

FILM HOUSE

SOHO, W1

96,000 SQ FT
COMING AUTUMN 2025



OVERVIEW

WORKSPACE, REMASTERED.

Introducing a new HQ opportunity on a scale rarely seen in Soho, W1.

Film House offers eight expansive floors of unmatched quality, space and tranquillity in a buzzing central location, just 100 metres from the Elizabeth Line.

From the hidden courtyard to the luxury rooftop lounge and terrace, this urban oasis is set to enhance your workday on every level.



OVERVIEW

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AN ENTERTAINING HISTORY, A COMPELLING FUTURE

Film House was built as the headquarters of moving picture pioneers, Pathé and paved the way for Wardour Street to become London's 'Film Row'.

The building was subsequently home to entertainment retailer HMV, before becoming the UK HQ for Nike. Its transformation sets the scene for the next major brand to make Film House their Soho home.



PERFECTLY CENTERED

DINING & NIGHTLIFE

1. Mountain
2. Aulis
3. Firebird
4. Noble Rot
5. Sucre
6. Soho House
7. Lina Stores
8. The Ivy Soho Brasserie
9. Café Bohème
10. LeB Bab
11. Dean Street Townhouse
12. Ham Yard
13. Bob Bob Ricard
14. Milk Beach
15. Soho Hotel
16. Sartoria
17. Cecconi's Mayfair
18. Dishoom

RETAIL

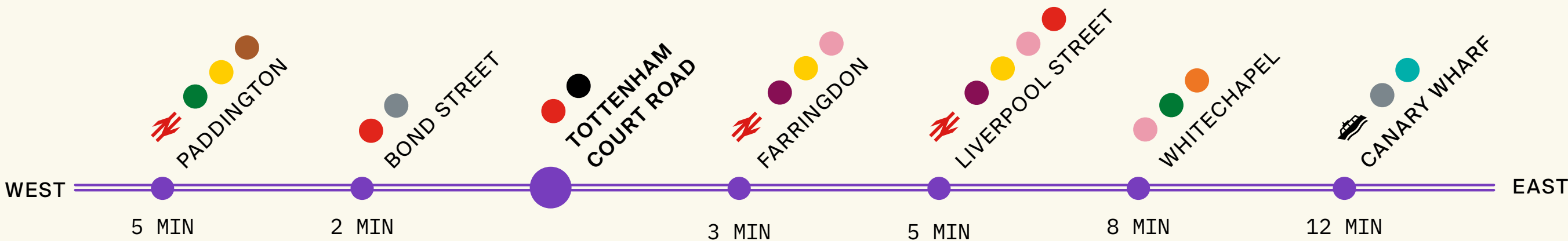
1. Aimé Leon Dore
2. Axel Arigato
3. End
4. Liberty
5. Sweaty Betty
6. Aesop
7. Ganni
8. Cole Buxton
9. Ba&sh

HEALTH & WELLNESS

1. Third Space Soho
2. Barry's Bootcamp
3. Soul Cycle
4. Duck & Dry
5. F45 Soho

100 METRES FROM THE ELIZABETH LINE

PLUS 5 UNDERGROUND STATIONS WITHIN A 10 MINUTE WALK



THE AREA



MORE TO EXPLORE, FROM STREET FOOD TO FINE DINING.

Film House is immersed in the very best of Central London's acclaimed food and drinks scene. Boasting nearly 300 restaurants including 11 Michelin starred plus the beloved Berwick Street market, lunchtime in Soho provides something for everyone, from street food enjoyed on Soho Square to client entertainment at Mountain.

- 1. Kingly Court
- 2. Balans Soho
- 3. Berwick Street Market
- 4. Soho Square



1



2



3



4

THE AREA



THE AREA

- 1. Aulis
- 2. Mountain
- 3. The Ivy
- 4. Barrafinna

SOHO MEANS BUSINESS



APOLLO



DIAGEO

CENTER|VIEW PARTNERS



NETFLIX



M&C SAATCHI GROUP



generation__

THE AREA



THE BUILDING

Film House – Soho

AN ILLUMINATING ENTRANCE

Wardour Street
arrival experience

Beyond the bold and striking Wardour Street
façade, an elegant and understated entrance
awaits, complete with reception and lounge.



THE BUILDING

Film House – Soho

Both the main entrance on Wardour Street and the cycle entrance on Sheraton Street lead directly to the stylish reception area, giving visitors a warm welcome whether they arrive on foot or by bike.





ROLL TO THE DOOR

Sheraton Street
arrival experience

Cruising in from Sheraton Street, you'll cycle through a leafy courtyard with a green wall, down the bike ramp, and seamlessly into the ample cycle storage.

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- THE BUILDING
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-
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THE BUILDING

THE HEART OF THE BUILDING

The calm of the courtyard flows into the light-filled lower ground entrance. From here, you can make use of the elegant end-of-trip facilities, take the feature stairway to the reception and upper lounge, or simply head straight to your office.



Lower ground
courtyard entrance

MOVE TO YOUR OWN BEAT

Occupiers will benefit from reFIT, the first completely autonomous wellbeing offering. At the intersection of tech and fitness, you can boost your wellbeing and productivity by working out at your own pace and on your own schedule.

The Studio includes classes taught by leading Les Mills and Earth+Sky instructors from around the world, while offering work outs from:









THE BUILDING



THE BUILDING

ST ANNE'S COURT

The entrance from this iconic Soho alley (St Anne's Court) offers an opportunity for a self contained unit which adjoins the ground floor office unit from the south.

THIRD FLOOR OFFICE



THE BUILDING



THIRD FLOOR OFFICE



THE BUILDING

SIXTH FLOOR BAR



THE BUILDING

THE GREEN ROOM

The sumptuous sixth floor lounge, The Green Room, is made for meeting, socialising and entertaining up above the rooftops of Soho.



THE BUILDING

SIXTH FLOOR

Communal terrace

THE HEIGHT OF
SOPHISTICATION

Step outside and onto the highest communal terrace in Soho. Measuring 1,173sq ft, this wraparound space offers panoramic views of a truly original backdrop.



THE BUILDING

GROUND FLOOR

Flagship corner restaurant unit



THE BUILDING



THE BUILDING

View of
the terrace



UNRIVALLED SQ FT IN SOHO

FLOOR PLANS

OFFICE NIA		OFFICE TERRACE		AMENITY	
Sixth floor	5,281	2,586	The Green Room	766	Floor plan
			Communal terrace	1,159	Space plan
Fifth floor	12,589				Floor plan Space plan
Fourth floor	14,168				Floor plan Space plan
Third floor	15,533				Floor plan
Second floor	16,046	226			Floor plan
First floor	16,324	248			Floor plan
Ground floor	8,417				Floor plan Space plan
Reception & breakout area	2,334				Floor plan Space plan
Lower ground floor	5,881		End-of-trip, gym & LG reception	4,271	Floor plan Space plan
Total office NIA	96,574	Total office terrace	3,060	Total amenity	6,196

All measurements in sq ft | Subject to final measurement

LOWER GROUND FLOOR

5,881 SQ FT

AMENITY
4,271 SQ FT

— LOWER GROUND FLOOR



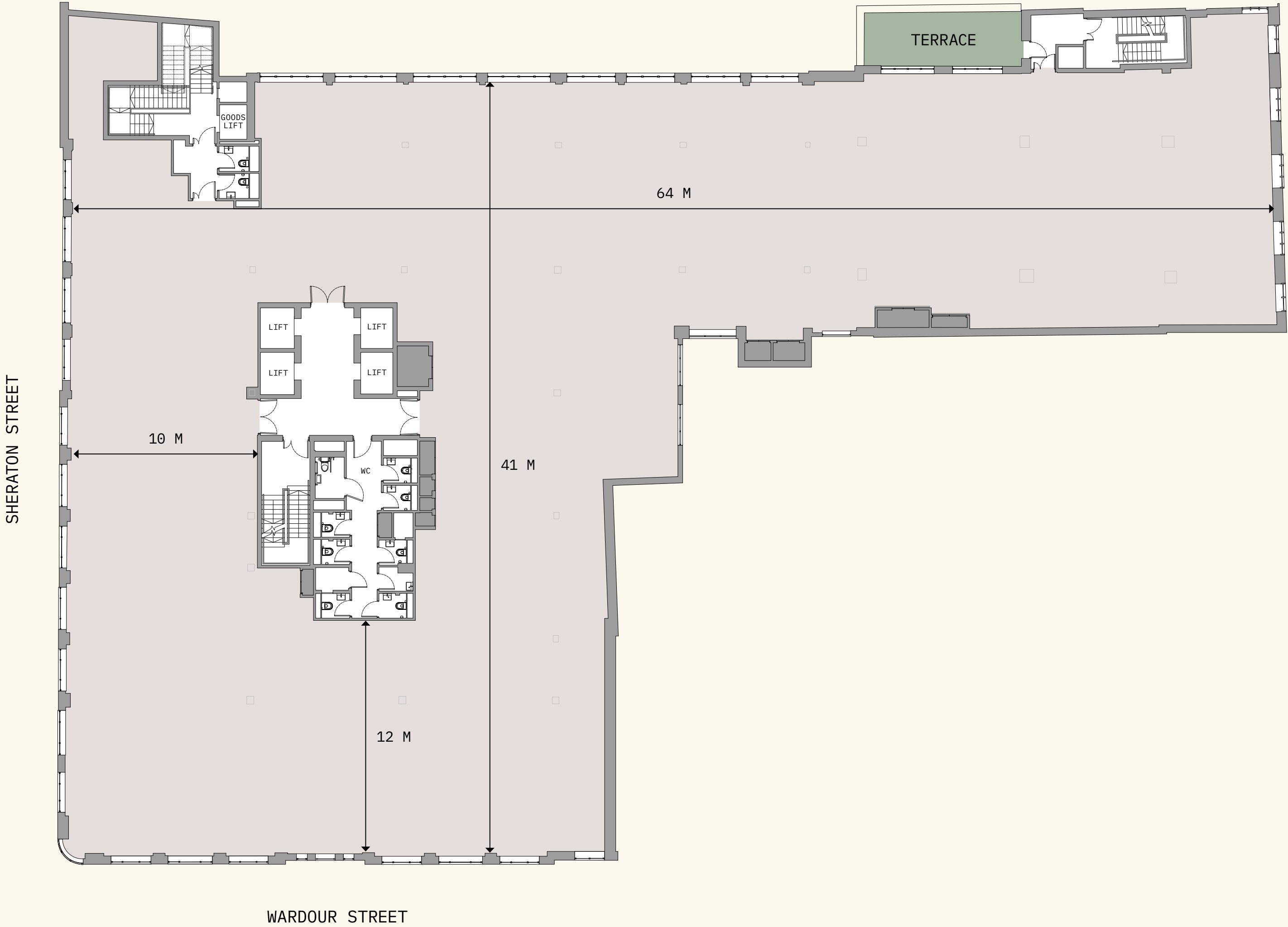
— FLOOR PLANS

FIRST FLOOR

16,324 SQ FT

TERRACE:
248 SQ FT

FIRST FLOOR



FLOOR PLANS

ST ANNE'S COURT

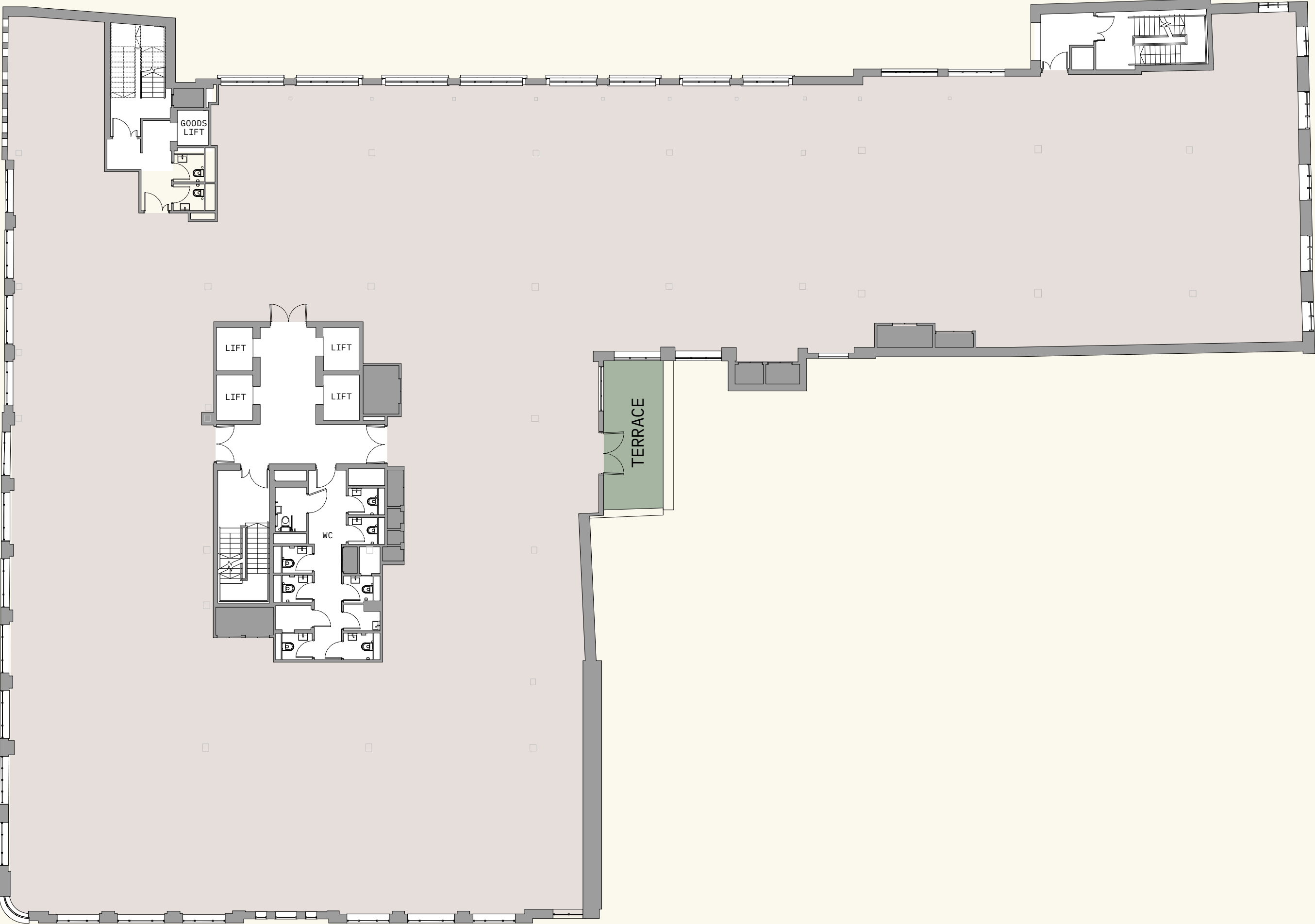
SECOND FLOOR

16,046 SQ FT

TERRACE:
226 SQ FT

SECOND FLOOR

SHERATON STREET



WARDOUR STREET

ST ANNE'S COURT

FLOOR PLANS

THIRD FLOOR

15,533 SQ FT

THIRD FLOOR



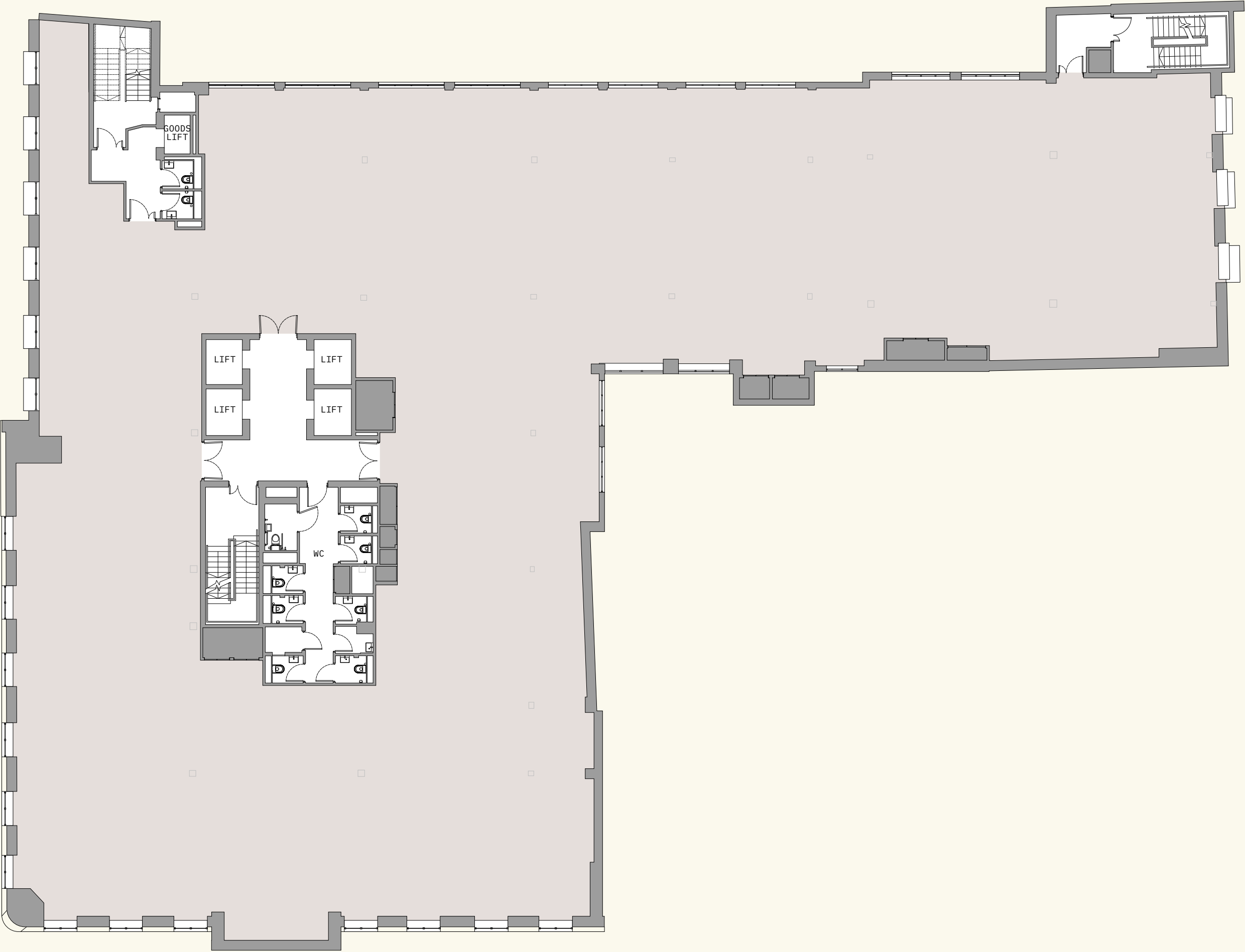
FLOOR PLANS

FOURTH FLOOR

14,168 SQ FT

FOURTH FLOOR

SHERATON STREET



WARDOUR STREET

ST ANNE'S COURT

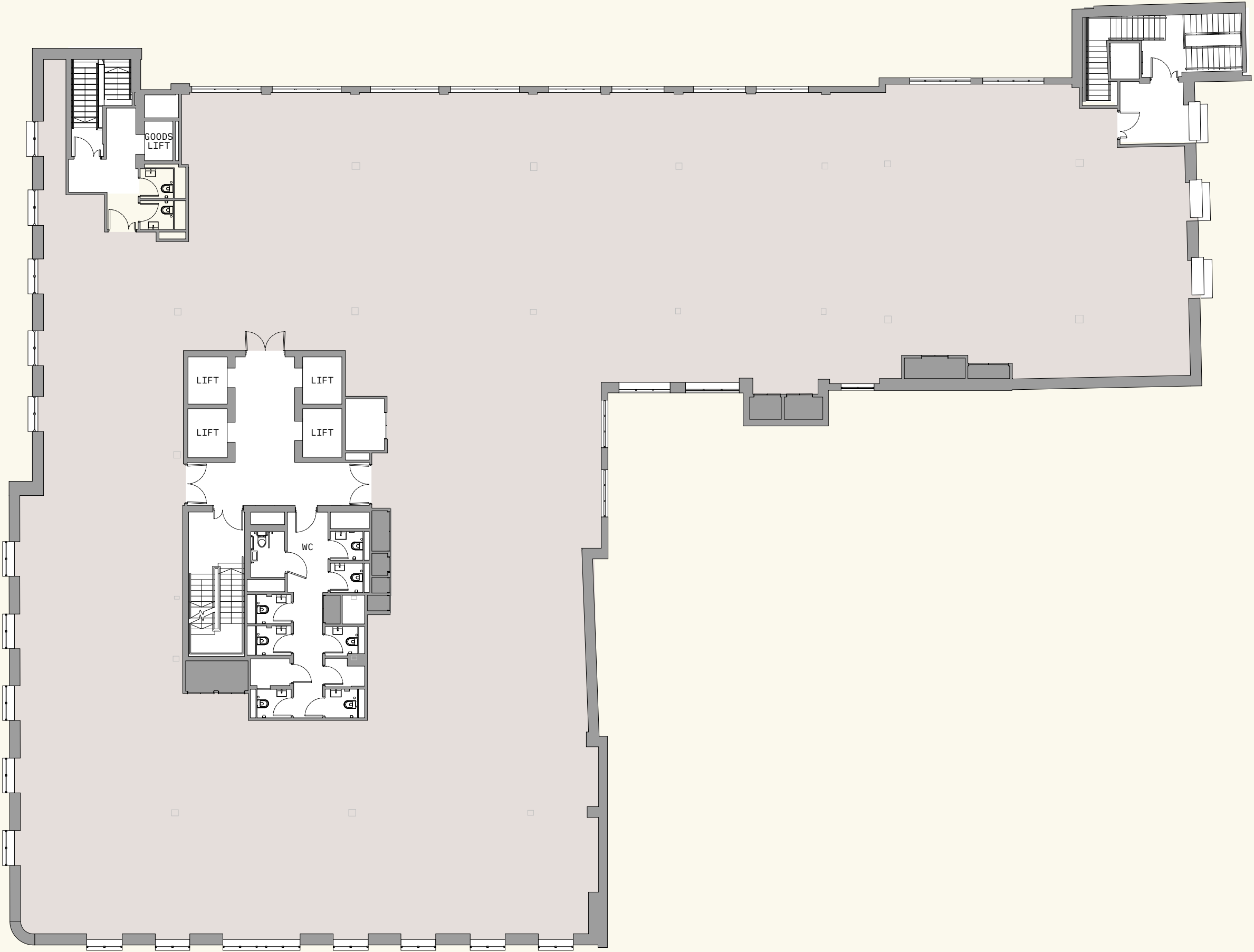
FLOOR PLANS

FIFTH FLOOR

12,589 SQ FT

FIFTH FLOOR

SHERATON STREET



WARDOUR STREET

ST ANNE'S COURT

FLOOR PLANS

SIXTH FLOOR

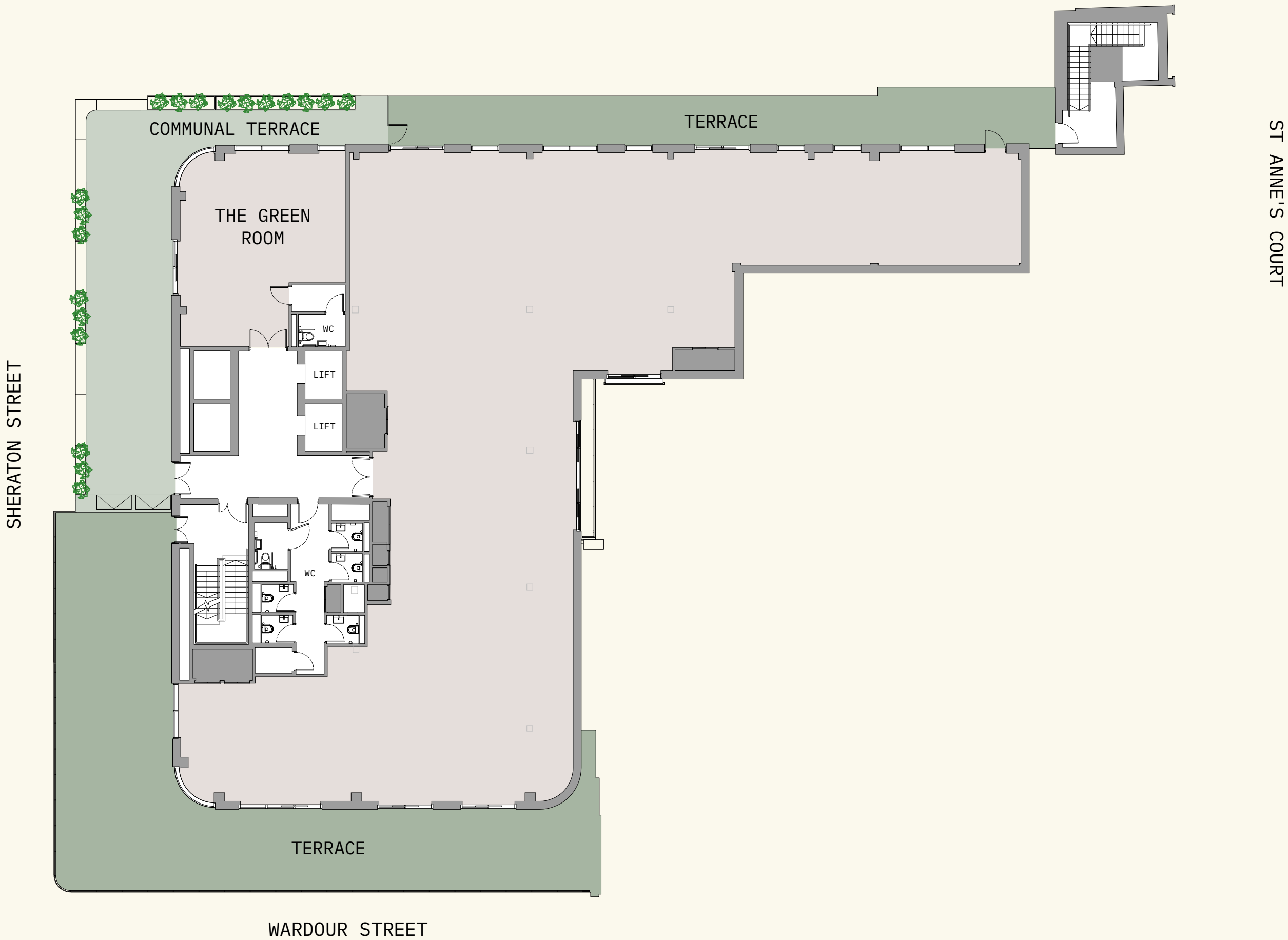
5,281 SQ FT

TERRACE:
2,586 SQ FT

COMMUNAL TERRACE:
1,159 SQ FT

GREEN ROOM:
766 SQ FT

SIXTH FLOOR



FLOOR PLANS

33

— GROUND FLOOR



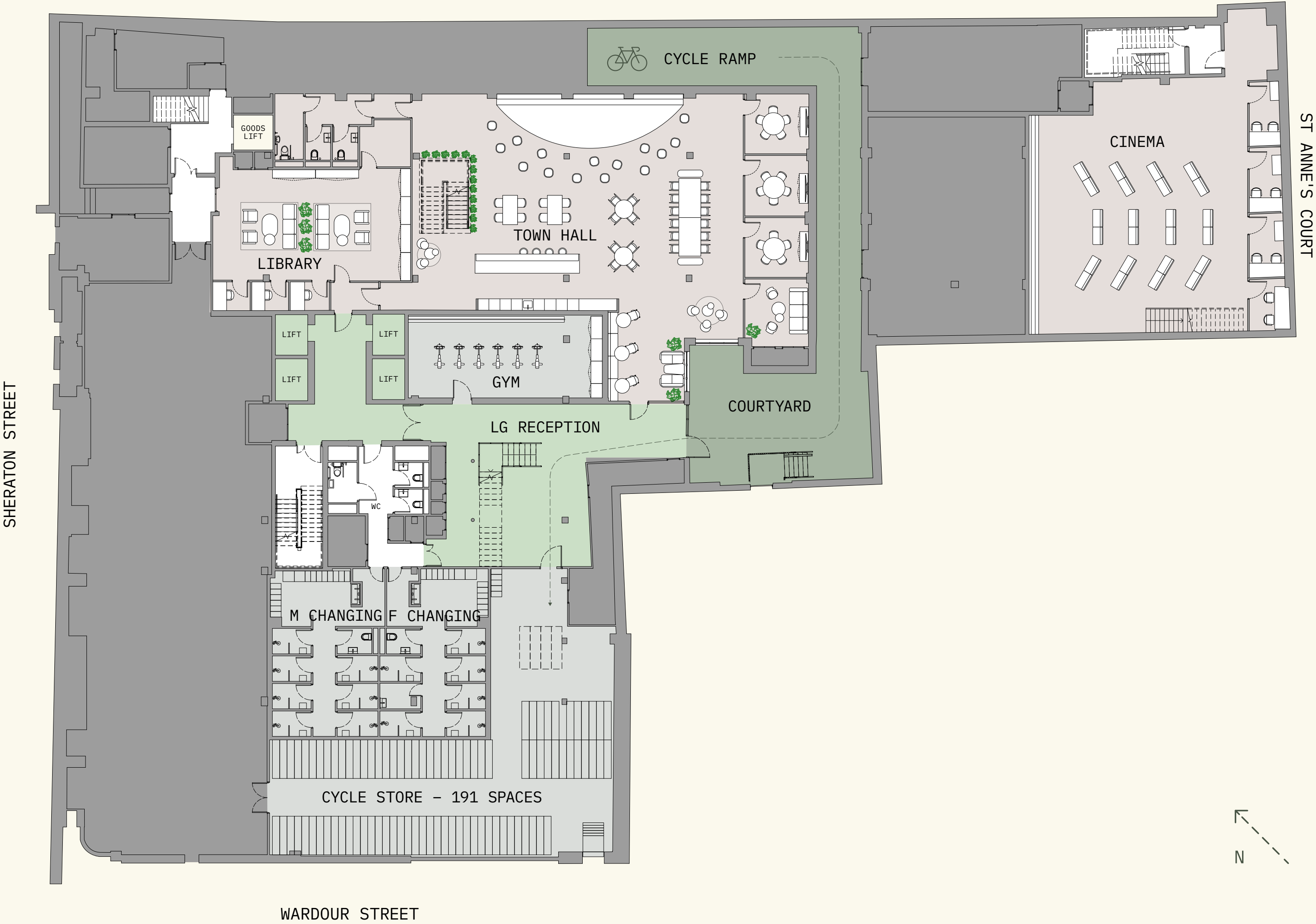


LOWER GROUND FLOOR

5,881 SQ FT

AMENITY
4,271 SQ FT

— LOWER GROUND FLOOR



— SPACE PLANS





FOURTH FLOOR

14,168 SQ FT

FOURTH FLOOR



SHERATON STREET



WARDOUR STREET

ST ANNE'S COURT

SPACE PLANS

FIFTH FLOOR

12,589 SQ FT

FIFTH FLOOR



SHERATON STREET



WARDOUR STREET

ST ANNE'S COURT

SPACE PLANS

SIXTH FLOOR

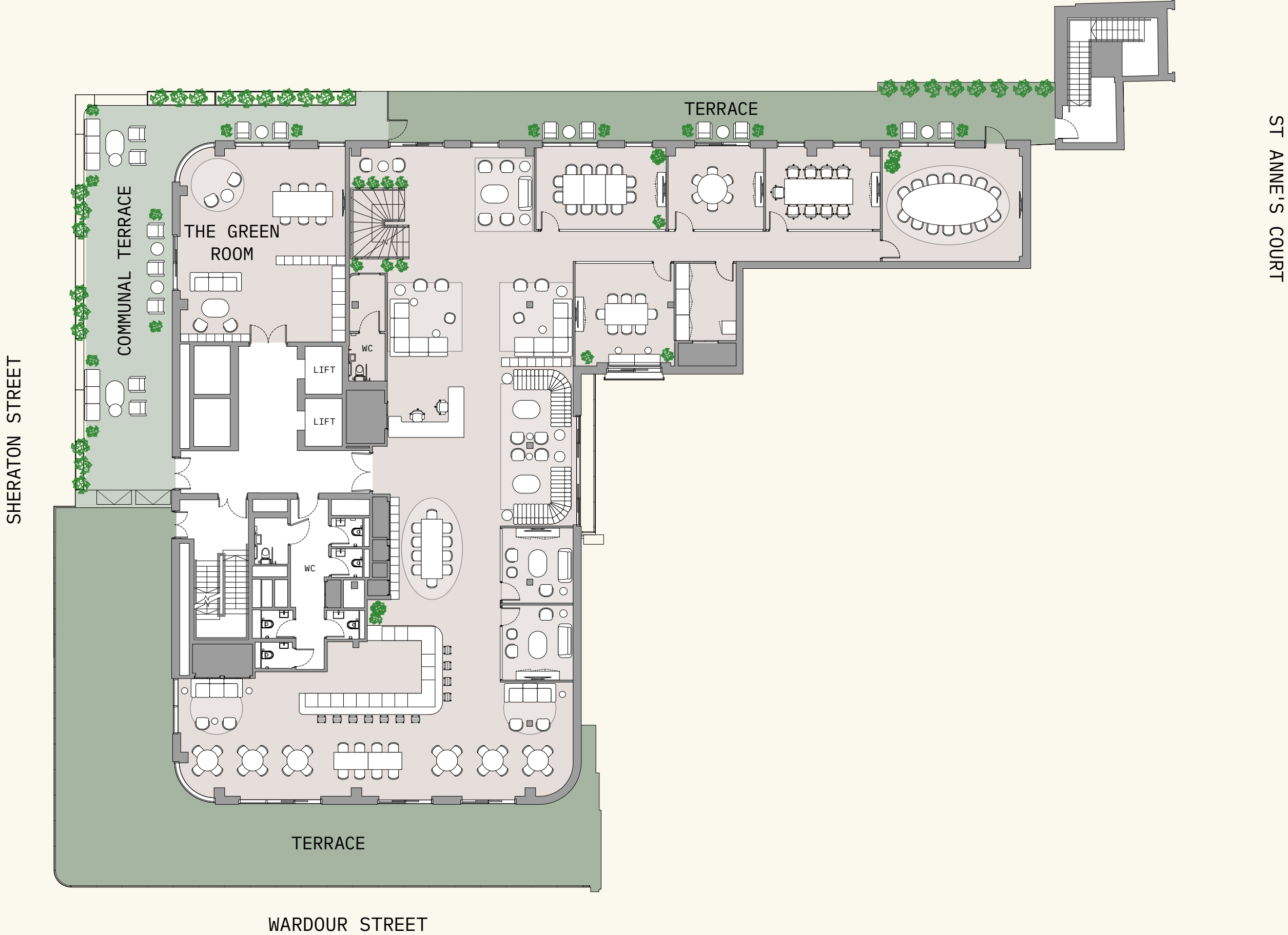
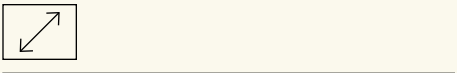
5,281 SQ FT

TERRACE:
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1,159 SQ FT

GREEN ROOM:
766 SQ FT

SIXTH FLOOR



SPACE PLANS





SUSTAINABILITY

THE CLOSE-UP

- Efficient, bright office floors
- Glazing to all façades
- Openable windows
- Floor-to-ceiling heights from 3m-3.3m
- All electric M&E system
- Raised access floor
- Four passenger lifts, one goods lift
- Occupational density 1:10m²
- Targeting Wired & Smart Score Platinum

SUPPORT YOUR
SUSTAINABLE FUTURE

Hines' dedication to people and the planet has been intrinsic to our transformation of Film House.

We are creating a Net Zero Carbon building, eradicating the use of fossil fuels by opting for Air Source Heat Pumps and renewable green energy tariffs.

Film House will exceed the UK Green Building Council's 'Net Zero Carbon Framework' target of 130 kWh/m2/year for 2020-2025, targeting the 2025-2030 aspirations.



All electric building supplied
by 100% renewable sources



Roof-mounted
PV panels



Bespoke app for
environmental control



Biodiverse roof to support
birds and pollinators



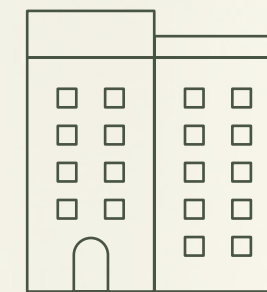
Targeting BREEAM Excellent



Air source heat pumps



EPC A



75% of the original
structure retained



IN SAFE HANDS

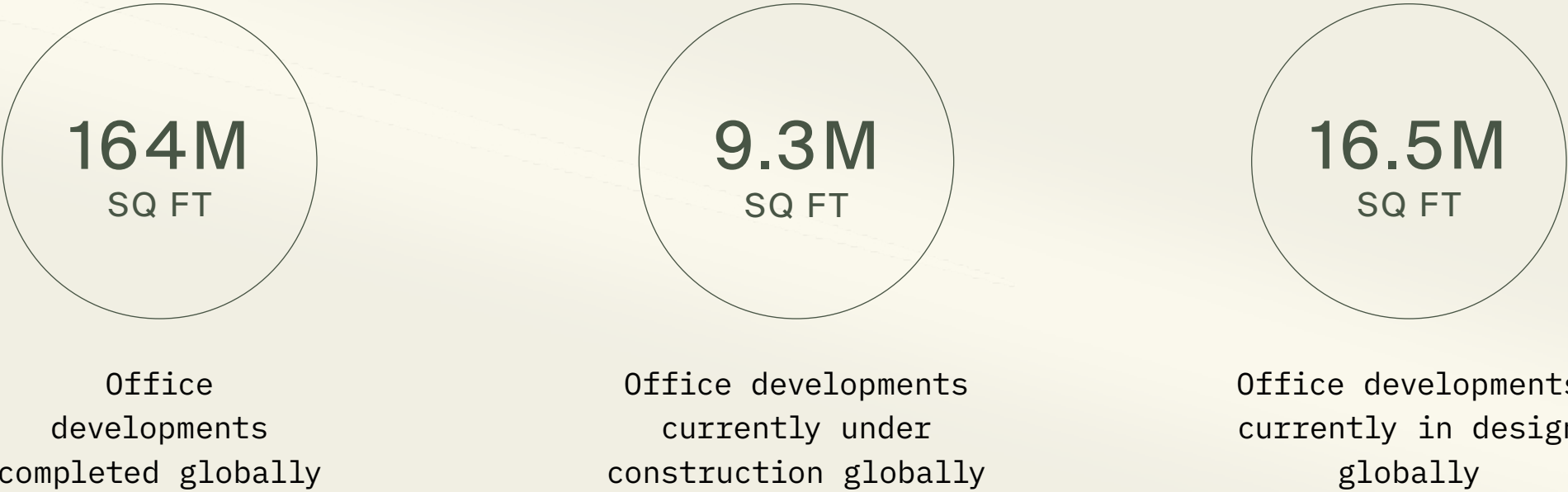
Reassurance comes from both Hines and Helix. Hines is one of the largest privately held real estate investors and managers in the world. Part of the Hines family, Helix is a specialist property management company that helps you get the most from your building.



The Helix offer

- Dedicated property manager on hand at all times
- On site building manager
- Regular liaisons with tenants on building and ESG matters
- An ESG specialist to help monitor and reduce energy consumption
- Waste audits to improve recycling levels
- Assistance with tenant events
- An emphasis on the tenant and visitor experience

Hines in numbers



Grainhouse
London, UK

Building Details
Office – 67,000 sq ft
Retail – 24,000 sq ft

Project Type
Asset &
Development Manager

Property Type
Office/retail

THE TEAM

F I L M H O U S E

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