

# The Post Building

London WC1

High quality office space to let  
from 21,129 to 44,498 sq ft





## The Building

# A landmark post-industrial building in the heart of London's West End

The Post Building was redesigned by celebrated architects Allford Hall Monaghan Morris in 2018. The available space offers up to 44,498 sq ft of highly specified office space with unparalleled floor to ceiling heights.

The building offers a resilient, future-proofed design and is highly sustainable with strong ESG credentials for today's modern occupier.



Reception



# Terrace with city views



Communal roof terrace



## The Location

# An enviable and bustling neighbourhood

The Post Building is located in the heart of five key central London villages: Covent Garden, Soho, Fitzrovia, Bloomsbury and Holborn. This area of London has seen significant large scale investment and regeneration due to the arrival of Crossrail (the Elizabeth line).

The local area leads the way as an exciting lifestyle and culture destination, offering a diverse range of amenities on the doorstep. The area has seen a new breed of hoteliers and restaurateurs who have been attracted to the area in recent years.



The Hoxton Hotel



Seven Dials Market



Monmouth Coffee Company



Covent Garden Hotel



The Post Building

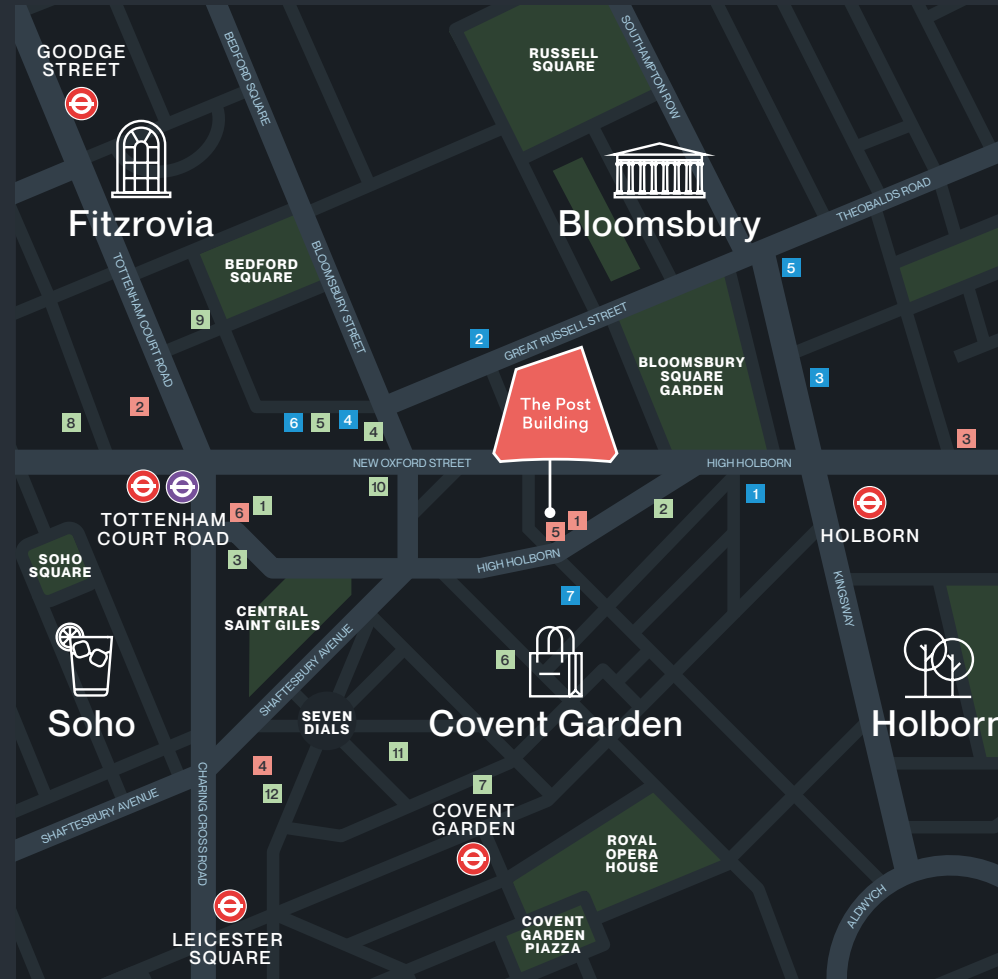


## Connectivity & Amenity

### An unparalleled location

Equidistant between Tottenham Court Road and Holborn stations the local area provides access to the Elizabeth line, Central, Northern and Piccadilly lines.

The Elizabeth line at Tottenham Court Road provides a high frequency timetable with high capacity trains reducing travel times across London.



## Amenities

### Food & Drink

- 1 Arcade Food Hall
- 2 Black Sheep
- 3 Flat Iron
- 4 Bloomsbury Street Kitchen
- 5 Dalloway Terrace
- 6 Parsons
- 7 Hawksmoor
- 8 Circolo Popolare
- 9 Ole & Steen
- 10 Flight Club
- 11 Seven Dials Market
- 12 The Ivy

### Gyms & Leisure

- 1 1Rebel
- 2 Fitness Lab
- 3 Gymbox
- 4 Digma Fitness
- 5 Sandbox VR
- 6 Outernet

### Hotels

- 1 The Hoxton
- 2 Thistle London
- 3 L'oscar London
- 4 Radisson Blu
- 5 DoubleTree by Hilton
- 6 The Bloomsbury Hotel
- 7 Travelodge

## Local Occupiers

Google



Red Bull

McKinsey & Company

GSK

twitch

FORA CANVAS Rothesay

L A B S ∞ Meta PATRIZIA

## Local Station Walk Times

Source: Google Maps



## The Specification

### High-quality fitted floors arranged over levels 1 and 2.

The versatile space is complete with meeting rooms, auditorium, kitchen and breakout areas.



Level 2 breakout area



Staircase connecting level 1 and deck space (level 2)



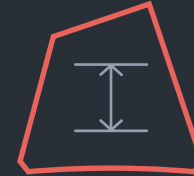
250 capacity auditorium



High quality existing fit-out\*



Fully cabled



6m floor to ceiling height



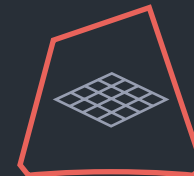
Fan coil air conditioning



Occupational density 1:8



250-capacity auditorium



3m planning grid



350mm raised access floor



10 x 21 person passenger lifts



LED lighting

\* Furniture and AV equipment not included



# Space to create

6m floor to ceiling height

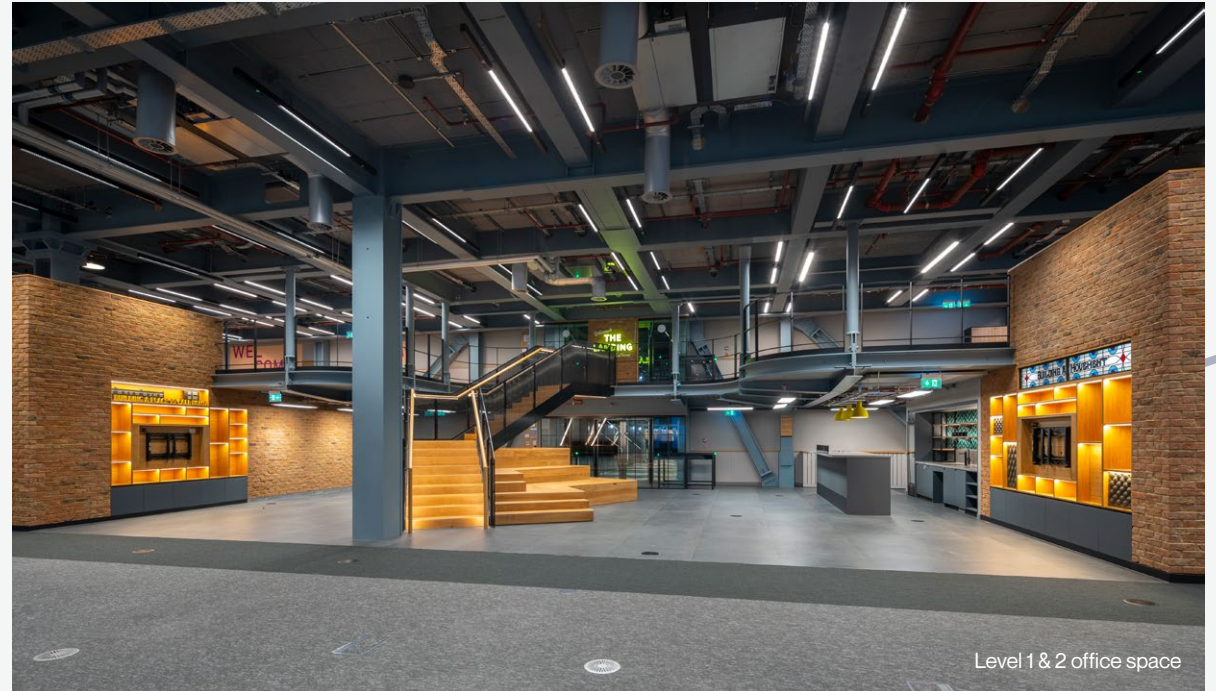
Concept design level 1 arrival



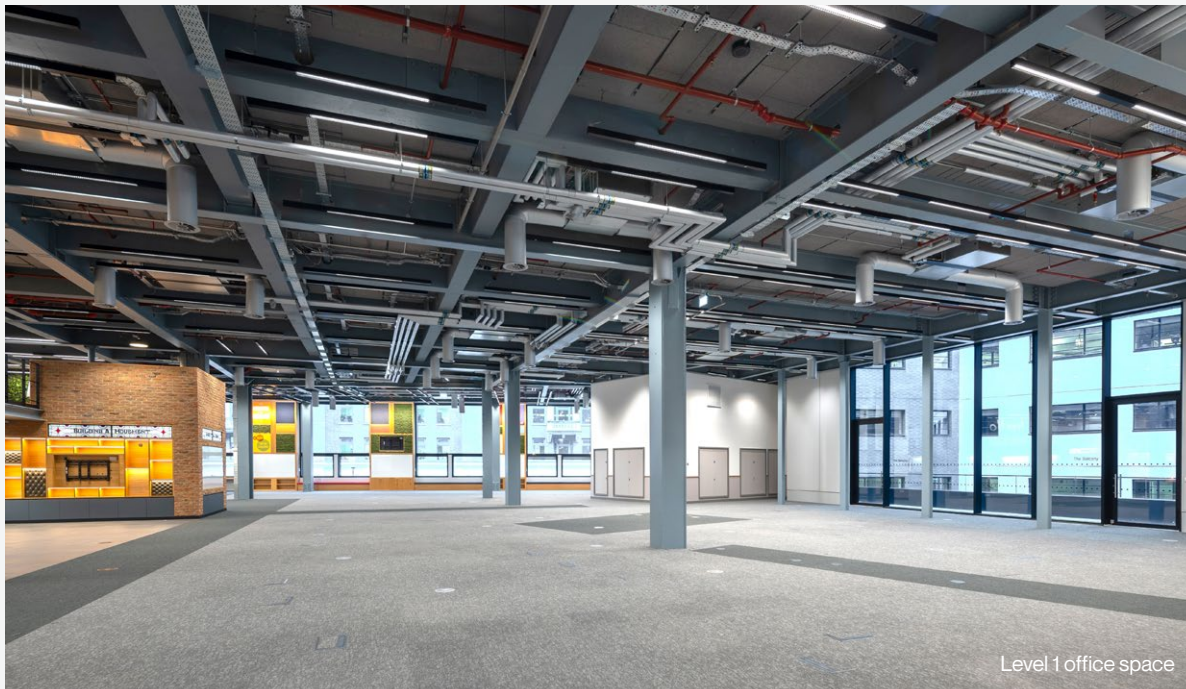
## Accommodation

The available space comprises the following net internal areas, offering flexible accommodation which can be taken as a whole or split from 21,129 to 44,498 sq ft.

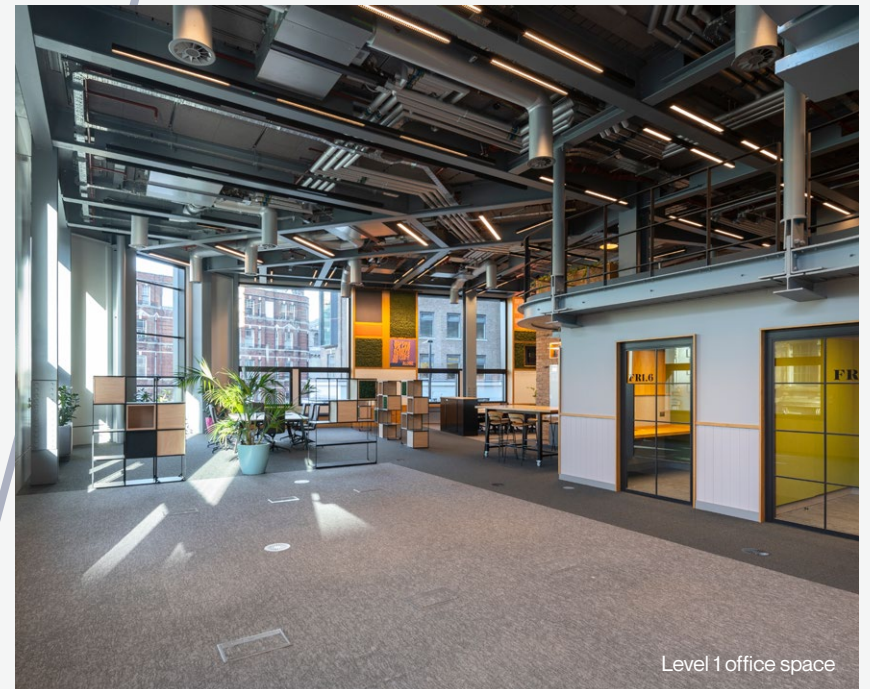
Floor	Sq Ft	Sq M
Level 2 (Deck Space)	11,196	1,040
Level 1	33,302	3,094
<b>Total</b>	<b>44,498</b>	<b>4,134</b>



Level 1 & 2 office space



Level 1 office space



Level 1 office space

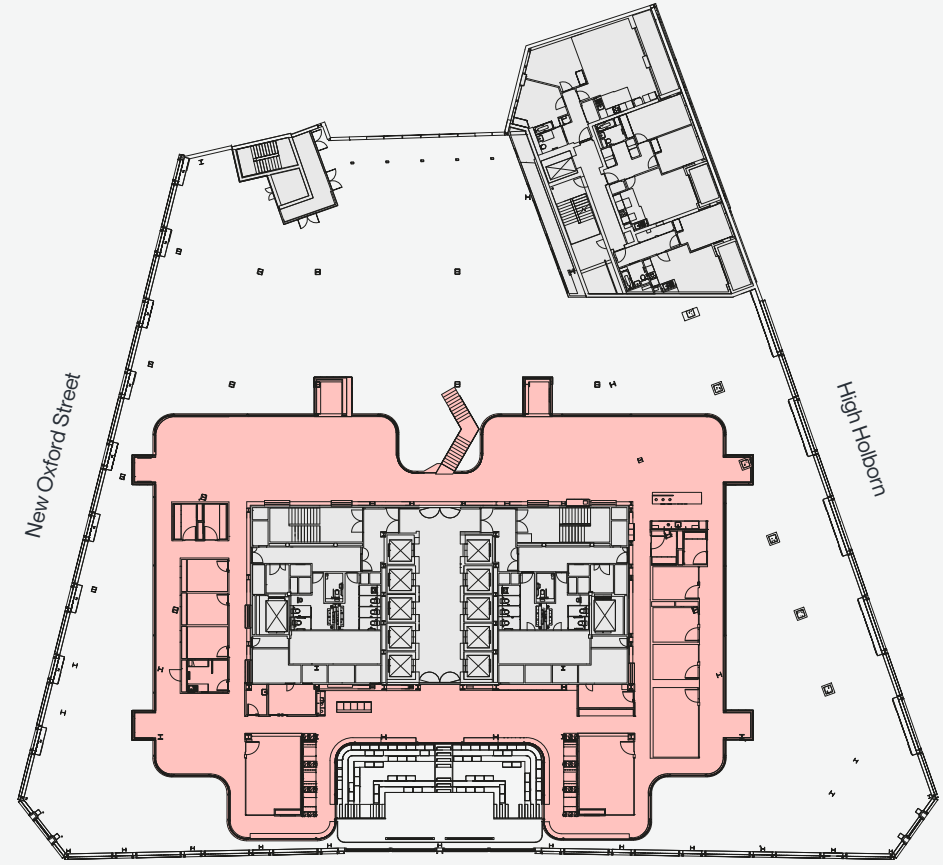
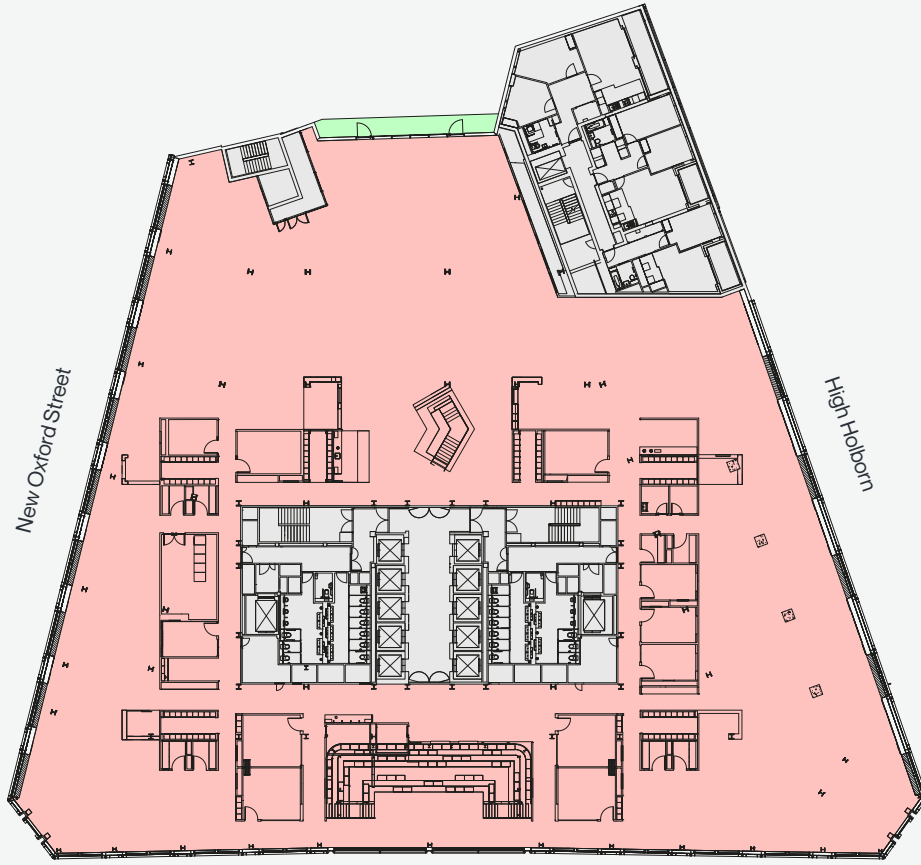


## Existing Layout Plans

Level 1  
33,302 sq ft / 3,094 sq m

Level 2 (Deck Space)  
11,196 sq ft / 1,040 sq m

For indicative purposes only.  
Not to scale.

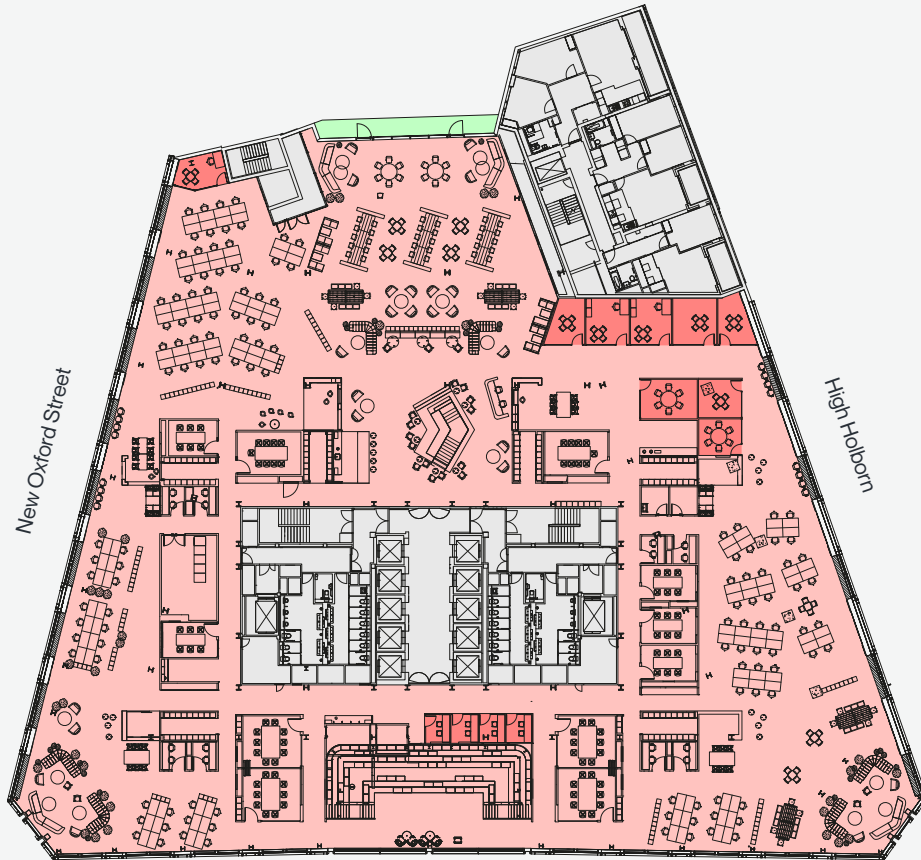


● Office Space / ● Core / ● Private Terrace



## Indicative Creative Layout

Level 1  
33,302 sq ft / 3,094 sq m



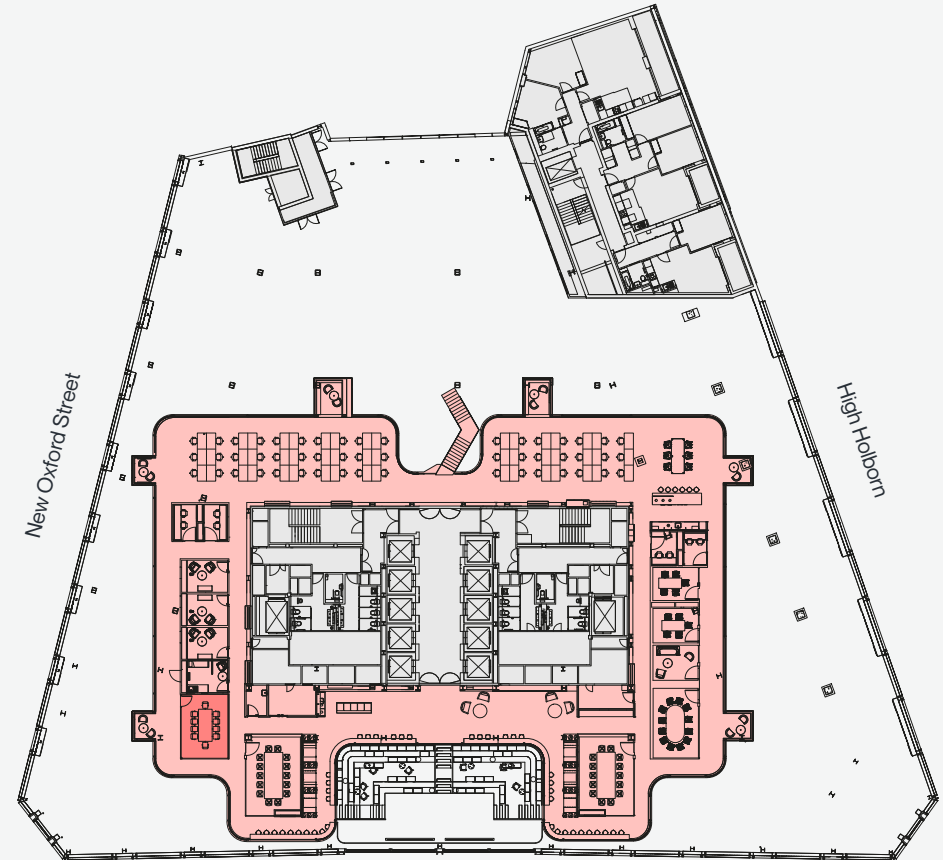
Area	No. of seats	4 person booth	8	Tea point	2
Open plan workstations	122	10 person meeting room	4	<b>Desk size (mm):</b>	<b>1400 x 800</b>
Touchdown	78	8 person meeting room	2	<b>Occupancy total:</b>	<b>327</b>
Cellular offices	3	4-6 person meeting room	4	<b>Occupancy ratio:</b>	<b>1:10 sq m</b>
Agile work points	116	2 person VC room	12		

Furniture not included

● Office Space / ● Potential Meeting Rooms / ● Core / ● Private Terrace

Level 2  
11,196 sq ft / 1,040 sq m

For indicative purposes only.  
Not to scale.



Area	No. of seats	4 person booth	12	Tea point	2
Open plan workstations	51	10 person meeting room	4	<b>Desk size (mm):</b>	<b>1400 x 800</b>
Touchdown	22	4-6 person meeting room	7	<b>Occupancy total:</b>	<b>112</b>
Agile work points	27	2 person VC room	4	<b>Occupancy ratio:</b>	<b>1:9 sq m</b>

Furniture not included

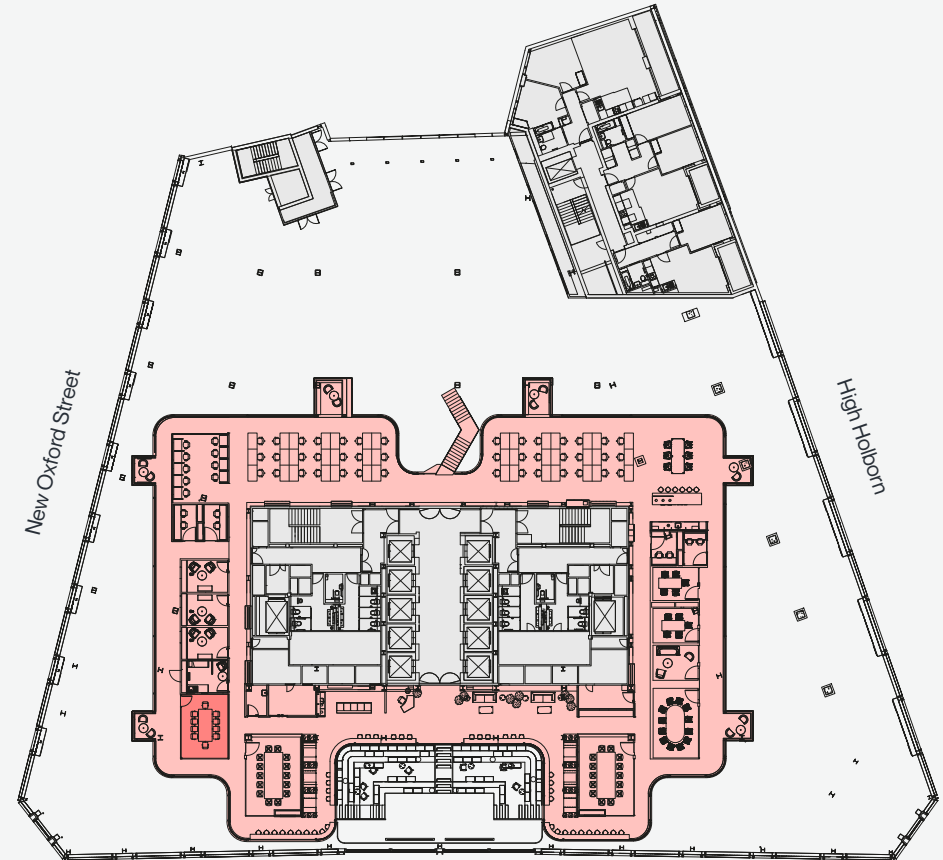
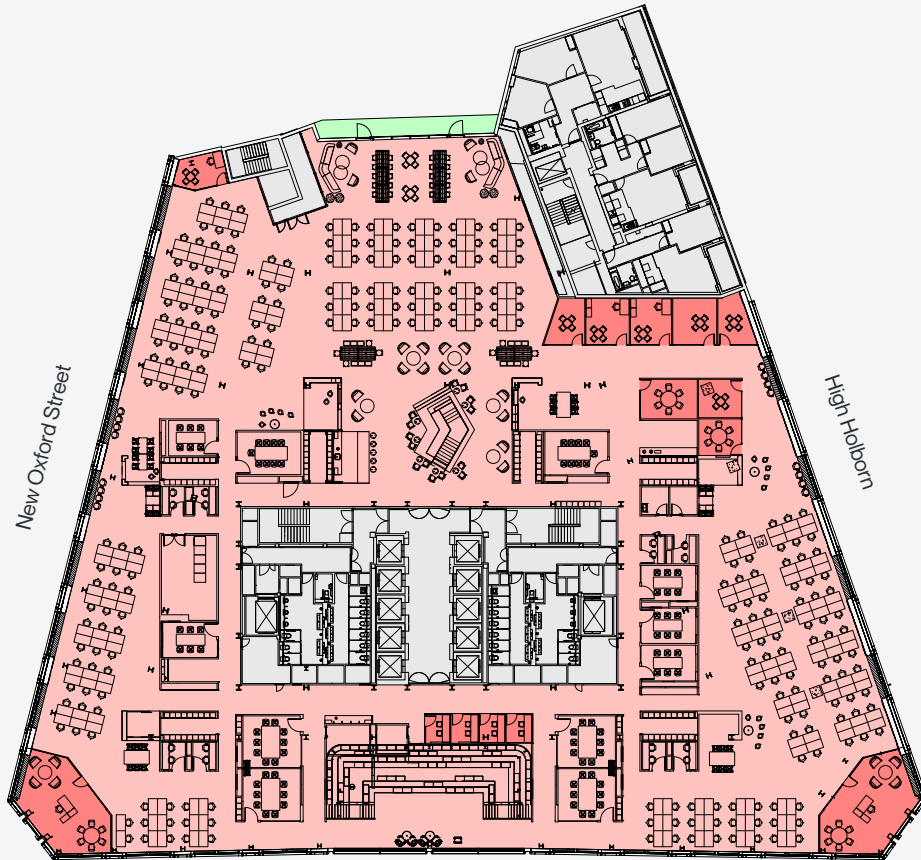


## Indicative Corporate Layout

Level 1  
33,302 sq ft / 3,094 sq m

Level 2  
11,196 sq ft / 1,040 sq m

For indicative purposes only.  
Not to scale.



Area	No. of seats	10 person meeting room	4	Desk size (mm):	1400 x 800
Open plan workstations	250	8 person meeting room	2	<b>Occupancy total:</b>	<b>371</b>
Touchdown	52	4-6 person meeting room	4	<b>Occupancy ratio:</b>	<b>1:9 sq m</b>
Cellular offices	5	2 person VC room	12		
Agile work points	64	Tea point	2		

Furniture not included

Area	No. of seats	10 person meeting room	4	Desk size (mm):	1400 x 800
Open plan workstations	51	4-6 person meeting room	7	<b>Occupancy total:</b>	<b>112</b>
Touchdown	22	2 person VC room	4	<b>Occupancy ratio:</b>	<b>1:9 sq m</b>
Agile work points	27	Tea point	2		
4 person booth	12				

Furniture not included


● Office Space / ● Potential Meeting Rooms / ● Core / ● Private Terrace



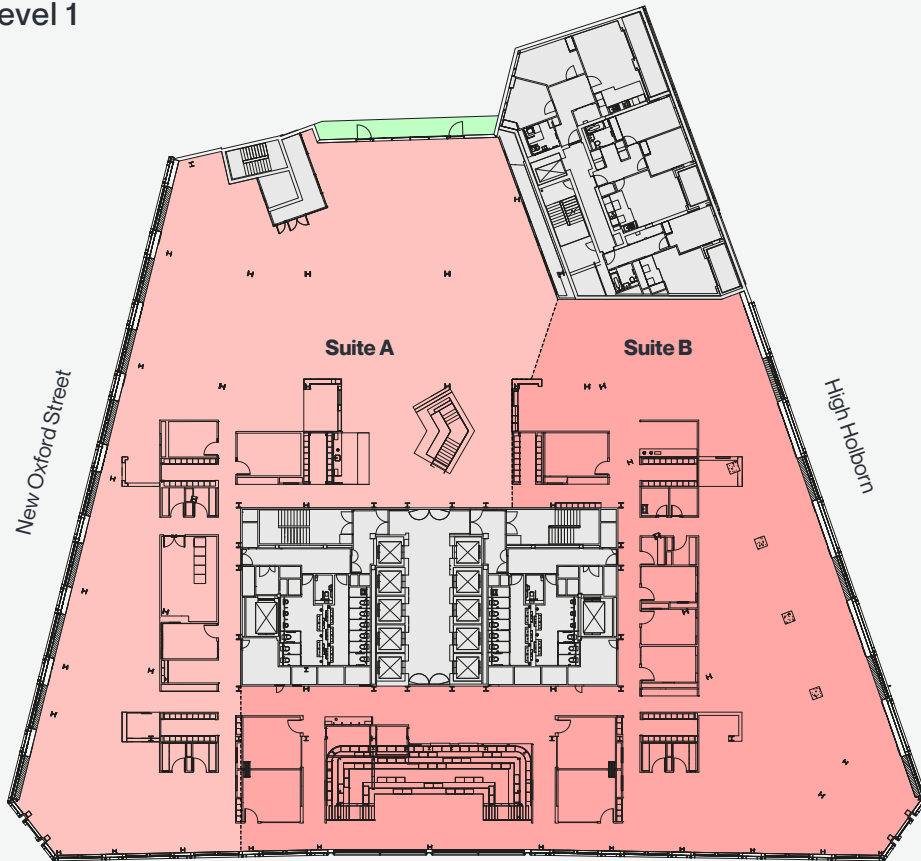
## Level 1 & 2 – Indicative Split Floor Layout

Suite A – 21,129 sq ft (1,963 sq m)

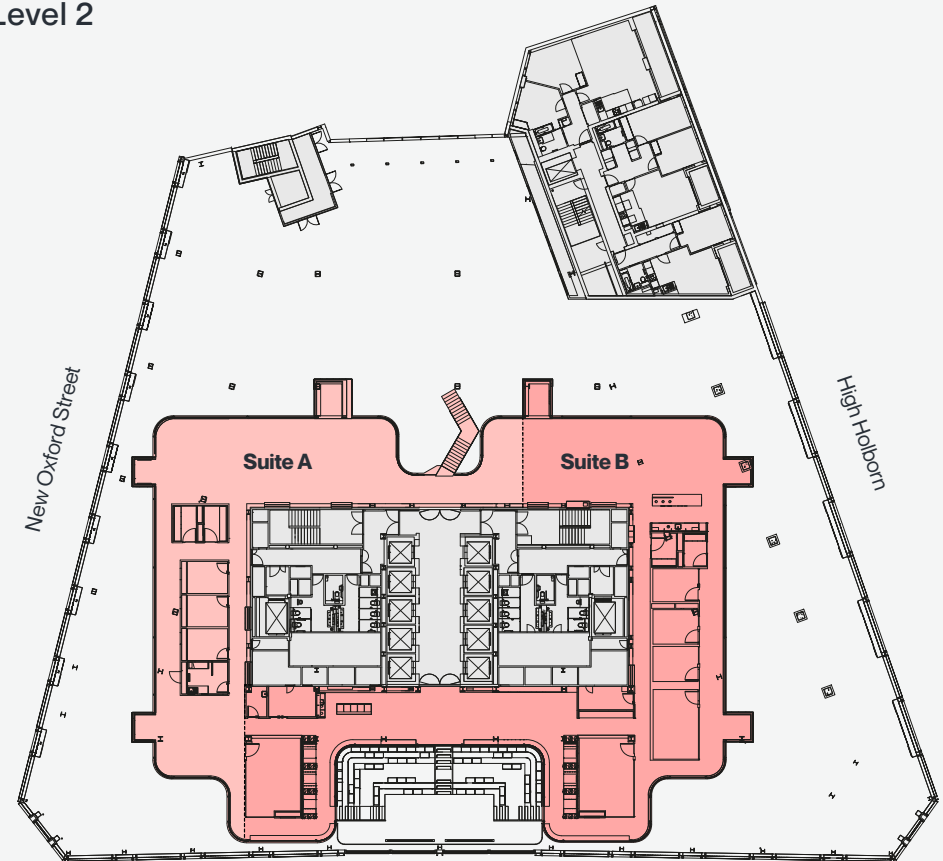
Suite B – 23,303 sq ft (2,165 sq m)

For indicative purposes only.   
Not to scale.

### Level 1



### Level 2



● Suite A / ● Suite B / ● Core / ● Private Terrace



## The Space

# Reimagined office space.

CGIs to illustrate how an occupier can adapt the space to meet their needs.



Indicative level 1 arrival reception CGI



Indicative level 2 reception CGI



Indicative auditorium CGI



# Flexible workspace



Indicative creative layout CGI



## Sustainability & Wellbeing

# A greener way of working

The building is certified to the highest standards achieving BREEAM Excellent and LEED Gold to deliver a workplace that has tenant well-being at its core.

- ✓ BREEAM Excellent
- 🏆 EPC Rating B-31
- ⚙️ LEED Gold
- 🌐 WiredScore Platinum
- 📄 SmartScore Silver
- 🚲 Cycling Score Platinum
- ♻️ 5 Star Zero Waste Rating
- 🏠 7,500 sq ft communal rooftop garden and private balcony (1st floor)



## Rapha-designed world leading cycle facilities

In collaboration with leading cycle brand Rapha, the building offers everything a cyclist needs for an active commute from automatic entryways to non-slip surfaces secure storage and self-contained showers.

- 🚲 Cyclist lift
- 🚲 67 dedicated cycle racks and lockers
- 🚿 15 male, 15 female and 2 accessible showers
- 🧺 Towel stations and drying room



## Further Information

## Viewings

Strictly through the joint letting agents.

**Lambert  
Smith  
Hampton**

### David Earle

dearle@lsh.co.uk  
07850 056 626

## Terms

Upon application.

### Craig Hinvest

chinvest@lsh.co.uk  
07938 378 982

## Contact

For further information please contact:

### Lizzie Boswell

lboswell@lsh.co.uk  
07731 528 980

**CBRE**

### David Perowne

david.perowne@cbre.com  
07739 814 720

### Richard Howard

richard.howard@cbre.com  
07764 810 217

### David Wilson

david.t.wilson@cbre.com  
07584 339 242

## postbuilding.work

© Lambert Smith Hampton and CBRE Group Inc. Details of Lambert Smith Hampton (LSH) and CBRE can be viewed on their websites: [www.lsh.co.uk](http://www.lsh.co.uk) [www.cbre.co.uk](http://www.cbre.co.uk) This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH and CBRE or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. March 2024.

Designed and produced by Cre8te - 020 3468 5760 - [cre8te.london](http://cre8te.london)

