

16 Berners Street

Fitzrovia W1



35,000 sq ft redevelopment

7,200 sq ft retail accommodation

Designed and developed to deliver signature office space with a focus on sustainability

A striking new façade

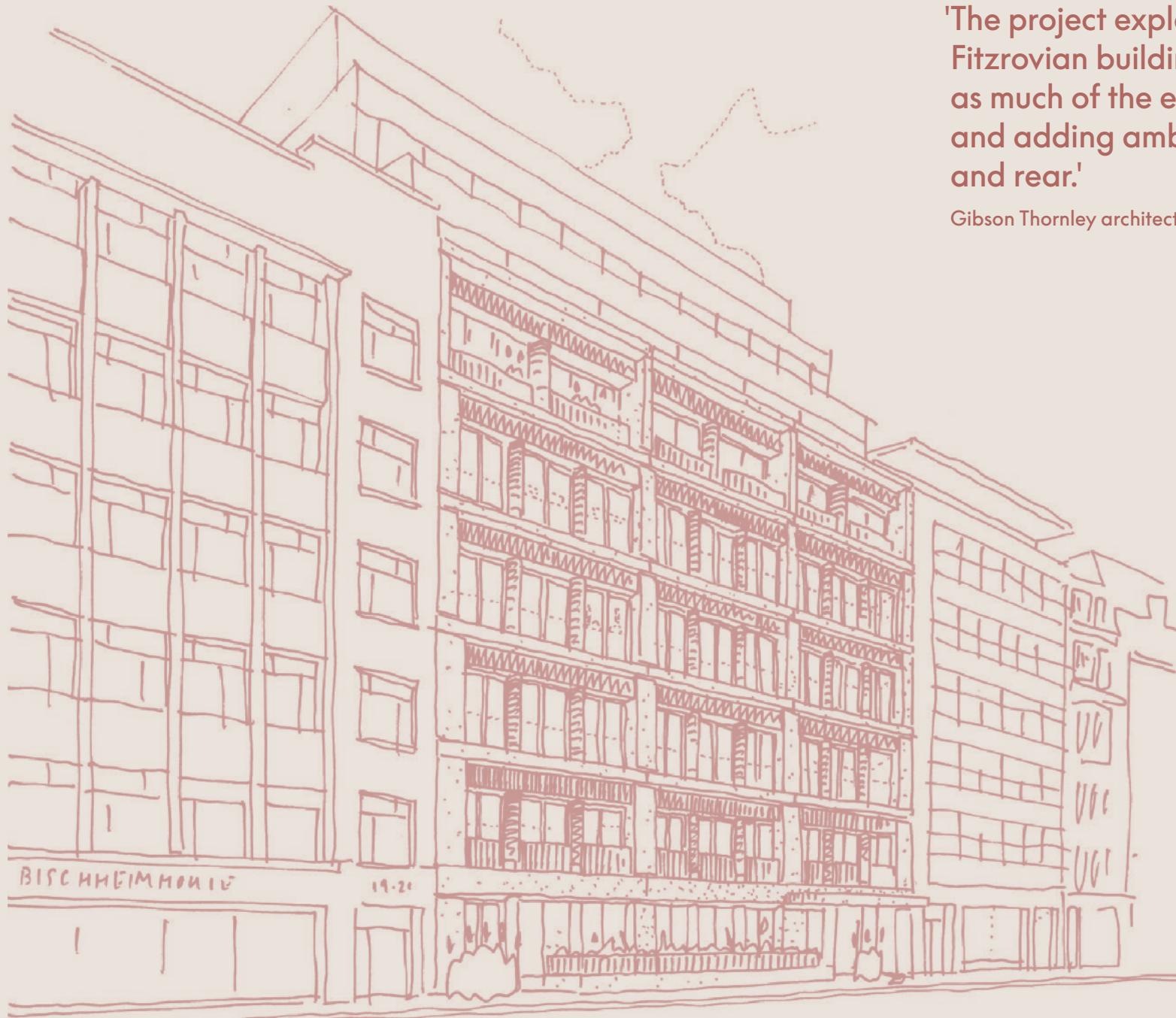
Private terraces

4 minute walk to the Elizabeth Line

Available from Q4 2026

Berners Street façade





'The project explores what a contemporary Fitzrovia building might look like... retaining as much of the existing frame as possible and adding ambitious extensions to the top and rear.'

Gibson Thornley architects

History of 16 Berners Street

1746

Originally the land north of Oxford Street was in agricultural use and much of what was to become the Berners Estate was occupied by cowsheds.



1827

Charles Dickens began working at a lodging house at 16 Berners Street. Here Dickens saw a wandering woman, upon whom the character Miss Havisham from Great Expectations was based.



1930s

The name 'Fitzrovia' came into use in amongst an artistic bohemian circle - named after the Fitzroy Tavern. Notable residents and visitors included Virginia Woolf and George Orwell.



1957

Orwell House is replaced with a building by the same architects, and to the same design, replacing the previously bomb-damaged structure. Bomb-damaged plots are shown coloured on the plan.



1792

By 1792 the street patterns that are recognisable today had been formed, with principle buildings fronting onto Berners Street and mews buildings to the rear forming Berners Mews - which is likely to have blended domestic stabling with manufacturing and commerce.



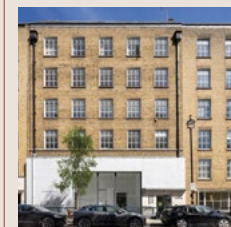
1910

Development of larger plots continues and by 1910 the site opposite 16 Berners Street has become amalgamated in anticipation of the Sanderson development.



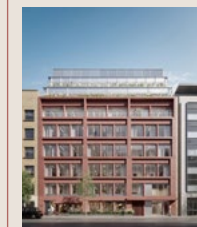
1936

Slater & Moberly architects designed Orwell House on the site of 16 Berners Street. Two plots are amalgamated to create a larger footprint.



2026

Sustainability-led redevelopment of 16 Berners Street transforms the building into a modern, best-in-class office scheme of the highest occupier standards.



The building's transformation has achieved a remarkable reduction in embodied carbon—by 907 tonnes—through intelligent design, careful material reuse, and retention of the original structure. That's equivalent to 4,500 trees sequestering for 20 years—more than all the trees in London's Hyde Park.



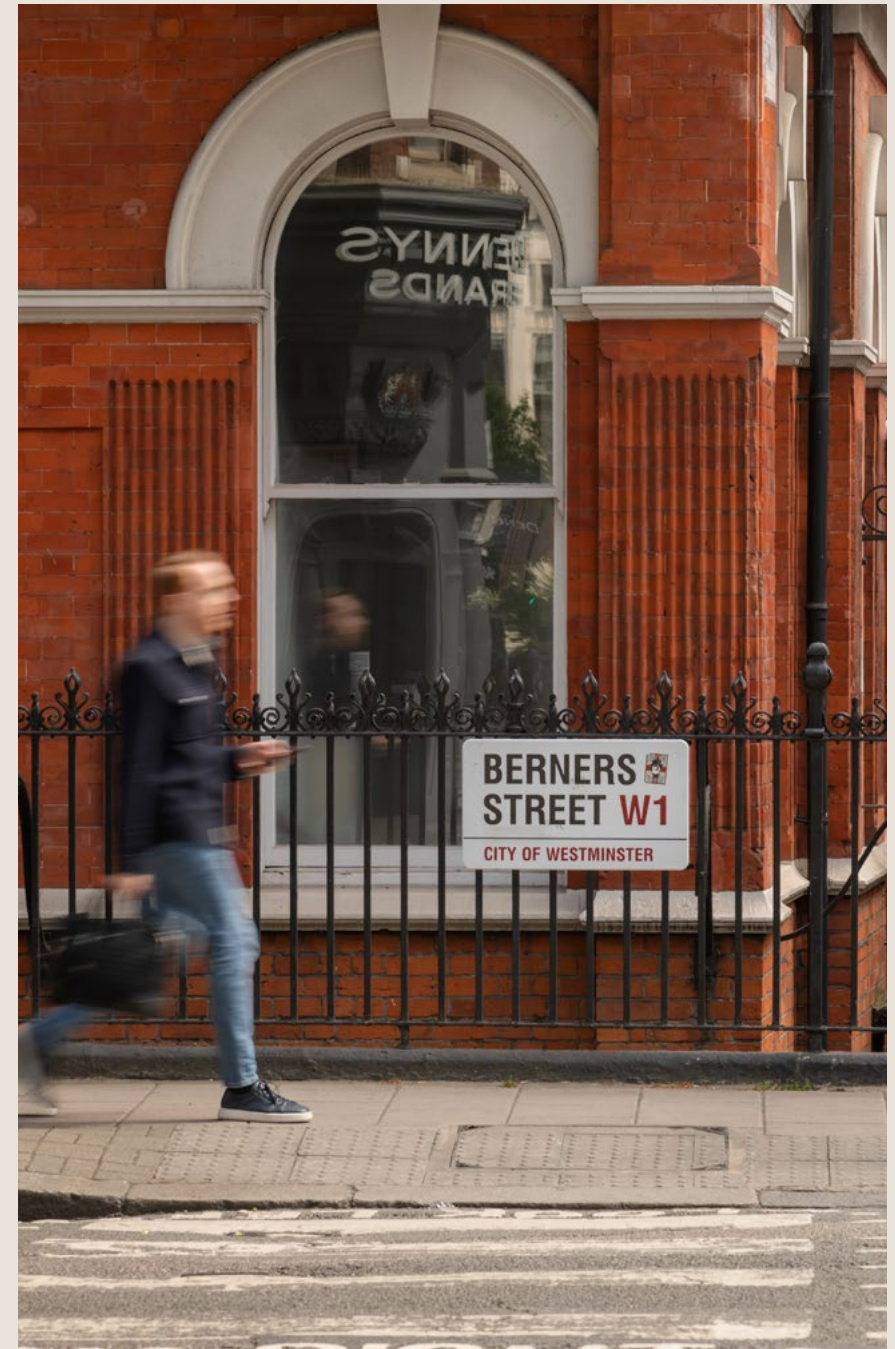
Features

- | | | | |
|---|--|---|--|
| 1 | Roof-mounted solar panels | 6 | Openable windows |
| 2 | 1400 sq ft of biodiverse green roof providing habitat for wildlife | 7 | Majority of the existing building structure has been retained |
| 3 | 9 terraces and 2 courtyards providing 22 wildlife friendly plant species | 8 | Efficient underfloor heating and cooling system |
| 4 | Reclaimed surplus steel columns from the oil and petroleum industry, which has 95% less embodied carbon than new steel | 9 | Entrance to cycle store, promoting active commutes and sustainable modes of transport. Luxurious showers and changing facilities |
| 5 | 100% of bricks installed are reused from the existing building | | |

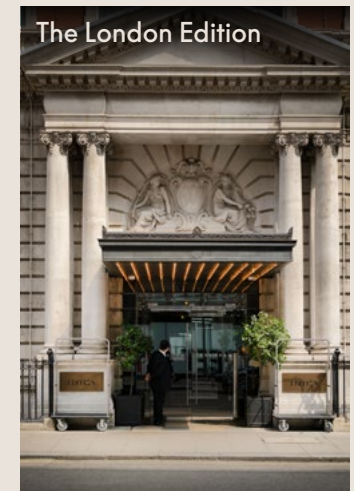
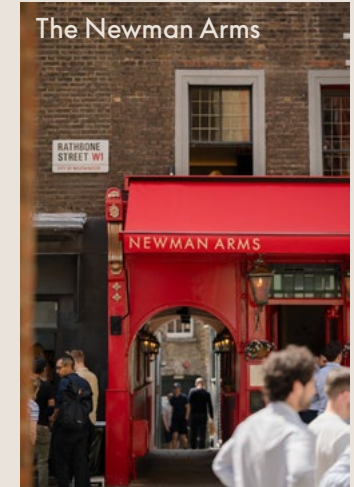
Location



A perfectly located neighbourhood
just moments from the bustle of London's
West End.



Home to some of the most fashionable restaurants, hotels and bars in the capital, and with seamless access to the whole of London, Fitzrovia offers a distinguished blend of sophistication and connectivity.



Cafés

- 1 Blank Street Coffee
- 2 Fabrique Bakery
- 3 Kaffeine
- 4 Lantana
- 5 Lavelle
- 6 Omotesando Koffee
- 7 Söderberg Soho
- 8 Store Street Espresso
- 9 WatchHouse
- 10 White Pine

Bars

- 11 Berners Tavern
- 12 The Blue Posts
- 13 The Champion
- 14 The Cocktail Club
- 15 Long Bar
- 16 Murder Inc. Cocktails
- 17 The Newman Arms
- 18 The Social

Restaurants

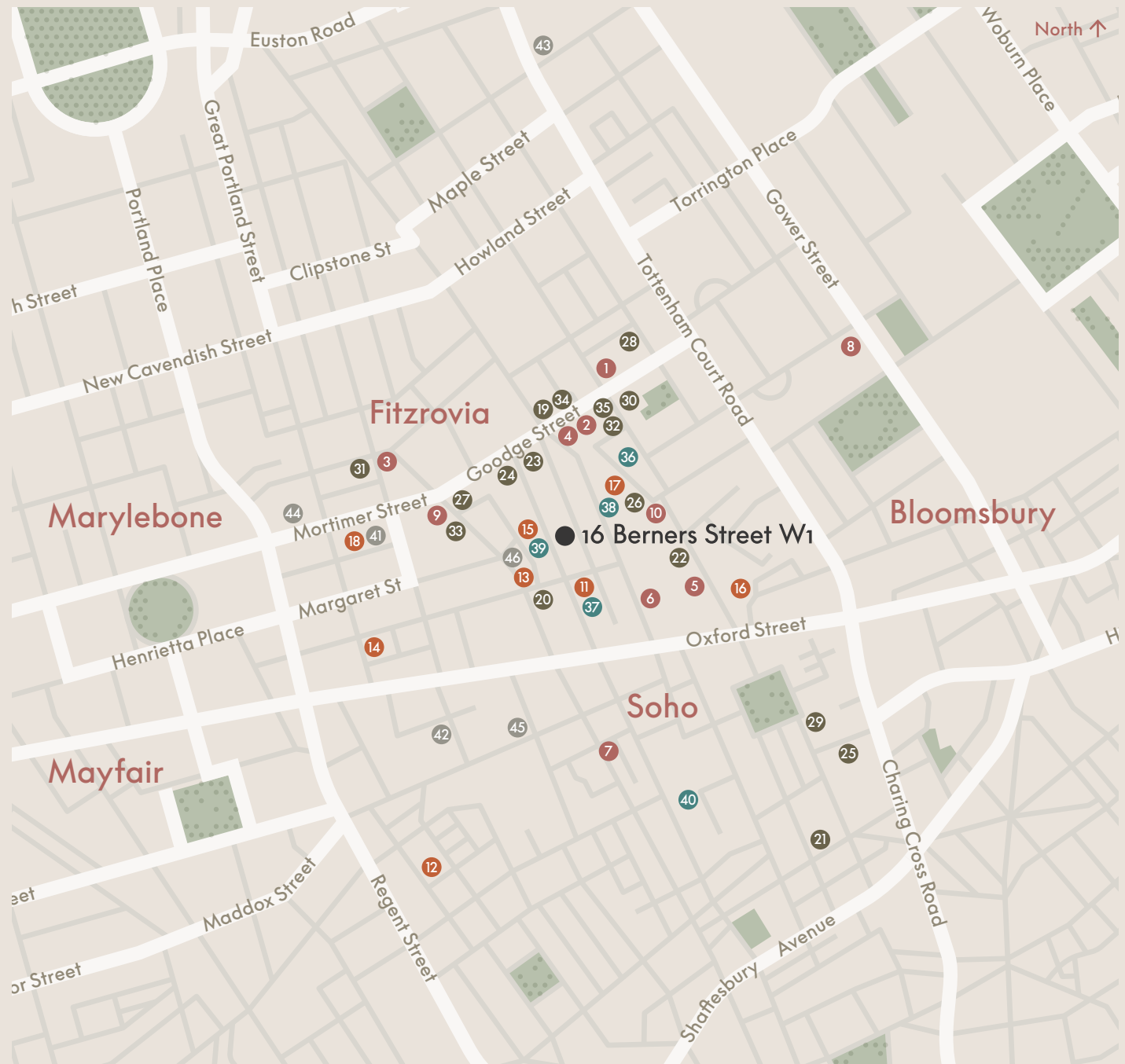
- 19 64 Goodge Street
- 20 Arros QD
- 21 Balans
- 22 Circolo Popolare
- 23 Flesh & Buns
- 24 Greyhound Cafe
- 25 Ilona Rose House
- 26 Lima
- 27 Mortimer House
- 28 Noizé
- 29 Noble Rot
- 30 Pied à Terre
- 31 Riding House Café
- 32 Roka
- 33 Rovi
- 34 The Salt Yard
- 35 Six by Nico

Hotel

- 36 Charlotte Street Hotel
- 37 The London Edition
- 38 The Mandrake Hotel
- 39 Sanderson Hotel
- 40 The Soho Hotel

Wellbeing

- 41 F45
- 42 Fitness First
- 43 PureGym
- 44 Psyche
- 45 SoulCycle Soho
- 46 StretchLab





Underground stations
Walking distance from 16 Berners Street*

Tottenham Court Road 4 mins
Central, Northern and Elizabeth lines

Goodge Street 6 mins
Northern line

Oxford Circus 8 mins
Bakerloo, Central and Victoria lines

Bond Street 14 mins
Central, Jubilee and Elizabeth lines



Mainline stations
Fastest direct journey via Underground*

Euston 13 mins
Northern line via Tottenham Court Road

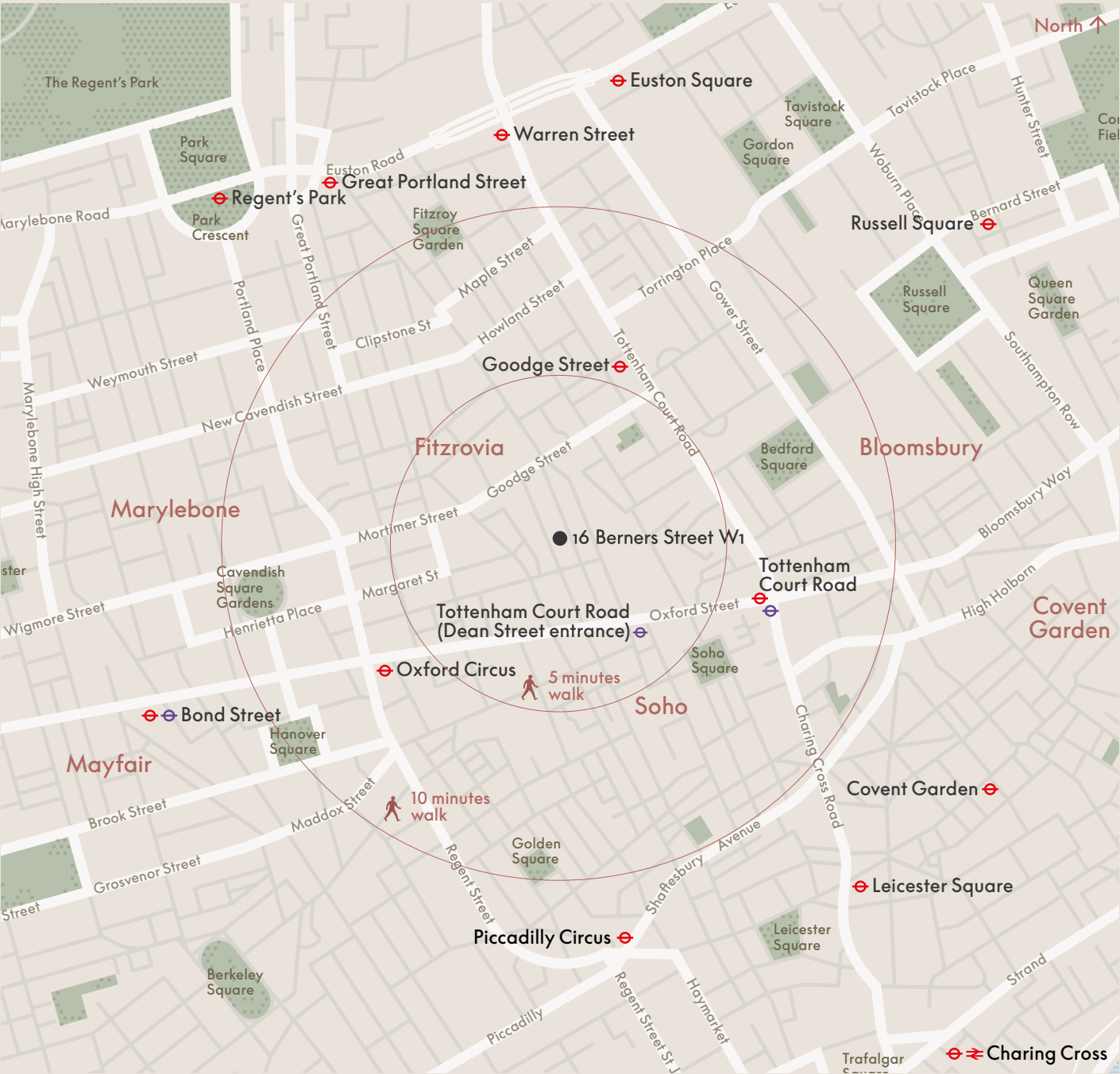
Paddington 14 mins
Elizabeth line via Tottenham Court Road

King's Cross St. Pancras 14 mins
Victoria line via Oxford Circus

Marylebone 16 mins
Bakerloo line via Oxford Circus

Liverpool Street 18 mins
Elizabeth line via Tottenham Court Road

*Source: tfl.gov.uk





Berners Street façade

The striking toned red façade speaks to the Edwardian terracotta brick buildings that bookend Berners Street, and is arranged in three bays to reference the original buildings. The vertical hierarchy within the design pays homage to the original Georgian-style architecture.

The façade supports the building's structure without secondary steelwork, resulting in a clean and considered design.

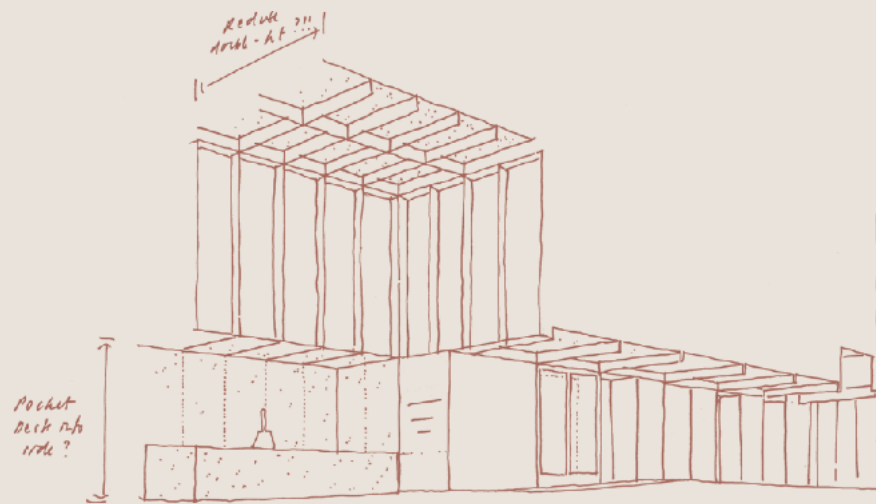


'The façade takes it's inspiration from historically important buildings within the local context. The buildings along Nassau Street are memorable for their red façades.'

Gibson Thornley architects



The double-height reception connects to the courtyard garden at the base of the building's original lightwell, flooding the space with natural light and providing a welcoming arrival experience.





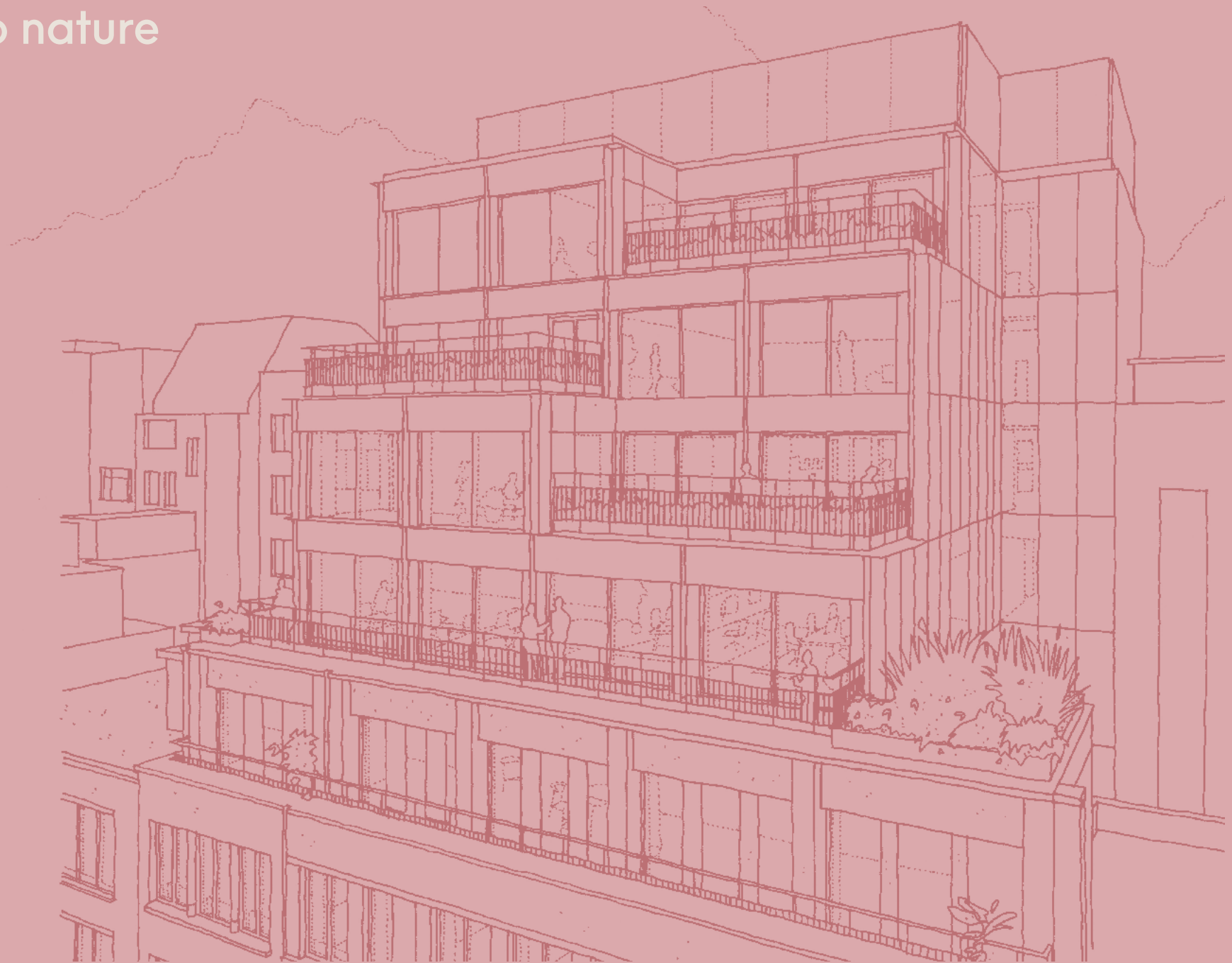
Typical floor with views onto the terrace

The upper floor spaces extend seamlessly from street to mews, featuring full height glazing on both façades that maximises natural light throughout. The offices are efficiently served by a newly repositioned core, enhancing functionality and circulation.



Typical CAT A floor

Connected to nature



The upper floors step back to respect the townscape, and create generous landscaped terraces.

These green spaces encourage biodiversity and allow occupiers easy access to fresh air and biophilia.

Berners Mews terraces





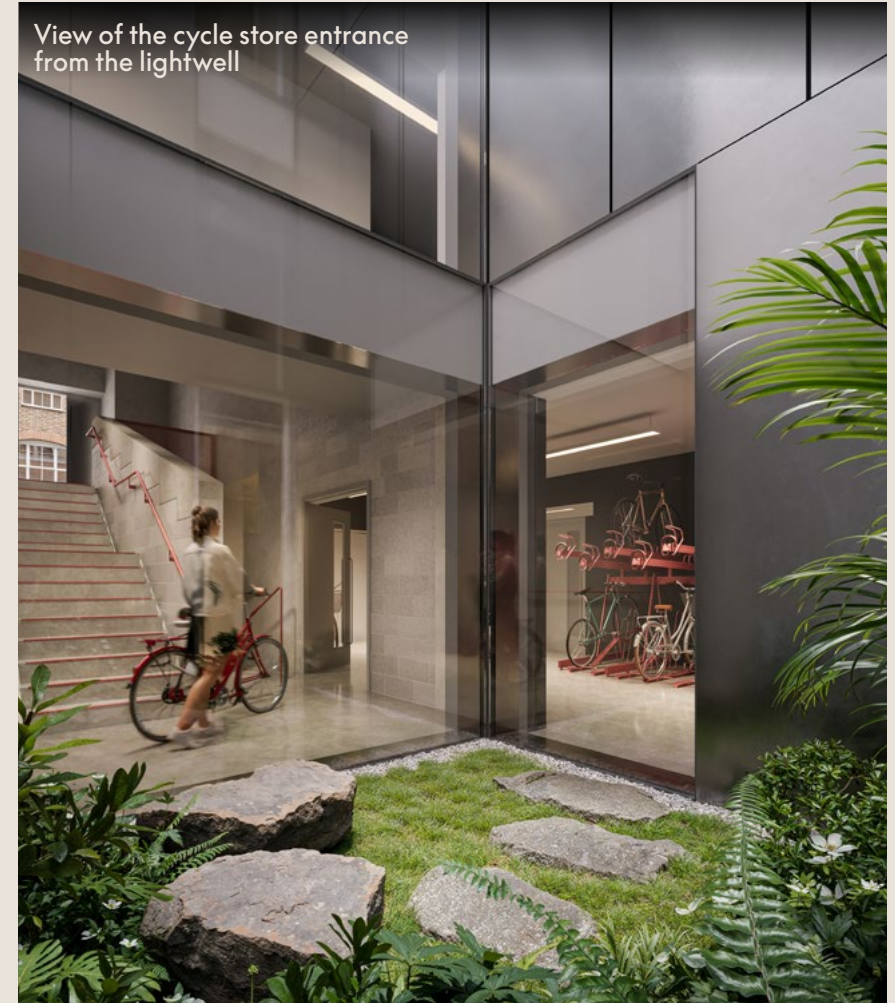
Typical floor with terrace

Berners Mews façade



The lower ground floor offers 58 bicycle spaces and 10 Brompton lockers, complemented by luxurious shower and changing facilities, and 64 personal lockers—all conveniently accessed via a dedicated entrance on Berners Mews.

View of the cycle store entrance from the lightwell





Best-in-class shower and changing facilities





Accommodation

Floor	NIA (sq ft)	Terrace (sq ft)
7	2,234	357 and 171
6	3,067	279 and 123
5	3,714	190 and 172
4	4,128	311
3	4,828	188
2	5,142	–
1	4,844	70
G	4,110	–
LG	3,090	–
Total	35,157	1,861

All areas are subject to final measurement

3,090 sq ft NIA as retail

North ↑

- Retail
- Facilities
- Common parts
- Back-of-house



2,893 sq ft NIA as office

North ↑

- Office
- Facilities
- Common parts
- Back-of-house





All areas are subject to final measurement

4,110 sq ft NIA as retail

North ↑

- Retail
- Common parts
- Back-of-house





All areas are subject to final measurement

Indicative split
2,119 sq ft NIA as office
1,647 sq ft NIA as retail

North ↑

- Office
- Retail
- Facilities
- Common parts
- Back-of-house



1

4,844 sq ft NIA
70 sq ft terrace

All areas are subject to final measurement

North ↑

- Office
- Terrace
- Facilities
- Common parts
- Back-of-house



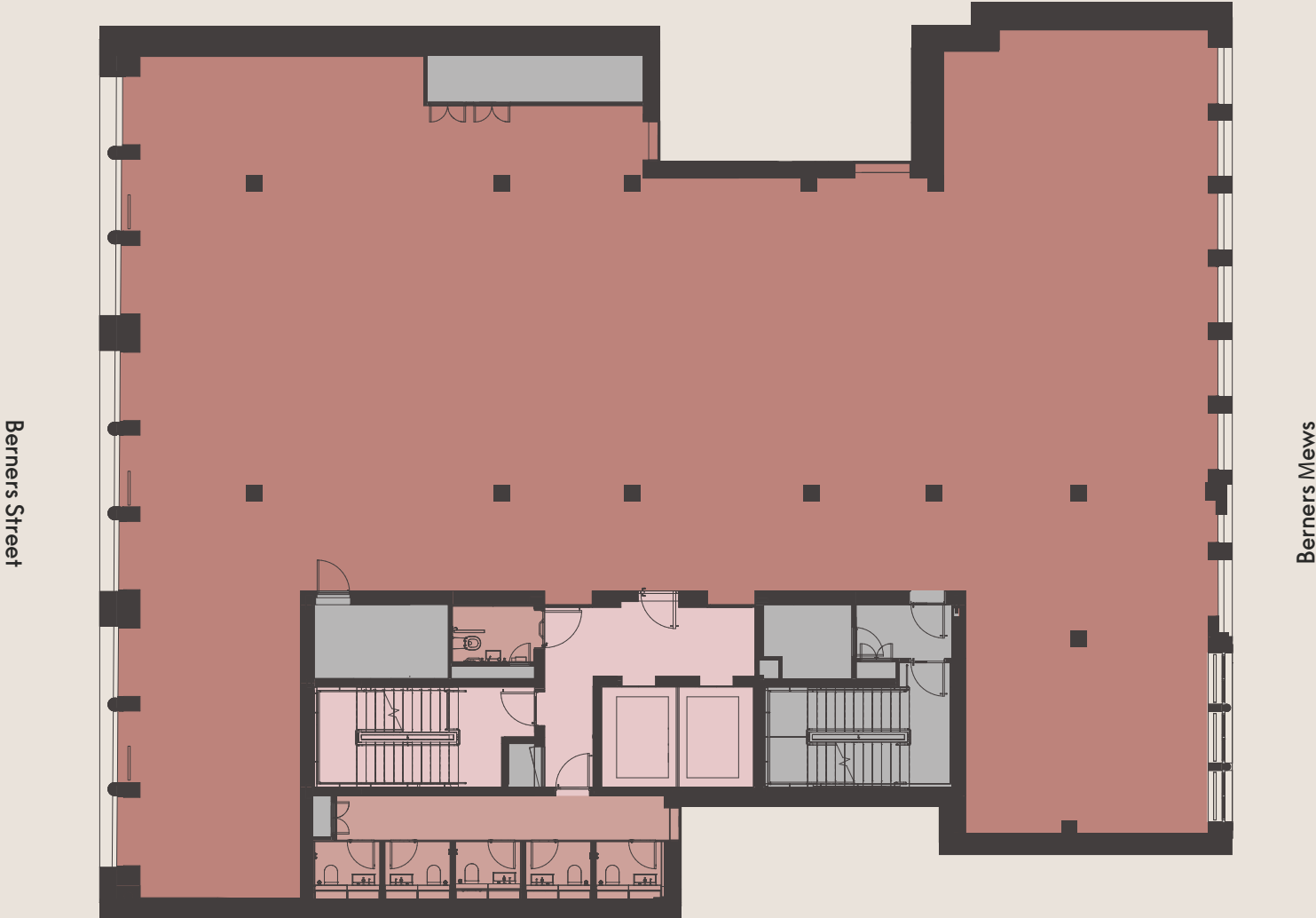
2

5,142 sq ft NIA

All areas are subject to final measurement

North ↑

- Office
- Facilities
- Common parts
- Back-of-house



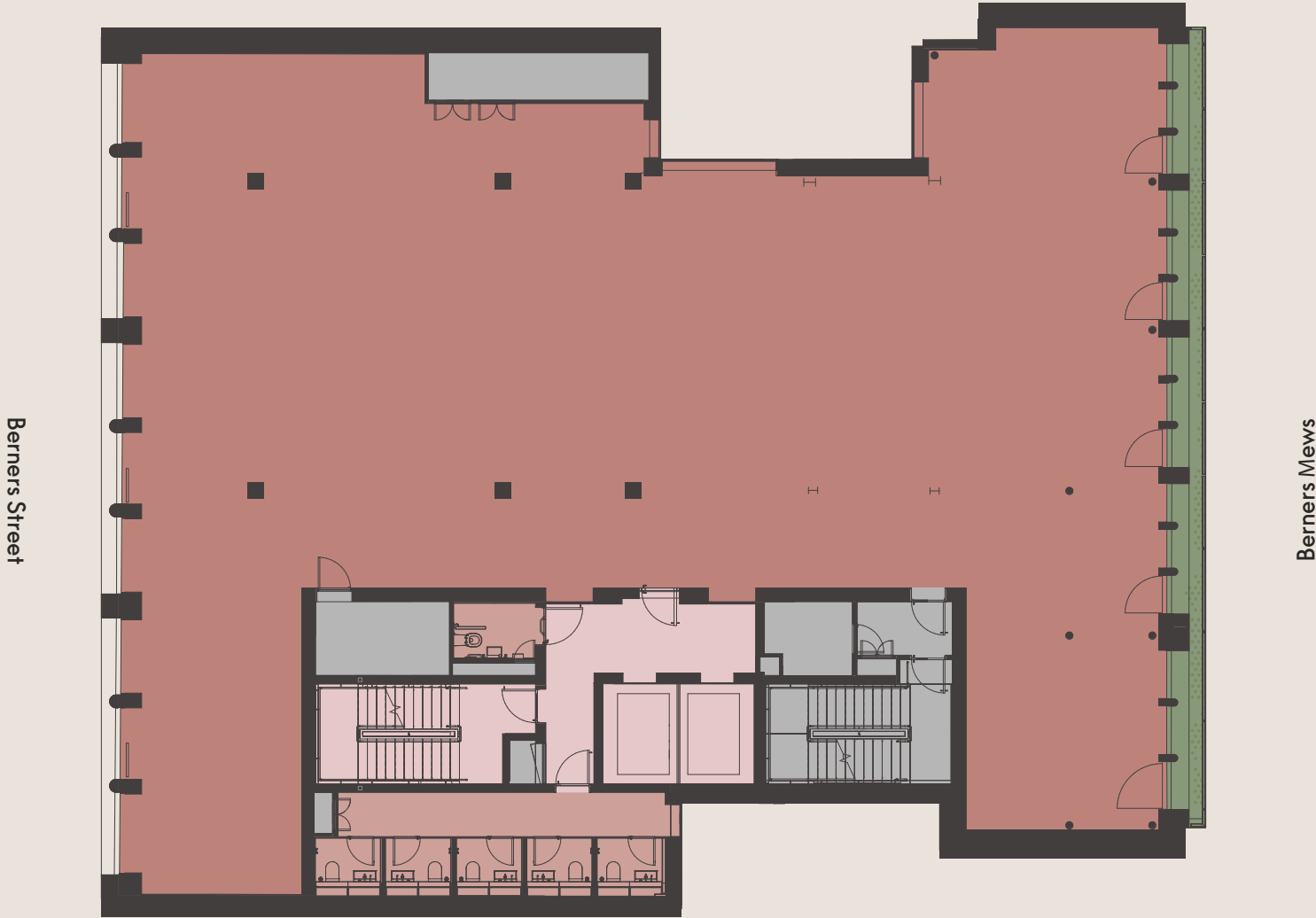
3

4,828 sq ft NIA
188 sq ft terrace

All areas are subject to final measurement

North ↑

- Office
- Terrace
- Facilities
- Common parts
- Back-of-house



4

4,128 sq ft NIA
311 sq ft terrace

All areas are subject to final measurement

North ↑

- Office
- Terrace
- Facilities
- Common parts
- Back-of-house



5

3,714 sq ft NIA
362 sq ft terrace

All areas are subject to final measurement

North ↑

- Office
- Terrace
- Facilities
- Common parts
- Back-of-house



6

3,067 sq ft NIA
402 sq ft terraces

All areas are subject to final measurement

North ↑

- Office
- Terrace
- Facilities
- Common parts
- Back-of-house



7

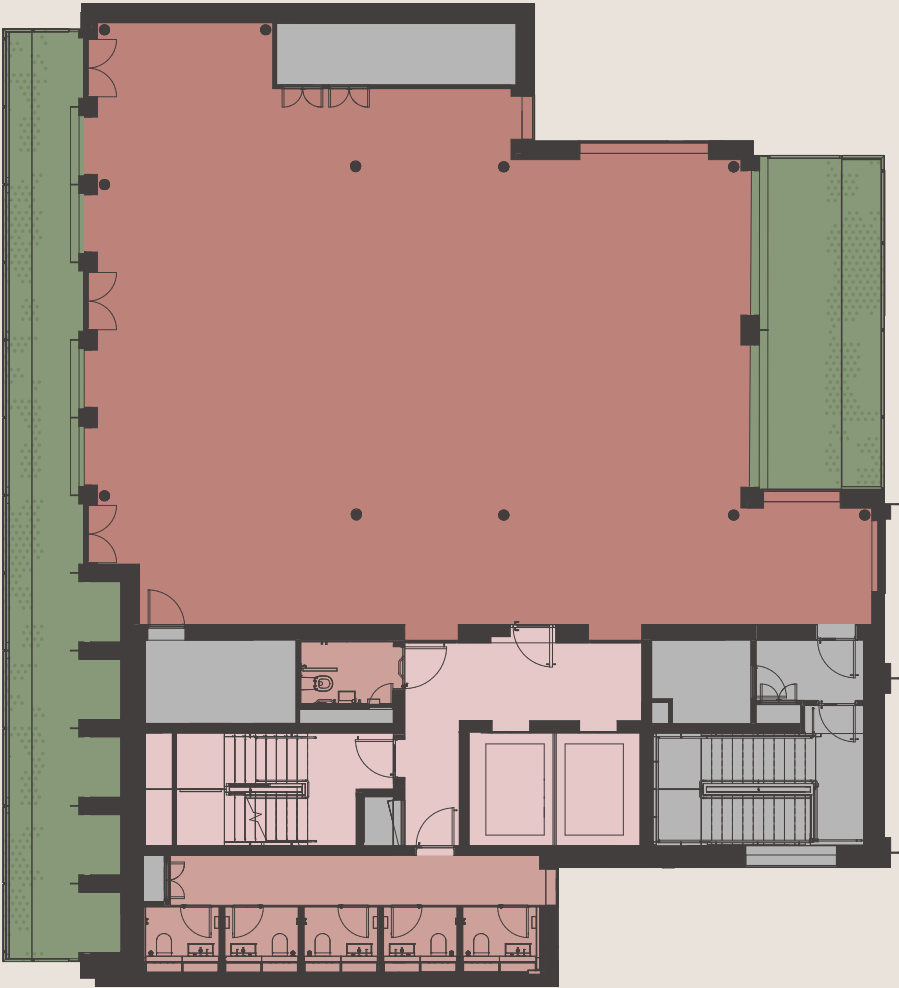
2,234 sq ft NIA
528 sq ft terraces

All areas are subject to final measurement

North ↑

- Office
- Terrace
- Facilities
- Common parts
- Back-of-house

Berners Street



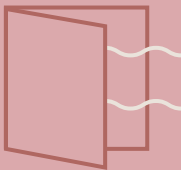
Berners Mews

Highlights

Highlight features

1:10 sq m

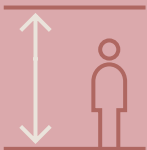
Occupational density



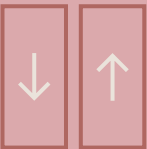
Openable windows for natural ventilation



1,861 sq ft of outdoor space



Typical floor to ceiling heights of 2.75m-2.8m



2 passenger lifts



24/7 access



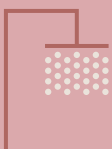
58 cycle spaces



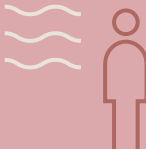
Reception with concierge service



10 Brompton lockers



Best-in-class end of journey facilities including 7 showers, changing rooms and 64 lockers



Fresh air 14L/sec/person



Exceptional levels of natural light

Design driven by sustainability



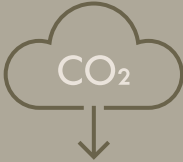
BREEAM Excellent



EPC A



NABERS 5 star



UK Green Building Council:
Net Zero Carbon

2030

Designed to achieve
RIBA 2030 climate
change targets



WELL Gold



Majority building
structure retained



Repurposed bricks from the
existing site incorporated
into the building design



Reclaimed steel from the
oil and gas industry

907 tonnes

Embodied carbon
reduced through
re-use of materials



All-electric building



Roof-mounted
PV panels



Air source heat pumps
for efficient heating and
cooling



Green roof and courtyards
promoting biodiversity

95%

Diversion of
construction waste
from landfill

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