTAURANTS AND CAFÉS
- 6 ROKA
- 7 CIRCOLO POPOLARE
- 8 ROVI
- 9 HAKKASAN
- 10 HONEY & CO
- 11 BERNERS TAVERN
- 12 SALT YARD
- 13 RIDING HOUSE CAFÉ
- 14 CLIPSTONE
- 15 NOIZÉ
- 16 MERE
- 17 LIMA
- 18 PIED À TERRE
- 19 FLESH & BUNS
- 20 WHITFIELD GARDENS STREET FOOD MARKET
- 21 THE NINTH
- HOTELS
- 22 CHARLOTTE STREET HOTEL
- 23 THE LONDON EDITION
- 24 THE MANDRAKE
- Gyms
- 25 PSYCLE
- 26 TREBEL
- LOCAL OCCUPIERS
- 27 FACEBOOK
- 28 NETFLIX
- 29 ESTÉE LAUDER
- 30 ENTERTAINMENT ONE
- 31 BOSTON CONSULTING GROUP
- 32 BENEVOLENT AI
- 33 TAKE-TWO INITIATIVE
- 34 G-RESEARCH
- 35 ARUP
- 36 MAKE ARCHITECTS
- 37 FREMANTLE
- 38 PINEBRIDGE INVESTMENTS
- 39 GARDINER & THEOBALDS
- 40 MCKINSEY

# SUPERB CONNECTIVITY





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**FITZROVIA W1**

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