

A comprehensive refurbishment providing 51,300 sq ft of new workspace in Summer 2021



Arthur Stanley House, Fitzrovia, W1.



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Terms

Timing	Summer 2021
Status	Under construction
Developer	Westbrook Partners
Architect	AHMM



Description

A comprehensive refurbishment designed by AHMM architects located in the centre of Fitzrovia close to the fashionable artery of Charlotte Street.

ASH, Fitzrovia has been repositioned as a contemporary office building providing 51,300 sq ft of workspace over ground to 7 upper floors and two lower ground levels. Typical floors of circa 5,500 sq ft all have great natural light with levels 3 – 7 providing outdoor terrace space.

Specification

- Grade A specification
- Exposed VRF A/C system with operable windows allowing fresh air in
- Occupational density of 1:10 sq m
- Two 19 person passenger lifts designed at 1:8 sq m
- Unisex W/C's on every floor
- LED lighting
- Outdoor terraces on floors 3 - 7
- Fibre connectivity
- DDA compliant
- 72 bicycle spaces and lockers
- Changing facilities with 8 showers including an accessible shower.
- BREEAM target of Excellent

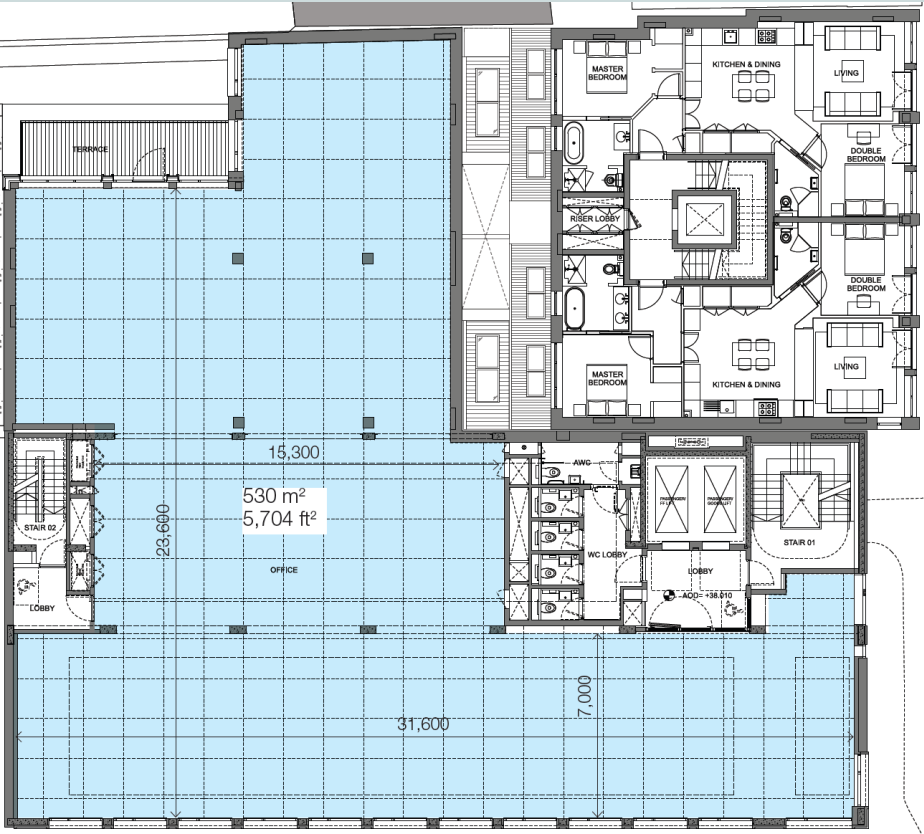


Schedule of Areas

Floor	Area (SQ FT)	Area (SQ M)	Terrace (SQ FT)
7 th	4,058	377.00	Terrace
6 th	5,166	479.94	Terrace
5 th	5,382	500.00	Terrace
4 th	5,586	518.96	Terrace
3 rd	5,823	540.97	Terrace
2 nd	6,232	578.97	-
1 st	6,232	578.97	-
Ground	4,209	391.03	-
LG 1	3,746	348.02	-
LG 2	4,844	450.02	-
Total	51,278	4,763.89	



Floor plans



Typical Floor



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