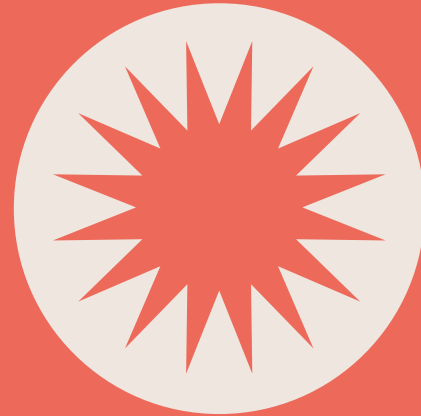


FOUBERT'S PLACE



Transformed,
CAT A+ workspaces
on Levels 3 and 6

OVERVIEW



A DRAMATIC
TRANSFORMATION



3,128 SQ FT ON
LEVEL 3



5,751 SQ FT ON
LEVEL 6



PRIVATE TERRACE ON
LEVEL 6



NEWLY CONFIGURED
RECEPTION



AVAILABLE FROM
Q4 2026

REFINEMENT AND ENERGY



Positioned between the refinement of Mayfair and the creative energy of Soho.

2 Foubert's Place occupies a unique position within one of London's most celebrated districts. Surrounded by world-class retail, restaurants, galleries, theatres, garden squares and historic parks, it benefits from London's culture, commerce and creative energy.

This is a prestigious address with unrivalled access to the very best of the capital.

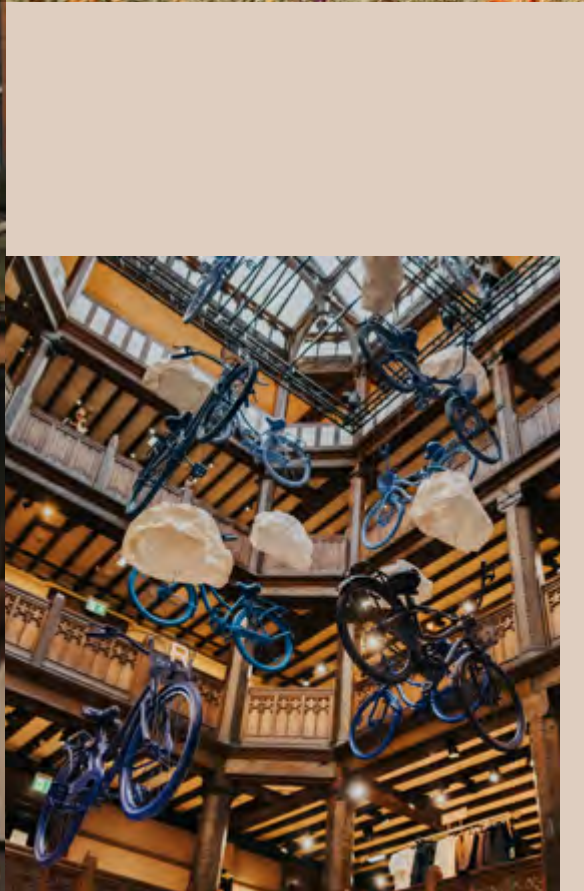


MARYLEBONE

FITZROVIA

The Soho/Mayfair locality provides exceptional diversity – from flagship retailers to the boutique bespoke, grab-and-go sandwiches to some of the finest restaurants and bars in the capital.





Oxford Circus and the Elizabeth line provide fast connections locally, nationally and internationally.

Local

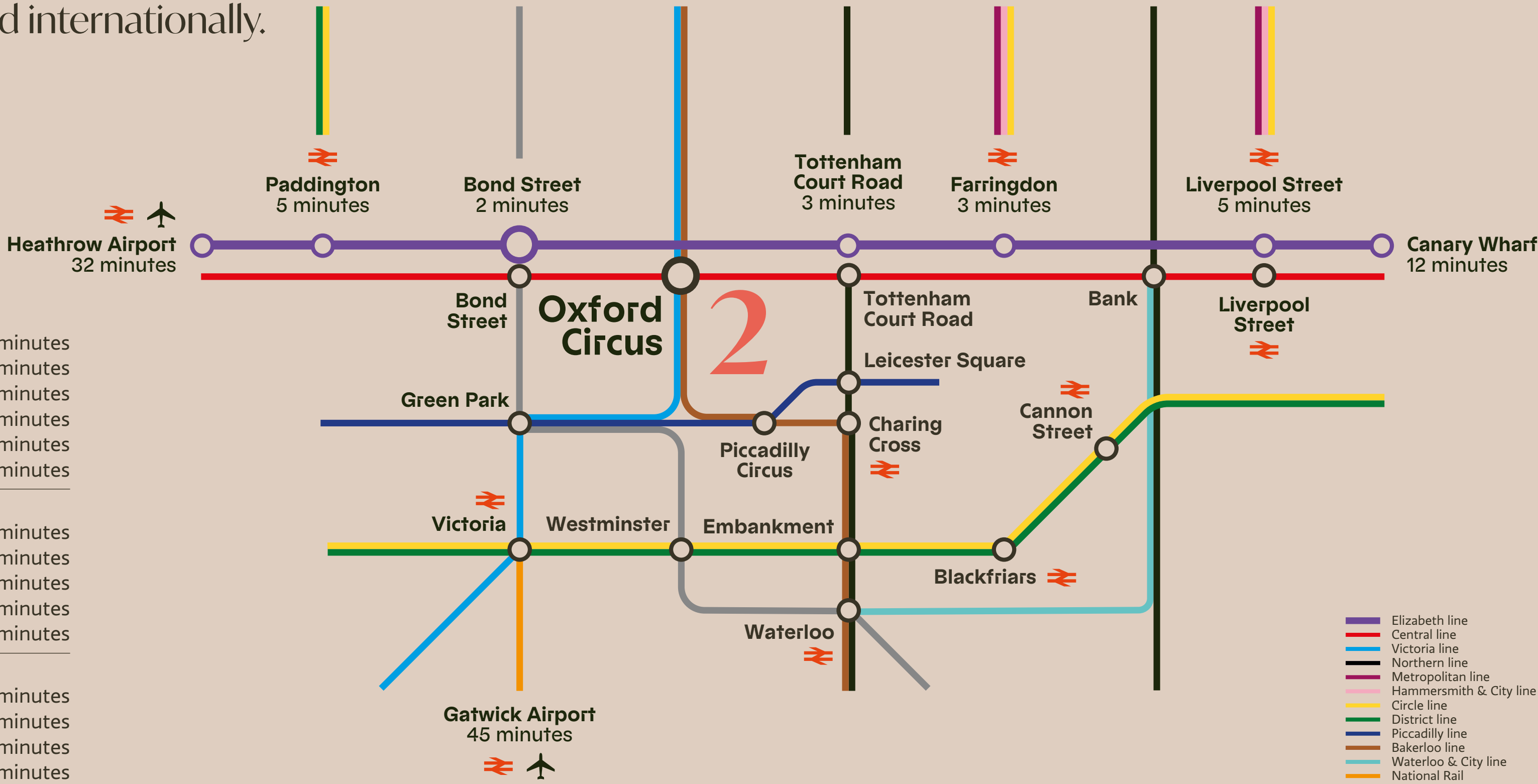
Bond Street	02 minutes
Green Park	02 minutes
Holborn	04 minutes
Victoria	05 minutes
Waterloo	07 minutes
Canary Wharf	12 minutes

National

Euston	03 minutes
Farringdon	03 minutes
King's Cross	04 minutes
Paddington	05 minutes
Liverpool Street	05 minutes

International

Heathrow	32 minutes
City	36 minutes
Gatwick	45 minutes
Stansted	65 minutes



Designed with a calm and contemporary character, the workplace combines refined materials, soft tonal palettes and warm timber detailing to create an environment that is efficient, effective and expressive.

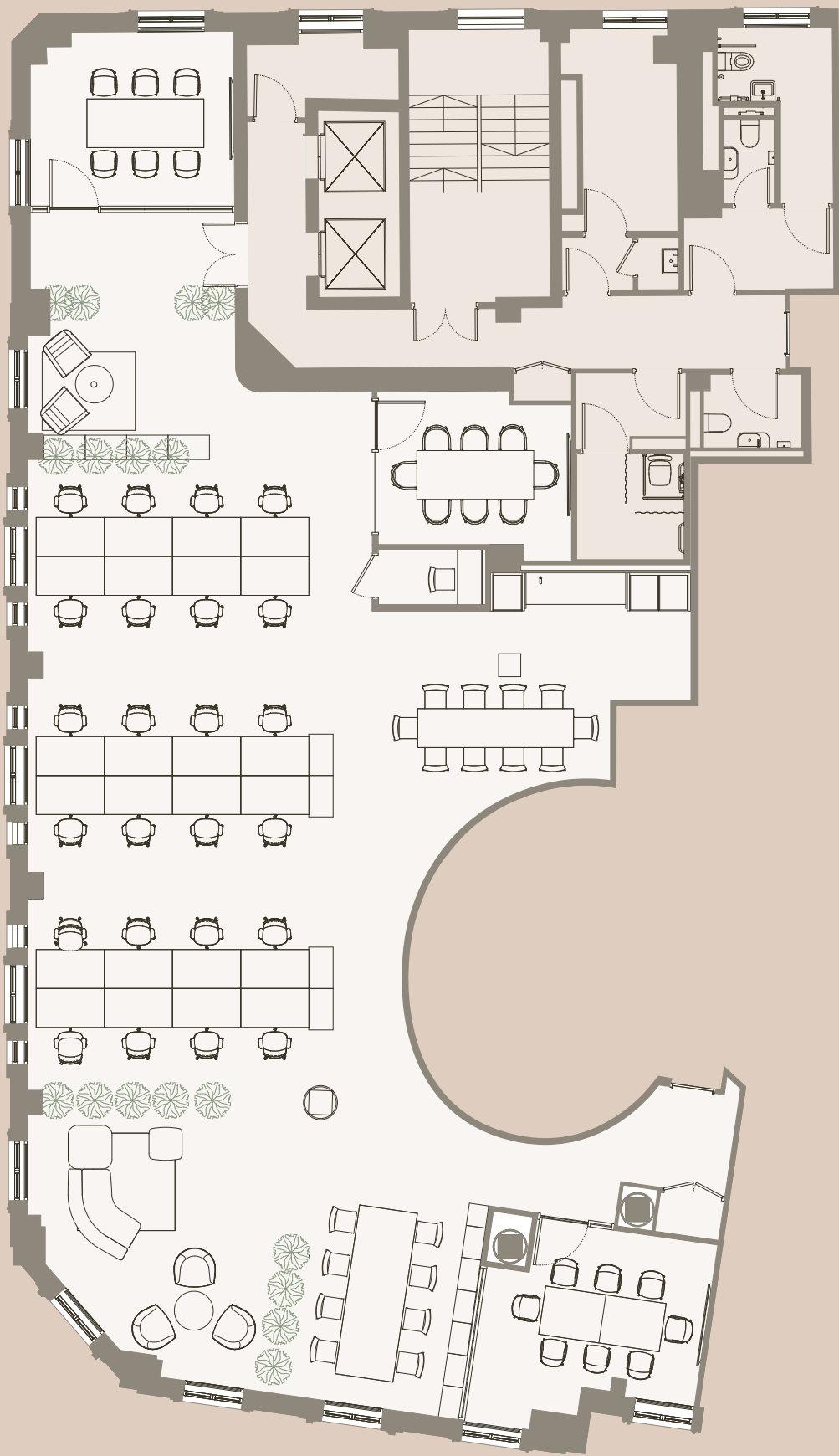
The building offers contemporary CAT A+ space on Levels 3 and 6, designed to elevate the modern workday.

Meeting rooms, kitchens, bathrooms and private pods introduce moments of warmth, texture and contrast, while high-quality infrastructure and considered finishes create a workplace that is sophisticated, comfortable and built for modern business.



SPACE PLAN

Workstations	24
Focus room (1 Person)	1
Meeting room (6 People)	1
Meeting room (8 People)	1
Flexible workspaces	2
Breakout spaces	2
Tea point / Refreshment	1
Total Capacity	46



LEVEL
THREE

3,128 sq ft/
290 sq m

LEVEL THREE ARRIVAL



A wide-angle photograph of a modern, open-plan office. On the left, two women are seated at a wooden table, one holding a cup and the other a magazine. A large potted plant stands next to them. In the center, a man is standing near a window. On the right, several people are working at desks with computers. A woman in the foreground is smiling and clapping her hands. A man is standing on the far right, looking towards the camera. The office has a high ceiling with exposed ductwork and modern lighting fixtures. The floor is made of dark wood in a herringbone pattern. Large windows provide natural light. The overall atmosphere is bright, airy, and collaborative.

LEVEL THREE WORKSPACE

SPACE PLAN

Workstations	34
Focus room (1 Person)	3
Meeting room (5 People)	1
Meeting room (8 People)	2
Boardroom (12 People)	1
Flexible workspaces	2
Welcome area	1
Breakout spaces	2
Tea point / Refreshment	1
Total Capacity	67



LEVEL
SIX

5,751 sq ft/
534 sq m

LEVEL SIX KITCHEN



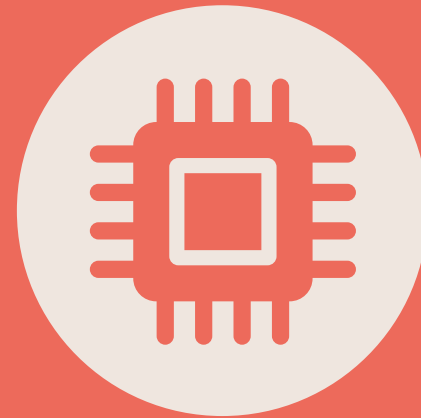
LEVEL SIX WORK SPACE



SUMMARY SPEC



FLOOR TO CEILING THIRD
& SIXTH FLOORS 3M (MAX)



UPDATED POWER AND
DATA SYSTEMS



4 PIPE FAN COIL
AIR CONDITIONING



2 X 13 PASSENGER
LIFTS



WCS AND SHOWER
ON BOTH LEVELS



DDA WCS AND SHOWER
ON BOTH LEVELS



6 BABMAES
STREET

Introducing Workspaces+ by The Crown Estate, delivering more than just office space.

Workspaces+ gives you the flexibility to work your way. Enjoy access to collaborative workspaces, bookable meeting rooms, event space hire, wellbeing facilities, and a vibrant community of like-minded professionals. Plus, with its range of exclusive perks, from fitness classes to an on-site Community Team, Workspaces+ creates an office experience unlike any other.

WORKSPACES+



CREATING DESTINATIONS

We will curate an accessible, inclusive and sustainable destination within our portfolio, where the whole will be greater than the sum of the parts.

Beyond our individual buildings, we are committed to curating a place in the heart of London that works for all the people that interact with it. With the world changing at pace, there is an opportunity to look at our places differently. We have a responsibility to give fresh thought to how we plan, design and manage our spaces, with engagement and collaboration central to the process.

Aligned with our commitment to working with and listening to diverse voices and perspectives to create the most inclusive and welcoming places, we are adopting a listening-first approach, with regular dialogue with our customers, visitors and communities. Our focus is on creating a more welcoming, accessible and sustainable destination.

We are therefore looking beyond a 'building-by-building' approach and focusing on a holistic place-based experience, created through a deliberate and thoughtful use of buildings and space. As such, we have partnered with Westminster City Council on an ambitious public realm project that is focused on revitalising and transforming the public spaces along Regent Street, Piccadilly Circus and Haymarket.

The project plans to deliver an urban design transformation through a people and nature-focused response to the public spaces and a greener and more welcoming route from St James's Park to Regent's Park. Our ambition is also to transform the Haymarket area from an environment that people simply traverse across, to a prosperous cultural destination that connects and supports the best of London's entertainment, culture and workplace.

We believe that creating a West End that is set up to meet London's future requirements in a changing world will provide a greater experience for those who live, visit and work in this iconic place.

THE TEAM



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Misrepresentation Act

These particulars do not constitute a contract. Prospective occupiers must not rely upon the details herein as statements of facts or representations and must satisfy themselves as to their accuracy. The floor areas are subject to verification on completion of the refurbishment works.
All CGIs are indicative only. July 2026