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Culture works here

H

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Culture works here

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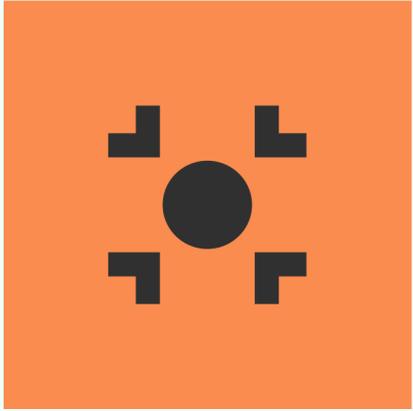
Start your journey

CULTURE WORKS HERE

TH

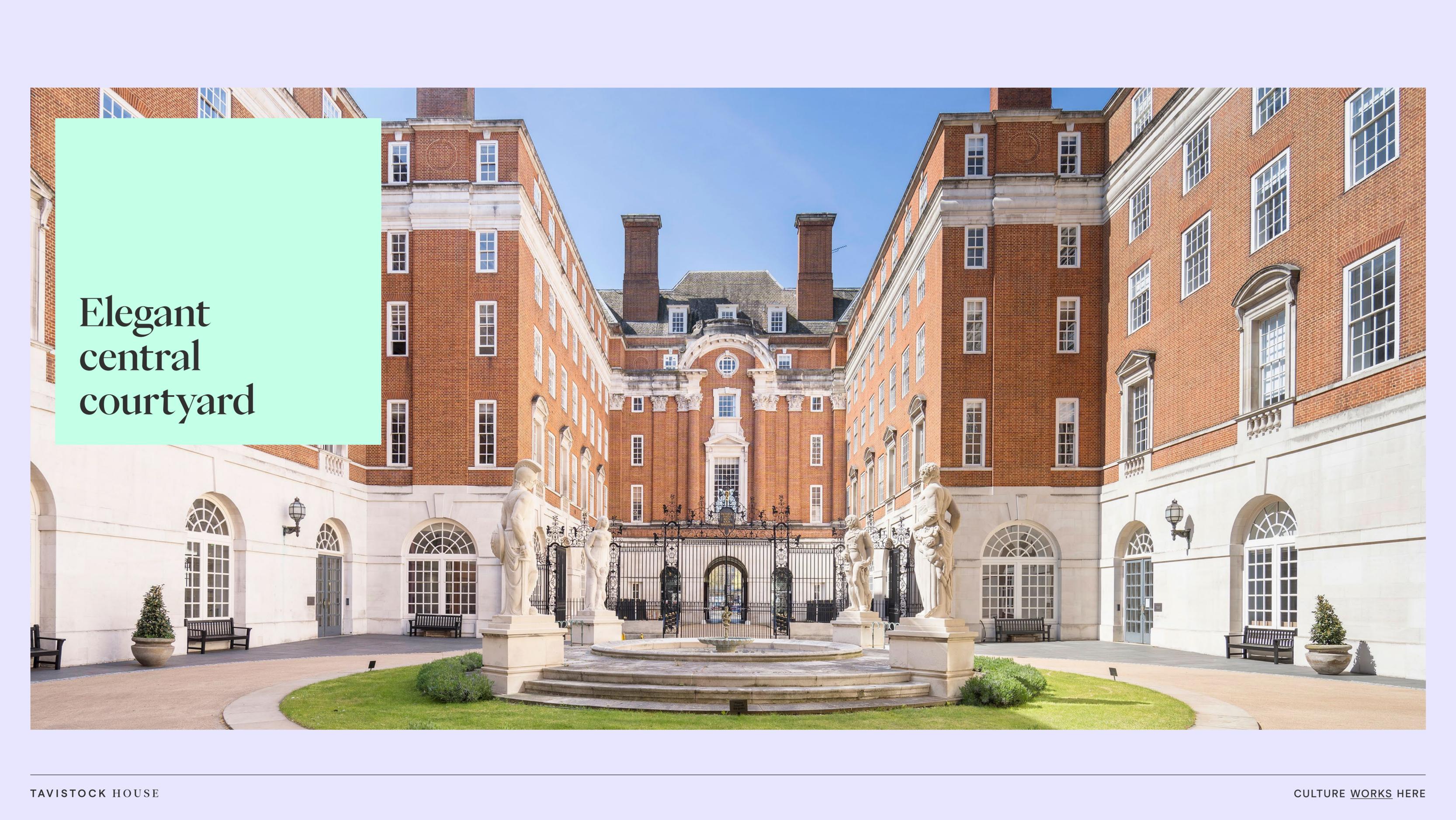
Behind elegant architecture lies an amenity-rich campus with the opportunity for up to 100,000 sq ft of modern, best-in-class office space.

Home to the BMA, this Bloomsbury estate brings together business, academia, technology and medicine within a neighbourhood where modern commerce and long-standing traditions sit side by side.

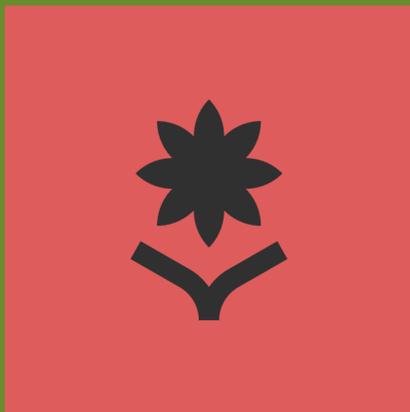


Beautiful
architecture
& historic
character





Elegant
central
courtyard



A hidden oasis

A beautiful, secluded garden for quiet working and contemplation on the spot where Charles Dickens lived and wrote some of his most famous novels.



MODERNISATION

Regenerating the estate

A phased refurbishment programme is underway across the estate. Each phase will deliver modern offices, upgraded common areas and the flexibility to customise space to individual tenant needs.

Creating
a thriving
ecosystem

High-quality
modern
work space

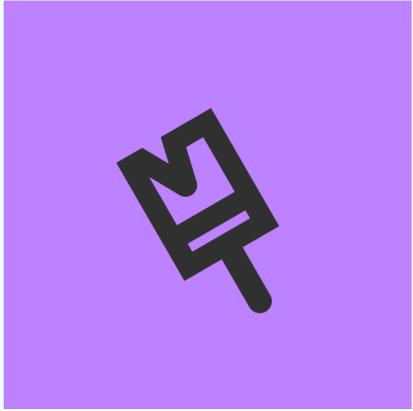
Exemplar
standards in
sustainability

Celebrate the
physical history
of the estate



Creating
best-in-class
office space

CGIs are for indicative purposes only.



Upgrading entrances and common parts



CGIs are for indicative purposes only.



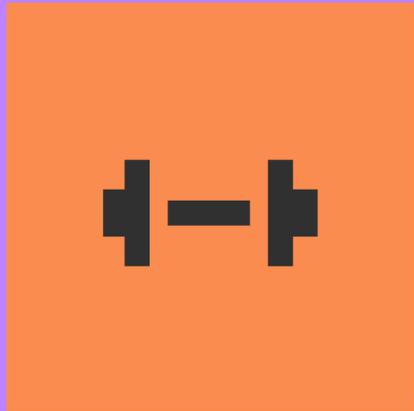
Refining
the historic
features



Your daily rituals

An all day café serving fresh homemade staples and barista coffee satisfying your breaktime cravings.





Built for movement

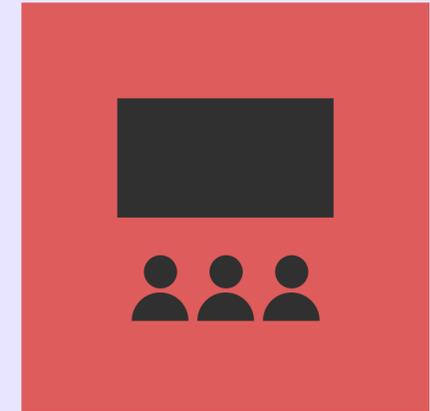
A fully serviced gym
with changing and
shower facilities.



Maintaining
a healthy
lifestyle



50
bike spaces



A venue for every occasion

The estate benefits from significant meeting facilities; from the 300+ person Great Hall through to individual rooms for theatre style presentations or meetings.

Guide Dogs



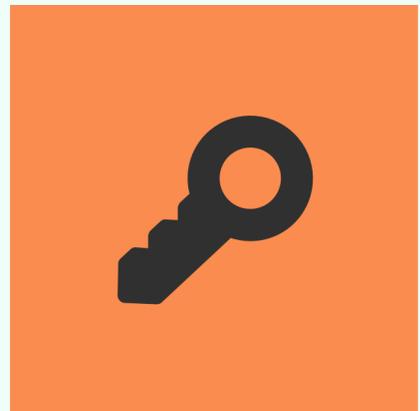
ALL-ENCOMPASSING SPACE

People first hub

Tavistock House is more than a building; it is a campus-style hub for a diverse mix of occupiers and their teams.



Takenaka



TENANT DIVERSITY

Meet your neighbours

The estate is home to business, academics and cultural organisations that unite and thrive under one roof.

MEGANEXUS



FORTRESS





MEGANEXUS



We've been at Tavistock House for a few years now, and I love how the building perfectly balances historic charm with modern design.



GUIDE DOGS



The connection to nature has made a real difference. Despite being in the centre of London, the building is surrounded by peaceful green space that welcomes an escape from the city.

TAKENAKA



The connection to nature has made a real difference. Despite being in the centre of London, the building is surrounded by peaceful green space that welcomes an escape from the city.



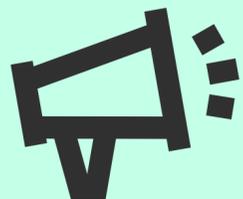
UCL



The contemporary finishes give the space a fresh feel. It is really inspiring to work in a place that respects its past whilst still feeling like a connected modern hub.



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Current availability

AVAILABLE NOW

Tavistock House currently
has 14,187 sq ft available

Block F 3rd floor

11,150 sq ft

Block H 1st floor

3,037 sq ft

Total availability

14,187 sq ft

Creating a bespoke environment

The estate offers a range of possibilities – if there isn't something to suit your business needs already, we can work with to deliver bespoke solutions.

Individual blocks could be used for alternative opportunities, such as hotel or education. Click below to explore our outstanding opportunities across each block.

HIGH QUALITY SPECIFICATION

Outstanding features

A compelling mix of high quality office, amenities and eclectic features.



Multipurpose café that doubles up as an event space



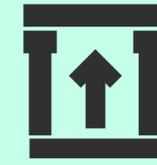
Secluded garden with tranquil fish pond, connected to the café



Gym, cycle and end of journey facilities



New offices rated EPC A



Floor to ceiling heights up to 2.9m



New superloos



Excellent natural light with secondary glazing



Air conditioning above architectural ceiling rafts



Raised access floor



Celebration of historic building features including cornices and window sills



Suspended LED light fittings throughout



Handmade, green wall tiles in bathrooms – Sir Edwin Lutyens' favourite colour

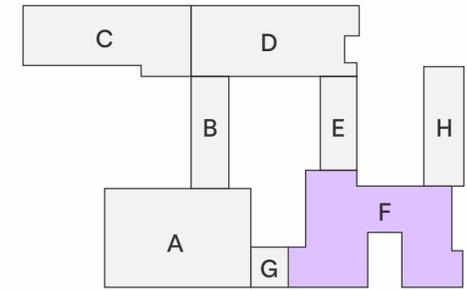
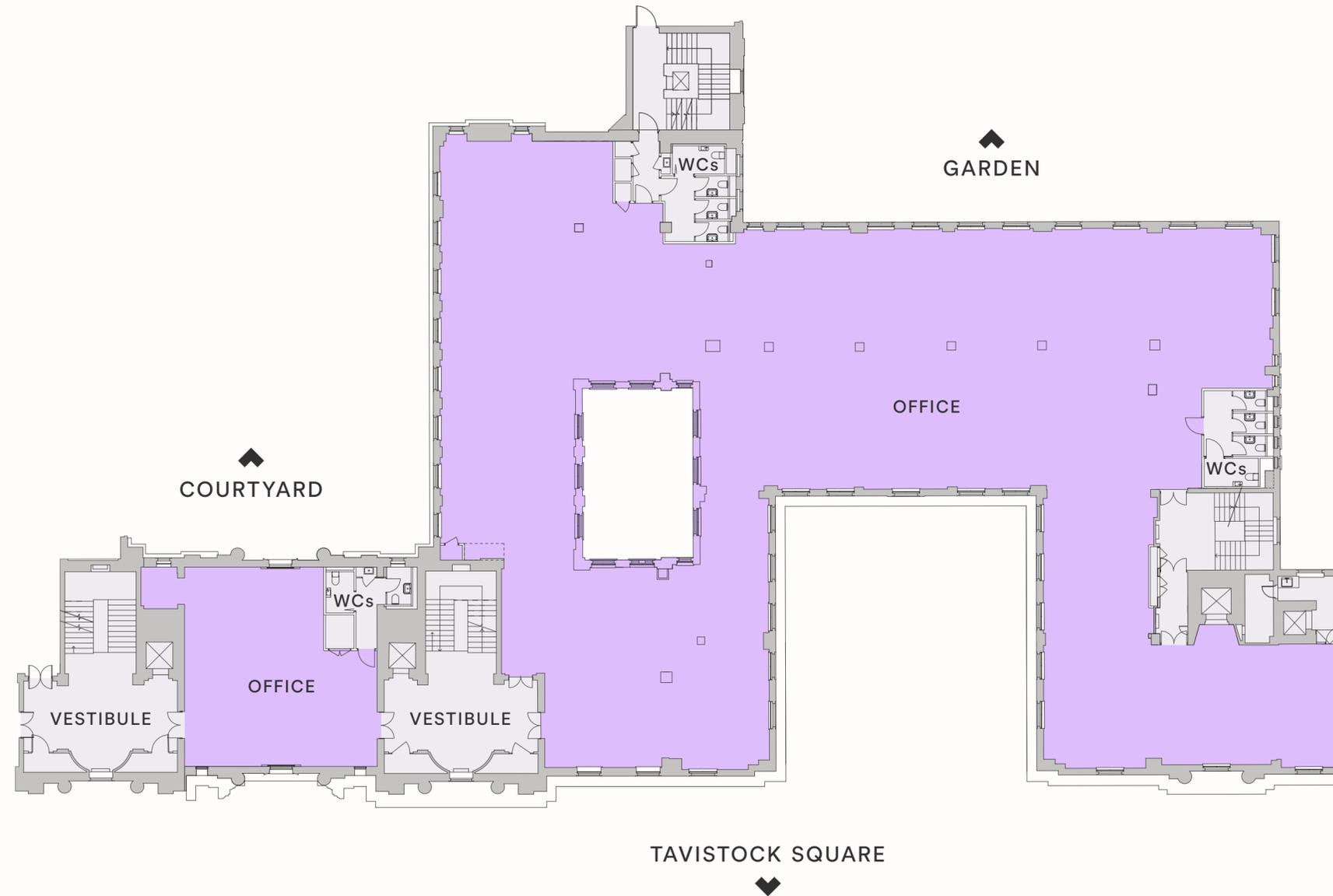
Block F

Third floor – CAT A

Total 11,150 sq ft (1,036 sq m)

- New air conditioning
- Rafted ceiling
- Raised floor (150mm)
- New superloos
- Two main entrances off Tavistock Square
- Four passenger lifts serving the offices (plus, one goods lift)
- Direct access to garden, courtyard & café
- Excellent natural light from all aspects
- Views across London
- EPC A

- Block F
- Core



Floor plans are not to scale. For indicative purposes only.





3RD FLOOR OFFICE



3RD FLOOR VESTIBULE

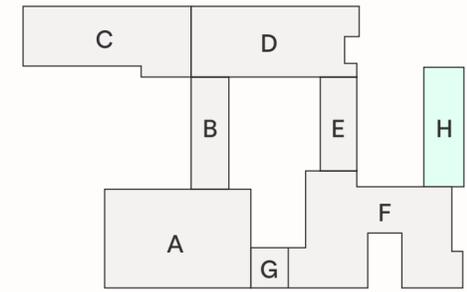
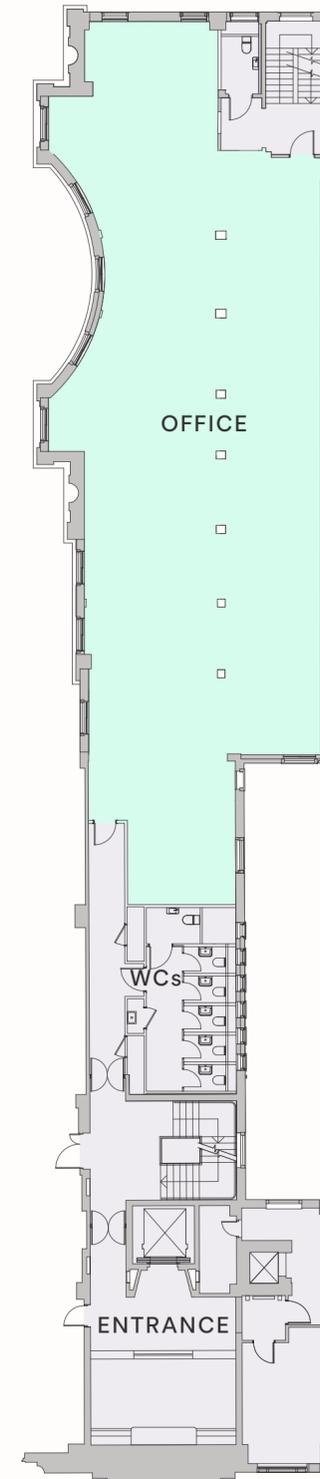
AVAILABILITY

Block H First floor – CAT A

Total 3,037 sq ft (282 sq m)

- New air conditioning
- Rafted ceiling
- Raised floor (150mm)
- New superloos
- Main entrance off Tavistock Square
- One passenger and one goods lift serving the offices)
- Direct access to garden, courtyard & café
- Excellent natural light from all aspects
- EPC A

- Block H
- Core



Floor plans are not to scale. For indicative purposes only.

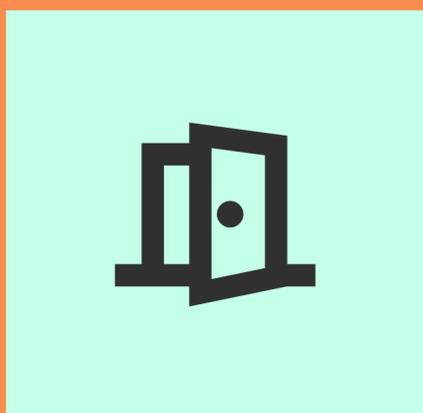




FIRST FLOOR OFFICE CGI

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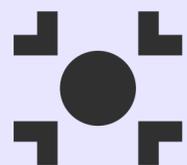


Wider opportunities

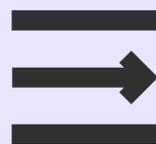
WIDER OPPORTUNITIES

There are outstanding opportunities across the estate, with workspace available in a wide range of sizes that can be taken as is or refurbished to CAT A. Also, blocks A, B & C offer potential for alternative uses such as hotel or education.

Block A features



Self-contained opportunity over ground plus six upper floors



Floors range from 6,000 - 10,000 sq ft (typical 8,500 sq ft)



Two entrances off Upper Woburn Place



Direct access to the central Courtyard



New, double height, ground floor entrance c.3,000 sq ft



Terrace on 3rd floor overlooking Tavistock Square



New end of journey in the basement



Opportunity to take as is and a tenant delivers bespoke, or refurbished to Cat A



Existing Class E use but with the opportunity to consider hotel or education alternatives



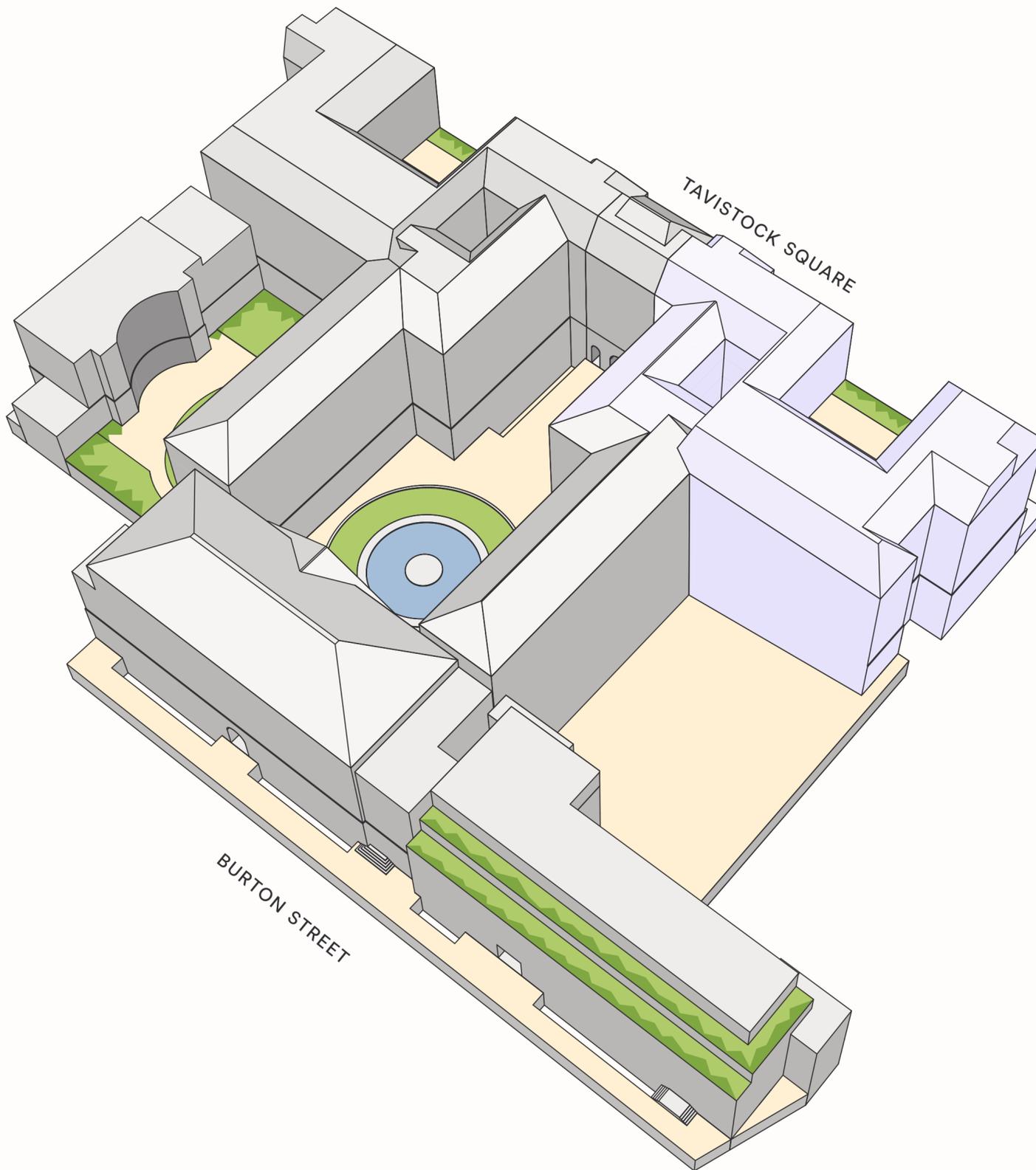
Loading via the car park to the rear with access from Burton Street

WIDER OPPORTUNITIES

Block A

Up to 56,000 sq ft pre-let opportunity

| FLOOR LEVEL | SQ FT | SQ M |
|--------------|---------------|--------------|
| 6 | 5,587 | 519 |
| 5 | 8,589 | 798 |
| 4 | 8,858 | 823 |
| 3 | 8,525 | 792 |
| 2 | 10,171 | 945 |
| 1 | 7,125 | 662 |
| G | 7,007 | 651 |
| Entrance | 3,282 | 305 |
| TOTAL | 55,862 | 5,190 |

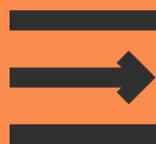




BLOCK A OFFICES CGI

CGIs are for indicative purposes only.

Block B features



Floors range from
1,800 - 2,700 sq ft



Entrance off central
Courtyard



Opportunity to take block as is
and a tenant deliver bespoke



Floors can be
refurbished to Cat A



Alternative floor by
floor approach



Connects directly to Block A
& Block C, so expanding the
overall opportunity



Existing Class E use but with
the opportunity to consider
hotel or education alternatives



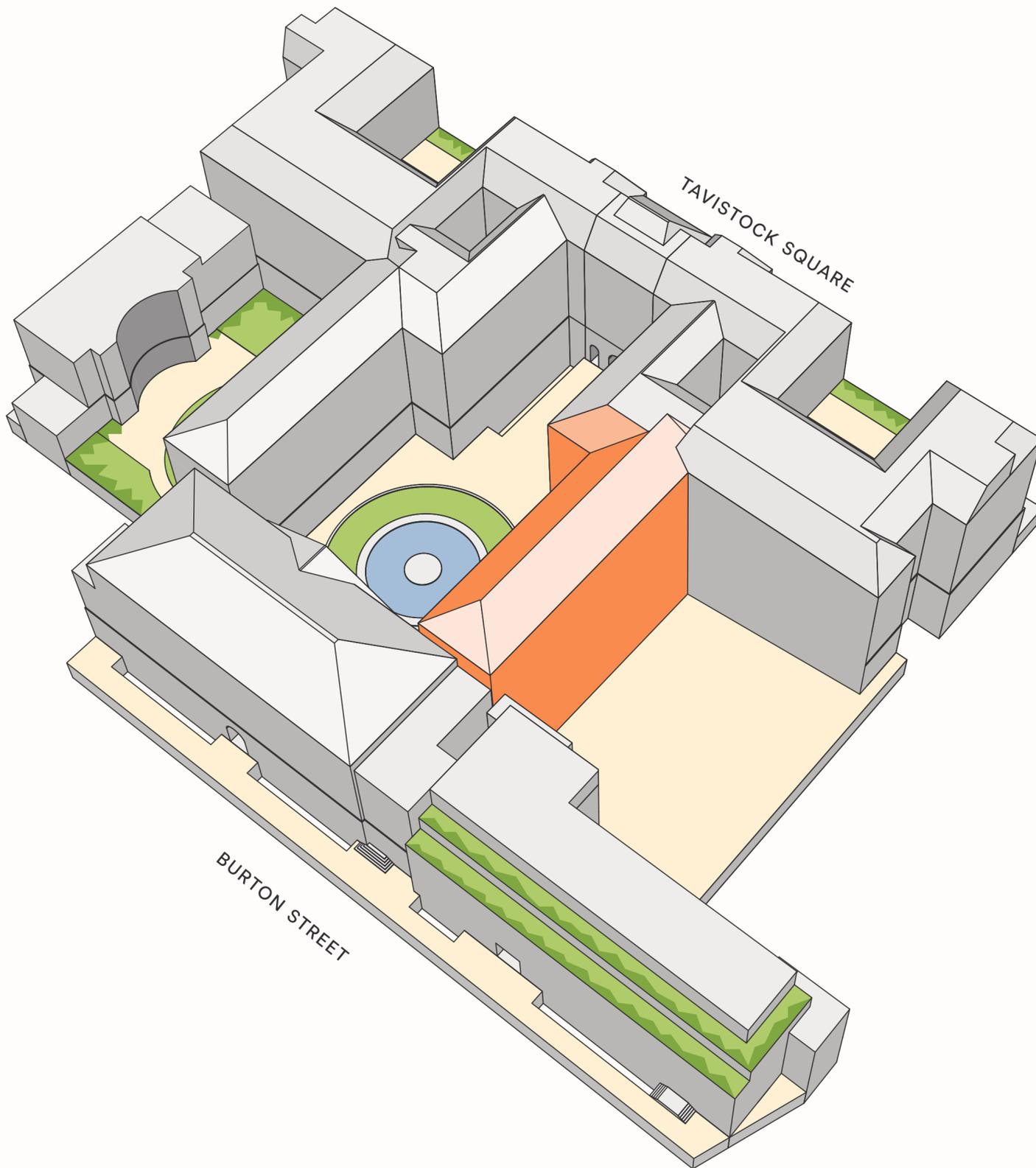
Loading via the car park
to the rear with access via
Burton Street

WIDER OPPORTUNITIES

Block B

11,500 sq ft of space

| FLOOR LEVEL | SQ FT | SQ M |
|--------------|---------------|--------------|
| 4 | 2,570 | 239 |
| 3 | 2,500 | 232 |
| 2 | 2,460 | 229 |
| 1 | 2,150 | 200 |
| G | 1,836 | 170 |
| TOTAL | 11,516 | 1,070 |





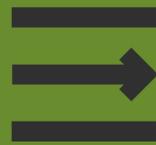
BLOCK B OFFICES CGI

CGIs are for indicative purposes only.

Block C features



Self-contained opportunity over basement, ground plus three upper floors



Floors range from 2,625 - 5,620 sq ft



Entrance via central Courtyard or off Woburn Walk



Opportunity for new entrance off Burton Street



Terrace on 3rd floor



Opportunity to take as is and a tenant deliver bespoke, or refurbished to Cat A



Existing Class E use but with the opportunity to consider hotel or education alternatives



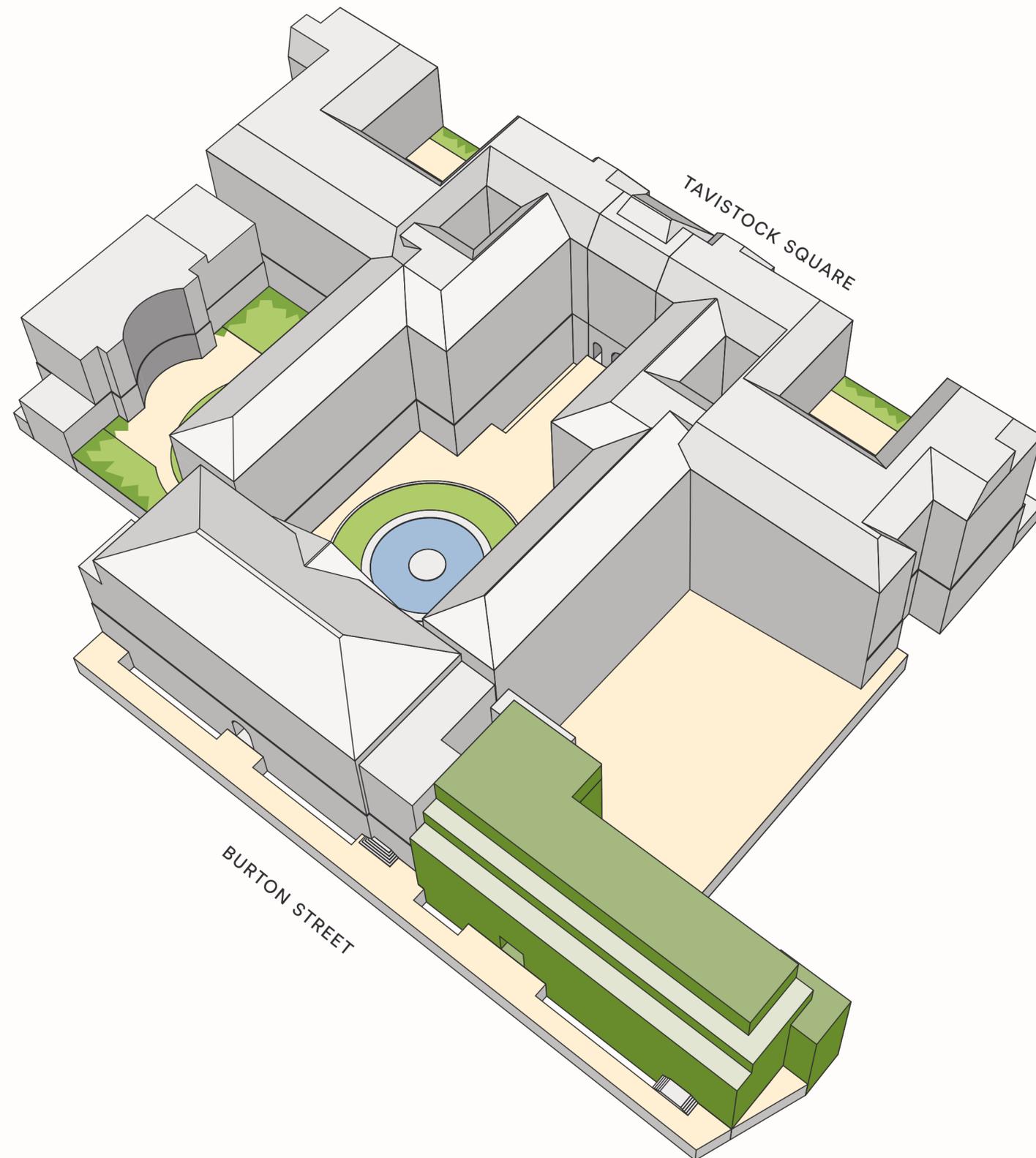
Loading via the car park to the rear with access from Burton Street

WIDER OPPORTUNITIES

Block C

23,000 sq ft of pre-let opportunity

| FLOOR LEVEL | SQ FT | SQ M |
|--------------|---------------|--------------|
| 3 | 4,111 | 382 |
| 2 | 5,618 | 522 |
| 1 | 5,574 | 518 |
| G | 4,854 | 451 |
| LG | 2,626 | 244 |
| TOTAL | 22,783 | 2,117 |





BLOCK C OFFICES CGI

CGIs are for indicative purposes only.

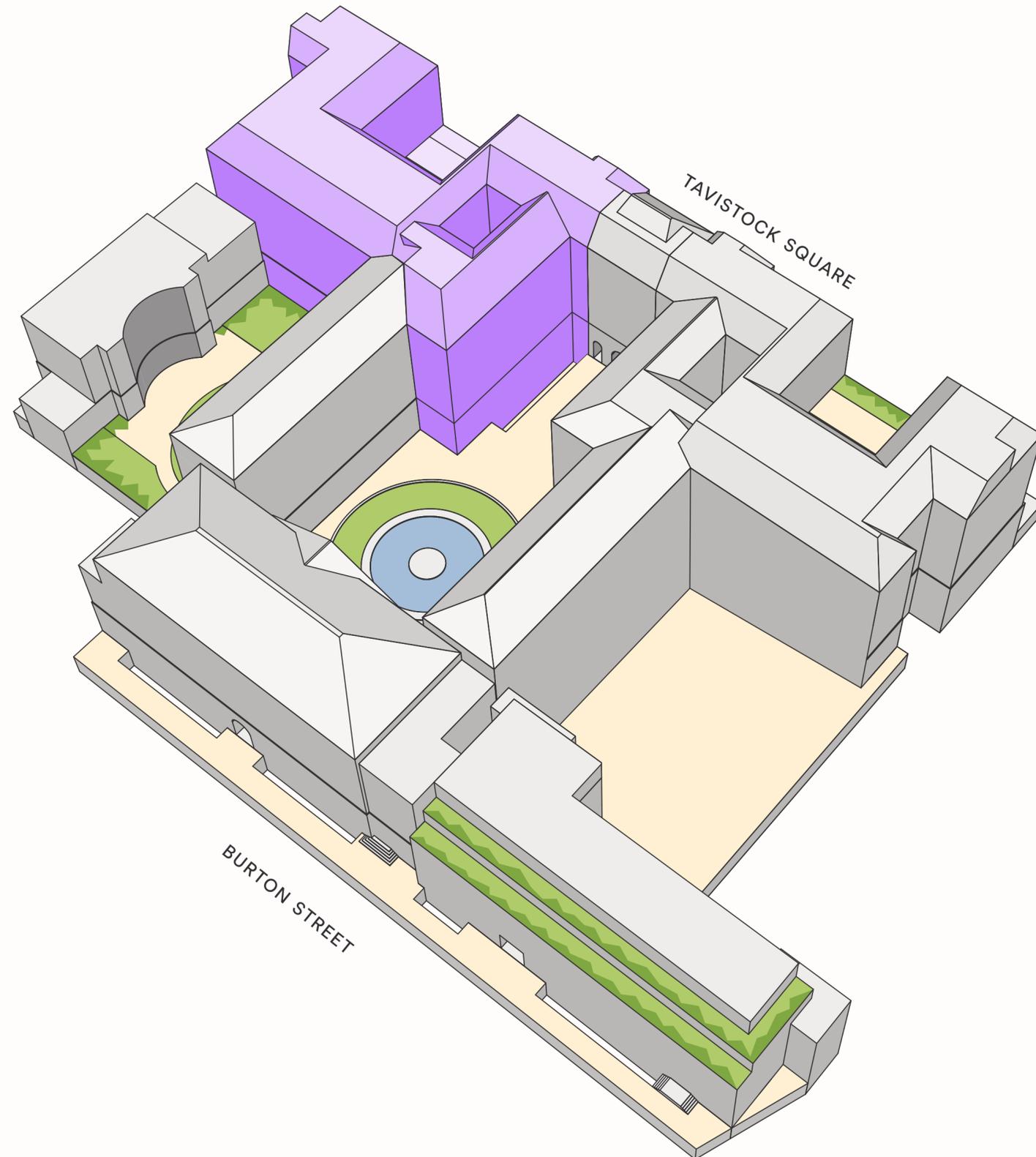
WIDER OPPORTUNITIES

Block F

11,150 sq ft available

A block overlooking Tavistock Square which serves as BMA's key occupation plus a range of other tenancies.

| FLOOR LEVEL | SQ FT | SQ M | AVAILABILITY /TENANT |
|--------------|---------------|--------------|------------------------------|
| 5 | LET | LET | BMA |
| 4 | Part U/O | Part U/O | Rayner Essex |
| 3 | 11,150 | 1,036 | Available in CAT A condition |
| 2 | LET | LET | BMA + Londonwide LMCs |
| 1 | LET | LET | RIBA |
| M | LET | LET | BMA |
| G | 7,593 | 705 | Health Service Laboratories |
| LG | - | - | Gym |
| TOTAL | 11,150 | 1,036 | |



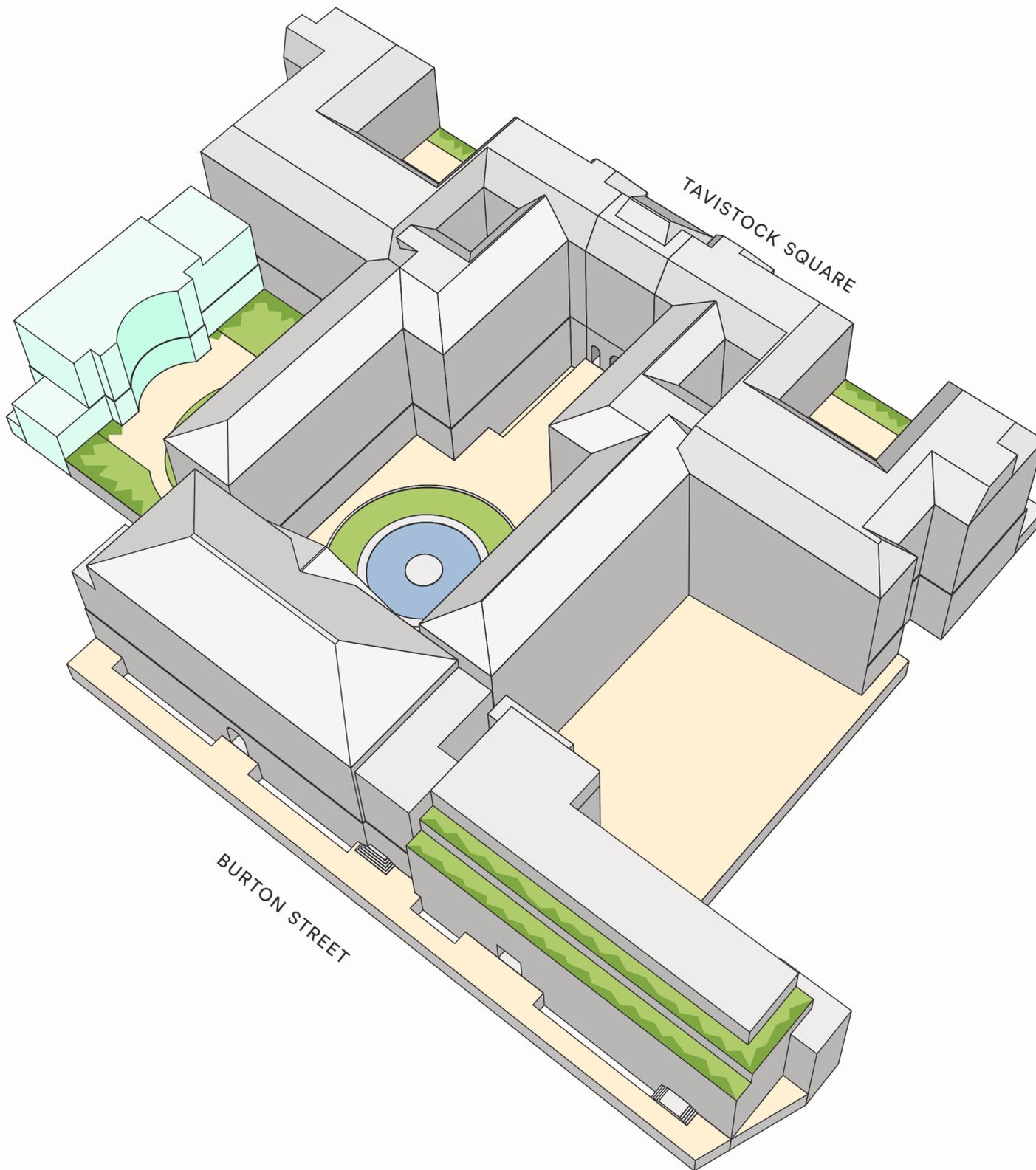
WIDER OPPORTUNITIES

Block H

3,037 sq ft available

A smaller block overlooking the Garden with a mix of tenants plus availability on the 1st floor.

| FLOOR LEVEL | SQ FT | SQ M | AVAILABILITY /TENANT |
|-------------|-------|------|--------------------------------------|
| 2 | LET | LET | Fortress GB |
| 1 | 3,037 | 282 | Available Q4 2026 CAT A condition |
| G | LET | LET | ICTS |
| TOTAL | 3,037 | 282 | |



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LOCATION

With world-renowned universities, restaurants, retail opportunities and green space, Bloomsbury offers a calmer approach to working.

British Library



Lever & Bloom



The British Museum



Tavistock Square



Fitzroy Hotel



Brunswick Centre



Through quiet avenues and bustling hubs

With nearby garden squares, the streets of Bloomsbury provide a mix of everyday amenities, green space and transport links, creating an animated, walkable setting attractive to residents, workers, students and visitors.

TRANSPORT

A connected campus

Enjoy seamless access to National Rail, London Underground and Eurostar – perfectly situated for local, national and European commuters.

Euston



4 mins walk

King's Cross
St Pancras



7 mins walk

Euston Square

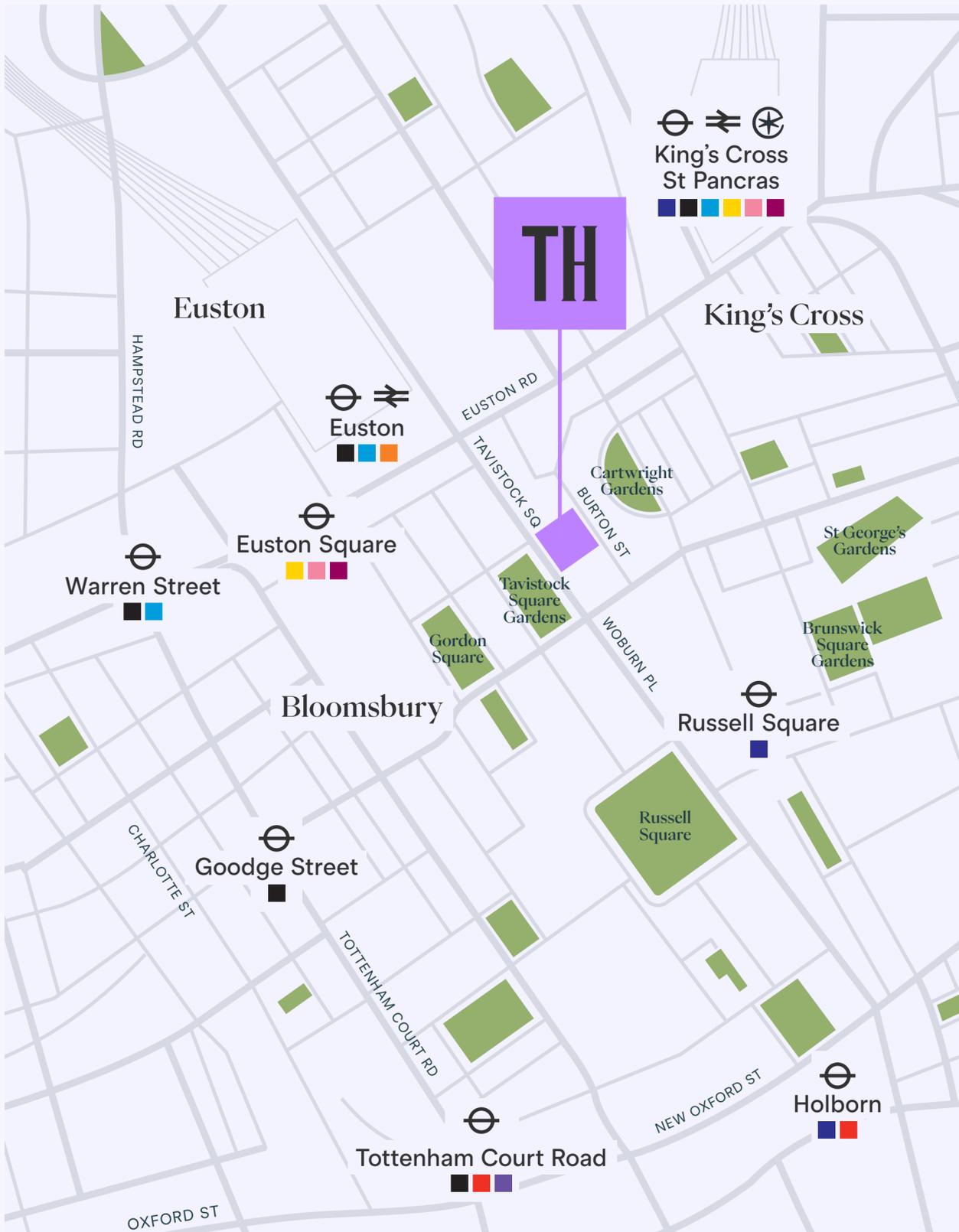


7 mins walk

Russell Square



4 mins walk



CONNECTIVITY

On your doorstep

Euston

🚶 04 mins (300m)

🚲 01 min

Russell Square

🚶 04 mins

🚲 04 mins

Euston Square

🚶 07 mins

🚲 02 mins

King's Cross St Pancras

🚶 07 mins (700m)

🚲 03 mins

Warren Street

🚶 12 mins

🚲 04 mins

Goodge Street

🚶 11 mins

🚲 03 mins

Great Portland Street

🚶 15 mins

🚲 06 mins

Holborn

🚶 16 mins

🚲 04 mins

Tottenham Court Road

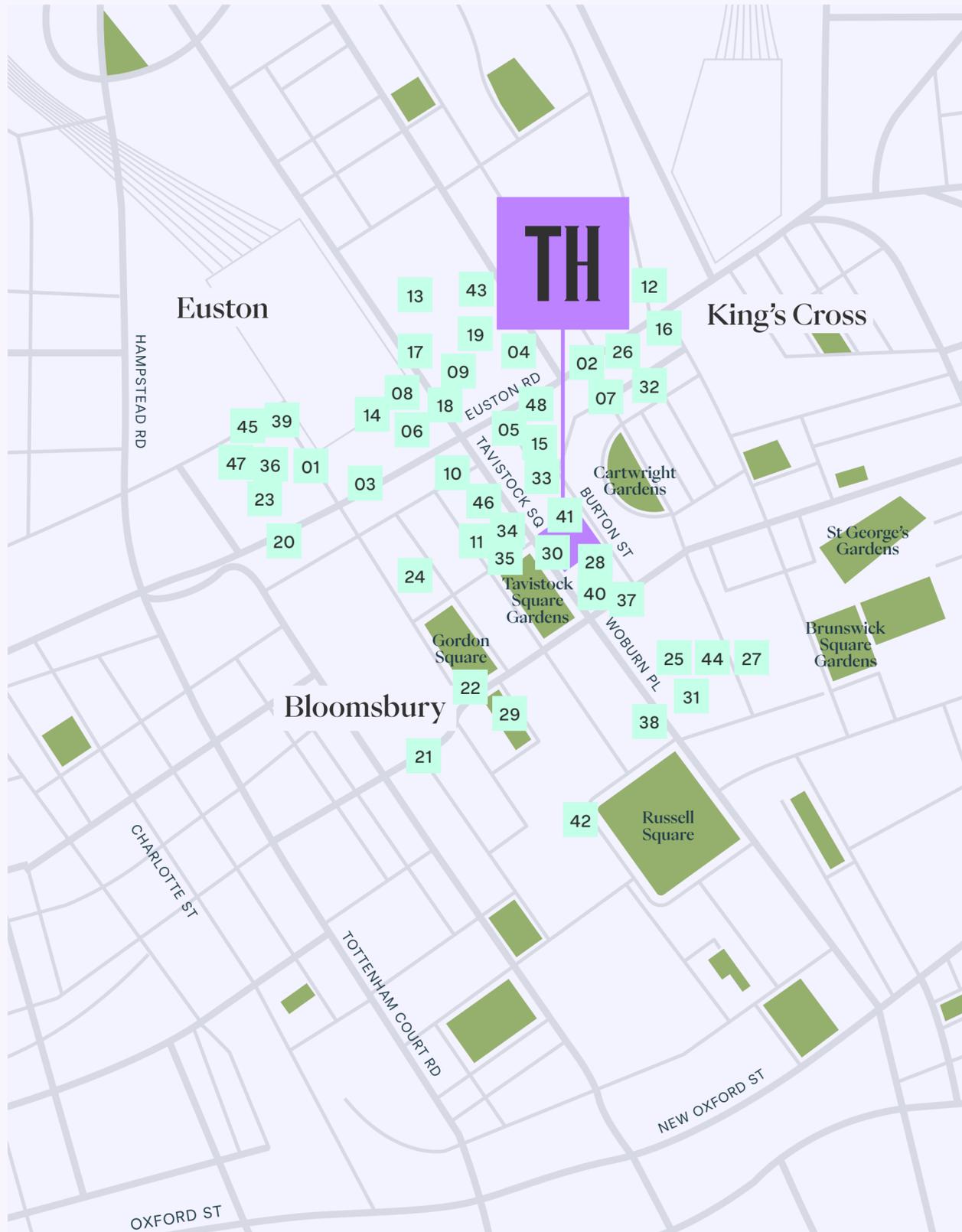
🚶 17 mins

🚲 05 mins

Oxford Circus

🚶 24 mins

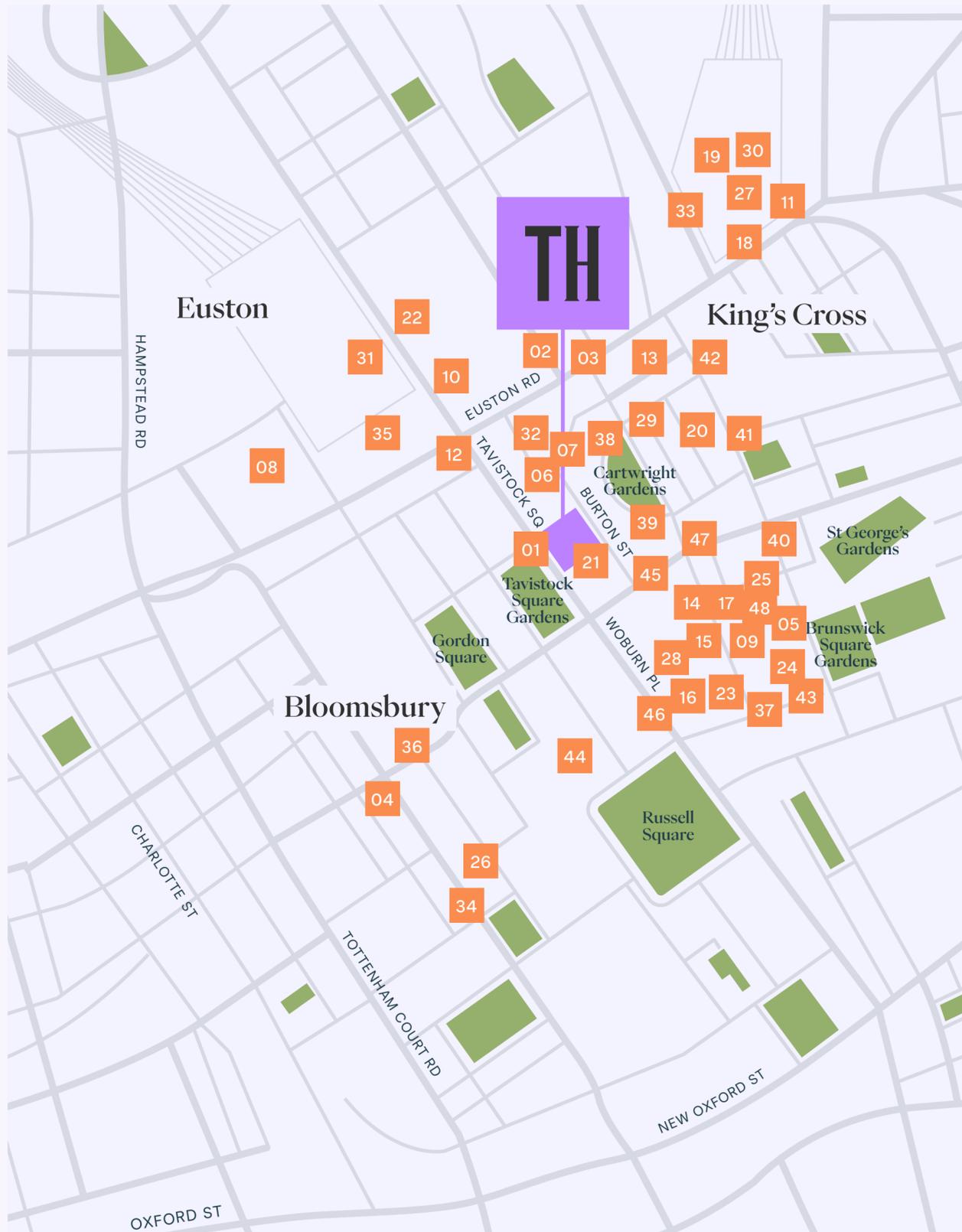
🚲 07 mins



OCCUPIERS

Great company

- 01 Royal College of General Practitioners
- 02 The Doctors Laboratory
- 03 University College London
- 04 Unison
- 05 University College London
- 06 Bovis and LendLease
- 07 National Education Union
- 08 Halkin
- 09 Evergreen Marine
- 10 Regus Investments Ltd
- 11 Universities UK
- 12 Connected Digital Economy Capital
- 13 Synk
- 14 Lendlease Europe Limited
- 15 Wallacespace
- 16 Bryden Wood Technology
- 17 HS2
- 18 Barry's
- 19 EVA Air
- 20 Wellcome
- 21 The Edward James Foundation
- 22 Warburg Institute
- 23 Fora
- 24 UCL Institute Of Archaeology
- 25 Thought Machine
- 26 UCL
- 27 Great Ormond Street Hospital
- 28 Mary Ward House Conference
- 29 Institute of Education (TCRU)
- 30 LifeArc
- 31 Tandem
- 32 Wynnstay Properties PLC
- 33 Michelin Connected Fleet
- 34 Simkins LLP
- 35 Porterbrook
- 36 Unilabs
- 37 Scape Student Living Ltd
- 38 Sephora
- 39 The Magic Circle
- 40 AQA
- 41 Barnardos
- 42 Birkbeck University
- 43 National Union Rail
- 44 Great Ormond Street Hospital
- 45 Modo Energy
- 46 AMOSSHE
- 47 GMB
- 48 Frontier Smart Technologies



AMENITIES

Amenities close by

- 01 Caffé Nero
- 02 Pullman Hotels and Resorts
- 03 Premier Inn
- 04 Waterstones
- 05 Waitrose & Partners
- 06 County Hotel
- 07 Nepenthes
- 08 Anytime Fitness
- 09 Gail's Bakery
- 10 1Rebel
- 11 The Betjeman Arms
- 12 Prezzo
- 13 Pizza Express
- 14 The Marquis Cornwallis
- 15 Tesco Express
- 16 Tortilla
- 17 LEON
- 18 M&S
- 19 Fortnum & Mason
- 20 Norfolk Arms
- 21 Starbucks
- 22 Pizza Pilgrims
- 23 Franco Manca
- 24 Joe & The Juice
- 25 Gourmet Burger Kitchen
- 26 Café Deco Bloomsbury
- 27 Neal's Yard Remedies
- 28 Kimpton Fitzroy
- 29 Halfcup Café
- 30 Hamleys
- 31 Oliver Bonas
- 32 Casa Jardim
- 33 L'Occitane
- 34 Store Street Espresso
- 35 Euston Tap
- 36 Ryman
- 37 Fortitude Bakehouse
- 38 Crescent Hotel
- 39 Avonmore Hotel
- 40 Ta'mini Lebanese Bakery
- 41 Patisserie Des Amis
- 42 Skinners Arms
- 43 Holland & Barrett
- 44 The Institute Bar
- 45 Seacole Social
- 46 Farmer J
- 47 Judd Books
- 48 The Brunswick Centre



Knowledge quarter

- | | |
|--|--|
| 01 Curzon Bloomsbury | 16 'Planets' by Anthony Gormley |
| 02 Shaw Theatre | 17 P21 Gallery |
| 03 Bloomsbury Theatre | 18 Old Diorama Arts Centre |
| 04 Tavistock Square | 19 Rebecca Hossack Art Gallery |
| 05 Fitzroy House | 20 The Observatory Photography Gallery |
| 06 The British Library | 21 Brunswick Art Gallery |
| 07 The Foundling Museum | 22 Peltz Gallery |
| 08 The British Museum | 23 30 Euston Square |
| 09 Petrie Museum of Egyptian Archaeology | 24 Queer Britain |
| 10 Grant Museum of Zoology | 25 London Canal Museum |
| 11 Friends House | 26 Everyman |
| 12 Crypt Gallery | 27 Lightroom |
| 13 The Wellcome Collection | 28 Lafayette |
| 14 Royal Academy of Dramatic Art | 29 Scala |
| 15 St Pancras New Church | 30 Birkbeck Cinema |

TH

FURTHER INFORMATION

PROPERTY AGENTS

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HEAD OF STRATEGIC + COMMERCIAL ESTATES

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