

# 65,000 sq ft new build workspace for tomorrow.

The Fitzrovia delivers best in class, future proofed, workspace with the highest standards for sustainability, comfort and connectivity.

Distinctive design by leading architects Stiff + Trevillion provides an efficient environment with an emphasis on occupier wellbeing.

COMPLETING Q1 2025

CGI of The Fitzrovia viewed from Tottenham Court Road

 **M&G**  
Real Estate

**CO-RE**

  
NOMURA REAL ESTATE  
DEVELOPMENT

**The Fitzrovia**  
LONDON

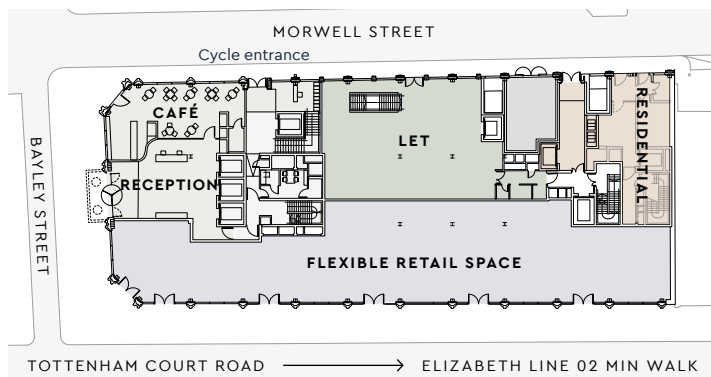


# Accommodation

Floor	Availability	Size (sq ft)	Terrace (sq ft)
Sixth			2,000
Fifth	Available	10,764	330
Fourth	Available	11,151	721
Third	Available	12,109	—
Second	Let	—	—
First	Let	—	—
Ground	Let	—	—
L Ground	Let	—	—
Total		34,024	3,051

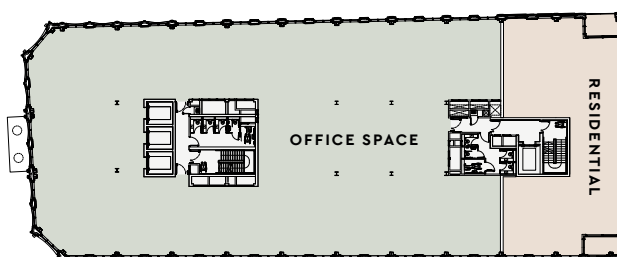
## Ground floor

RECEPTION | 1,722 SQ.FT  
CAFÉ | 1,115 SQ.FT



## Typical floor

LEVEL 03 | 12,109 SQ.FT



All floorplans subject to change



## Get in touch

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EDWARD CHARLES  
& PARTNERS W1  
CHARTERED SURVEYORS

## HIGHLY SUSTAINABLE AND OCCUPIER-FOCUSED, TARGETING:

- BREEAM Outstanding
- NABERS Design Reviewed Target Rating of 5 Stars
- WELL Platinum
- Wiredscore Platinum
- EPC A Rating

## WELLBEING FOCUSED AMENITIES:

- Ground floor café
- 3,051 sq ft of private terraces and communal rooftop gardens
- 136 cycle spaces
- On site cycle concierge and maintenance facilities
- Changing rooms with 17 showers and 122 lockers

### IMPORTANT NOTICE

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