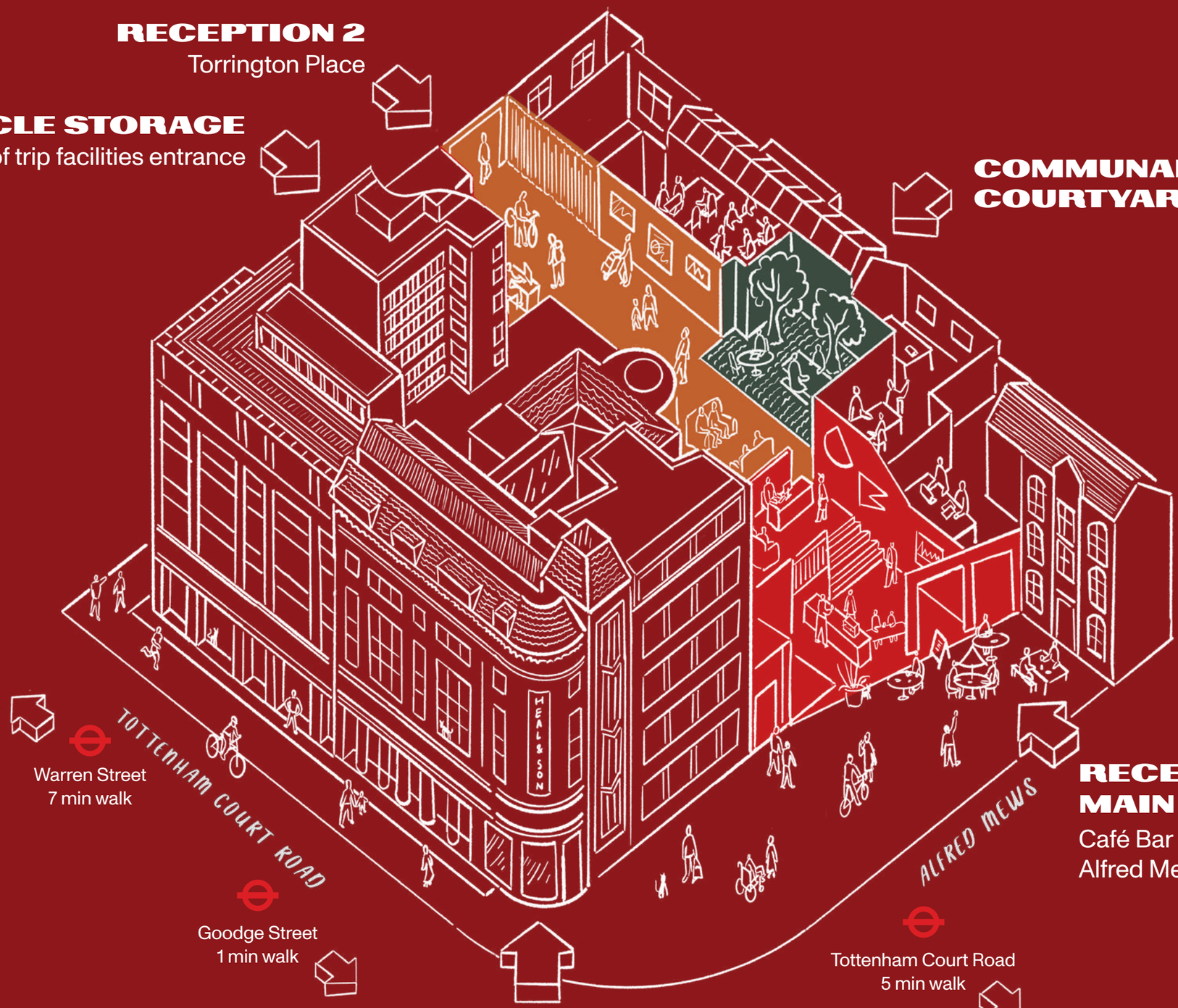
CRAFTING

THE HEAL'S BUILDING

FITZROVIA W1

THE WORK OF TOMORROW

A COLLECTION OF DISTINCTIVE BUILDINGS



RECEPTION 2
Torrington Place

CYCLE STORAGE
End of trip facilities entrance

COMMUNAL COURTYARD

Warren Street
7 min walk

Goodge Street
1 min walk

RECEPTION 3
Alfred Mews

Tottenham Court Road
5 min walk

RECEPTION 1
MAIN ENTRANCE
Café Bar
Alfred Mews

NORTH

A PLACE TO INSPIRE

For over 200 years, The Heal's Building has been a hub for British design and creativity. Today, it has been reimagined as a 200,000 sq ft destination for contemporary brands shaping what comes next.

Blending heritage character with a modern, hospitality-inspired offer, it provides a rich ecosystem of shared spaces - from a café bar and private landscaped courtyard to a communal club lounge, and dedicated cycle facilities - designed for connection, culture and experience.



The 200-year-old dispatch area for Heal's has been repurposed into a new reception and cafe





TORRINGTON PLACE ENTRANCE







Torrington Place reception and entrance

SELECTED HIGHLIGHTS

CAFÉ

Reception area with café bar

END OF JOURNEY

Dedicated cycle entrance with 95 bike parking spots, 12 shower facilities, 98 lockers

REFURBISHED

3rd Floor (CAT A+) Available Now
2nd Floor Available March 2027

GRADE II*

Iconic Grade II* listed building in the West End, sensitively restored

THE HEAL'S BUILDING
FITZROVIA W1

EFFICIENT

EPC A and BREEAM 'Excellent' rating on all newly delivered spaces

COURTYARD

Landscaped communal courtyard

CONNECTED

1 minute to Goodge Street and 5 minutes to Elizabeth Line at Tottenham Court Road

LOCAL AMENITY

Surrounded by an unmatched retail, leisure and hospitality offering.

AVAILABILITY TABLE

UNIT	FLOOR	SQ FT	SQ M	CONDITION
THIRD FLOOR	3	4,654	432.4	CAT A+
SECOND FLOOR	2 Unit A	7,716	716.8	CAT A / CAT A+
	2 Unit B	2,819	261.9	CAT A / CAT A+
	Total	10,535	978.7	

All areas subject to final measurement on completion of refurbishment works

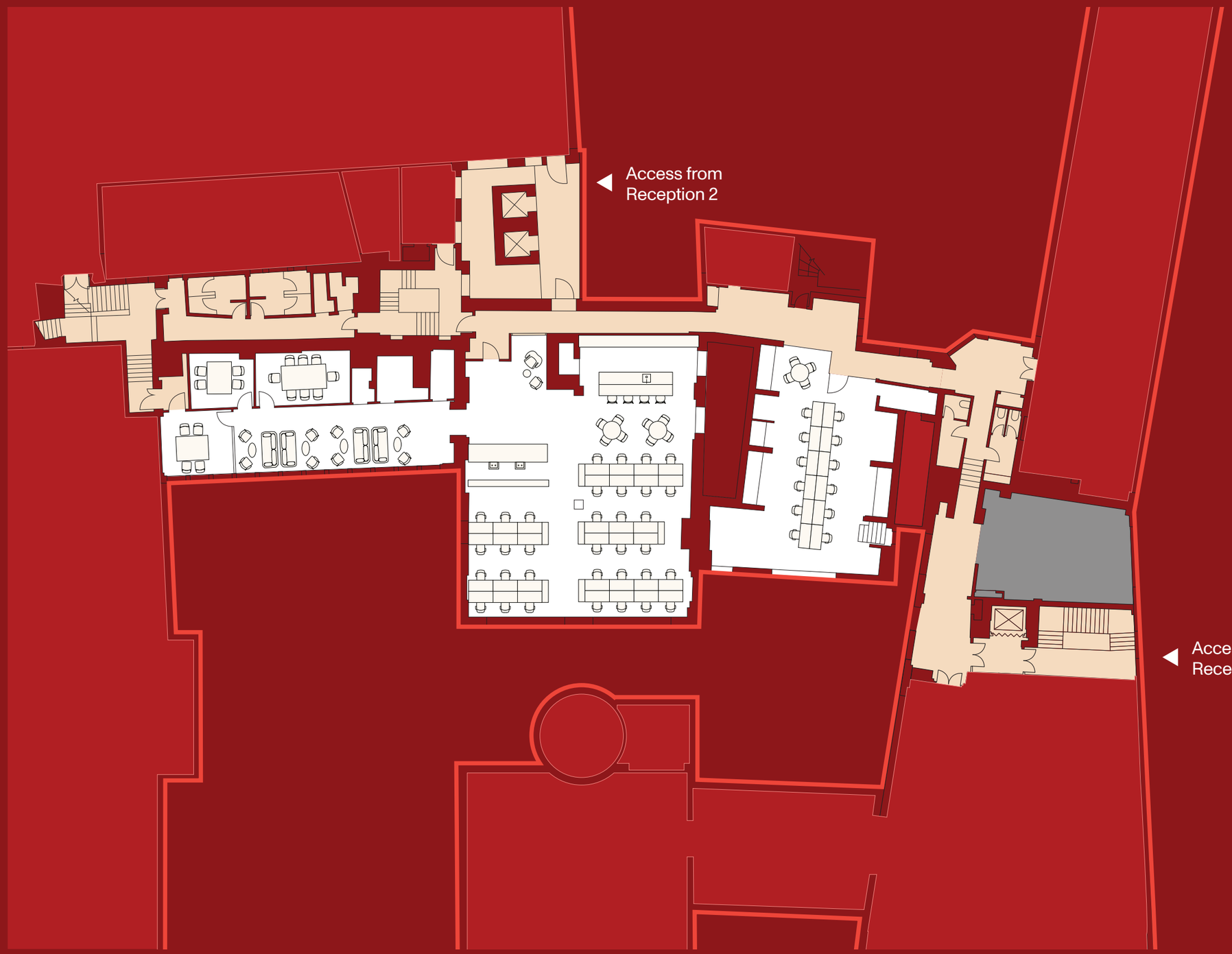
THIRD FLOOR

UNDER OFFER

3rd Floor

4,654 sq ft / 432.4 sq m

Desks	46
Collab Areas	3
Meeting Rooms	3
Teapoints	1
Breakout	5



Demise

Common parts

Under offer

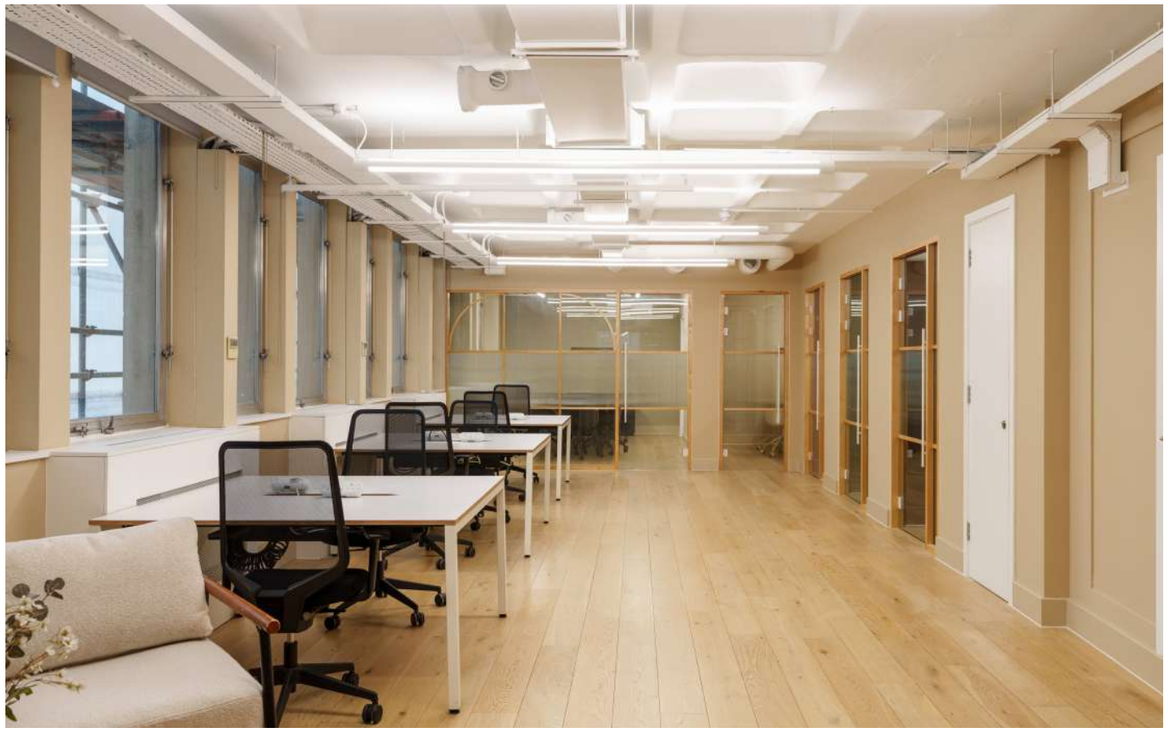
NORTH

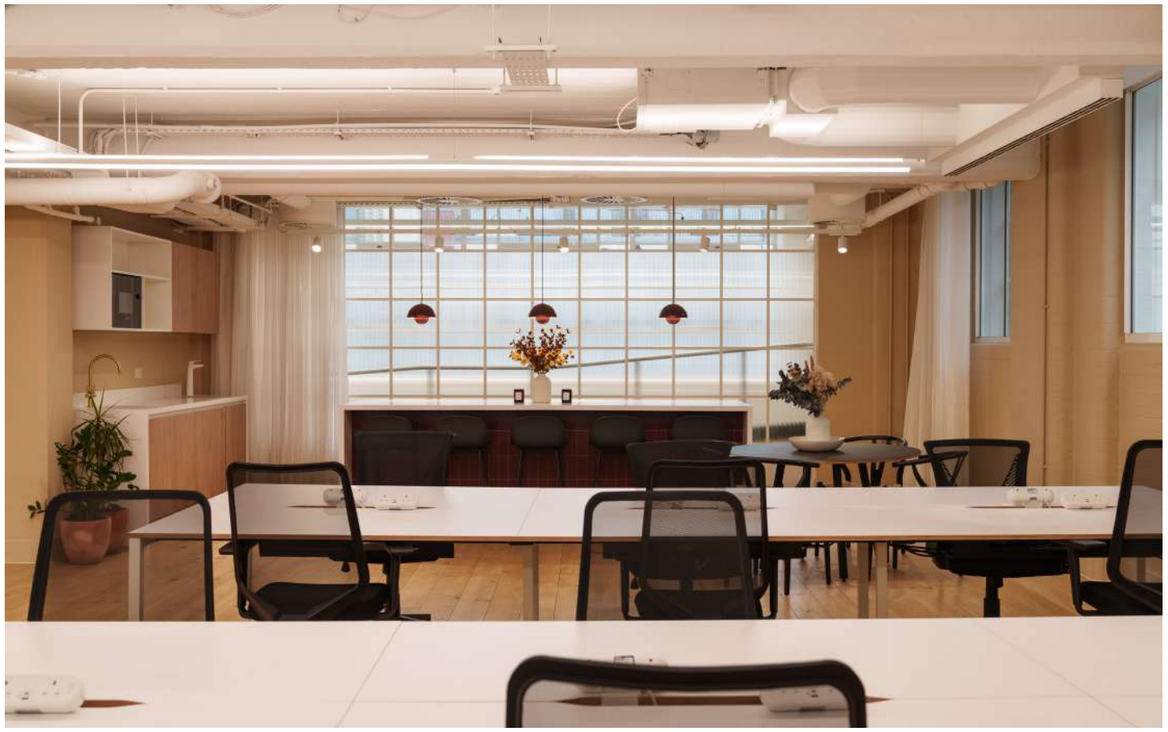
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Graphical Scale 1:200

THIRD FLOOR









Third floor CAT A+ space

SECOND FLOOR

2nd Floor

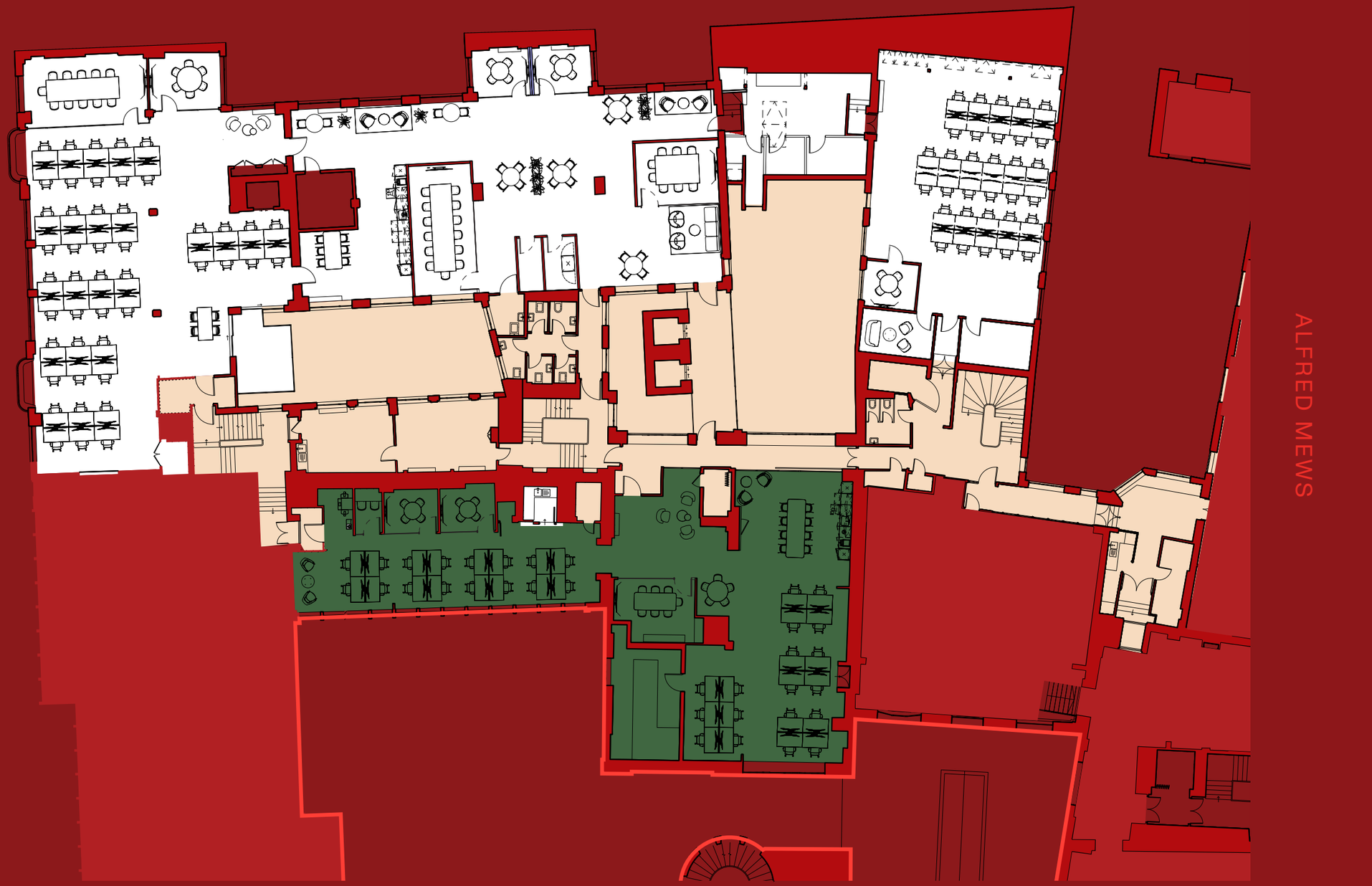
	sq ft	sq m
A	7,716	717
B	2,819	262
Total	10,535	979

Unit A

Desks	78
Collab Areas	6
Meeting Rooms	6
Teapoints	1
Breakout	6

Unit B

Desks	34
Collab Areas	2
Meeting Rooms	3
Call Booths	1
Teapoints	1
Breakout	4



Demise Unit A

Demise Unit B

Common parts

NORTH

Proposed fit-out.
Also available in CAT A.

0.0 4.0m 8.0m 12.0m 16.0m 20.0m

Graphical Scale 1:200

SECOND FLOOR

2nd Floor

	sq ft	sq m
Total	10,535	979

Desks	112
Collab Areas	8
Meeting Rooms	9
Call Booths	1
Teapoints	2
Breakout	10



Demise (Combined Unit)

Common parts

NORTH

Proposed fit-out.
Also available in CAT A.

0.0 4.0m 8.0m 12.0m 16.0m 20.0m

Graphical Scale 1:200

SECOND FLOOR



PART FIRST FLOOR

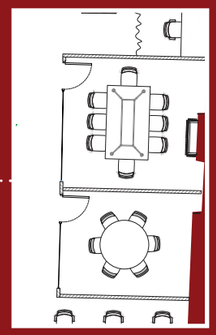
UNDER OFFER

1st Floor

3,354 sq ft / 311 sq m

Desks	30
Collab Areas	2
Meeting Rooms	1-2
Call Booths	1
Teapoints	1
Breakout	3





Option for additional meeting room

Demise

Common parts

NORTH

0.0 4.0m 8.0m 12.0m 16.0m 20.0m

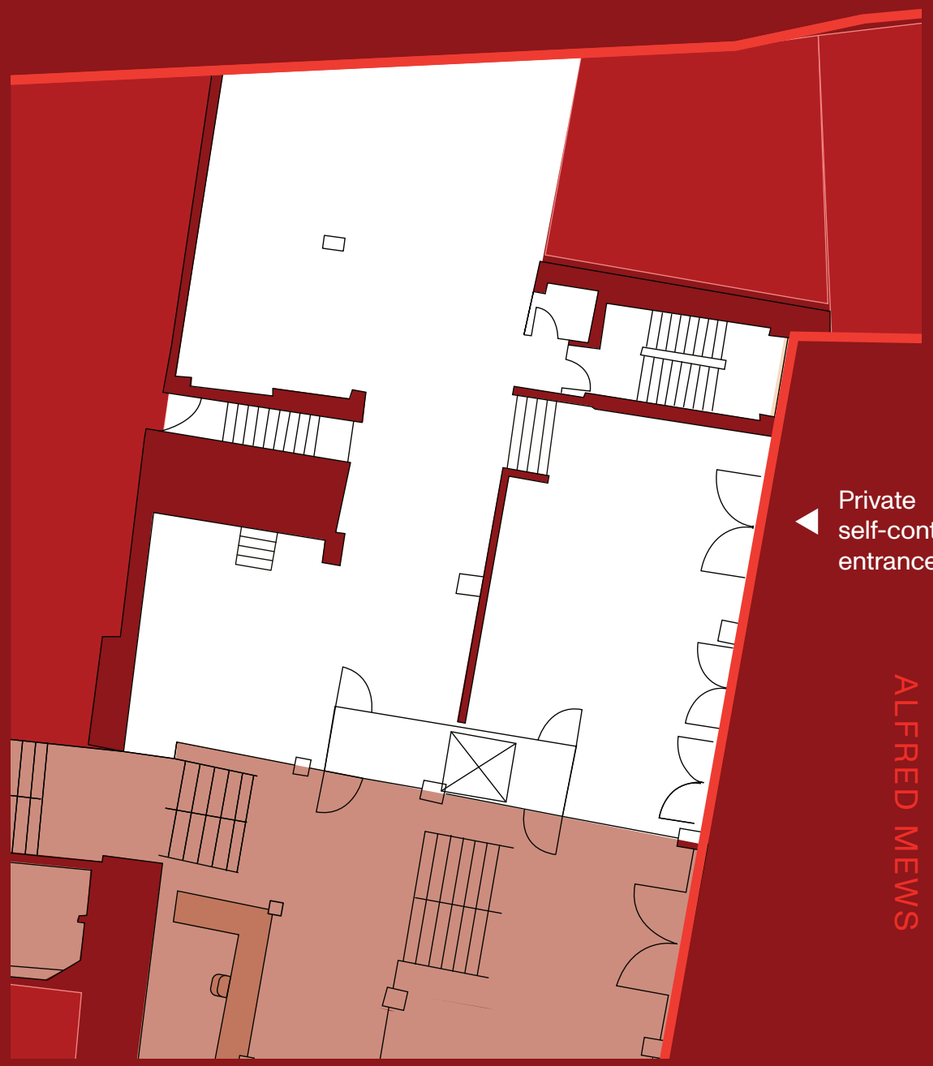
Graphical Scale 1:200

UNIT 1

UNDER OFFER

Areas

	sq ft	sq m
G	2,090	194
LG	1,642	152
Total	3,732	346



Ground



Lower Ground

- Demise
- Reception
- Common parts

NORTH

0.0 4.0m 8.0m 12.0m 16.0m 20.0m

Graphical Scale 1:200

UNIT ONE



Unit 1 Ground Floor self-contained entrance CGI. A one of a kind blank canvas opportunity for an experience-led occupier

UNIT 2

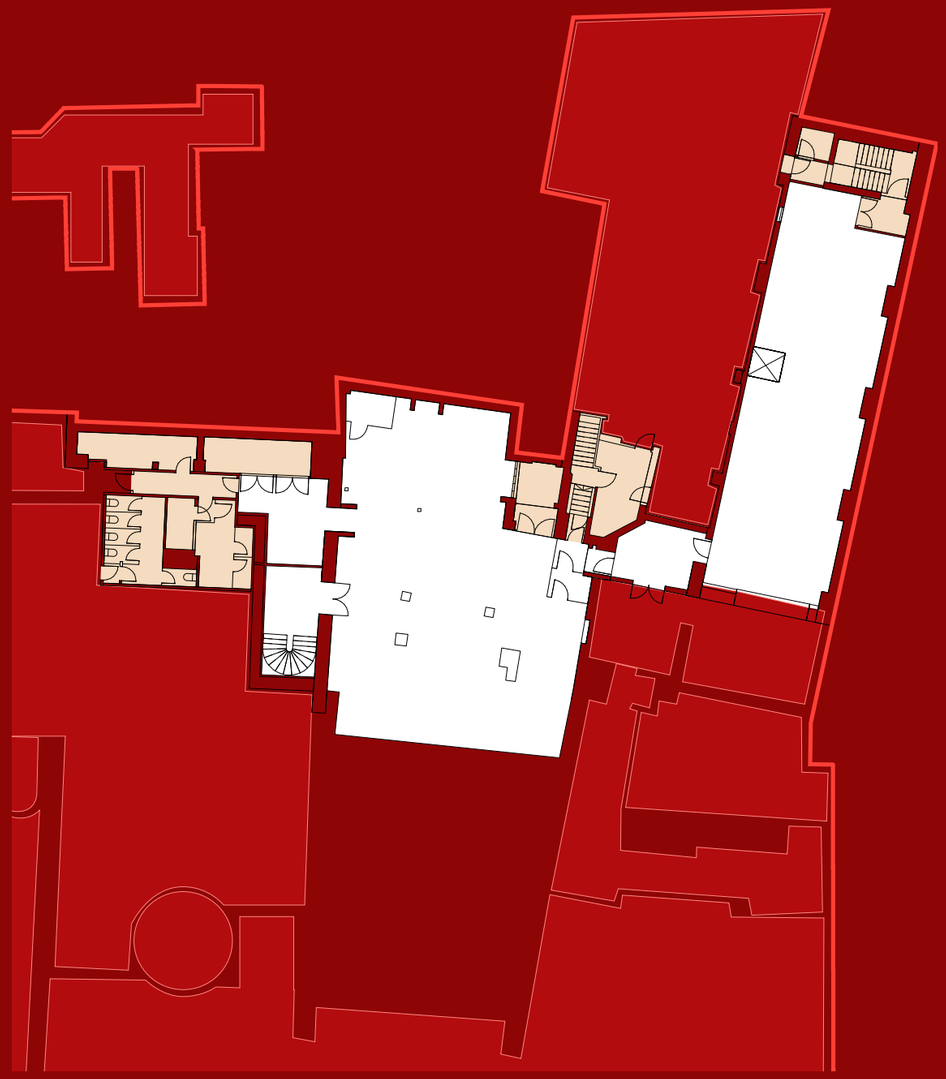
UNDER OFFER

Lower Ground Floor

	sq ft	sq m
G	1,372	128
LG	3,558	333
Total	4,960	461



Ground



Lower Ground

- Demise
- Common parts
- Reception
- Courtyard
- Coworking

NORTH

0.0 4.0m 8.0m 12.0m 16.0m 20.0m

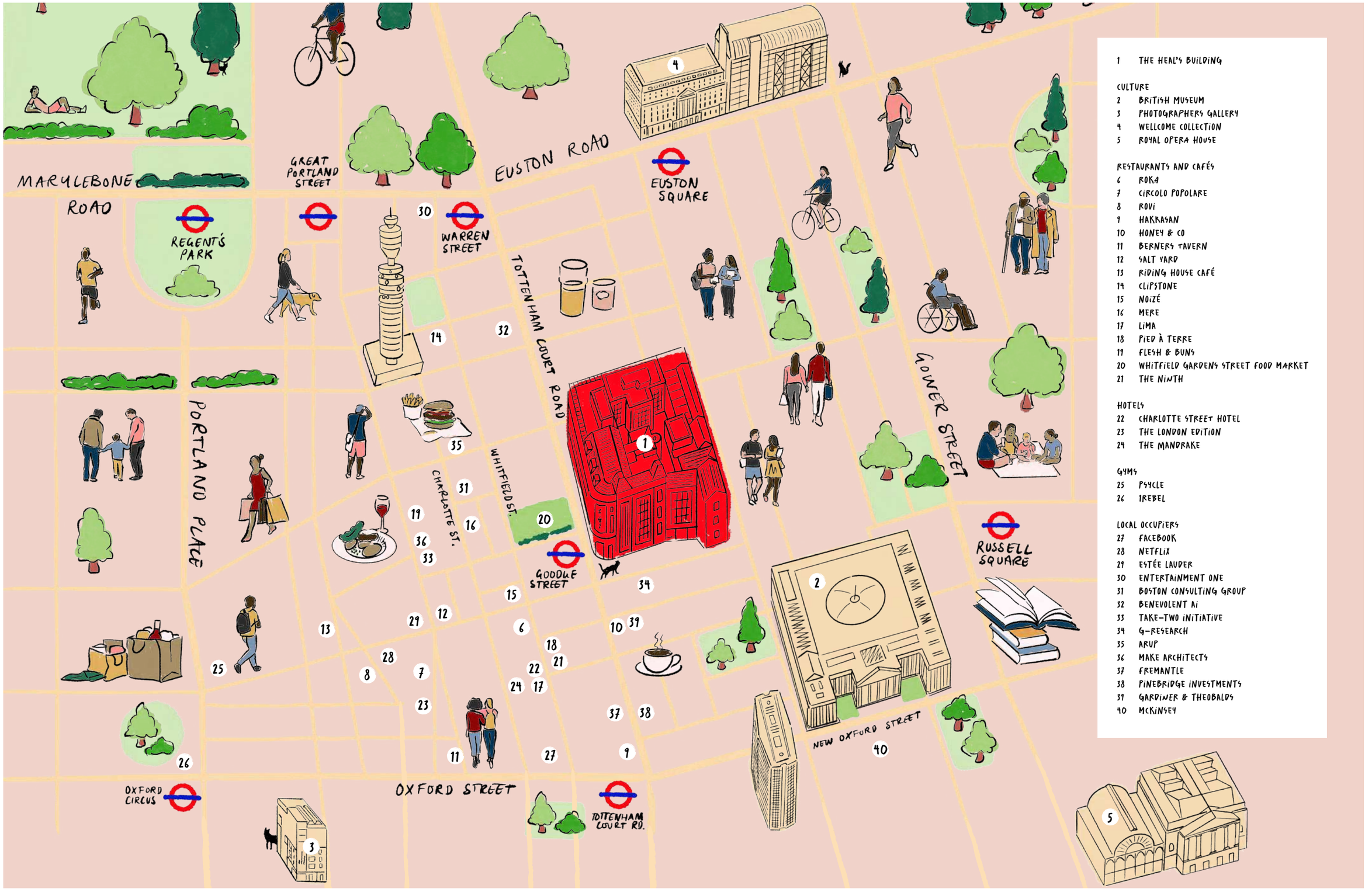
Graphical Scale 1:200

UNIT TWO



Unit 2 Ground Floor Arrival with internal staircase to Lower Ground Floor CGI

ARTS, CULTURE AND LEISURE



1 THE HEAL'S BUILDING

CULTURE
2 BRITISH MUSEUM
3 PHOTOGRAPHERS GALLERY
4 WELLCOME COLLECTION
5 ROYAL OPERA HOUSE

RESTAURANTS AND CAFÉS
6 ROKA
7 CIRCOLO POPOLARE
8 ROVI
9 HAKKASAN
10 HONEY & CO
11 BERNERS TAVERN
12 SALT YARD
13 RIDING HOUSE CAFÉ
14 CLIPSTONE
15 NOIZÉ
16 MERE
17 LIMA
18 PIED À TERRE
19 FLESH & BUNS
20 WHITFIELD GARDENS STREET FOOD MARKET
21 THE NINTH

HOTELS
22 CHARLOTTE STREET HOTEL
23 THE LONDON EDITION
24 THE MANDRAKE

GYMS
25 PSYCLE
26 REBEL

LOCAL OCCUPIERS
27 FACEBOOK
28 NETFLIX
29 ESTÉE LAUDER
30 ENTERTAINMENT ONE
31 BOSTON CONSULTING GROUP
32 BENEVOLENT AI
33 TAKE-TWO INITIATIVE
34 G-RESEARCH
35 ARUP
36 MAKE ARCHITECTS
37 FREMANTLE
38 PINEBRIDGE INVESTMENTS
39 GARDINER & THEOBALDS
40 MCKINSEY

SUPERB CONNECTIVITY

Stansted
68 minutes

Luton
47 minutes

King's Cross St Pancras
12 minutes

Farringdon
3 minutes

Heathrow
29 minutes

Victoria
16 minutes

Paddington
5 minutes

THE HEAL'S BUILDING
FITZROVIA W1

Goodge Street
< 1 minute

Charing Cross
5 minutes

Waterloo
8 minutes

London Bridge
15 minutes

Gatwick
50 minutes

Tottenham Court Road
5 minutes

Bank
7 minutes

Canary Wharf
16 minutes

London City Airport
29 minutes

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Designed by a visionary team

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Buckley Gray Yeoman
Buckley Gray Yeoman is one of London's leading architecture practices and has a track record of sensitive renewal of buildings such as One Poultry and YY London.

THE HEAL'S BUILDING
FITZROVIA W1

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Marketing: Stuart Chapman Design