



gpe.co.uk/portfolio/the-howlett/

The Howlett

WOVEN FOR WHAT'S NEXT.

43,000 sq ft | 7 floors
Launching Spring 2027

The Howlett, 15 Gresse St,
Fitzrovia, W1T 1QL

Contents

03	Building overview	>
05	Amenities	>
13	Why GPE?	>
20	Availability and floorplans	>
32	Location	>
34	Get in touch	>



A workplace, patterned for people.

Welcome to The Howlett. Set within the creative heart of Fitzrovia, the building carries its textile past across every surface and pattern. By carefully retaining and repurposing the original Howlett and White workshops, we've preserved the precision and care that once shaped fine boots and shoes. Here, historical legacy is woven into every floor, providing a tailored canvas where craftsmanship meets contemporary workspace design.

Naturally lit spaces strike a balance between creativity and calm. Beyond your workspace, a complete ecosystem awaits, featuring a restorative gym, a dynamic club lounge, and a landscaped open-air rooftop terrace.

43,000 sq ft

7 floors

454 desks in total

Typical floor size: 6,500 sq ft

13 self-contained workspaces
ranging from **1,100 - 4,800 sq ft**

Tailored for **12 to 40 desks**, each
with exclusive on-floor amenities and
thoughtfully designed shared areas.



Take a tour





Where ideas weave.



Elevated design. Stitched in time.

The same craftsmanship that once shaped fine boots and shoes now shapes an environment built for modern innovation. Legacy layered into every floor.



In Fitzrovia's creative fold.

Immersed in Fitzrovia's famed independent dining scene and quiet green pockets, this is your place within a vibrant creative community.



Woven for wellbeing.

The building features a dynamic ecosystem of thoughtfully curated social spaces, including an inviting club lounge, a roof terrace a restorative gym and premium end-of-trip amenities.



Natural light unfolds freely.

Designed to uplift and inspire, these airy workspaces feature high ceilings and expansive original dual-aspect Crittall windows that drench the workspaces in natural light and layer every level with an inviting warmth.



A landscaped retreat.

An open-air, landscaped terrace offers views across Fitzrovia and a space to step away. This is a dedicated rooftop retreat designed to help you pause, connect, and let your ideas breathe high above the cadence of the city.



A place to connect.

The club lounge offers a sophisticated space built for more than just meetings. It's a dedicated environment to relax, host, and weave ideas, featuring seamless access to the outdoor terrace and a shared boardroom.

The perfect fit.



[Take a virtual tour](#)



Concierge arrival
& lounge



Rooftop club
lounge



Roof terrace



Self-serve
coffee bar



Gym



Boardroom &
meeting rooms



Premium
self-contained
workspaces



Cycle storage &
locker space



Showers, lockers
& vanity room

GROUND FLOOR

Seamless arrivals.

A warm welcome and an immediate sense of ease greet you as the entrance walkway opens into a beautifully curated, hotel-style reception.

Complete with a self-serve coffee bar, this vibrant hub acts as a relaxed setting for morning rituals and casual conversations.

The design pays homage to the building’s rich history throughout, in leather accents, boot-strap lighting and woven textures that celebrate the craftsmanship of fashion, footwear and textiles.



Concierge arrival & coffee lounge



Breakout & collaboration areas



Self-serve coffee bar



Shared 12-person boardroom



A hotel-style welcome



LOWER GROUND FLOOR

Elevated wellbeing.

Designed to support every part of the working day, the lower ground floor brings together a premium collection of wellness and commuter facilities. A fully equipped gym, enhanced by calming planting, sits alongside luxury changing rooms, showers and a vanity room with complimentary towel service.

For cyclists, secure storage is complemented by dedicated Brompton lockers and an on-site repair station, ensuring every journey is effortless.



Gym



Cycle storage & repair station



Shared kitchen & garden terrace



Showers, changing rooms and vanity room





5TH FLOOR CLUB LOUNGE

Where ideas weave.

Designed for seamless transitions, this multi-functional club lounge and boardroom open directly onto the terrace, creating a fluid connection with the outdoors.

With a dedicated kitchen at its heart, the space flexes effortlessly – from quiet morning breakout space to lively, catered events – giving teams the freedom to work, host and unwind, all in one place.



Download floorplan

5TH FLOOR ROOF TERRACE

A cut above the rest.

The landscaped rooftop terrace offers beautiful views over Fitzrovia, complete with a dedicated outdoor bar, kitchen, and seating areas with integrated power.

It's a space designed to shift your perspective, whether you're stepping outside for a breath of fresh air between meetings or finding a quiet, sunlit corner to focus.

From morning coffee and deep-work to twilight drinks with clients, this fully connected outdoor oasis brings a relaxed, social energy to your workplace.



Open-air terrace



Sustainability is at the core of everything we do.

We create workspaces that prioritise the environment, community and wellbeing of your team.



Retaining more, rebuilding less

The Howlett has been designed with a retrofit-first approach, retaining 97% of the existing building volume and minimising structural intervention wherever possible. By preserving and enhancing the existing building, we're reducing waste, conserving resources and lowering embodied carbon, while creating a contemporary workplace for modern businesses.



Designed for lower-carbon operation

The building has been carefully upgraded to support more sustainable day-to-day performance, including an all-electric design, energy-efficient LED lighting and photovoltaic panels at roof level. Targeting **BREEAM Excellent** and **EPC B**, The Howlett helps customers reduce their environmental impact while enjoying a high-quality Fully Managed workplace.



Greener spaces, healthier workplace

The Howlett's enhanced terrace provides customers with valuable outdoor space while supporting biodiversity through new planting and natural habitats. Together with operable windows that maximise natural ventilation and abundant daylight throughout the building, these features create healthier, more comfortable workplaces that help people feel connected to nature throughout the working day.



Circular thinking at every level

Circular economy principles have been embedded throughout the refurbishment, from building retention to material reuse, achieving a 98.8% circularity score across the substructure and superstructure. Combined with renewable energy and sustainable management, The Howlett supports both business goals and sustainability ambitions.

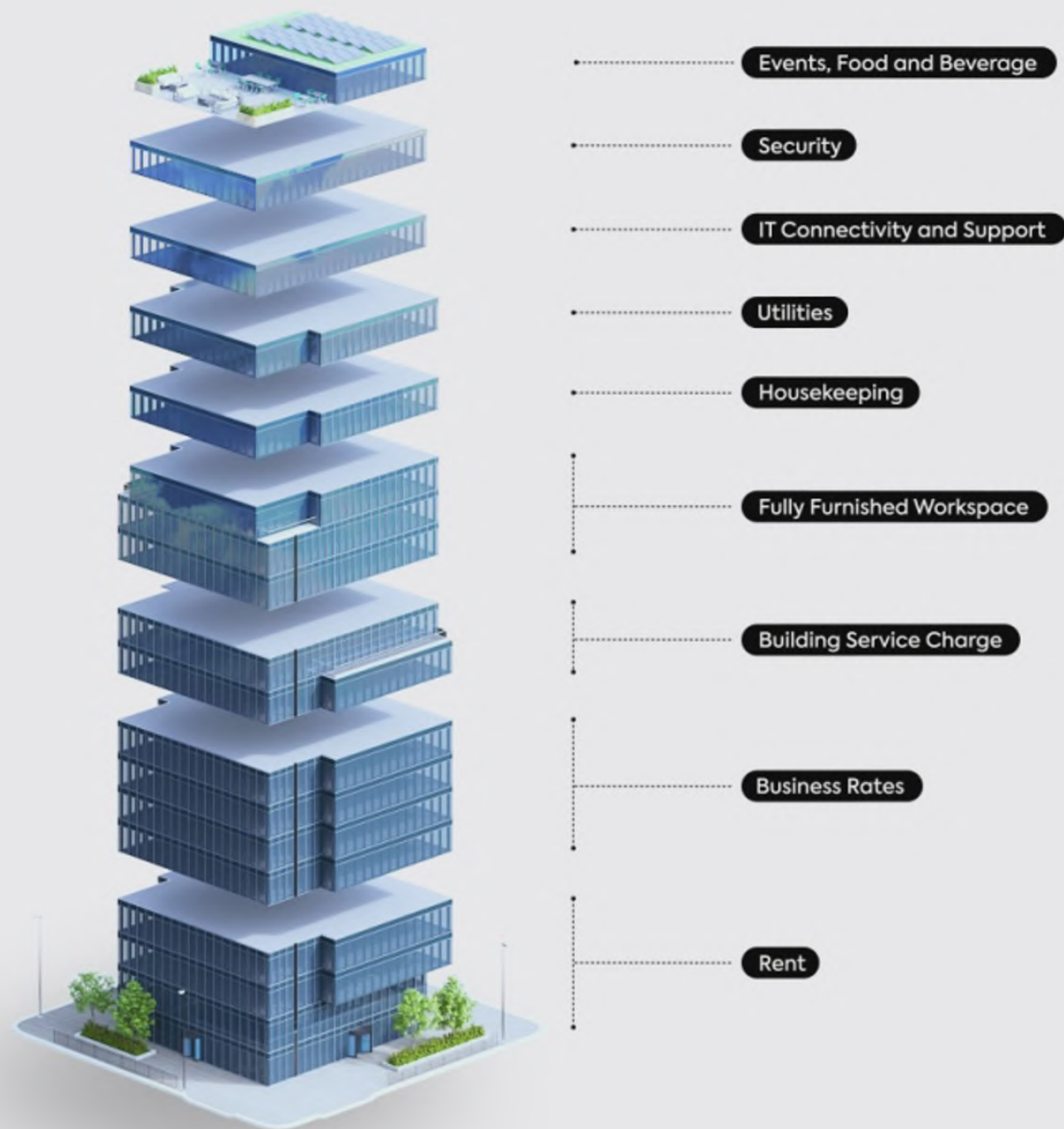
[Find out more about GPE's sustainability goals.](#)



**Fully Managed.
Removing the
friction from
your everyday.**



One bill. Everything included.



Fully managed and fully yours

Say hello to a furnished workspace that’s exclusively yours. Our Fully Managed service is a truly hassle-free experience.

[How we make it hassle-free](#)



Relax, you’re in safe hands

We’ve been doing this for a long time. Our in-house experts curate the perfect experience, so you can enjoy market-leading workspaces. We own and manage our buildings, so you’ll always deal directly with us.

[Learn more about us](#)



Plug in and go – your tech’s all sorted

You get safe, secure and fast wireless connectivity so you can work seamlessly from day one, with IT help on-hand. Everyone gets access to sesame™, your workspace app.

[Head over to the tech](#)



All-in-one bill with no hidden extras

Say goodbye to multiple bills. Each month you’ll receive one all-inclusive bill from us and your bill remains fixed for your contract period.

[See what’s included](#)



Exceptional service as standard

Your people are our priority. It’s why we’ve developed our customer charter – the values by which we operate – so we can deliver you a great experience.

[Learn more about our services](#)



Working towards a better world

We’re committed to becoming a net zero carbon business by 2040, sourcing 100% renewable energy and maximising material reuse. We’ll also work with you to reduce your carbon footprint, creating sustainable spaces where your business can thrive.

[How we’re reducing our impact](#)

More than a workspace. Everything taken care of.

Fully Managed by GPE delivers a host of services for a seamless and hospitality-led workplace experience.

Every detail is taken care of, removing friction so you can focus on what you do best.



Landscaping & Planting

- Planting & maintenance



Building Access & Security

- 24/7 building access
- sesame™ workplace app



Health & Safety

- Full statutory compliance
- Fire risk assessments
- Fire safety equipment
- Fire evacuation drills
- Fire warden training
- Water hygiene management
- PEEP assistance



Technology

- Plug-and-play from day one
- Ultra-fast wireless connectivity
- Shared internet access
- Premium AV in meeting rooms



Sustainability

- Net zero carbon commitment by 2040
- Renewable energy
- Sustainability experts
- Reporting documentation
- Circular design ethos



Maintenance

- HVAC systems
- Heating and cooling
- Electrical systems
- Building Management System (BMS)
- All inclusive planned & reactive maintenance regime



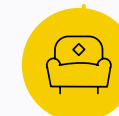
Cleaning

- Daily workspace cleaning
- Window cleaning
- Deep cleans in shared spaces
- Daily waste removal
- WC consumables



Food & Beverage

- Bean to cup coffee machine
- Coffee, tea, and milks
- Daily fruit
- Social value drinks
- Weekly customer treats



Amenity Spaces (building dependent)

- Bookable meeting rooms
- Showers & changing facilities
- Cycle storage
- Lockers
- Roof terraces
- Amenity lounges & breakout spaces



Workspace & Furnishings

- Fully furnished office space
- Own front door
- Demised meeting rooms
- Demised kitchen



Customer Experience & Community

- Dedicated Customer Experience Manager
- Dedicated Commercial Relationship Lead
- Regular customer meetings
- Curated community events
- Dog friendly policy
- Welcome experience
- 24/7 helpdesk





Exceptional service as standard.

- | | | |
|---|---|--|
|  Building management |  Community management |  Statutory compliance |
|  Food & beverage |  Access & visitor management |  Health & safety |
|  Maintenance |  24/7 Helpdesk |  Events |

Purposeful partnerships

We're passionate about working closely with our thriving local communities, supporting local businesses and social enterprises. By choosing a Fully Managed workspace, you help these fantastic businesses every day.



Our events and wellness programme

Our workplaces are more than just offices – they’re vibrant communities that foster genuine connections.

Your Customer Experience Manager will help keep your team happy and engaged with a thoughtfully curated programme of wellbeing initiatives and events throughout the year.

From wellness sessions to networking opportunities, seasonal celebrations, charitable fundraisers and educational workshops, we create experiences that bring people together and make the workplace an inspiring and happy place to be.



Networking events



Fitness classes, yoga & pilates



Creative workshops



Seasonal pop-ups



Screening of sporting events



Charitable fundraisers

*Event programme is subject to change and will vary by building.





We focus on delivering exceptional customer service and are proud to have achieved a Net Promoter Score of 49.1, setting a standard way ahead of the industry average.

“Compared to other serviced offices I’ve worked in, GPE really take all the hassle away. I have to think very little about the office because they respond quickly, check in regularly and manage everything with such care. I would 100% recommend GPE.”

**Holly Leckenby-Rye,
Lottie. People Lead**

“We wanted a space with real soul that suited hybrid working, and SIX delivers. Over the year, the community has become genuine; it feels like working among friends. The buzz brings people in, and the atmosphere makes you want to be part of it. The office is also incredibly easy for everyone to reach—tube, Thameslink, even airports.”

**Johanna Güttler,
Treatwell. Legal Counsel**

“The team here are absolutely exceptional – you feel constantly supported, and the balance they strike is perfect. Woolyard stood out by a country mile – the location, the gorgeous office space, and the exceptional team. It’s delivered everything we hoped for and more, and there’s not much more we could ask for.”

**Oliver Bebb,
Carisbrook Partners. Partner**

Schedule of areas and floorplans







FLOOR			SQFT	DESKS
5th Floor	Club Lounge & Terrace	>	-	-
	Gresse	>	2,613	32
4th Floor	Gresse	>	3,286	40
	Rathbone	>	2,917	36
3rd Floor	Gresse	>	3,282	40
	Rathbone	>	3,118	36
2nd Floor	Gresse	>	3,781	44
	Rathbone	>	3,171	36
1st Floor	Gresse - North	>	2,744	36
	Gresse - South	>	1,072	12
	Rathbone	>	3,003	36
Rathbone Studio	Rathbone	>	4,298	44
Ground Floor	Welcome Lounge	>	-	-
	Gresse	>	2,765	42
Lower Ground Floor	Wellness Amenities	>	-	-
	Gresse	>	2,256	24
TOTAL			38,306	454

LOWER GROUND FLOOR



LGF Office
Gresse



LGF.V3

- 2,256 sq ft
- 24 desks
- 3 meeting rooms
- Breakout areas
- Phone booth
- Kitchen
- Coffee machine

← Rathbone Place

Gresse Street →

Download floorplan

GROUND FLOOR



GF Office Gresse



2,765 sq ft



42 desks



2 meeting rooms



2 person booth



Breakout area



Phone booth



Kitchen



Coffee machine



← Rathbone Place



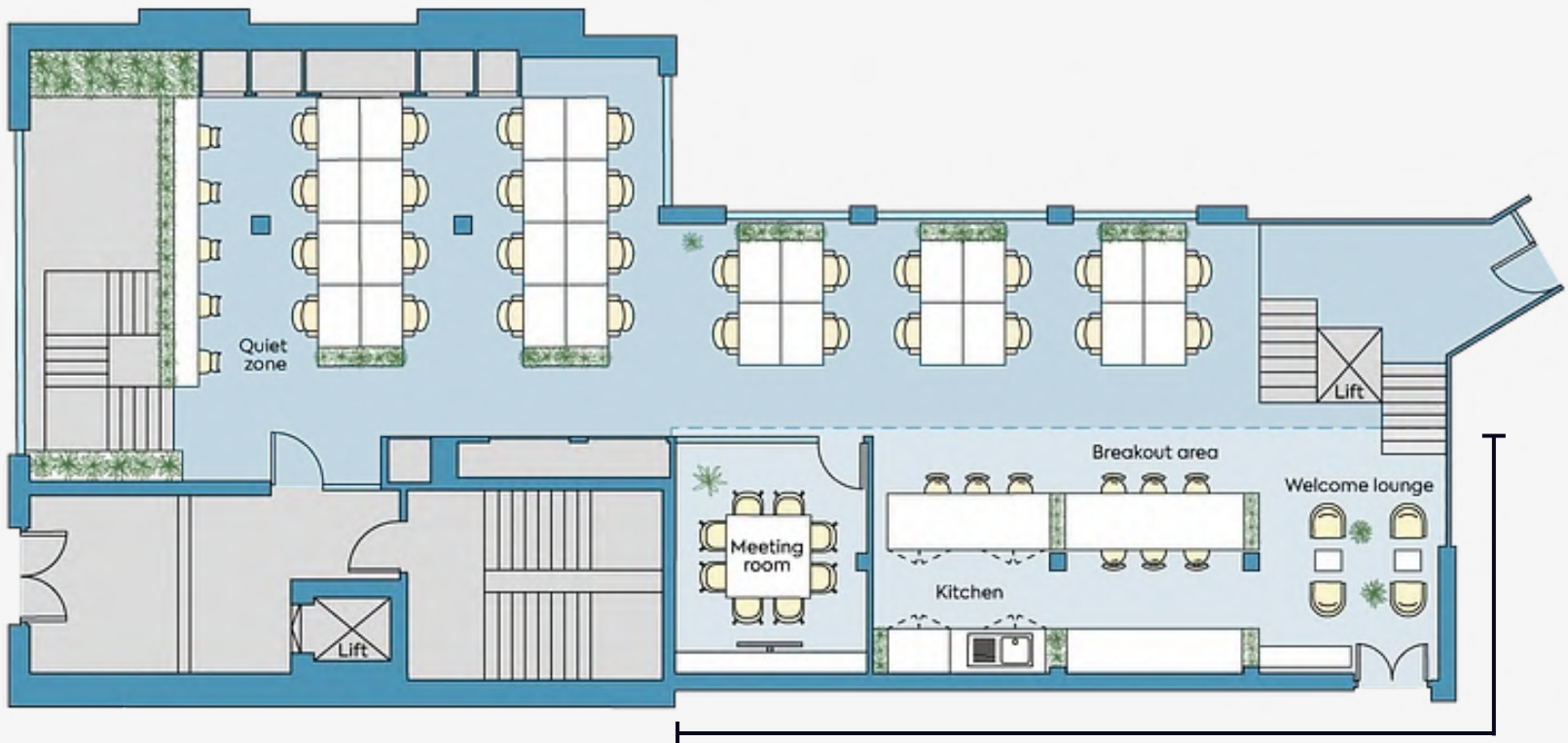
Download floorplan

Rathbone Studio

Triple floor office

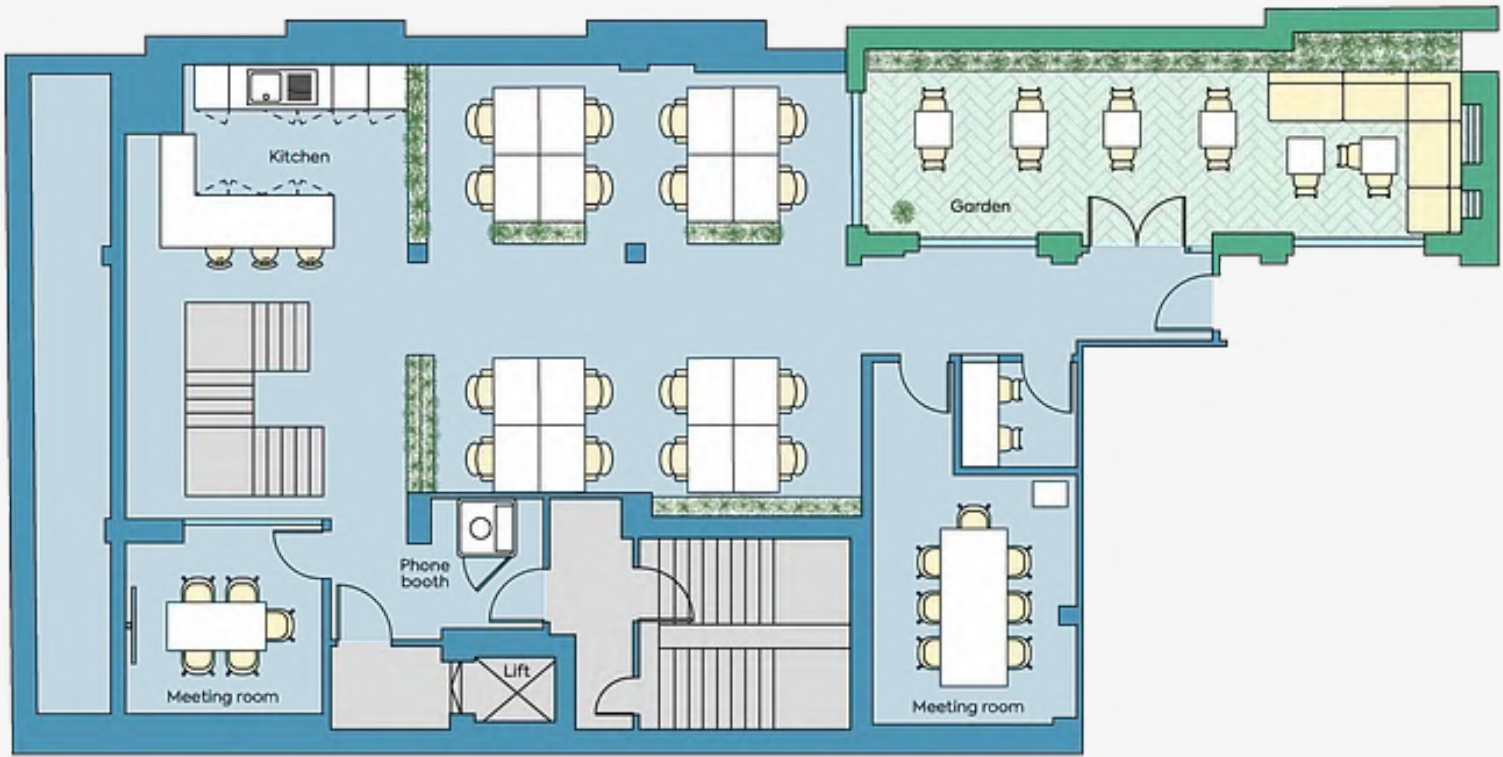
- 4,298 sq ft
- 44 desks
- Garden
- 4 meeting rooms
- 2 person booth
- Welcome lounge
- Breakout areas
- Quiet zone
- 3 phone booths
- 2 kitchens
- Coffee machine

GROUND FLOOR



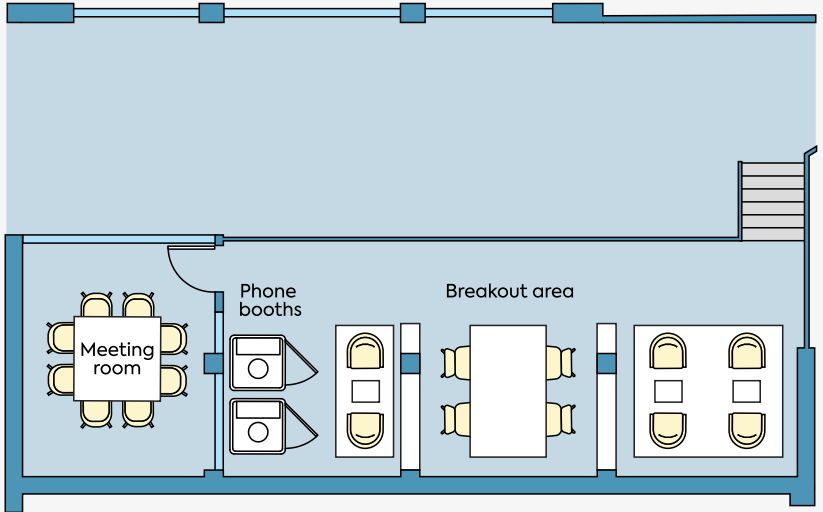
MEZZANINE AREA

LOWER GROUND FLOOR



LGF.V1

MEZZANINE



Rathbone studio – a unique triple floor workspace



Rathbone

- 3,003 sq ft
- Breakout areas
- Kitchen
- 36 desks
- 2 person booth
- Coffee machine
- 2 meeting rooms
- Phone booth

Gresse North

- 2,744 sq ft
- 2 meeting rooms
- Kitchen
- 36 desks
- Breakout areas
- Coffee machine
- Terrace
- Phone booth

Gresse South

- 1,072 sq ft
- Breakout area
- Coffee machine
- 12 desks
- Phone booth
- Meeting room
- Kitchen

1ST FLOOR



← Rathbone Place

Download floorplan

01.V1

2nd Floor Office

Rathbone

- 3,171 sq ft
- 36 desks
- 2 meeting rooms
- 2 person booth
- Breakout areas
- Phone booth
- Kitchen
- Coffee machine

2ND FLOOR



Gresse Street →

← Rathbone Place

Download floorplan

2nd Floor Office

Gresse

- 3,781 sq ft
- 44 desks
- 3 meeting rooms
- 2 focus booths
- Breakout areas
- Quiet zone
- Phone booth
- Kitchen
- Coffee machine

3rd Floor Office

Rathbone

- 3,118 sq ft
- 36 desks
- 2 meeting rooms
- 2 person booth
- Breakout areas
- Phone booth
- Kitchen
- Coffee machine

3RD FLOOR



3rd Floor Office

Gresse

- 3,282 sq ft
- 40 desks
- Terrace
- 3 meeting rooms
- 2 person booth
- Breakout areas
- Kitchen
- Coffee machine

Download floorplan

4th Floor Office

Rathbone

- 2,917 sq ft
- 36 desks
- 2 meeting rooms
- 2 person booth
- Breakout areas
- Phone booth
- Kitchen
- Coffee machine

4TH FLOOR



← Rathbone Place

Download floorplan

4th Floor Office

Gresse

- 3,286 sq ft
- 40 desks
- 3 meeting rooms
- 2 person booth
- Breakout areas
- Phone booth
- Kitchen
- Coffee machine

5TH FLOOR



5th Floor
Office
Gresse

- 2,613 sq ft
- 32 desks
- 2 meeting rooms
- 2 person booth
- Breakout areas
- Phone booth
- Kitchen
- Coffee machine

← Rathbone Place

Download floorplan

The fabric of Fitzrovia



Walking distance

Tottenham Court Road
5 mins
● ● ●

Goodge Street
7 mins
●

Oxford Circus
11 mins
● ● ●

Bond Street
16 mins
● ● ●

Great Portland Street
17 mins
● ● ●

In the fold

Immersed in Fitzrovia’s famed independent dining scene and quiet green pockets, this is your place within a vibrant creative community.

Positioned just moments from major transport hubs, your daily connection to the rest of the city is effortless.



FOOD & BEVERAGE

- 1 Charlotte Street Hotel
- 2 Circolo Popolare
- 3 Vagabond
- 4 Carousel
- 5 Norma
- 6 Lavelle
- 7 The Newman
- 8 Scarlett Green

THINGS TO DO

- 1 Fitzrovia Chapel
- 2 The Cartoon Museum
- 3 Odeon cinema
- 4 Solo60 Fitzrovia
- 5 F45
- 6 Treadwell’s Bookshop
- 7 Heal’s
- 8 Soho Theatre

LOCAL OCCUPIERS

- 1 Microsoft Copilot
- 2 Associated British Foods
- 3 Monday.com
- 4 Boston Consulting
- 5 Netflix



Get in touch

We hope we've piqued your interest, but it's only just the beginning.
We'd love to show you more. Get in touch to book your viewing today.

GPE.
Fully Managed



Molly Maguire

+44 (0) 7887 841 816
molly.maguire@gpe.co.uk



David Korman

+44 (0) 7435 939 956
david.korman@gpe.co.uk



Anna Tweed

+44 (0) 7990 633 486
anna.tweed@gpe.co.uk

EDWARD CHARLES
& PARTNERS W 1
CHARTERED SURVEYORS

Jamie Shuttle

+44 (0) 7788 414 332
jshuttle@edwardcharles.co.uk

Sean Cunningham

+44 (0) 7827 985 858
scunningham@edwardcharles.co.uk

Oliver Mitchell

+44 (0) 7769 310 206
omitchell@edwardcharles.co.uk