

**wells&more**  
than expected.

**wells&more**  
exceptional  
workspace &  
unrivalled  
amenities &  
remarkable  
connections &  
so much more.



**wells&more**

welcoming **04**

flexible **11**

connected **22**

to explore **24**

active **30**

considered **33**

**wells&more**

than just a reception;  
a stunning ground floor  
& a business lounge  
& communal breakout  
spaces & more.

# ground floor

a more sophisticated welcome experience for your clients and talent.

Our ground floor lobby has been designed by Conran and Partners to provide a welcome experience suited to today's agile business.

- an informal concierge reception
- a self service coffee bar
- communal breakout spaces and presentation area for all customers
- a business lounge and flexible event space.





informal concierge reception

& versatile work areas & adaptable event spaces.

event space





agile workspaces



sophisticated lobby

& agile working zones to allow you to break away from your desk.



# outdoor courtyard

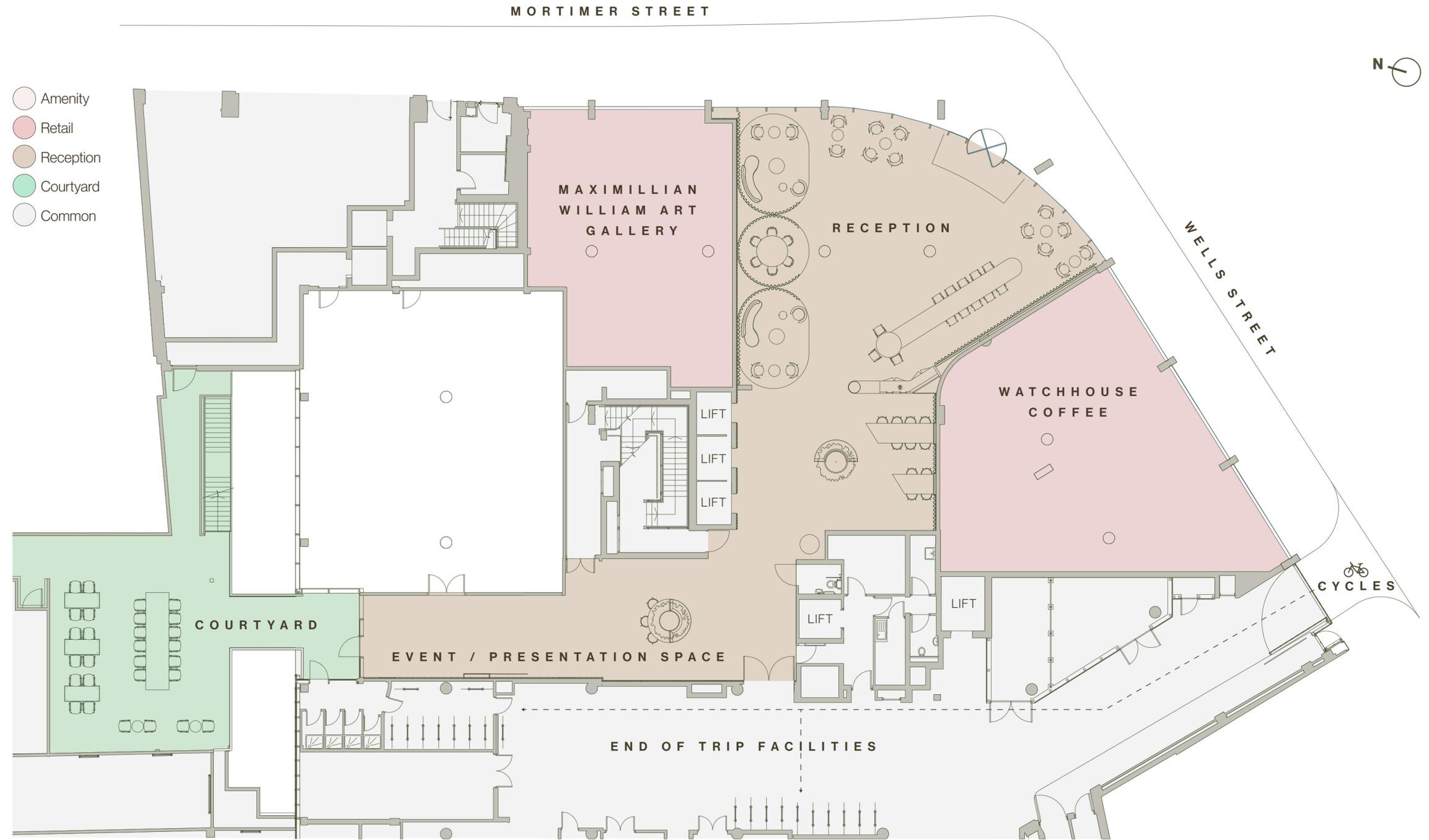
unique outdoor mural by matt dosa



courtyard with retractable covering

enjoy a 2,000 sq ft multi-functional courtyard & retractable covering for year-round use & a feature green wall.

ground floor  
& reception  
& business  
lounge &  
courtyard &  
event space  
& end of trip.



**wells&more**

ways to make your  
workspace your own.

**ready to fit**

**level 1**

11,245 to 16,832 sq ft

step into a brand-new space that's ready for you to design, build and manage, just how you want it.



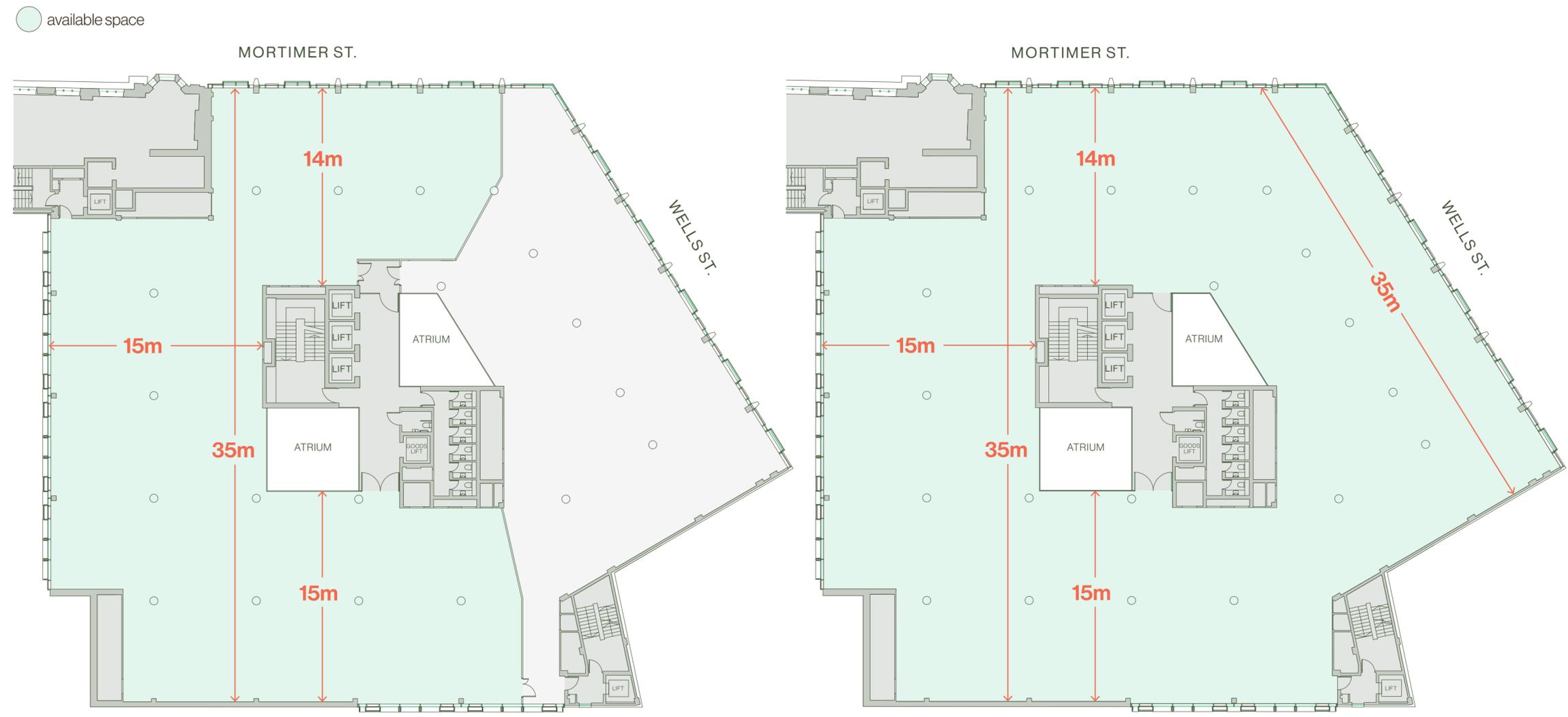


# ready to fit available space

Ready to fit offers you the opportunity to tailor your workspace according to your brand, culture and ways of working – helping to attract and retain talent.

## part level 1 west 11,245 sq ft 1,044 sq m

## level 1 whole 16,832 sq ft 1,563 sq m



not to scale – indicative only



level 1 ready to fit workspace - indicative creative fit-out

# creative space plan

level 1

16,832 sq ft

1,563 sq m

**total workstations = 157**

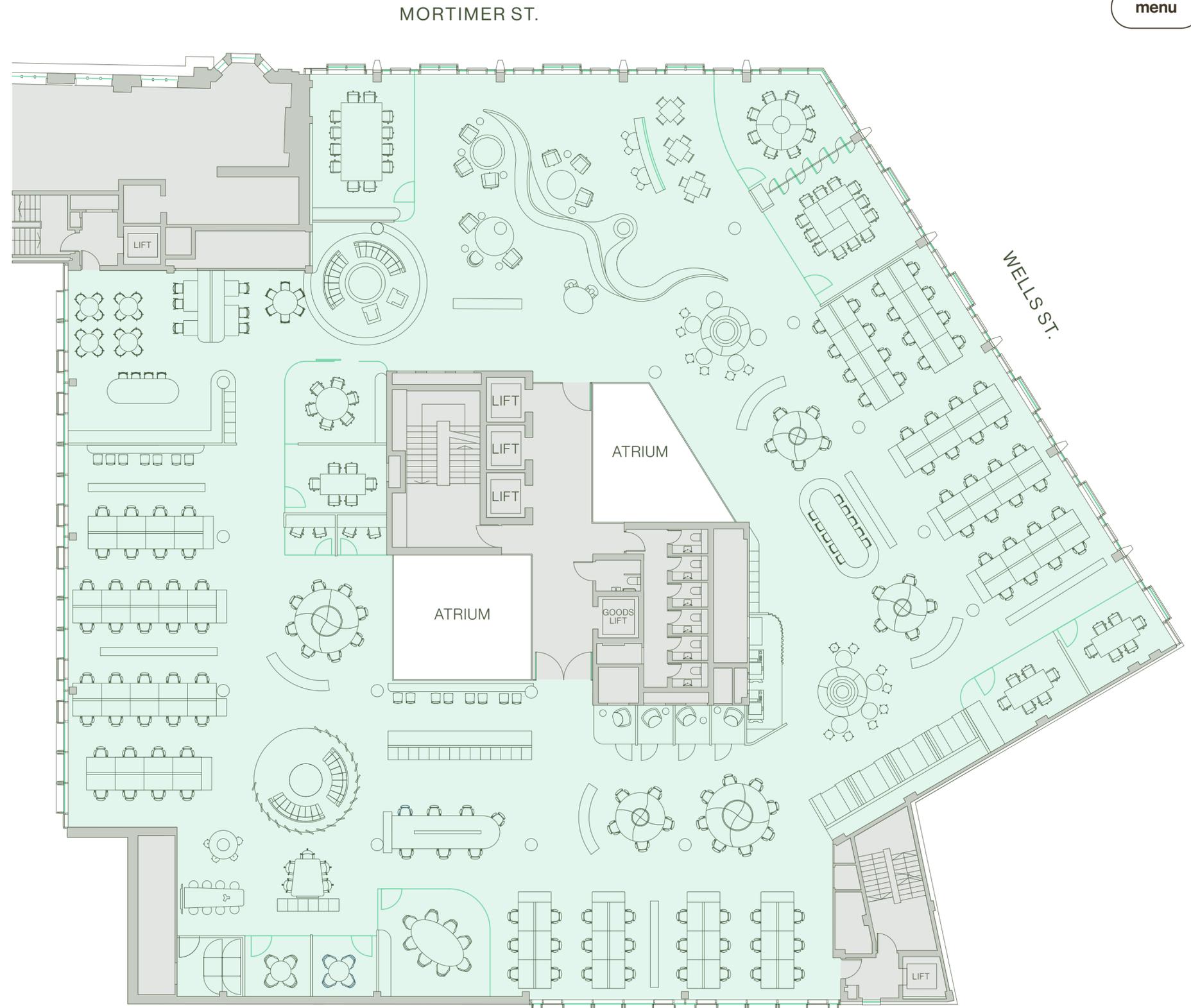
127 x open plan desks

30 x alternative workstations

**density**

1:10 sq m

- 2 x 12 person meeting rooms
- 2 x 8 person meeting rooms
- 4 x 6 person meeting rooms
- 2 x 4 person meeting rooms
- 2 x training rooms
- 2 x informal meeting areas
- 4 x phone booths
- hub / kitchenette
- comms room



# corporate space plan

## level 1

### 16,832 sq ft

1,563 sq m

**total workstations = 182**

2 x cellular offices

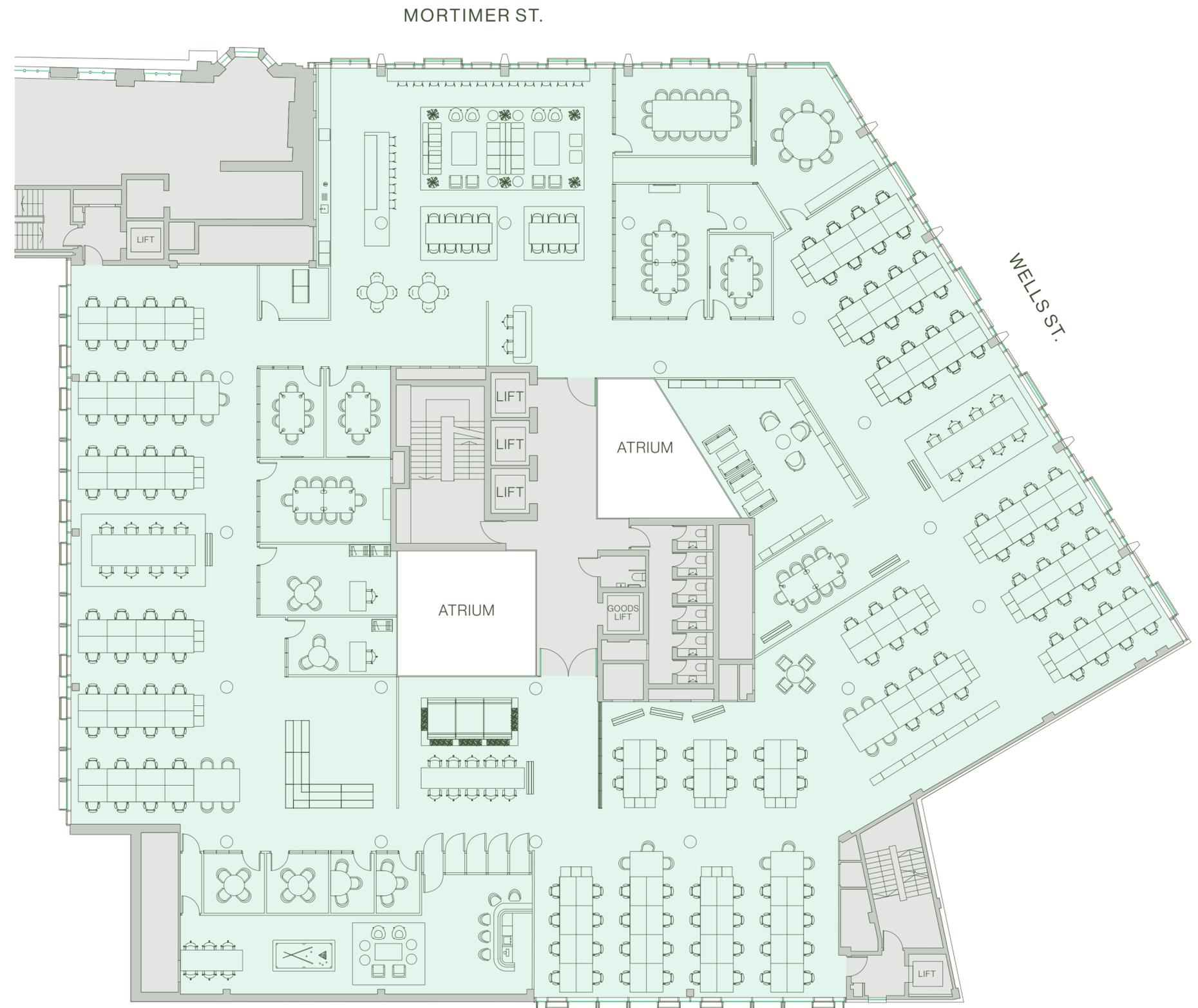
152 x open plan desks

28 x alternative workstations

**density**

1: 8.5 sq m

- 1 x 14 person meeting room
- 2 x 10 person meeting rooms
- 1 x 8 person meeting room
- 3 x 6 person meeting rooms
- 4 x focus rooms
- 4 x phone booths
- hub / kitchenette
- speakeasy
- comms room



**fitted**

**part level 3 east**  
5,527 sq ft / 508 sq m

designed, crafted  
and fitted by us,  
all you need to do  
is move in!

Say hello to a furnished workspace that's exclusively yours. Thoughtfully considered design, executed to the highest standards with beautiful furniture and plenty of space for task-based activities.



level 3 fitted workspace



level 3 kitchen area

# fitted space plan

## part level 3 east

5,527 sq ft

508 sq m

### total workstations = 54

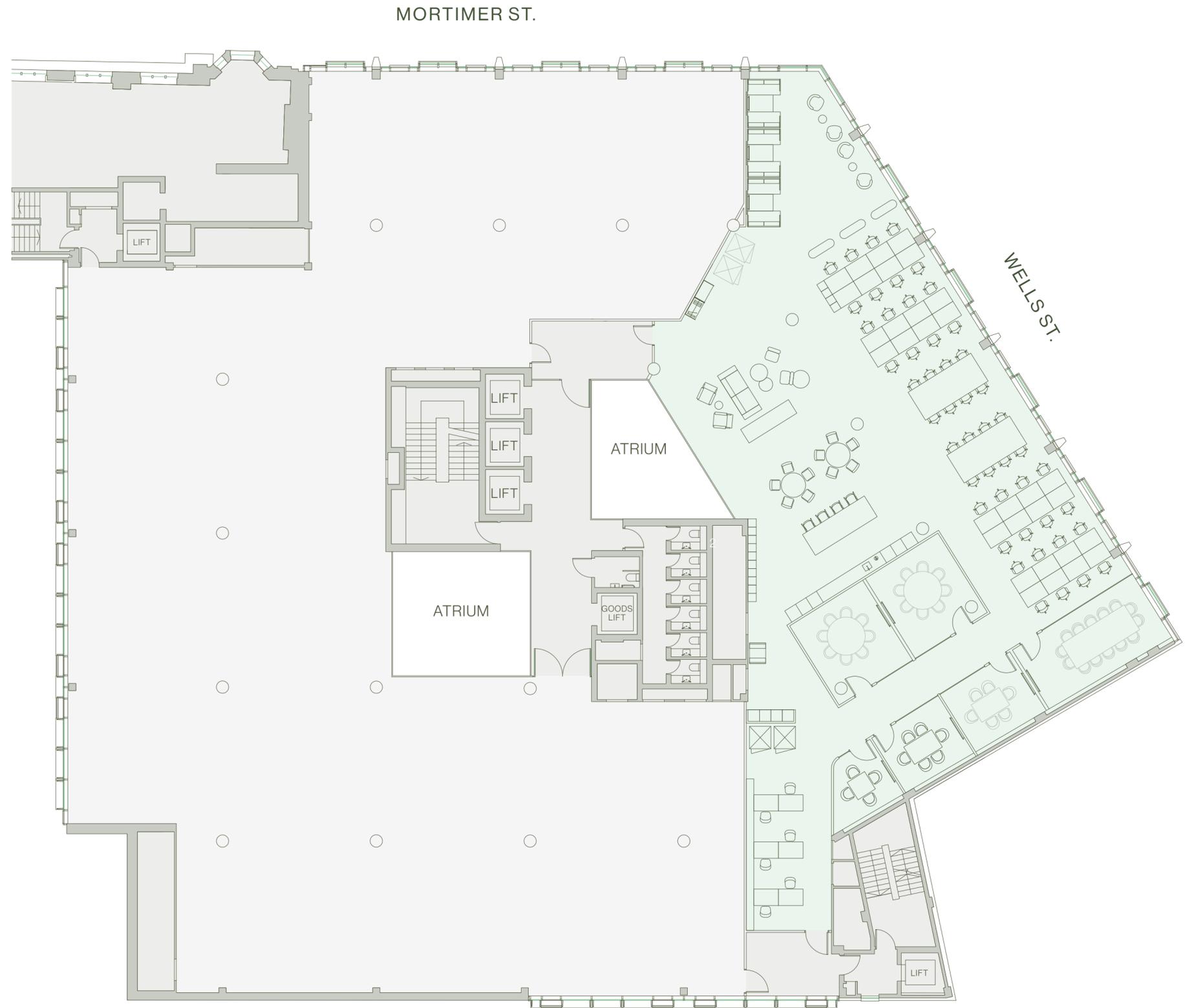
38 x fixed desk positions

16 x fixed bench positions

### density

1:10 sq m

- 6 x meeting rooms
- 3 x open meeting booths
- 2 x collaboration areas
- 2 x phone booths
- 1 x kitchen
- 1 x comms cabinet
- lockers



\* grey furniture in denoted meeting rooms shows indicative layout

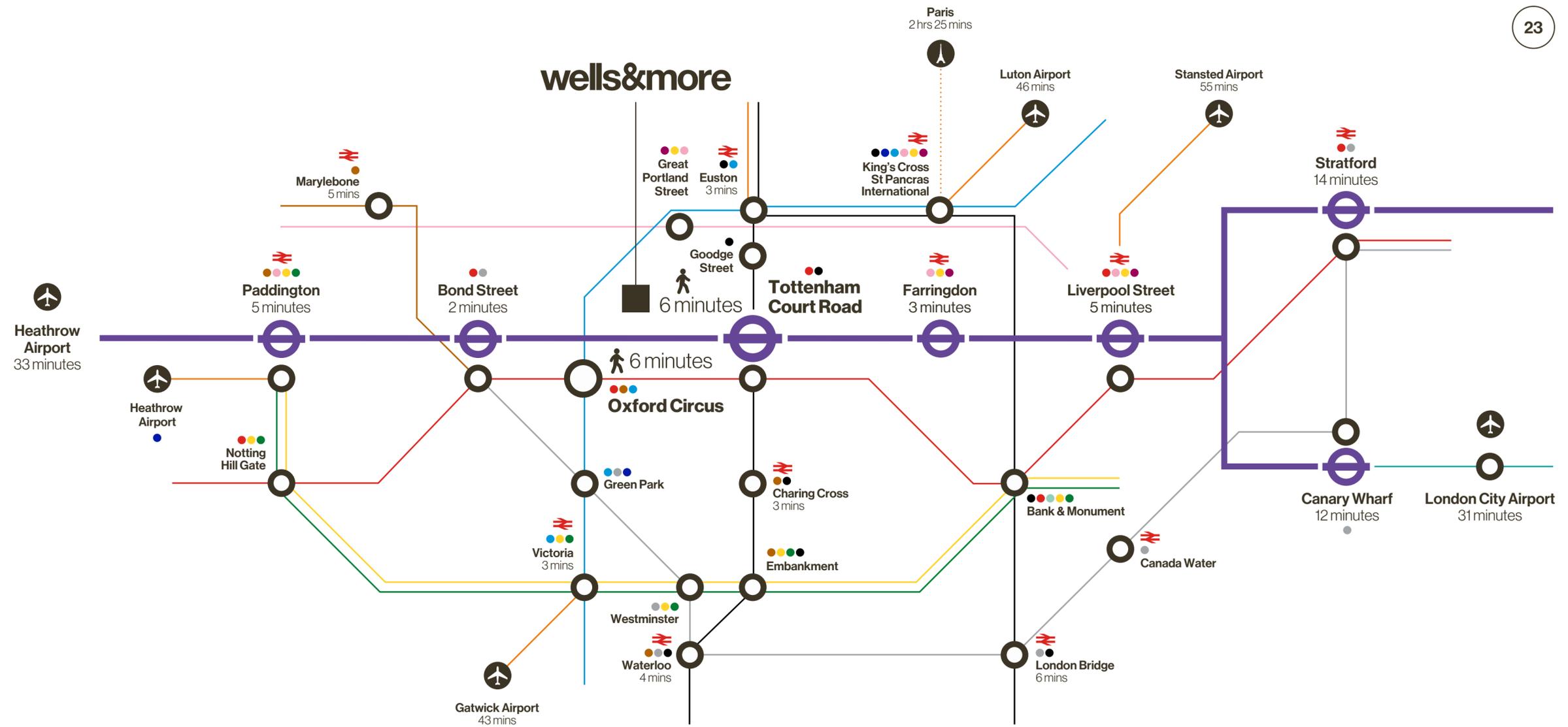
not to scale – indicative only

# wells&more

tube lines & stations  
to get you where you  
need to be & all within  
a few minutes' walk.

**connections**  
five stations & nine  
tube lines close by.

**bakerloo**  
**central**  
**circle**  
**elizabeth**  
**hammersmith**  
**& city**  
**jubilee**  
**metropolitan**  
**northern**  
**victoria**



**Walking times to stations**

| Stations 🚶            | minutes |
|-----------------------|---------|
| Tottenham Court Road  | 6       |
| Oxford Circus         | 6       |
| Great Portland Street | 8       |
| Bond Street           | 10      |
| Goodge Street         | 10      |

**Travel times to major rail hubs\***

| Rail 🚆        | minutes |
|---------------|---------|
| Charing Cross | 3       |
| Euston        | 3       |
| Victoria      | 3       |
| Waterloo      | 4       |
| Marylebone    | 5       |
| London Bridge | 6       |

**Rail times to airports\***

| Airports ✈️     | minutes |
|-----------------|---------|
| London City     | 31      |
| London Heathrow | 33      |
| London Gatwick  | 43      |
| London Luton    | 46      |
| London Stansted | 55      |

\*Travel times taken from Transport for London's Journey Planner. All times are approximate and based on travel from Tottenham Court Road or Oxford Circus.

**wells&more**

cute cafés & hip  
hotels & boutique  
shops & this is all  
on your doorstep.



grab & go

# & dining

- 1. circolo popolare
- 2. riding house café
- 3. mortimer house kitchen
- 4. faros



- 5. ahi poké
- 6. the oxford market
- 7. the salad project





- 4. joe & the juice
- 5. greyhound café
- 6. kiss the hippo
- 7. kaffeine

# & beer & cocktails

- 1. charlotte street hotel
- 2. mr fogg's
- 3. the fitzroy tavern



# & coffee & juice & snacks



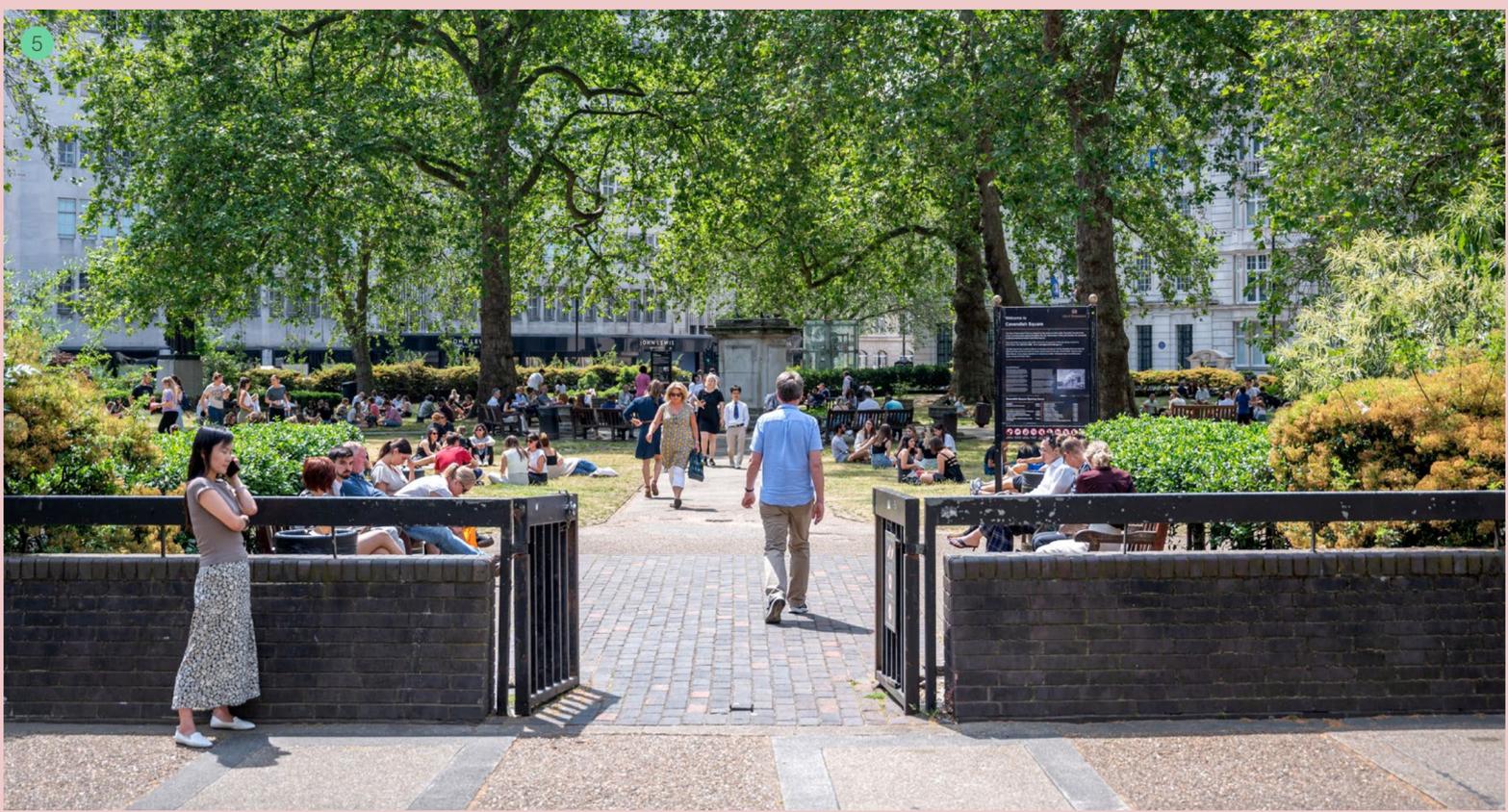


& tranquil  
gardens  
& places  
to chill

- 1. fitzrovia streets
- 2. warren mews
- 3. rathbone square entrance



& quiet  
avenues  
& bustling  
streets



- 4. rathbone square
- 5. cavendish square
- 6. soho square
- 7. crabtree fields



# local area

coffee & grab & go & dining  
& pubs & bars all around you.

## coffee

1. watchhouse
2. harris + hoole
3. kaffeine
4. archetype
5. scandinavian kitchen
6. kiss the hippo
7. attendant
8. fabrique
9. lantana
10. omotesando
11. lavelle
12. blank street coffee
13. el&n
14. italian bear chocolate
15. store street espresso

## grab & go

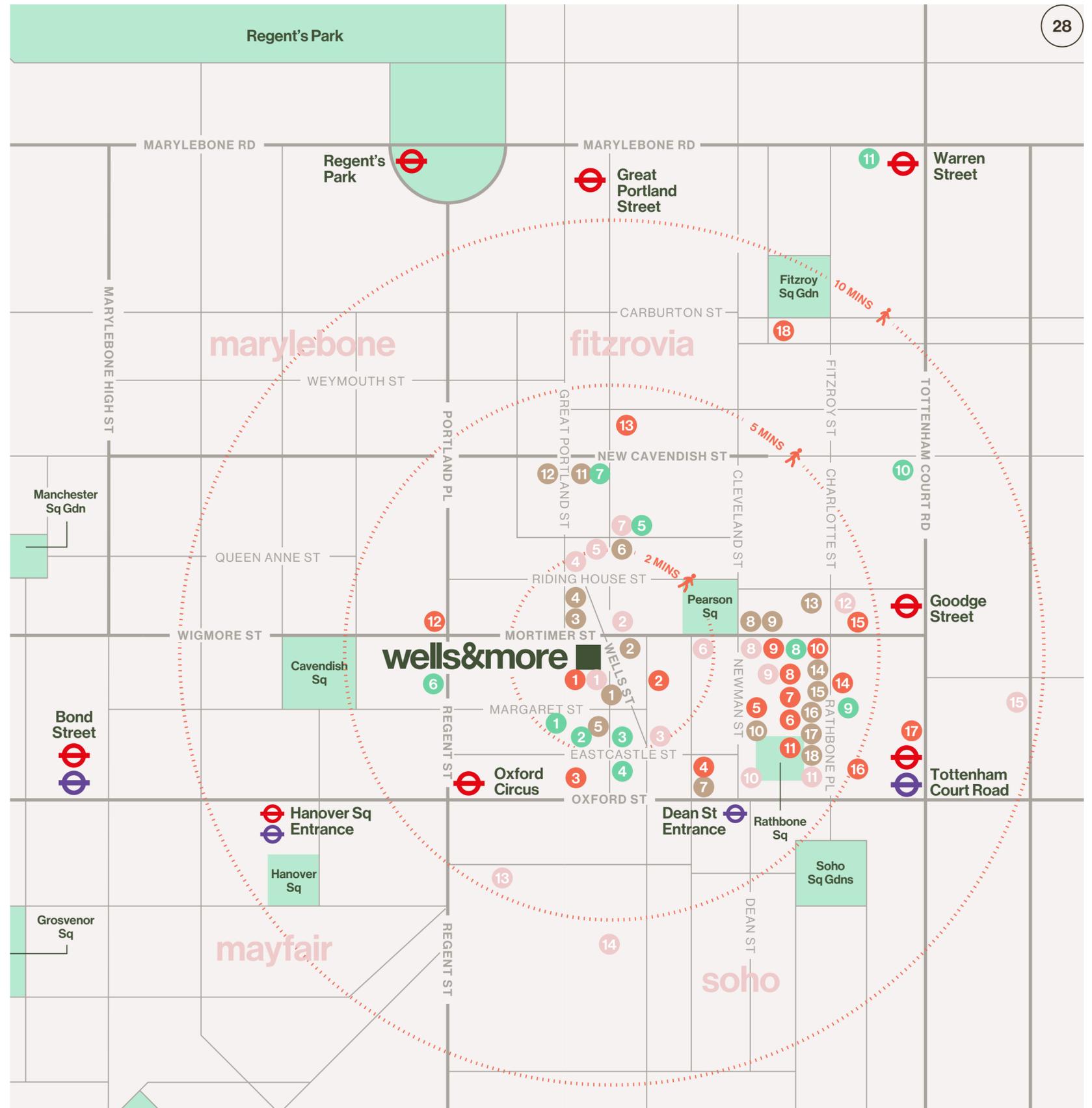
1. the salad project
2. honest burgers
3. itsu
4. ole & steen
5. kin cafe
6. atis
7. maui poke
8. al dente
9. ahi poke
10. b bagel
11. miel bakery

## dining

1. rovi
2. mortimer house kitchen
3. nineteen-o-five
4. riding house café
5. carmel
6. meraki
7. berners tavern
8. copita
9. salt yard
10. the mandrake
11. sushi atelier
12. portland
13. noizé
14. roka
15. six by nico
16. carousel
17. lima
18. circolo popolare

## pubs & bars

1. the social
2. sanderson hotel
3. the cocktail club
4. punch room
5. waeska bar
6. the newman arms
7. vagabond
8. shochu lounge
9. mr fogg's
10. the queen charlotte
11. bourne & hollingsworth
12. artesian
13. the lucky pig cocktail bar
14. the fitzroy tavern
15. reverend j w simpson
16. murder inc. cocktails
17. hakkasan
18. lore of the land



# neighbours

bbc & boston  
consulting group  
& brown forman  
& estée lauder  
& fremantle  
media & freud  
communications  
& gamesys group  
& gleeds & lionsgate  
films & make  
architects & netflix  
& next 15 group &  
revcap & synova.

welcome to a unique mix of retail,  
commerce, cuisine & creativity.

“Fitzrovia is perfect for us and our staff. It’s a central location with everything we need on our doorstep; the creativity and buzz of the district has been a real stimulus to our business. Our staff enjoy the breadth and range of amenities and transport connections on offer in the local area. GPE manages our building which ensures a great level of service. Our advice to new occupiers? Get in quick!”

**Michelle Aitcheson**  
SVP & Head of Human Resources,  
Lionsgate UK

“We’ve been in Fitzrovia since 2004. It’s highly unlikely we’ll ever leave...Fitzrovia has a natural buzz – fantastic shops, cafés, restaurants and an eclectic mix of independent and chain stores. It’s well connected; its proximity to Regent’s Park gives us breathing space. The Make team never fails to be inspired. It’s unique in London.”

**Ken Shuttleworth,**  
Founding Partner,  
Make

“We chose Fitzrovia as it’s a fantastic location – it’s well connected making it easy for people to commute in. The choice of cafés, bars and restaurants is incredible and we have the convenience of having one of London’s best shopping destinations just round the corner. The location helps attract and retain talent too.”

**Grace Bentley,**  
HR Manager,  
Northzone

**wells&more**

cycle spaces &  
showers & gyms  
& all you could  
need to stay active.

# end of trip

high quality end of trip facilities  
for active commuters.

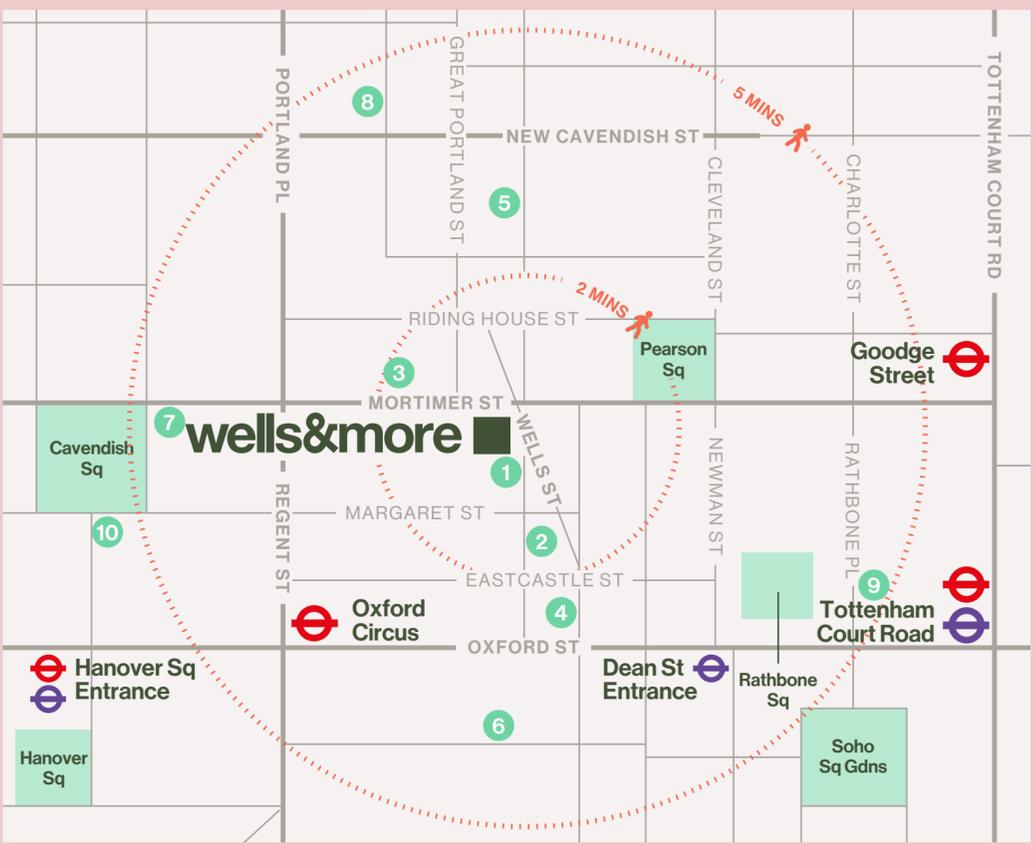
a dedicated  
wells street  
cycle entrance  
& 38 secure  
cycle spaces  
& 104 lockers.



secure cycle storage



- 1. high quality end of trip facilities
- 2. 1rebel
- 3. psycle
- 4. f45 training
- 5. santander docking station one minute away



# & gyms

- key**
- 1. f45
  - 2. rowbots
  - 3. psycle
  - 4. the gym group
  - 5. ten health & fitness
  - 6. fitness first
  - 7. barrecore
  - 8. puregym
  - 9. fitness lab
  - 10. 1rebel

customer focused  
& a proven track  
record & a great  
choice of spaces.

**Our Office Net Promoter Score\*  
is +31.5\*\*. This significantly  
outperforms the RealService NPS  
Index industry benchmark of +12.1.**

\*Net Promoter Score is the willingness  
of our office occupiers to recommend  
GPE – scores are between a minimum  
of -100 and a maximum of +100.

\*\*2024/25 NPS score.

# life with gpe

At GPE, we live by our four core values to make sure that we deliver sustainable nurturing spaces for your business to thrive.

## Greater choice

Our customers and their desire for choice drive every decision we make at GPE. From where our properties are located to how they are managed. We unlock the potential for thriving, sustainable communities to experience great choice in London's most exceptional places.

## Driving innovation

We embrace change and champion technology to drive performance, environmental efficiency and create more healthy and sustainable communities. Enjoy contactless access with sesame, our workplace app, plus other features depending on your needs.

## Trusted Partners

We believe in the power of people and partnerships to create exceptional, climate-conscious places that deliver for our customers. Our efforts allow our customers to make more of every day, so they can focus on their business while we get on with the rest.

## Future London

Seamlessly managed, tech-savvy buildings with memorable welcome experiences, plenty of space for agile working and designed with London's future in mind. We are building a sustainable legacy for this great city and committing to London's future, creating space for a thriving economy with positive social impact at the very heart of it.



1. 200 Grays Inn Road
2. 16 Dufour's Place
3. The Hickman



### 1 Occupancy

#### Air Conditioning

- Fresh Air Provision: 12l/s per person @ 10m<sup>2</sup> / person.
- Cooling Provision: 10m<sup>2</sup> / person with an additional 10W/m<sup>2</sup> available via chilled water circuits for future tenant enhancements.

#### Lifts

- Capacity is provided via 3 x 1,000kg / 13-person passenger lifts located in the central atrium.
- Good's lift capacity: 13 persons / 1,000kg.

#### Toilet Provisions (building wide)

- Toilets are accessed via communal lift cores on each level.
- The provision across the whole building at an occupancy of 10m<sup>2</sup> / person inclusive of accessible WCs.

#### Means of Escape

- Level 1 and Level 2: 6.25m / person.
- Further details are set out in the fire strategy review by Fire Engineers JGA Jensen Hughes dated March 2021, available upon request.

### 2 Air Conditioning

#### Draft Specification

- Return perimeter heating, chilled water pipework and displacement systems for open plan configuration.
- Perimeter heating consists of trench heaters, LPHW pipework and 2-port motorised valves serving each zone (4 zones).
- Air displacement systems comprise supply air ductwork extending out from each core and aluminium floor swirl diffusers within the raised access floor.

#### Control of Displacement System

- All air ventilation system that provides cooling and ventilation is served by four air handling units at roof level.
- These feed dedicated supply and return air ductwork within each core riser.
- The supply air is discharged into the pressurised floor plenum and exits via adjustable swirl diffusers.
- The distribution of air from each air handling unit is split by floor void barriers.
- Space heating is via a perimeter heating system, fed from flow and return LPHW pipework distributed in the floor void to each trench heater.

#### Design Criteria

- Internal Winter Condition: 20°C +/- 2°C.
- Internal Summer Condition: 24°C +/- 2°C.

### System Hours of Operation (core hours)

- 7am to 7pm Monday to Friday exc. bank holidays.

#### Control (BMS)

- The building wide Heating Cooling + Ventilation system is controlled by a central BMS (Trend IQ Vision System) with head end located within the Landlord's Area.
- This regulates the thermal comfort levels on each floor automatically, responding to changes in outside ambient and on floor temperatures.
- A single space temperature sensor is provided to each zone of perimeter heating.
- The Trench heater branch valves are modulated via a PI control loop from the BMS to maintain the space temperature set point.
- The perimeter LPHW valves are enabled when the temperature drops below the designated floor area temperature set point and also in an Optimizer Heating Boost condition, Frost condition and during a Valve Exercise routine.

### 3 Electrical

#### Small Power rate per m<sup>2</sup>

- Small Power (BCO) 2019 is 20W/m<sup>2</sup>.
- Lighting (BCO) 2019 is 8W/m<sup>2</sup>.
- Spare capacity on the floor is 5W/m<sup>2</sup> small power and 7W/m<sup>2</sup> lighting.

#### Mechanical Services rate per m<sup>2</sup>

- BCO 2019 is 5W/m<sup>2</sup>.

#### 4 Lighting

- Lighting to the open plan office floor comprises LED 45 Lichtkanal recessed fittings supplied by Fagerhult.
- Lighting control is using the Fagerhult “Organic Response Technologies” system with each linear run incorporating a control node which houses motion, infra-red, and BLE sensor.
- Lux Level are 300-500 lux at desk level. Emergency lighting when operated will provide 0.5 lux.

#### 5 Finishes

##### Office

- Perimeter walls: painted plaster – white RAL 9003.
- Ceilings: painted plaster – white RAL 9003.
- Perimeter includes full height glazing with blinds to the building exterior.

#### 6 Structural Grid

- The building is set out principally on a 7.5m x 7.5m and 7.5m x 6m grid.

#### 7 Floor Loading

- Typical floor loading is 5 kN/m<sup>2</sup> (4.0+1.0 partitions) live load.
- Superimposed dead 1.0 kN/m<sup>2</sup> (raised floor and services).

#### 8 Floor & Ceilings

- Floor to ceiling height is 2,835mm.
- Existing raised floor has an overall build-up of 445mm, tile thickness is 35mm, Service void is 415mm.

#### 9 Passenger Lifts

##### Lift speeds

- 1.6m/s.

##### Finishes

- Metalwork PPC RAL 9005 30% gloss.
- Walnut fluted panel.
- Silver mirror panel safety backed.
- Port 4 destination control.

#### 10 Sustainability

- Ska Gold Certification.
- EPC Rating B.

#### 11 Building Security

The on-site team at Wells & More (45 Mortimer Street) includes:

- Occupier Services Manager and FM resource (cleaning / maintenance);
- Reception service during core office hours; and
- 24-hour security.

#### 12 Other Information

##### No. of cycle spaces

- Two tier rack spaces: 30.
- U shaped stands: 8.

##### No. of lockers

- Service yard: 42.
- Male area: 30.
- Female area: 32.

##### No. of showers Male and Female

- Male area: 3.
- Female area: 5.

# contacts

for more information please  
contact one of the team:



**Brian Allen**  
07972 000 215  
bmallen@savills.com

**Andrew Wedderspoon**  
07807 999 363  
awedderspoon@savills.com

EDWARD CHARLES  
& PARTNERS W 1  
CHARTERED SURVEYORS

**Jamie Shuttle**  
07788 414 332  
jshuttle@edwardcharles.co.uk

**Craig Norton**  
07818 424 764  
cnorton@edwardcharles.co.uk

**Sean Cunningham**  
07827 985 858  
scunningham@edwardcharles.co.uk

Owned and managed by

**GPE.**  
Greater together

**Richard Carson**  
07436 030 120  
richard.carson@gpe.co.uk

## wellsandmore.com

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