

6,301 - 12,624 SQ FT  
FULLY FITTED OFFICE  
SPACE TO LET

TWELVE  
**alfred place**

FITZROVIA W1

THE BUILDING

# New arrival



TWELVE Alfred Place

01



Reception



Alfred Place Gardens

Twelve Alfred Place is situated in a quiet landscaped oasis just off Tottenham Court Road.

Completed in 2024, the building has an EPC A rating and has been refurbished to provide a new feature reception to welcome occupiers and visitors. The available space offers 6,301 - 12,624 sq ft of fully fitted accommodation over the 3rd and 4th floors, which can be interconnected via a central atrium if the floors are leased together.

SPECIFICATION

# New standards

- Brand new VRF air conditioning system
- New LED lighting
- Exposed services
- Metal tiled raised access flooring
- New WCs

- Refurbished reception including hardwood flooring, feature lighting and timber feature wall
- 1:10 sq m occupancy
- New bike racks and showers
- EPC A



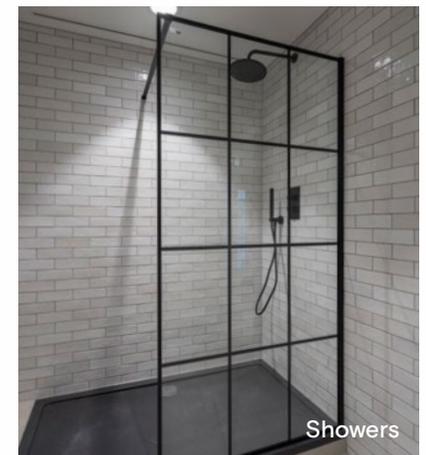
TWELVE Alfred Place

02

3rd Floor reception



WCs



Showers

THE SPACE

# New perspective

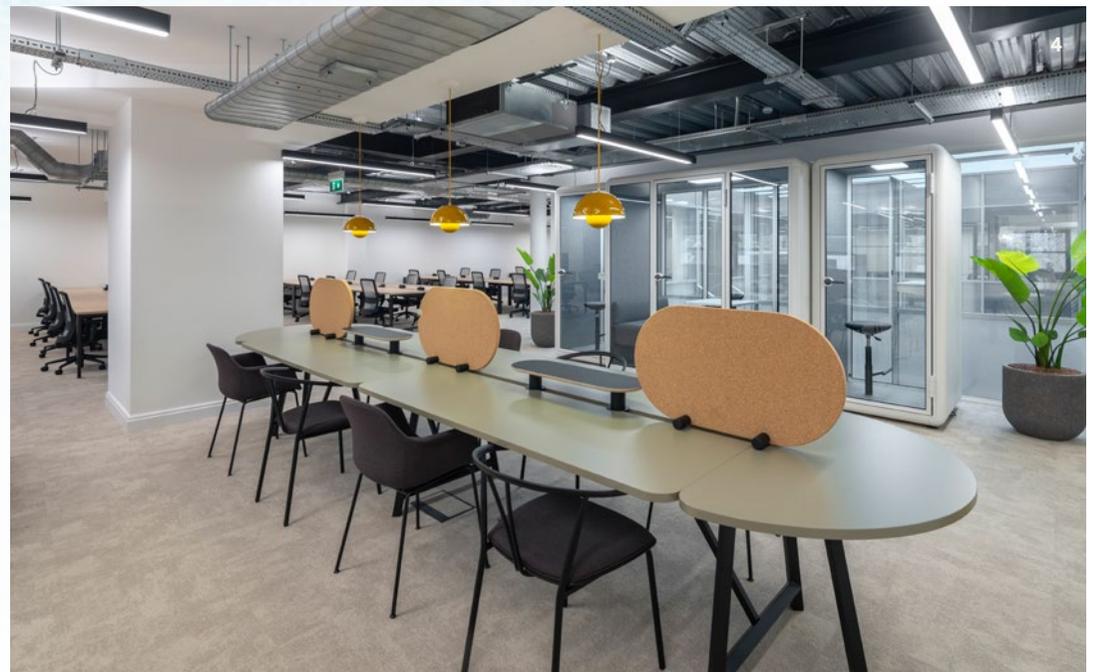


1. 3rd Floor workspace

2. 4th Floor meeting room

3. 4th Floor kitchen

4. 4th Floor hotdesks



ACCOMMODATION

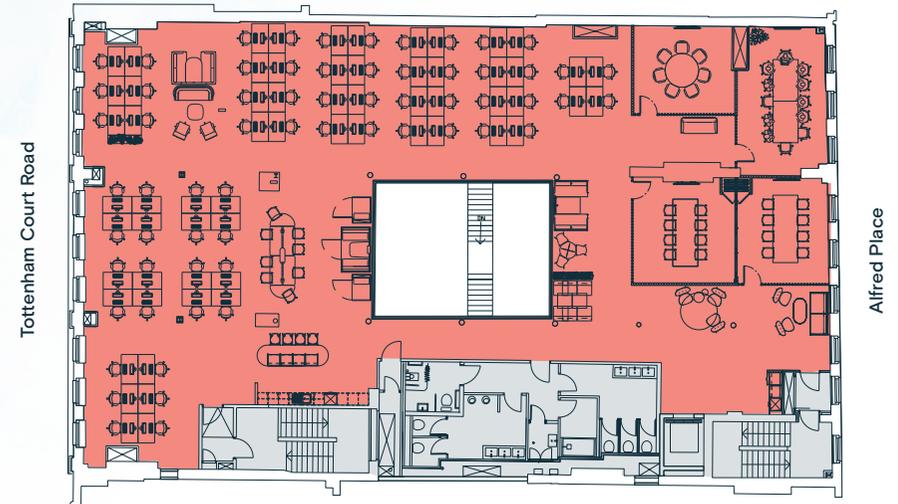
# New spaces

Floor	sq ft*	sq m*
4th	6,301	585
3rd	6,323	587
<b>Total</b>	<b>12,624</b>	<b>1,172</b>

\*approx NIA

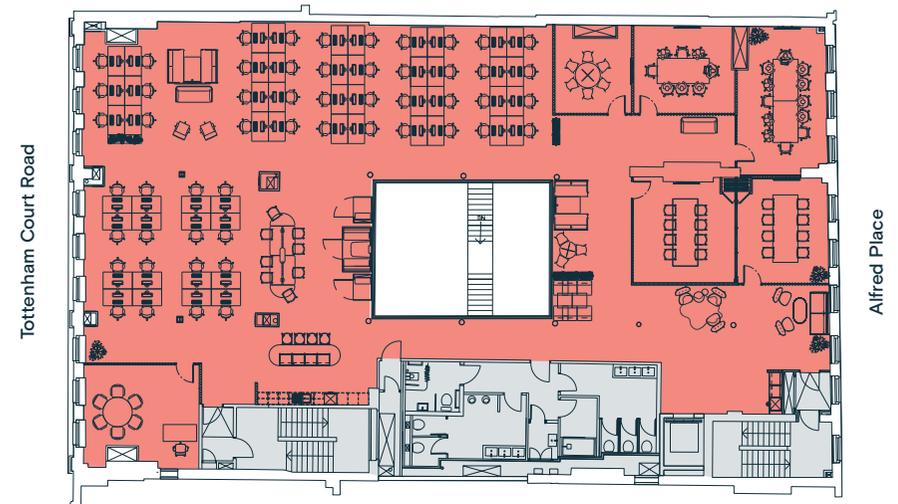
## 4th Floor Plan 6,301 sq ft (585 sq m)

Open plan desks	64
12-person meeting room	01
8-person meeting rooms	02
7-person meeting room	01
Kitchen / break out space	01
Phone booths	03
Informal seating / collaboration workspace	06



## 3rd Floor Plan 6,323 sq ft (587 sq m)

Open plan desks	54 (- 80)
12-person meeting room	01
9-person meeting rooms or 20-person boardroom	02
8-person meeting room	01
6-person meeting room	01
Executive office	01
Kitchen / break out space	01
Phone booths	03
Informal seating / collaboration workspace	05



TWELVE Alfred Place

CONNECTIVITY

# New possibilities

Excellent transport connections across London and beyond.

Goodge Street station is just a two minute walk away and Tottenham Court Road station is seven minutes, where the Elizabeth Line offers a high frequency service and speedy travel times.



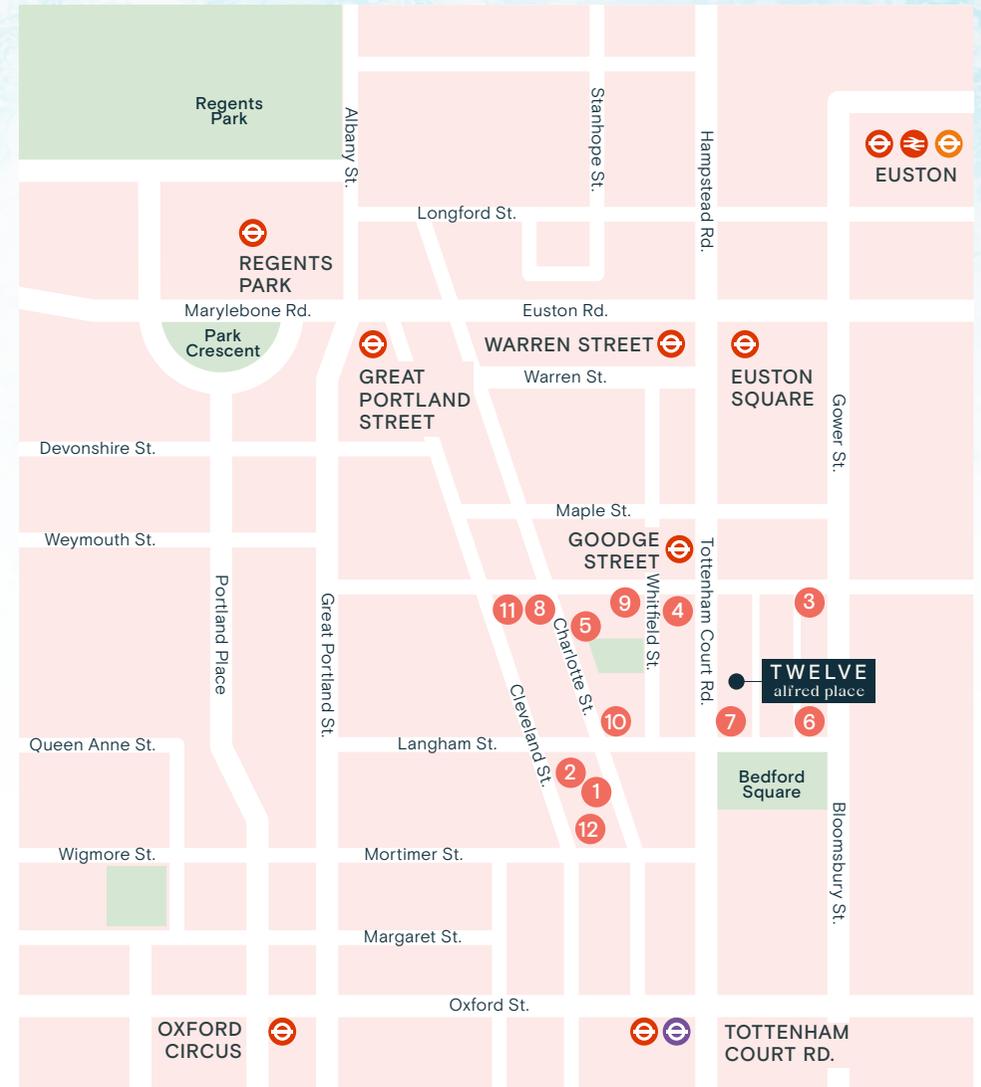
02   
Goodge St



07   
Tottenham Court Rd



09   
Warren St

Local Amenities

- |                          |                         |                          |
|--------------------------|-------------------------|--------------------------|
| 1 Norma                  | 5 Lisboeta              | 9 Noizé                  |
| 2 Charlotte Street Hotel | 6 Store Street Espresso | 10 The Ninth             |
| 3 Macellaio              | 7 Gail's                | 11 Mr Fogg's             |
| 4 Black Sheep Coffee     | 8 Six by Nico           | 12 The Marquis of Granby |

LOCATION

# New places

A trendsetting neighbourhood with a plethora of amenities.

Fitzrovia and Bloomsbury are well known for their eclectic choice of restaurants, boutique retailers, serene green spaces and vibrant lifestyle.



DRENKS  
5

- 1. Russell Square
- 2. Flight Club
- 3. Charlotte Street Hotel

- 4. Carousel
- 5. Mowgli Street Food

## FURTHER INFORMATION

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### Terms

Upon application.

### Viewings

Strictly by appointment through joint sole agents:



**CUSHMAN &  
WAKEFIELD**

**BLUEBOOK**

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