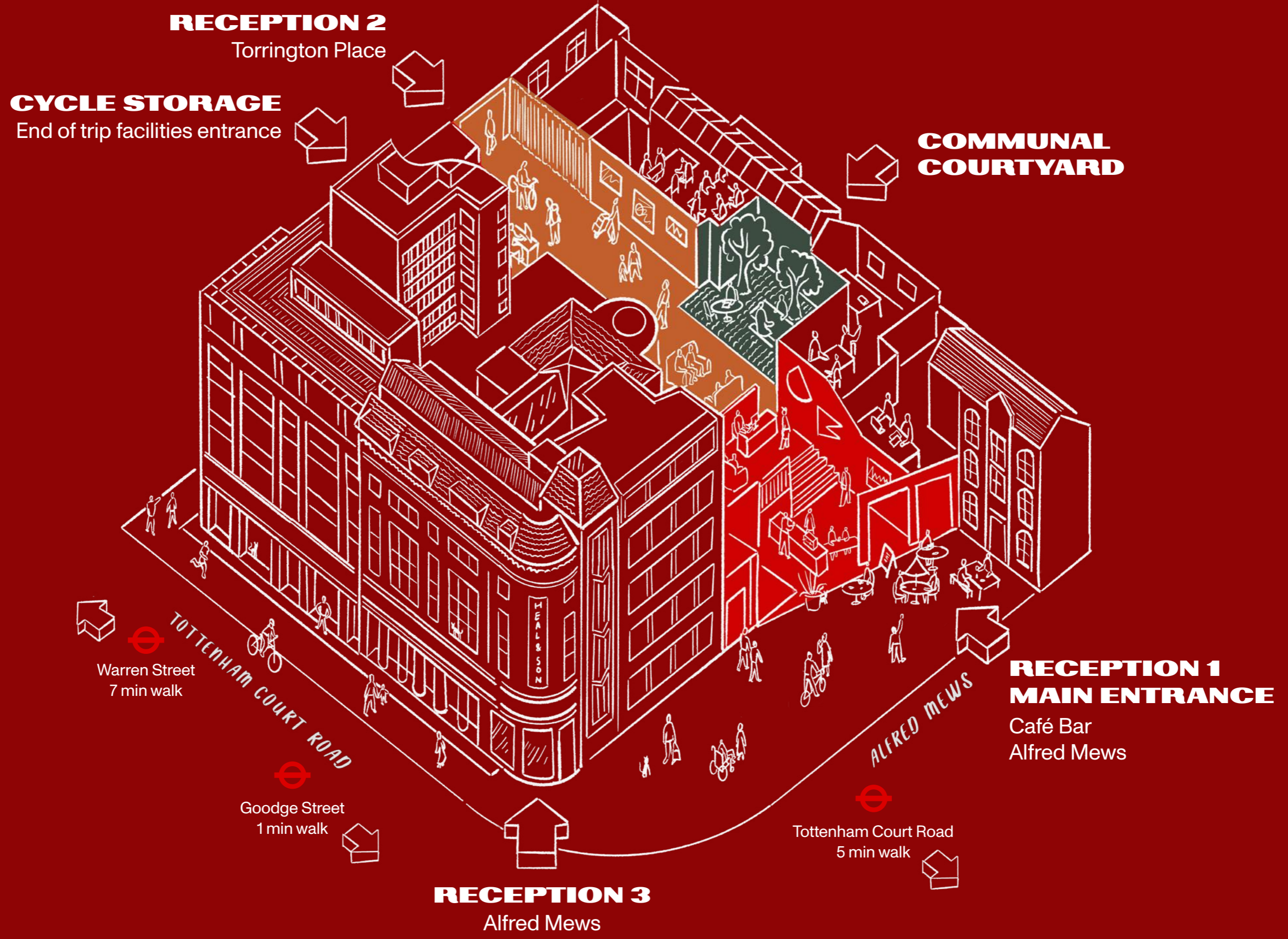


**ERROR** **CRAFTING** **THE**  
**WV** **HEAL'S BUILDING** **WO**  
**OM** **FITZROVIA W1** **OM**

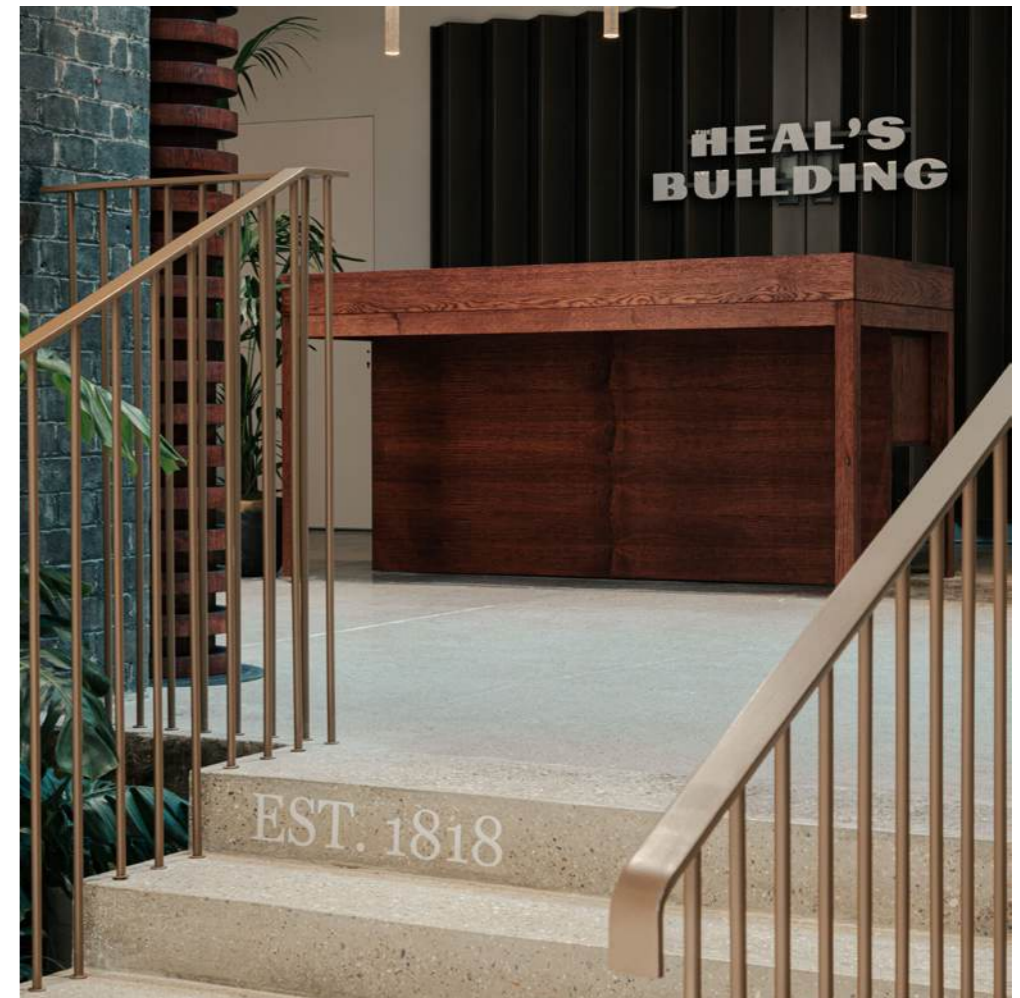
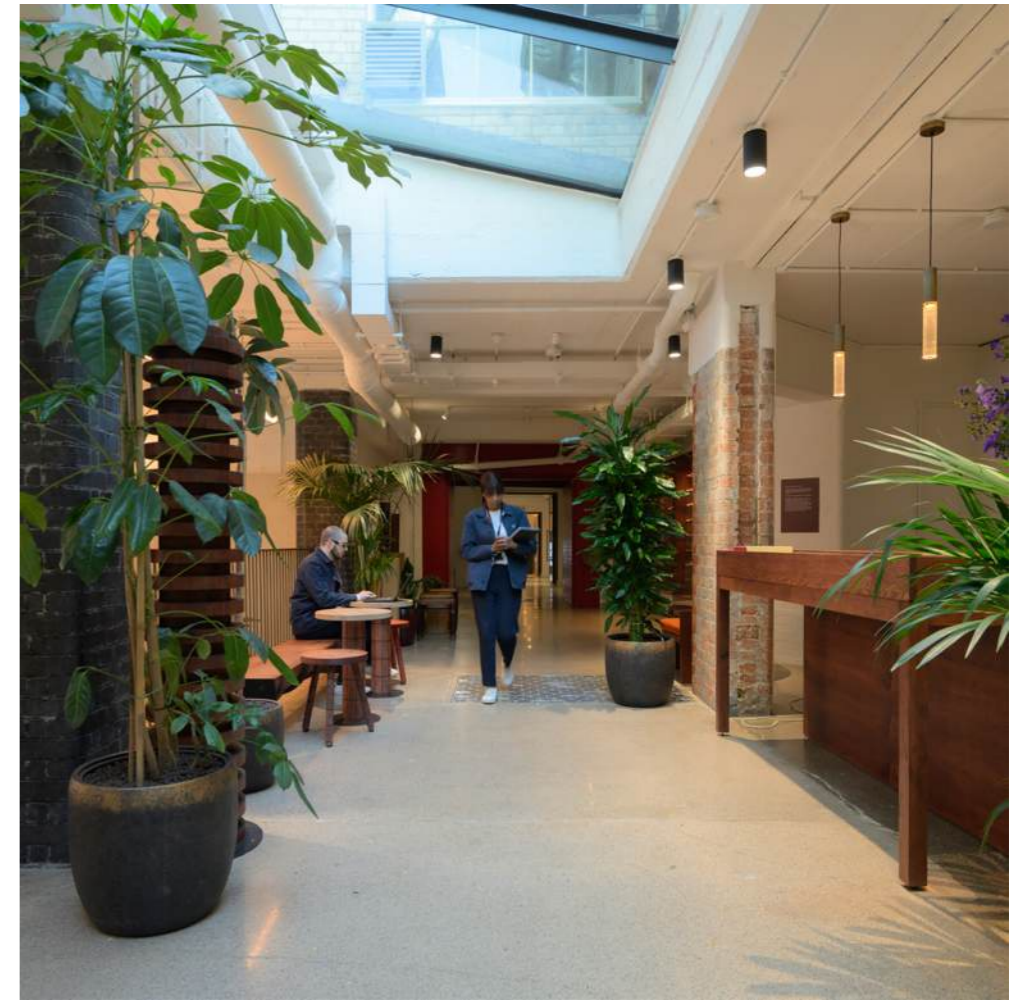
# A COLLECTION OF DISTINCTIVE BUILDINGS



# 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



## ENTRANCE

Self-contained entrance opportunity for **Unit 1**



## REFURBISHED

CAT A+ Suite available on **Part 1<sup>st</sup> Floor** and **3<sup>rd</sup> Floor**



## GRADE II\*

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



## END OF JOURNEY

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



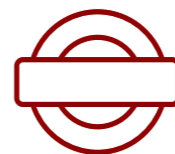
## EFFICIENT

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
<b>THIRD FLOOR</b>	3	5,180	481	CAT A+
<b>PART FIRST FLOOR</b>	1	3,290	306	CAT A+
<b>1</b>	G	2,158	201	Shell
	LG	2,197	204	Shell
	Total	4,355	405	
<b>2</b>	G	1,372	128	Shell
	LG	3,588	333	Shell
	Total	4,960	461	

All areas subject to final measurement on completion of refurbishment works

# THIRD FLOOR

3rd Floor

5,180 sq ft / 481 sq m

Desks	46
Collab Areas	2
Meeting Rooms	3
Teapoints	1
Breakout	5



ALFRED MEWS

Access from Reception 1

- Demise
- Common parts



0.0 4.0m 8.0m 12.0m 16.0m 20.0m



Graphical Scale 1:200

# THIRD FLOOR



Third floor CAT A+ space

# PART FIRST FLOOR

## 1st Floor

3,290 sq ft / 306 sq m

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



- Demise
- Common parts



NORTH

0.0 4.0m 8.0m 12.0m 16.0m 20.0m



Graphical Scale 1:200

# PART FIRST FLOOR



Part First Floor CGIs for indicative purposes

# UNIT 1

## Areas

	sq ft	sq m
G	2,158	201
LG	2,197	204
Total	4,355	405



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

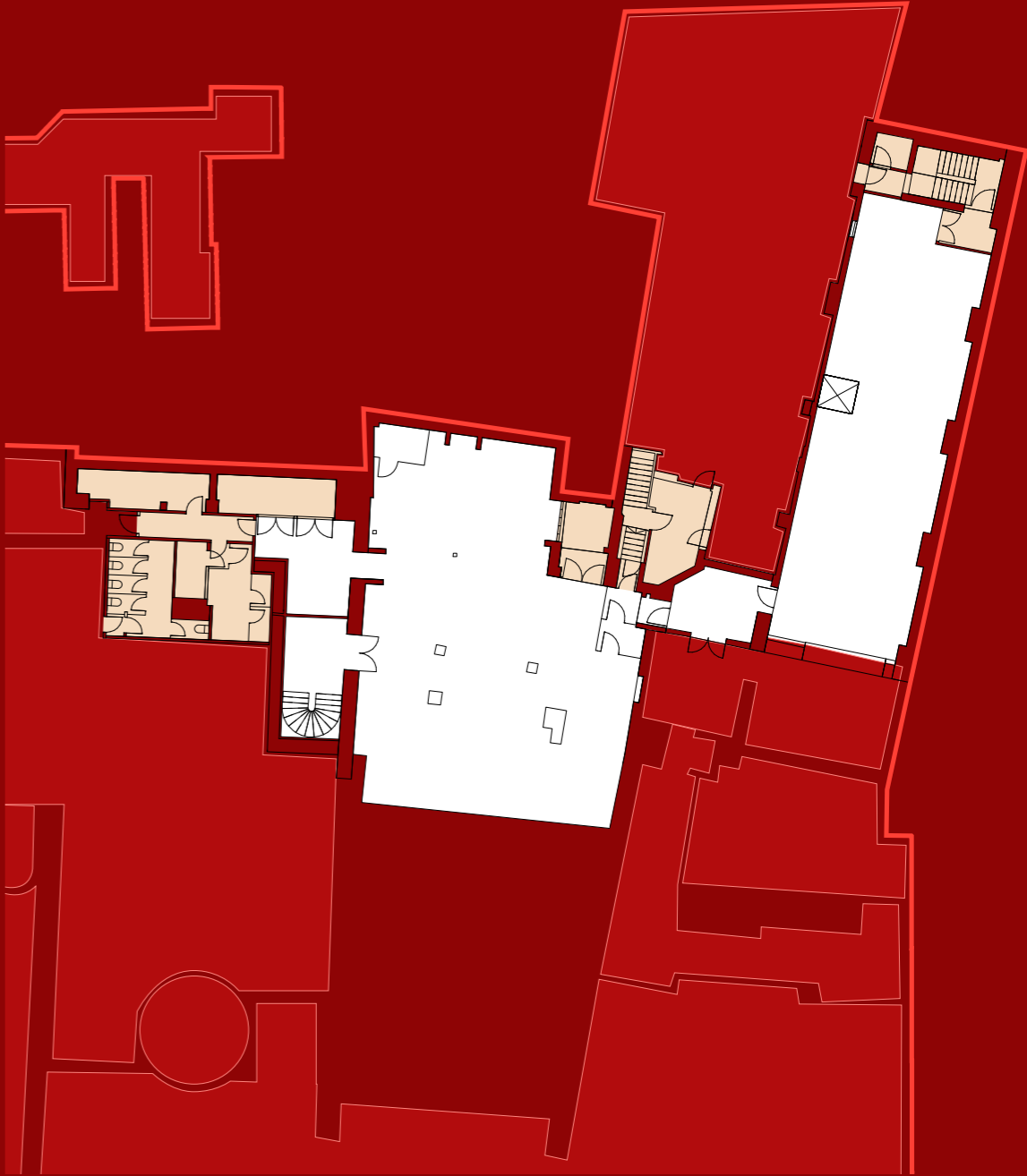
# UNIT 2

## Lower Ground Floor

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

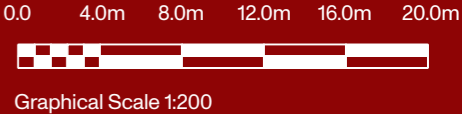


Ground



Lower Ground

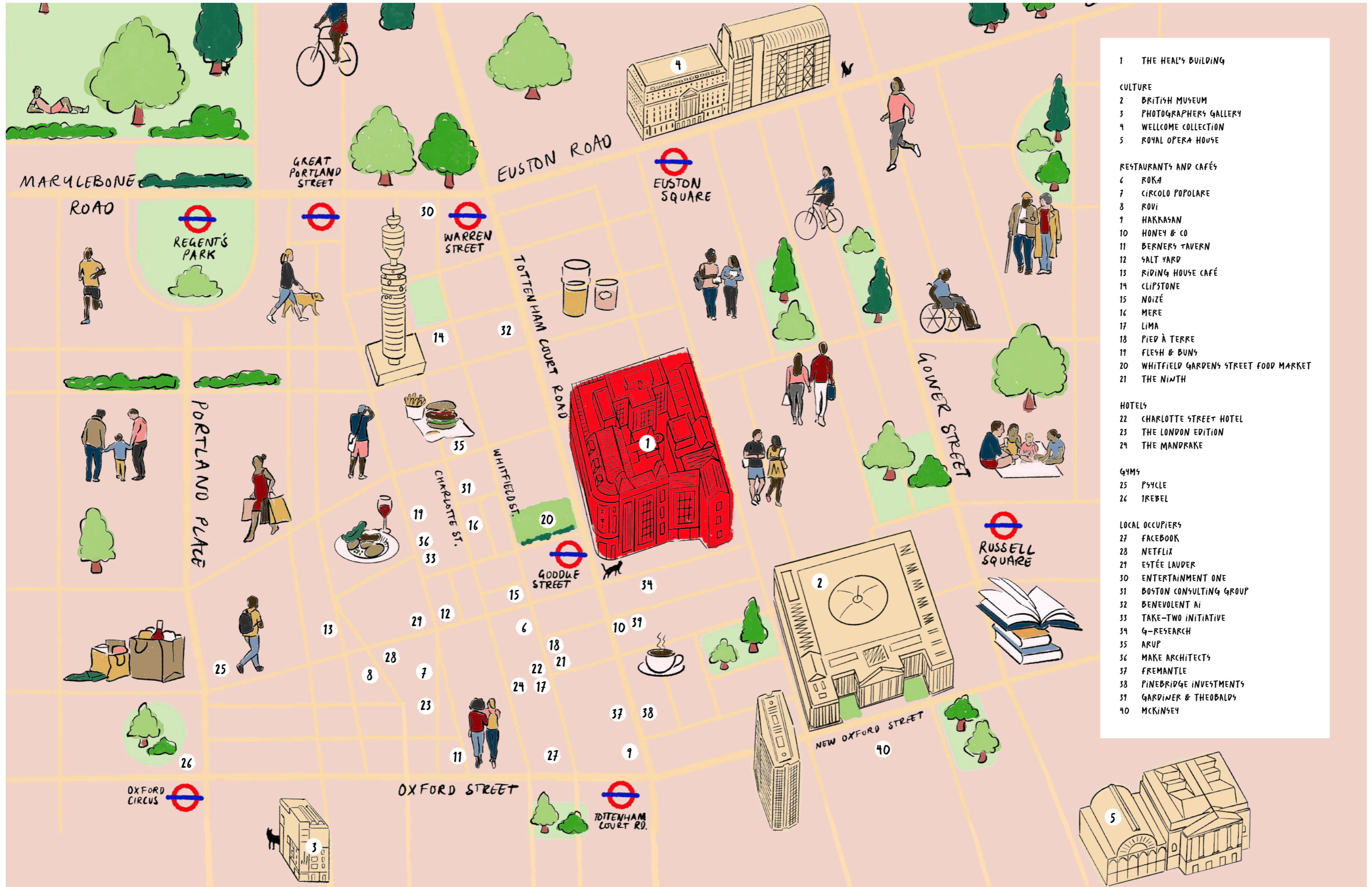
- Demise
- Common parts
- Reception
- Courtyard
- Coworking





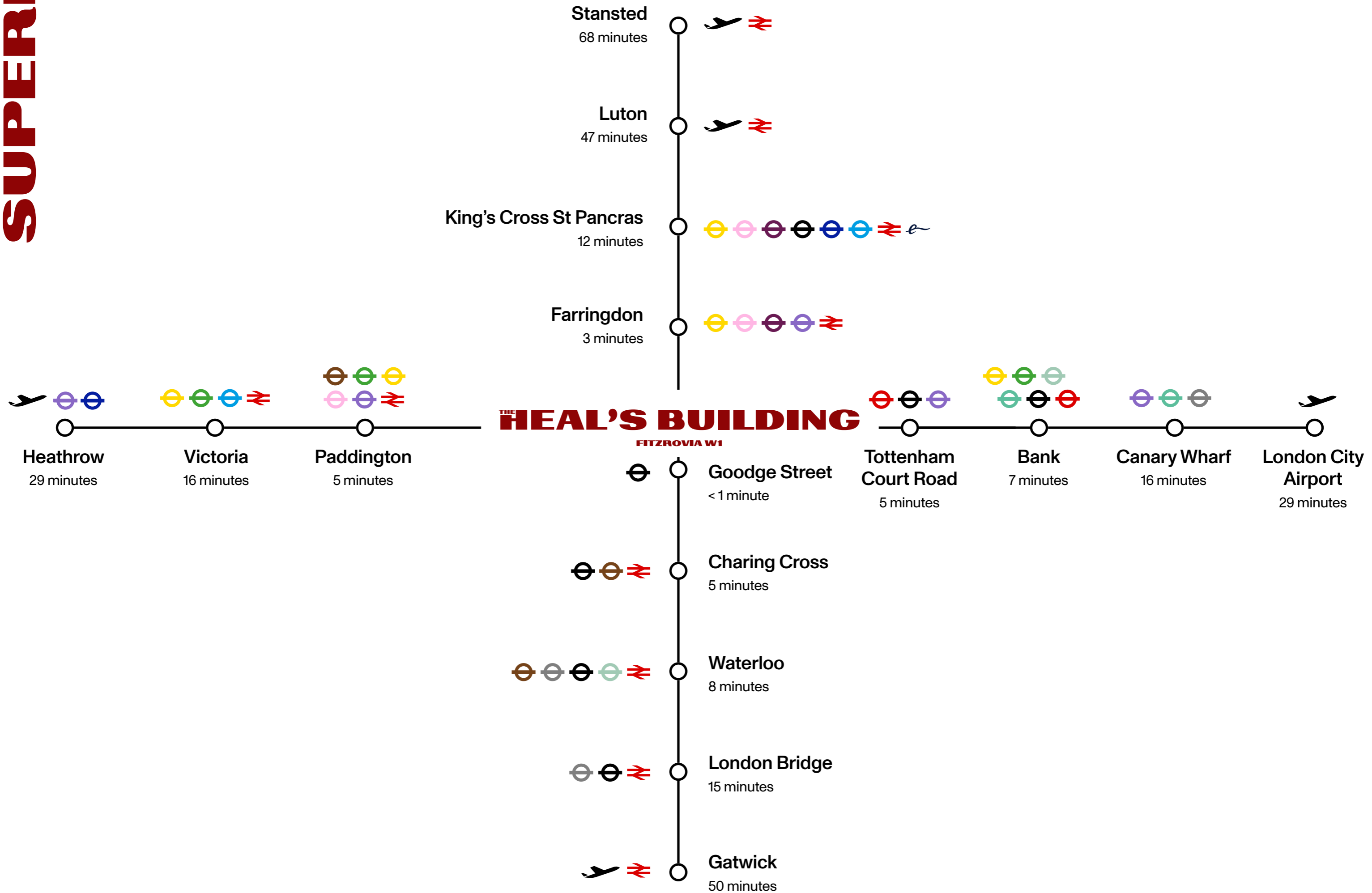
Unit 2 Ground Floor Arrival with internal staircase to Lower Ground Floor CGI

# 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 TREBEL
- 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



# CONTACT

Edward Charles  
Craig Norton  
+44 (0)7818 424 764  
cnorton@edwardcharles.co.uk

Ian Bradshaw  
+44 (0)7468 525 486  
ibradshaw@edwardcharles.co.uk

Amy Skidmore  
+44 (0)7734 924 146  
askidmore@edwardcharles.co.uk

RX London  
Jack Rose  
+44 (0)7590 814 753  
jack.rose@rx.london

Alfie John  
+44 (0)7377 885 814  
alfie.john@rx.london

The Heal's Building  
196 Tottenham Court Rd  
W1T 7LQ London

[thehealsbuilding.com](http://thehealsbuilding.com)

Designed by a visionary team

**General Projects**  
General Projects is a contemporary real estate developer specialising in design and the thoughtful reinvention of places.

**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

Misrepresentation Act 1967 and Declaration Edward Charles and RX London for themselves and for the Vendors as Agents for the Vendors give notice that: 1. This information is set out as a general outline only for guidance to intending Purchasers and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in

the employment of Edward Charles and RX London has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Subject to Contract. May 2026.

Marketing: [Stuart Chapman Design](#)