

S P A C E   ○   □   H O U S E

LONDON



SPACE HOUSE IS ONE OF LONDON'S MOST  
REMARKABLE MID-CENTURY GRADE II LISTED  
BUILDINGS. ITS SENSITIVE AND SUSTAINABLE  
RESTORATION AND MODERNISATION REVEALS A  
PROGRESSIVE ENVIRONMENT IN WHICH  
PIONEERING BUSINESSES CAN THRIVE

230,100 sq ft smart, adaptable net zero carbon workspaces, filled with character, personality, flooded by natural daylight and rarely seen 360° views of London.

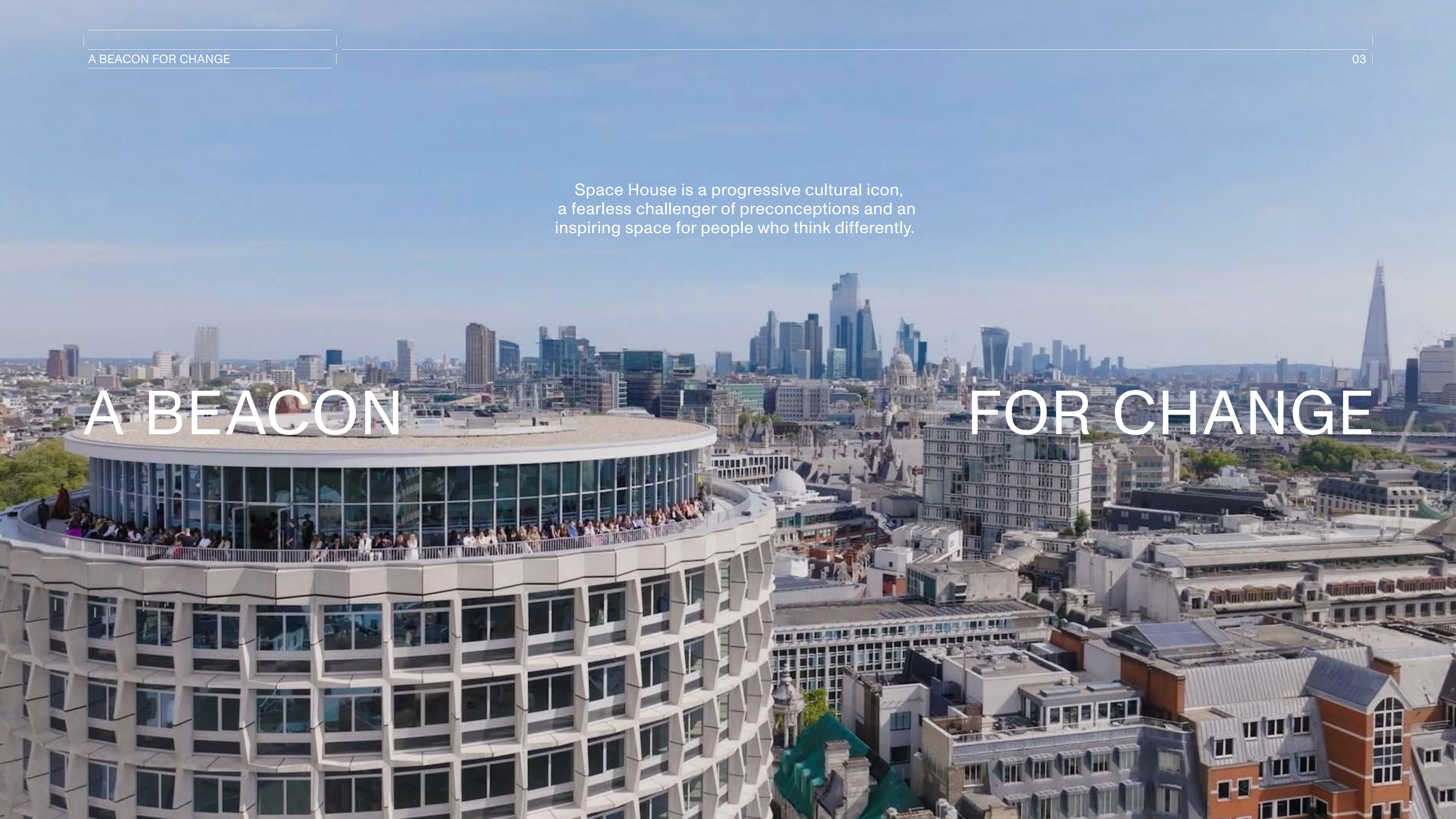
27,700 sq ft of lifestyle spaces, plus a brand new one-acre public piazza and a curated programme of wellness, cultural and social events, all designed to put people first.

A reimagined workplace, offering flexibility, choice, and a vibrant sense of community, all set within the buzzing, culture-rich heart of Covent Garden in the heart of central London.

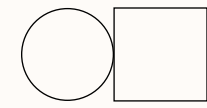
Space House is a progressive cultural icon,  
a fearless challenger of preconceptions and an  
inspiring space for people who think differently.

A BEACON

FOR CHANGE

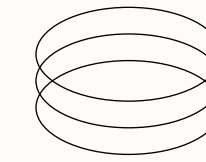
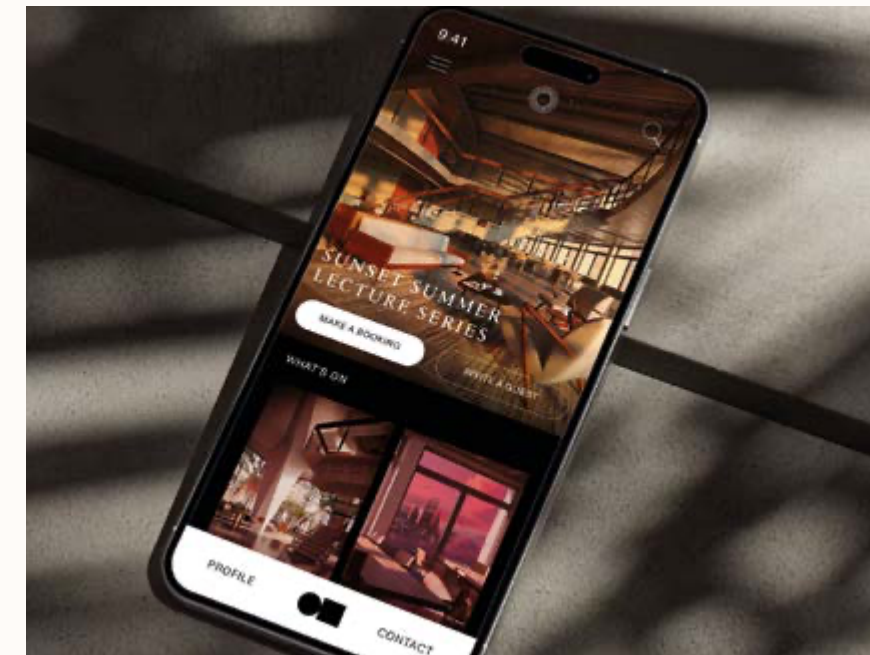






**230,100 SQ FT OF WORKSPACE**

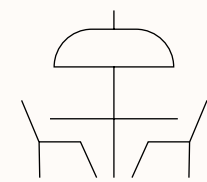
Bright, flexible workspaces with sweeping 360° views of London – all within a modernised, iconic Grade II listed building. Character-rich details and exposed features create a one-of-a-kind setting, with four distinct workspace styles to choose from.



**FUTURE-READY TECHNOLOGY**

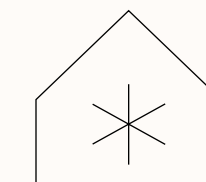
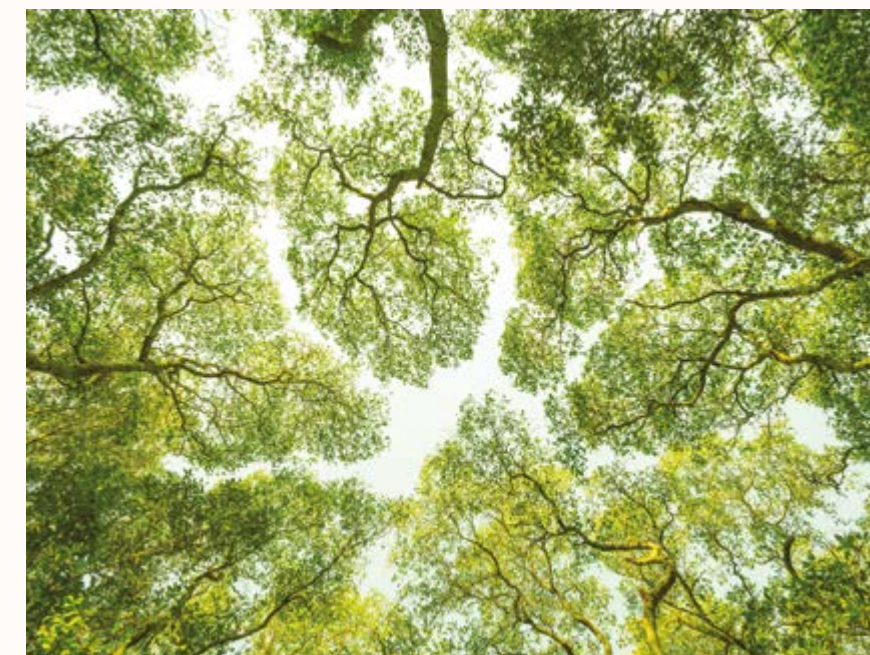
Space House's fully electric smart infrastructure works hand-in-hand with the Space House app to create a seamless, personalised experience. Real-time monitoring of energy use, air and water quality, and thermal comfort ensures a healthier, more productive workplace.

**WIREScore PLATINUM**



**27,700 SQ FT OF LIFESTYLE SPACES**

A lifestyle building, designed for mental and physical wellbeing and social connection. Its six lifestyle spaces include: Filling Station, Lounge, Clubhouse + Terrace, Cycle Club, Space Studios event hub and a one-acre public piazza with seasonal food trucks.



**A SUSTAINABILITY EXEMPLAR**

Thoughtfully reimagined for a digital, carbon-conscious world, Space House sets a new benchmark for transforming historic buildings. Operating at net zero carbon, it not only lowers environmental impact but also helps reduce running costs for occupiers.

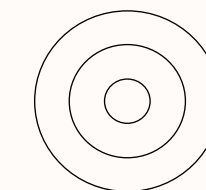
**BREEAM OUTSTANDING NABERS 4.5\***



**MEMBERS' CLUB-STYLE PHILOSOPHY**

Step into a contemporary lobby, with an attentive concierge team, a carefully curated programme of wellness and cultural experiences, inspiring learning opportunities and social gatherings - all designed to surprise and delight.

**FITWELL 2\***



**WORLD-FAMOUS CULTURE AND BUSINESS DISTRICT**

Covent Garden is the vibrant heart of London's West End, alive with culture, creativity, and world-class experiences. From iconic landmarks to the finest retailers, restaurants, bars, and hotels, it's a destination that inspires. Home to visionary companies and creative leaders, it's where the future of work is being shaped.



# “SPACE HOUSE IS ONE OF THE MOST IMPORTANT REDEVELOPMENT PROJECTS OF OUR TIME.”

HISTORIC ENGLAND

The regeneration of Space House in Covent Garden sets a new benchmark for responsible redevelopment. With an authentic, thoughtful approach, it breathes new life into a sixty-year-old Grade II listed landmark – safeguarding the future of London’s architectural heritage.

The result is a forward-thinking, high-specification workplace and lifestyle destination – and one of the only BREEAM Outstanding listed workplaces in the UK, made possible by engineering innovations.

# A LIFESTYLE CHOICE

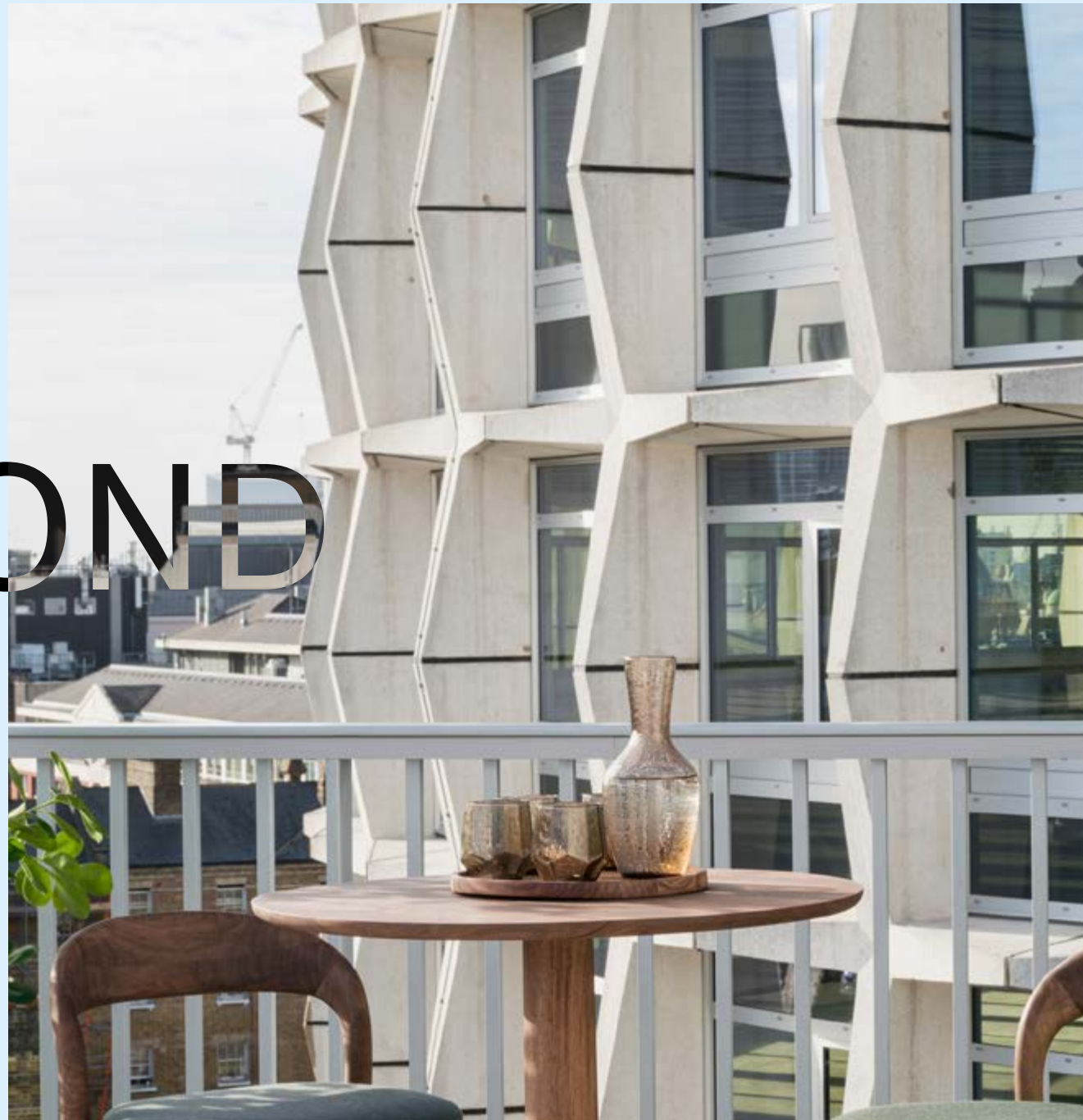
Every aspect of the building is designed for the modern world of work, blending flexible workspaces with lifestyle, wellness, and premium amenities that energise, inspire, and make every day exceptional.

From thoughtfully curated wellness programmes, cultural events, and social spaces, every detail encourages connection, creativity, and wellbeing.

Our iconic spaces have become a prestigious events destination, hosting fashion shows, brand launches, and global events from Chanel, Armani, Roksanda, Mithridate, and Lululemon.



# BEYOND



Space House benefits from 27,700 sq ft of contemporary lifestyle spaces akin to those found in a modern members' club. A concierge, wellness activities and cultural events are available exclusively for occupiers and their guests.

# THE OFFICE



PUBLIC PIAZZA



THE LOUNGE



THE CLUBHOUSE + TERRACE



THE FILLING STATION



SPACE STUDIOS



ACTIVE LIFESTYLE FACILITIES

# SIX LIFESTYLE SPACES

Imagine a workplace that leaves you healthier, happier, and more inspired with every visit. At Space House, thoughtfully designed lifestyle spaces nurture community and spark genuine

connection, enriching daily life and creating a true sense of belonging for everyone who works here.



# PUBLIC PIAZZA



The redevelopment has created a new one-acre public space, complete with trees, soft landscaping, and benches.

Vintage food trucks offer a rotating mix of barista coffees and the best street cuisine, creating a lively atmosphere and sense of place.





# LOUNGE



The Lounge serves as a fun and uplifting day-through-night space at the base of the Tower. A great place for informal meetings, or casual workspace during the day, and by night, the Lounge plays host to a resident DJ and inspiring talks and events.





# THE CLUBHOUSE + TERRACE

At the top of the Block is the Clubhouse and Terrace. Enjoy early morning yoga on the terrace, breakfast, light snacks and drinks throughout the day. The space is bookable in the evenings for private events.





# THE FILLING STATION



Originally a petrol station, the open and airy filling station at the base of the Tower is the perfect place to catch up with friends, clients and colleagues over coffee and food.

Enjoy breakfast, lunch or drinks beneath the building's stunning Y-columns and fluted canopy or al fresco in the public piazza.

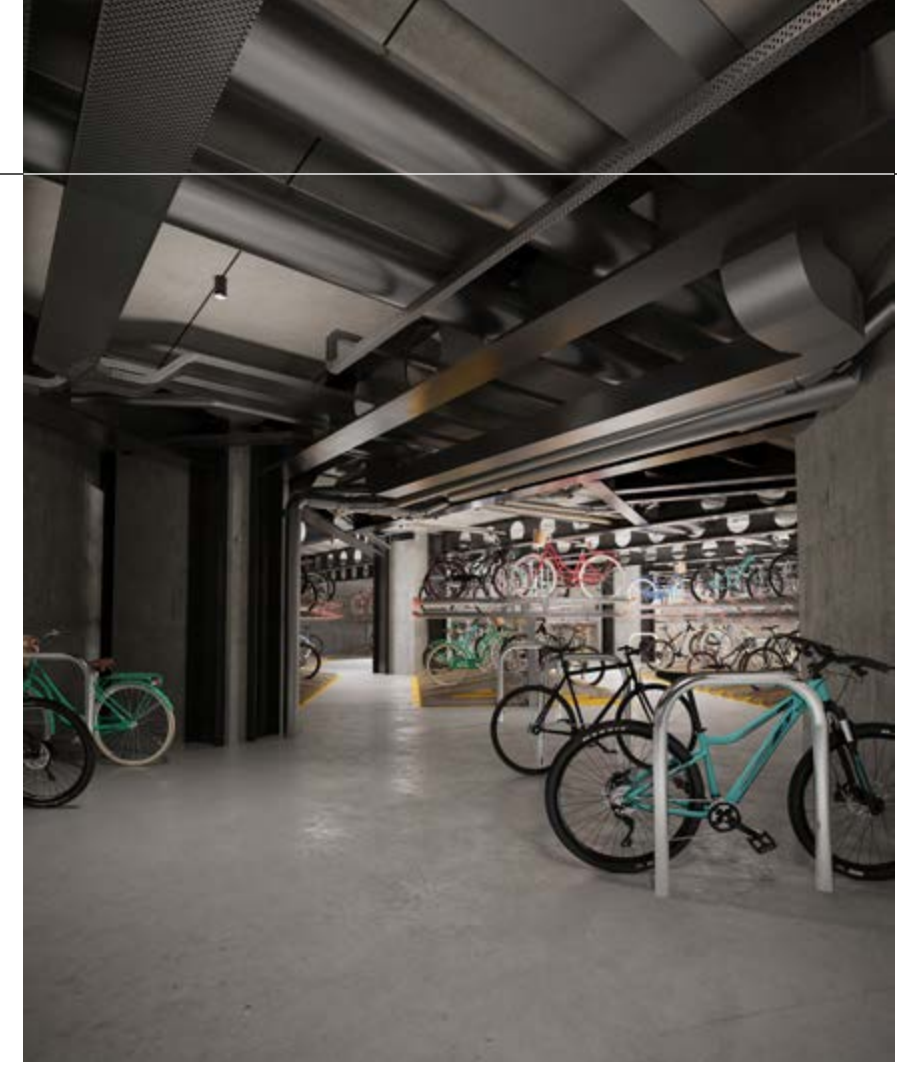


# SPACE STUDIOS



The original car park has been reimagined as a 16,000 sq ft event space for people to connect, learn, entertain, and be inspired.





# ACTIVE LIFESTYLE FACILITIES



Cycle straight in off the street, down the ramp and into the bike park. Grab a quick shower then straight up in the lift to your office. Space House has repurposed its original underground car park to provide exceptional spaces for active lifestyles and green commuting, including 550 bike spaces – the largest pro rata provision in central London, and 65 individual shower rooms.

# A WORKPLACE REVOLUTION



A building designed to foster collaboration, each floor of Space House offers complete freedom and flexibility, creating an ideal working environment for your team.

The egalitarian workspaces feature long sightlines, offering high levels of visual connectivity to support seamless collaborative working. The circular, column-free floorplates of the Tower ensure the space is flooded with natural light.

### SKY LOFT

LEVELS 13-17

Panoramic rooftop terrace  
10,300 sq ft floor plates  
Total: 46,207 sq ft

### THE TOWER

LEVELS 1-12

10,300 sq ft floor plates  
Total: 125,703 sq ft

GROUND FLOOR

Entrance lobby for The Tower on Kemble Street



# SPACE HOUSE

233,161 SQ FT WORKSPACE

### CLUBHOUSE & TERRACE

LEVEL 8

2,300 sq ft clubhouse  
1,000 sq ft terrace

### THE BLOCK

LEVELS G-7

8,000 sq ft floor plates  
Total: 61,251 sq ft

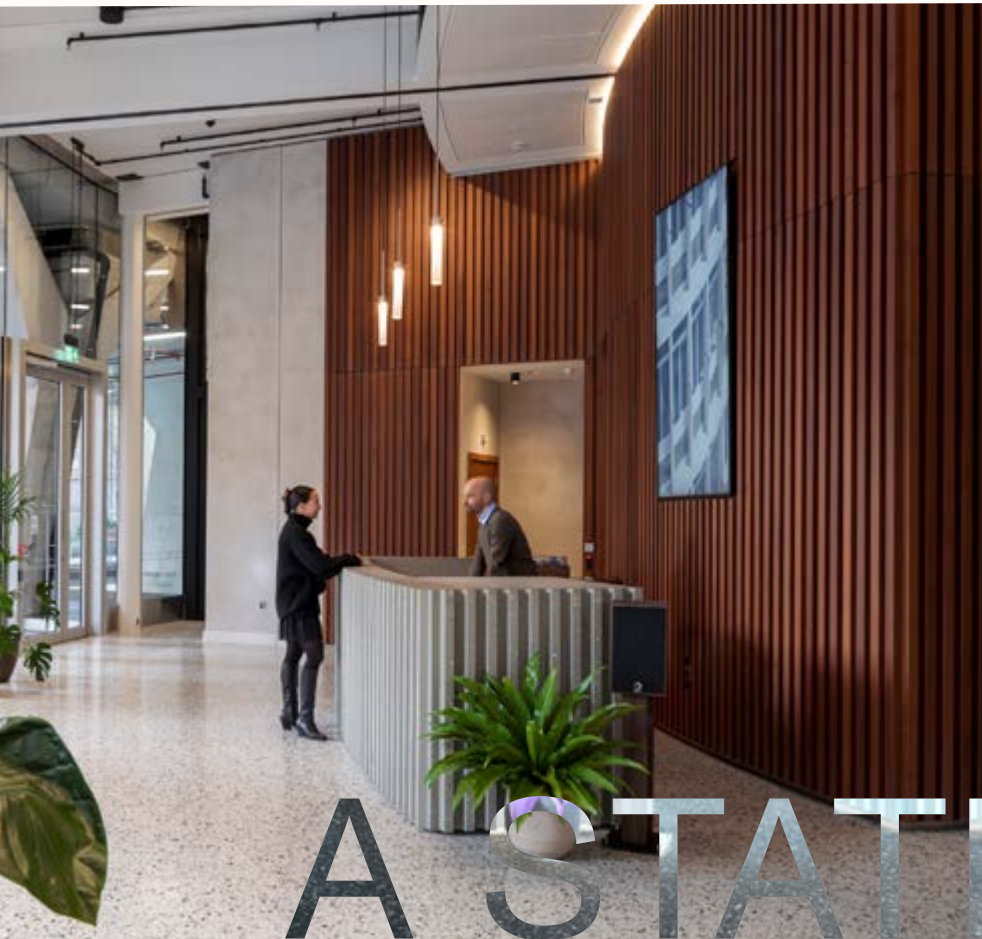
### HYBRID

LEVELS 1-3

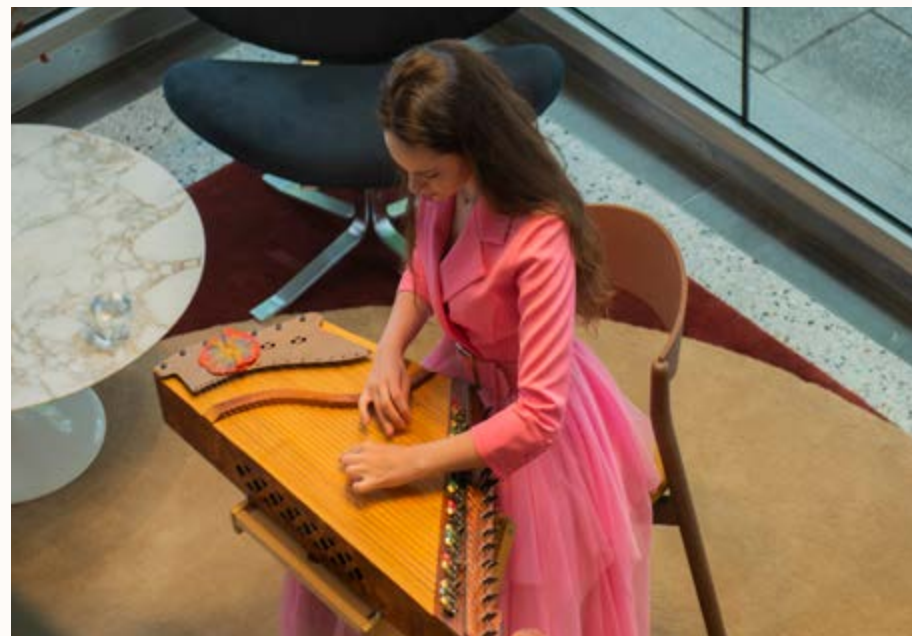
19,000 sq ft floor plates  
1,340 sq ft terrace  
Total: 56,720 sq ft

GROUND FLOOR

Entrance lobby for The Block on Keeley Street



# A STATEMENT ARRIVAL



The iconic modernist architecture of Space House provides a striking and unique arrival experience.





## THE BLOCK ■

The Block's entrance lobby celebrates the mid-century modern aesthetic and includes a replica of the original staircase, which has been carefully restored in the southern lobby.



## THE TOWER ●

The sensitive restoration of Space House sees the mid-century modern aesthetic continue into the lobby. Beautiful terrazzo flooring and exposed structural columns are softened by warm fluted timber panels enveloping the main circular core and lift lobby.



↑  
THE TOWER  
360 degree views of London from the rooftop on Level 17.



↑ Panoramic roof terrace on The Block's Clubhouse Terrace



↑  
THE BLOCK  
Typical workspace of 8,000 sq ft with  
full height windows on both sides.



HYBRID

Workspaces on levels 1, 2 and 3 provide 20,000 sq ft floorplates. This space connects the Tower and the Block and benefits from shallow terraces on levels 1 and 2 and a 1,000 sq ft terrace on level 3.

# SPACE TO



Space House has been designed to give you the physical and mental space to roam. Open floor planning on every level can be customised to fit your working habits and culture, creating a relaxed atmosphere for quiet contemplation, chance encounters and inspired collaboration.

ADAPT  
BREATHE  
CREATE  
CONNECT  
COLLABORATE  
EVOLVE  
GROW  
INNOVATE  
INSPIRE  
IMAGINE  
PLAY  
THRIVE  
SUCCEED

# SCHEDULE OF AREAS

## THE TOWER ●

		SQ FT
17	SKY LOFT + TERRACE	3,500
16	SKY LOFT	10,372
15	SKY LOFT	10,323
14	SKY LOFT	10,327
13	SKY LOFT	10,333
12	WORKSPACE U/O	10,339
11	WORKSPACE	10,339
10	WORKSPACE	10,335
9	WORKSPACE	10,343
8	WORKSPACE	10,323
7	WORKSPACE	10,332
6	WORKSPACE	10,298
5	WORKSPACE	10,305
4	WORKSPACE	10,288
3	WORKSPACE	10,277
2	WORKSPACE LET	11,409
1	WORKSPACE	11,115
G	FILLING STATION	2,239

## HYBRID ●■

LG1	ACTIVE LIFESTYLE HUB	SPACE STUDIOS	5,553	ANCILLARY	2,900
LG2	ACTIVE LIFESTYLE HUB	SPACE STUDIOS	13,533		

## THE BLOCK ■

		SQ FT
8	CLUBHOUSE / TERRACE	7,300
7	WORKSPACE LET	8,066
6	WORKSPACE LET	8,093
5	WORKSPACE U/O	8,093
4	WORKSPACE	8,105
3	WORKSPACE	8,087
2	WORKSPACE LET	7,931
1	WORKSPACE	7,901
G	WORKSPACE / RETAIL	4,975

TOTAL SQ
18,364
19,340
19,016

TOTAL SKY LOFT WORKSPACE (LEVELS 13-17)	46,207 SQ FT
TOTAL TOWER WORKSPACE (LEVELS 1-12)	125,703 SQ FT
TOTAL BLOCK WORKSPACE (LEVELS G-7)	61,251 SQ FT
TOTAL HYBRID WORKSPACE (LEVELS 1-3)	56,720 SQ FT
TOTAL WORKSPACE (NIA)	233,161 SQ FT

# WORK FLOOR

## THE TOWER ●

### WORKSPACE

10,300 sq ft

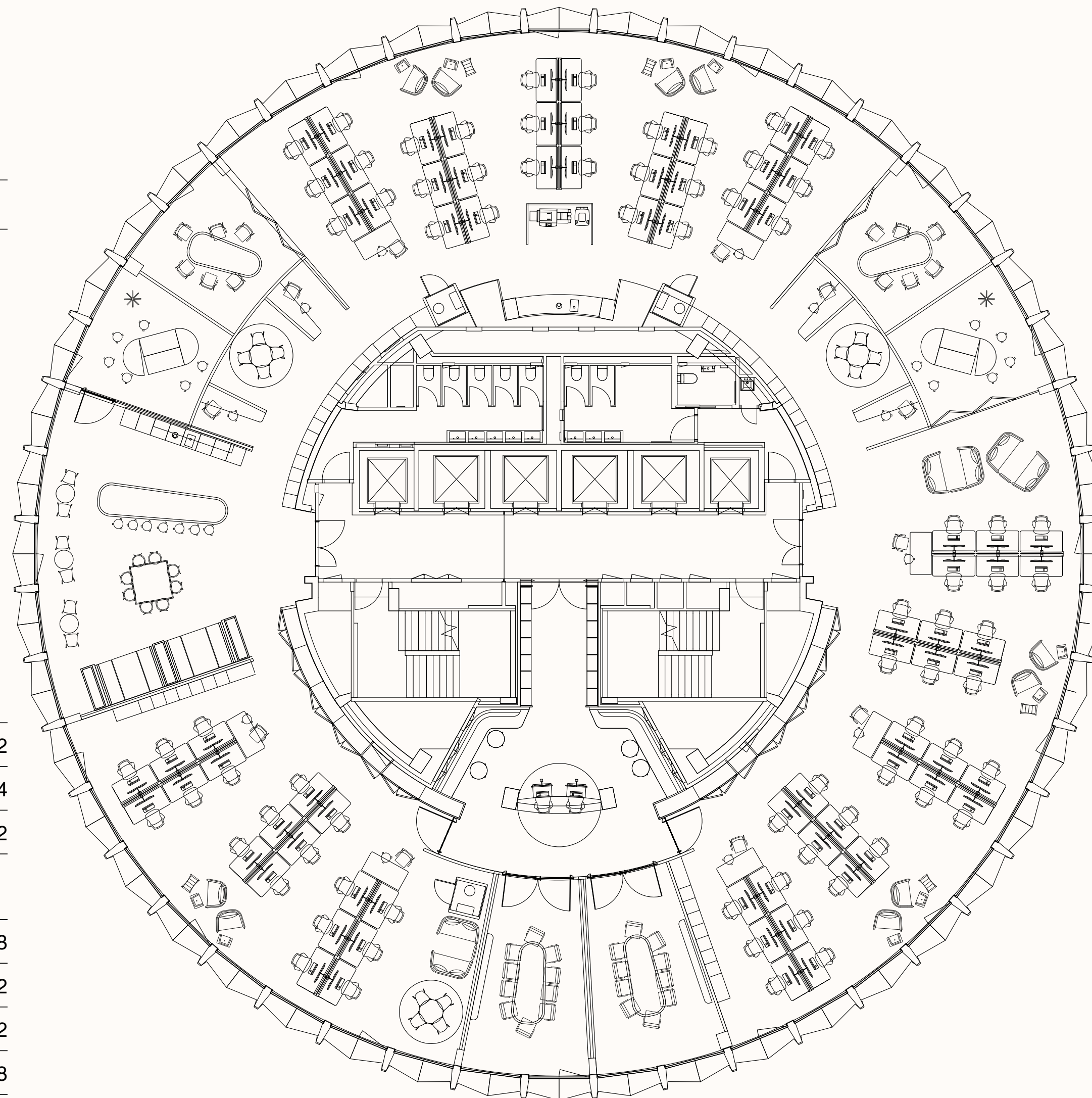
Activity based working:  
shared workspace with a  
variety of worksettings and  
no assigned desks.

### MEETING ROOMS

10 Person	2
6 Person	4
4 Person	2

### SEAT SUMMARY

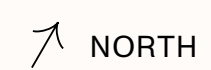
Open Desk Seats	78
Alternative Seats	42
Meeting Seats	52
Meeting Rooms	8
Kitchen / Hub Seats	29



### HEADCOUNT

217p @ 3 days per week in the office

130p @ 5 days per week in the office



The floorplate has a max occupancy of 119p  
based on a 1:8 fire capacity density.

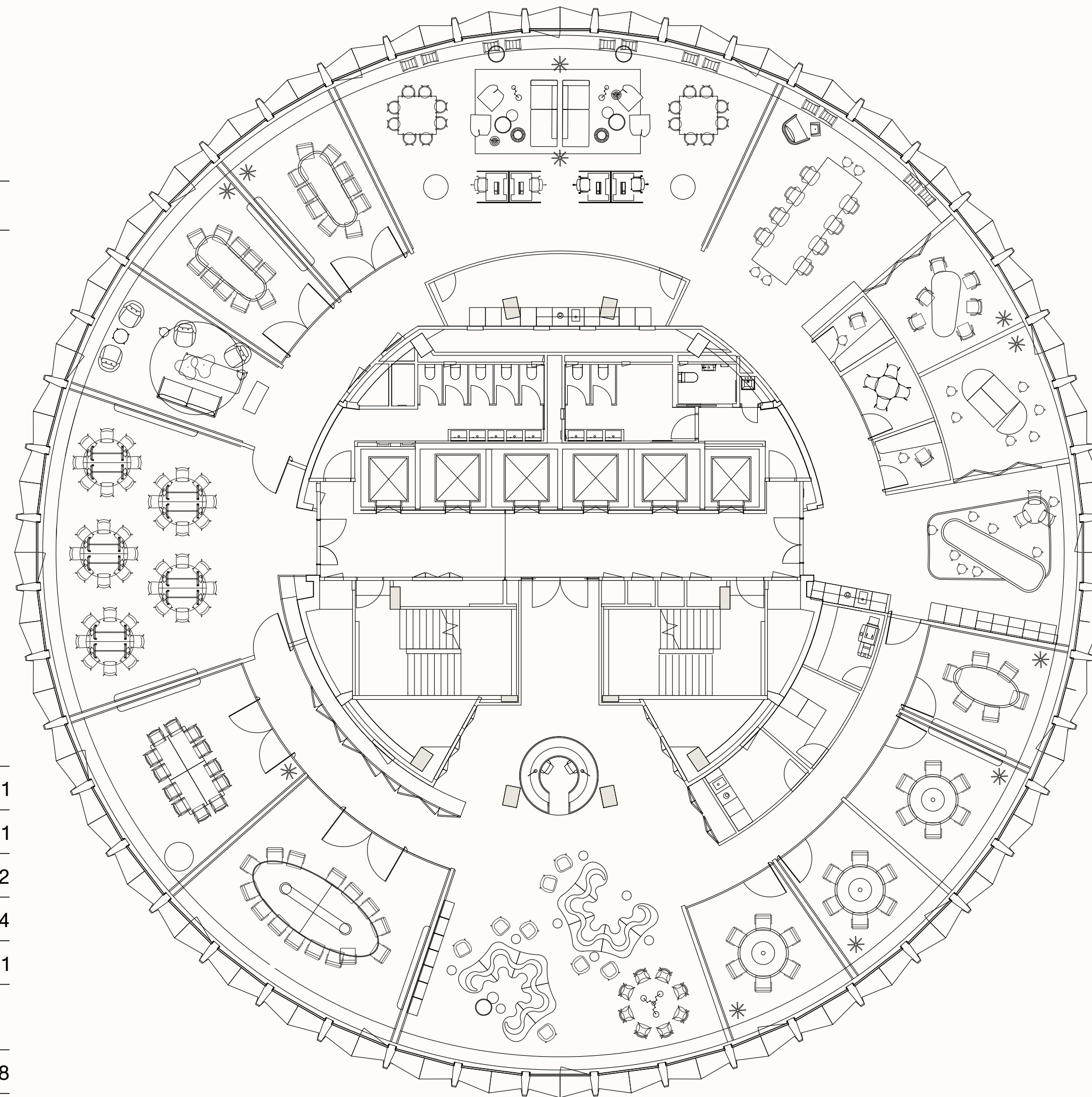
# CLIENT FLOOR

## THE TOWER ●

### WORKSPACE

10,270 sq ft

Spaces include concierge, meeting areas, flexible spaces, business lounge, support spaces and client entertaining areas.



### MEETING ROOMS

16 Person	1
12 Person	1
10 Person	2
6 Person	4
4 Person	1

### SEAT SUMMARY

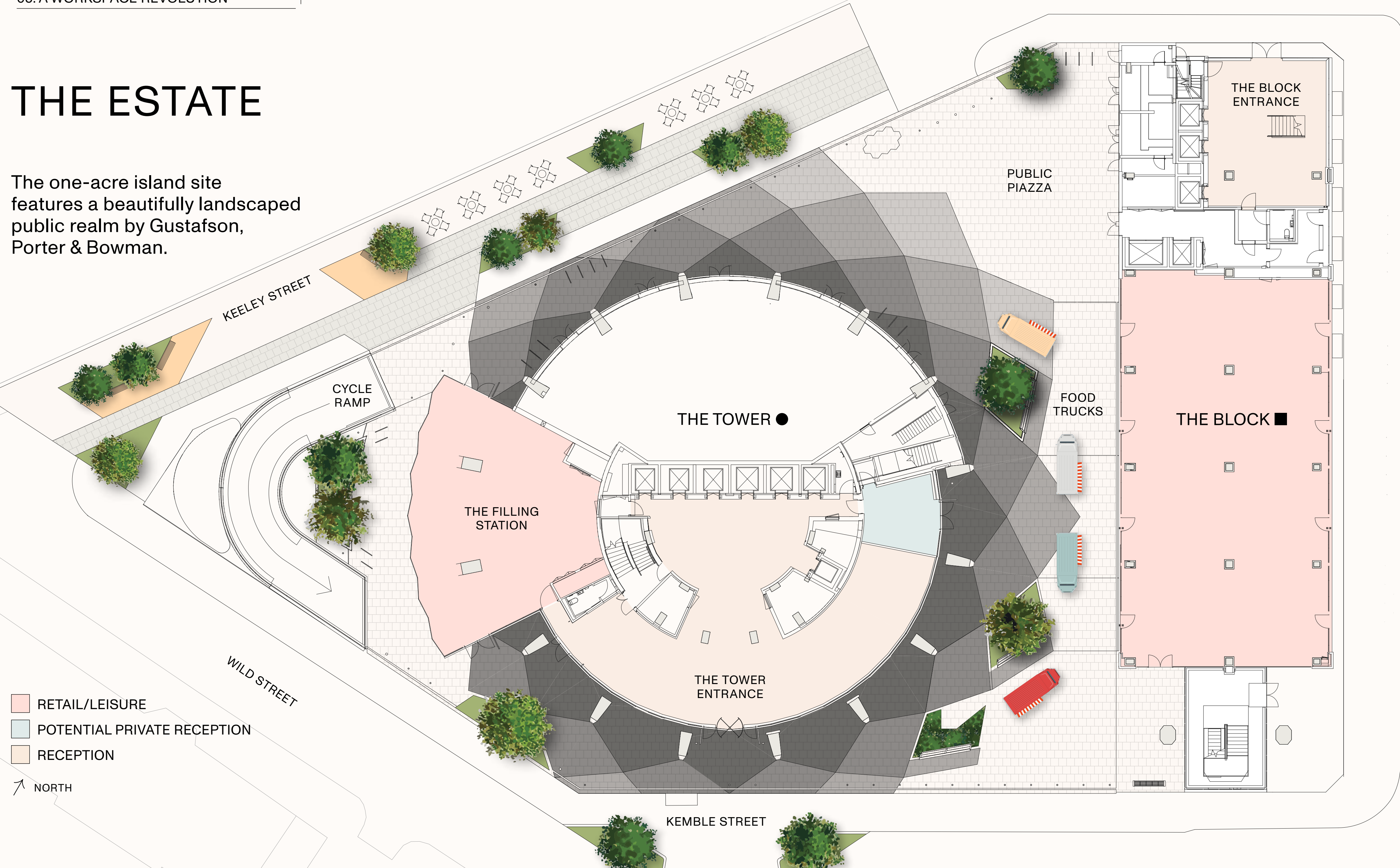
Meeting Seats	128
Alternative Seats	88

↗ NORTH

The floorplate has a max occupancy of 119p based on a 1:8 fire capacity density.

# THE ESTATE

The one-acre island site features a beautifully landscaped public realm by Gustafson, Porter & Bowman.

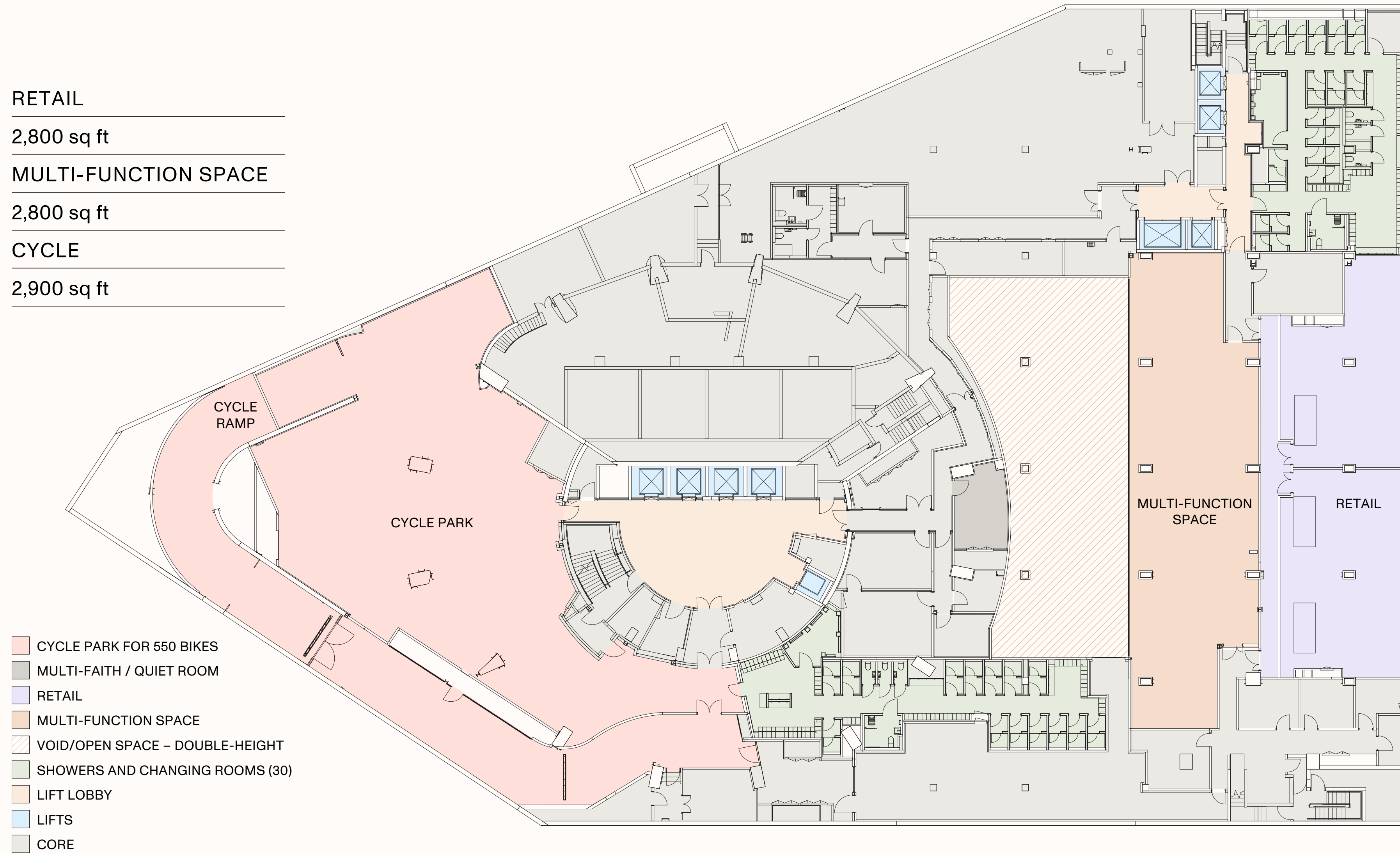


- RETAIL/LEISURE
- POTENTIAL PRIVATE RECEPTION
- RECEPTION

NORTH

# LOWER GROUND 1

RETAIL
2,800 sq ft
MULTI-FUNCTION SPACE
2,800 sq ft
CYCLE
2,900 sq ft



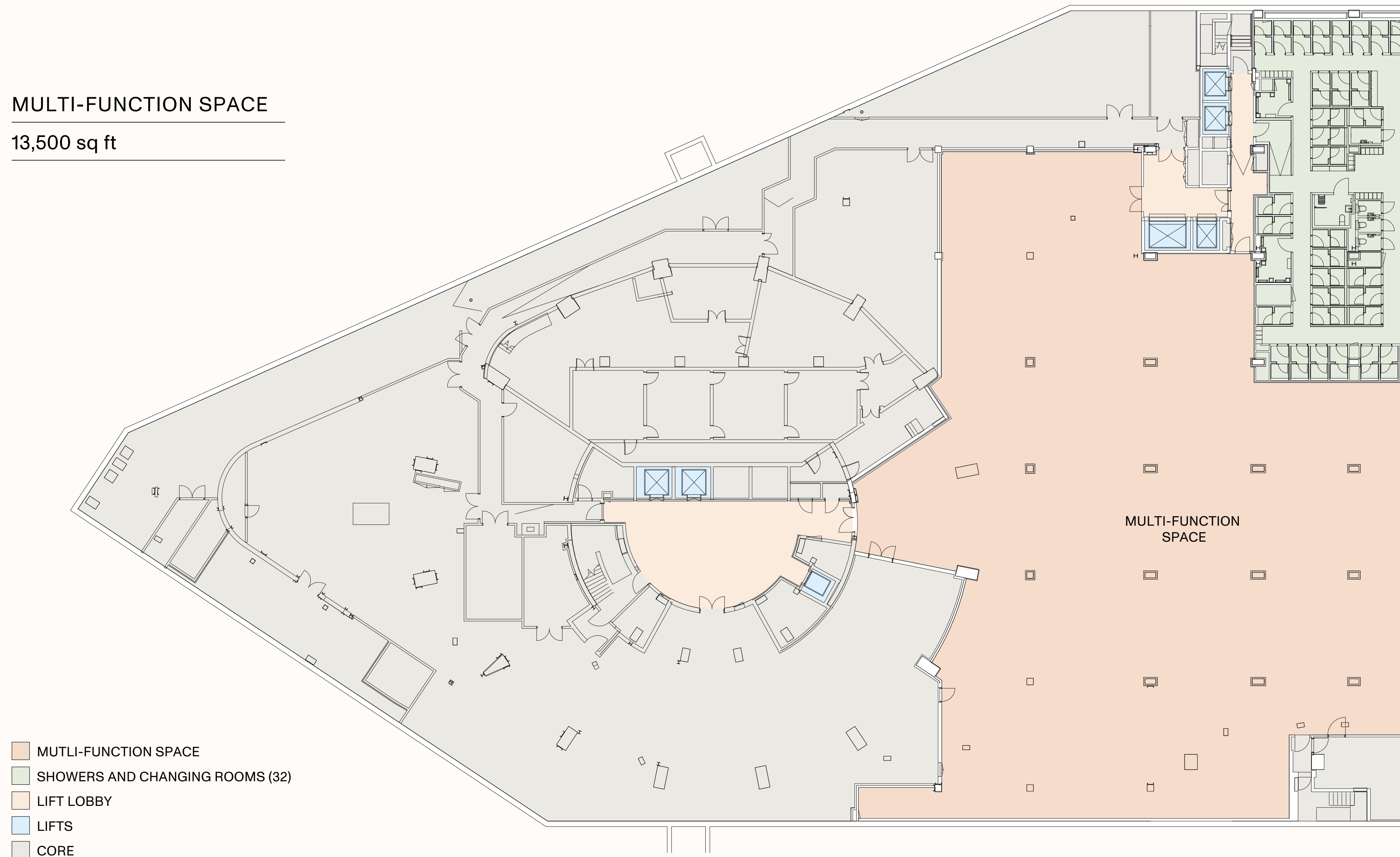
- CYCLE PARK FOR 550 BIKES
- MULTI-FAITH / QUIET ROOM
- RETAIL
- MULTI-FUNCTION SPACE
- VOID/OPEN SPACE - DOUBLE-HEIGHT
- SHOWERS AND CHANGING ROOMS (30)
- LIFT LOBBY
- LIFTS
- CORE

↗ NORTH

# LOWER GROUND 2

MULTI-FUNCTION SPACE

13,500 sq ft



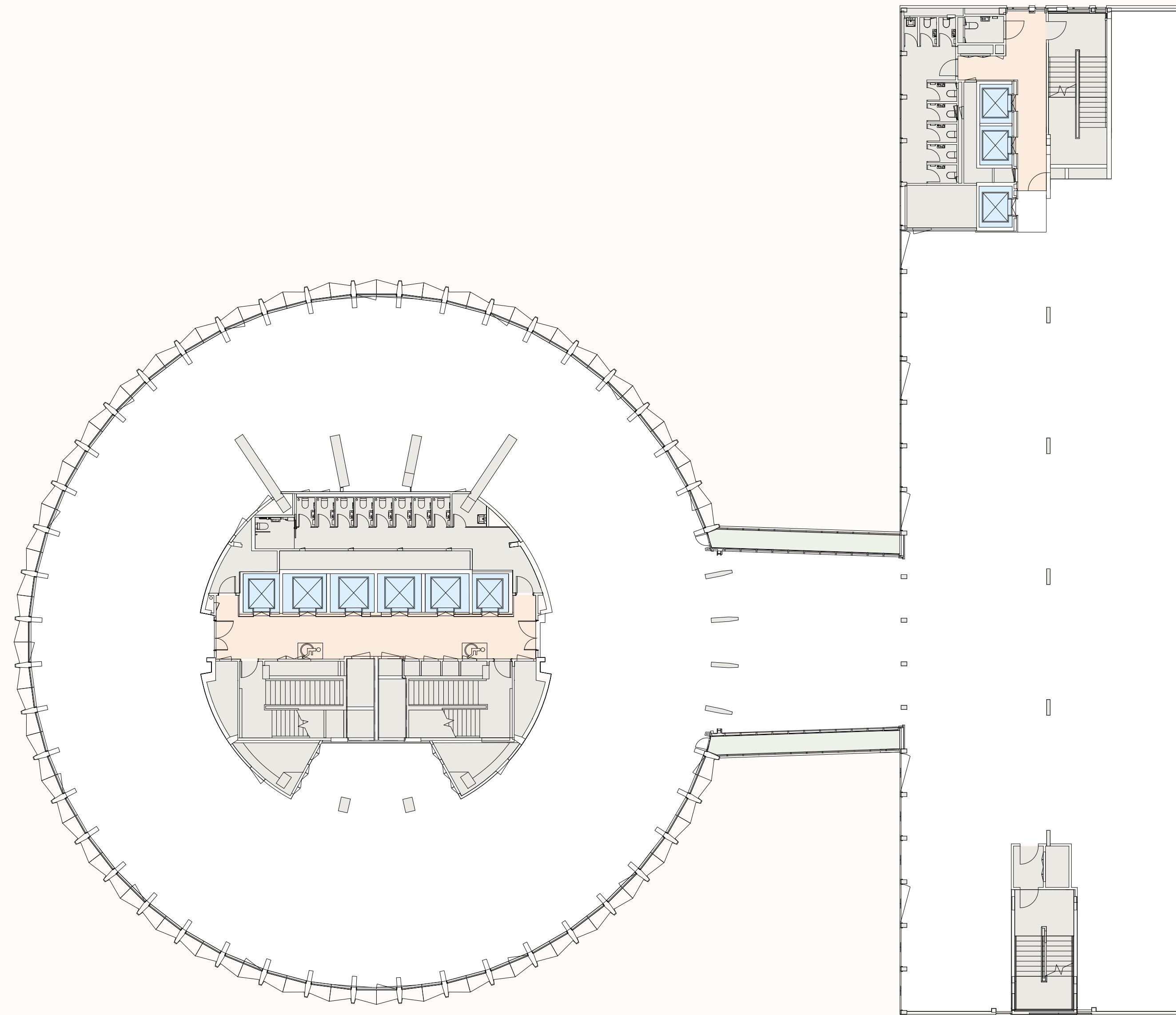
- MULTI-FUNCTION SPACE
- SHOWERS AND CHANGING ROOMS (32)
- LIFT LOBBY
- LIFTS
- CORE

↗ NORTH

# LEVEL 01

HYBRID ●■

TOWER	
11,100 sq ft	
BLOCK	
8,000 sq ft	
TOTAL	
19,100 sq ft	



- TERRACE
- LIFTS
- WORKSPACE
- LIFT LOBBY
- CORE

↗ NORTH

# LEVEL 03

HYBRID ●■

TOWER

10,300 sq ft

BLOCK

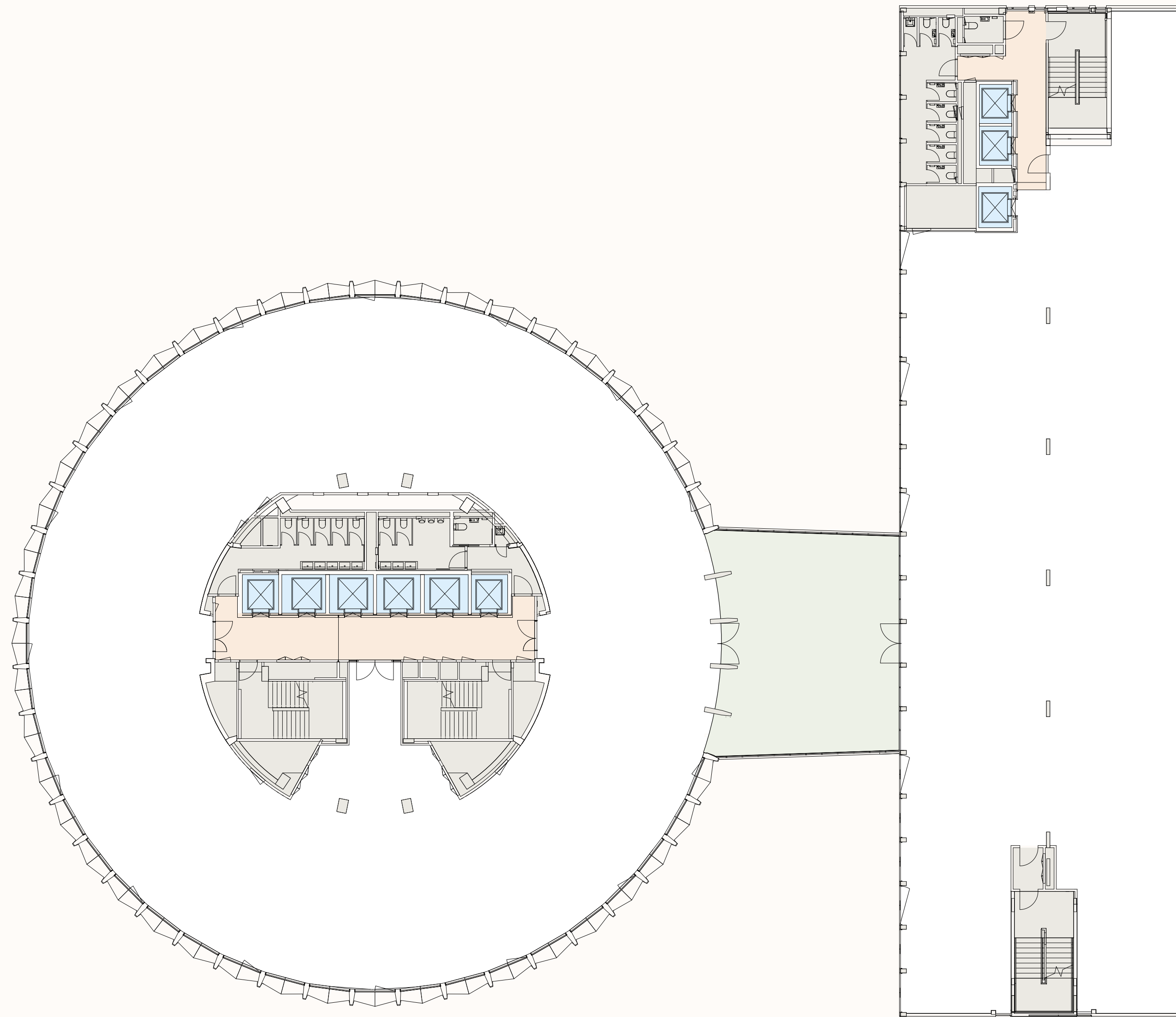
8,000 sq ft

TOTAL

18,300 sq ft

TERRACE

1,000 sq ft



- TERRACE
- LIFTS
- WORKSPACE
- LIFT LOBBY
- CORE

↗ NORTH

# LEVEL 04

## THE TOWER ●

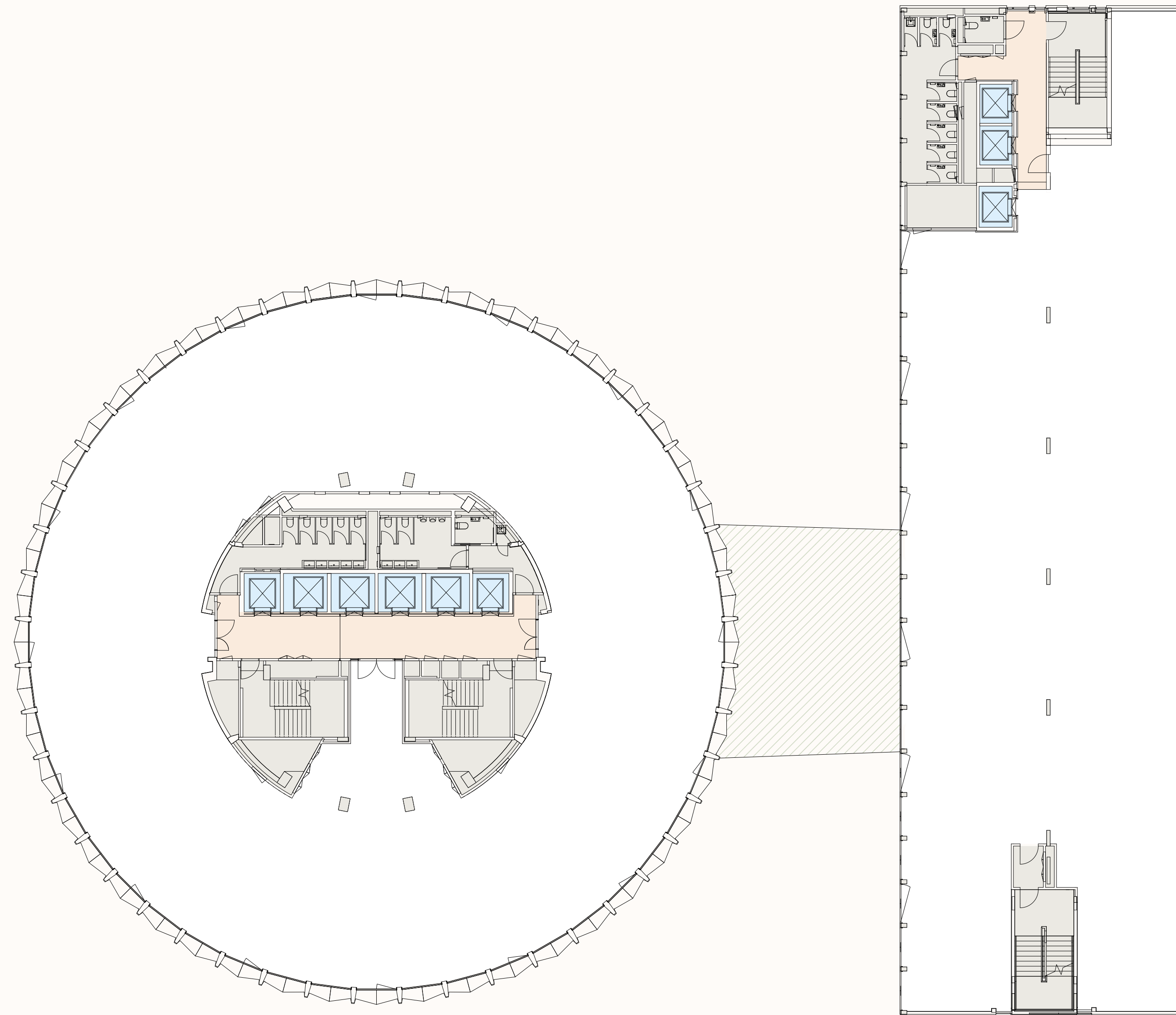
WORKSPACE

10,300 sq ft

## THE BLOCK ■

WORKSPACE

8,100 sq ft



- ▨ TERRACE (AT LEVEL 03)
- LIFTS
- WORKSPACE
- LIFT LOBBY
- CORE

↗ NORTH

# LEVEL 05

## THE TOWER ●

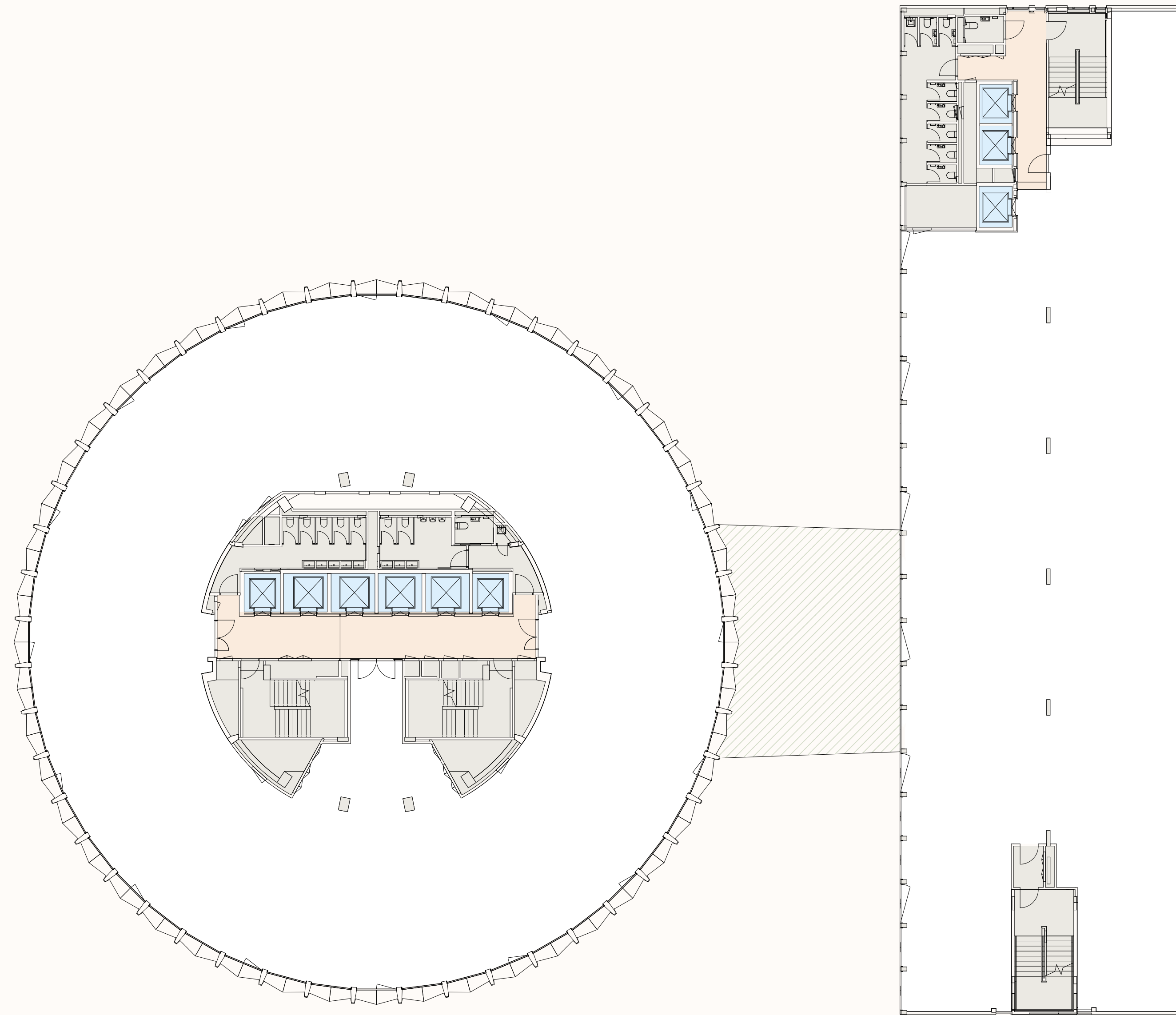
WORKSPACE

10,300 sq ft

## THE BLOCK ■

WORKSPACE

8,100 sq ft



- TERRACE (AT LEVEL 03)
- LIFTS
- WORKSPACE
- LIFT LOBBY
- CORE

↗ NORTH

# LEVEL 06

## THE TOWER ●

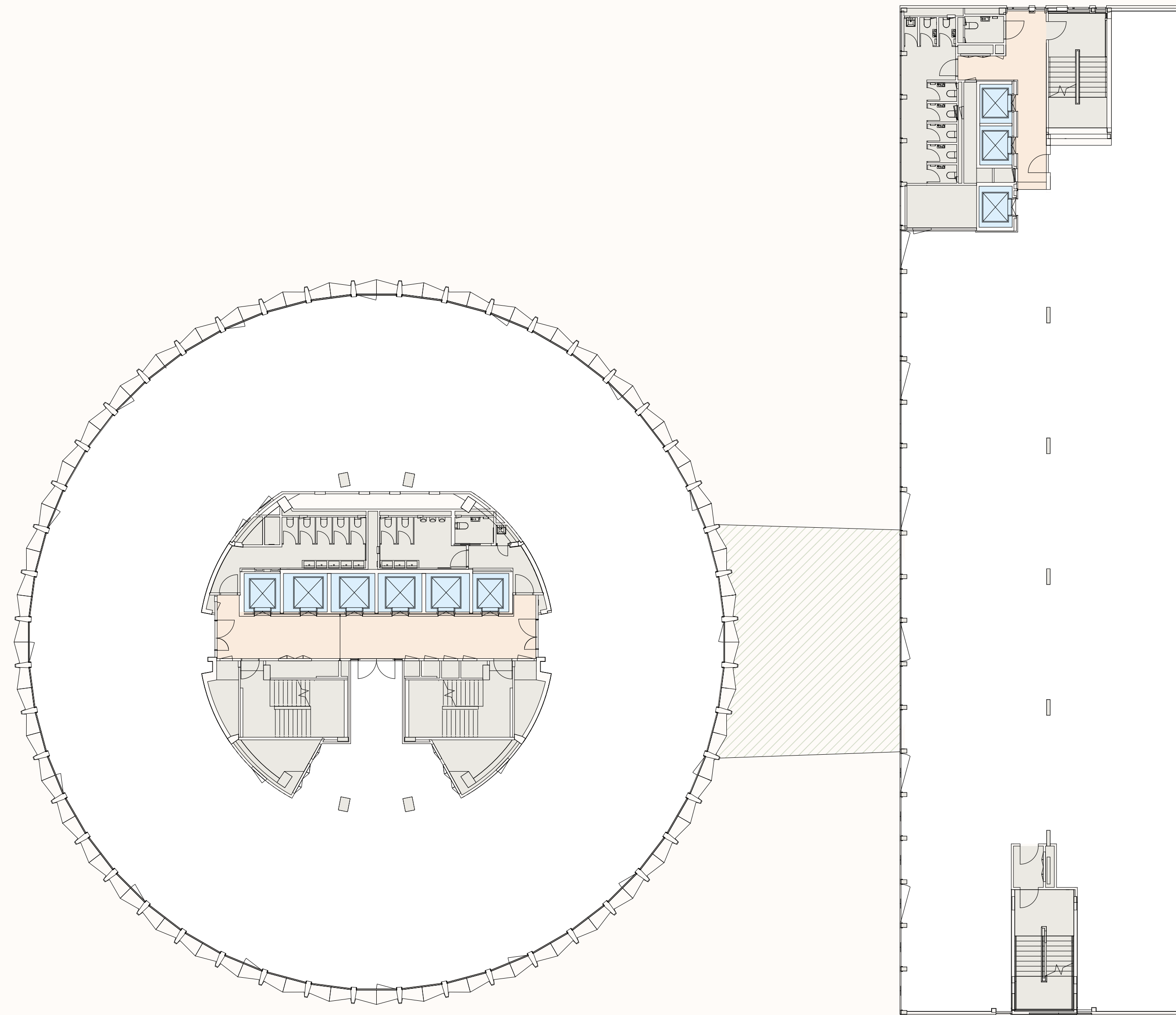
WORKSPACE






10,300 sq ft

## THE BLOCK ■

WORKSPACE

8,100 sq ft



-  TERRACE (AT LEVEL 03)
-  LIFTS
-  WORKSPACE
-  LIFT LOBBY
-  CORE

 NORTH

# LEVEL 07

## THE TOWER ●

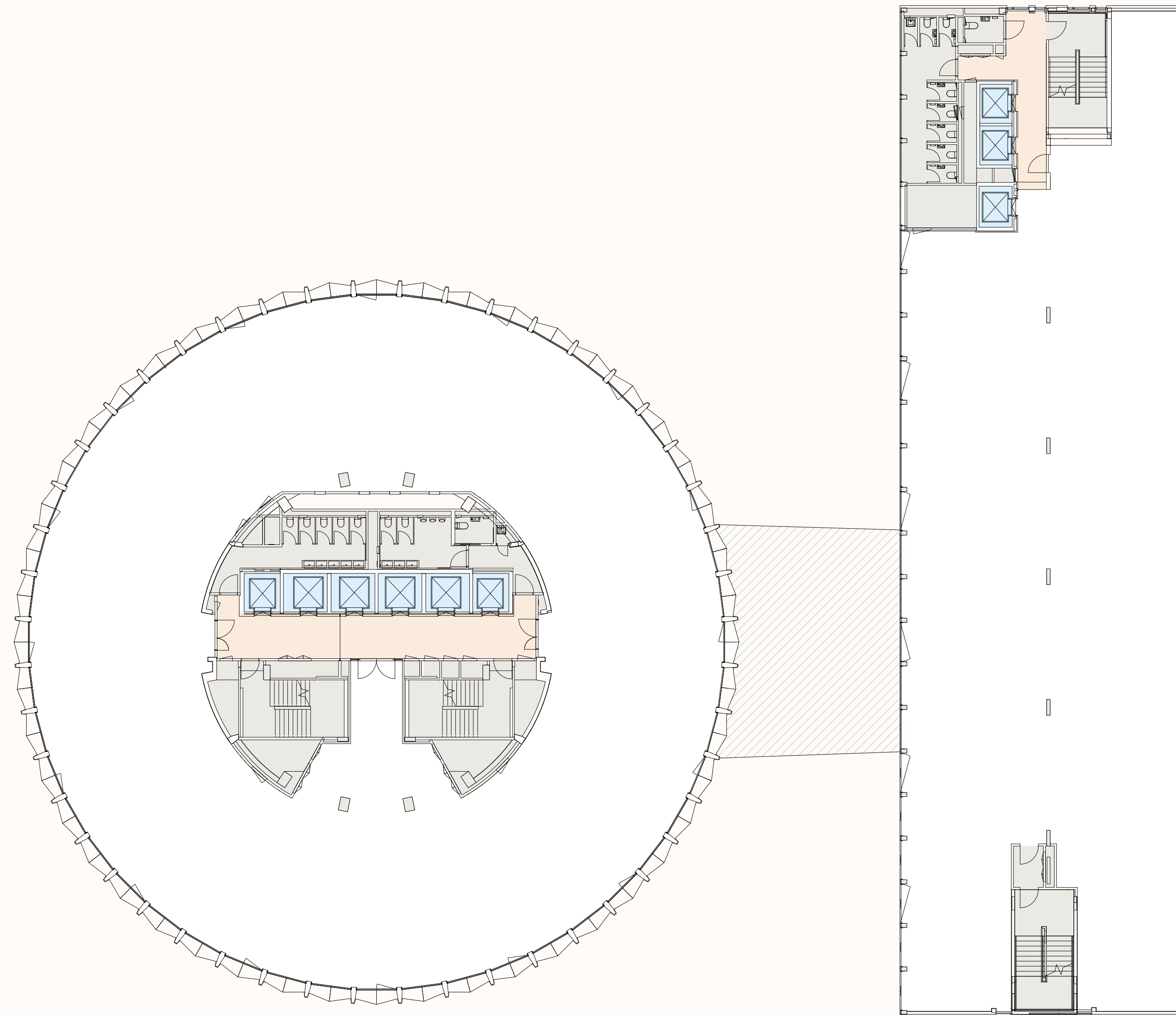
WORKSPACE

10,300 sq ft

## THE BLOCK ■

WORKSPACE

8,100 sq ft



- TERRACE (AT LEVEL 03)
- LIFTS
- WORKSPACE
- LIFT LOBBY
- CORE

↗ NORTH

# LEVEL 08

## THE TOWER ●

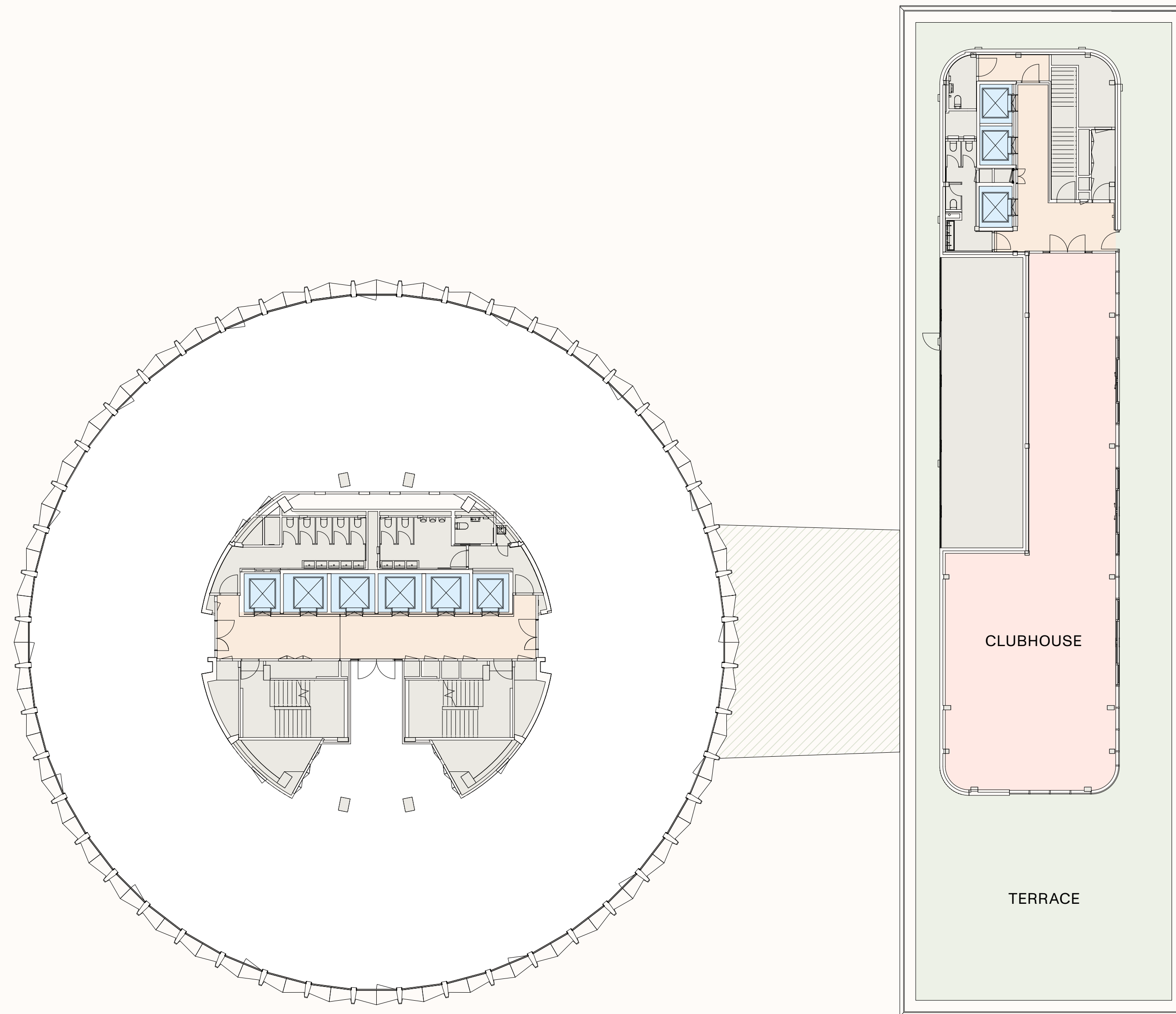
### WORKSPACE

10,300 sq ft

## THE BLOCK ■

### CLUBHOUSE TERRACE

2,300 sq ft    4,000 sq ft



- TERRACE
- TERRACE (AT LEVEL 03)
- CLUBHOUSE
- LIFTS
- WORKSPACE
- LIFT LOBBY
- CORE

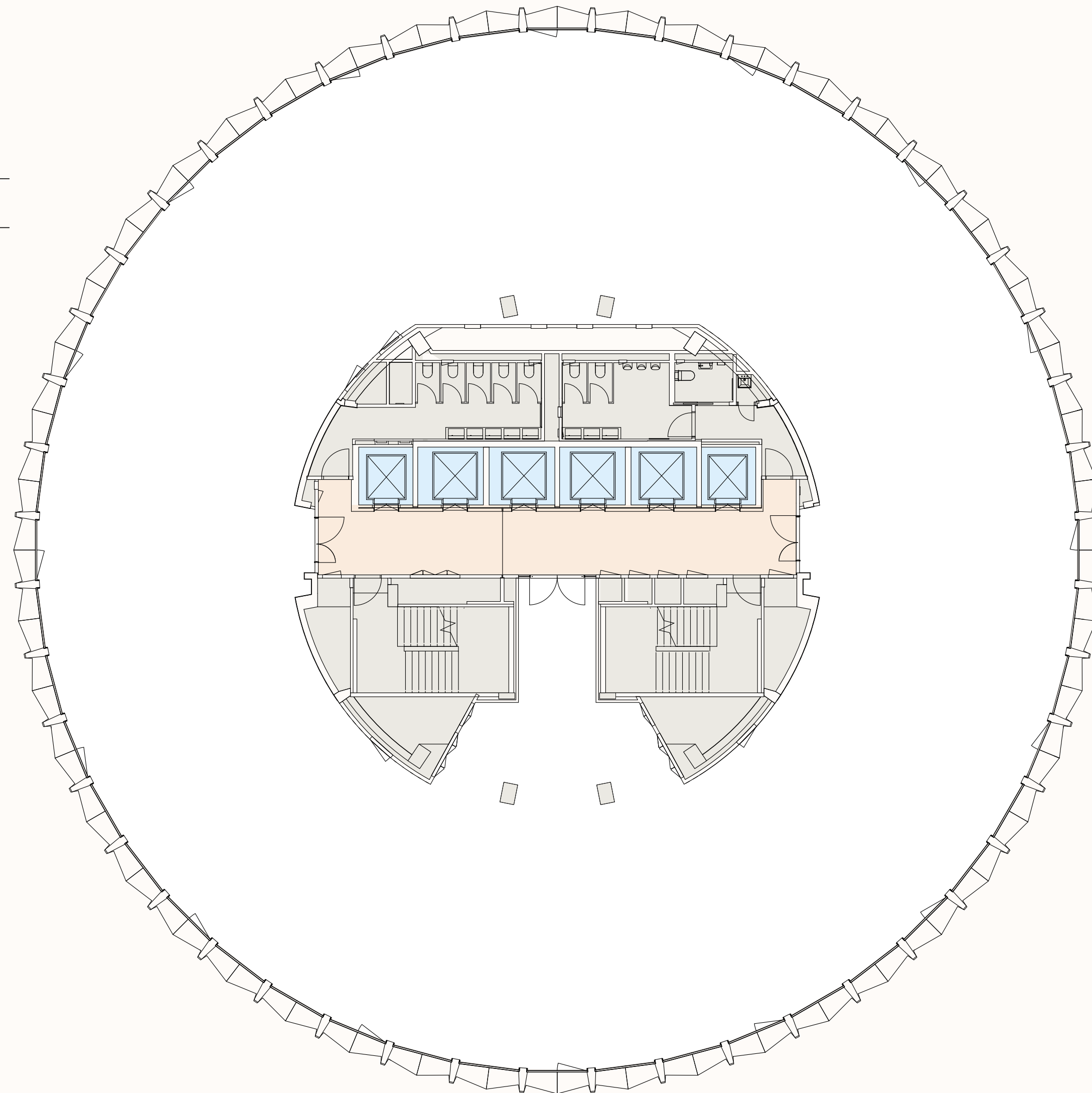
↗ NORTH





# LEVEL 09

## THE TOWER ●

WORKSPACE

10,300 sq ft



-  LIFTS
-  WORKSPACE
-  LIFT LOBBY
-  CORE

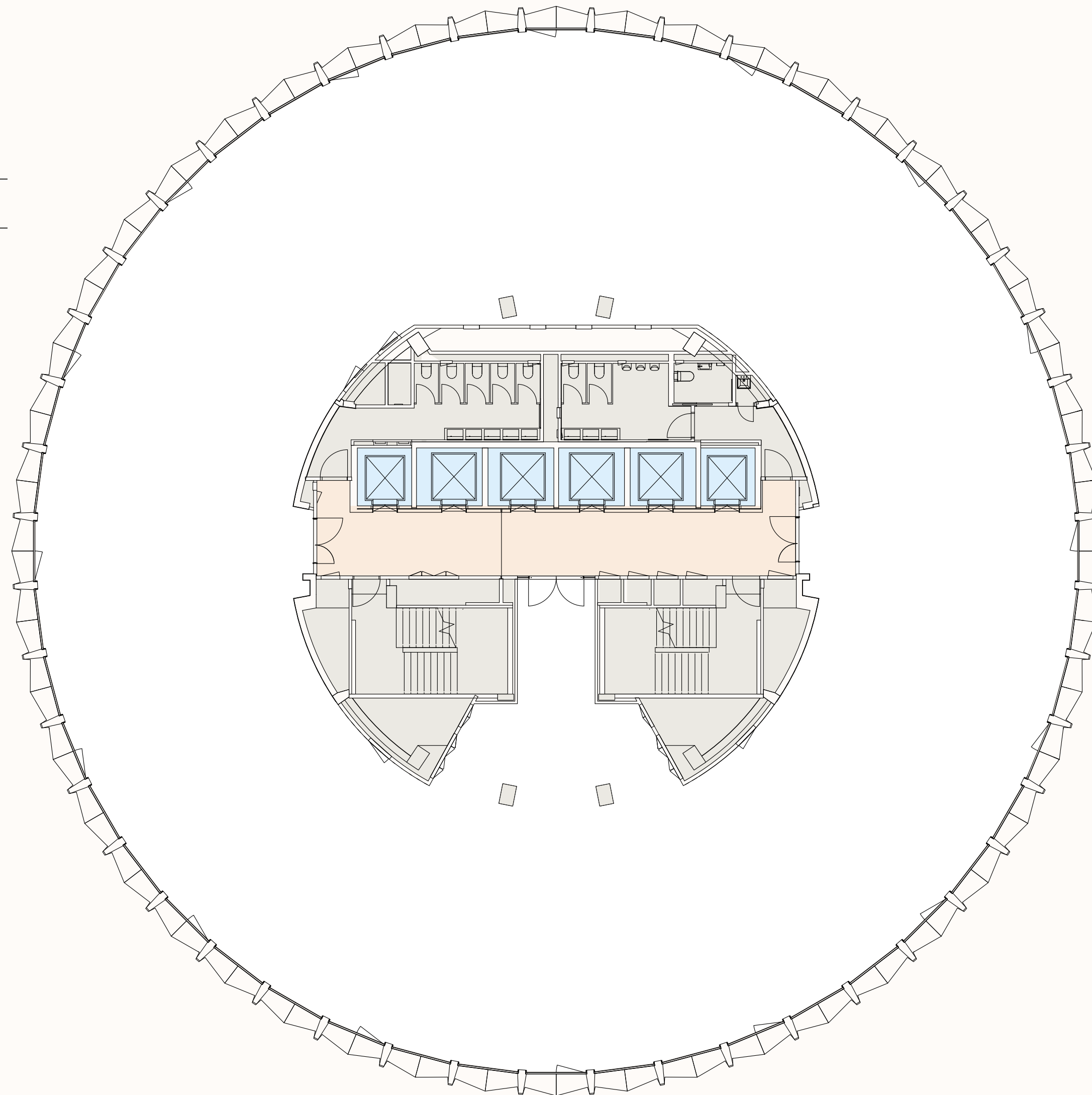
 NORTH





# LEVEL 10

## THE TOWER ●

WORKSPACE

10,300 sq ft



-  LIFTS
-  WORKSPACE
-  LIFT LOBBY
-  CORE

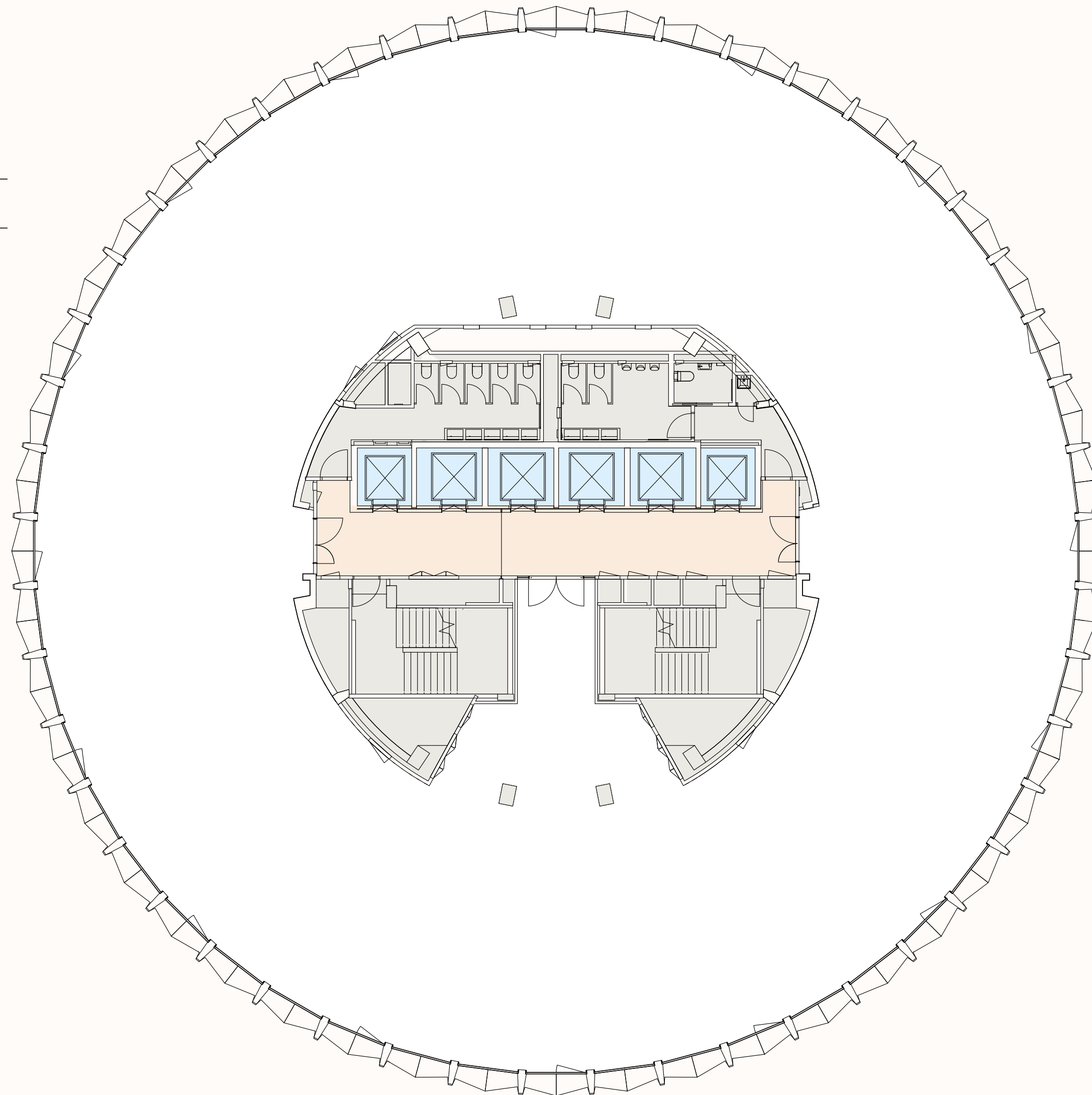
 NORTH

# LEVEL 11

## THE TOWER ●

WORKSPACE

10,300 sq ft



- LIFTS
- WORKSPACE
- LIFT LOBBY
- CORE

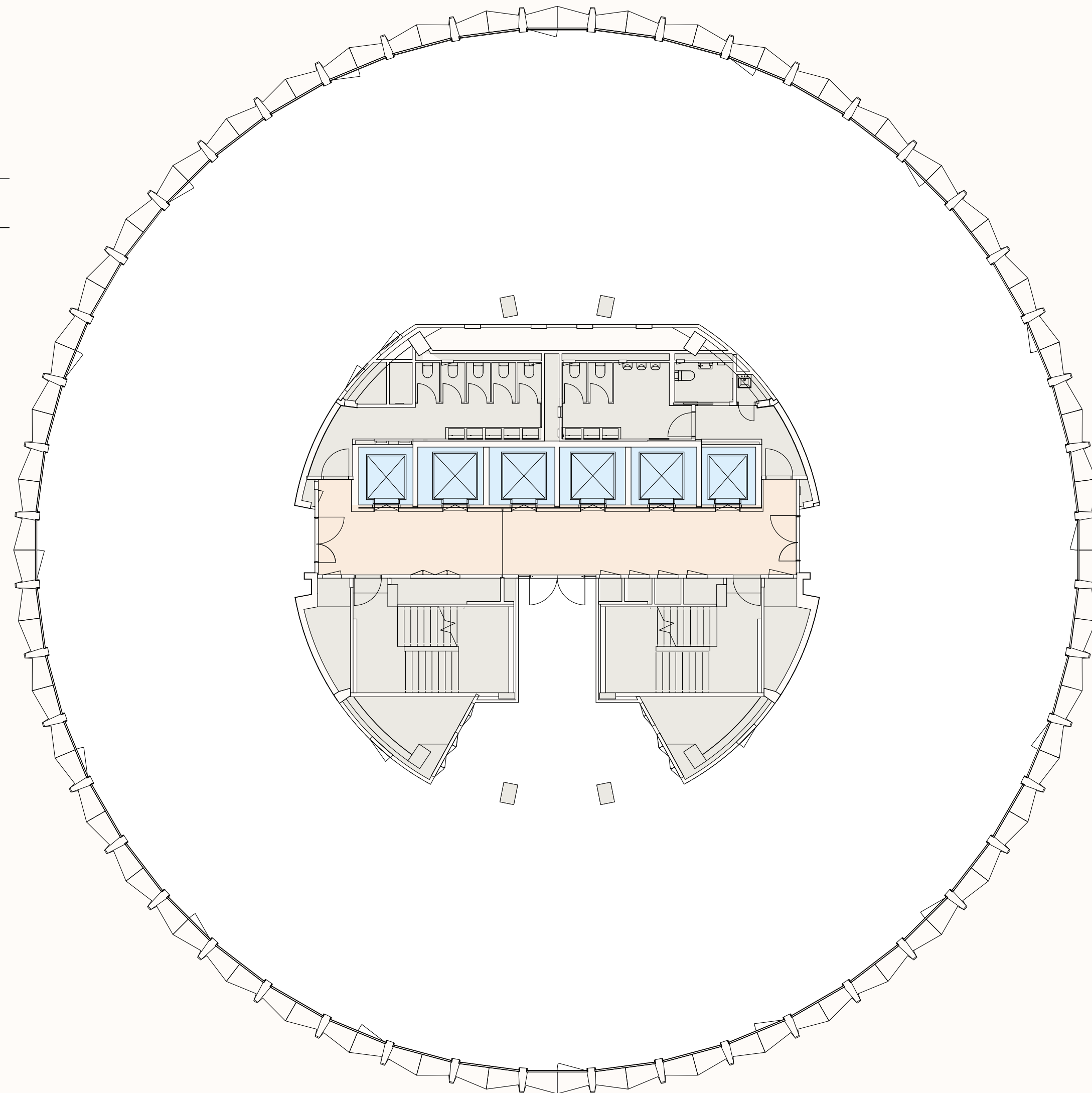
↗ NORTH

# LEVEL 13

## THE TOWER ●

WORKSPACE

10,300 sq ft



- LIFTS
- WORKSPACE
- LIFT LOBBY
- CORE

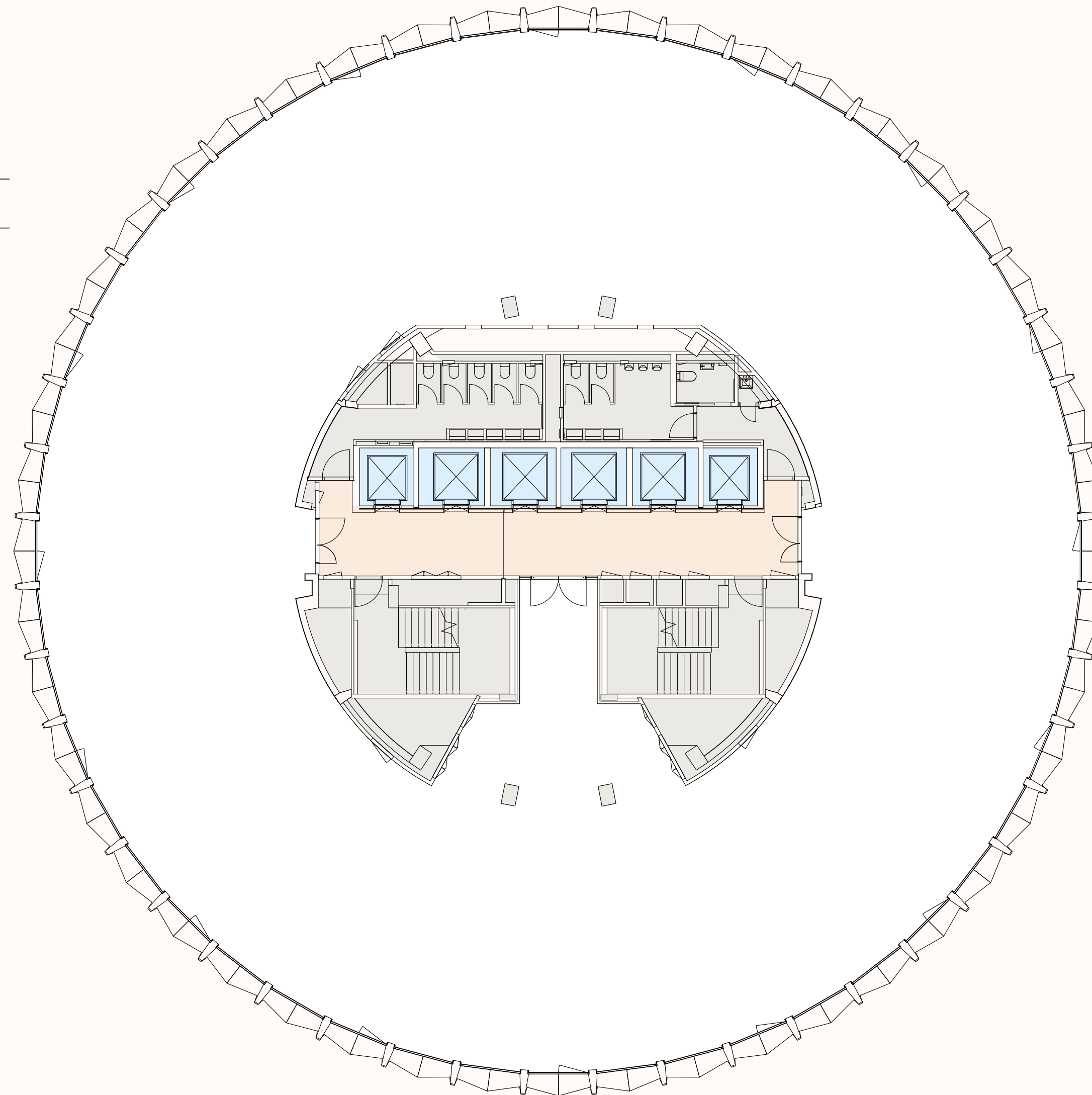
↗ NORTH

# LEVEL 14

## THE TOWER ●

WORKSPACE

10,300 sq ft



- LIFTS
- WORKSPACE
- LIFT LOBBY
- CORE

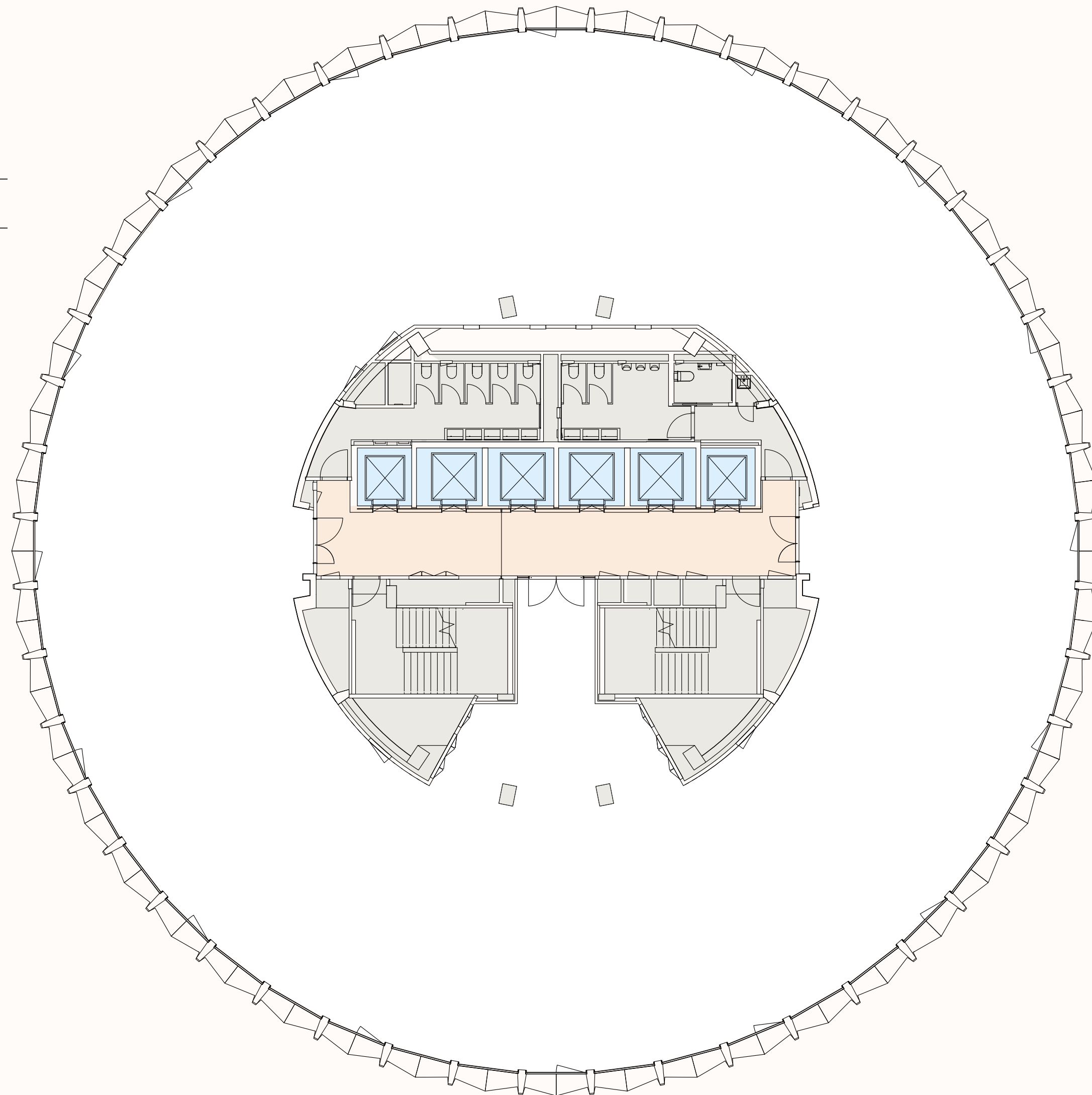
↗ NORTH





# LEVEL 15


## THE TOWER ●

WORKSPACE

10,300 sq ft



-  LIFTS
-  WORKSPACE
-  LIFT LOBBY
-  CORE

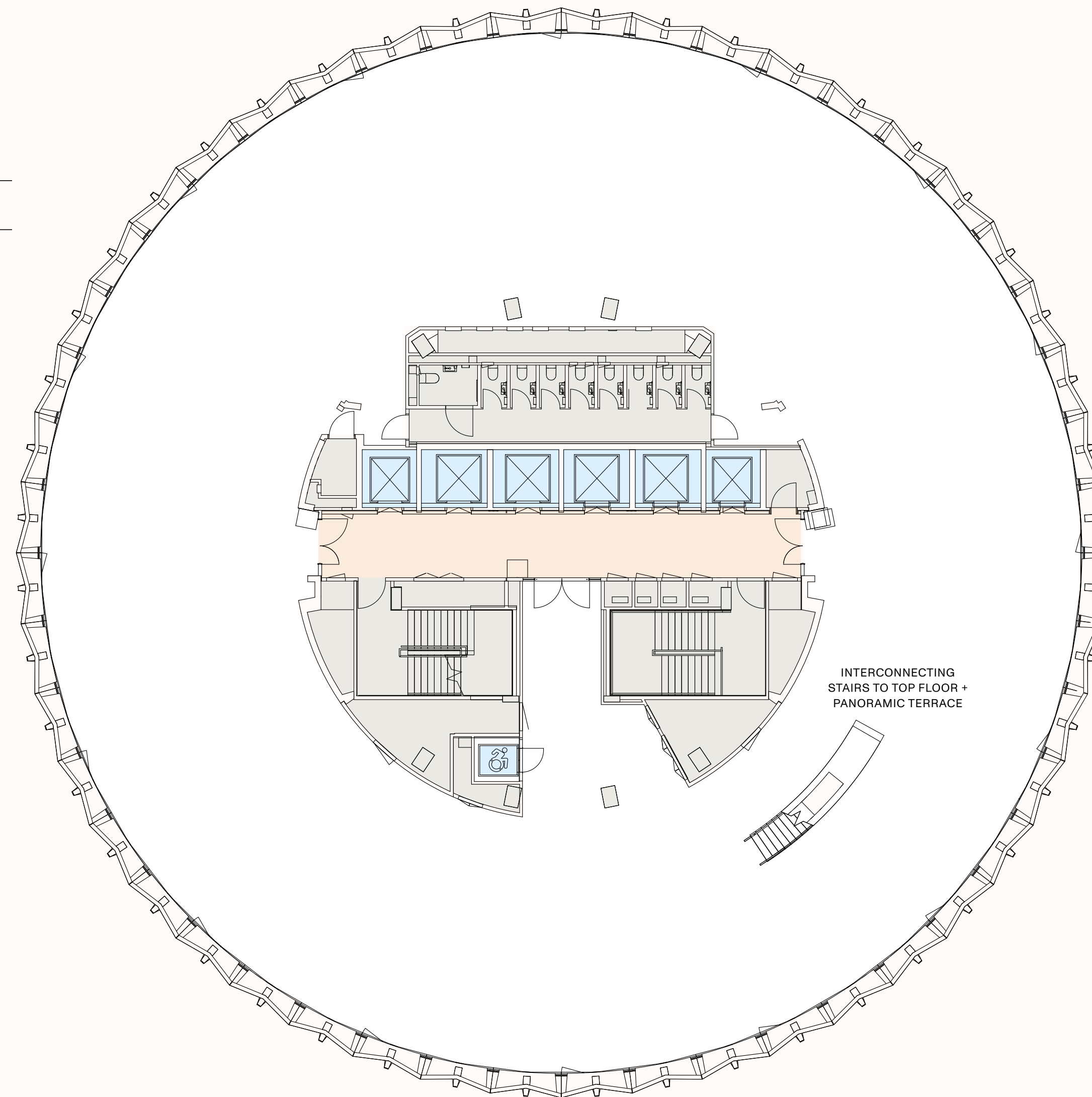
 NORTH

# LEVEL 16

## THE TOWER ●

WORKSPACE

10,300 sq ft



INTERCONNECTING  
STAIRS TO TOP FLOOR +  
PANORAMIC TERRACE

- LIFTS
- WORKSPACE
- LIFT LOBBY
- CORE

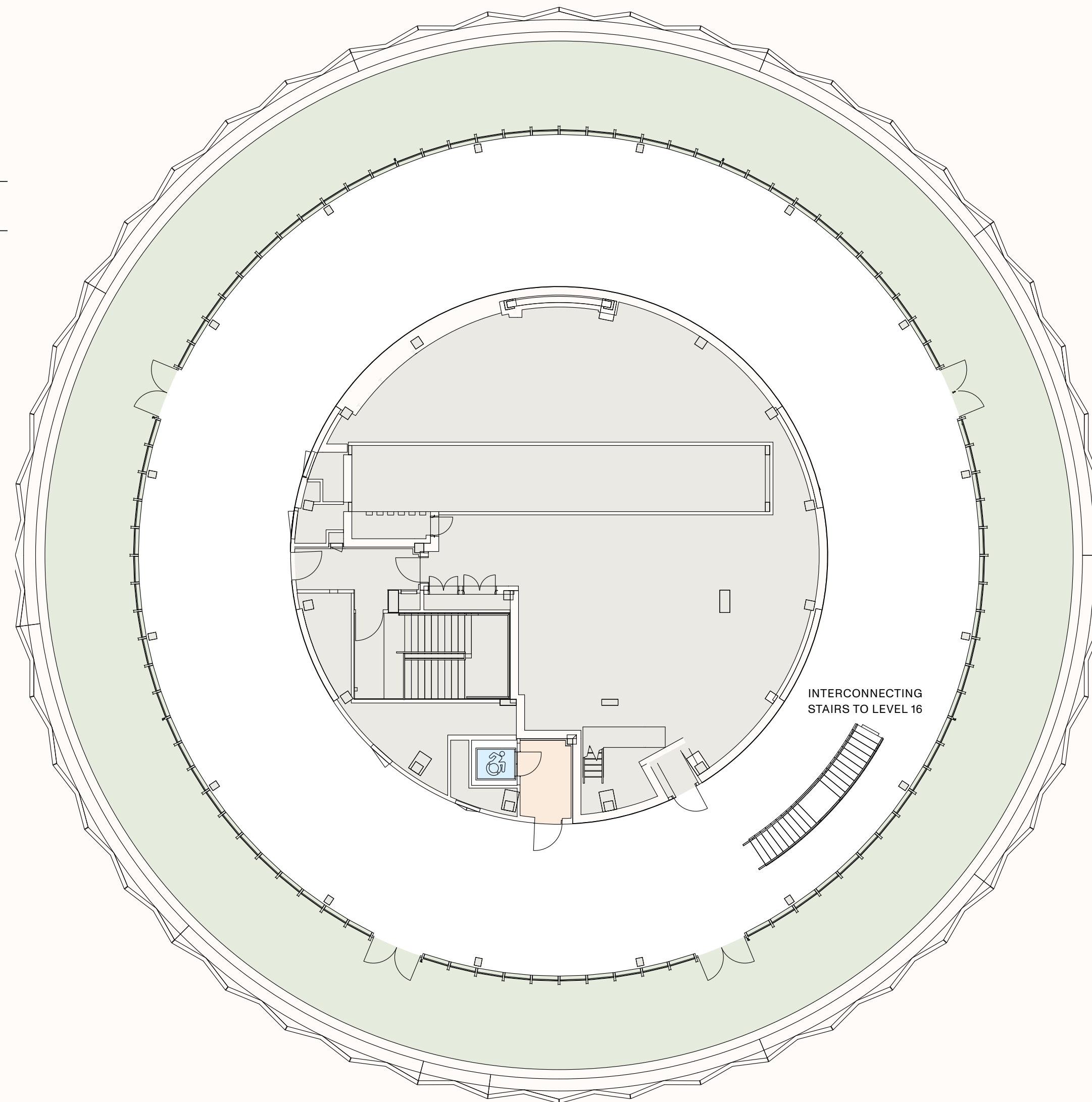
↗ NORTH

# LEVEL 17

## THE TOWER ●

WORKSPACE TERRACE

4,800 sq ft    3,500 sq ft



- TERRACE
- LIFT (ACCESSIBLE)
- WORKSPACE
- LIFT LOBBY
- CORE

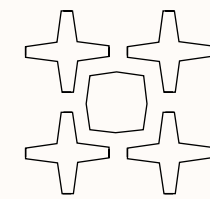
↗ NORTH

# A SUSTAINABILITY EXEMPLAR



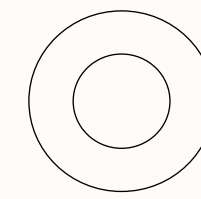
## NABERS 4.5\*

Energy reduction and efficiency plays an essential role in our global transition to a decarbonised future. Space House's 4.5\* rating is testament to the innovative technology and sustainability features – remarkable for a Grade II listed building.



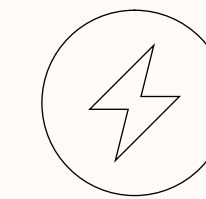
## A BUILDING THAT BREATHES

Space House has automated opening windows which allow cold air into the building overnight to cool the internal concrete structure of the building and reduce the need for additional air conditioning and energy use the following day.



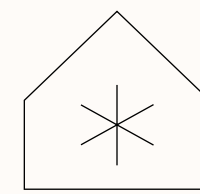
## DAYLIGHT HARVESTING TECHNOLOGY

Daylight-activated sensors monitor natural light and adjust the internal levels to minimise unnecessary energy consumption.



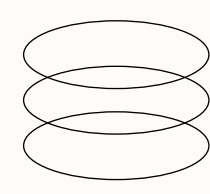
## NET ZERO CARBON IN OPERATION

Designed to minimise its operational carbon footprint and reduce occupier costs. The fully electric smart technology monitors energy consumption, water and air quality in public areas and enables occupiers to add sensors to their demise for a holistic picture of energy consumption.



## EPC A

The modernisation of Space House has preserved the building's heritage features whilst ensuring it is fit for the future. The building's EPC A rating far exceeds the anticipated 2027 and 2030 Minimum Energy Efficiency Standards (MEES) of EPC C and EPC B respectively.



## 10,000 TONNES OF CARBON SAVED

The modernisation of this 1960s Grade II listed building focused on preservation and restoration rather than demolition. As a result, over 90% of the existing structure has been retained, saving 10,000 tonnes of carbon and waste materials.



## BREEAM OUTSTANDING

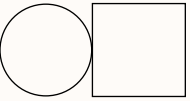
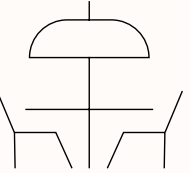
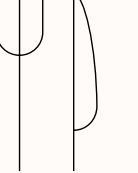
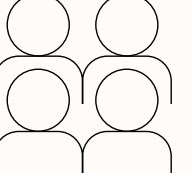
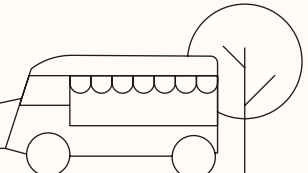
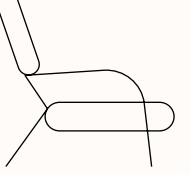
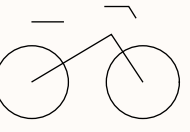

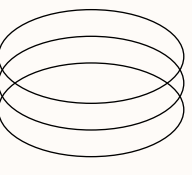
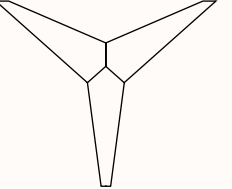
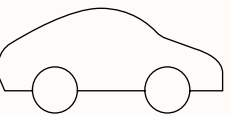

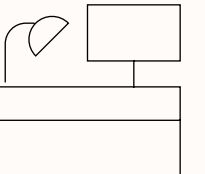
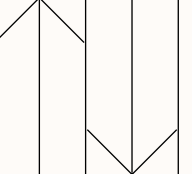
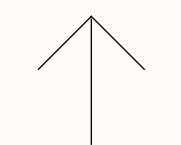
Space House will be one of the first Grade II listed office buildings in London to achieve BREEAM 'outstanding' rating.



## WIREDSCORE PLATINUM

Space House, originally built in 1968, is now one of the best-connected workspaces in the UK, with resilient dual power and data supply and an integrated full fibre backbone.

# BUILT FOR THE FUTURE

				
230,100 SQ FT OF WORKSPACE	THE CLUBHOUSE AND TERRACE	FILLING STATION RESTAURANT	SPACE STUDIOS EVENT SPACE	PUBLIC PIAZZA
				
THE LOUNGE	550 CYCLE SPACES & 65 SHOWERS	360° ROOFTOP TERRACE	SMART BUILDING	EXPOSED ARCHITECTURE
				
4 PARKING SPACES WITH E-CHARGING	FITWELL 2-STAR CERTIFICATION	WORKSPACE OCCUPANCY 1:8	NEW HIGH SPEED LIFTS	EXPOSED CEILINGS



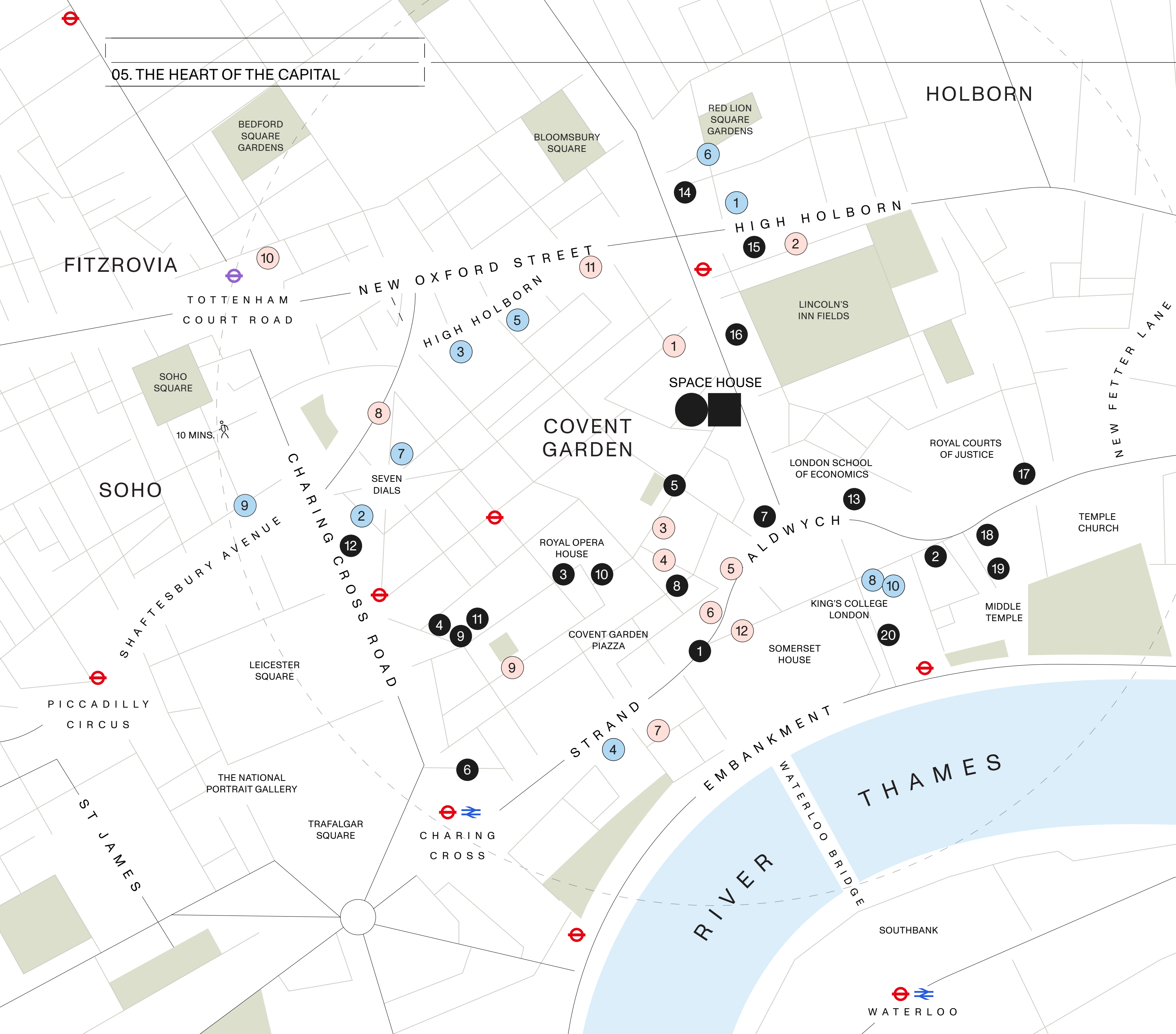
THE HEART OF



Covent Garden is the home of London's culture, creativity and innovation scene. An unparalleled location with an incredible network of multi-national businesses, global brands, tech innovators and two highly respected universities in the UK.

THE CAPITAL





# BEYOND SPACE HOUSE

## RESTAURANTS

- 1 Frog by Adam Handling
- 2 Ikoyi
- 3 Sushisamba
- 4 La Goccia
- 5 Margot
- 6 Barrafina
- 7 The Delaunay
- 8 Cafe Murano
- 9 The Petersham
- 10 Balthazar
- 11 Clos Maggiore
- 12 The Ivy
- 13 Roka
- 14 L'oscar Restaurant
- 15 Holborn Dining Room
- 16 42 Holborn
- 17 Brasserie Blanc
- 18 The George
- 19 The Cheshire Cheese
- 20 Toklas

## HOTELS

- 1 Middle Eight
- 2 Rosewood London
- 3 Fielding Hotel
- 4 Nomad London
- 5 The Waldorf
- 6 One Aldwych
- 7 The Savoy
- 8 Covent Garden Hotel
- 9 Henrietta Hotel
- 10 The Bloomsbury
- 11 The Hoxton Holborn
- 12 ME London

## HEALTH + FITNESS

- 1 Gymbox
- 2 Digma Fitness
- 3 Aveda Lifestyle
- 4 Virgin Active
- 5 1Rebel
- 6 Boom Cycle
- 7 Caudalie Boutique Spa
- 8 180 House
- 9 Soho House
- 10 180 Studios

# IN ESTEEMED COMPANY

Paul Smith

Ascential 

Mishcon de Reya

CONDÉ NAST

  
MARATHON  
ASSET MANAGEMENT

Charlotte Tilbury

McKinsey  
& Company

 PELOTON

Google

Goldman  
Sachs

**DAZED**

APOLLO

**GSK**

Coutts 

BAIN & COMPANY 

 Spotify

GOAT

CVC

**LSE**

**DARKTRACE**

Rothesay

**NICHOLAS KIRKWOOD**

  
**pwc**

 PATRIZIA

 Industrial  
Light & Magic

Covent Garden is home to visionary companies and creative thinkers brilliantly shaping the world's future.



Covent Garden Market



Side Hustle



Somerset House

The area is also home to world-class culture. Somerset House, 180 Studios, the Royal Ballet, Royal Opera and over 20 theatres call it home.

Royal Opera House



THE

NEIGHBOURHOOD



180 Studios

Seven Dials Market

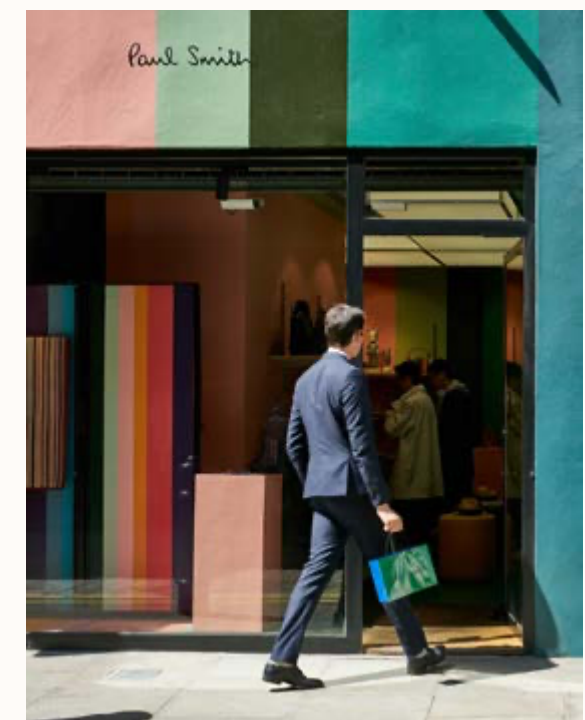


Covent Garden is famous for some of London's best retail and dining. It's an eclectic mix of high-end restaurants and bars, luxury fashion and beauty brands, international retailers and market craft stalls.

NoMad



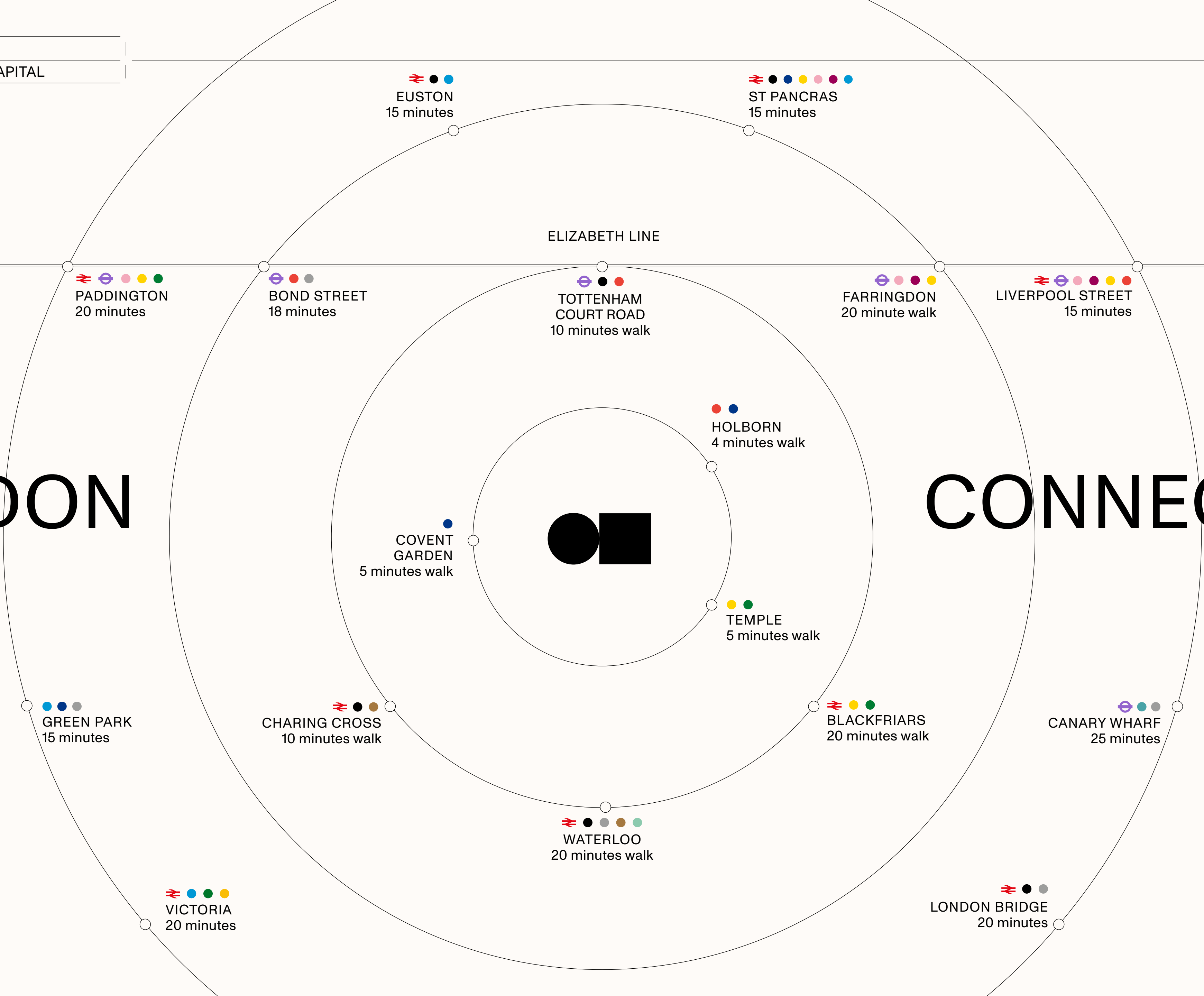
Paul Smith



# LONDON

# CONNECTED

- BAKERLOO
- CENTRAL
- CIRCLE
- DISTRICT
- DLR
- ELIZABETH
- HAMMERSMITH + CITY
- JUBILEE
- METROPOLITAN
- NORTHERN
- PICCADILLY
- VICTORIA
- WATERLOO + CITY



EUSTON  
15 minutes

ST PANCRAS  
15 minutes

PADDINGTON  
20 minutes

BOND STREET  
18 minutes

ELIZABETH LINE

TOTTENHAM  
COURT ROAD  
10 minutes walk

FARRINGDON  
20 minute walk

LIVERPOOL STREET  
15 minutes

HOLBORN  
4 minutes walk

COVENT  
GARDEN  
5 minutes walk

TEMPLE  
5 minutes walk

CHARING CROSS  
10 minutes walk

BLACKFRIARS  
20 minutes walk

CANARY WHARF  
25 minutes

WATERLOO  
20 minutes walk

GREEN PARK  
15 minutes

VICTORIA  
20 minutes

LONDON BRIDGE  
20 minutes

✈️  
HEATHROW  
40 minutes

GATWICK  
40 minutes

CITY  
41 minutes



INSTAGRAM @SPACEHOUSELONDON

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