





## Building highlights

A new 56,000 sq ft development in Fitzrovia

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Entrances on Berners Street and Wells Street

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Typical floors c. 8,000 sq ft

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Communal terrace and club lounge

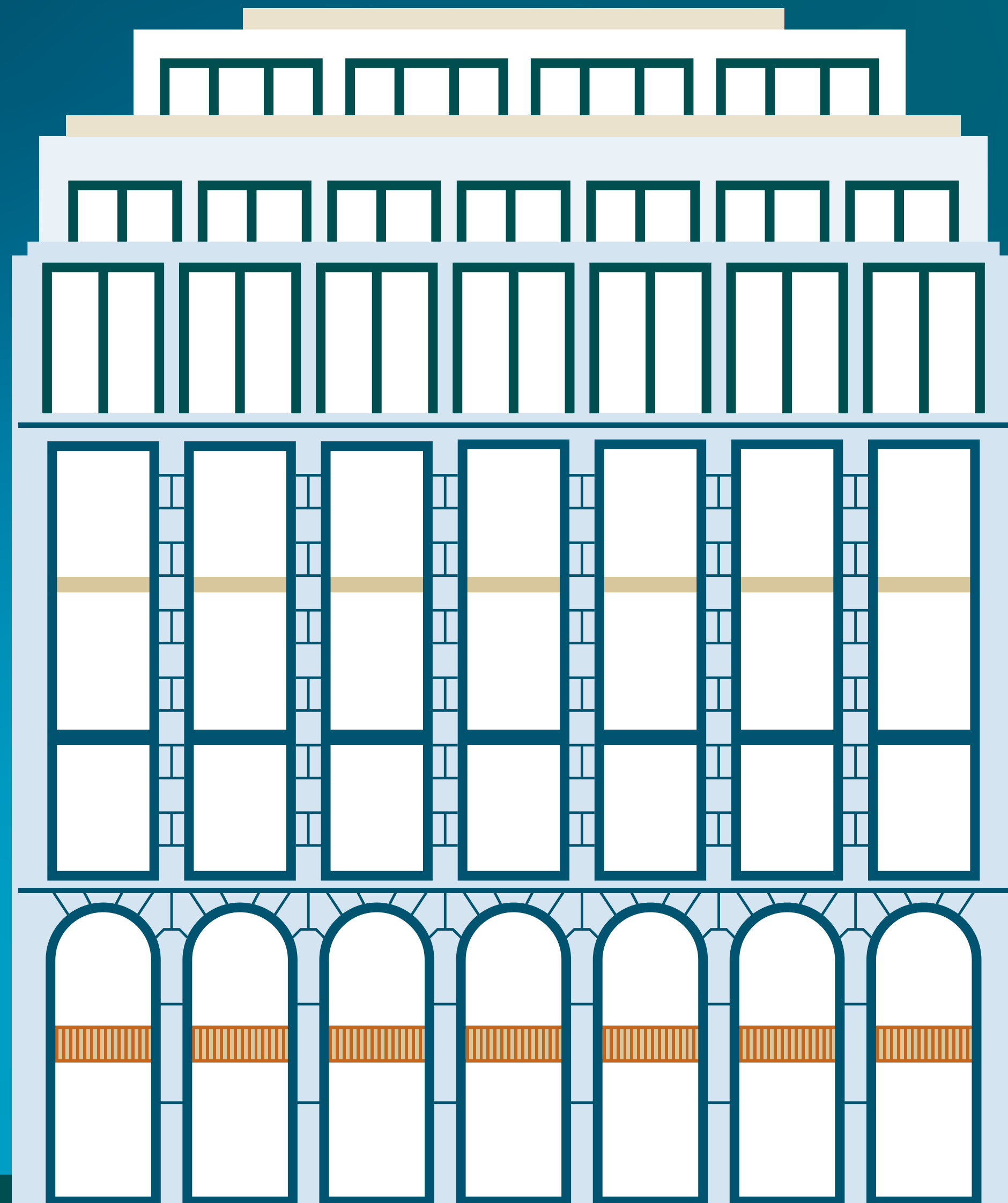
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Designed with sustainability and wellness in mind

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Three minute walk to the Elizabeth line

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Seventh floor	Fundment
Sixth floor	Fundment
Fifth floor	gleeds
Fourth floor	Seplat Energy
Third floor	Akamai
<b>Second floor</b>	<b>7,955 sq ft</b>
First floor	Fundment
Ground floor	gleeds
Lower Ground floor	gleeds
<b>Total</b>	<b>7,955 sq ft</b>



BU

- 07 Fundament
- 06 Fundament
- 05 Glas
- 04
- 03
- 02
- 01



**BU**

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

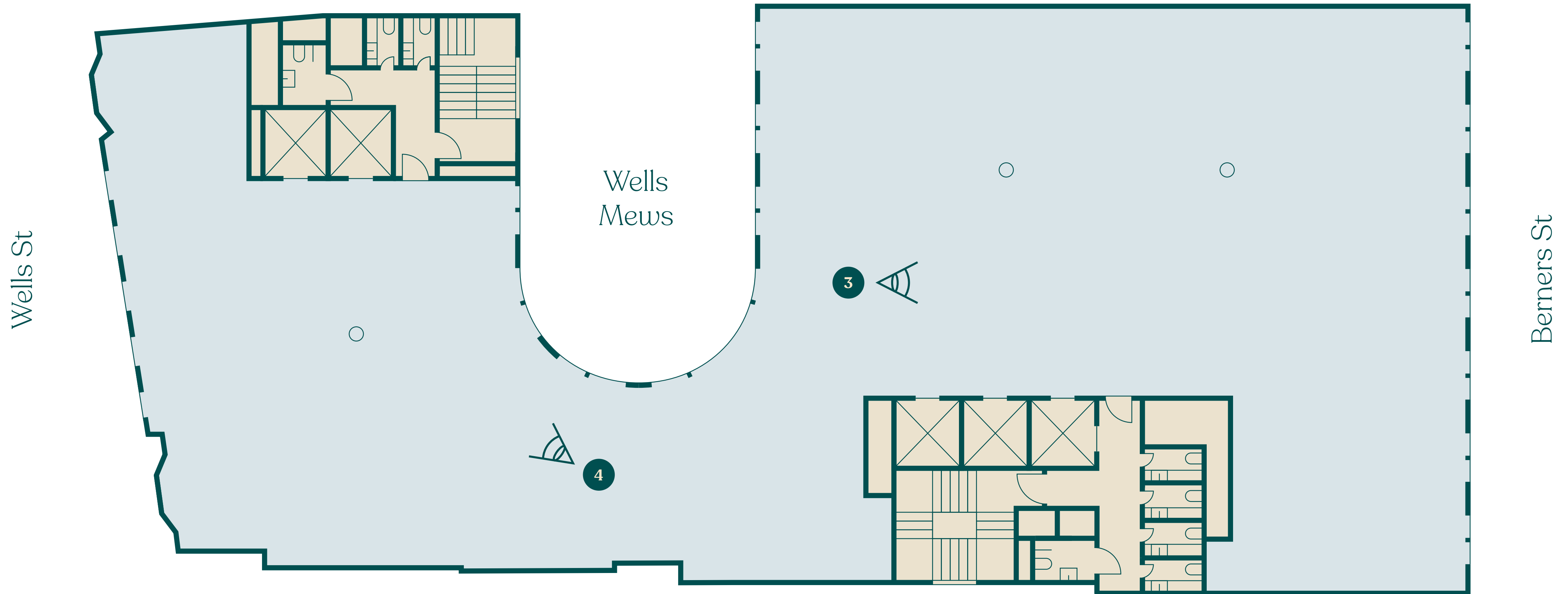




# Second / Third floor plan

7,955 sq ft / 7,937 sq ft

739 sq m / 737 sq m



Office space  
Core

Not to scale  
Indicative only









**BW** Berners & Wells

**BW** Berners & Wells



# Third floor indicative fit-out

7,937 sq ft

737 sq m



- 72 Workstations
- 4 Meeting rooms
- 2 Collaboration areas
- 1 Reception
- 2 Teapoints
- 6 Breakout areas
- 1 Wellness room

Office space

Core

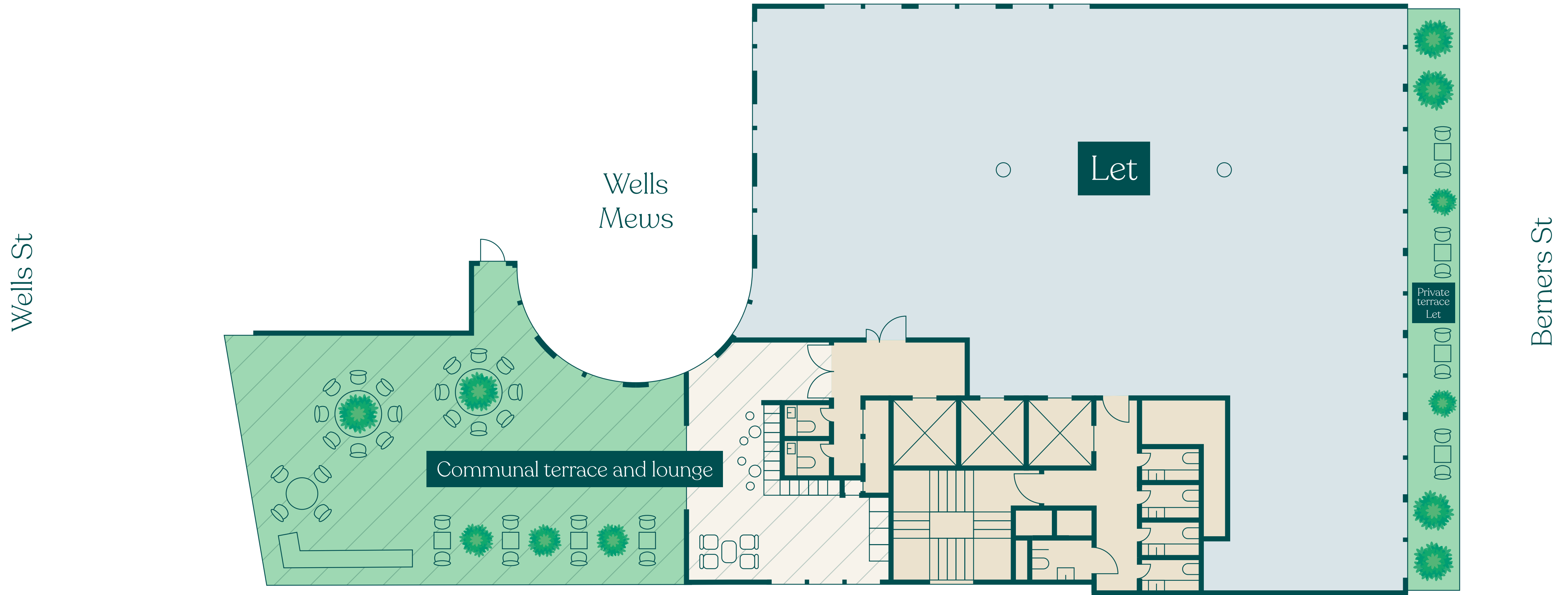


# Beautiful inside & out



Communal terrace  
and club lounge

# Sixth floor plan



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





# Wells Mews

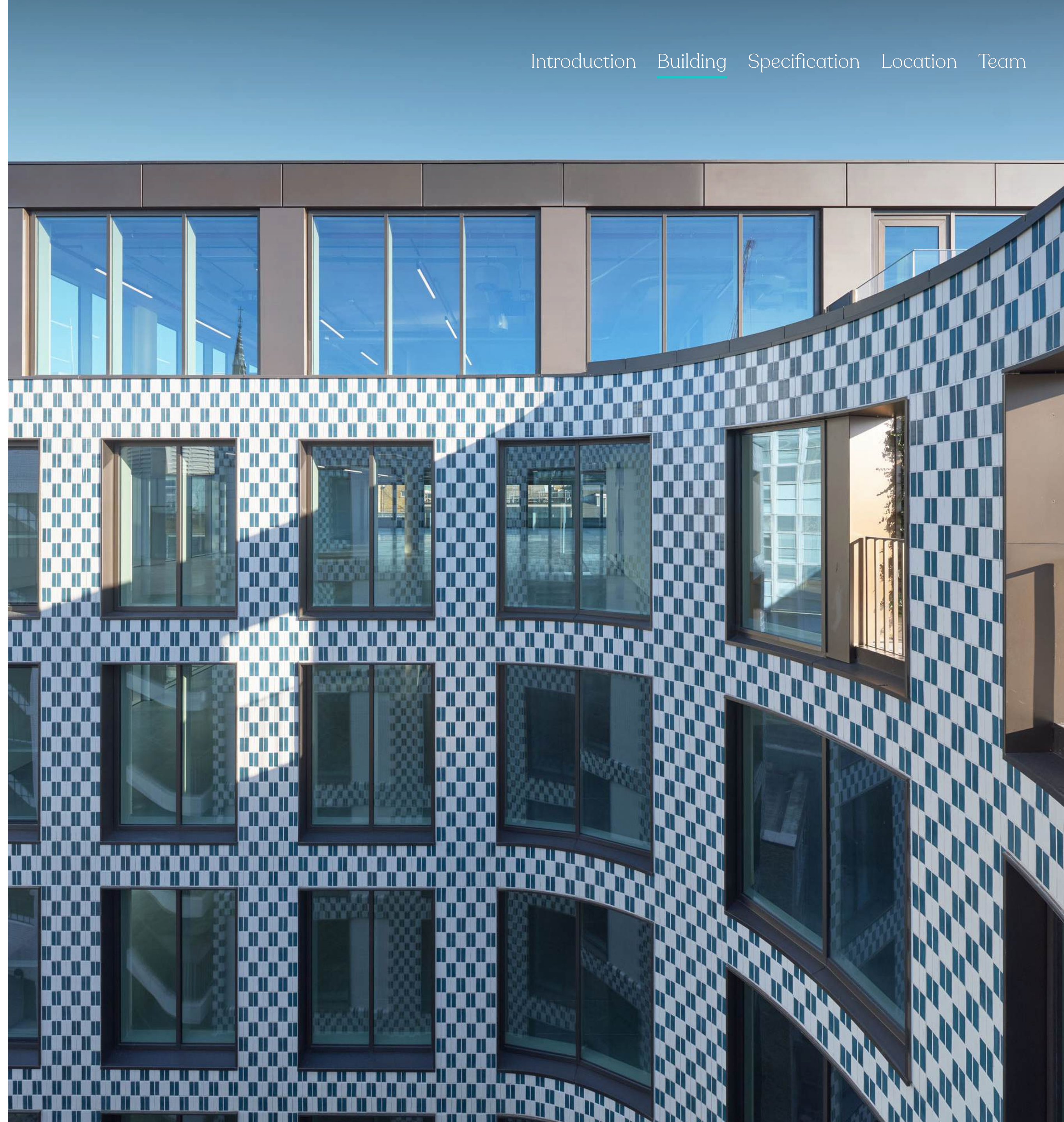
## A new streetscape for Fitzrovia



### 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



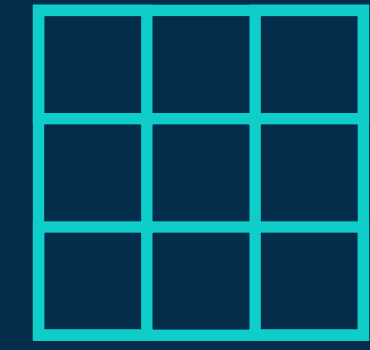
Reception areas  
1,850 sq ft



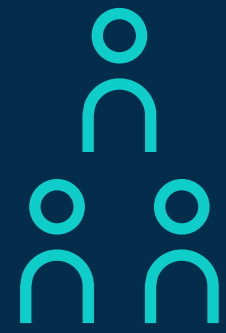
Typical floor plates  
c. 8,000 sq ft



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



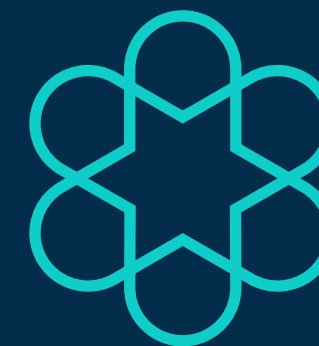
146  
Bike racks



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



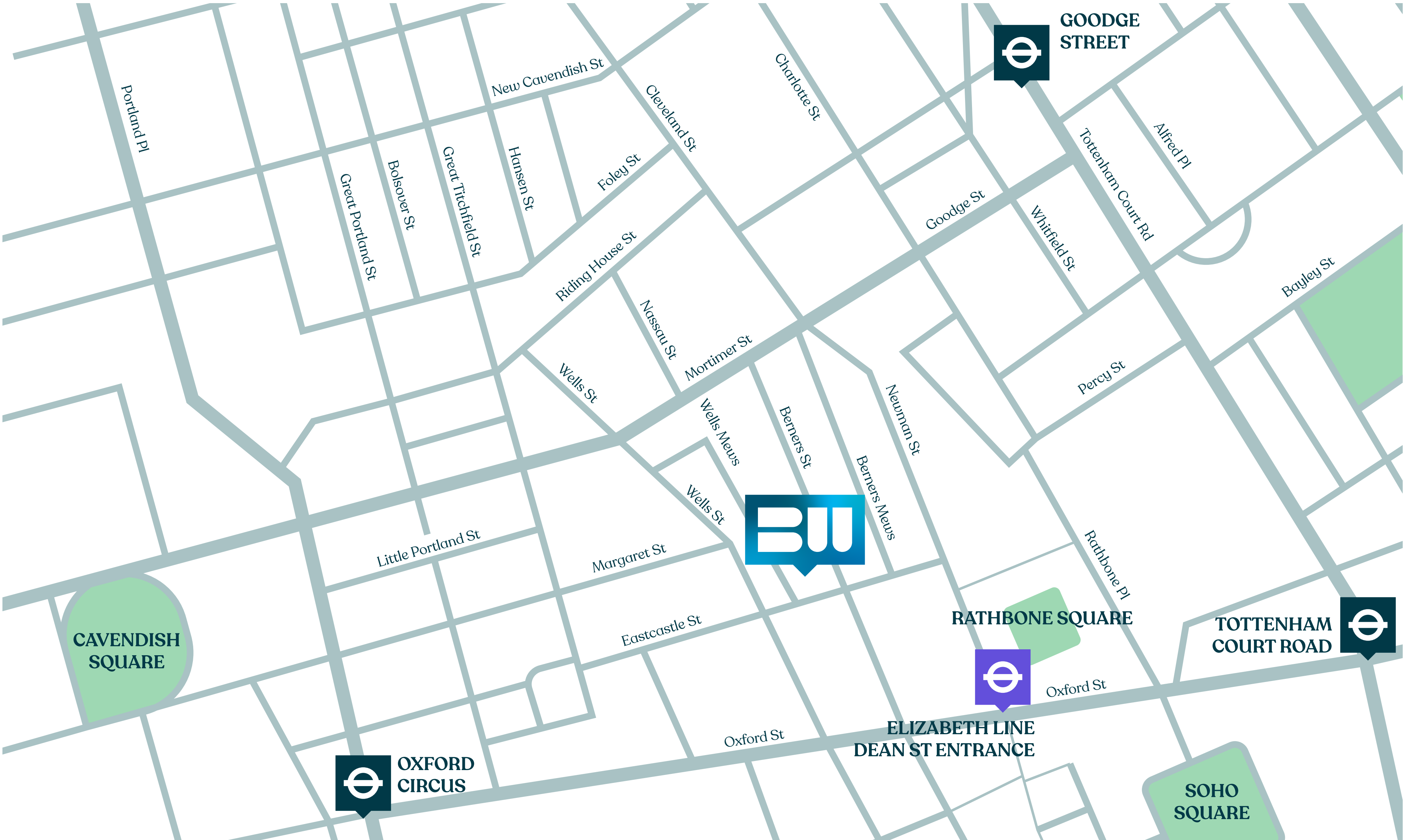
Low embodied carbon materials by using increased cement replacement.

## BREEAM & EPC Rating



BREEAM excellent.  
EPC Rating B.

# Location



Welcome to  
**Fitzrovia**

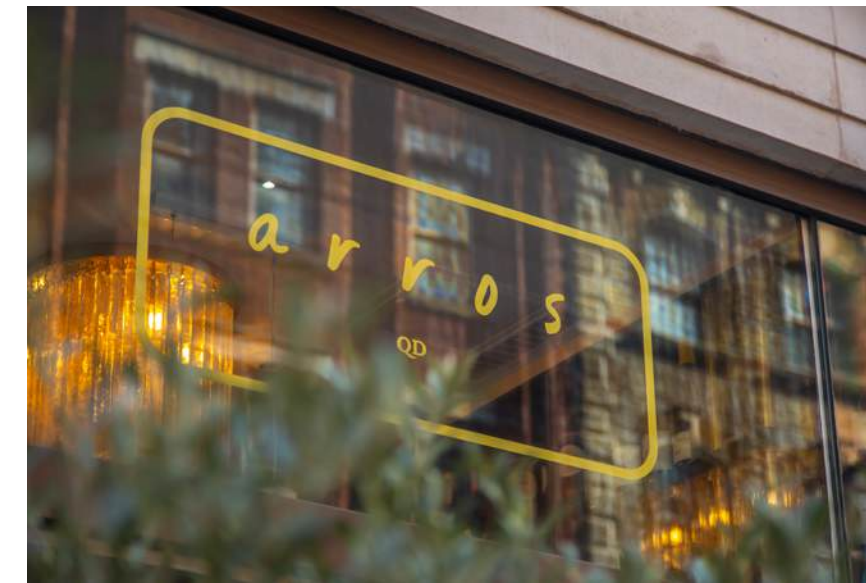
Six tube lines

The Elizabeth line just three minutes away

Four neighbouring hotels

Six Michelin Star restaurants

& plenty of cafés, bars and restaurants

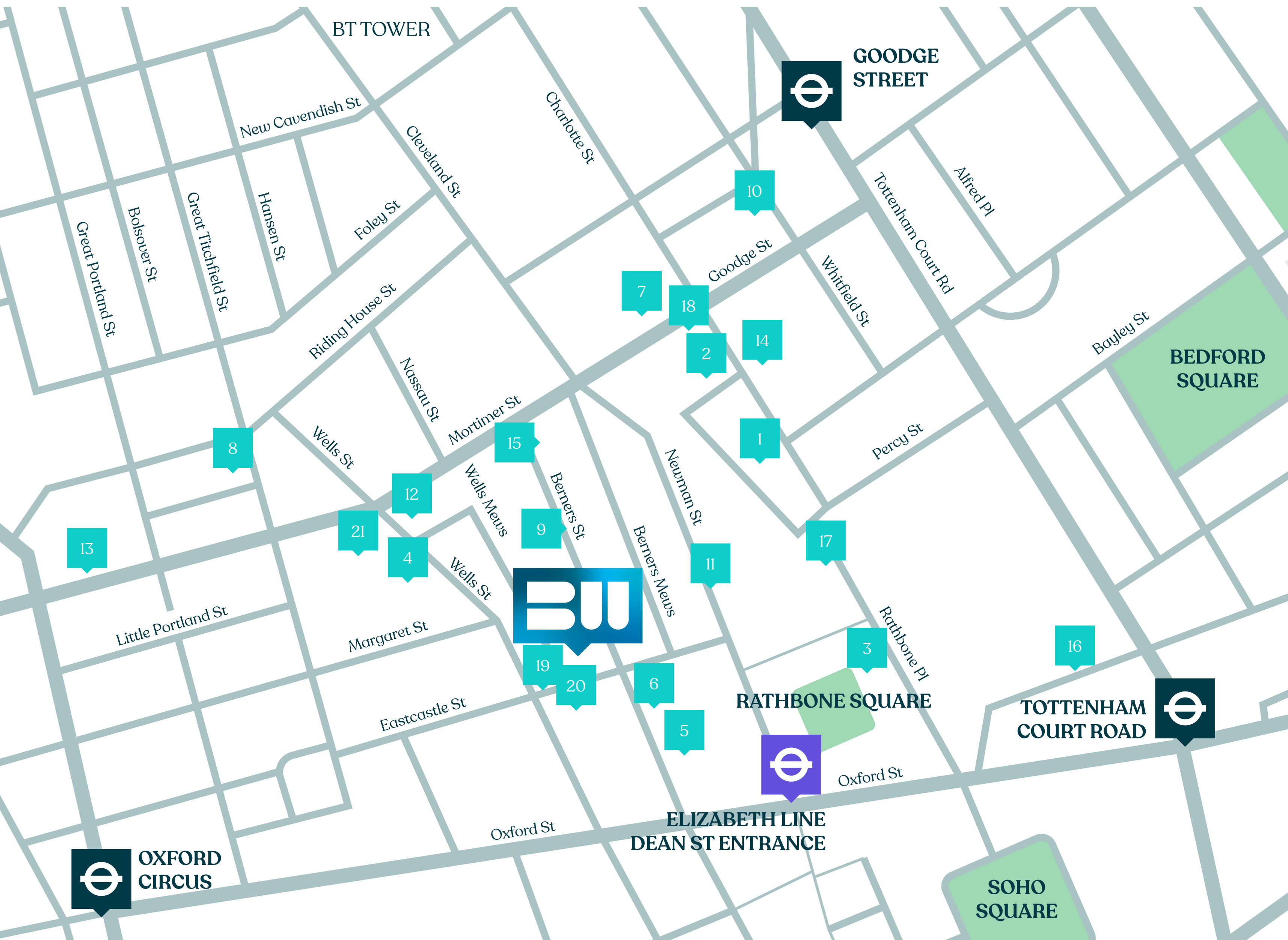




# Area Guide

## Amenities

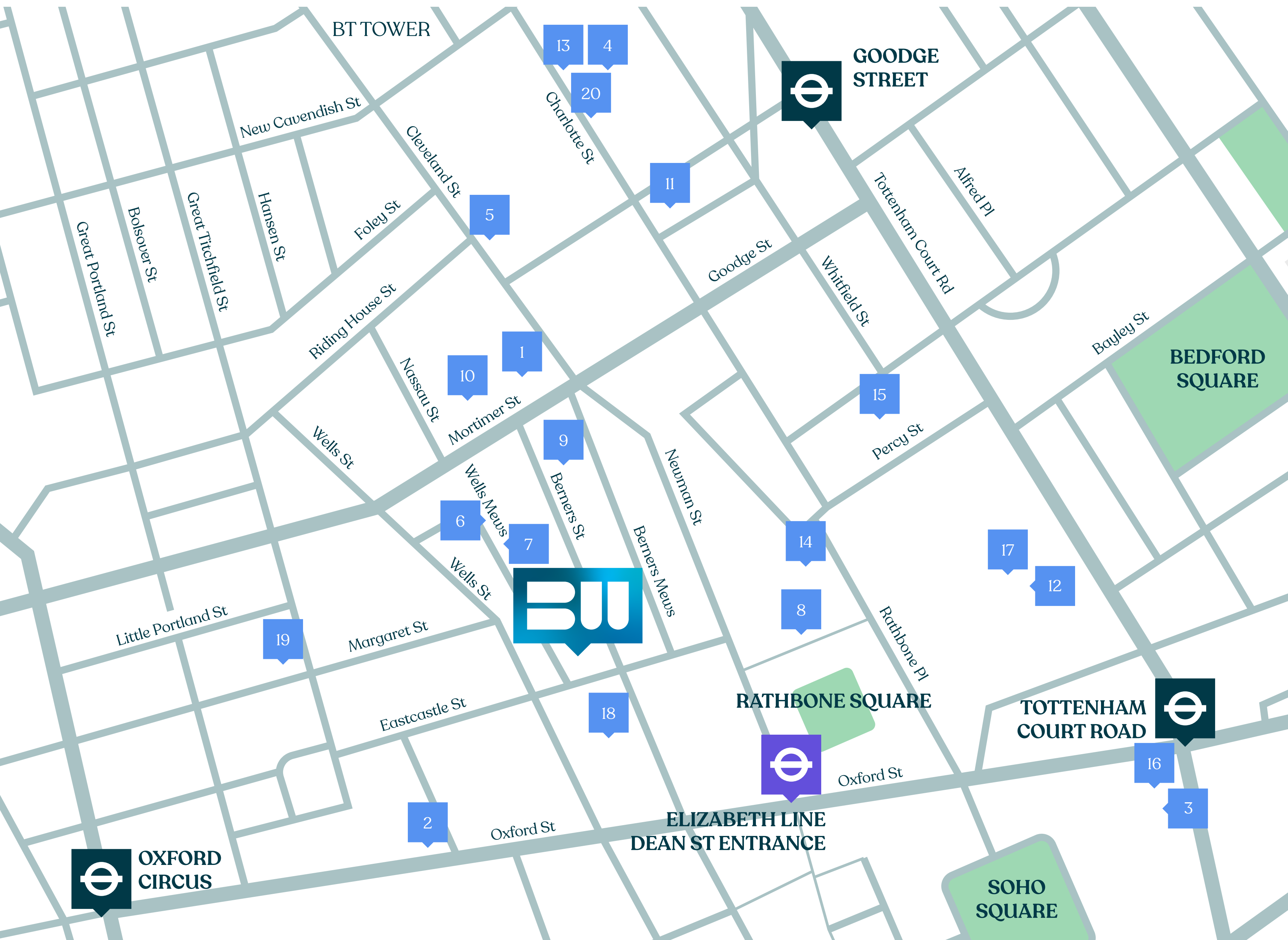
- 1 Charlotte Street Hotel
- 2 Roka
- 3 Circolo Popolare
- 4 Rovi
- 5 Berners Tavern
- 6 The London Edition Hotel
- 7 Salt Yard
- 8 The Riding House Café
- 9 Sanderson Hotel
- 10 Noize
- 11 The Mandrake Hotel
- 12 Mortimer House
- 13 Pyscle
- 14 Pied a Terre
- 15 Flesh and Buns
- 16 Kikuchi
- 17 Lima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



# 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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