



An extraordinary
255,000 sq ft campus in the
heart of Central London



OVERVIEW →

WORKSPACE →

LOCATION →

EXPERIENCE →

DETAILS →





OVERVIEW

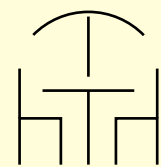
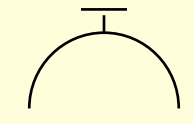
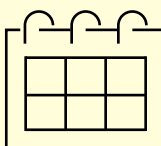
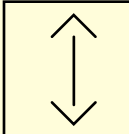
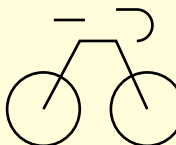
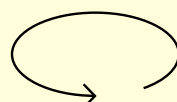
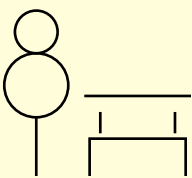
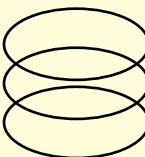
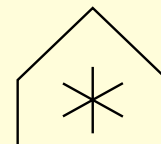
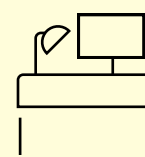
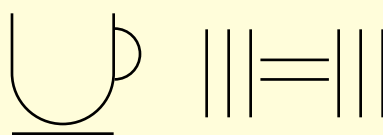
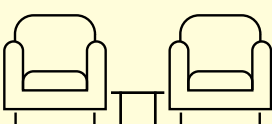
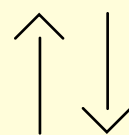
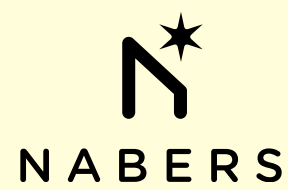
WORK LIFE UPLIFTED

Space House is a future-ready campus for progressive businesses, comprising two restored office buildings connected by a bridge. Beautifully appointed amenities, world-class service and a vibrant events programme create an exceptional workplace experience.

Positioned between Lincoln's Inn Fields, London's largest garden square, and some of the city's best food, drink and cultural destinations, Space House offers the best of work and Central London life.



EXPERIENCE UNLIMITED

 CLUBHOUSE CAFÉ AND 3,997 SQ FT TERRACE	 DEDICATED CONCIERGE TEAM	 CURATED EVENTS PROGRAMME	 OCCUPANCY RATIO: 1:8 SQ M	 AVG CEILING HEIGHTS: 2.7M (TOWER)/2.89M (BLOCK)	 BREEAM OUTSTANDING
 550 CYCLE SPACES & 65 SHOWERS	 360* OF NATURAL LIGHT FROM THE TOWER FLOORS	 1-ACRE LANDSCAPED PUBLIC REALM	 HEATING AND COOLING VIA AIR SOURCE HEAT PUMPS	 OPENABLE WINDOWS AND FRESH AIR 16. L/S/PERSON	 EPC RATING: A
 OFFICE SPACES FROM 5,421 SQ FT	 FLEXIBLE RETAIL OPPORTUNITIES 1,200 – 24,000 SQ FT	 LOUNGE SPACES FOR INFORMAL WORKING	 HIGH SPEED PASSENGER LIFTS (6X TOWER / 3X BLOCK)	 FITWEL 2 STAR RATING	 NABERS 4.5* RATING AND NET ZERO CARBON IN OPERATION

THE HUMAN CAMPUS



COLLABORATION

Rich in natural light, greenery and mid-century furniture, common spaces are designed to spark ideas and creativity.



WELLBEING

Specialist visiting practitioners lead a variety of classes such as pilates, Zumba, sound baths, HIIT, meditation and much more.



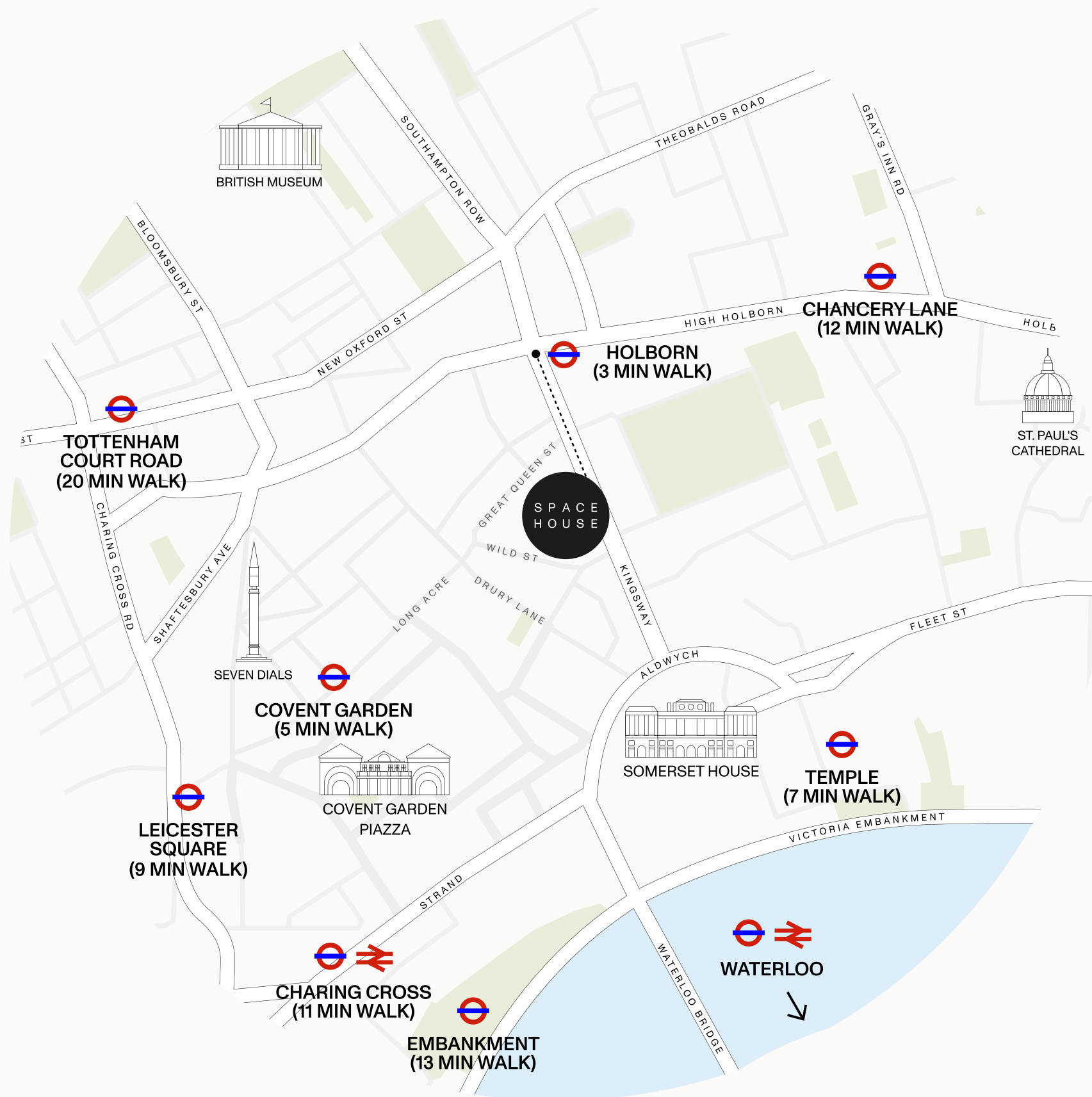
COMMUNITY

A packed events schedule with socials, panel sessions, talks and even chess nights provide a chance for in-person get-togethers.



PRODUCTIVITY

Big windows that open on every floor, elegant lighting allied with a fast, frictionless journey to your desk all contribute to making this the best place to get work done.



WHERE COVENT GARDEN MEETS HOLBORN

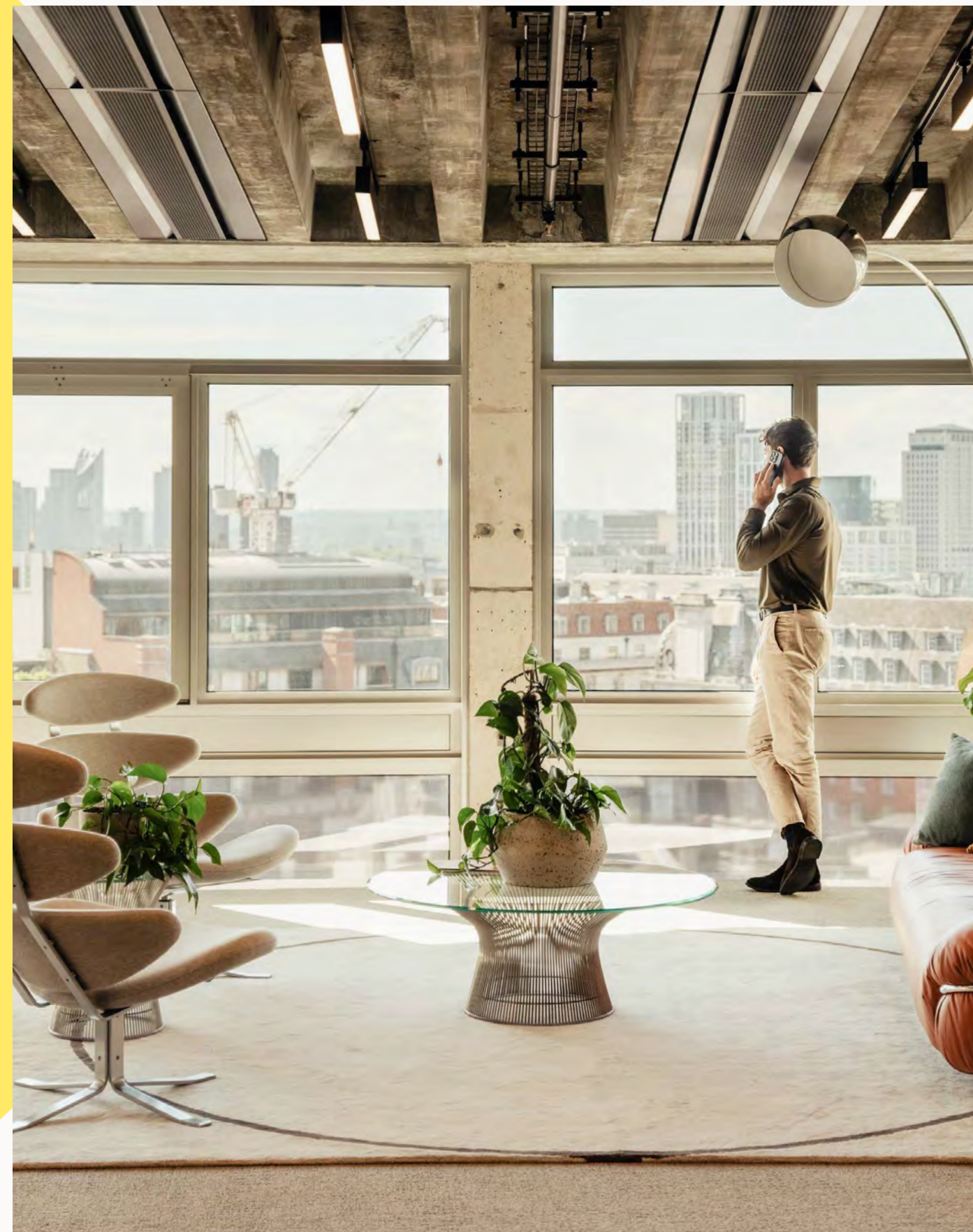
Space House sits at Central London's pivot point, fusing the capital's most dynamic and diverse areas.

The City, Farringdon, Soho and South Bank are all reachable in ten minutes.

WORKSPACE

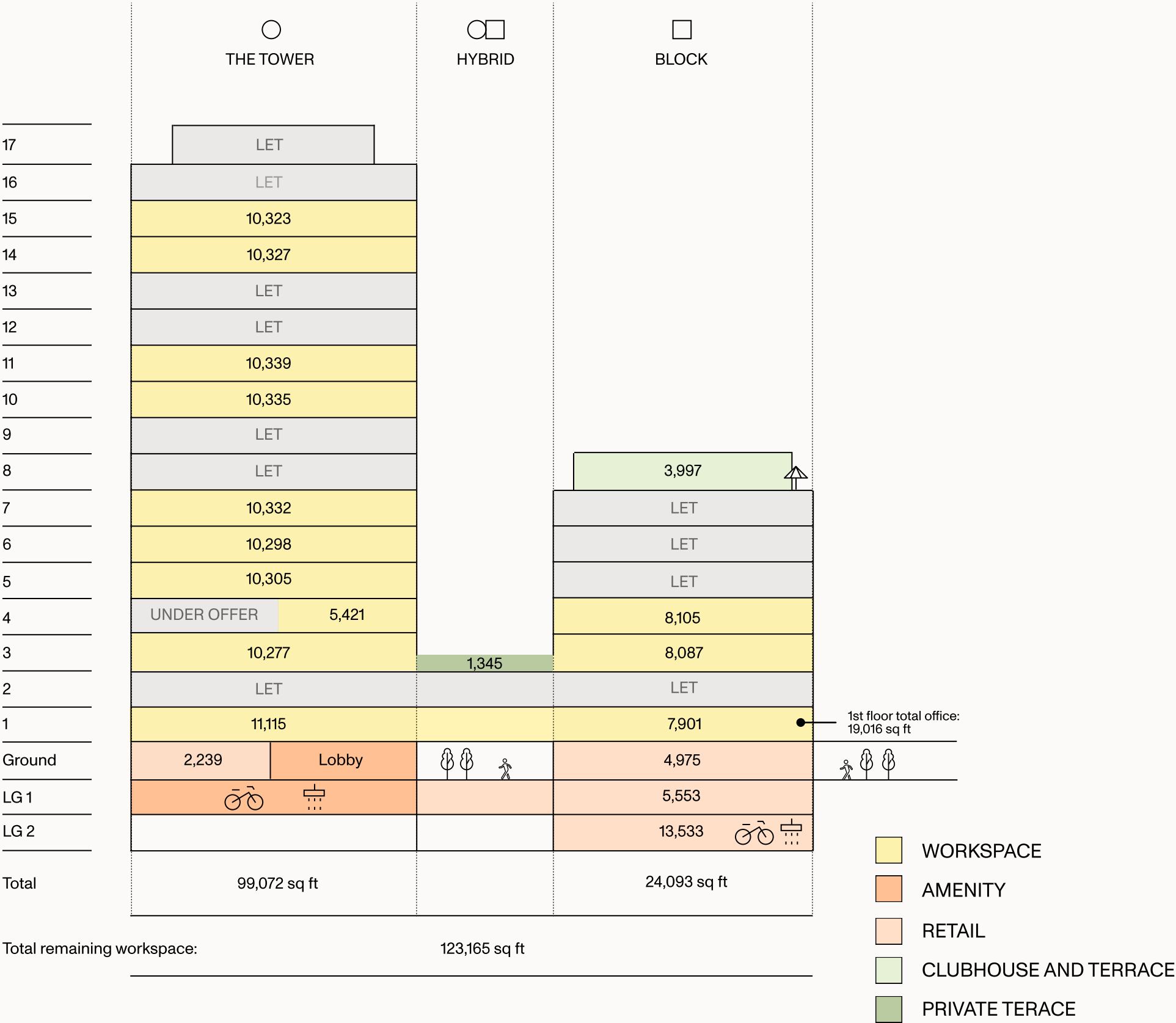
WORKSPACE REIMAGINED

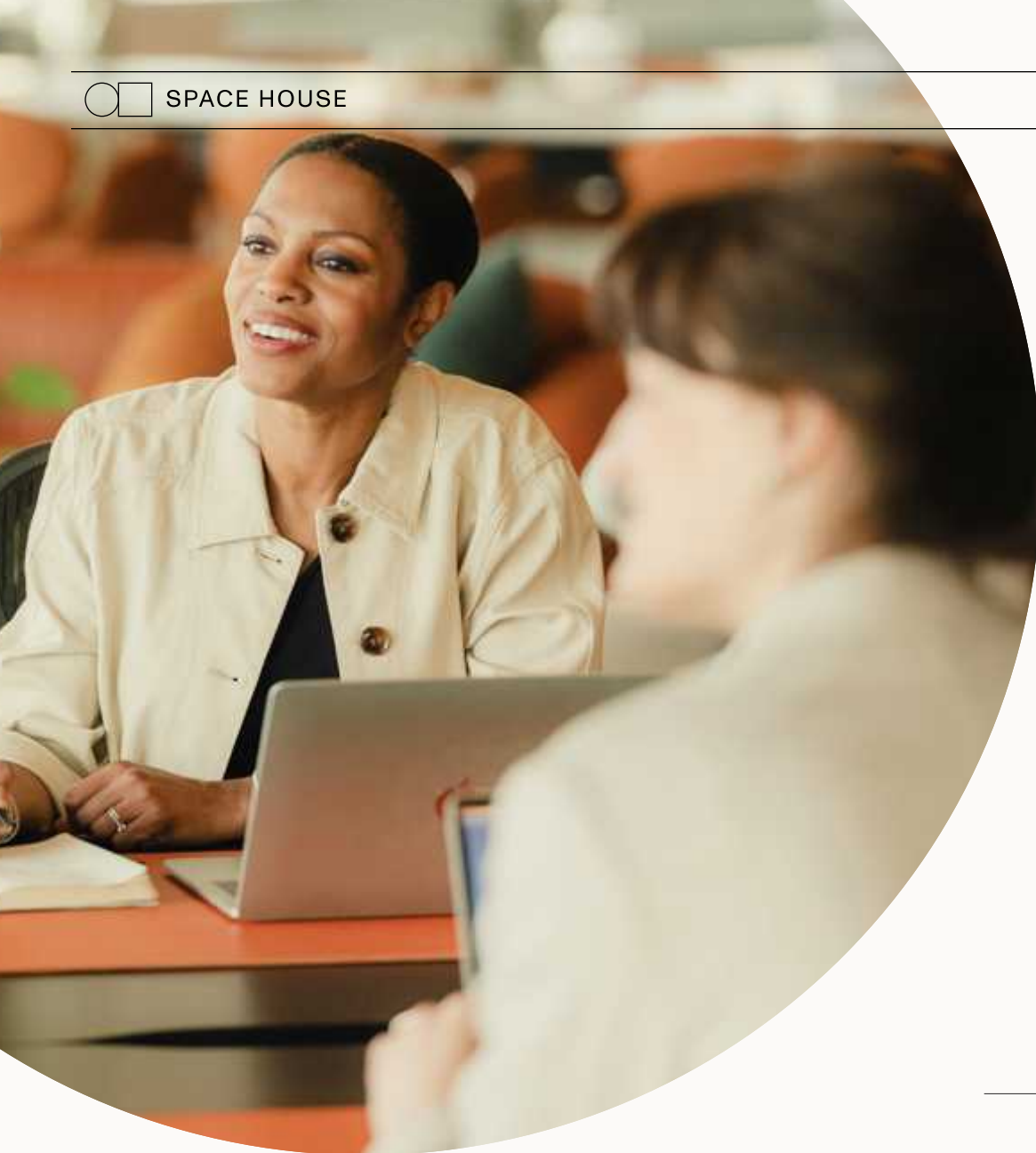
Space House offers adaptable work environments tailored to dynamic companies with a variety of uses and changing demands. The Tower's column-free offices offer expansive floorplates and 360-degree views. The Block provides direct access to the communal rooftop Clubhouse and terrace, creating a connected workplace experience.



AVAILABILITY

Join this rapidly developing community of ambitious organisations. With nearly 50% of the space already leased or under offer, and both Cat A and landlord-fitted options available, Space House caters to a diverse mix of occupiers and business needs.





THE SPACE HOUSE COMMUNITY

Whether relocating from nearby, switching from somewhere else in London, or seeking a brand new HQ, companies at Space House have created a buzz of innovation on campus.



ENTERPRISE SOFTWARE
NEW EUROPEAN HEAD OFFICE



PRECISION MEASURING AND TESTING
PREVIOUSLY HOLBORN



HR SOFTWARE
PREVIOUSLY CLERKENWELL



INSURANCE SOFTWARE
NEW GLOBAL UK HEAD OFFICE



TECHNOLOGY AND MEDIA LAW
PREVIOUSLY FITZROVIA



INFRASTRUCTURE INVESTMENT
PREVIOUSLY HOLBORN



AI COMMERCE
PREVIOUSLY MAYFAIR



REAL ESTATE
PREVIOUSLY ST. JAMES'S

"The standout feature of our experience at Space House has been the exceptional reception and experience team. They consistently deliver a warm, professional welcome that makes both our employees and visitors feel genuinely at home."

Lou Cooper — HiBob





THE TOWER

The spectacular structure casts a presence on the approach to the Space House campus. The Tower's 17 column-free floors offer 360-degree views, with floorplates of c. 10,000 sq ft.



THE LOUNGE - TOWER

A beautifully designed lounge, available for informal meetings, social gatherings and client entertaining.



RECEPTION / CONCIERGE - TOWER



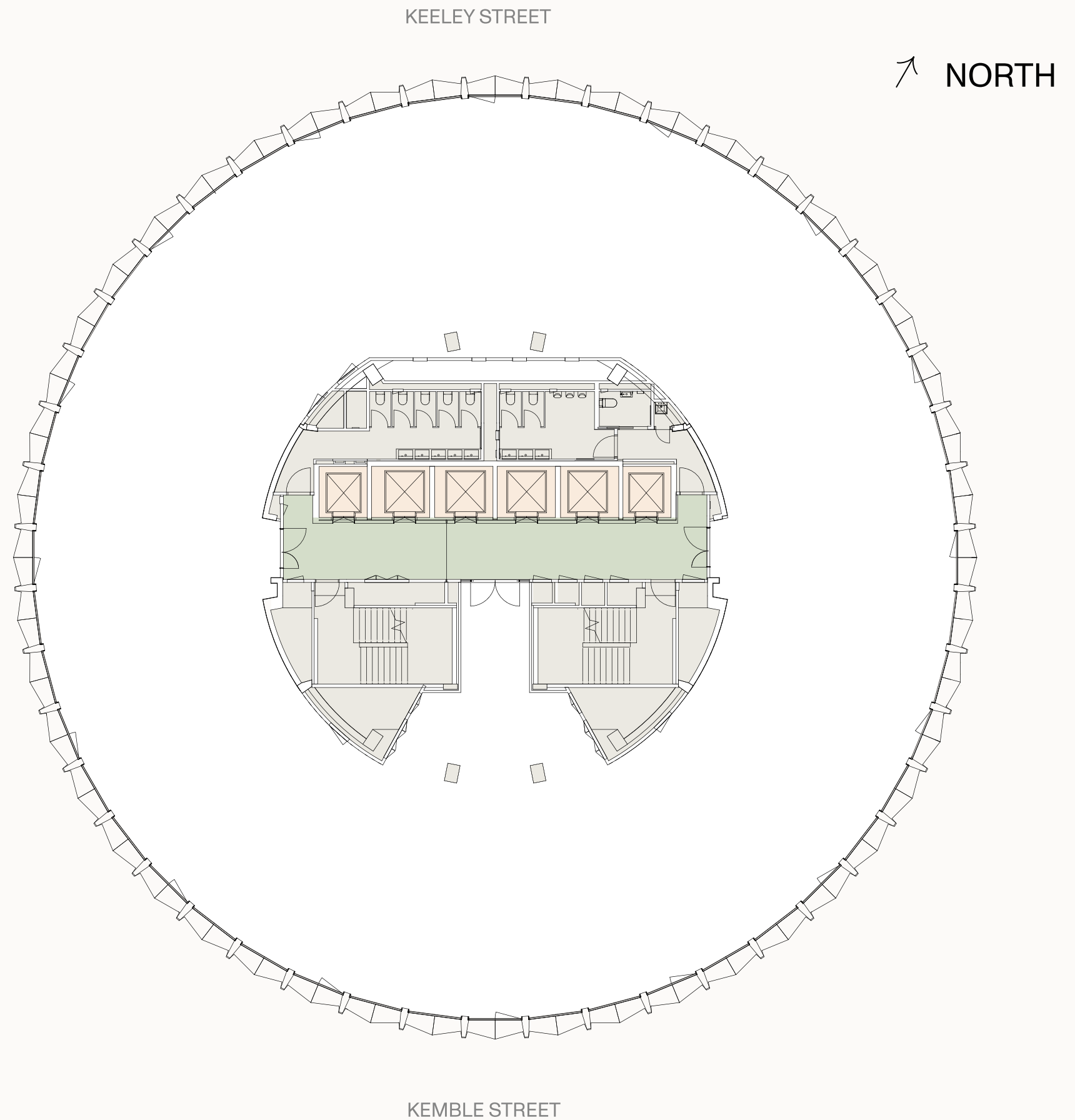
LIFT LOBBY - TOWER

TYPICAL FLOOR TOWER

WORKSPACE 10,300 SQ FT

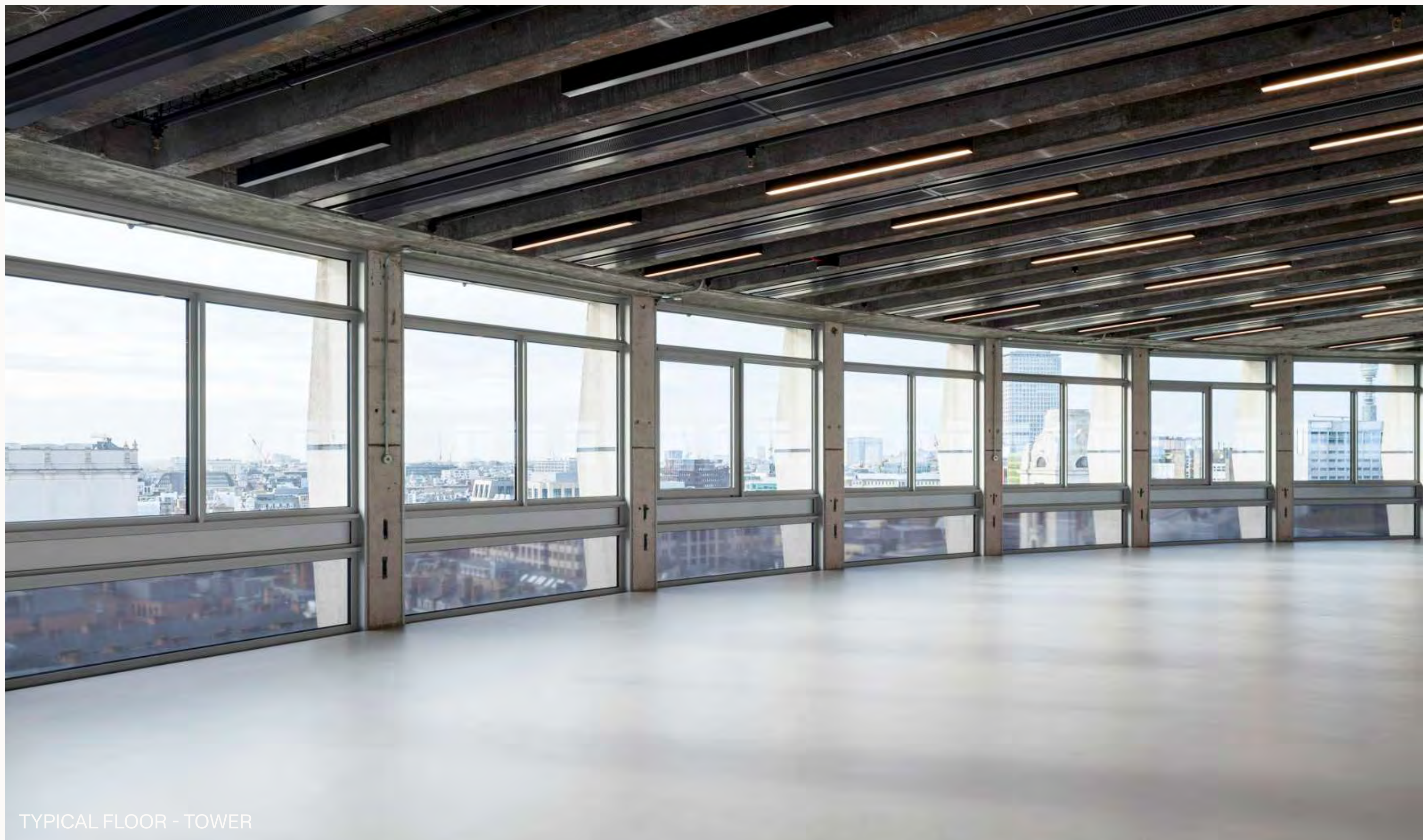
SPLIT OPTIONS AVAILABLE FROM
c. 4,360 SQ FT

- WORKSPACE
- LIFTS
- LIFT LOBBY
- CORE

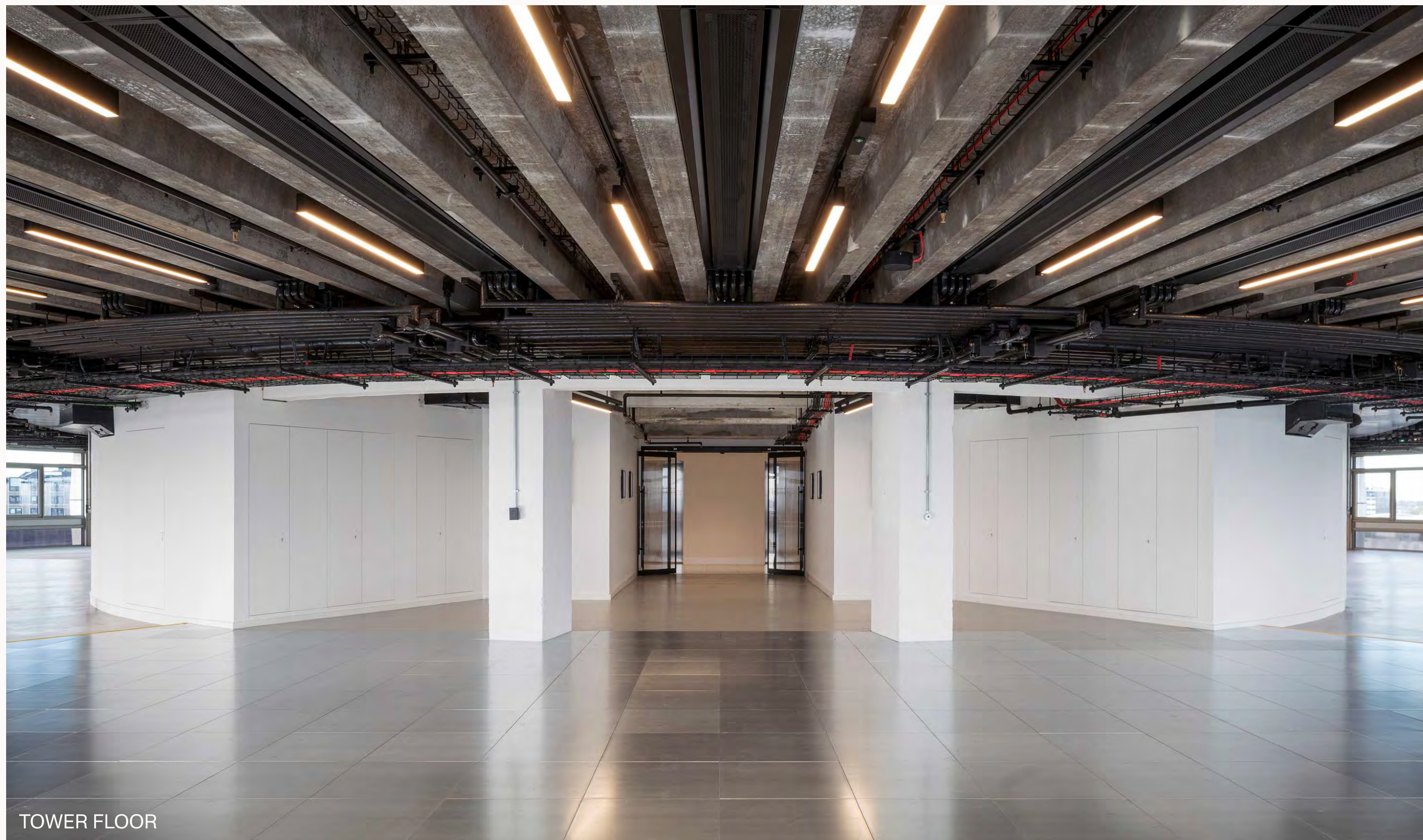




TYPICAL FLOOR - TOWER



TYPICAL FLOOR - TOWER



TOWER FLOOR

TYPICAL FLOOR TOWER

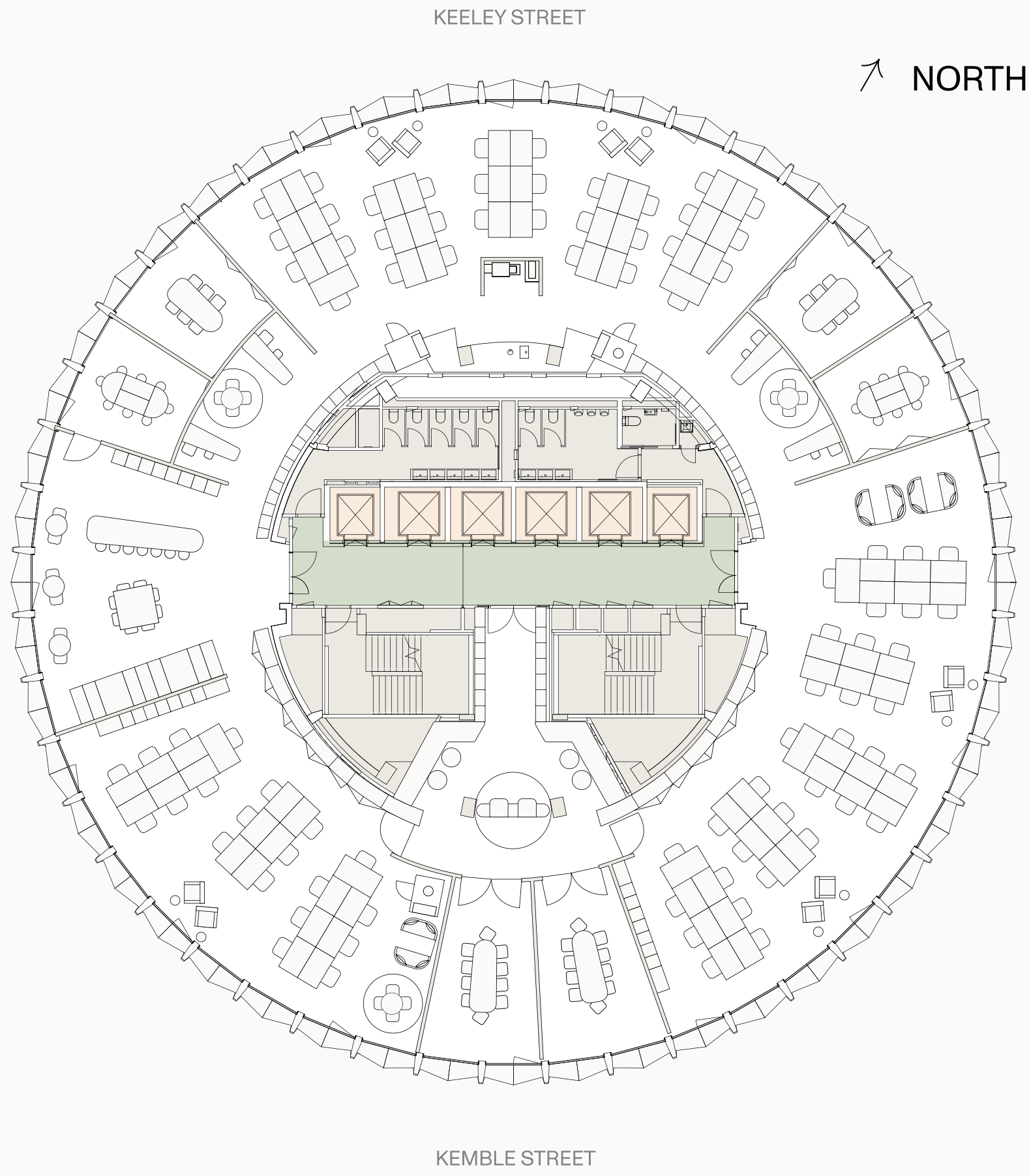
Indicative whole floor fitted layout

◻ WORKSPACE 10,300 SQ FT

MEETING ROOMS	
10 PERSON	2
6 PERSON	4
4 PERSON	2

SEAT SUMMARY	
OPEN DESK SEATS	78
ALTERNATIVE SEATS	42
MEETING SUITES	52
MEETING ROOMS	8
KITCHEN / HUB SEATS	29

OCCUPANCY DENSITY 1:8 SQ M

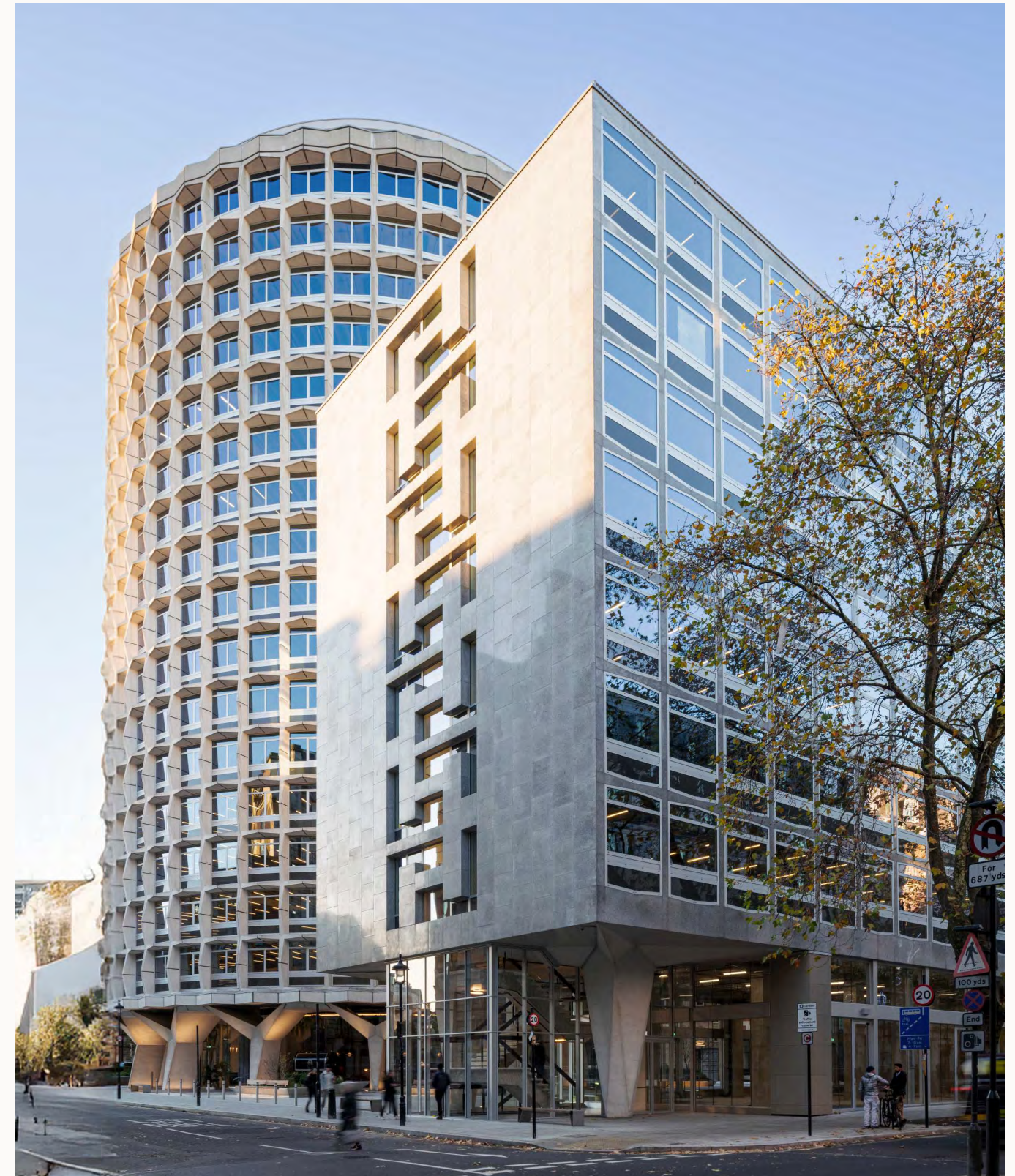




INDICATIVE FITTED FLOOR - TOWER

THE BLOCK

Accessible from Kingsway, The Block spans eight floors with c. 8,000 sq ft floorplates, featuring a dedicated reception and arrival lounge, with each floor benefiting from direct lift access to the Clubhouse amenity and rooftop terrace.





GROUND FLOOR LOUNGE - BLOCK



GROUND FLOOR LOUNGE - BLOCK

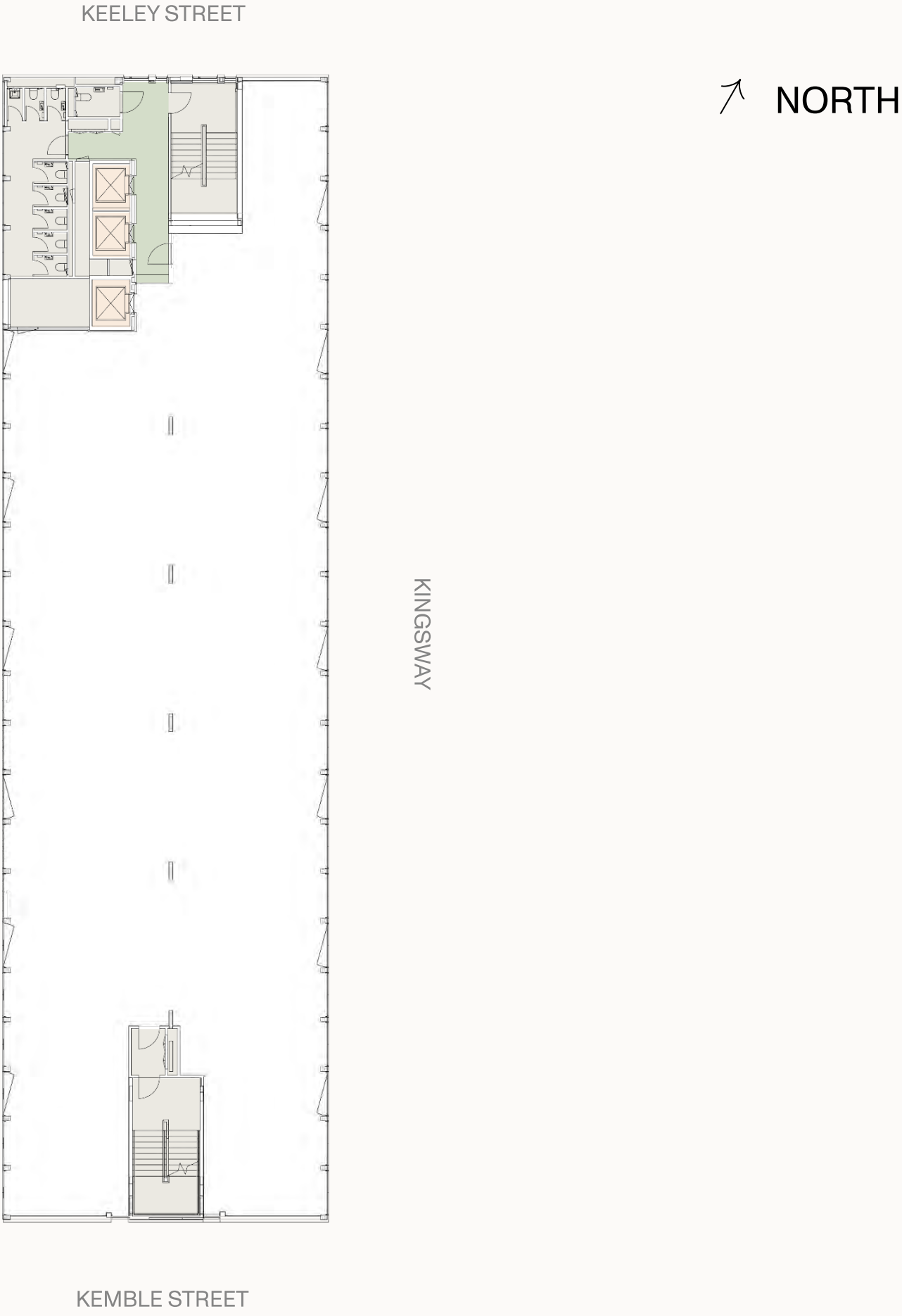


TYPICAL FLOOR BLOCK

1st, 3rd, 4th floors available

WORKSPACE 8,000 SQ FT

- LIFTS
- LIFT LOBBY
- CORE



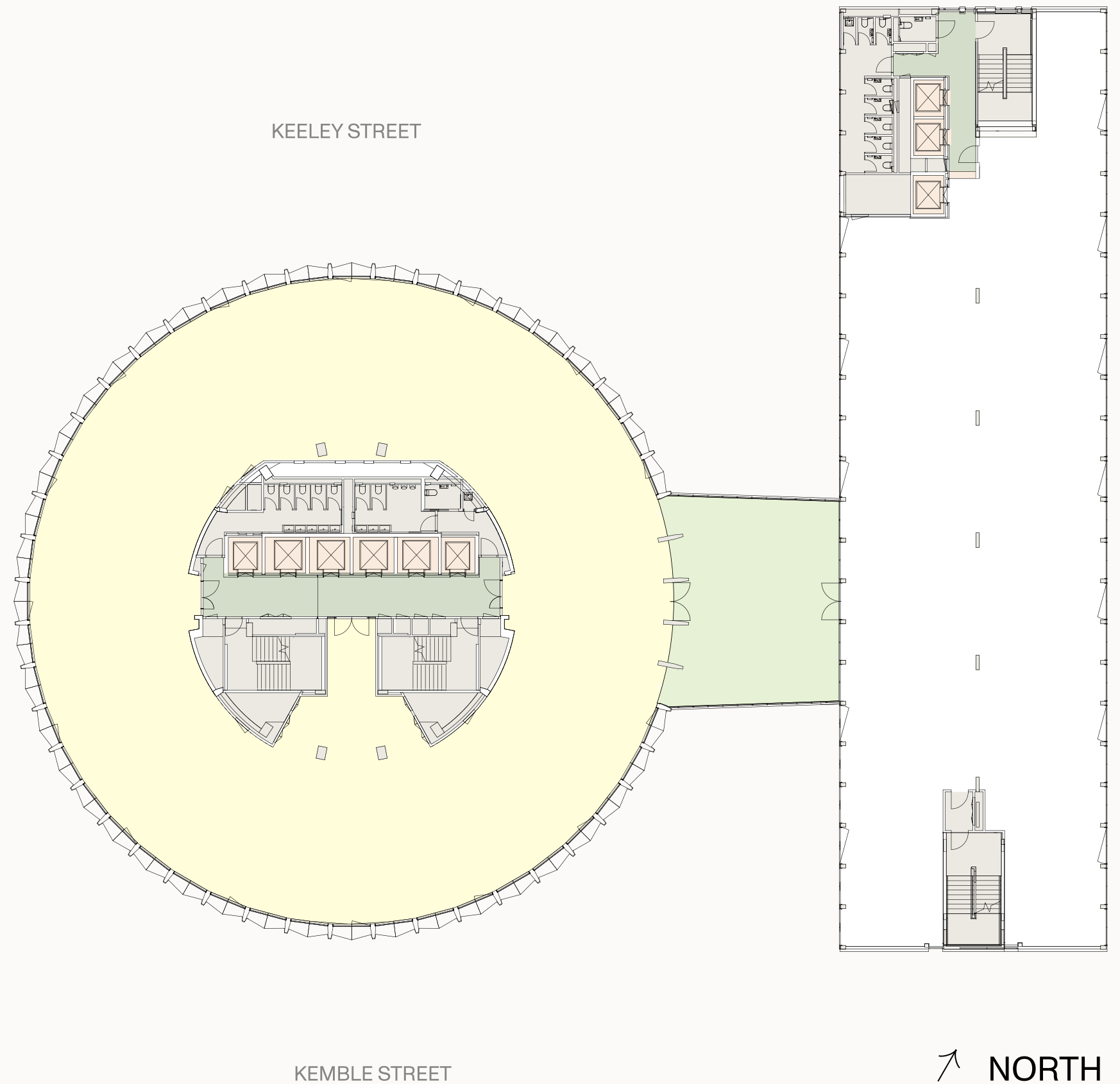
LEVEL 3 TOWER AND BLOCK

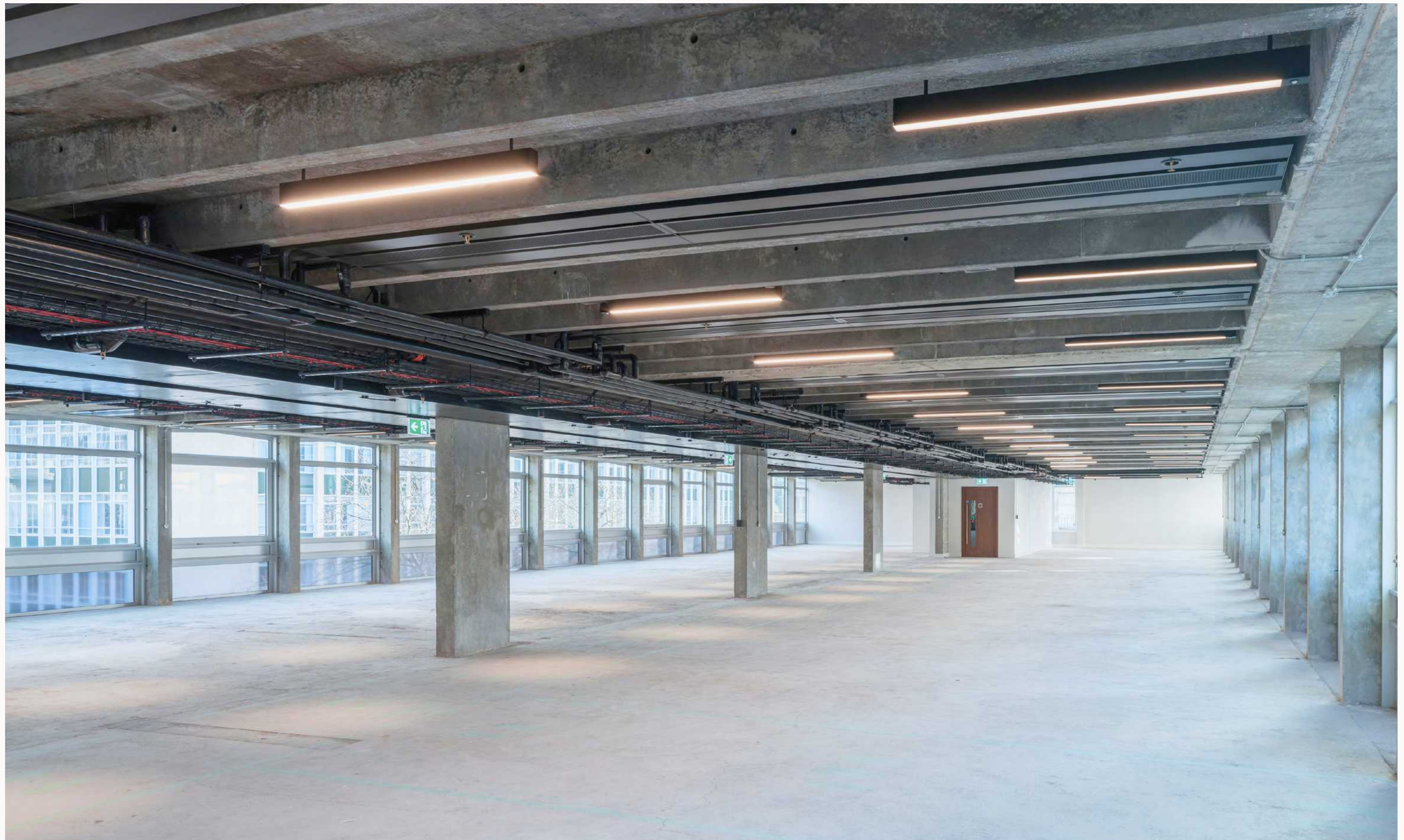
TOWER 10,277 SQ FT

BLOCK 8,087 SQ FT

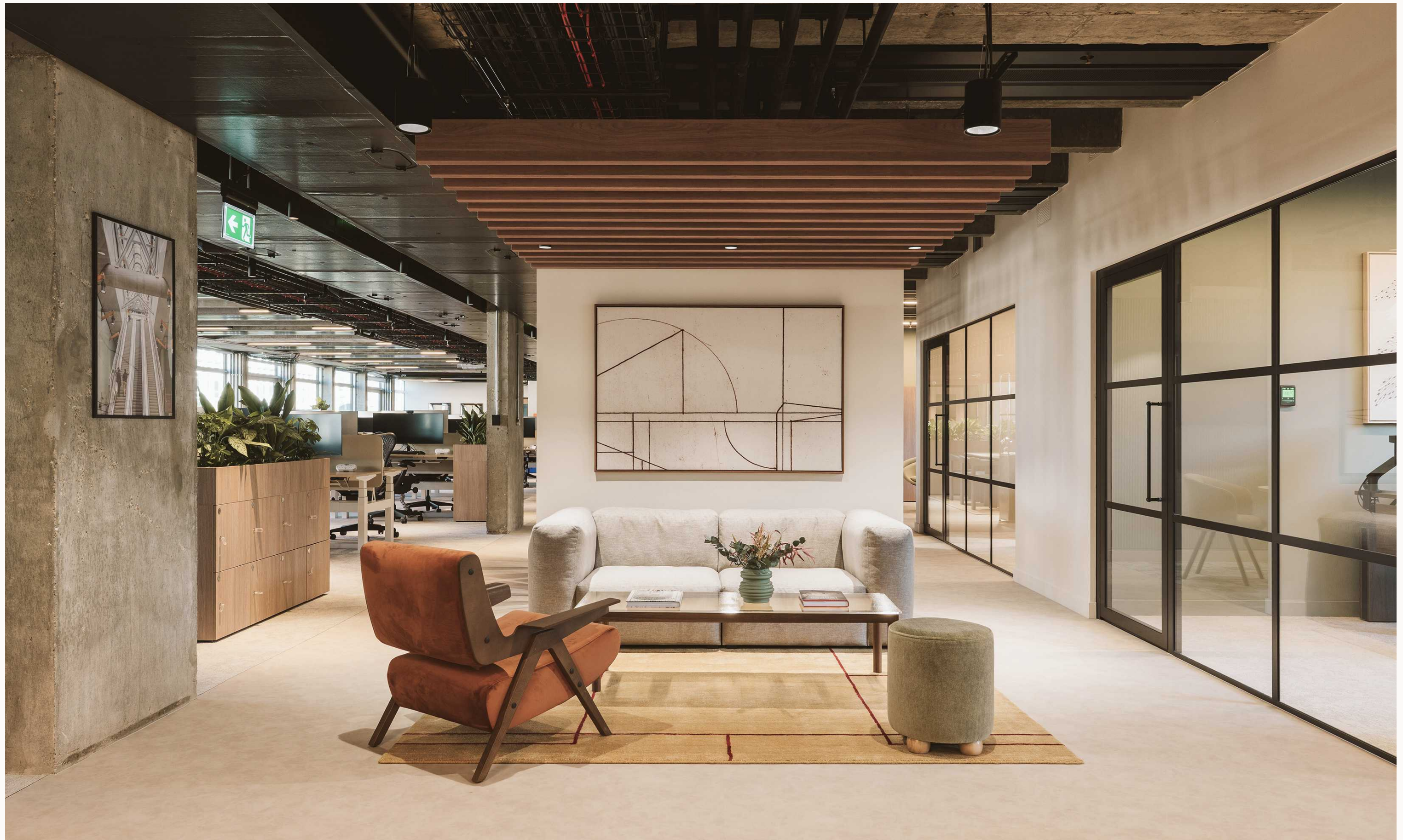
TERRACE 1,345 SQ FT

LIFTS
LIFT LOBBY
CORE





TYPICAL FLOOR - BLOCK



FITTED FLOOR - BLOCK



FITTED FLOOR - BLOCK



LOCATION

NEIGHBOURHOOD ENERGISED

A Central London neighbourhood known for its creativity, innovation, academia, entertainment and culture.

In what other tiny patch on the planet can you find the creative studio of an internationally renowned fashion designer, the number one management consultancy firm, world-class academic institutions, prestigious law firms, and the headquarters of consumer tech brands used by hundreds of millions of people?





PERFECTLY POSITIONED

- A short hop from every business district in London.
- Stone's throw from Lincoln's Inn Fields, London's largest garden square.
- Home to London's best food and drink.
- Three tube stations within a few minutes' walk.

	HOLBORN	 	3 MIN WALK		
	COVENT GARDEN		5 MIN WALK		
	TEMPLE	 	7 MIN WALK		
	LEICESTER SQUARE	 	9 MIN WALK		
	CHARING CROSS	  	11 MIN WALK		
	CHANCERY LANE		12 MIN WALK		
	EMBANKMENT	   	13 MIN WALK		
	WATERLOO	    	WATERLOO EAST		18 MIN WALK
	TOTTENHAM COURT ROAD	  	20 MIN WALK		



AGUAMIEL 5 MIN WALK



JOE BLAKE'S 4 MIN WALK



SONTAG 1 MIN WALK



FABRIQUE 5 MIN WALK

COFFEE.
EVERYWHERE.

LUNCH.
TAKE YOUR PICK.



CAPILUNGO 3 MIN WALK



SEVEN DIALS MARKET 7 MIN WALK

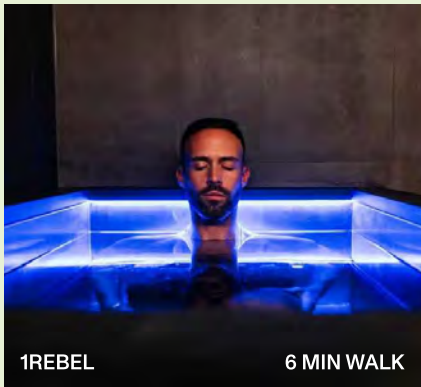


FARMER J 6 MIN WALK



KUNG FU MAMA 4 MIN WALK

MOVE.
ANYTIME.



DINNER.
THEN DRINKS.



EXPERIENCE

WORKDAY ENRICHED

The goal was to make coming to the office something fulfilling – in addition to simply being more productive.

The piazza is an oasis of calm while the Clubhouse is a hive of activity spanning talks from fascinating speakers to chess nights, yoga and lunches by guest chefs. What was once a car park is now a vast cycle park with spa-like shower and changing facilities.



BLOCK | L8

THE CLUBHOUSE AND TERRACE

The elegant Clubhouse, complete with a kitchen and adjoining rooftop terrace, is available to everyone across the Space House campus, providing a versatile venue for meetings, town hall-style events, and informal gatherings.



THE CLUBHOUSE KITCHEN

An emphasis on seasonality and nutrition defines the delicious menu in the Clubhouse. Guest chefs regularly make an appearance to add their specialism and flair to the weekly menu.



On summer days, the sliding doors open up to a sweeping terrace, used for wellness classes, talks and other events. The Clubhouse and terrace are also available for private hire to Space House residents.

The Space House app is your effortless portal for all Clubhouse bookings and keeping up to date on future community events.



THE PIAZZA

Tucked away, this landscaped realm makes for a sedate arrival experience and a peaceful place for coffee or lunch.

TOWER | GROUND

THE LOUNGE

Designed to bring a relaxed pace to the working day, this light-filled, tranquil space is perfect for informal meetings, focused work or enjoying a coffee. It's also available to hire, transforming into an inspiring venue for events.



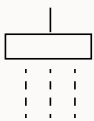


CYCLE PARK AND CHANGING FACILITIES

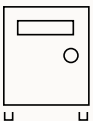
Cyclists enjoy direct street-level access to 550 bike spaces. All occupiers can use the modern, hotel-like shower facilities, including lockers, a vanity area and a drying room.



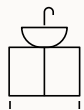
550 CYCLE SPACES



65 SHOWERS



536 LOCKERS



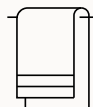
VANITY AREA



DRYING ROOM



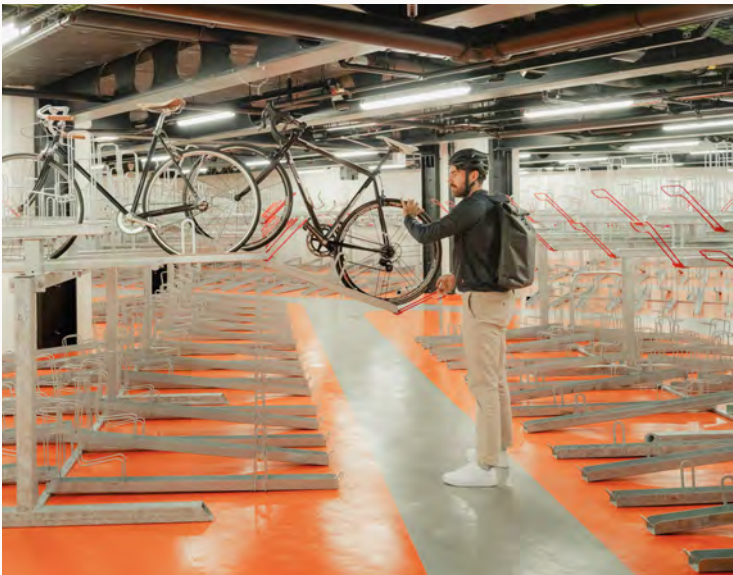
RIDE IN/OUT CYCLE RAMP



TOWEL SERVICE



BIKE REPAIR



○□ DETAILS

DESIGN RESTORED

Space House is one of London's most significant mid-century landmarks.

Completed in 1968, Space House stands as one of London's most significant examples of post-war Modernist architecture. Designed by George Marsh of Richard Seifert & Partners, its distinctive cylindrical tower and adjoining office block express a confident structural language, characterised by bold geometry, innovative engineering and abundant natural light. Designated Grade II listed by Historic England in 2015, the building has been carefully restored to respect its original architectural intent, securing its place as a defining London landmark.



HERITAGE PRESERVED

Space House demonstrates the environmental value of retaining and reusing existing structure. The transformation centres on the preservation of the original concrete frame, significantly reducing the need for new materials and limiting whole-life carbon impact.

STRUCTURE RETAINED

Foundations, basement, frame, façade units and the sixteen Y-columns — assessed, tested and certified for a further 50 years of service.

10,000 TONNES OF CARBON SAVED

Preservation and restoration in place of demolition — the embodied carbon of the original build kept working for another generation.

RECLAIMED, REPAIRED, REUSED

Reclaimed precast floor units and marble form the reception desks; original timber handrails and mosaic details repaired, reused or faithfully replicated.



SUSTAINABILITY BUILT IN

This retained structure has been enhanced to deliver a highly efficient, future-ready workplace that meets leading environmental standards, combining low-impact development with long-term operational performance.

NATURALLY EFFICIENT

Daylight harvesting, automated opening windows and exposed concrete work together to improve occupant comfort while reducing energy consumption.

FULLY ELECTRIC OPERATIONS

Air source heat pumps deliver all heating and cooling. No fossil fuels on site, net zero carbon in operation.

A SELF-IRRIGATING LANDSCAPE

Rainwater is captured to water the planted public realm — with mains top-up only when the weather doesn't oblige.



FIND OUT MORE

WEBSITE: [SPACEHOUSE.LONDON](https://spacehouse.london)
INSTAGRAM: [@SPACEHOUSELONDON](https://www.instagram.com/spacehouselondon)
LINKEDIN: [SPACE HOUSE LONDON](https://www.linkedin.com/company/space-house-london)
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