

15FITZROY.LONDON

*15fitzroy*

10,347 — 50,570 SQ FT SQ FT OF SUSTAINABLE  
OFFICE SPACE IN FITZROVIA — AVAILABLE NOW

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Best-in-class HQ building in  
the heart of Fitzrovia, where

# One size *fits* all



— Discover —

88,133 sq ft sustainable office building with  
space available from 10,347 sq ft. Located in one  
of London's most characterful neighbourhoods

Find your *fitz*



The 'Green' One



THE BUILDING

The 'Foodie' One



LOCATION

The 'Bright-ideas' Ones



ACCOMMODATION

The 'High-flying' One



SPECIFICATION





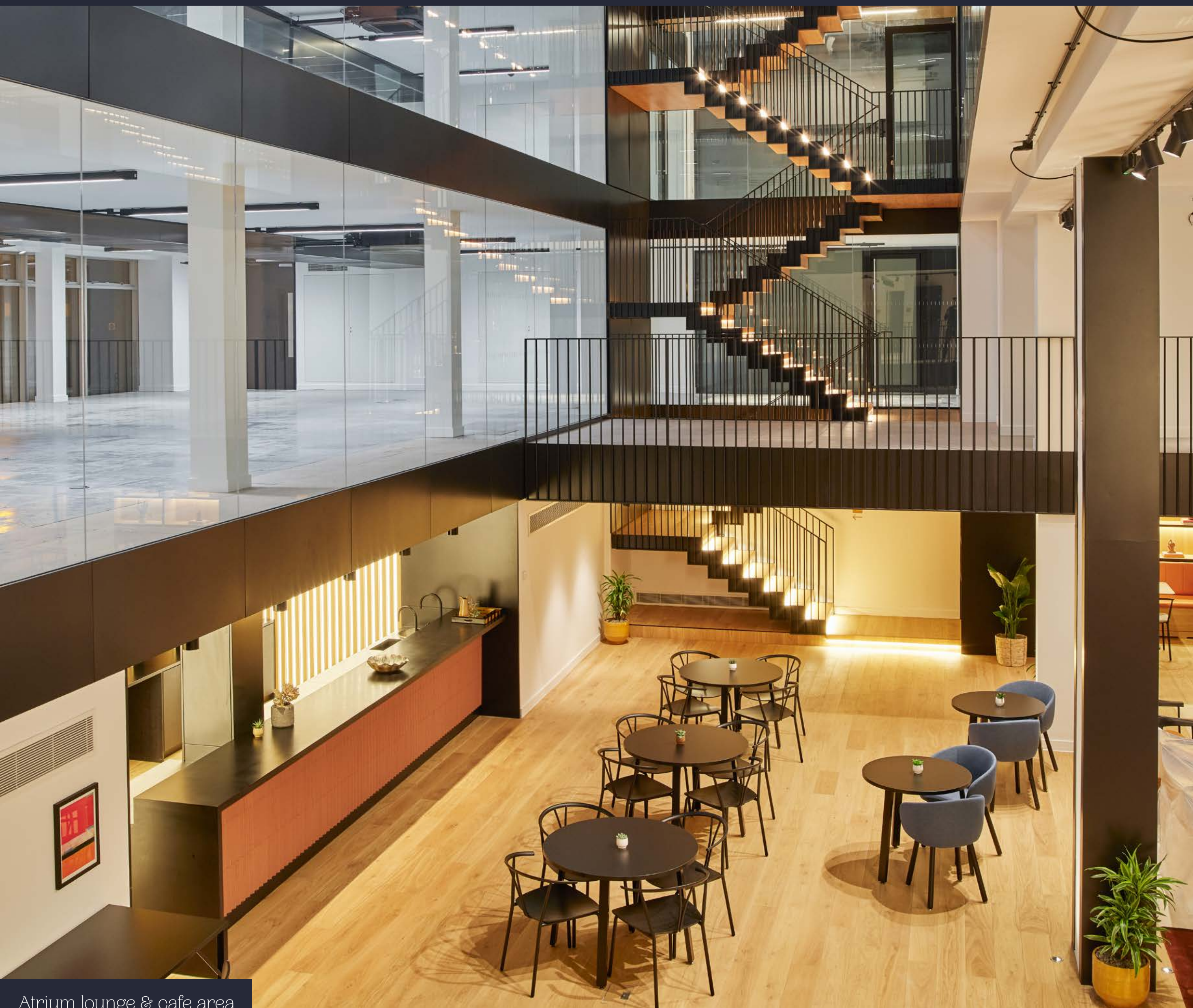
Prominent corner position on Fitzroy Street & Howland Street





Atrium lounge & cafe area





Atrium lounge & cafe area

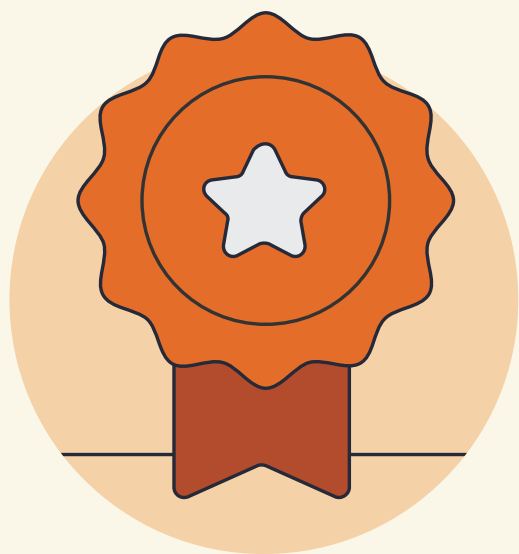


Stairs to reception

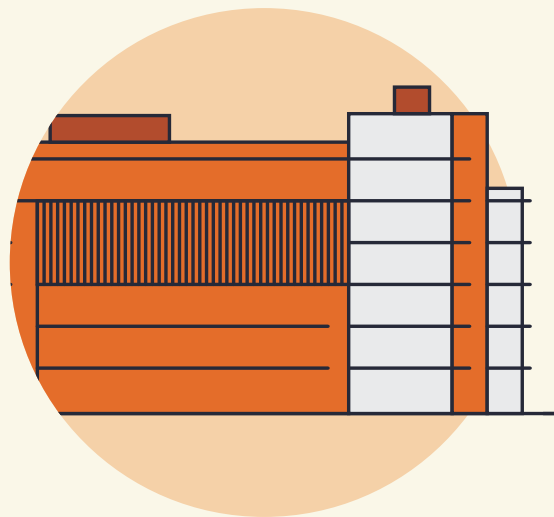


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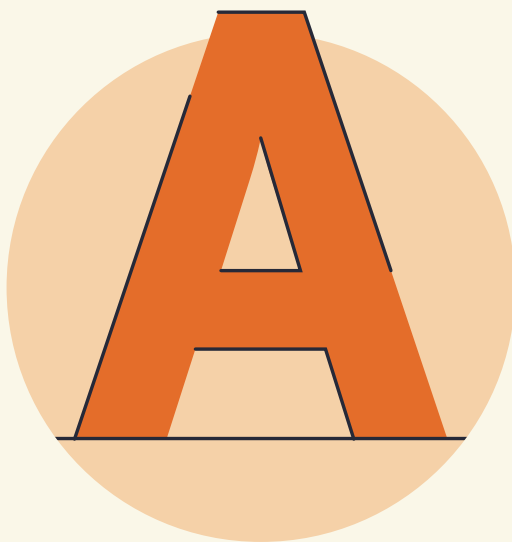
# 15 Fitzroy *at a glance*



HIGHLY CERTIFIED  
SUSTAINABLE BUILDING



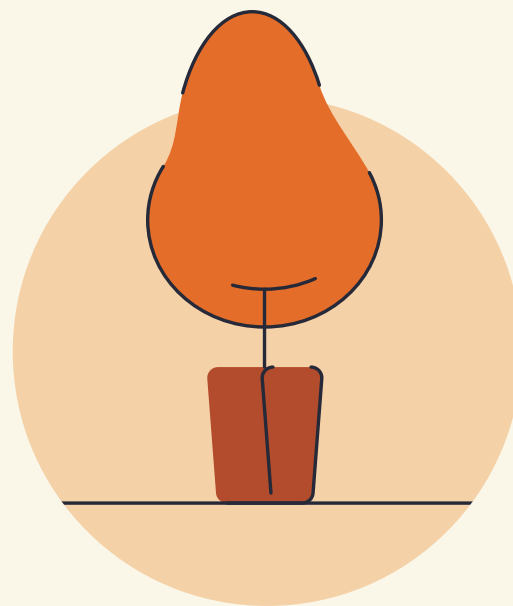
COMPREHENSIVE  
REFURBISHMENT AND EXTENSION  
OF EXISTING BUILDING



NEW GRADE A  
ACCOMMODATION



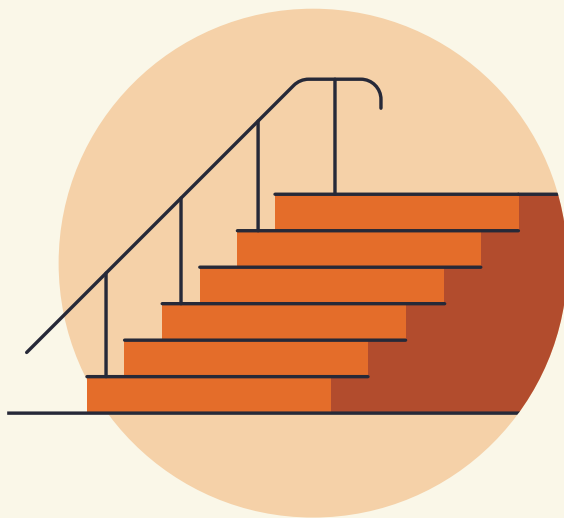
2,760 SQ FT ATRIUM  
LOUNGE AND CAFÉ AREA



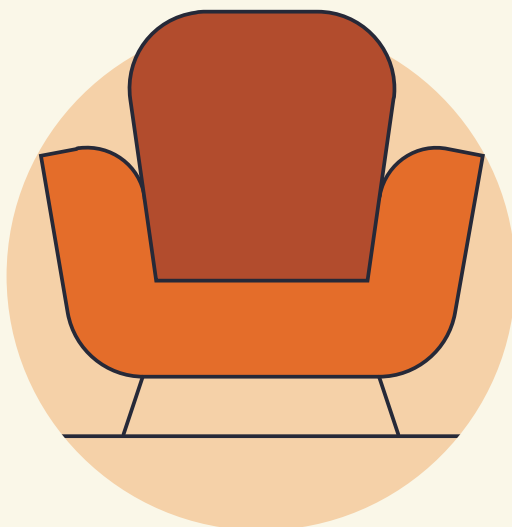
1,265 SQ FT COMMUNAL  
ROOF TERRACE



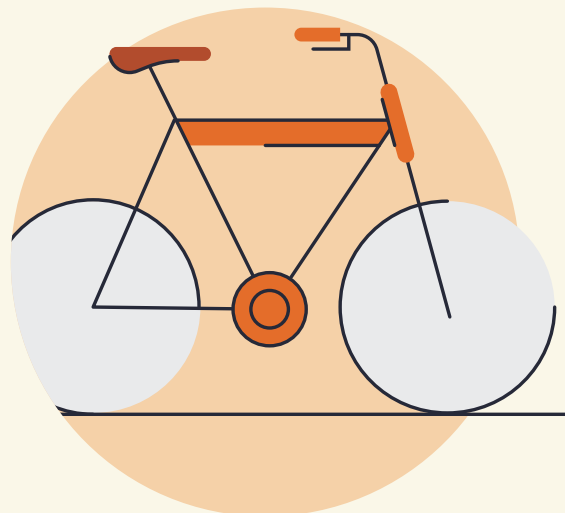
2,185 SQ FT FIFTH  
FLOOR PRIVATE TERRACE



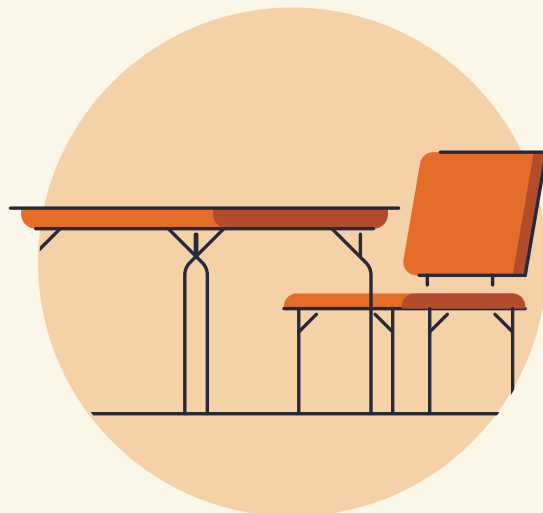
FEATURE STAIRCASE  
FROM LOWER GROUND  
TO THE FOURTH FLOOR



540 SQ FT FLEXIBLE  
MEETING SPACE



NEW END OF JOURNEY FACILITIES:  
143 CYCLE SPACES, 14 SHOWERS  
AND 153 LOCKERS



FULLY FITTED  
SPACE AVAILABLE





07	7th Floor Terrace
06	79,952 sqft
05	10,452 sqft
04	13,426 sqft
03	13,426 sqft
02	13,584 sqft
01	13,584 sqft
G	9,562 sqft

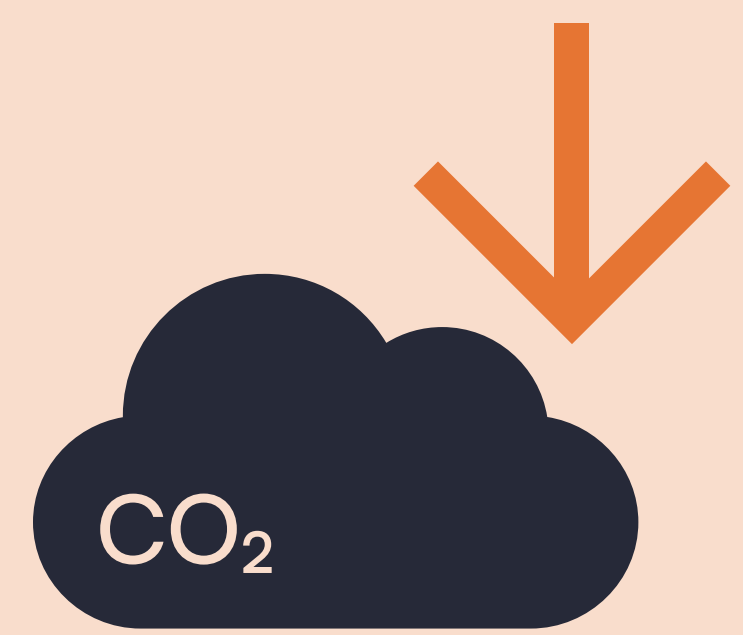
Reception & entrance lobby





Reception & entrance lobby

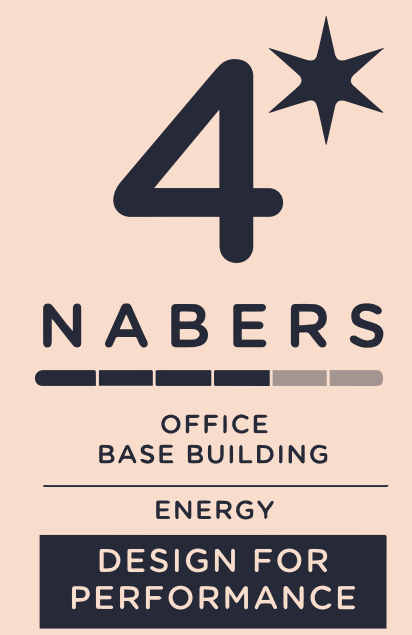




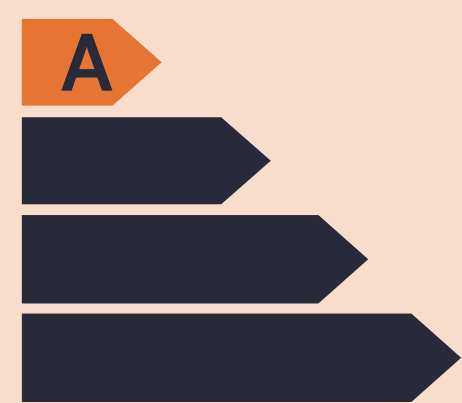
NET CARBON ZERO IN OPERATION ACHIEVABLE



WELL PLATINUM TARGETED



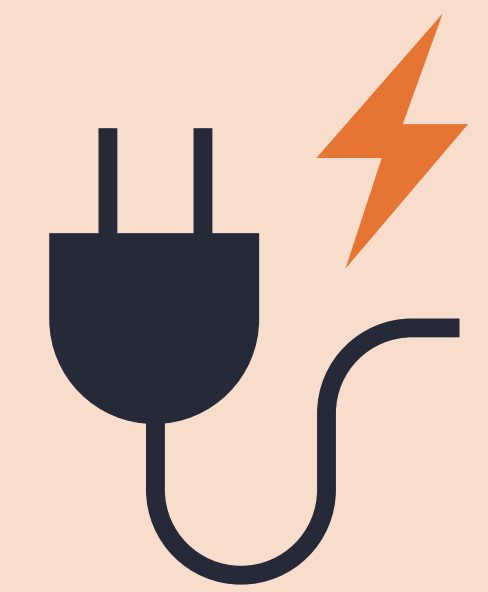
NABERS DESIGN REVIEWED  
TARGET RATING OF 4\*



RATING OF EPC A TARGETED  
AND ACHIEVED AT PRACTICAL  
COMPLETION



BREEAM OUTSTANDING  
TARGETED AND ACHIEVED AT  
PRACTICAL COMPLETION



FULLY ELECTRIC  
BUILDING



WIREDSCORE PLATINUM





Space where  
you'll be  
proud to *fitz* in with  
the crowd...





Feature staircase



Atrium lounge





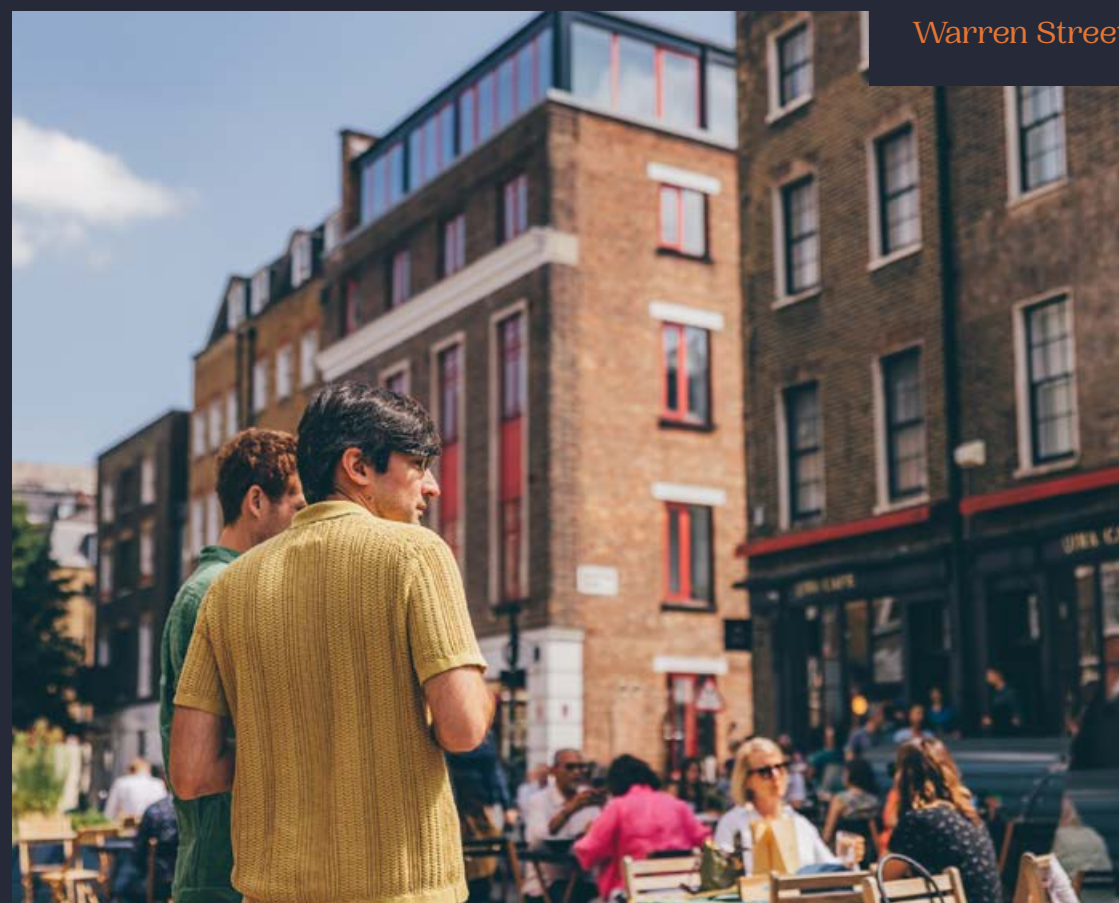
Atrium lounge



# A fitzrovia knows how to choose a restaurant that *fitz*

## WELCOME TO FITZROVIA

Whether you're one of the foodie ones,  
or a 'goes-running-at-lunchtime' one,  
15 Fitzroy sits at the heart of a buzzing  
London neighbourhood, steeped in history,  
and bursting with opportunity.



Warren Street



Charlotte Street Hotel – Charlotte Street



Lore of the Land – Conway Street





Circolo Poplare – Rathbone Place



Miel Bakery – Warren Street



Warren Street



Fitzroy Tavern – Charlotte Street



“The perfect hub of local cafés, eateries & independent stores.”



# Amenity that *fits* the bill

## RESTAURANTS, BARS & HOTELS

- 1 Honey & Co
- 2 Steak & Lobster
- 3 Iberica
- 4 Lore of the Land
- 5 The Lucky Pig Cocktails
- 6 Portland
- 7 Harris and Hoole
- 8 Sushi Atelier
- 9 Mere
- 10 The Attendant
- 11 EL&N
- 12 Reverend JW Simpson
- 13 Kaffeine
- 14 Riding House Café
- 15 The Arber Garden
- 16 Mortimer House Kitchen
- 17 Mr Fogg's
- 18 Roka
- 19 Rovi
- 20 Mandrake Hotel
- 21 Circolo Popolare
- 22 Berners Street Tavern
- 23 Lisboeta
- 24 Charlotte Street Hotel

- 25 Store Street Espresso
- 26 Café Deco
- 27 The George & Dragon
- 28 The Fitzroy Tavern
- 29 Miel Bakery
- 30 The Penny Drop
- 31 Franco Manca
- 32 Blank Street
- 33 Black Sheep
- 34 Gaucho
- 35 Noize
- 36 Mira
- 37 Lantana Café

## GYMS

- 1 Regent's Park
- 2 F45
- 3 Puregym
- 4 Fitness First
- 5 Psycle
- 6 Barrecore
- 7 Ten Health & Fitness





# In good company

With the Knowledge Quarter just a few minutes away — 15 Fitzroy is within easy reach of one of the most innovative and forward-thinking areas of London.

As well as being home to a wide range of tech, arts, media and life sciences businesses and world-leading universities, the Knowledge Quarter and its partners host a wide range of talks and events, located in the area around King's Cross, the Euston Road and Bloomsbury.

Google



Art Fund\_



The British  
Museum



“The Knowledge Quarter  
actively engaged in advancing  
and disseminating knowledge

— KNOWLEDGEQUARTER.LONDON



# Local Occupiers

- 1

Perella Weinberg Partners
- 2

Boston Consulting Group
- 3

Estée Lauder Companies
- 4

Ted Baker
- 5

Netflix
- 6

Meta
- 7

Fremantle
- 8

Clintons
- 9

Marlin Equity Partners
- 10

United Talent Agency
- 11

Skyscanner
- 12

G-Research
- 13

Gardiner & Theobald
- 14

Apollo Management
- 15

Arup
- 16

Gamesys Group
- 17

Lionsgate Films
- 18

Synova
- 19

Revcap
- 20

Take Two
- 21

Atomico
- 22

PineBridge Investments
- 23

William Morris Endeavor Entertainment
- 24

GSK
- 25

Next 15 Group
- 26

Make Architects
- 27

Bakkavor Group
- 28

Freuds
- 29

Google
- 30

NBC Universal
- 31

G Research
- 32

Fujitsu
- 33

Meta
- 34

Santander
- 35

Dentsu
- 36

UCLH
- 37

eOne
- 38

Wellcome Trust
- 39

Benevolent AI
- 40

UCL
- 41

SOAS
- 42

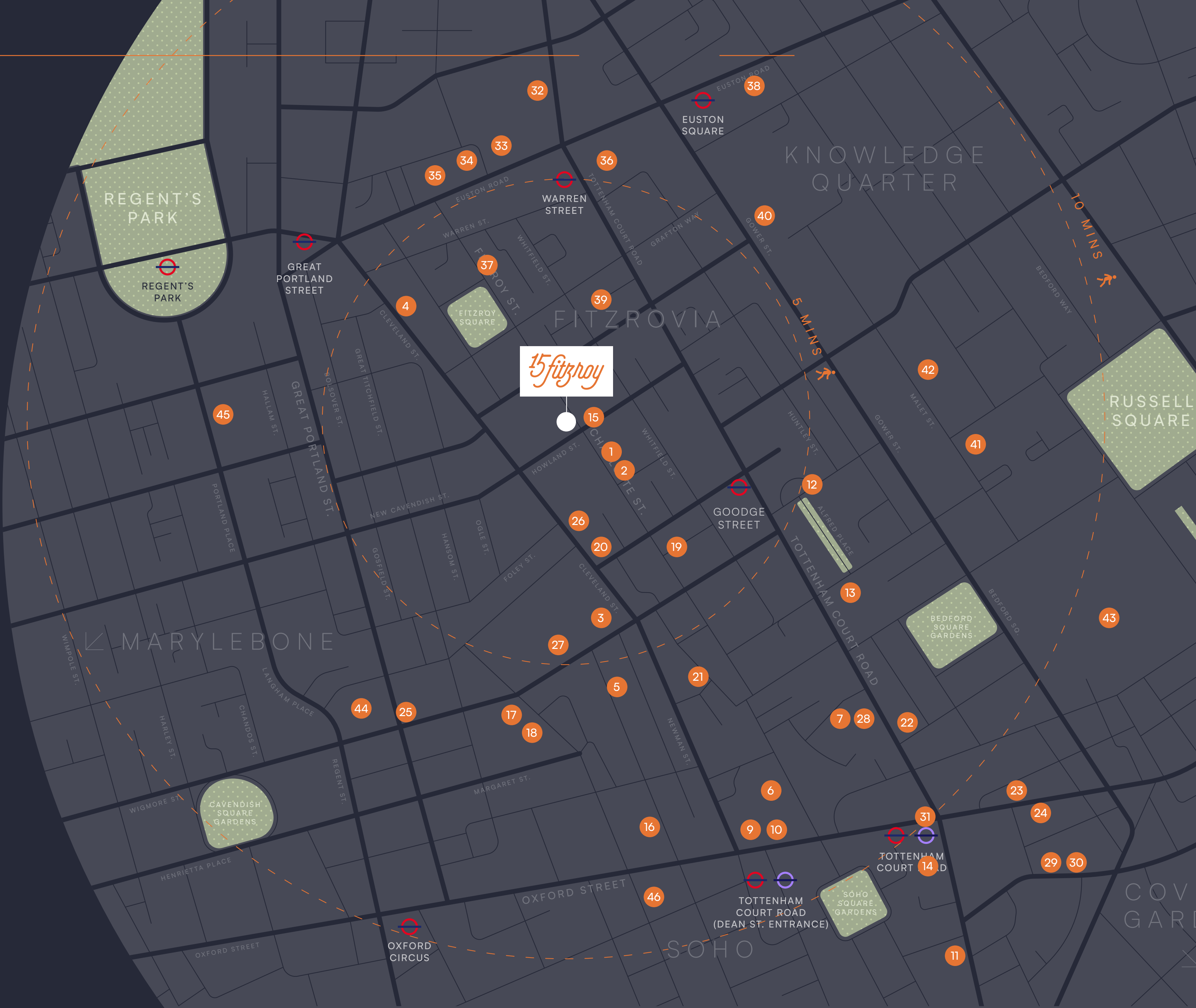
Birkbeck
- 43

British Museum
- 44

BBC
- 45

RIBA
- 46

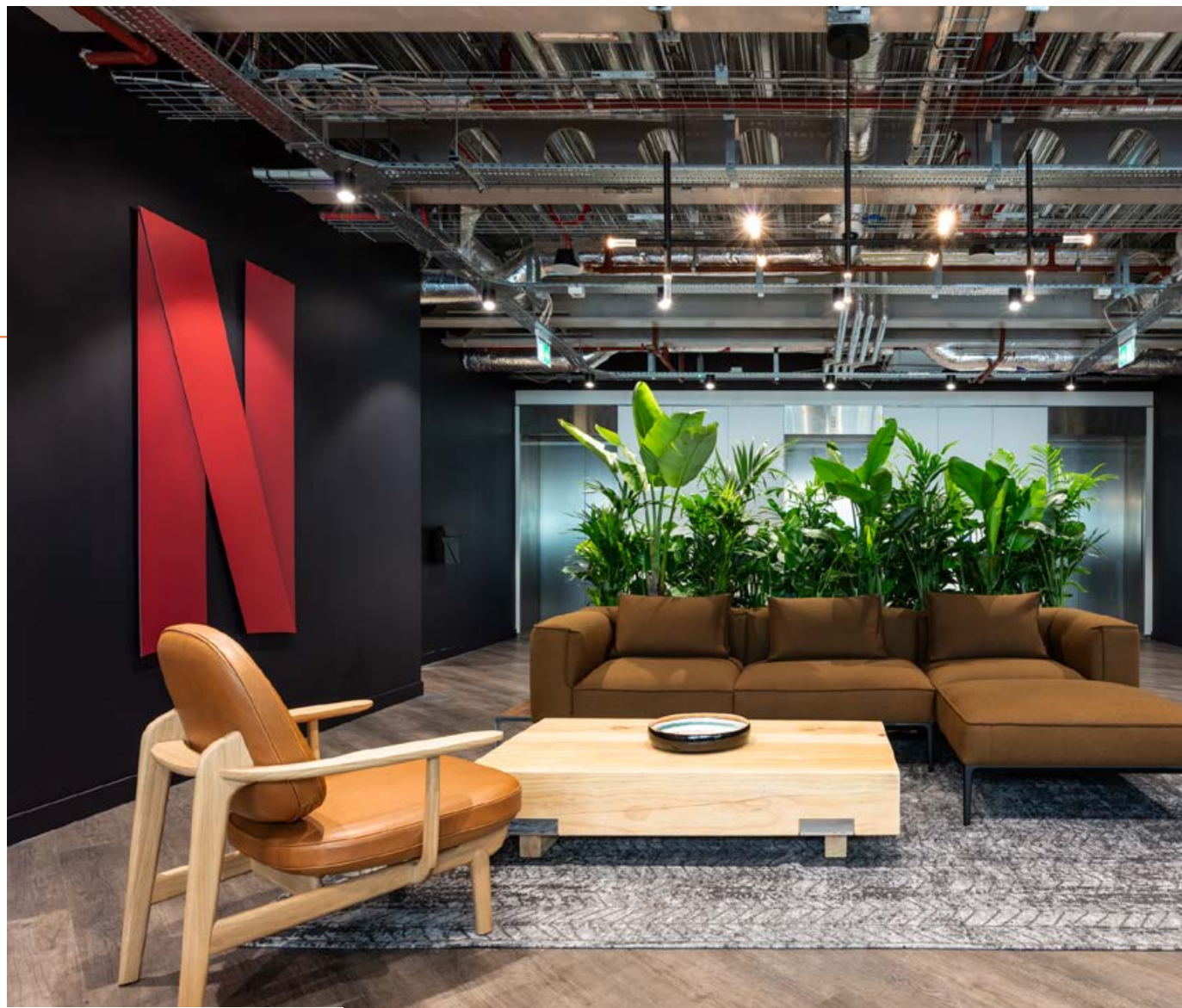
King





# Meet your neighbours

Fitzrovia is home to a diverse range of occupiers and tenant sectors, with media and financial companies moving to the area.



Netflix – Berners Street

IMAGE SOURCE: ABOUT.NETFLIX.COM



Workers make the space their own at Meta's London office – Rathbone Square

IMAGE SOURCE: META.COM













BOSTON  
CONSULTING  
GROUP





PERELLA WEINBERG  
PARTNERS



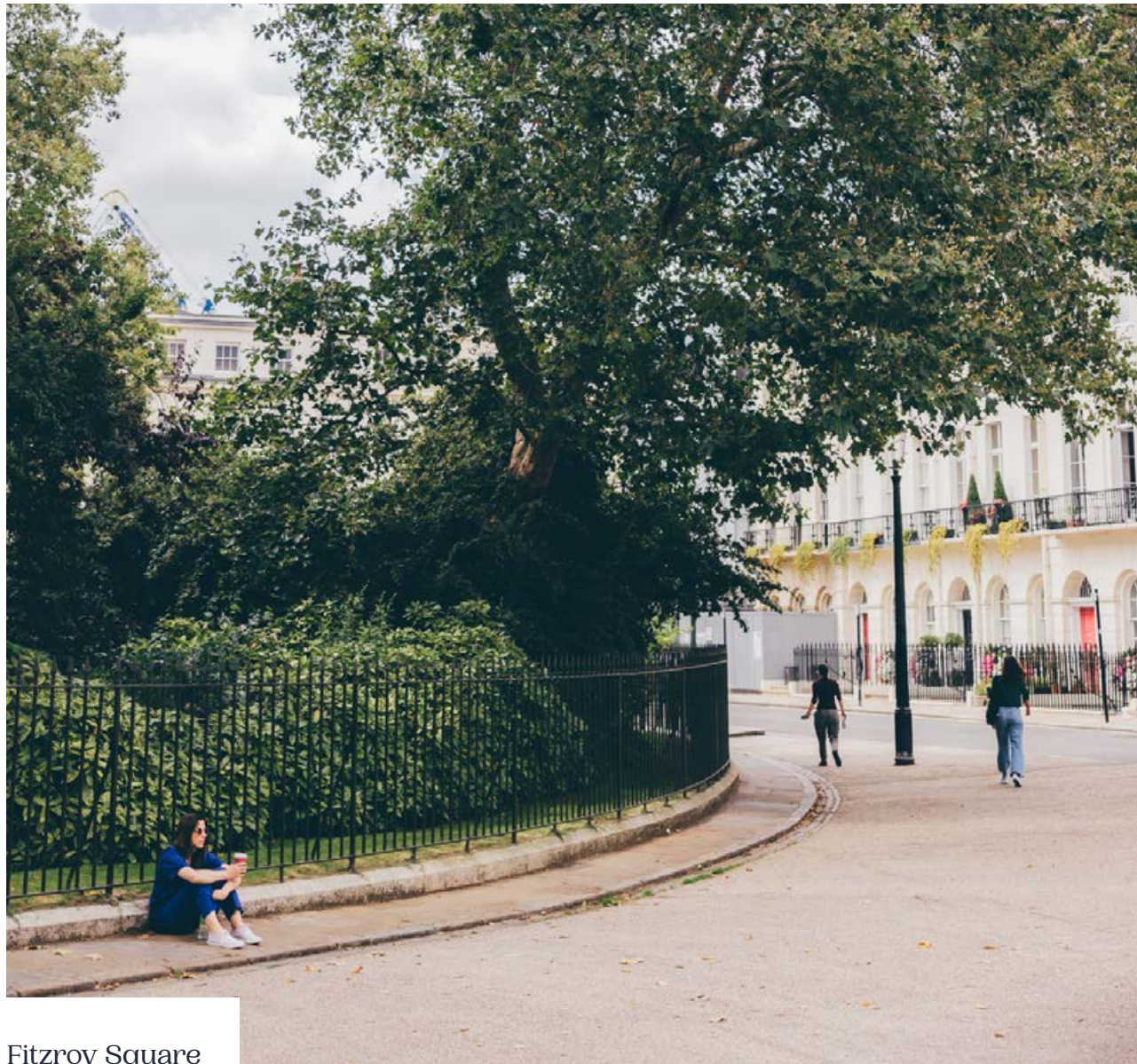
IMAGE SOURCE: UNITEDTALENT.COM / TOM FALLON

United Talent Agency – Newman Street





Regent's Park



Fitzroy Square



Alfred Place public realm

# Space for all the ‘Lunchtime-runners’ — as well as all the ‘Lunch-in-the-sun-ers’

15 Fitzroy is only walking distance away from Fitzrovia’s many local parks. Enjoy your lunch in the peaceful green spaces or find the perfect spot for an out of office meet up.

## WALKING TIMES

FITZROY SQUARE	02 MINS
ALFRED PLACE	06 MINS
BEDFORD SQUARE	10 MINS
REGENT’S PARK	11 MINS



# Connected at every turn

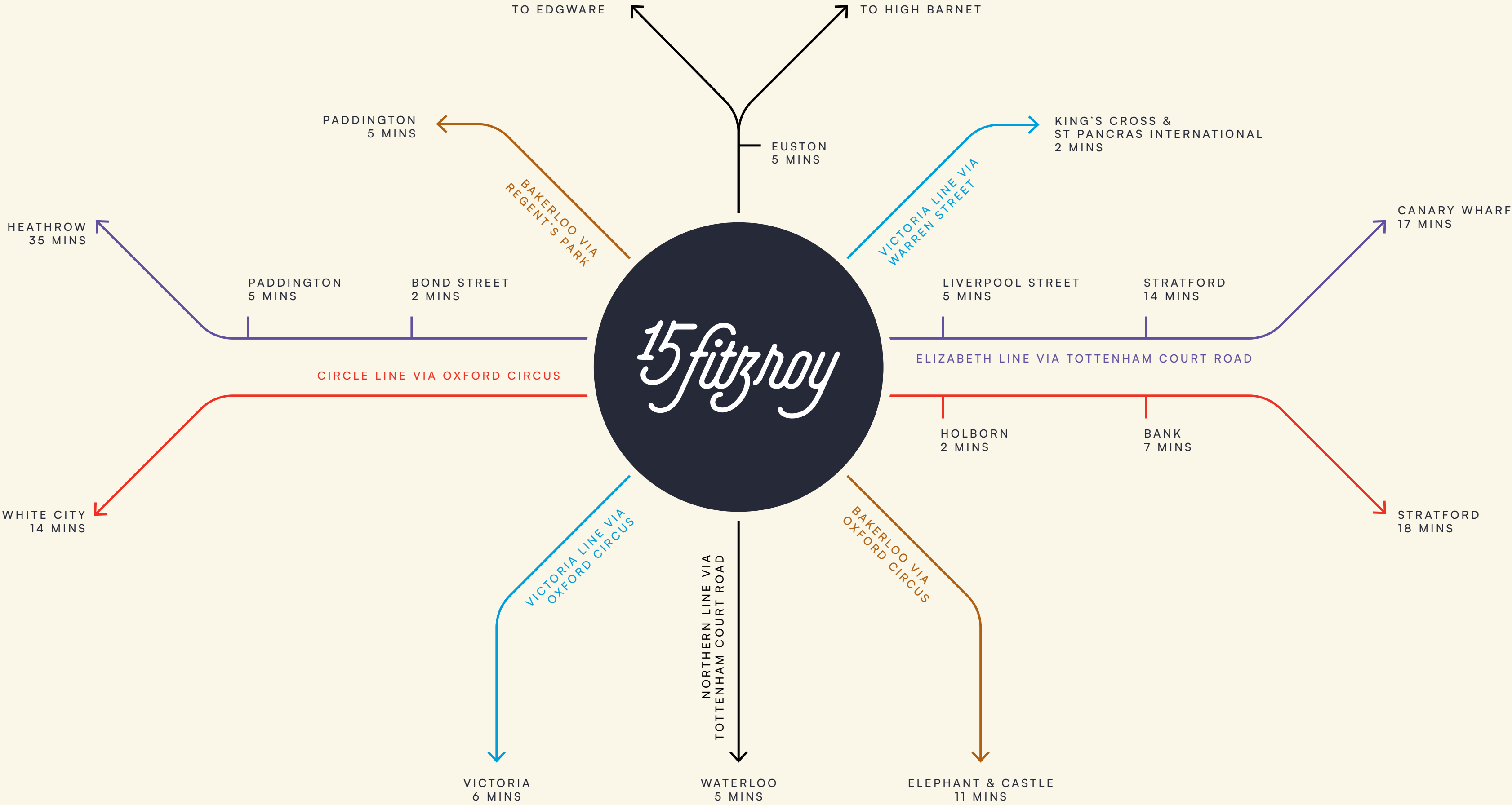
Situated in the centre of Fitzrovia, 15 Fitzroy is well connected and easily accessible with best travel times direct to London’s mainline stations.

Regent’s Park	<div></div>
Bakerloo line	
Warren Street	<div></div> <div></div>
Northern and Victoria lines	
Euston Square	<div></div> <div></div> <div></div>
Circle, Metropolitan and Hammersmith & City lines	
Goodge Street	<div></div>
Northern line	
Tottenham Court Road	<div></div> <div></div> <div></div>
Central, Northern and Elizabeth lines	
Oxford Circus	<div></div> <div></div> <div></div>
Central, Bakerloo and Victoria lines	





# Getting around, going underground



## C27 Cycle Route





# Accommodation

## Schedule of areas

FLOOR	APPROX NIA		TERRACE	
	SQ FT	SQ M	SQ FT	SQ M
LEVEL 07 COMMUNAL TERRACE	—	—	1,265	118
LEVEL 06	LET		—	—
LEVEL 05 — PRIVATE TERRACE	10,347	961	2,185	203
LEVEL 04	13,405	1,245	—	—
LEVEL 03	13,442	1,249	—	—
LEVEL 02 — FULLY FITTED	13,376	1,243	—	—
LEVEL 01	INDUSTRIOUS		—	—
GROUND	INDUSTRIOUS		—	—
OFFICE TOTAL	50,570	4,698	—	—
BUILDING MEETING ROOM	543	50	—	—
ATRIUM, LOUNGE & CAFE	2,760	257		
RECEPTION	1,008	94		





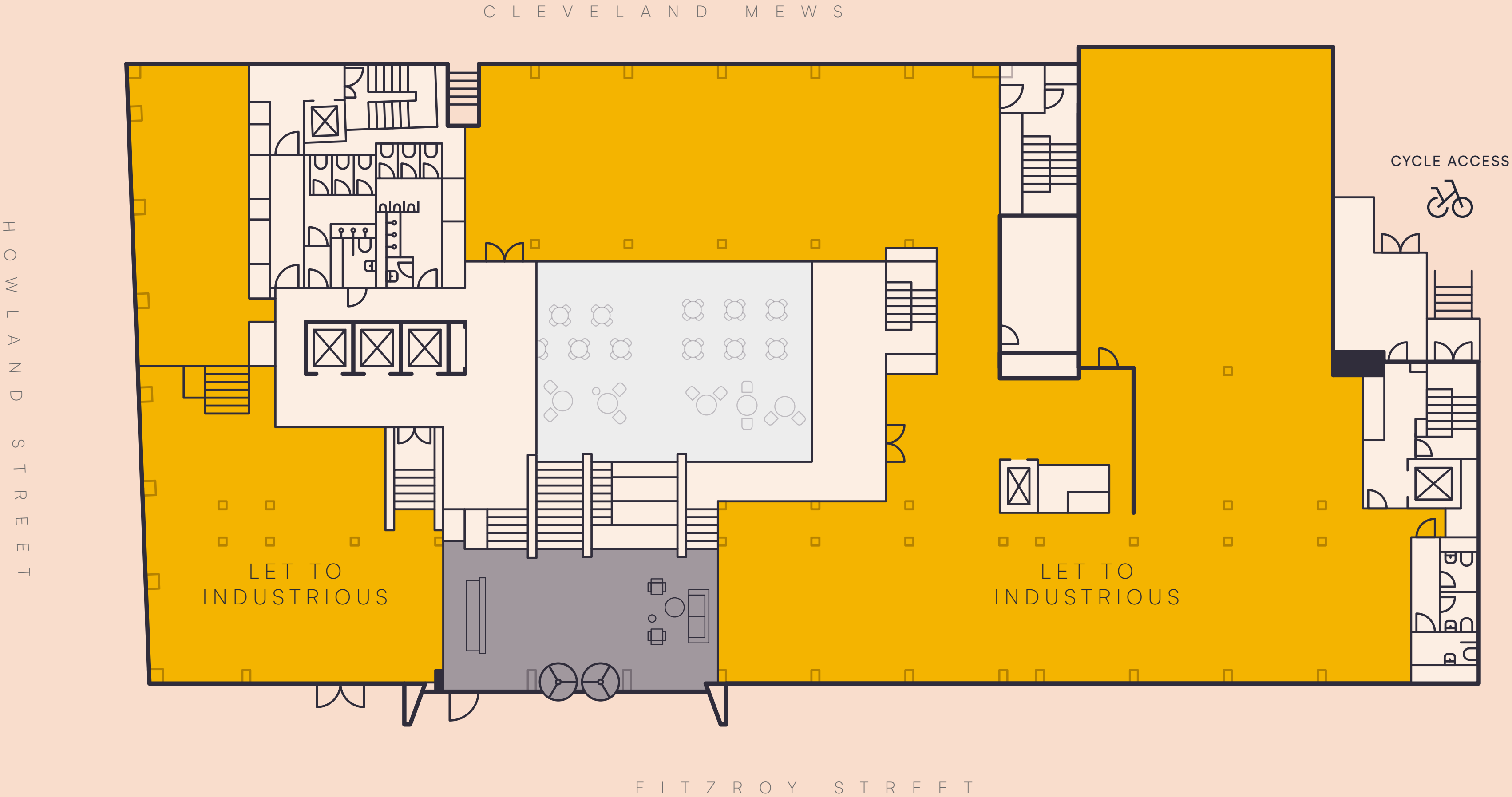
# Ground

10276 SQ FT / 955 SQ M — NIA

RECEPTION — 1,008 SQ FT / 94 SQ M

OFFICE — 9,268 SQ FT / 861 SQ M

- LET TO INDUSTRIOUS
- RECEPTION



Indicative only. Not to scale.



# Lower ground

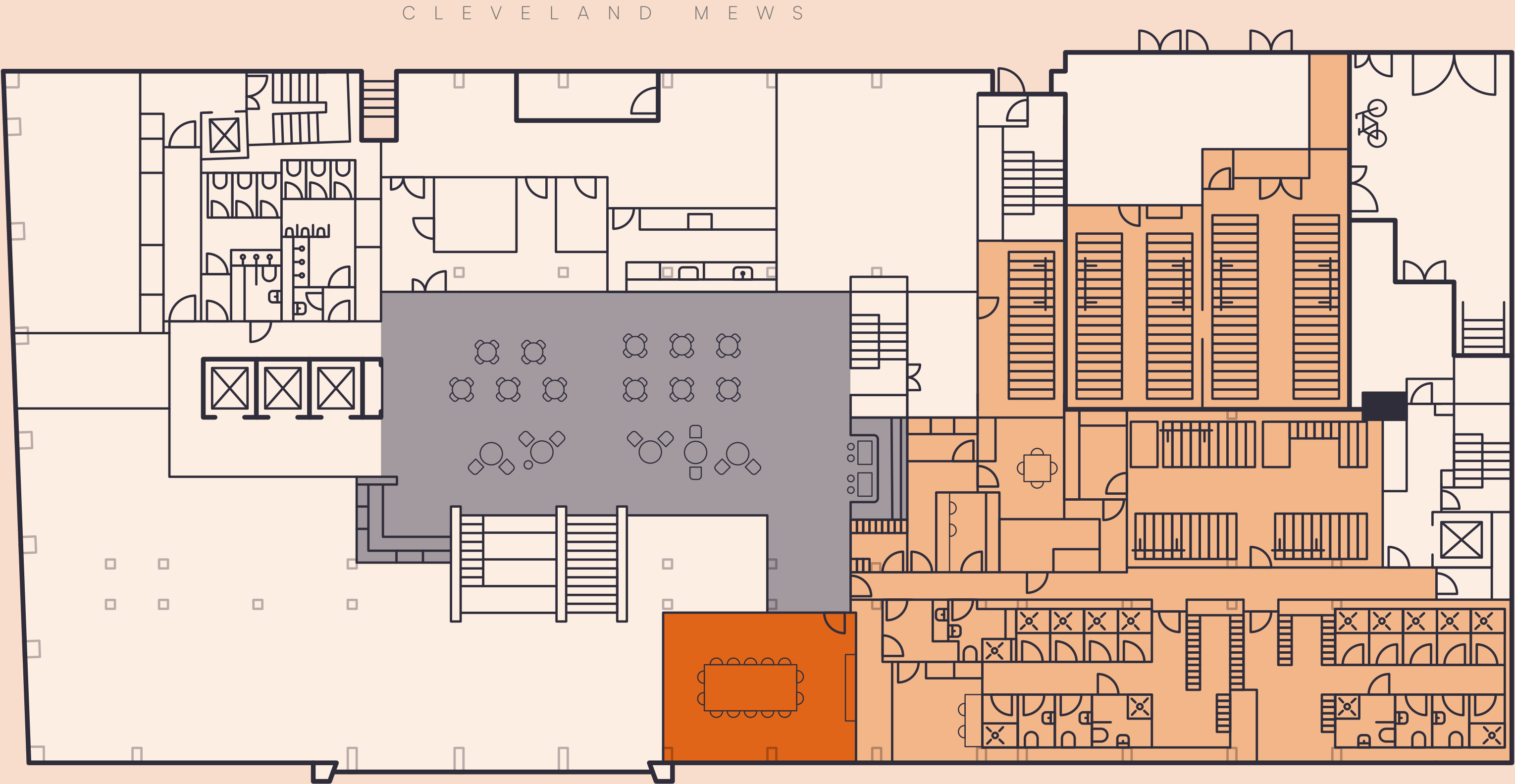
3,303 SQ FT / 307 SQ M — NIA

atrium, lounge & cafe — 2,760 sq ft / 257 sq m

building meeting room — 543 sq ft / 50 sq m

- BUILDING MEETING ROOM
- atrium, lounge & cafe
- SHOWERS / CYCLE STORE
- CYCLE SPACES143
- LOCKERS153
- SHOWERS14

H O W L A N D S T R E E T

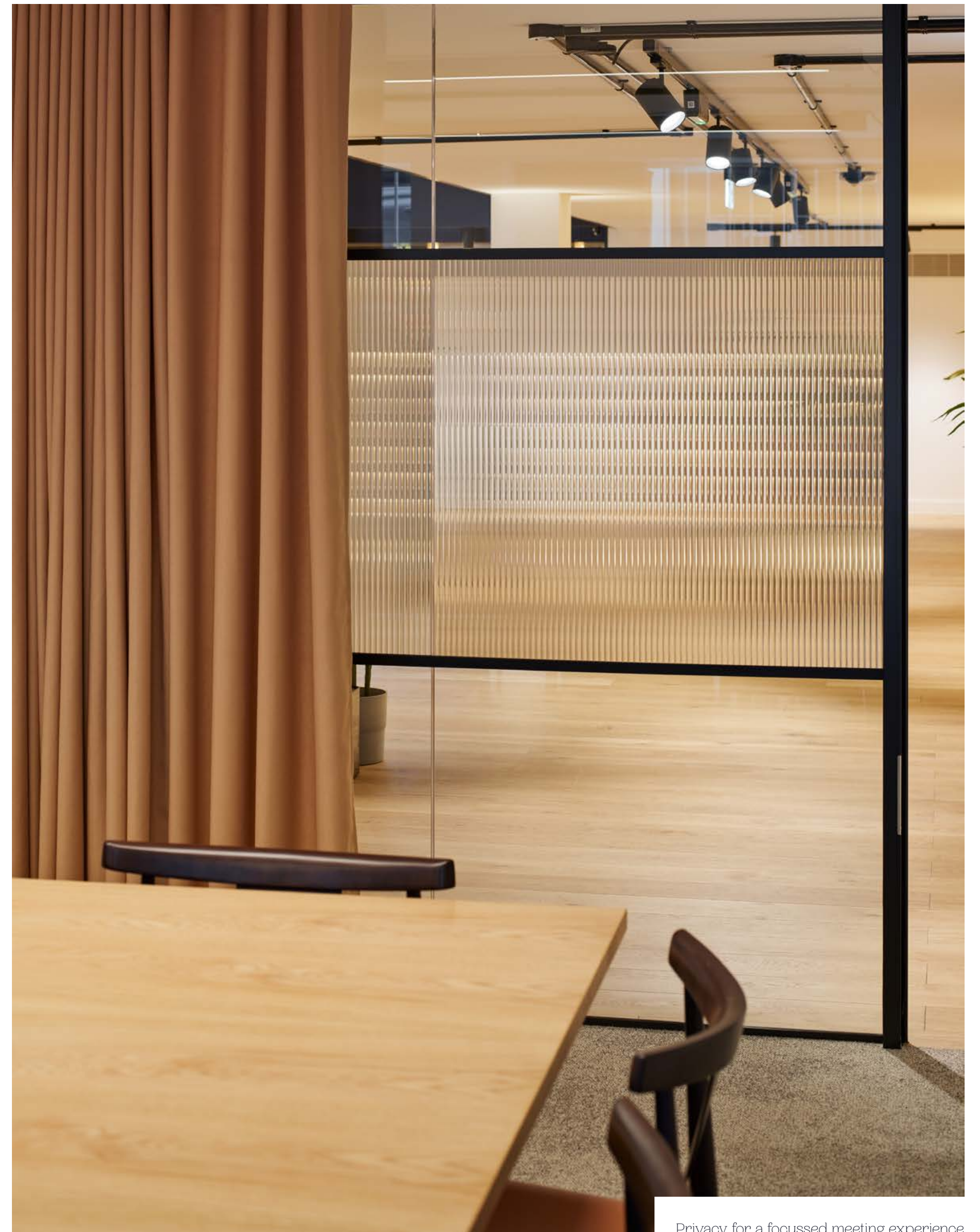






Meeting Room





Privacy for a focussed meeting experience





Quality in every step



End of trip facilities



Ground and first floors let to:



Industrious is a global flexible office company providing high-end coworking spaces and private offices with a focus on hospitality and design.

Meeting  
rooms  
available  
to hire



Inside, you'll find a mix of flexible workspace solutions, including coworking lounges, private offices, on-demand meeting rooms, and team suites, plus phone booths and focus areas for uninterrupted work.

- Fully furnished, move-in ready office
- Access to 200+ locations across 65+ cities
- Daily breakfast, craft coffee, and snacks
- Dedicated on-site support
- Complimentary meeting rooms hours
- Flexible term length options





# Second floor - Fully fitted available from February 2026

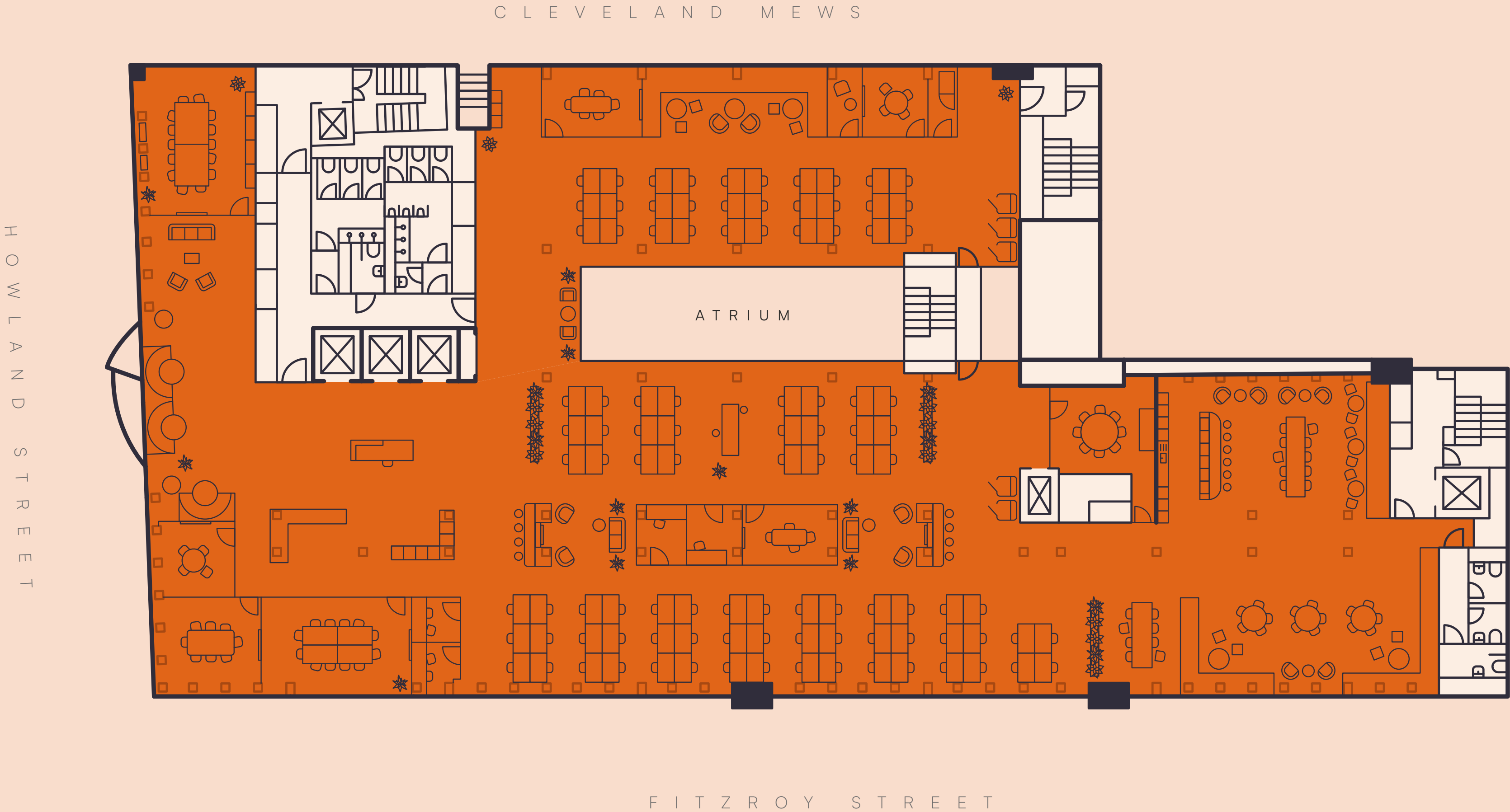
13,376 SQ FT / 1,243 SQ M — NIA



OFFICE SPACE

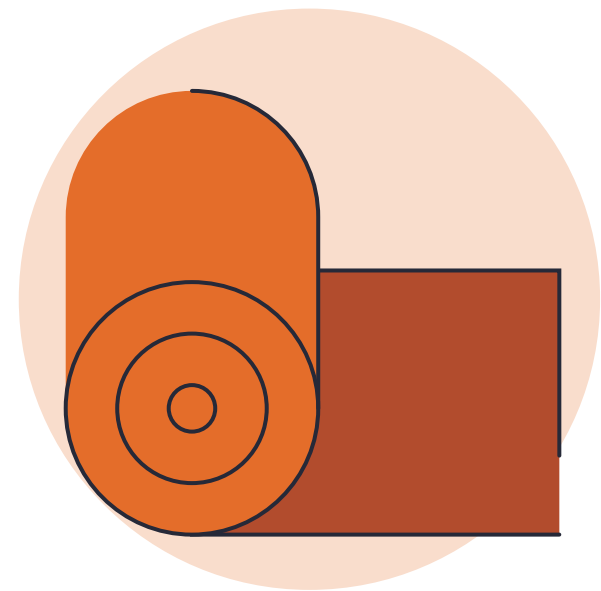
	TOTAL SEATS
14 PERSON MEETING ROOM	1
12 PERSON MEETING ROOM	1
8 PERSON MEETING ROOM	2
6 PERSON MEETING ROOM	1
4 PERSON MEETING ROOM	3
1 PERSON CALL ROOM	1
TEA POINT	1
PRIVATE SOFT SEATING MEETING ROOMS	8
COLLAB SPACES	9
PHONE BOOTHS	7
RECEPTION AREA	
WORK SPACE TOTAL SEATS	100

Indicative only. Not to scale.



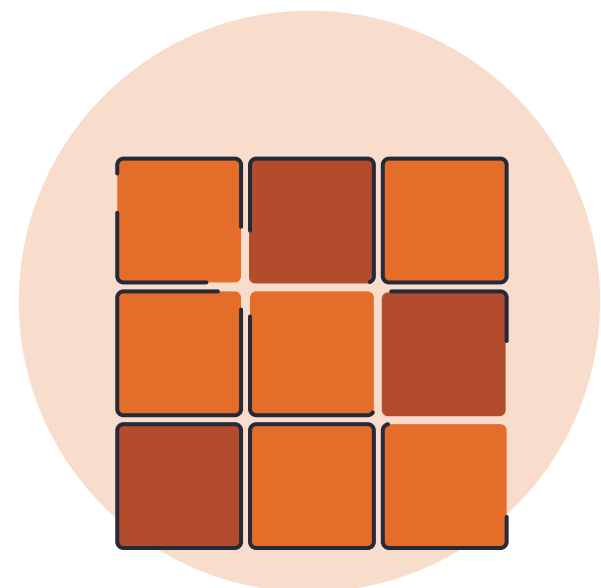


# Sustainability built in



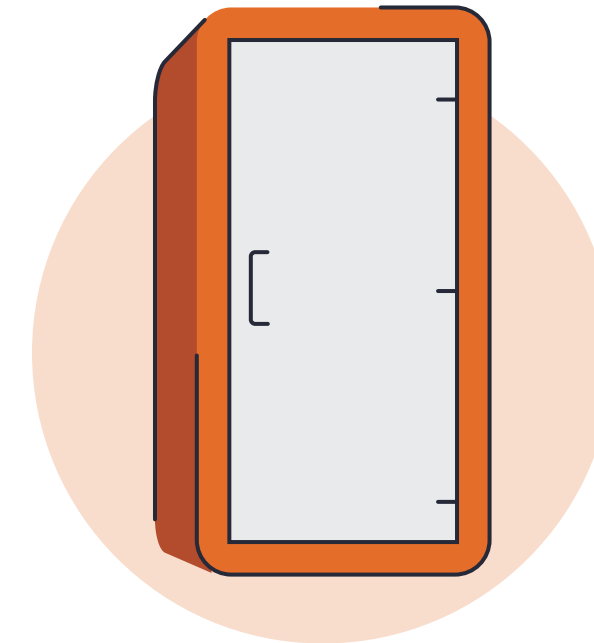
## Flooring

Ege and Egger offer flooring solutions that balance durability, design and environmental responsibility. Using regenerated materials, renewable energy and circular manufacturing, their products minimise waste while maintaining high performance. From recycled yarn carpets to carbon-negative laminate, both brands demonstrate a strong commitment to low-impact, long-lasting flooring options.



## Tiling

Parkside's Lampas Cloud tile combines a calm, timeless aesthetic with responsible material choices. Made with high recycled content, low-VOC finishes and European production standards, the tile is fully recyclable at end of life. It reflects Parkside's commitment to circular design, transparency and continuous reduction of environmental impact.



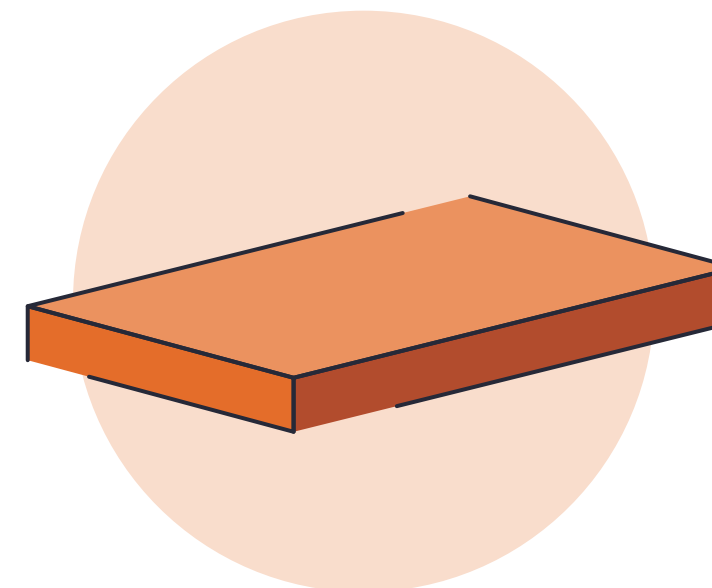
## Pods

JDD's Penelope phonebooth is designed with sustainability at its core, using FSC-certified timber, recycled acoustic materials and renewable-energy-powered manufacturing. The booth supports circularity through disassembly-ready construction and innovative textiles made from ocean-bound plastics. UK production ensures reduced transport impact and clear supply-chain transparency.



## Furniture

Across task seating, storage, tables and chairs, brands such as Recur, NARBUTAS, HAY, MDD, FROVI and Carl Hansen & Søn prioritise responsible materials, long-life design and recyclability. FSC-certified timber, recycled polymers, repairable components and efficient local manufacturing help minimise waste and extend product lifespan without compromising function or comfort.



## Counter tops

HI-MACS Aurora Linen Cream provides a refined, stone-like finish with exceptional durability and hygiene. Manufactured using renewable energy and certified for low emissions, the material is repairable, long-lasting and recyclable. Its robust sustainability credentials support healthier spaces and reduce waste throughout the product's life cycle.



# Second floor





# Second floor





## Second floor





# Second floor





# Third floor

13,442 SQ FT / 1,249 SQ M — NIA

OFFICE SPACE



Indicative only. Not to scale.





Feature staircase & office space – CAT A



# Fourth floor

13,405 SQ FT / 1,245 SQ M — NIA

OFFICE SPACE

H O W L A N D S T R E E T

C L E V E L A N D M E W S

A T R I U M

F I T Z R O Y S T R E E T



Indicative only. Not to scale.





Office space – CAT A



# Fifth floor

10,347 SQ FT / 961 SQ M — NIA

TERRACE — 2,185 SQ FT / 203 SQ M

- OFFICE SPACE
- ROOF TERRACE

H O W L A N D S T R E E T

C L E V E L A N D M E W S

A T R I U M

F I T Z R O Y S T R E E T



Indicative only. Not to scale.





Fifth floor roof terrace





View from fifth floor roof terrace



Fifth floor roof terrace



# Seventh floor – Communal terrace

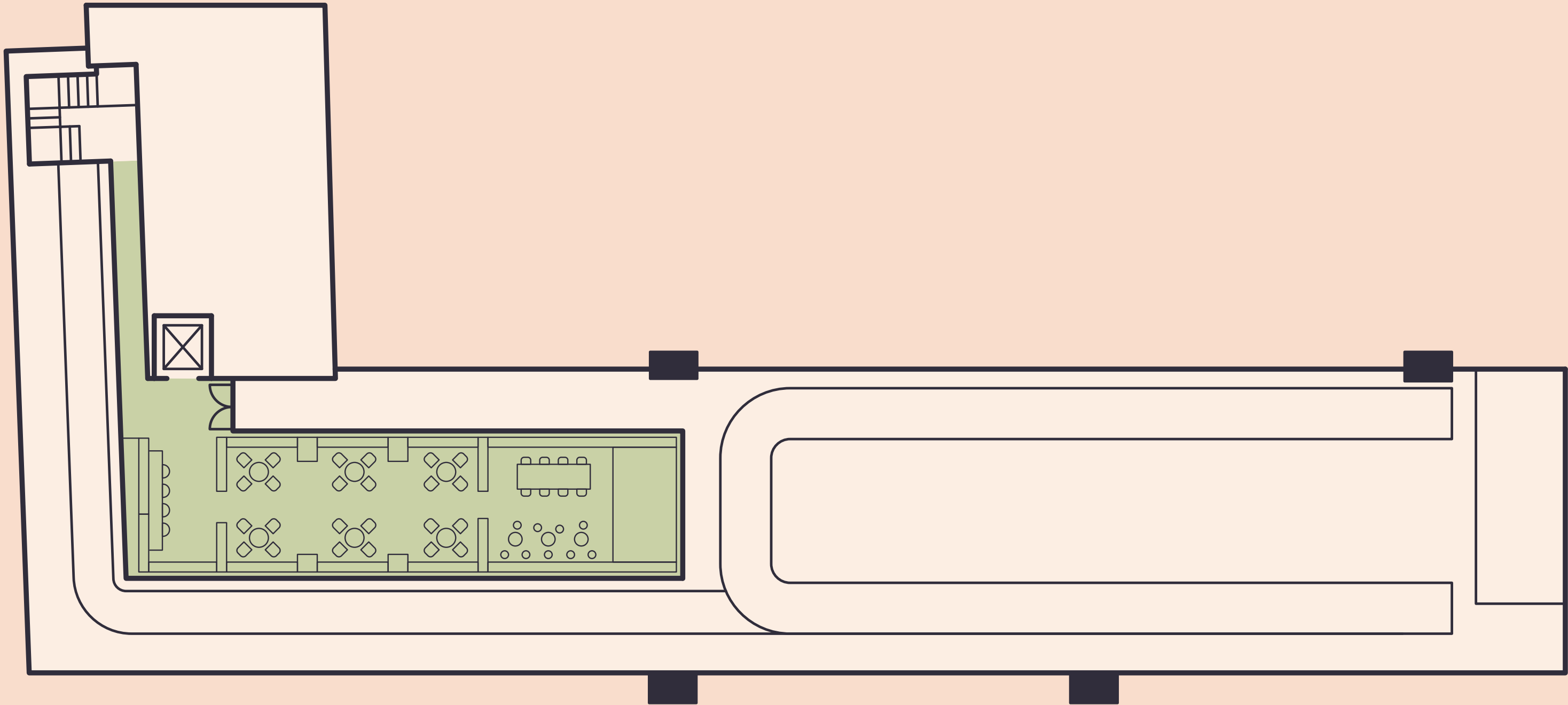
1,265 SQ FT / 118 SQ M

ROOF TERRACE



C L E V E L A N D M E W S

H O W L A N D S T R E E T



F I T Z R O Y S T R E E T

Indicative only. Not to scale.





Communal roof terrace



# Indicative Spaceplan

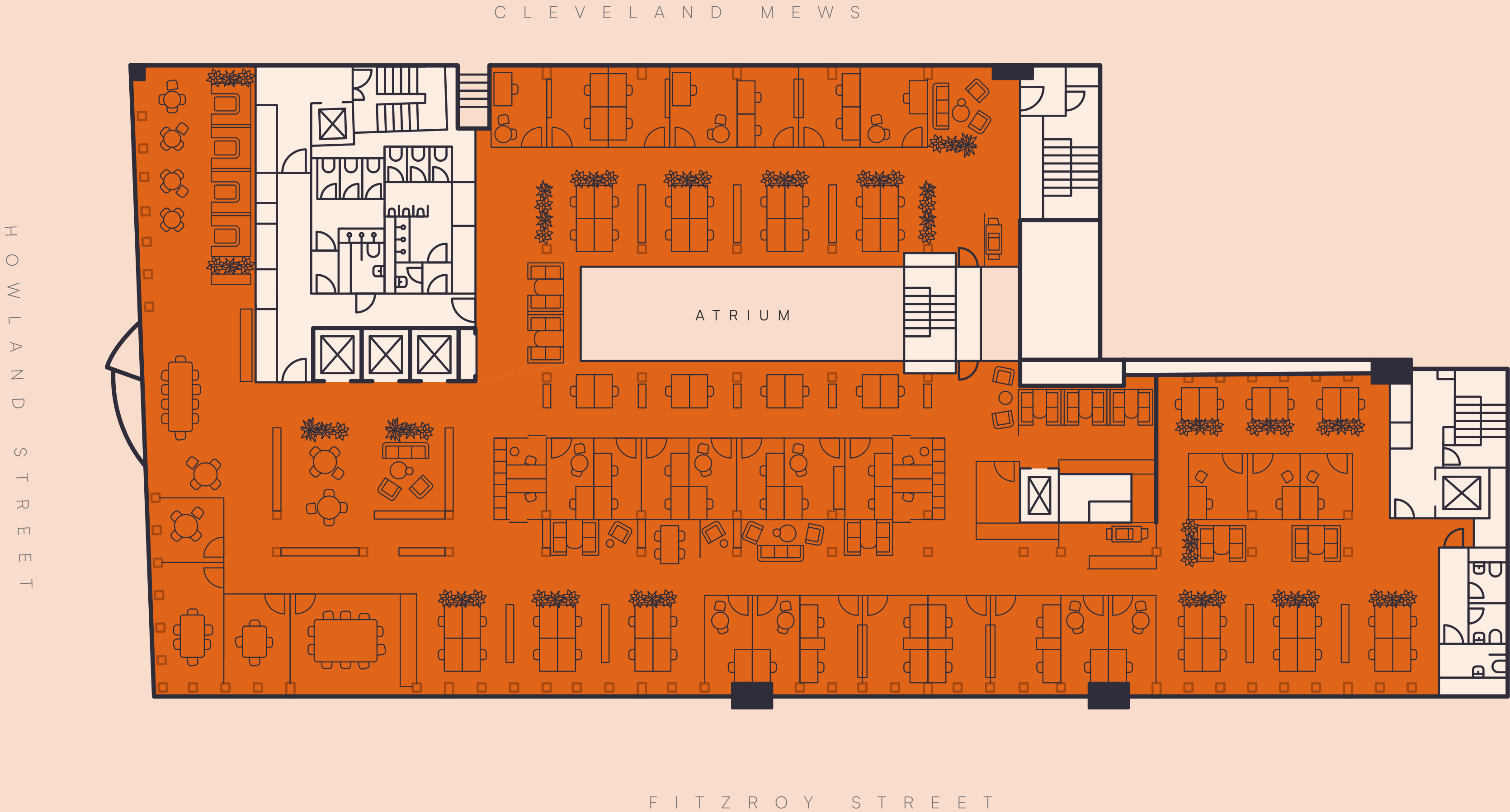
## Open plan

OFFICE SPACE

ON FLOOR OCCUPANCY  
1:8 156 PERSONS  
1:10 125 PERSONS  
1:12 104 PERSONS

	TOTAL SEATS
SINGLE OFFICES X 10	13
DOUBLE OFFICES X 12	24
OPEN PLAN WORKSTATIONS	54
OPEN COLLABORATION & DROP IN X 12	55
QUIET ROOMS X 4	4
INTERNAL MEETING ROOMS X 4	24
SOCIAL AREA SEATS	47
WORK SPACE TOTAL SEATS	221

Indicative only. Not to scale.





# Indicative Spaceplan

## Media/Creative

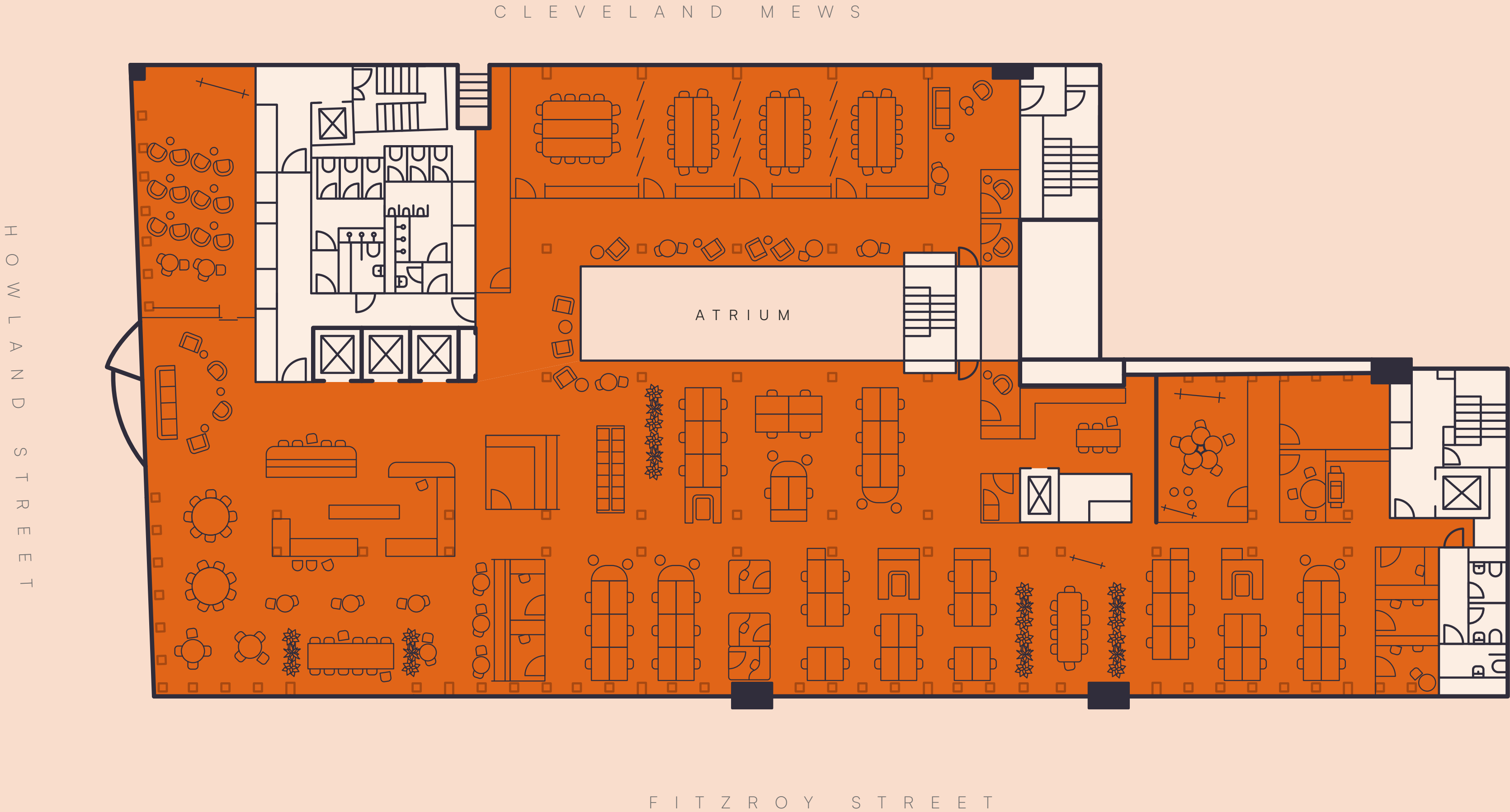


OFFICE SPACE

ON FLOOR OCCUPANCY  
1:6 208 PERSONS  
1:8 156 PERSONS  
1:10 125 PERSONS

TOTAL SEATS	
OPEN PLAN DESKS / DOCKING STATIONS	62
OFFICES / QUIET ROOMS X 12	15
INTERNAL MEETING ROOMS X 4	35
OPEN COLLABORATION & DROP IN X 7	32
WORK SPACE TOTAL SEATS	144
12 SEAT FUNCTION ROOM X 3	36
14 SEAT FUNCTION ROOM X 1	14
SOCIAL AREAS	72
OVERALL TOTAL SEATS	266

Indicative only. Not to scale.

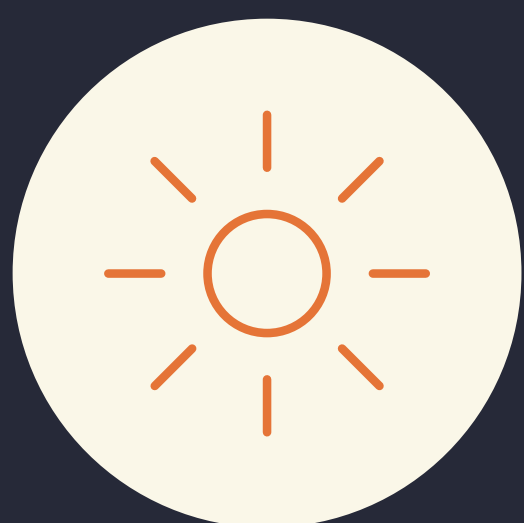




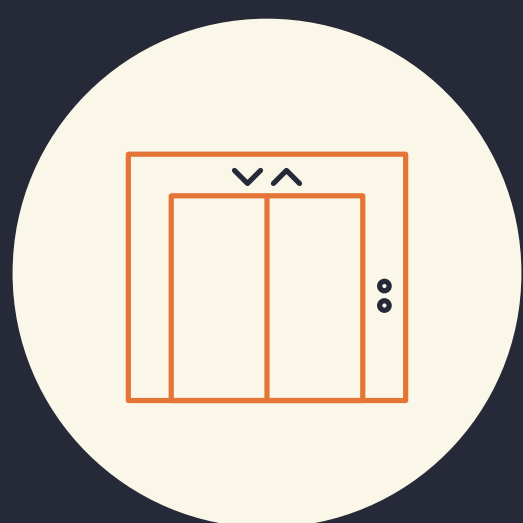
# Summary specification



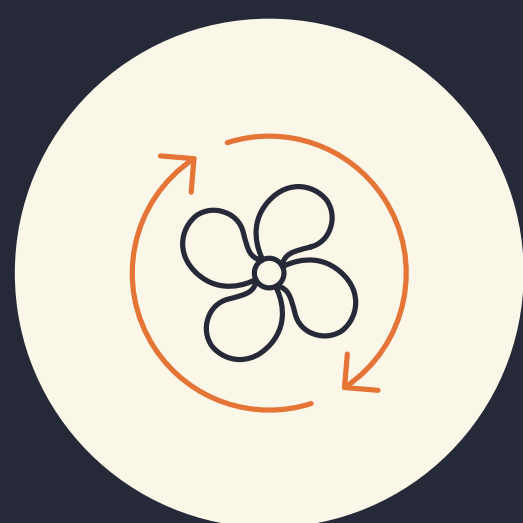
OCCUPATIONAL DENSITY  
OF 1:8 PER SQ/M



ISLAND SITE MAXIMISES  
NATURAL LIGHT



1 X 13 PASSENGER LIFT  
2 X 10 PASSENGER LIFTS



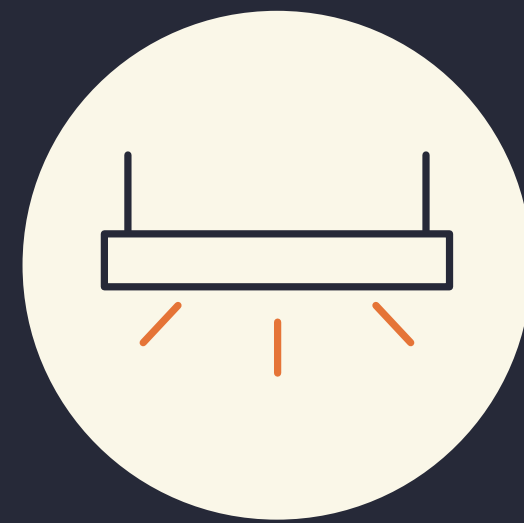
EXPOSED 3 PIPE  
REFRIGERANT BASED  
VARIABLE FLOW SYSTEM



RAISED FLOORS  
WITH FLOOR VOID  
OF 150MM



SEVENTH FLOOR COMMUNAL  
TERRACE AND FIFTH FLOOR  
PRIVATE TERRACE



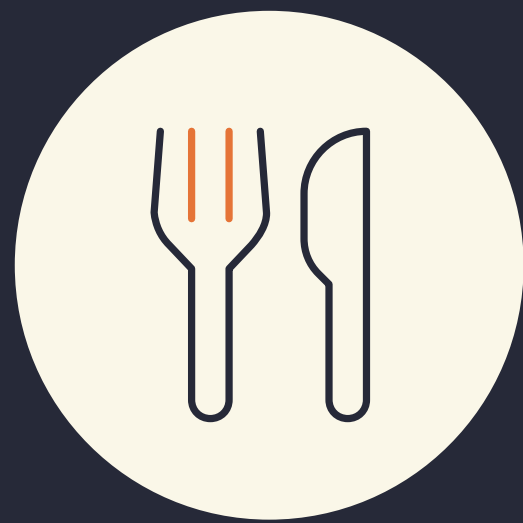
LED LIGHTING



CYCLE PARKING



ELECTRIC  
CHARGING STATIONS

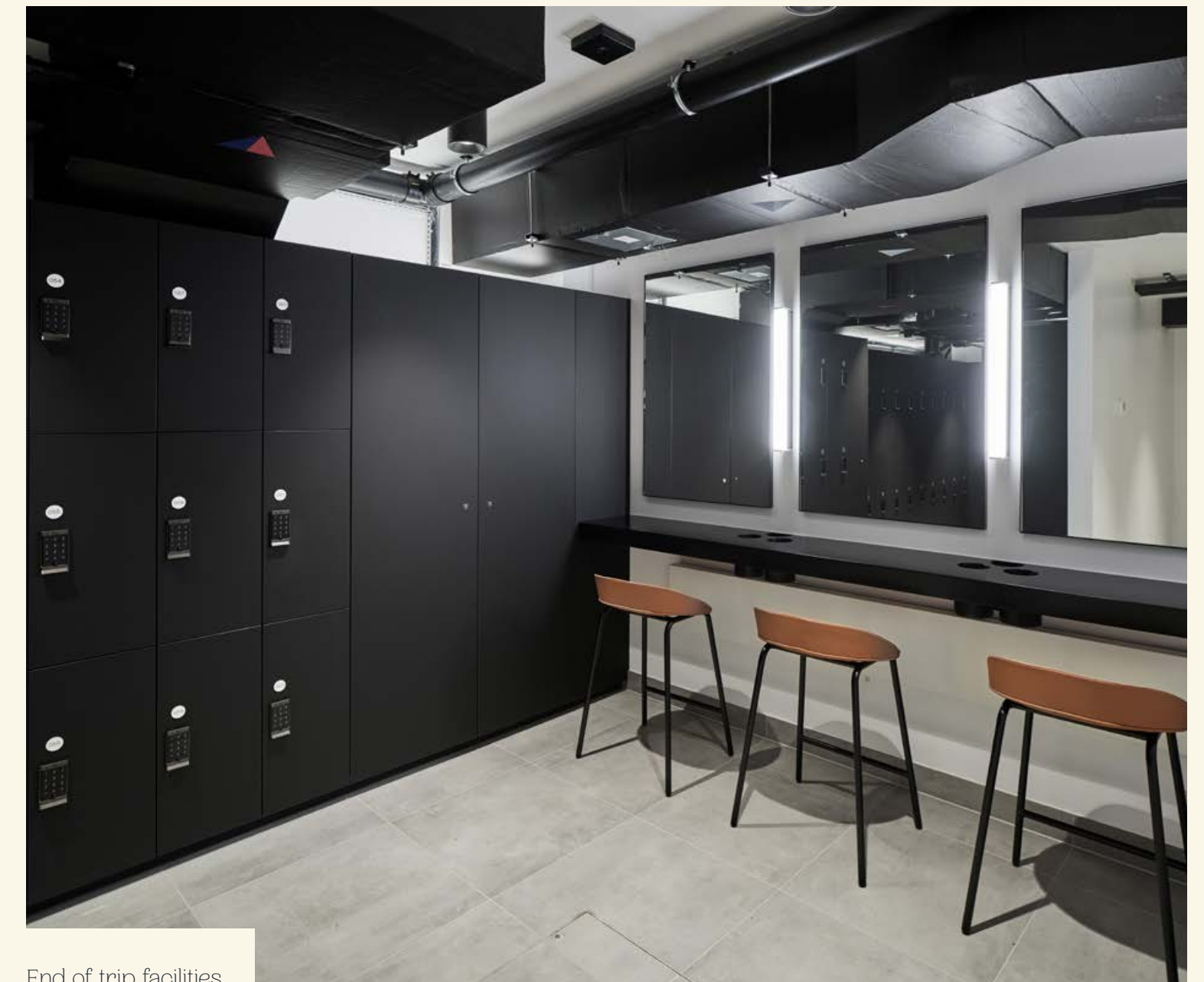


SERVERY IN CENTRAL ATRIUM  
ON LOWER GROUND FLOOR





Cycle storage



End of trip facilities



End of trip facilities



# Highly certified — Sustainability at 15 Fitzroy

Designed and refurbished with sustainability in mind, 15 Fitzroy has achieved a “BREEAM Refurbishment and Fit-out (RFO) — Outstanding” certification at design stage, while also receiving a “WELL v2 Core Gold” certification.

## Helping to reduce water consumption

Low flow fittings, WCs & basins reduce water consumption across the building help to reduced water consumption by 59.45% compared to BREEAM baseline — alongside greywater harvesting and use in shower and changing facilities.

## Embodied Carbon

The overall embodied carbon assessment at stage 4 is 318 kgCO2e/m² GIA (LETI A [A1-A5]). The current assessment betters the “LETI 2020” and “GLA Aspirational” targets for embodied carbon A1-A5.

## Energy

All Electric and future-proof for when the grid further decarbonises, with potential for net zero carbon in the future through improved energy use (NABERS).

### 15 FITZROY IN NUMBERS

40%↓

THROUGH REFURBISHMENT THE SCHEME IS TARGETING A 40% EMBODIED CARBON REDUCTION, WHEN COMPARED TO NEW BUILD

95%

OF THE EXISTING STRUCTURE (BY AREA) IS RETAINED THROUGH REFURBISHMENT

47%↓

CARBON SAVING USING SAP10 NUMBERS FOR CURRENT REFURBISHED BUILDING AT DESIGN AND PLANNING STAGES

Based on Building Regulations Part L modelling methodology

APPROXIMATELY

60%↓

REDUCTION IN WATER CONSUMPTION COMPARED TO BREEAM BASELINE

Figures reflect the design stage, not the implemented scheme. These will be confirmed at PC



Delivered by  
the professional team



A DEVELOPMENT BY



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PARTNERS

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MECHANICAL & STRUCTURAL ENGINEER

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