





Building highlights

A new 56,000 sq ft development in Fitzrovia

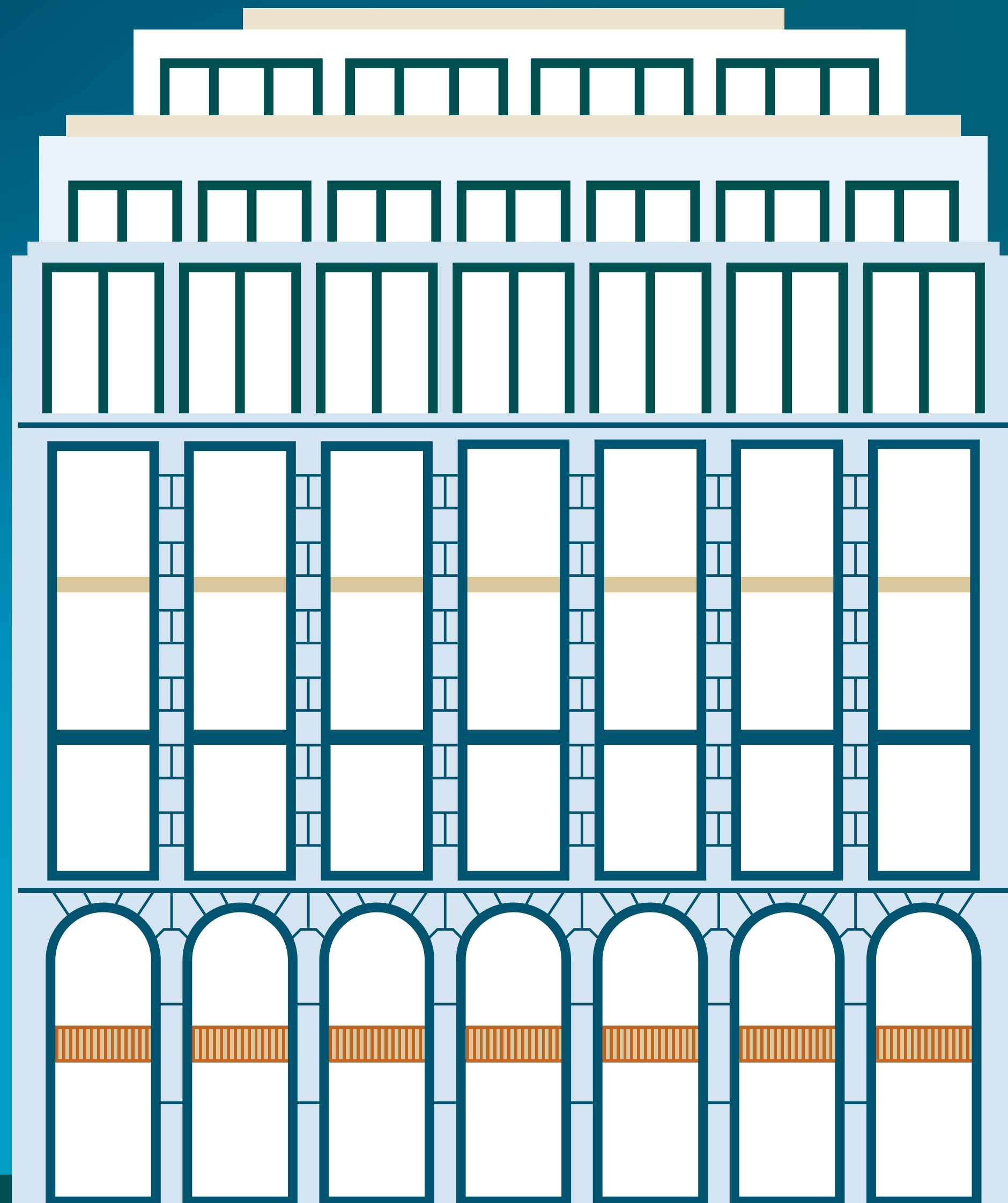
Entrances on Berners Street and Wells Street

Typical floors c. 8,000 sq ft

Communal terrace and club lounge

Designed with sustainability and wellness in mind

Three minute walk to the Elizabeth line



Seventh floor	Fundment
Sixth floor	Fundment
Fifth floor	gleeds
Fourth floor	Seplat energy
Third floor	7,937 sq ft
Second floor	7,955 sq ft
First floor	7,427 sq ft
Ground floor - Berners Street	gleeds
Lower Ground floor - Berners Street	gleeds
Total	23,319 sq ft





BU

- 07 Fundment
- 06 Fundment
- 05 Gleeds
- 04 Seplat
- 03
- 02
- 01

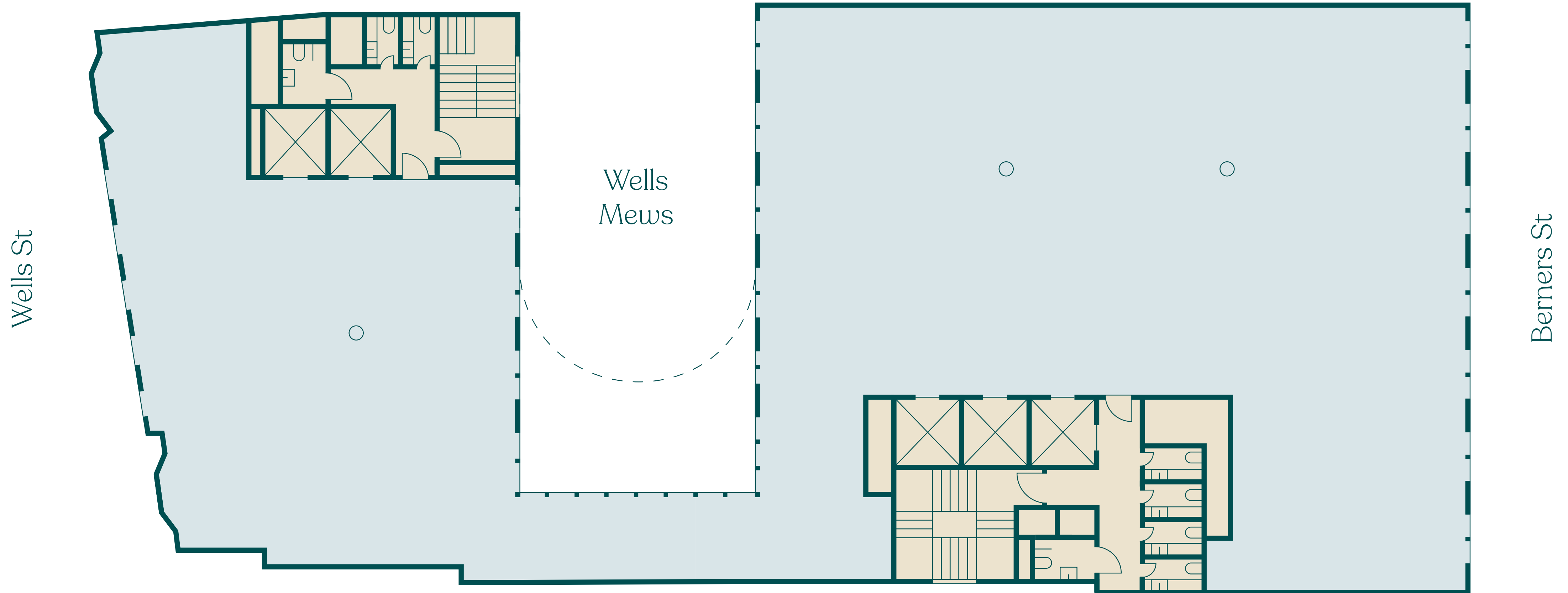




First floor plan

7,427 sq ft

690 sq m



Office space
Core

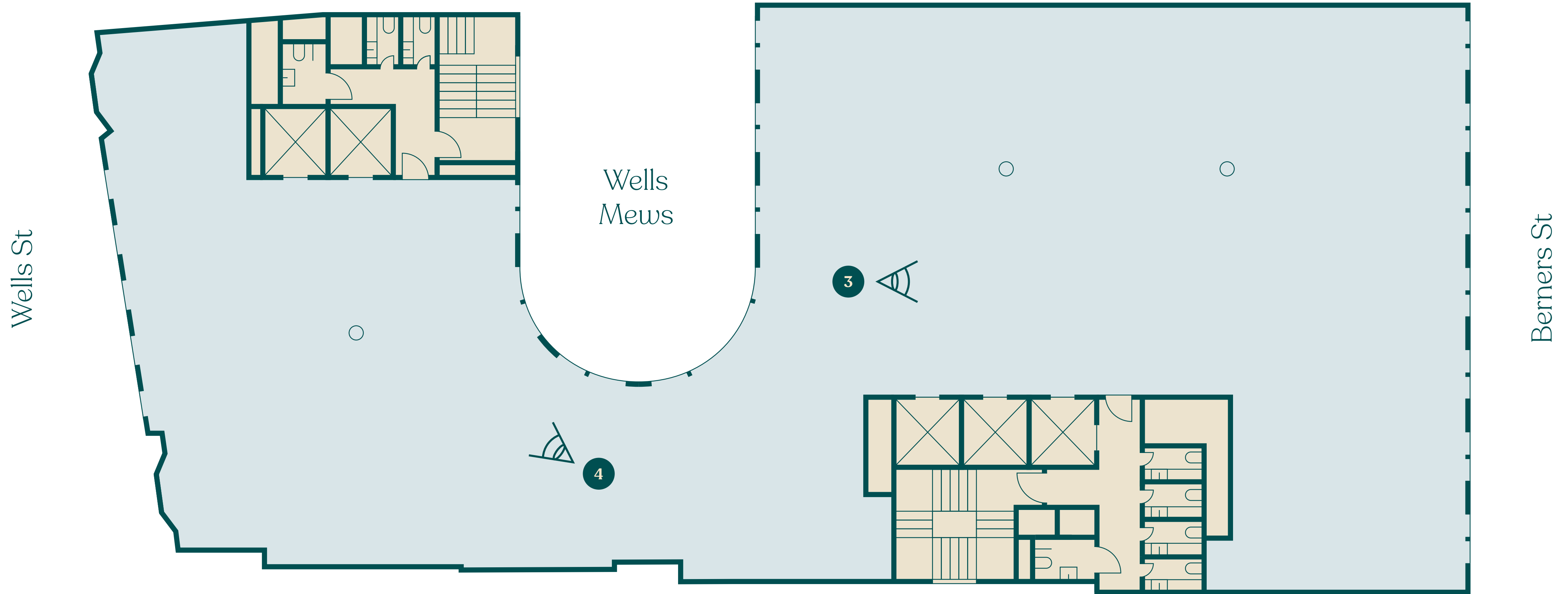
Not to scale
Indicative only



Second / Third floor plan

7,955 sq ft / 7,937 sq ft

739 sq m / 737 sq m



Office space
Core

Not to scale
Indicative only









BU Berners & Wells

BU Berners & Wells



First floor indicative fit-out

7,427 sq ft

690 sq m



Office space
Core

Not to scale
Indicative only



Third floor indicative fit-out

7,937 sq ft

737 sq m



Office space
Core

Not to scale
Indicative only

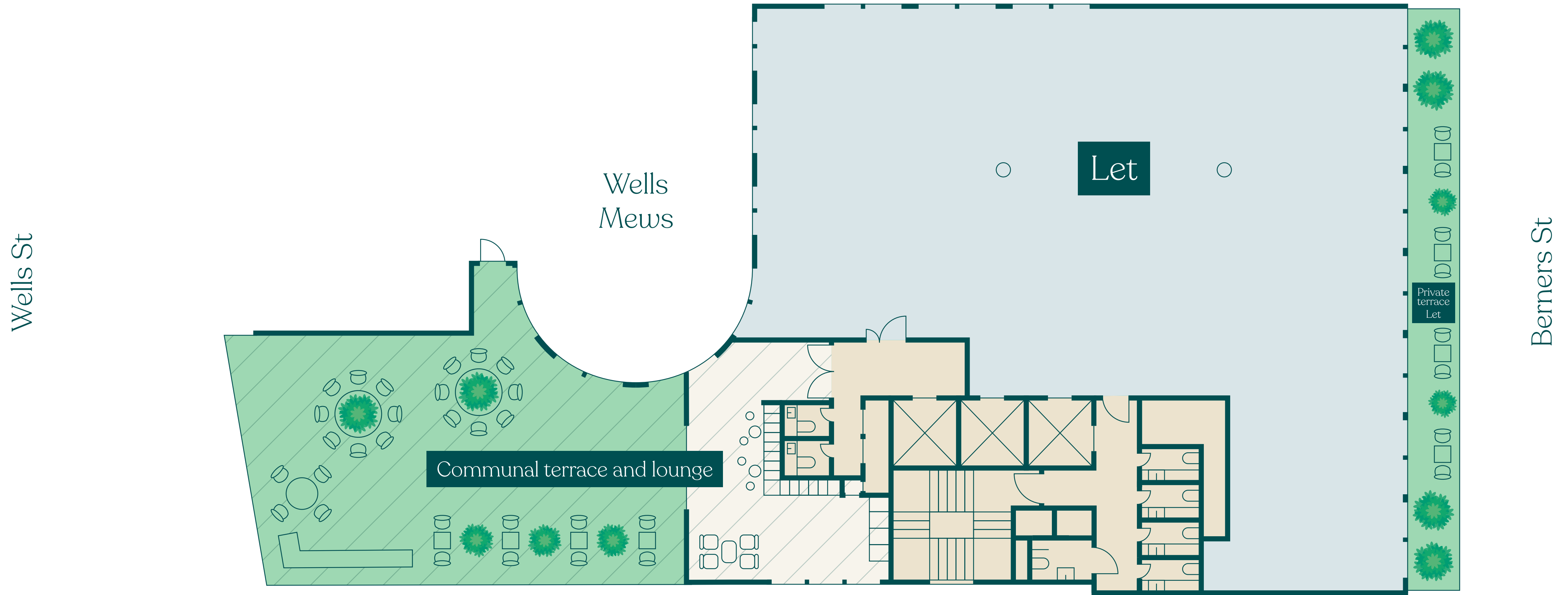


Beautiful inside & out



Communal terrace
and club lounge

Sixth floor plan



- Office space - let
- Core
- Terrace
- Communal lounge
- Communal terrace



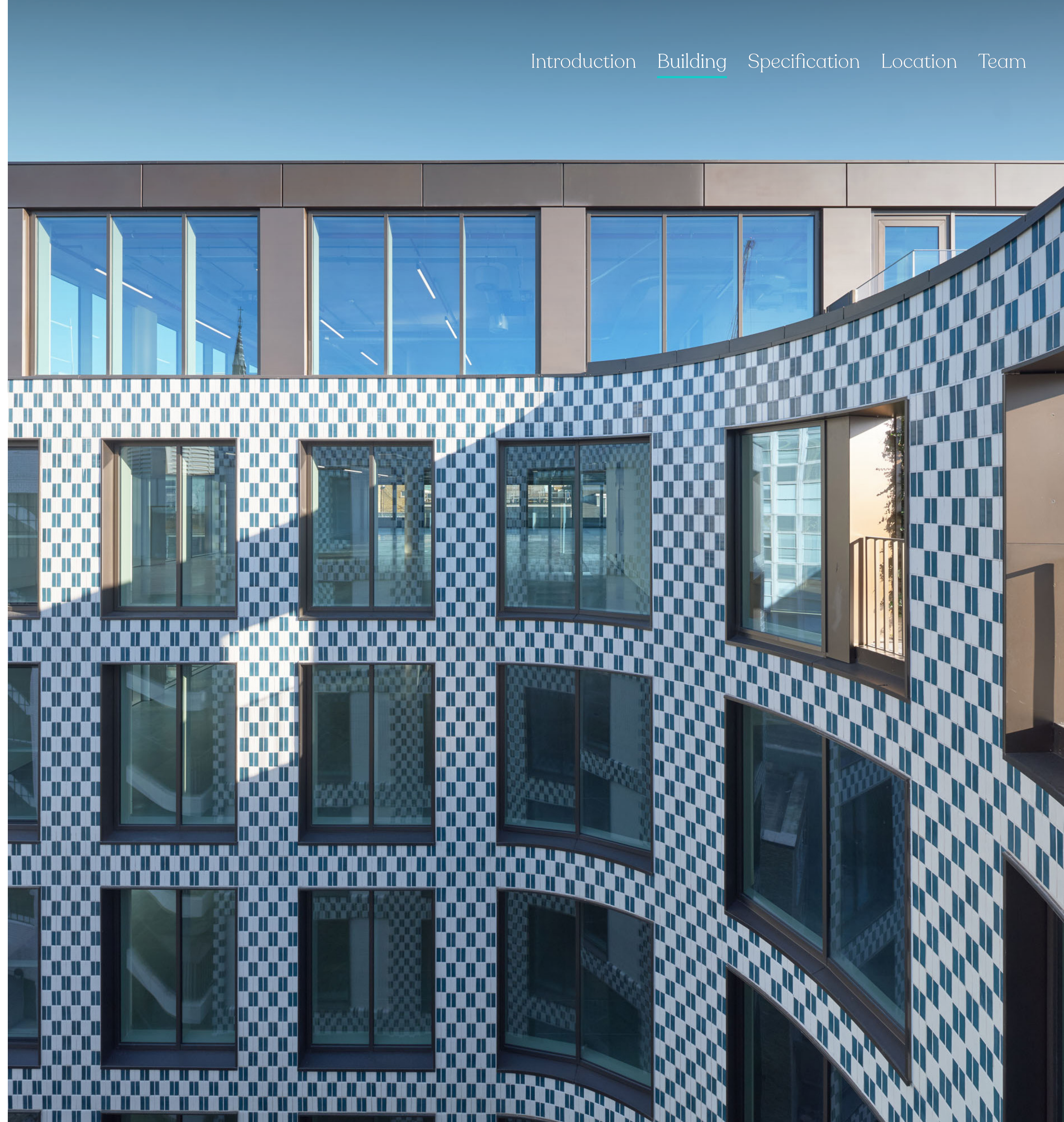
Wells Mews

A new streetscape for Fitzrovia



Public Art Tess Jaray RA

Tess Jaray RA is a British painter and printmaker. She has taught at UCL for over 30 years and has completed a succession of major public art projects. She is an Honorary Fellow of RIBA (Royal Institute for British Architects) as well as a Royal Academician.



Summary specification



Dual entrances



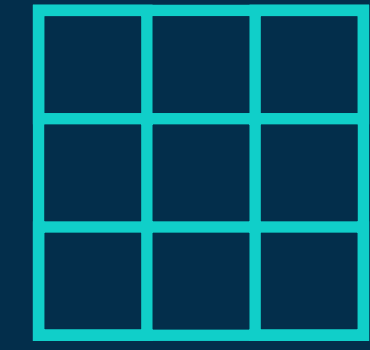
Reception areas
1,850 sq ft



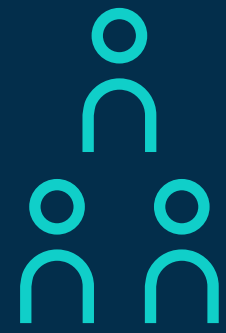
Typical floor plates
c. 8,000 sq ft



Floor to ceiling
heights of 2.9m



Metal raised floor
110mm



Occupancy ratio
1:8



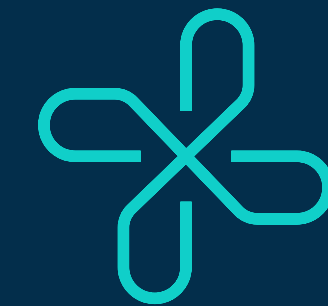
Communal terrace
and lounge



5x13-Person
lifts



Openable
windows



Exposed
VRF A/C



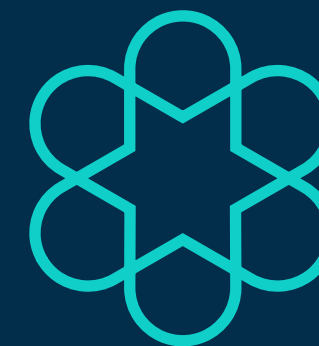
146
Bike racks



159
Lockers



14
Showers



BREEAM 2018
'Excellent'



'WELL'
enabled

Health & Wellbeing



The building is designed for optimal comfort, featuring thermal comfort modeling to regulate internal temperatures, openable windows, and access to outdoor terraces and the newly-pedestrianised Wells Mews and its public art installations. Additionally, 95% of the office floors offer scenic views and occupiers.

Transport



Cycle storage and end of journey facilities on site to promote active commuting.

Ecology



Bird boxes for safe nesting and breeding.
Living roof and climbing plants incorporated within the design to encourage at least 30 species of wildlife including bees, butterflies, bugs and birds.

Building Systems



High efficiency heating and cooling systems.
All electric energy services.

Embodied Carbon



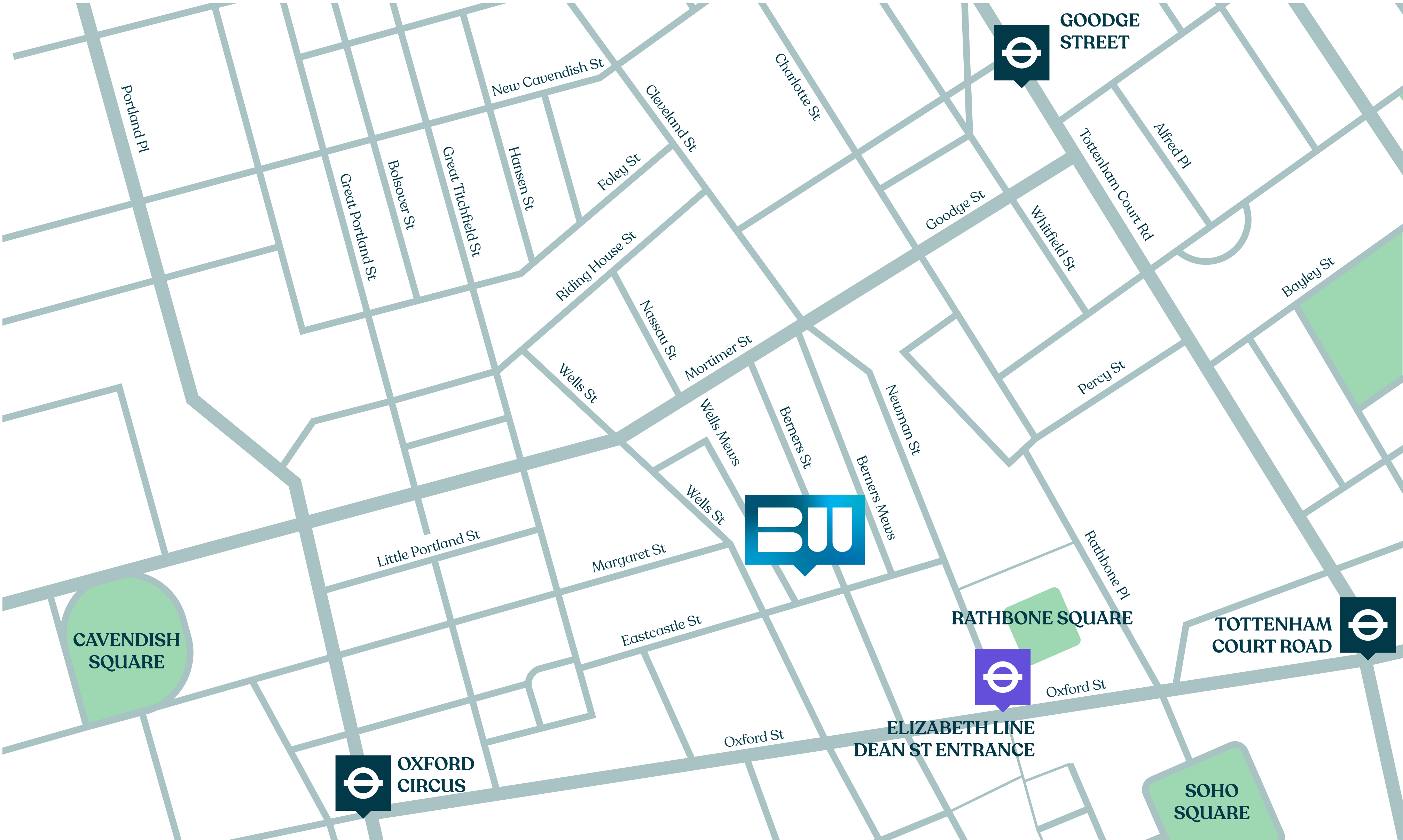
Low embodied carbon materials by using increased cement replacement.

BREEAM & EPC Rating



BREEAM excellent.
EPC Rating B.

Location



Welcome to
Fitzrovia

Six tube lines

The Elizabeth line just three minutes away

Four neighbouring hotels

Six Michelin Star restaurants

& plenty of cafés, bars and restaurants

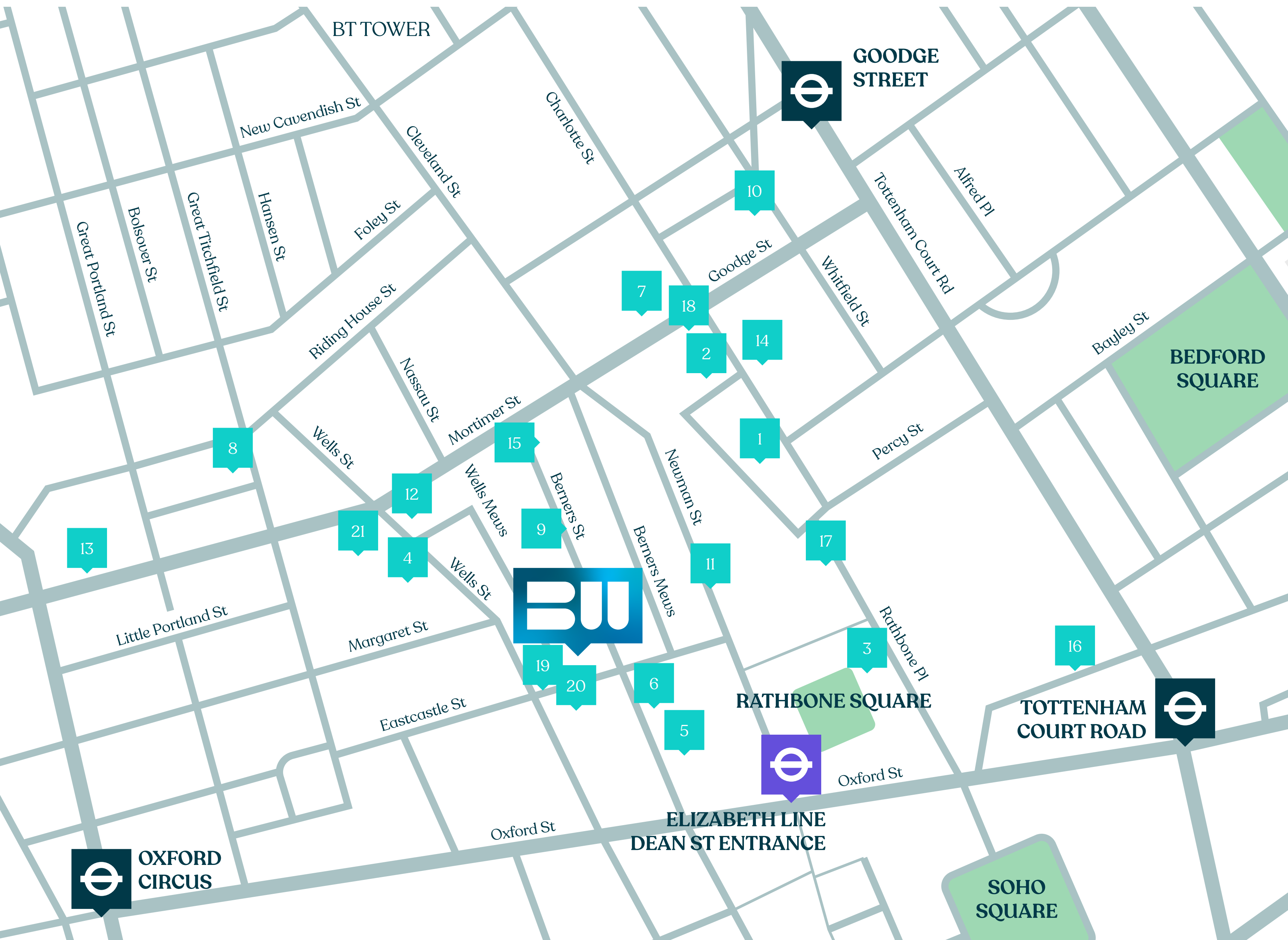




Area Guide

Amenities

- 1 Charlotte Street Hotel
- 2 Roka
- 3 Circolo Popolare
- 4 Rovi
- 5 Berners Tavern
- 6 The London Edition Hotel
- 7 Salt Yard
- 8 The Riding House Café
- 9 Sanderson Hotel
- 10 Noize
- 11 The Mandrake Hotel
- 12 Mortimer House
- 13 Pyscle
- 14 Pied a Terre
- 15 Flesh and Buns
- 16 Kikuchi
- 17 Lima
- 18 Six by Nico
- 19 Kaffeine
- 20 Arros QD
- 21 WatchHouse



ESTÉE LAUDER

ARUP

APOLLO

P/W/P
/ PERELLA WEINBERG
/ PARTNERS

REVCAP



NETFLIX

Fremantle

 RESEARCH

GROUPS
FREUDS
UP



make

 monday

octopusenergy

BAKKAVÖR



adyen

finalcut.

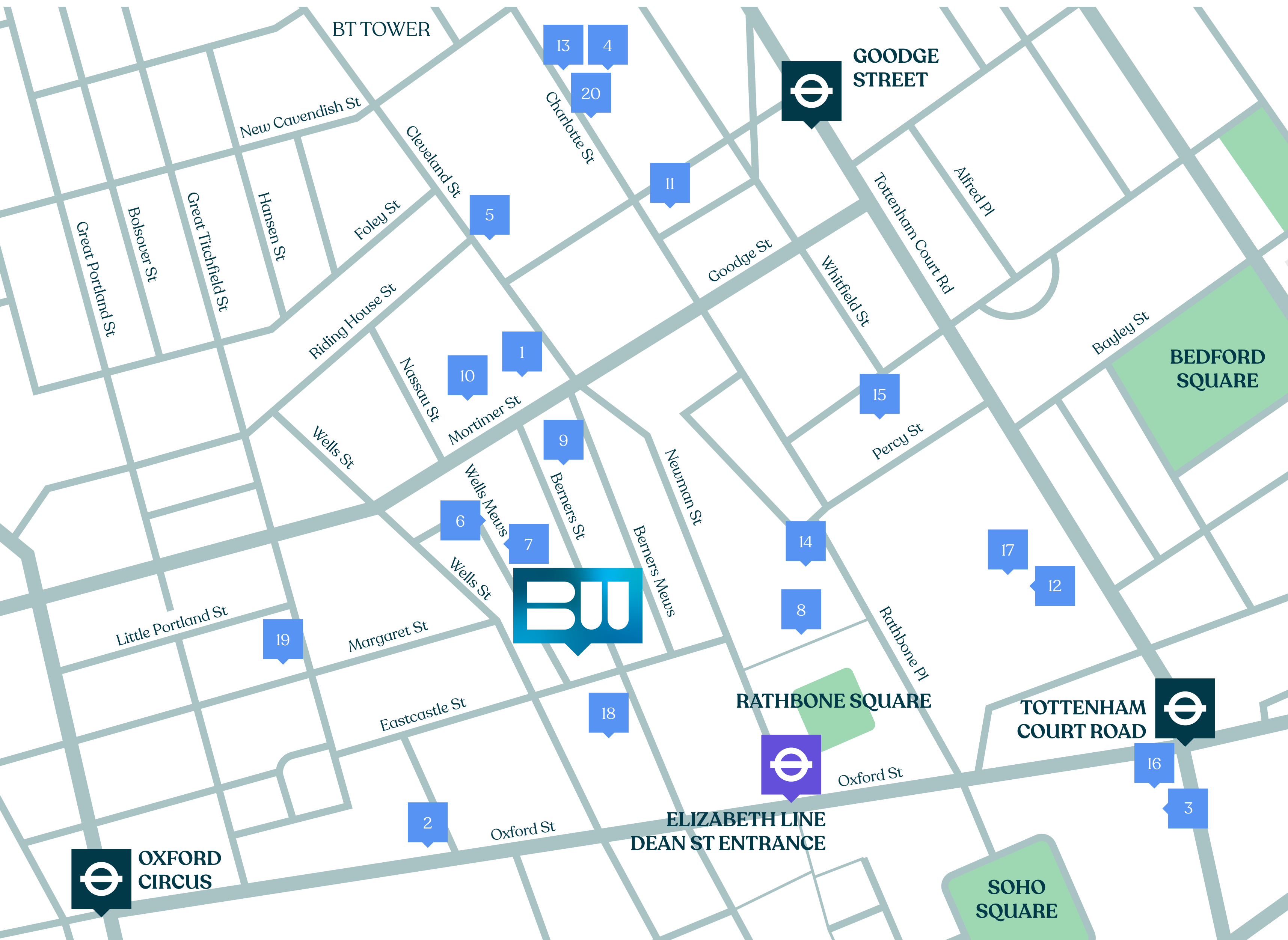
BCG

motorway

Area Guide

Occupiers

- 1 Estee Lauder
- 2 Octopus Energy
- 3 G-Research
- 4 Arup
- 5 Make Architects
- 6 Adyen
- 7 Motorway
- 8 Monday.com
- 9 Netflix
- 10 Bakkavor
- 11 Revcap
- 12 Freuds
- 13 Boston Consulting Group
- 14 Wagestream
- 15 Databricks
- 16 Apollo management
- 17 Fremantle
- 18 Gamesys
- 19 Final Cut
- 20 Parella Weinberg





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