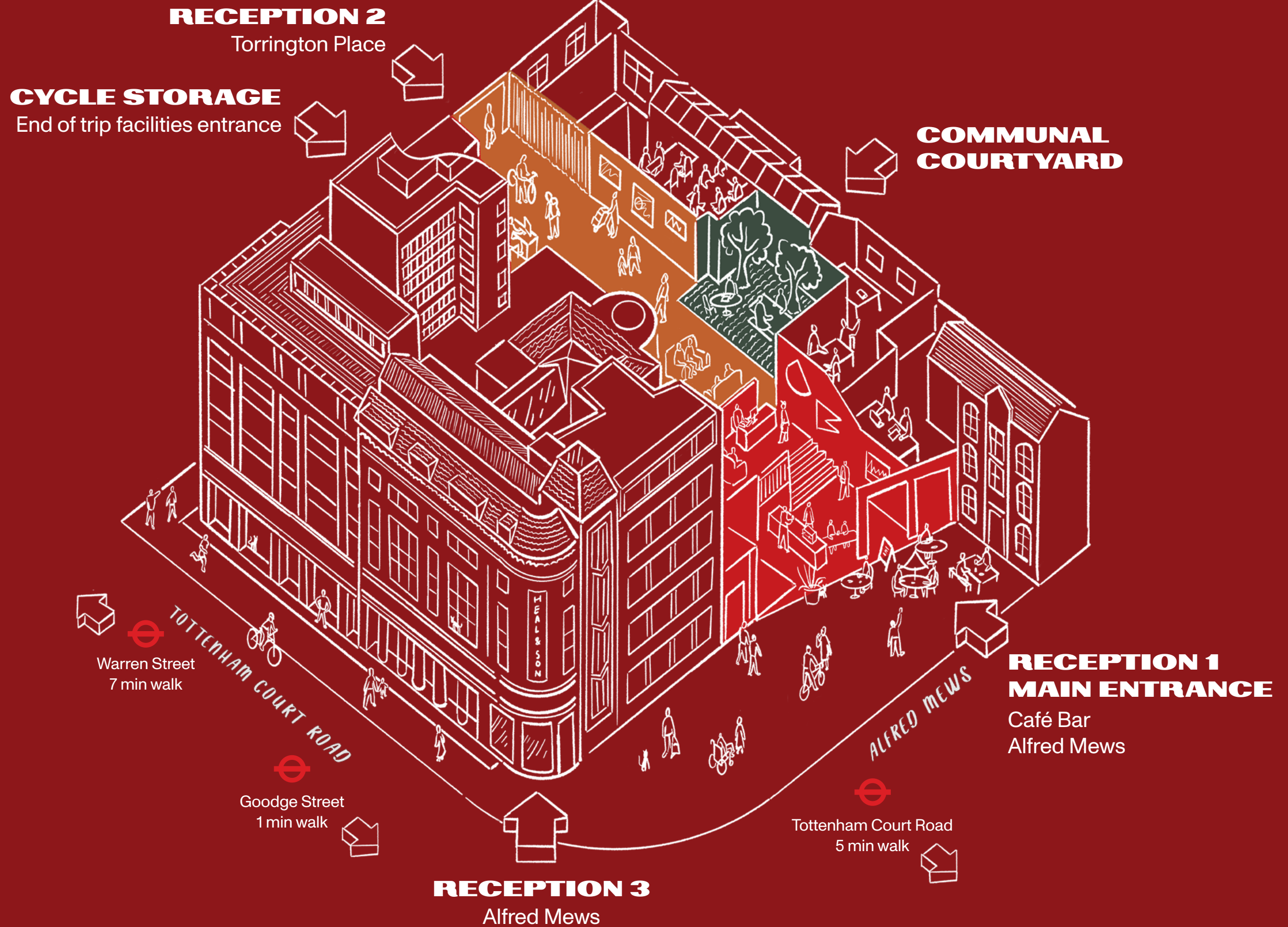


**CRAFTING THE
FERRONVO
PARK OF TOMO
THE HEAL'S BUILDING
FITZROVIA W1**

A COLLECTION OF DISTINCTIVE BUILDINGS



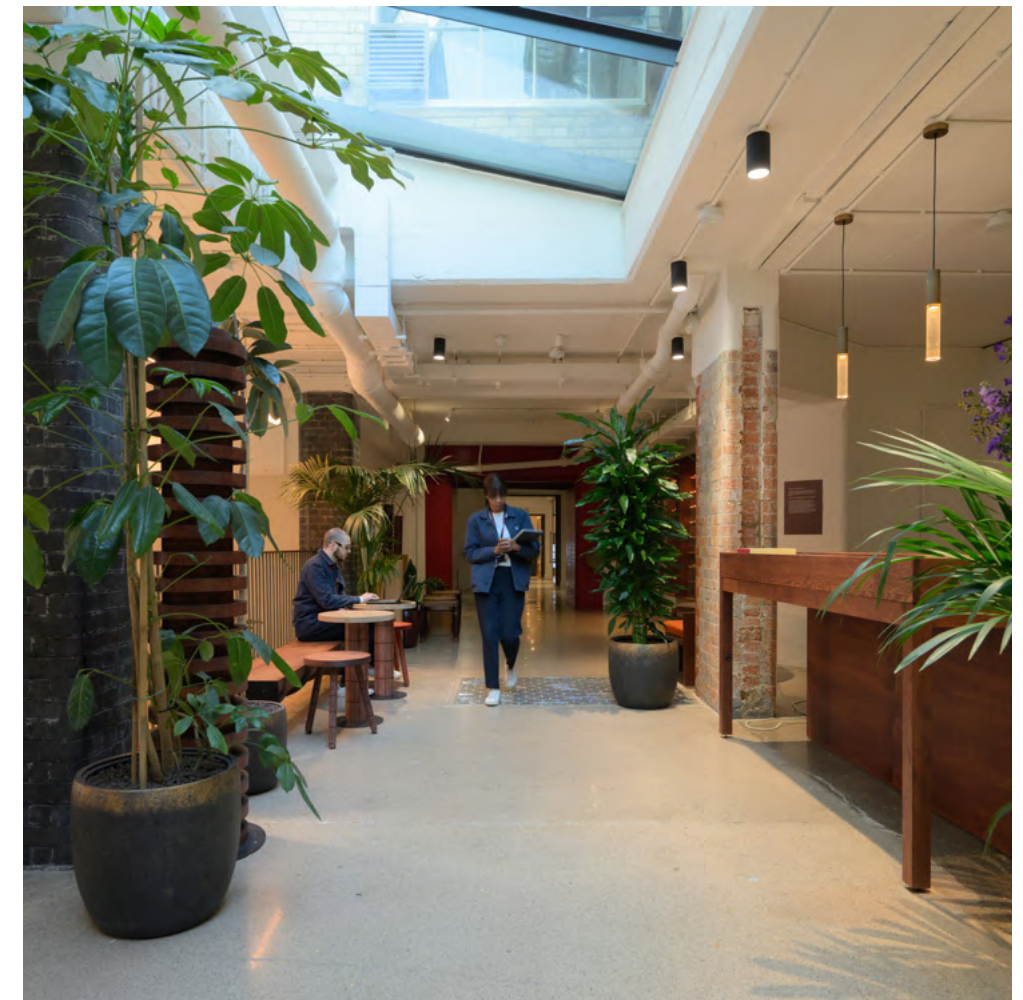
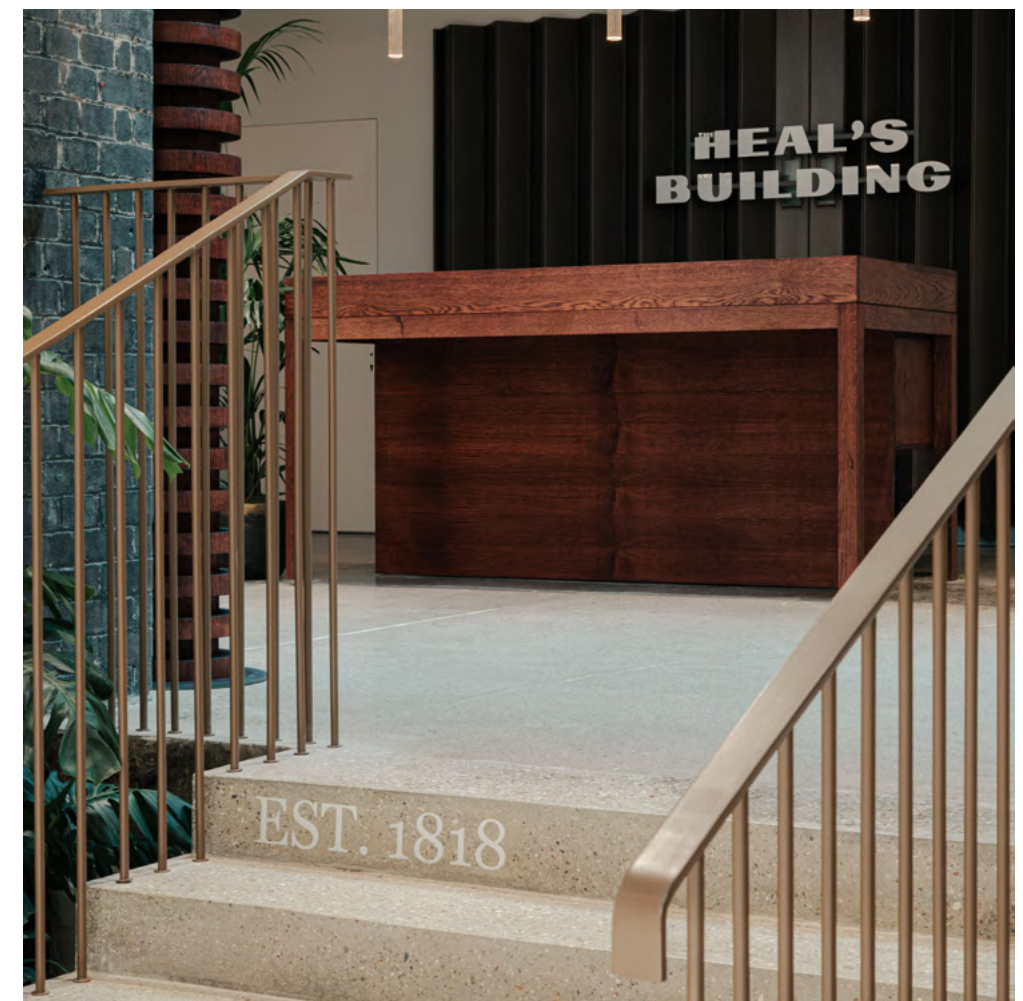
A PLACE TO INSPIRE

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



TORRINGTON PLACE ENTRANCE



Torrington Place reception and entrance

SELECTED HIGHLIGHTS



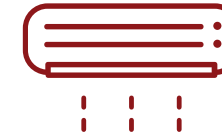
CAFÉ

Reception area with café bar



END OF JOURNEY

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



REFURBISHED

3rd Floor (CAT A+) Available Now
2nd Floor Available March 2027



GRADE II*

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

THE HEAL'S BUILDING FITZROVIA W1



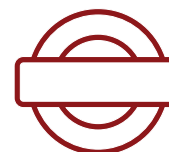
EFFICIENT

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
THIRD FLOOR	3	4,654	432.4	CAT A+
SECOND FLOOR	2 Unit A	7,716	716.8	CAT A / CAT A+
	2 Unit B	2,819	261.9	CAT A / CAT A+
	Total	10,535	978.7	

THIRD FLOOR

UNDER OFFER

3rd Floor

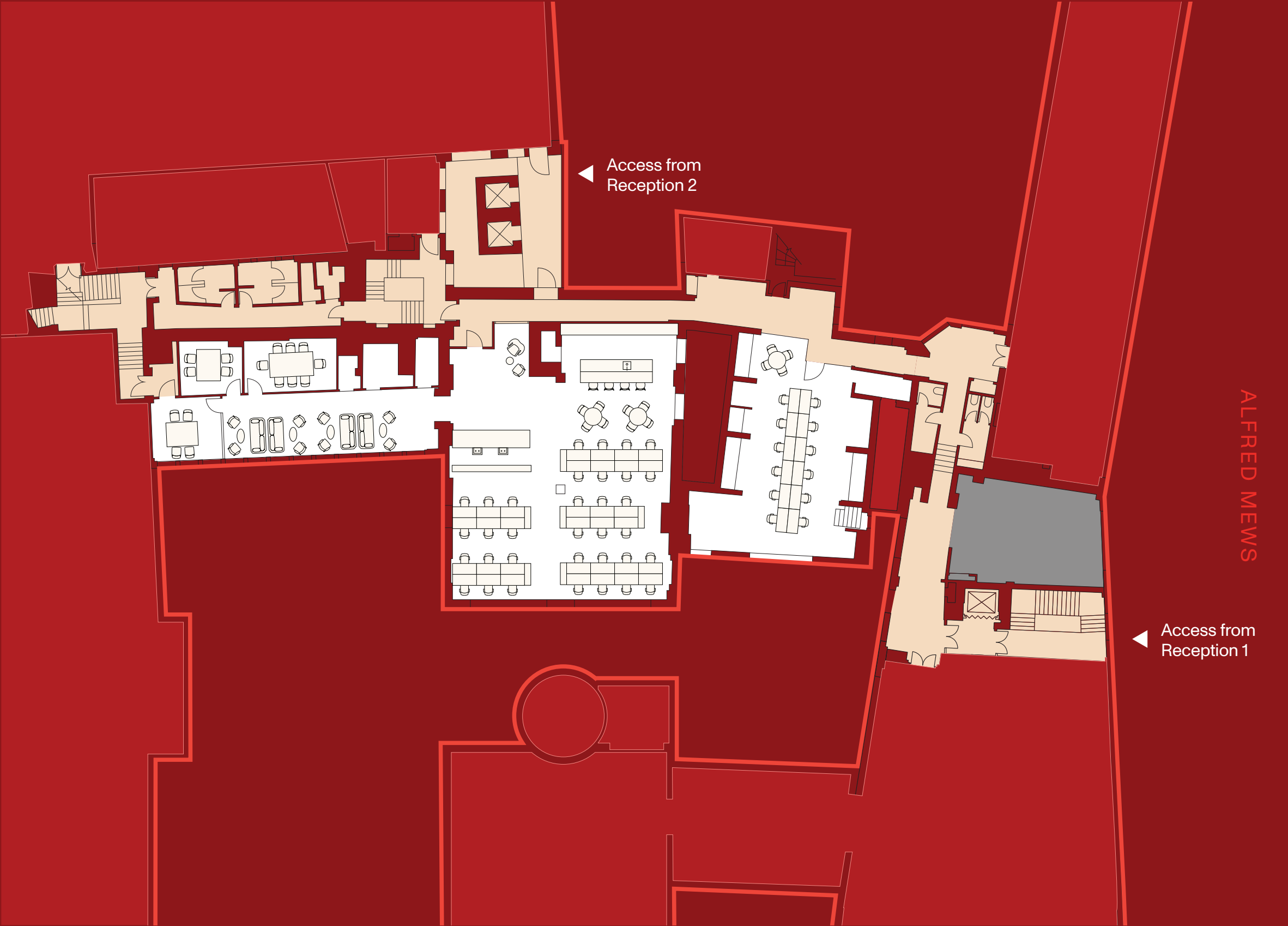
4,654 sq ft / 432.4 sq m

Desks	46
Collab Areas	3
Meeting Rooms	3
Teapoints	1
Breakout	5

- Demise
- Common parts
- Under offer



NORTH



THIRD FLOOR



Third floor CAT A+ space

SECOND FLOOR

2nd Floor

	sq ft	sq m
A	7,716	717
B	2,819	262
Total	10,535	979

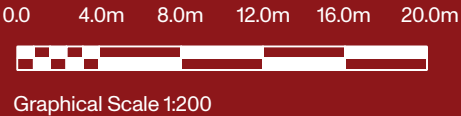
- Demise Unit A
- Demise Unit B
- Common parts



NORTH



ALFRED MEWS



SECOND FLOOR

2nd Floor

	sq ft	sq m
Total	10,535	979

- Demise (Combined Unit)
- Common parts



NORTH



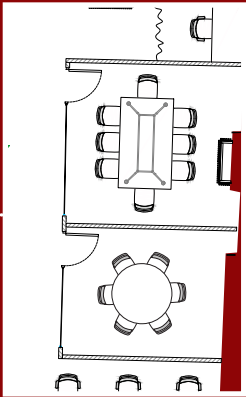
PART FIRST FLOOR

UNDER OFFER

1st Floor

3,354 sq ft / 311 sq m

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

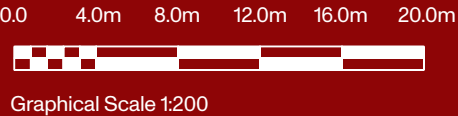


Option for additional meeting room

- Demise
- Common parts



NORTH



UNIT 1

UNDER OFFER

Areas

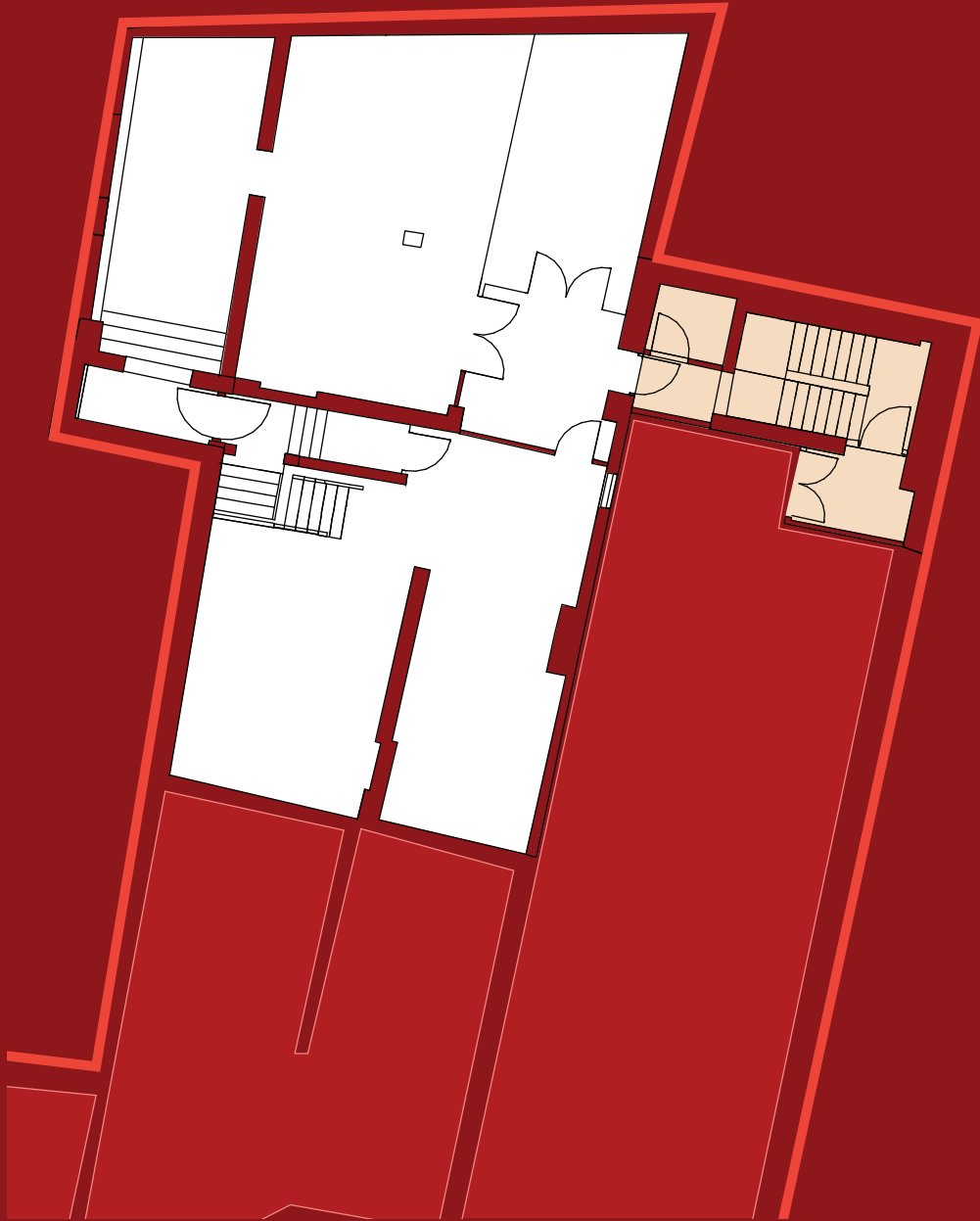
	sq ft	sq m
G	2,090	194
LG	1,642	152
Total	3,732	346



Private self-contained entrance

ALFRED MEWS

Ground

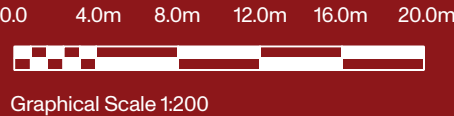


Lower Ground

- Demise
- Reception
- Common parts



NORTH



Graphical Scale 1:200



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

UNIT 2

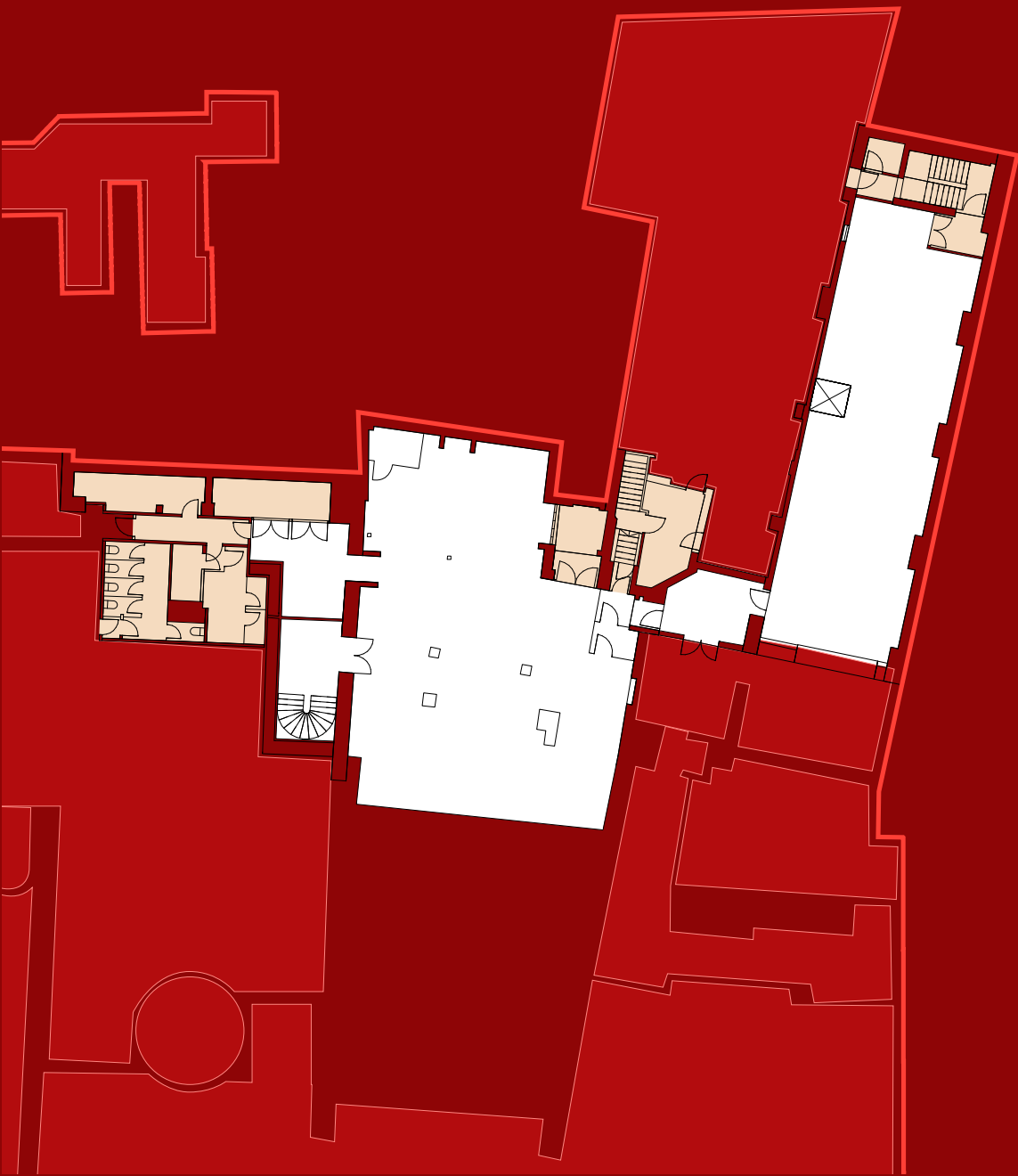
UNDER OFFER

Lower Ground Floor

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



Ground



Lower Ground

- Demise
- Common parts
- Reception
- Courtyard
- Coworking



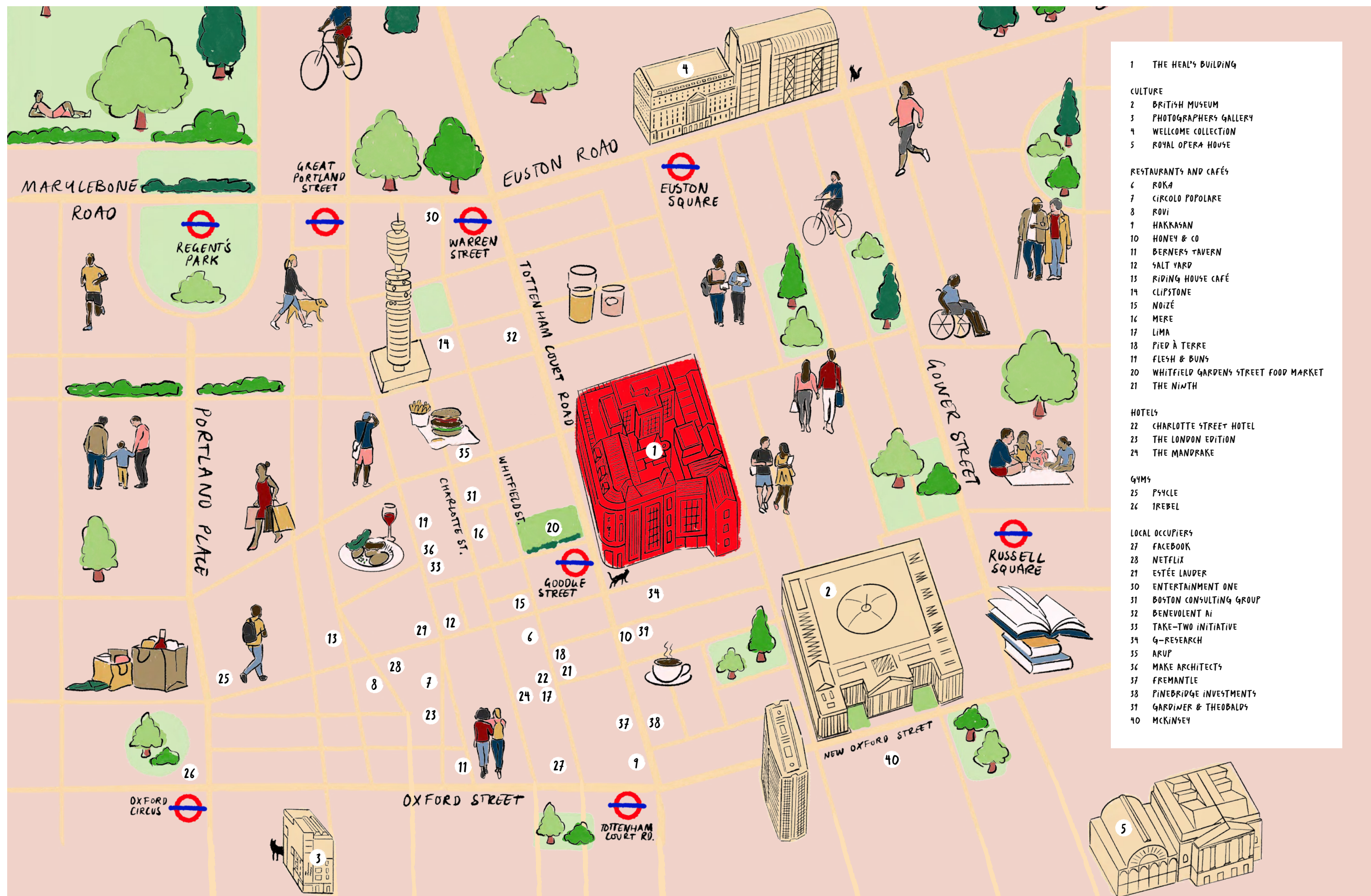
NORTH





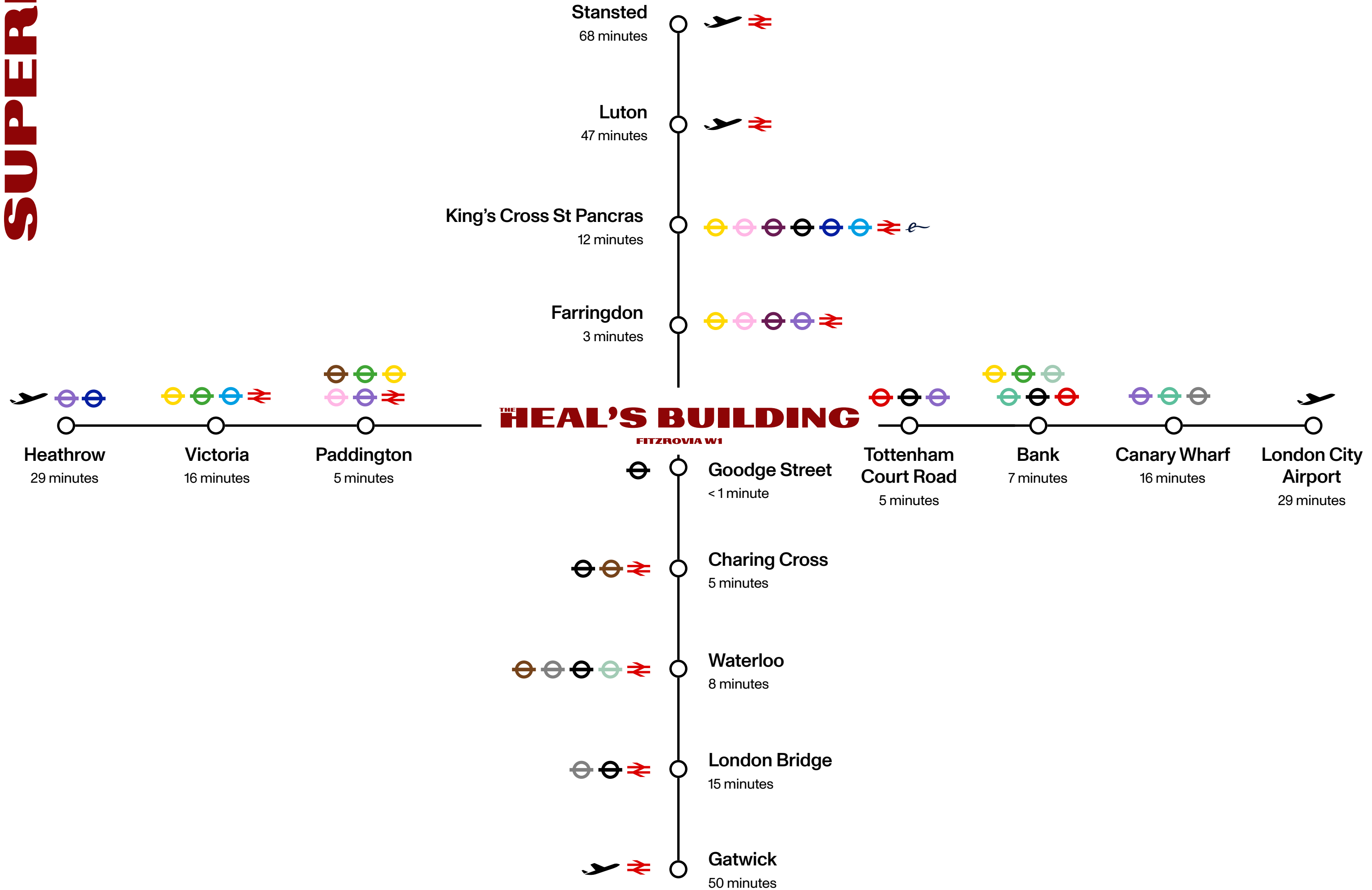
Unit 2 Ground Floor Arrival with internal staircase to Lower Ground Floor CGI

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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Designed by a visionary team

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General Projects is a contemporary real estate developer specialising in design and the thoughtful reinvention of places.

Buckley Gray Yeoman
Buckley Gray Yeoman is one of London's leading architecture practices and has a track record of sensitive renewal of buildings such as One Poultry and YY London.

THE HEAL'S BUILDING
FITZROVIA W1

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Marketing: [Stuart Chapman Design](#)