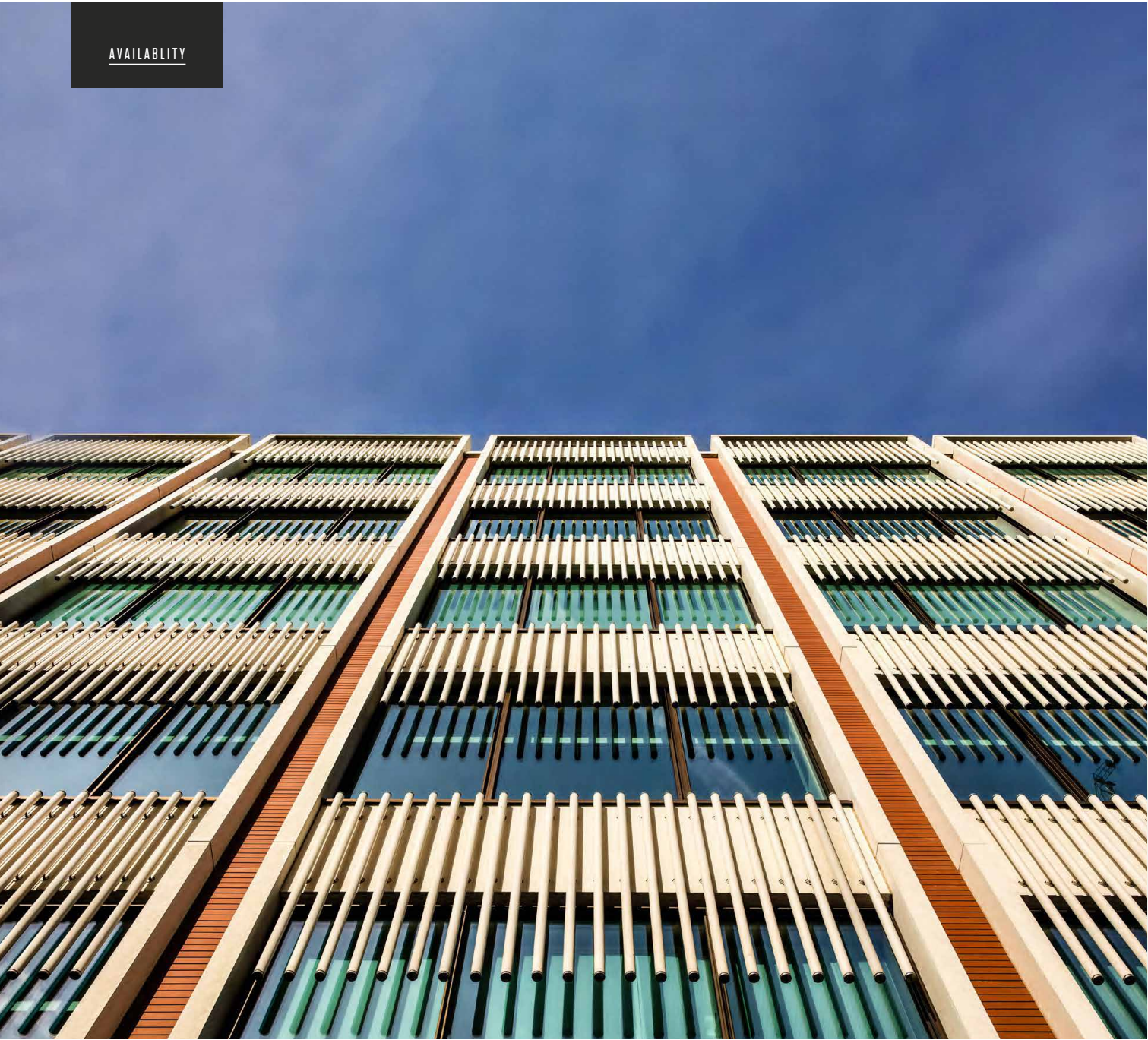


TWO
FITZROY
PLACE^{W1}

AVAILABILITY



AVAILABILITY

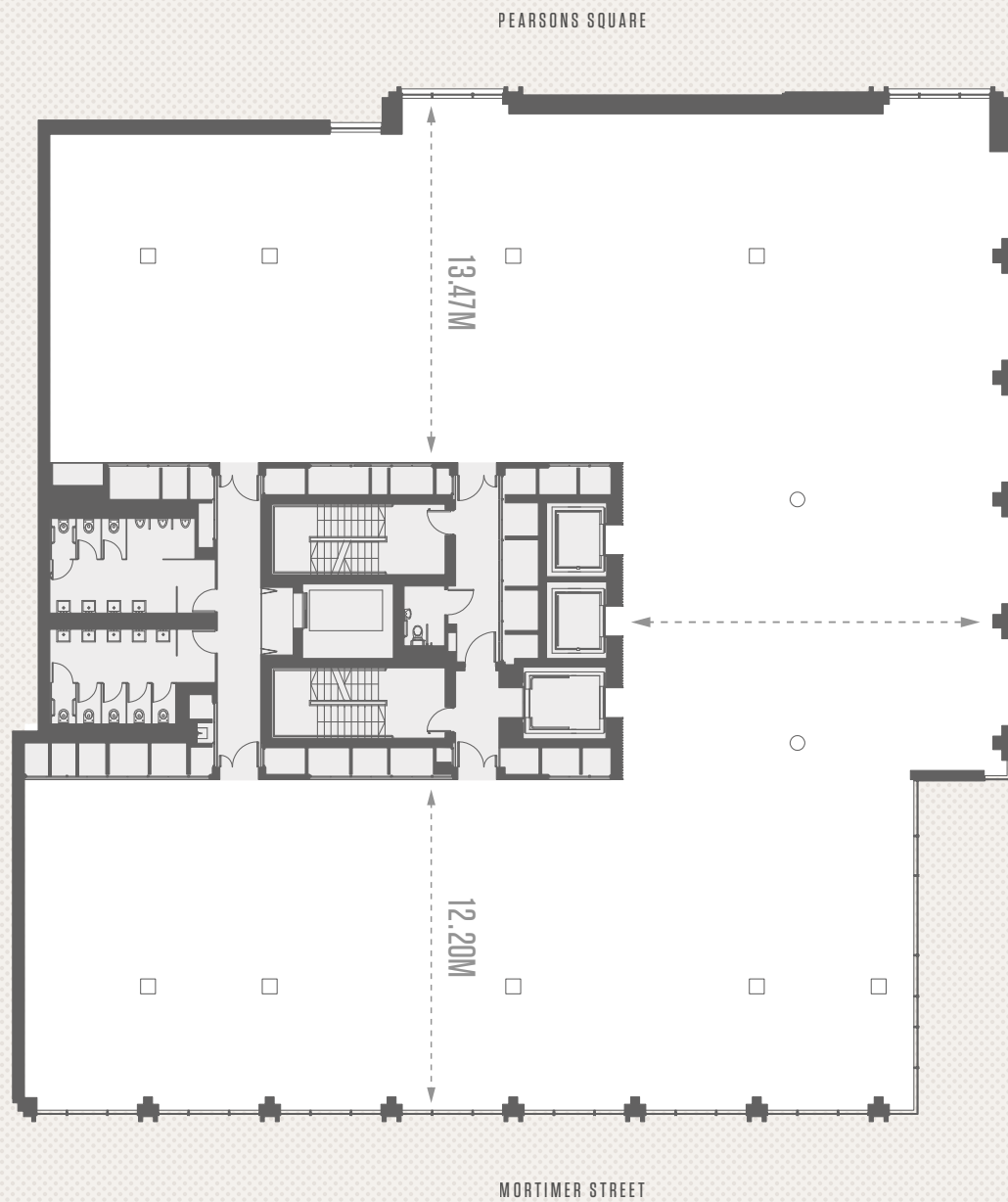
SCHEDULE OF AREAS

<u>FLOOR</u>	<u>SQ FT</u>	<u>SQ M</u>	<u>TENANT</u>
7TH FLOOR	8,610	800	ONE PEAK PARTNERS
<u>6TH FLOOR</u>	8,552	795	<u>COMING SOON</u>
5TH FLOOR	12,855	1,194	BAKKAVOR
4TH FLOOR	12,878	1,196	DELANCEY
3RD FLOOR	12,867	1,195	HOLLYPORT CAPITAL
2ND FLOOR	12,865	1,195	LUMINANCE
<u>1ST FLOOR</u>	10,983	1,020	<u>AVAILABLE</u>

1ST

FLOOR AREA

LEVEL 1 NIA:
1,020 SQ M / 10,983 SQ FT



1ST



HIGH DENSITY SPACE PLAN

NO. OPEN PLAN DESKS:	80
12 PERSON BOARDROOM:	1
11 PERSON MEETING ROOM):	1
10 PERSON MEETING ROOM:	2
8 PERSON MEETING ROOM:	1
QUIET BREAKOUT SPACES:	3
BREAKOUT SPACES:	5

SPACE PLANS



LOW DENSITY SPACE PLAN

NO. OPEN PLAN DESKS:	38
14 PERSON BOARDROOM:	1
13 PERSON MEETING ROOM):	1
8 PERSON MEETING ROOM:	3
4 PERSON MEETING ROOM:	1
OFFICES:	8
BREAKOUT SPACES:	7

SPECIFICATION

ENERGY

- Four-pipe fan coil air-conditioning
- BREEAM Excellent
- Demand control ventilation

OUTDOOR SPACE

- Views over Pearson Square
- Communal roof top terrace (Q4 2026)
- Private on floor terraces

GENERAL

- 24-hour security
- Three passenger lifts
- Full access raised floors
- LED Lighting
- Apple Wallet access

STATE OF THE ART FITNESS SUITE

- Exclusive use for Two Fitzroy Place occupiers
- Weights and exercise space

END OF JOURNEY FACILITIES

- Luxury changing/shower rooms with towel service
- Drying room
- Bike store
- Digital lockers
- Enhanced end of journey space & building access

RECEPTION

- Newly furnished reception designed by MoreySmith
- New coffee bar and breakout spaces for occupiers
- Soft-seating waiting area
- Refurnished marble flooring
- Engaging artwork



A DEVELOPMENT BY

Aviva Investors is the global asset management business of Aviva plc, the UK's largest insurer. They currently invest over £239bn (as at 30 September 2024) on behalf of their customers and are active investors/developers within the Central London market. As long-term owners and developers of real estate, Aviva Investors has an established track record in award winning and best in class real estate projects.



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