





# Building highlights

[Introduction](#) [Building](#) [Location](#) [Floor Plans](#) [Specification](#) [Team](#)

Fitzrovia headquarters building

56,000 sq ft new build development

Designed by award winning architects Emrys

Entrances on Berners Street and Wells Street

Typical floors c.8,000 sq ft

Contemporary finishes throughout including  
concrete ceilings and exposed cooling

Multiple private terraces

Communal terrace and lounge

Designed with sustainability  
and wellness in mind

Three minute walk to the Elizabeth line

Completion Q1 2023

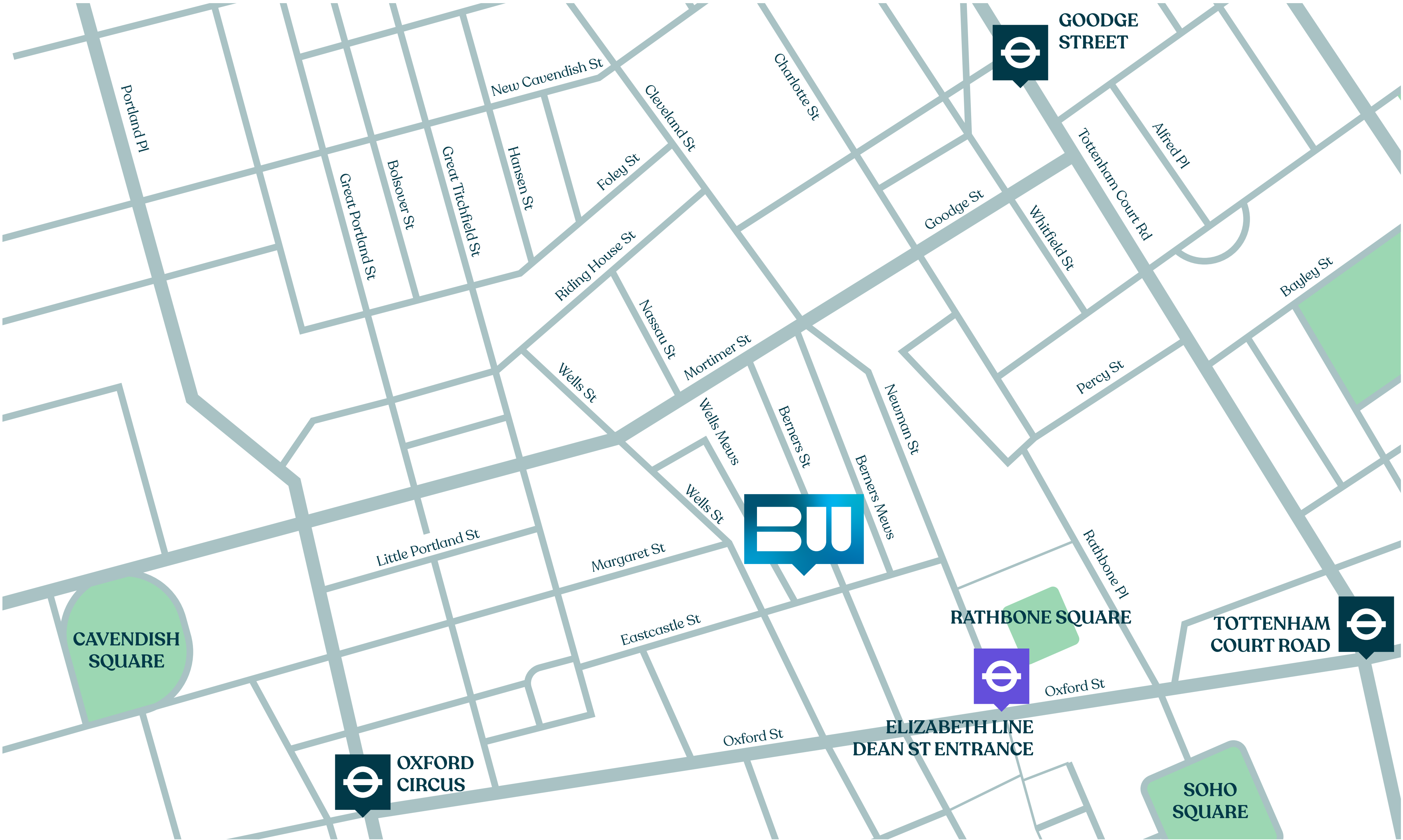




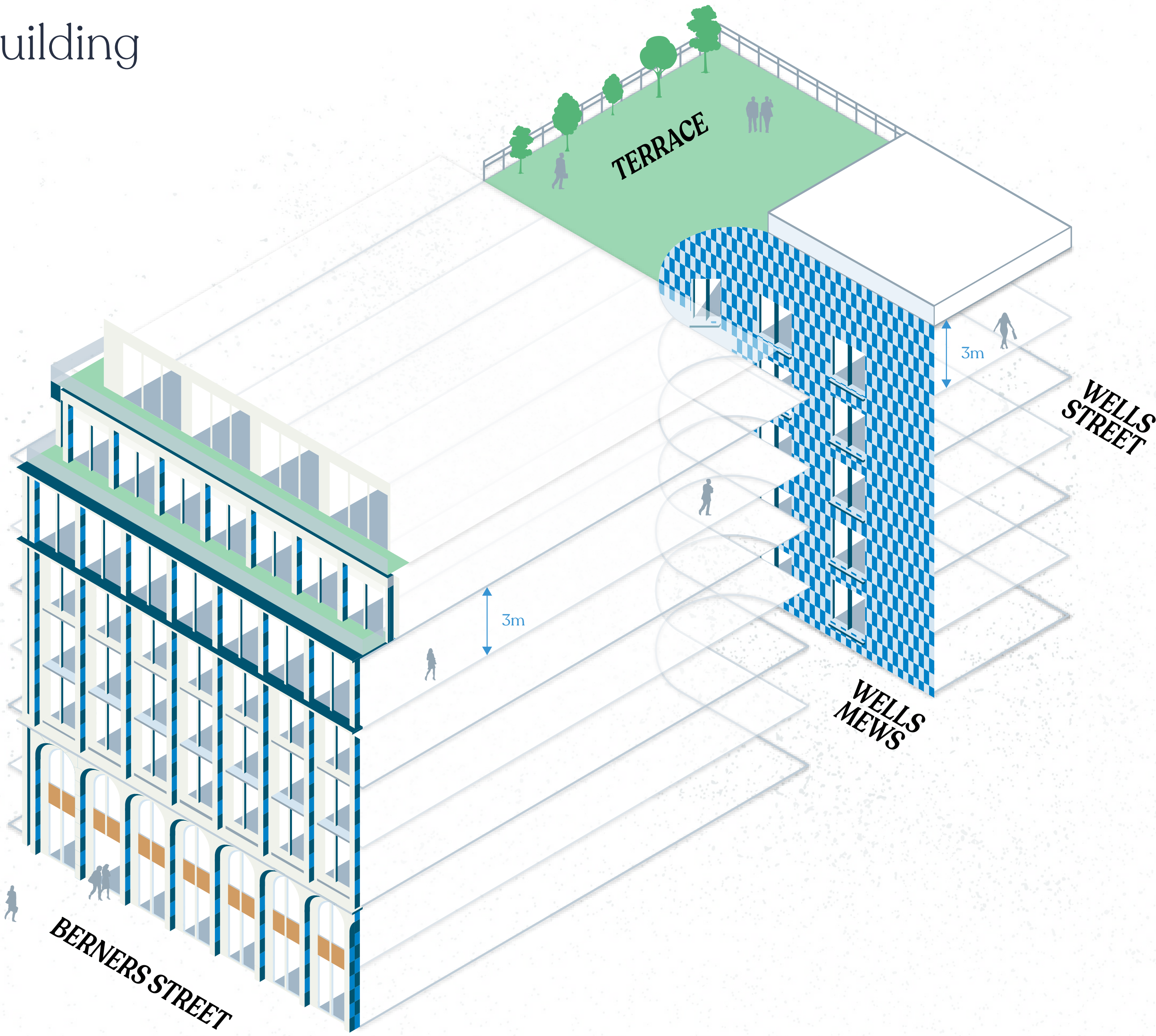
# The best location for business in Fitzrovia











FLOORS	SQ FT	SQ M
<b>Seventh</b>	<b>3,535</b>	<b>328</b>
– Terrace	599	56
<b>Sixth</b>	<b>3,935</b>	<b>366</b>
– Terrace	235	22
– Communal terrace	1,028	96
– Communal lounge	436	41
<b>Fifth</b>	<b>7,747</b>	<b>720</b>
– Terrace	107	10
<b>Fourth</b>	<b>7,939</b>	<b>738</b>
<b>Third</b>	<b>7,937</b>	<b>737</b>
<b>Second</b>	<b>7,955</b>	<b>739</b>
<b>First</b>	<b>7,427</b>	<b>690</b>
<b>Ground – Berners Street</b>	<b>3,228</b>	<b>300</b>
<b>Ground – Wells Street</b>	<b>1,946</b>	<b>181</b>
<b>Lower Ground – Berners Street</b>	<b>2,225</b>	<b>207</b>
<b>Lower Ground – Wells Street</b>	<b>1,054</b>	<b>98</b>
<b>TOTAL (Office space)</b>	<b>54,928</b>	<b>5,103</b>





Dual entrances



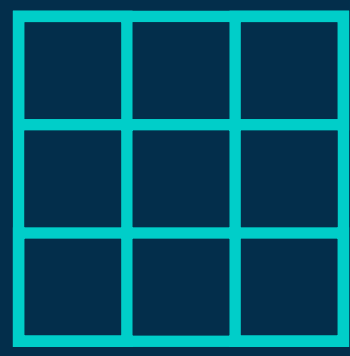
Reception areas  
1,800 sq ft



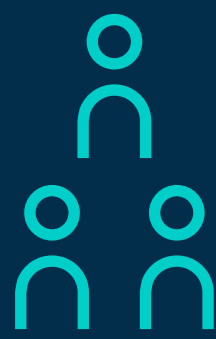
Typical floor plates  
c. 8,000 sq ft



Floor to ceiling  
heights of 3m



Metal raised floor  
110mm



Occupancy ratio  
1:8



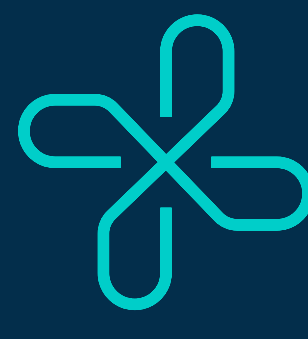
Multiple terraces  
and communal lounges



5x13-Person  
lifts



Openable  
windows



Exposed  
VRF A/C



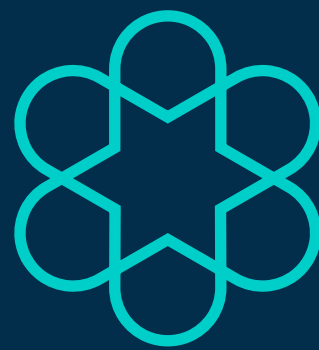
146  
Bike racks



159  
Lockers



14  
Showers



BREEAM 2018  
'Excellent'



'WELL'  
enabled

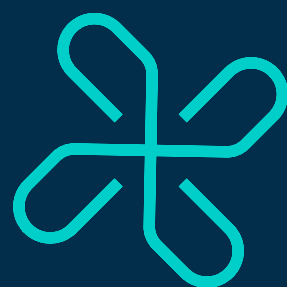


Health & Wellbeing



- Thermal comfort modelling shows reduced overheating risk.
- 95% of the office floor areas provide a view out for building occupiers.
- Openable windows.
- Access to outdoor terraces.
- Direct access on to newly pedestrianised Wells Mew streetscape.
- Public art in Wells Mews.

Building Systems



- High efficiency heating and cooling systems.
- All electric energy services.

Transport



- Cycle storage and end of journey facilities on site to promote active commuting.

Ecology



- Bird boxes for safe nesting & breeding.
- Living roof and climbing plants incorporated within the design to encourage at least 30 species of wildlife including bees, butterflies, bugs and birds.

Embodied Carbon



- Low embodied carbon materials by using increased cement replacement.

BREEAM Rating



- BREEAM excellent.

EPC



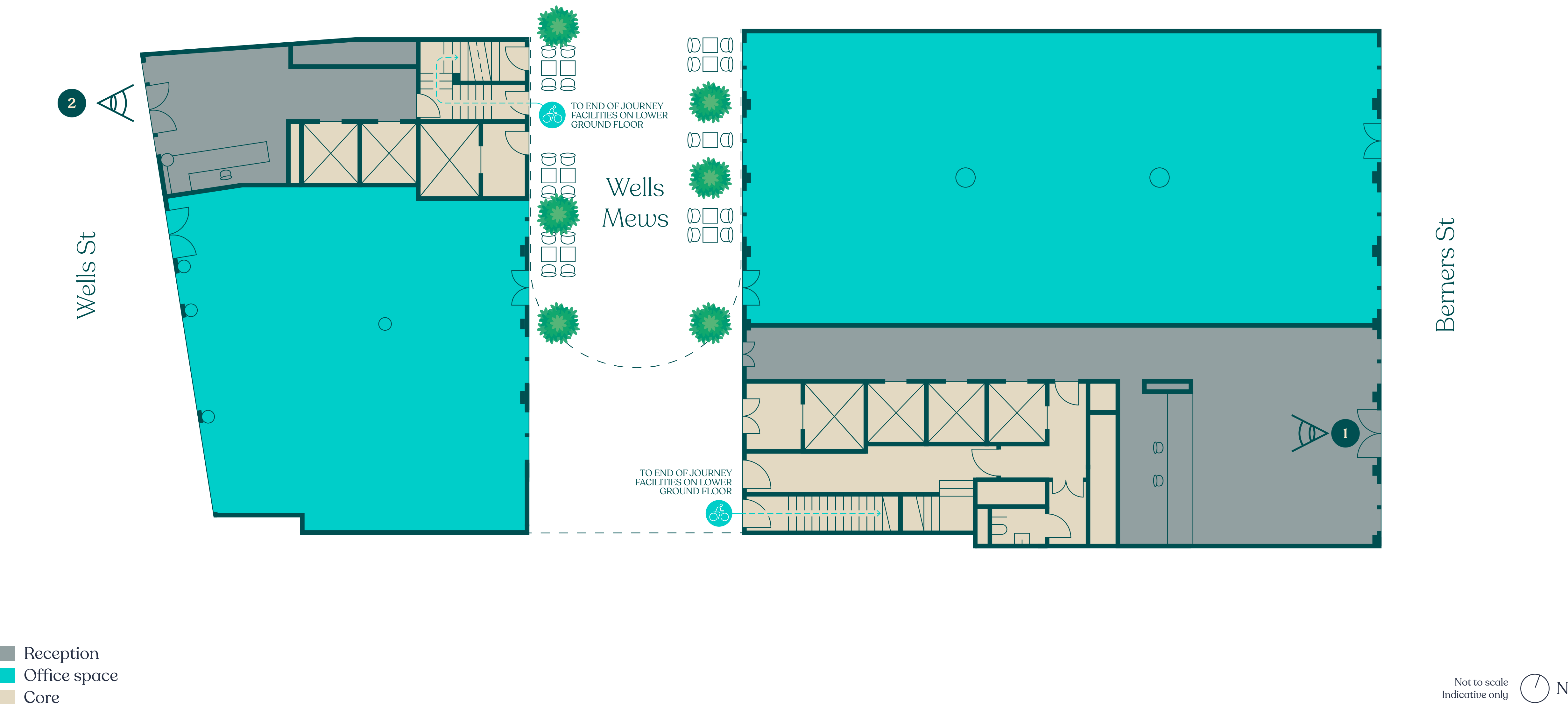
- Rating B.



# Ground floor plan

Wells Street – 1,946 sq ft  
181 sq m

Berners Street – 3,228 sq ft  
300 sq m













# Wells Mews

## A new streetscape for Fitzrovia



### Public Art

## Tess Jaray RA

Tess Jaray RA is a British painter and printmaker. She has taught at UCL for over 30 years and has completed a succession of major public art projects. She is an Honorary Fellow of RIBA (Royal Institute for British Architects) as well as a Royal Academician.



[Introduction](#) [Building](#) [Location](#) [Floor Plans](#) [Specification](#) [Team](#)

Computer generated image



# Berners Street





# Wells Street

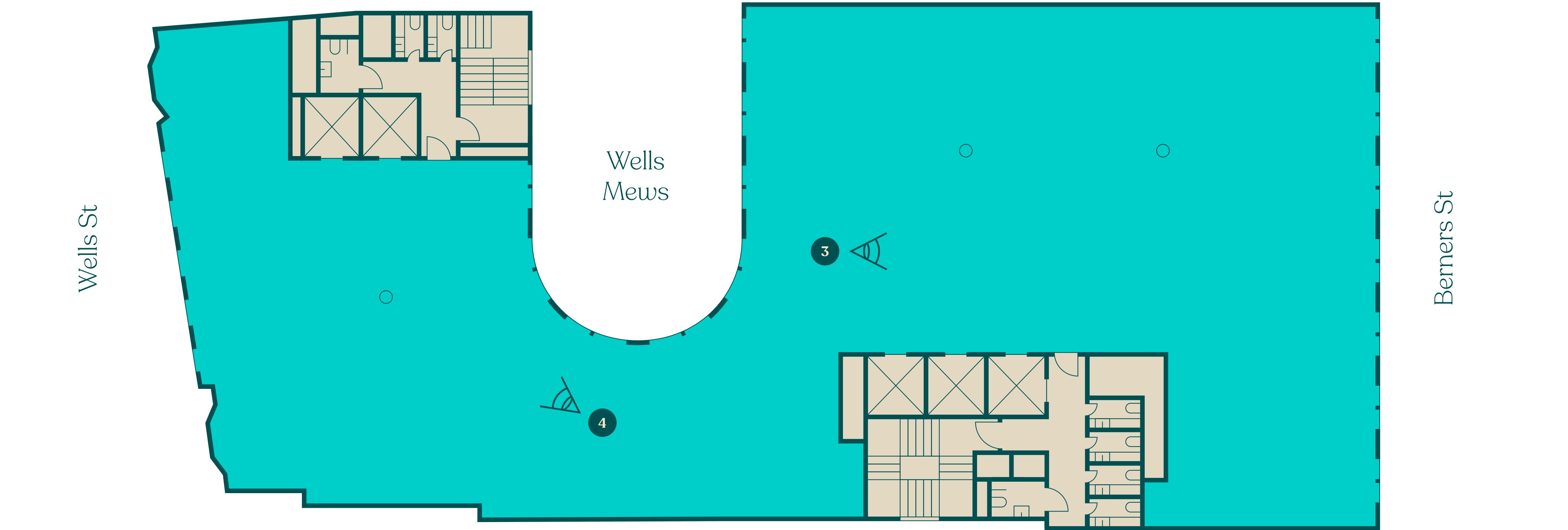




# Typical floor plan

7,900 sq ft

734 sq m













# Sixth floor plan

3,935 sq ft  
366 sq m



- Office space
- Core
- Terrace







# Seventh floor plan

3,535 sq ft

328 sq m

Wells St



Berners St

- Office space
- Core
- Terrace











## Outside spaces





Welcome to  
**Fitzrovia**

Six tube lines

The Elizabeth line just three minutes away

Four neighbouring hotels

Six Michelin Star restaurants

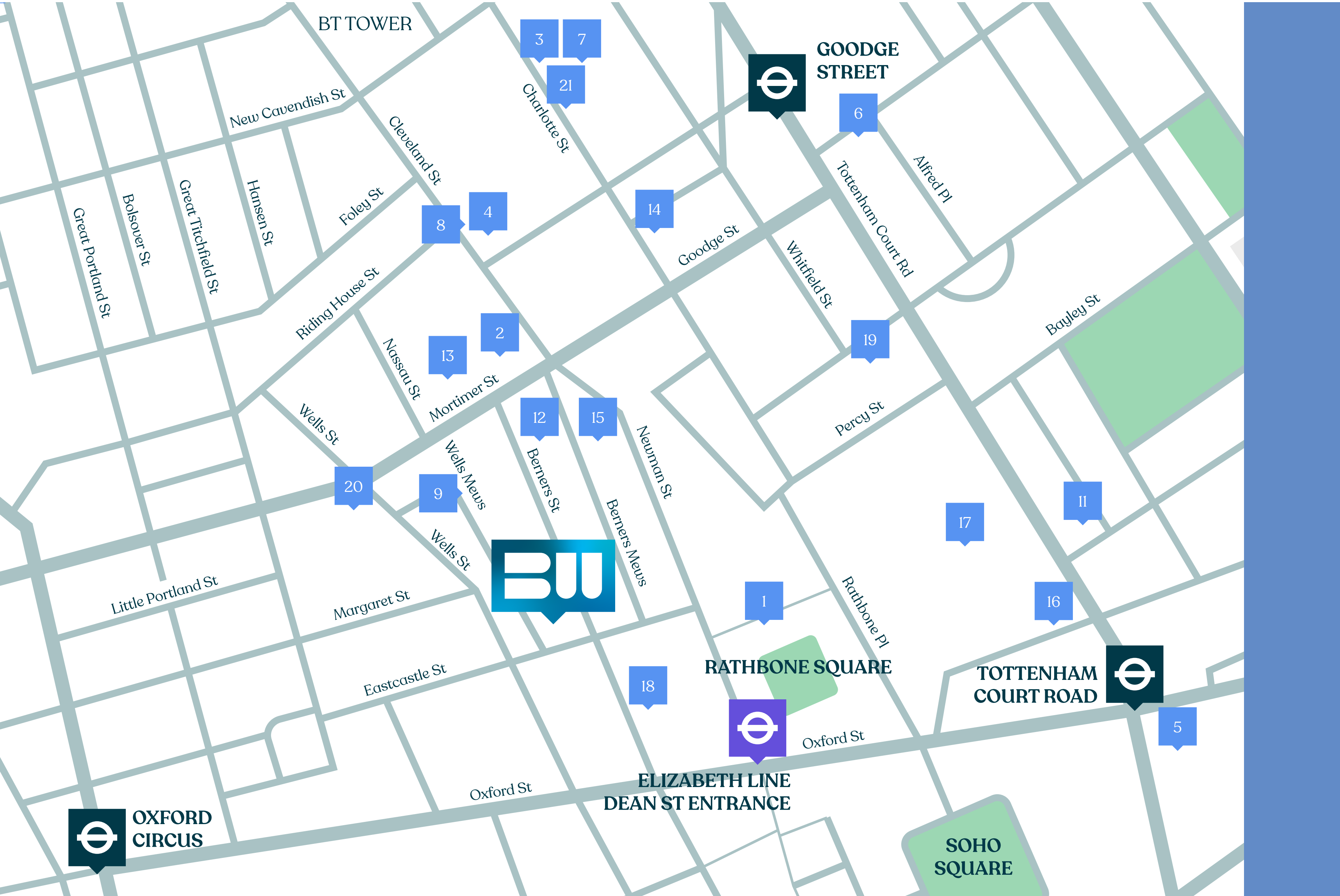
& plenty of cafés, bars and restaurants









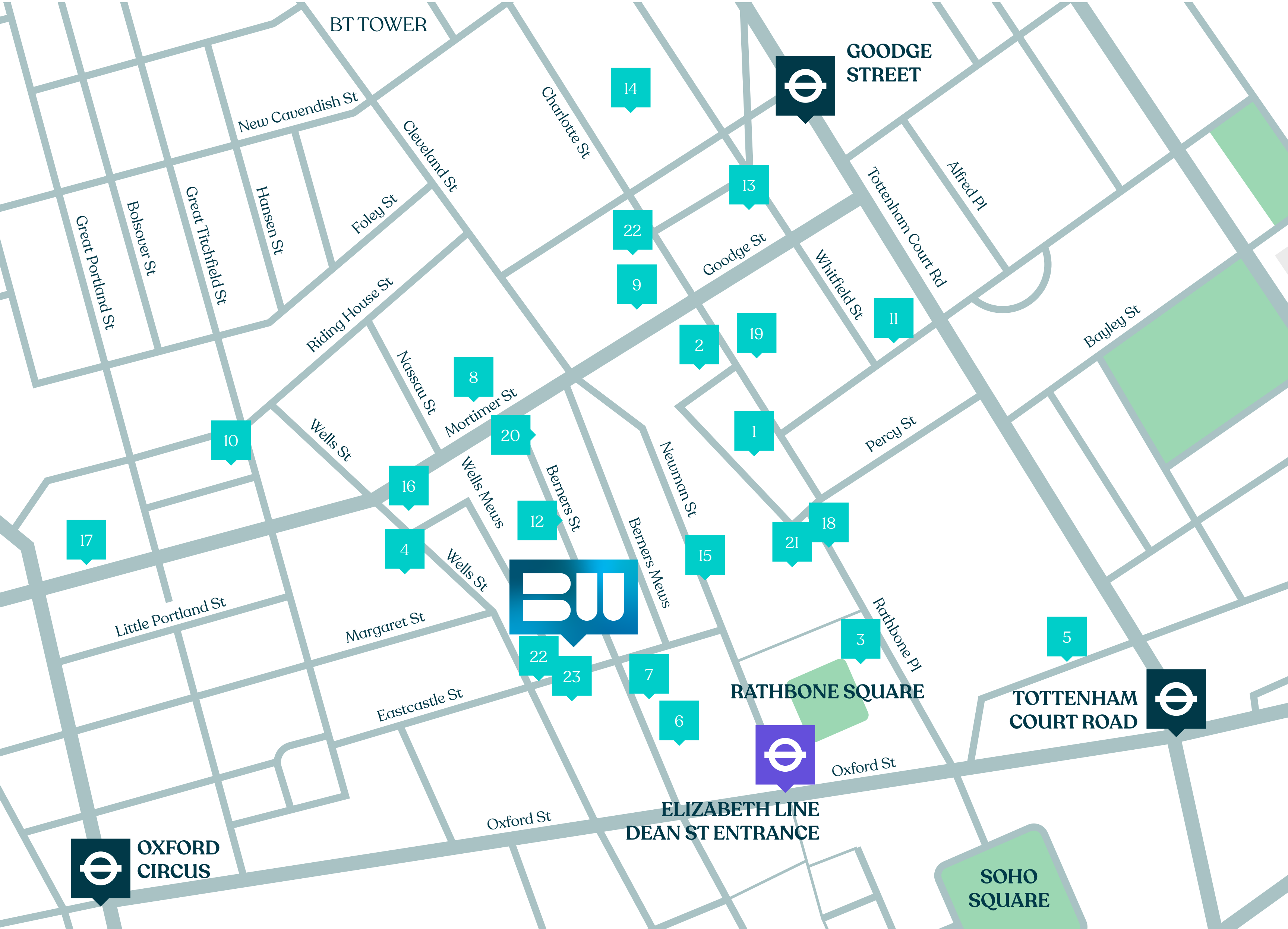


# Area Guide

## Occupiers

- |    |                         |
|----|-------------------------|
| 1  | Facebook                |
| 2  | Estée Lauder            |
| 3  | Boston Consulting Group |
| 4  | Take-Two Interactive    |
| 5  | Apollo                  |
| 6  | G-research              |
| 7  | Arup                    |
| 8  | Make Architects         |
| 9  | Adyen                   |
| 10 | Motorway.co.uk          |
| 11 | Skyscanner              |
| 12 | Netflix                 |
| 13 | Bakkavor                |
| 14 | Revcap                  |
| 15 | Buro Happold            |
| 16 | Freuds                  |
| 17 | Freemantle              |
| 18 | Gamesys                 |
| 19 | Technicolour            |
| 20 | New Look                |
| 21 | Parella Weinberg        |



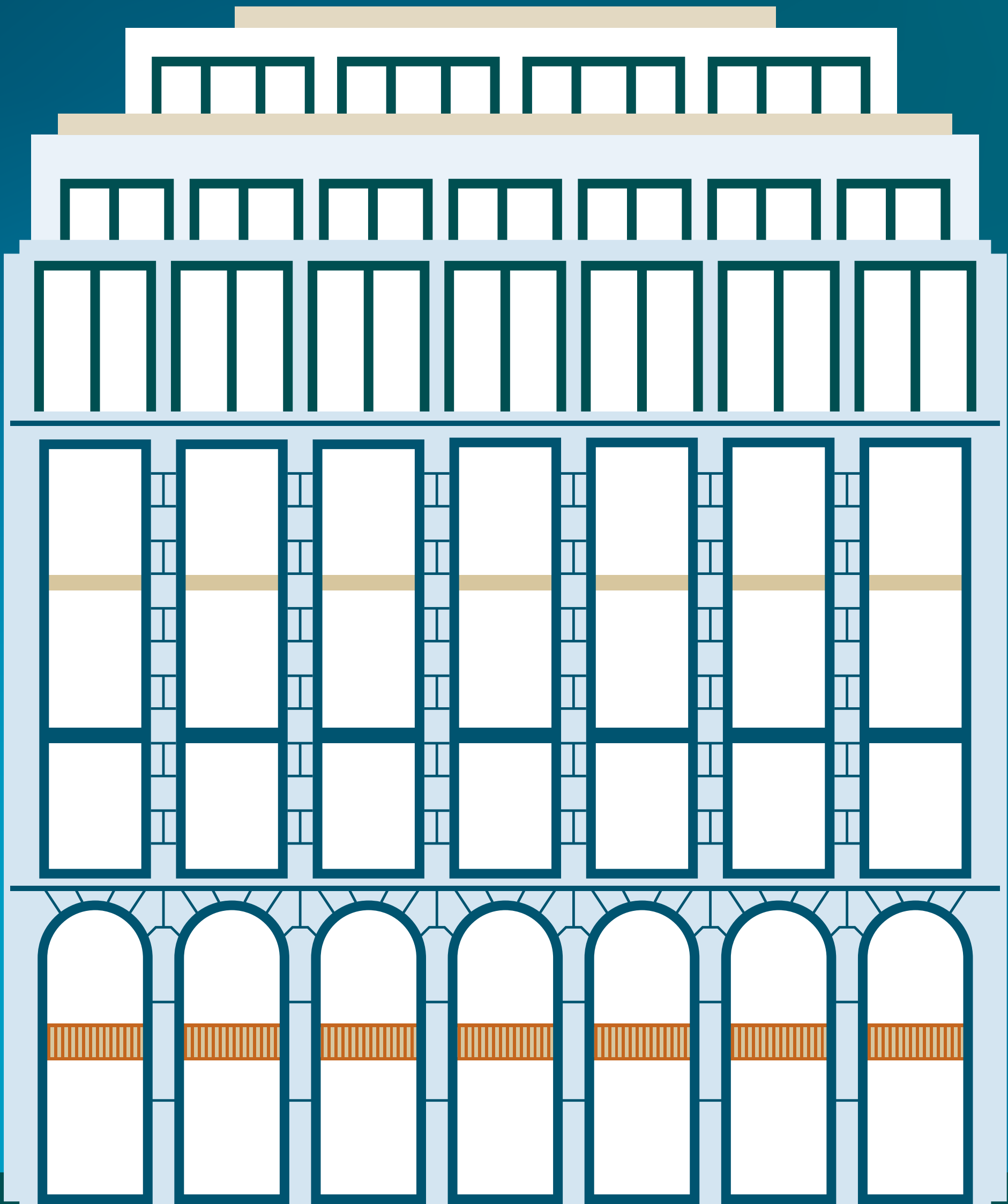


# Area Guide

## Amenities

- 1 Charlotte Street Hotel
- 2 Roka
- 3 Circolo Popolare
- 4 Rovi
- 5 Hakkasan
- 6 Berners Tavern
- 7 The London Edition Hotel
- 8 The Arber Garden
- 9 The Salt Yard
- 10 Riding House Café
- 11 Bao Fitzrovia
- 12 Sanderson Hotel
- 13 Noizé
- 14 Bubbledogs
- 15 The Mandrake Hotel
- 16 Mortimer House
- 17 Psycle
- 18 Lima
- 19 Pied à Terre
- 20 Flesh & Buns
- 21 Six by Nico
- 22 Kaffeine
- 23 Arros QD





# Floor plan selector

Seventh floor	3,535 sq ft
Sixth floor	3,935 sq ft
Fifth floor	7,747 sq ft
Fourth floor	7,939 sq ft
Third floor	7,937 sq ft
Second floor	7,955 sq ft
First floor	7,427 sq ft
Ground floor – Berners Street	3,228 sq ft
Ground floor – Wells Street	1,946 sq ft
Lower Ground floor – Berners Street	2,225 sq ft
Lower Ground floor – Wells Street	1,054 sq ft
Total (Office space)	54,928 sq ft



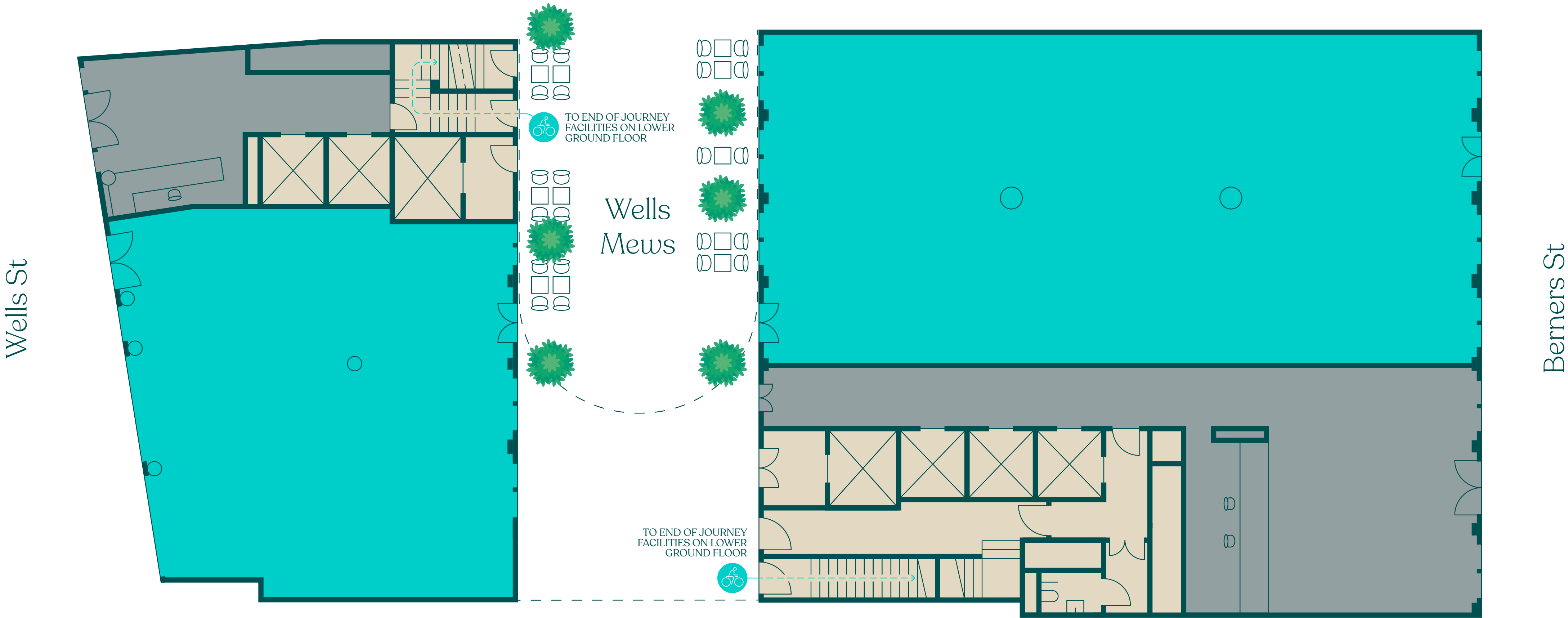
# Ground floor plan

Wells Street – 1,946 sq ft

181 sq m

Berners Street – 3,228 sq ft

300 sq m



- Reception
- Office space
- Core



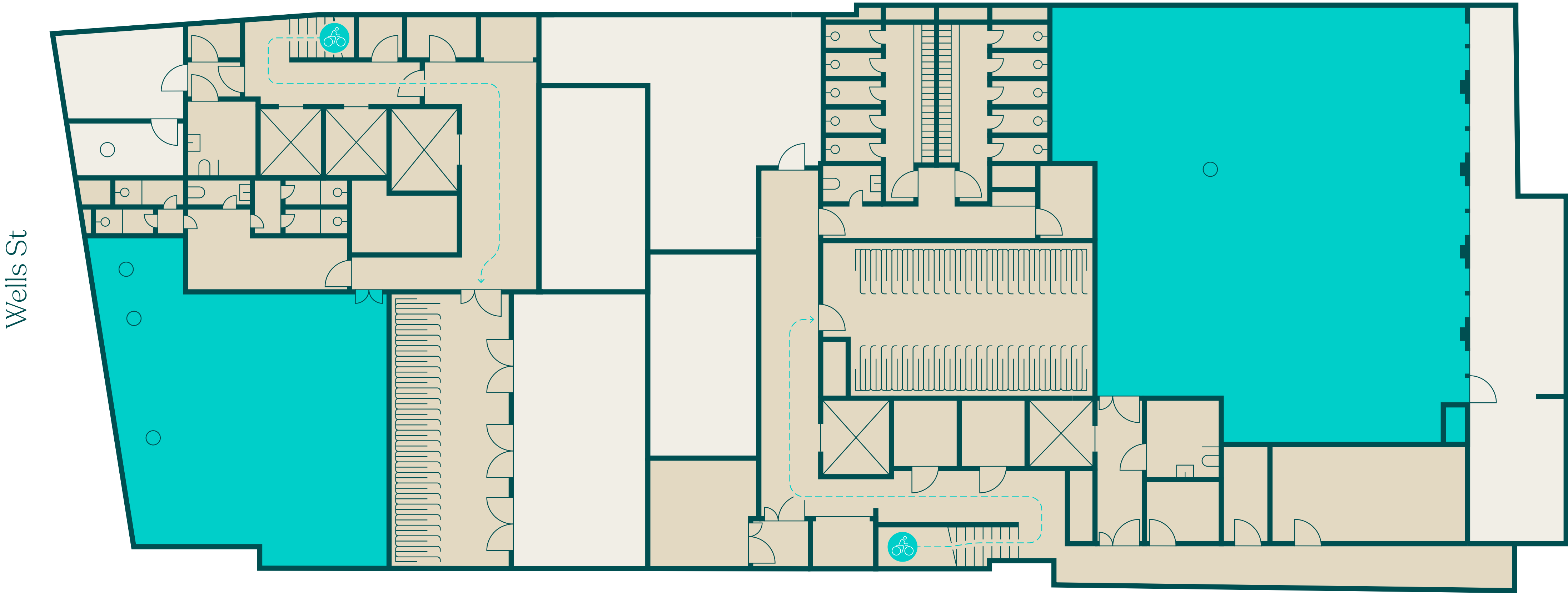
# Lower ground floor plan

Wells Street – 1,054 sq ft

98 sq m

Berners Street – 2,225 sq ft

207 sq m

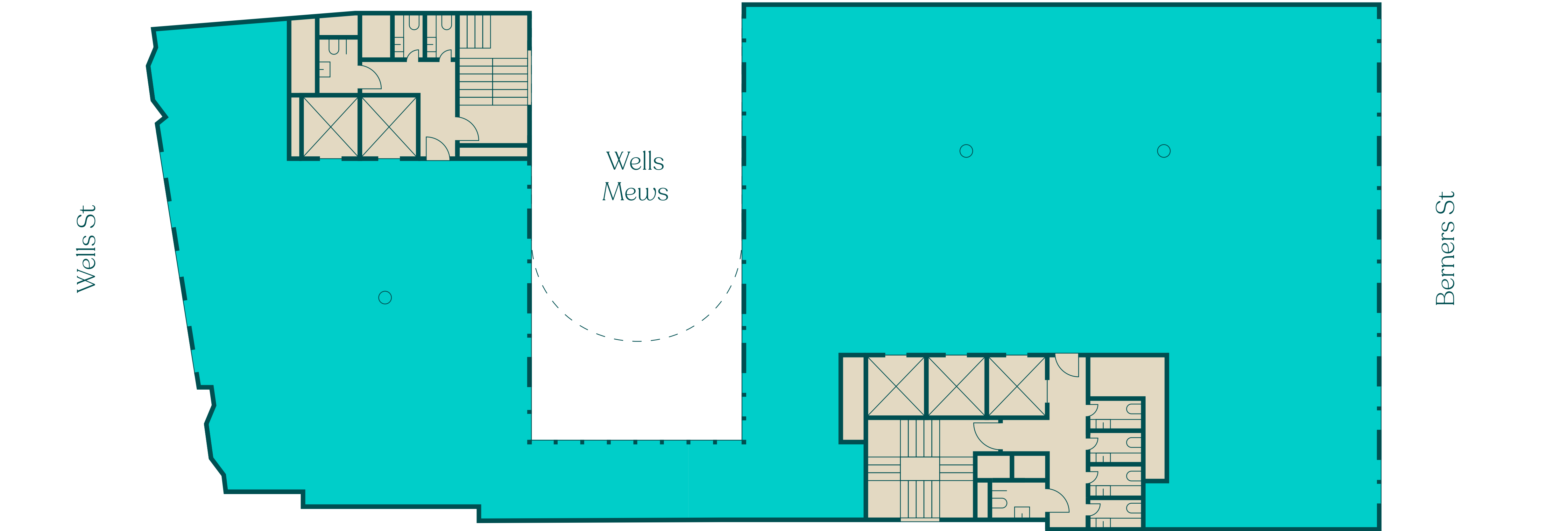




# First floor plan

7,427 sq ft

690 sq m



Office space  
Core

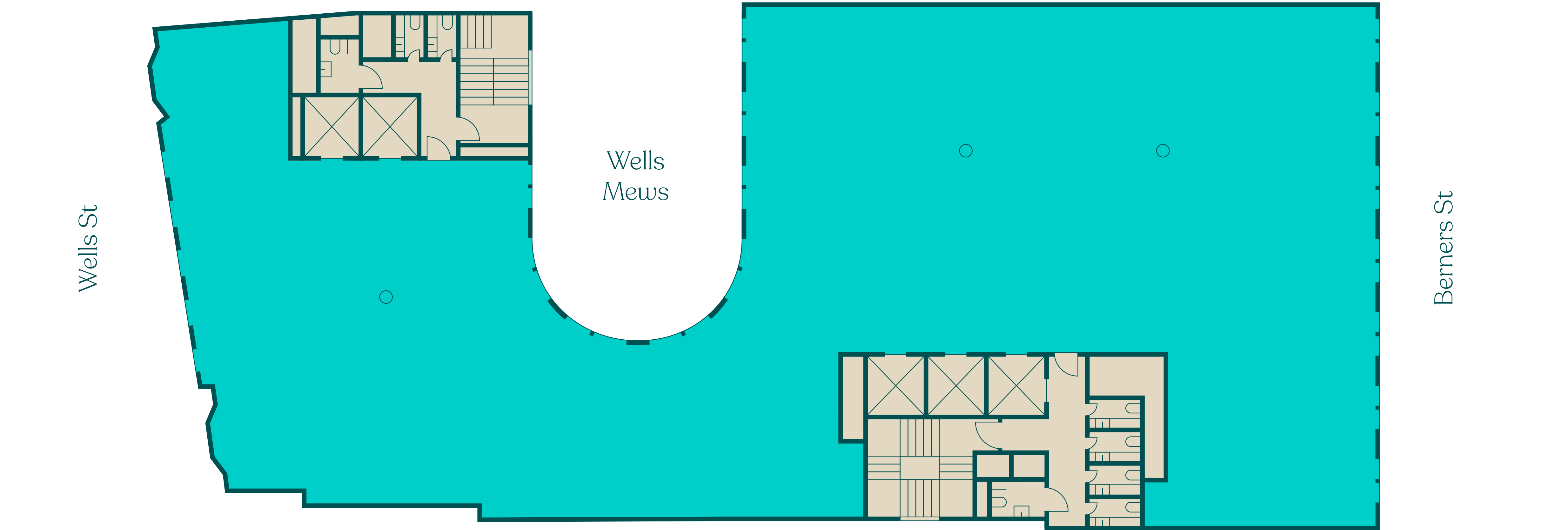




# Second floor plan

7,955 sq ft

739 sq m

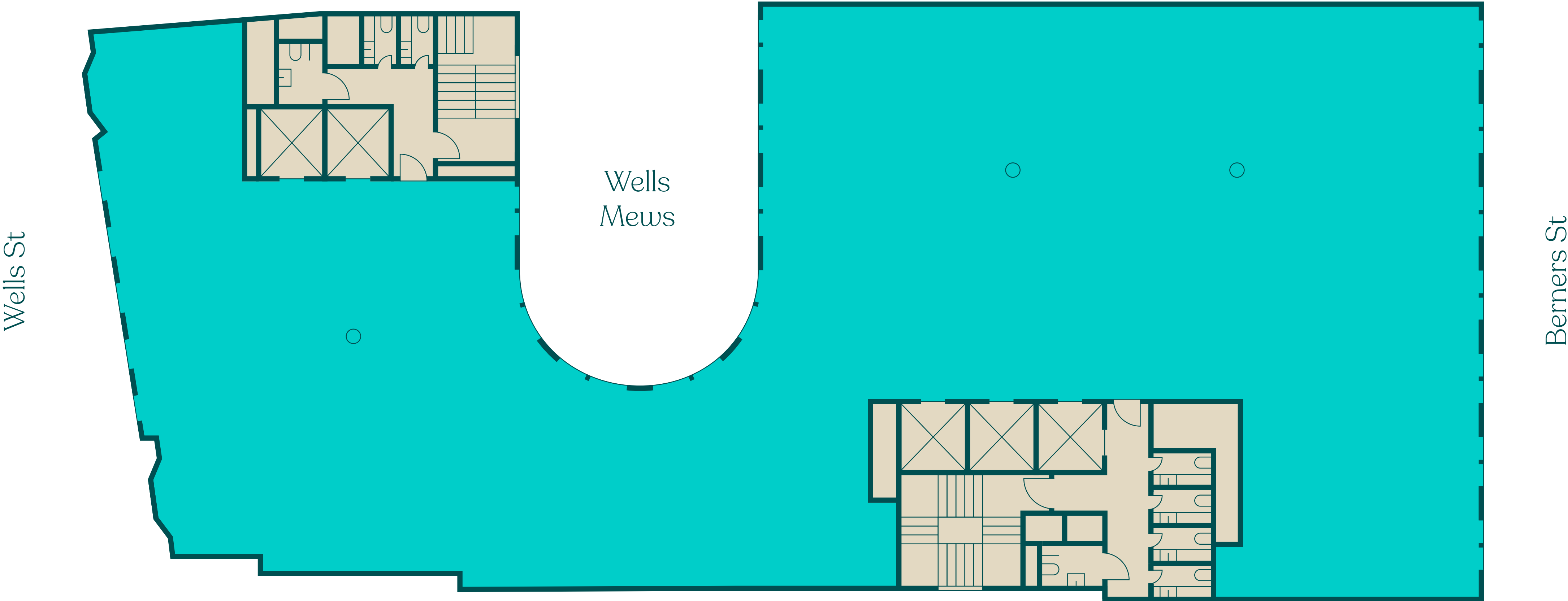




# Third floor plan

7,937 sq ft

737 sq m

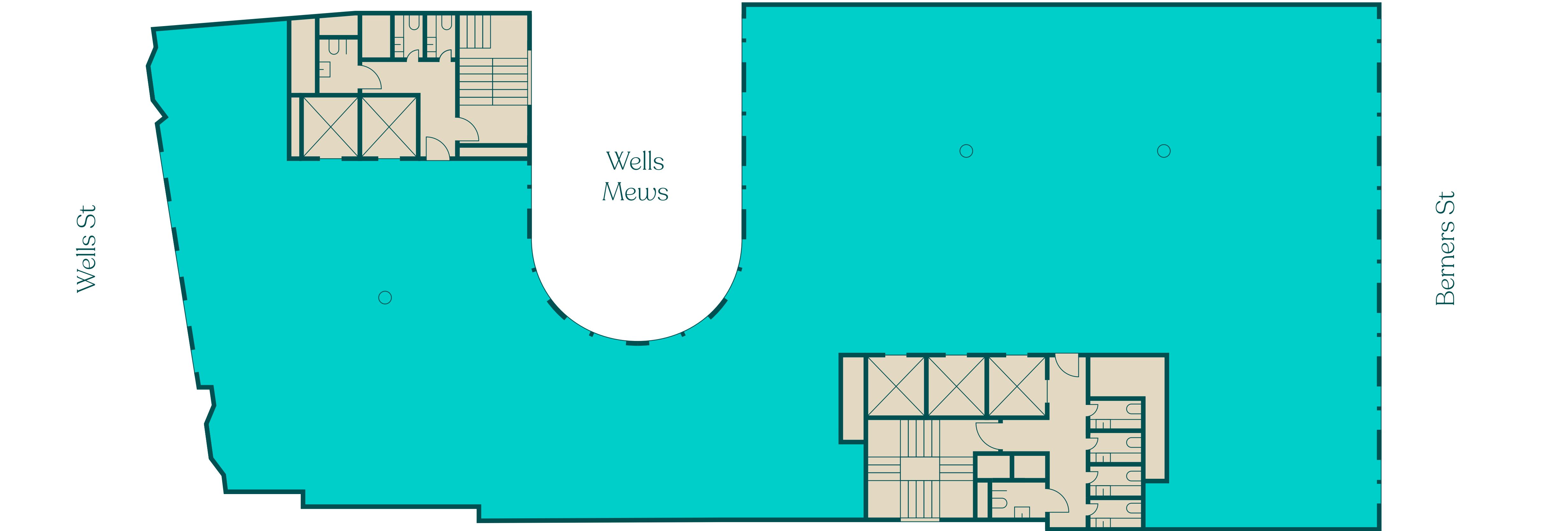




# Fourth floor plan

7,939 sq ft

738 sq m



Office space  
Core

Not to scale  
Indicative only

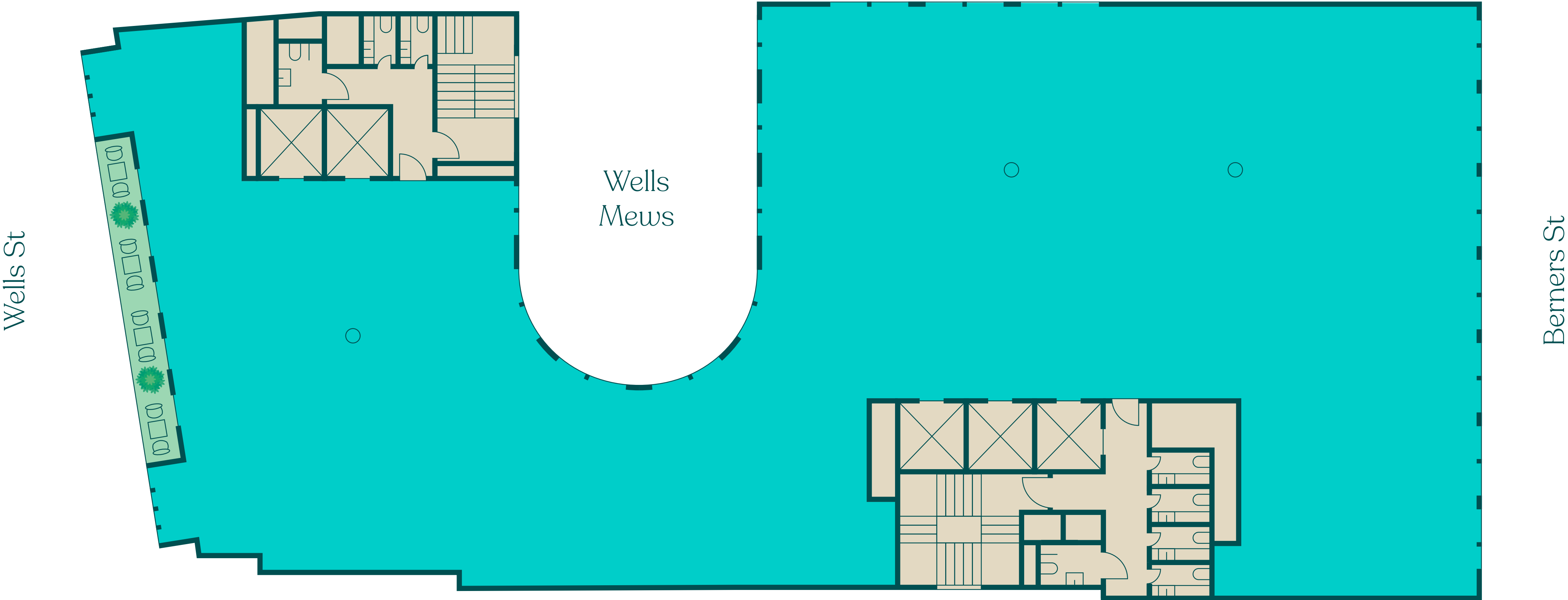




# Fifth floor plan

7,747 sq ft

720 sq m



- Office space
- Core
- Terrace



# Sixth floor plan

3,935 sq ft  
366 sq m



- Office space
- Core
- Terrace



# Seventh floor plan

3,535 sq ft

328 sq m

Wells St



Berners St

- Office space
- Core
- Terrace



## CAT A DELIVERABLES

A Cat A fit out will provide a base level of finish. Elements included in a Cat A fit out:

- 110mm raised floors (including floor finish)
- Mechanical and electrical services
- Fire detection services and smoke alarms
- Air-conditioning and ventilation (HVAC)
- Internal finishes

## FLOOR PLATE SIZE

The core has been designed and positioned to maximise the net office area. The floor plates vary in size due to the stepping façades (refer to accommodation schedule).

## OCCUPANCY

- Maximum occupancy for evacuation in case of fire:
  - Office (BI) 1p/6m<sup>2</sup>
  - Retail (AI/BI) 1p/2m<sup>2</sup>
  - Café / Restaurant (A3) 1p/1m<sup>2</sup>
  - Plant (BI Ancillary) 1p/30m<sup>2</sup>
- The building services will be designed to 1p/8m<sup>2</sup>
- Lifts are designed to achieve 1p/8m<sup>2</sup> at 80% utilisation

## TENANCY SPLIT OPTIONS

The Berners Street office floor plate has been designed to allow for the option of having two tenants per floor 1F–7F (sublet only).

## FLOOR TO CEILING HEIGHTS

- |                                |                                |
|--------------------------------|--------------------------------|
| – Typical Floor                | 3m (FFL–underside slab)        |
| – Typical Floor                | 2.65m (FFL–underside services) |
| – Ground Floor, Berners Street | 3.45m                          |
| – Ground Floor, Wells Street   | 2.67m–3.45m                    |
| – Basement                     | 3.1m–4.8m                      |

## RAISED FLOOR ZONE

The raised access floor zone will be a minimum of 110mm, in-line with the BCO guidelines.

## SOFFITS

- Exposed concrete slab, services and lighting
- MF ceiling system within core / WC / shower areas

## VERTICAL TRANSPORTATION

**Staircases**  
The main stair which provides access to all floors is appropriated sized in relation to the 1p/6m<sup>2</sup> – 1200mm wide. The stairs are compliant with both Part K (stairs) and Part M (access for the disabled) of the Building Regulations.

**Passenger Lifts**  
The lift provision is designed to comply with BCO guidelines.

Wells Street – Two 13-person lifts service the entirety of the building – LGF–5F.

Berners Street – One 13-person lift service the entirety of the building – LGF–7F. Plus Two 13 person lifts serving GF–7th.

**Goods Lift**  
The goods lifts of both Berners Street and Wells Street are accessed using the entrance in Wells Mews. The goods lifts service GF–LGF.

## ACCESS

**Pedestrian Access**  
Main pedestrian access to the office space is via the ground floor reception from Wells Mews, Wells Street or Berners Street. The ground floor slab is to be flush with street level to allow for level access into the lift core and onto the floor plates.

**Bicycle Access**  
Main bicycle access is provided through the entrances on Wells Mews to both Wells Street and Berners Street – stair and goods lift access to basement level is provided.

## WC AND SHOWER PROVISION

- Office accommodation WC and shower provision is designed as unisex type (to BCO standards):
- Office floor (1st–4th) – 1p/10m (1/8 at 80% utilisation)
  - Disabled WC – One per floor, including ground and basement
  - Showers – One shower per 10 bikes
  - Wells Street – Four showers at basement level with incorporated WC
  - Berners Street – 10 showers

## BICYCLE STORAGE

There is provision for 146 bike storage spaces located on the LGF. This provision adheres to the BCO guidance for one bike space per ten users.

## WASTE / RECYCLING

A management system has been adopted which will see refuse and recycling brought up to the street in 1100L Eurobins via the goods lift and held in the servicing bay at ground floor before being collected by the local authority.

## UKPN SUBSTATION

There is a new UKPN Substation at basement level (replacing an existing substation). Access to the substation is via the lightwell on Berners Street, no internal access is required.

## FIRE CRITERIA

The Fire Engineering Strategy has been developed by JGA. Separate reports have been produced for the Wells Street building and the Berners Street building. A third report has been produced to assess the scenario in which the two buildings are joined as one.

## THERMAL PERFORMANCE

To meet the needs set out in the planning permission and to comply with building regulations.

## NOISE CRITERIA

The noise criteria has been outlined by Cole Jarman in a Environmental Noise Assessment. The internal and external fabric has been designed to comply with Part E of the Building Regulations.

## BCO STANDARDS

BCO 2018 outlines a series of best practices guides for the commercial property sector. This scheme will be developed using guidance from these standards.

## BREEAM

The BREEAM 2018 targets:  
Predicted score for office element – 75.3% (Excellent)  
Predicted score for retail element – 66.9% (Very Good)

## WELLNESS

The scheme will follow the BREEAM guidance for Health and Wellbeing design criteria when relevant, although BREEAM points for Wellness are not required.

## EXTERNAL TERRACES

198m<sup>2</sup> of terraces across 5th, 6th and 7th floors. Including a large 97m<sup>2</sup> south-facing terrace at 6th floor.

## COMMUNAL LOUNGES

Communal lounge throughout the 6th floor.



# Professional Team

Funded and developed as a joint partnership  
between Berners-Allsopp and Schroders Capital

**EMRYS**

Architects

**CBRE**

Development Managers

**elliottwood**

Structural Engineer

**blackburn&co.**

Project Manager



MEP Engineer

**Rolfe Judd**

Planning Consultants

**RX**  
LONDON

Jordan Adair

020 7096 7050  
07880 552 710  
jordan.adair@rx.london

Lois Bond

020 7096 7050  
07773 258 589  
lois.bond@rx.london

Paul Smith

020 7096 7050  
07711 468 891  
paul.smith@rx.london

**BLUEBOOK**

Joe Fuller

020 7167 6401  
07803 937 733  
joe@bluebooklondon.co.uk

Whitney Bowrin

020 7167 6405  
07841 779 883  
whitney@bluebooklondon.co.uk

Isobel Ewart

020 7167 6403  
07714 491 025  
isobel@bluebooklondon.co.uk

A development by

**Schroders**  
capital

**BERNERS – ALLSOPP**

[www.berniersandwells.com](http://www.berniersandwells.com)

Misrepresentation Act 1967. RX London, Bluebook and their clients give notice that: RX London and Bluebook for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither RX London and Bluebook nor any of its employees has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of VAT. August 2023 sirendesign.co.uk S012984