

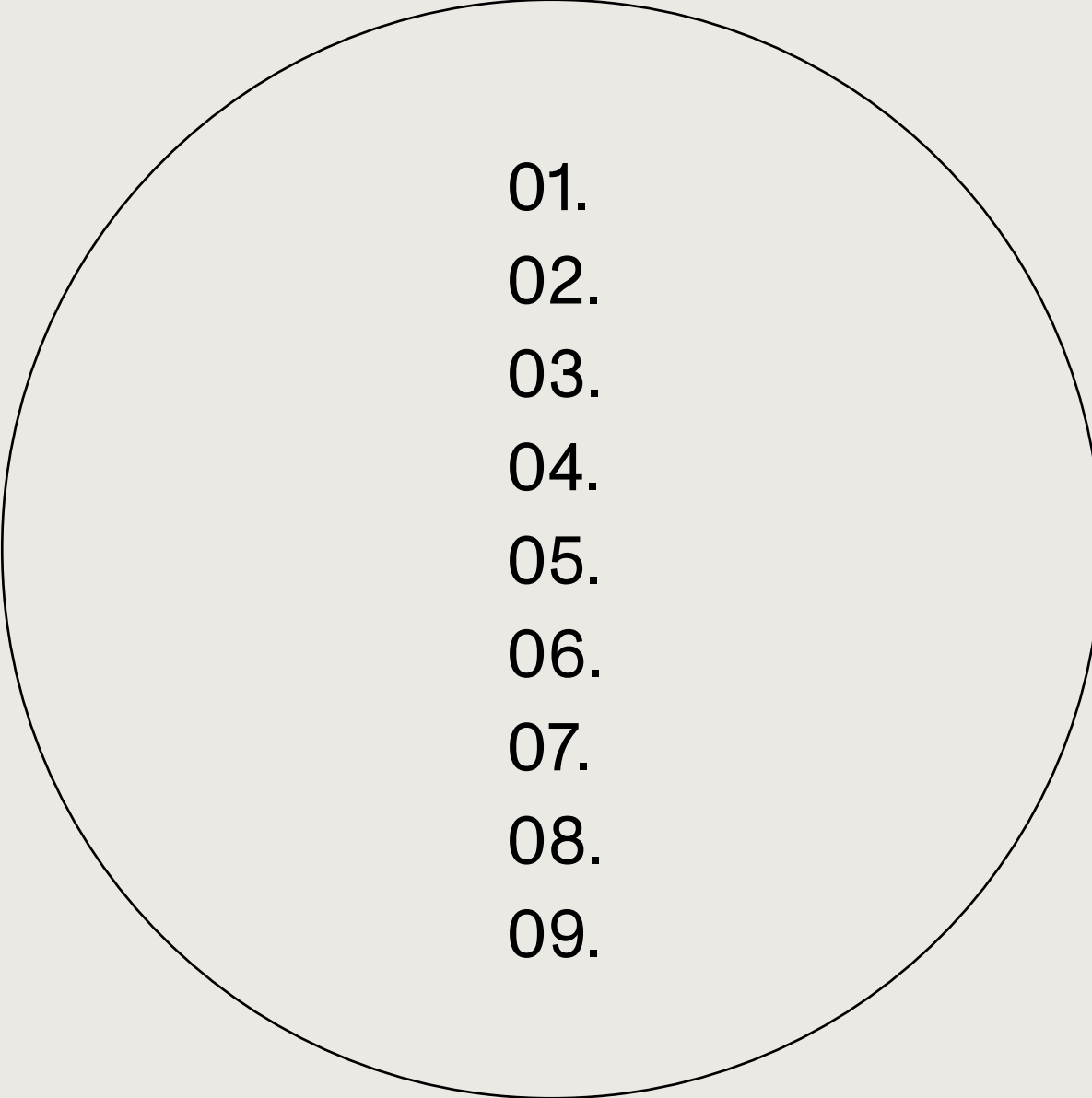


[WWW.SPACEHOUSE.LONDON](http://WWW.SPACEHOUSE.LONDON)

COVENT GARDEN

# WE ARE BETTER TOGETHER

Space House is a 255,000 sq ft brutalist masterpiece restored to a state-of-the-art smart building with unsurpassed amenities and designed to BREEAM Outstanding and FitWel certification. Space House sets a standard for the future of the workplace.



01.

02.

03.

04.

05.

06.

07.

08.

09.



THE BUILDING

TECHNICAL

AMENITIES

RESPONSIBILITY

GETTING THERE

COVENT GARDEN

THE VISION

GALLERY

THE TEAM

# THE BUILDING

01.

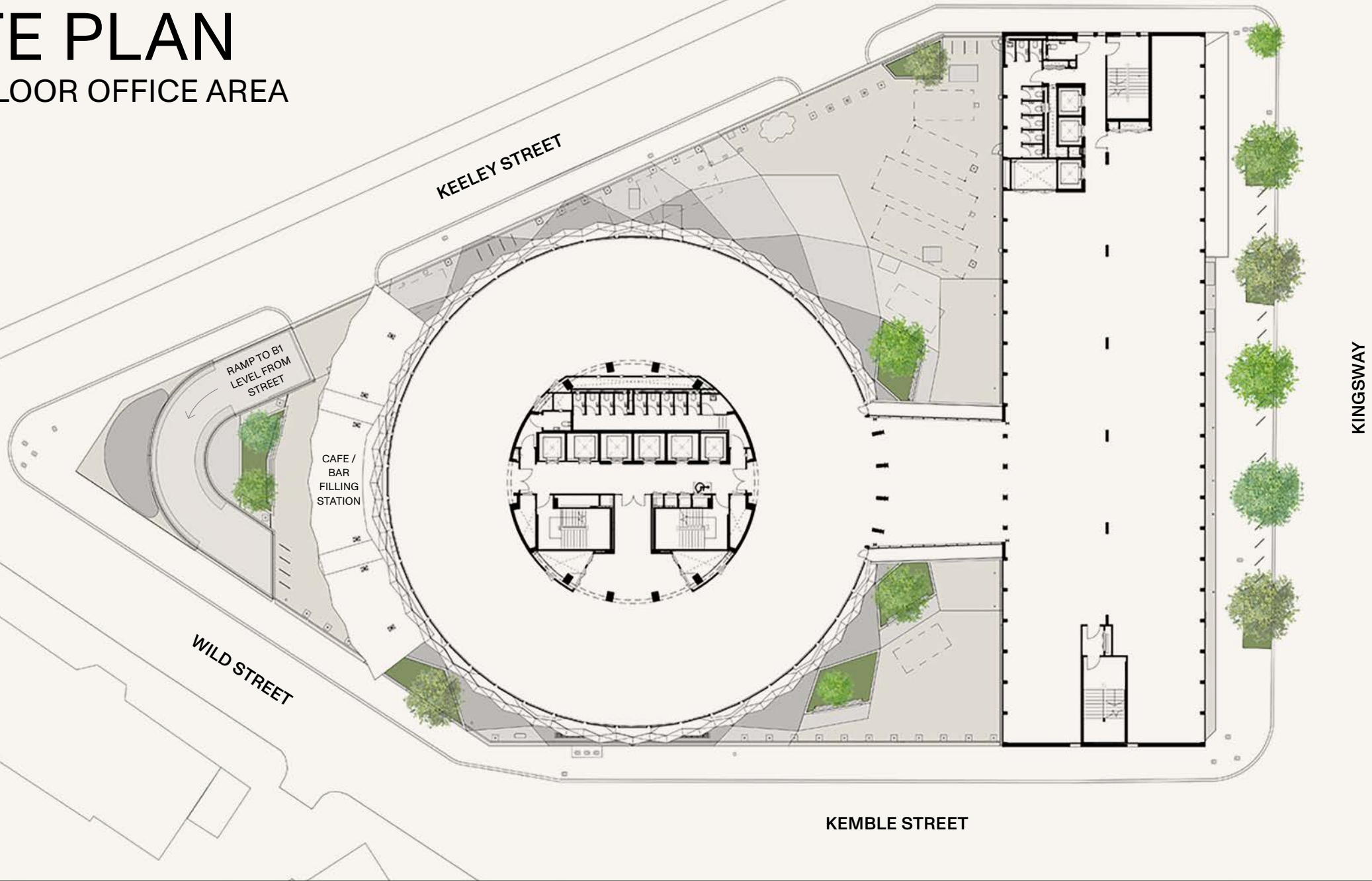
# A BRUTALIST ICON

Space House delivers 255,000 sq ft of prime Grade A offices sitting on an island site of nearly one acre. With extensive public realm and generous building setbacks, Space House enjoys bright space on every floor of its two exceptional buildings: the Tower and the Block.

Bring your events to life in the 16,500 sq ft of underground event space featuring double height auditorium.

# SITE PLAN

## 2ND FLOOR OFFICE AREA





# A REMARKABLE RESTORATION

Our buildings have been considerably and sustainably restored, respectful of the character of the brutalist architecture whilst anticipating the needs of tomorrow's occupier.

Wired Score Platinum and Fitwel accreditation ensures the buildings provide a resilient and diverse digital platform whilst still focusing on occupiers' wellbeing.



# THE TOWER

The Tower provides 168,000 sq ft of offices over 17 stories with unobstructed 360 degree views from the top 10 floors including a spectacular rooftop terrace.

A spacious, double-height lobby and reception sits at the base of the tower and is serviced by six high-speed lift.





---

TYPICAL TOWER  
OFFICE FLOOR

---



# THE BLOCK

The Block comprises 58,000 sq ft of offices over 8 rectangular floors. The ground floor of 5,500 sq ft could be used as offices or restaurants with additional 4,000 sq ft of ancillary space in the basement. The 8th floor roof terrace has been dedicated as a communal Club House.

A beautiful and intimate lobby grants access to 8,000 sq ft of office floor plates which feel elegant, functional and luminous.



TYPICAL BLOCK  
OFFICE FLOOR

A technical line drawing of a multi-level structure. On the left, there are four rectangular levels stacked vertically, each with a textured surface. On the right, there is a large circular structure with a textured, ribbed exterior and a smooth interior. The drawing is composed of black lines on a white background.

**TECHNICAL**

**02.**



# TOWER ●

# BLOCK ■

		SQFT	SQM
17	TERRACE	3,659	340
17	OFFICE	4,850	451
16	OFFICE	10,270	954
15	OFFICE	10,279	955
14	OFFICE	10,279	955
13	OFFICE	10,279	955
12	OFFICE	10,279	955
11	OFFICE	10,279	955
10	OFFICE	10,279	955
9	OFFICE	10,279	955
8	OFFICE	10,279	955
7	OFFICE	10,279	955
6	OFFICE	10,279	955
5	OFFICE	10,279	955
4	OFFICE	10,279	955
3	OFFICE	10,279	955
2	OFFICE	10,289	954
1	OFFICE	8,886	823
G	RECEPTION	2,274	211

**LINK**

		SQFT	SQM
3	TERRACE	1,340	125
2	OFFICE	1,079	102
1	OFFICE	1,079	102

		SQFT	SQM
8	TERRACE	5,064	470
8	OFFICE	2,259	210
7	OFFICE	8,037	747
6	OFFICE	8,037	747
5	OFFICE	8,037	747
4	OFFICE	8,037	747
3	OFFICE	8,032	746
2	OFFICE	8,032	746
1	OFFICE	8,002	743
G	RECEPTION	1,107	470

B1	EVENT SPACE	2,854	265	RETAIL	2,873	103
B2	EVENT SPACE	13,675	1,270			

## OFFICE SPACE

228,553 SQFT  
21,233 SQM

## TOWER OFFICE SPACE

167,922 SQFT  
15,600 SQM

## BLOCK OFFICE SPACE

58,473 SQFT  
5,432 SQM

## RETAIL

2,873 SQFT  
267 SQM

## EVENT SPACE

16,529 SQFT  
1,535 SQM

## TOTAL AREA

261,399 SQFT  
24,285 SQM

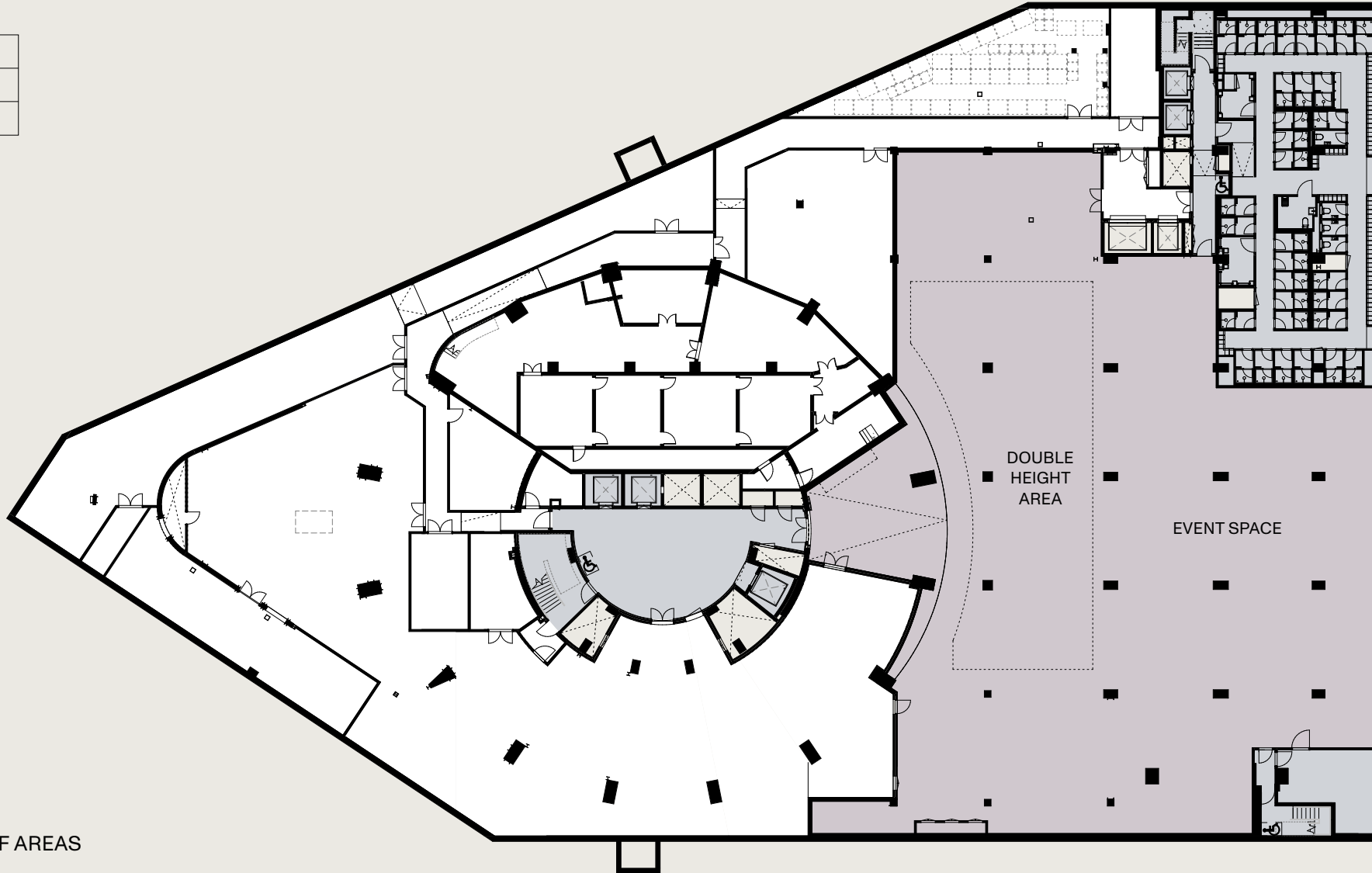
\*Areas Subject to Final Measurements



# B2

<b>EVENT SPACE</b>
13,675 SQFT
1,270 SQM

- OFFICE
- RETAIL
- EVENT SPACE
- COMMON
- TERRACE



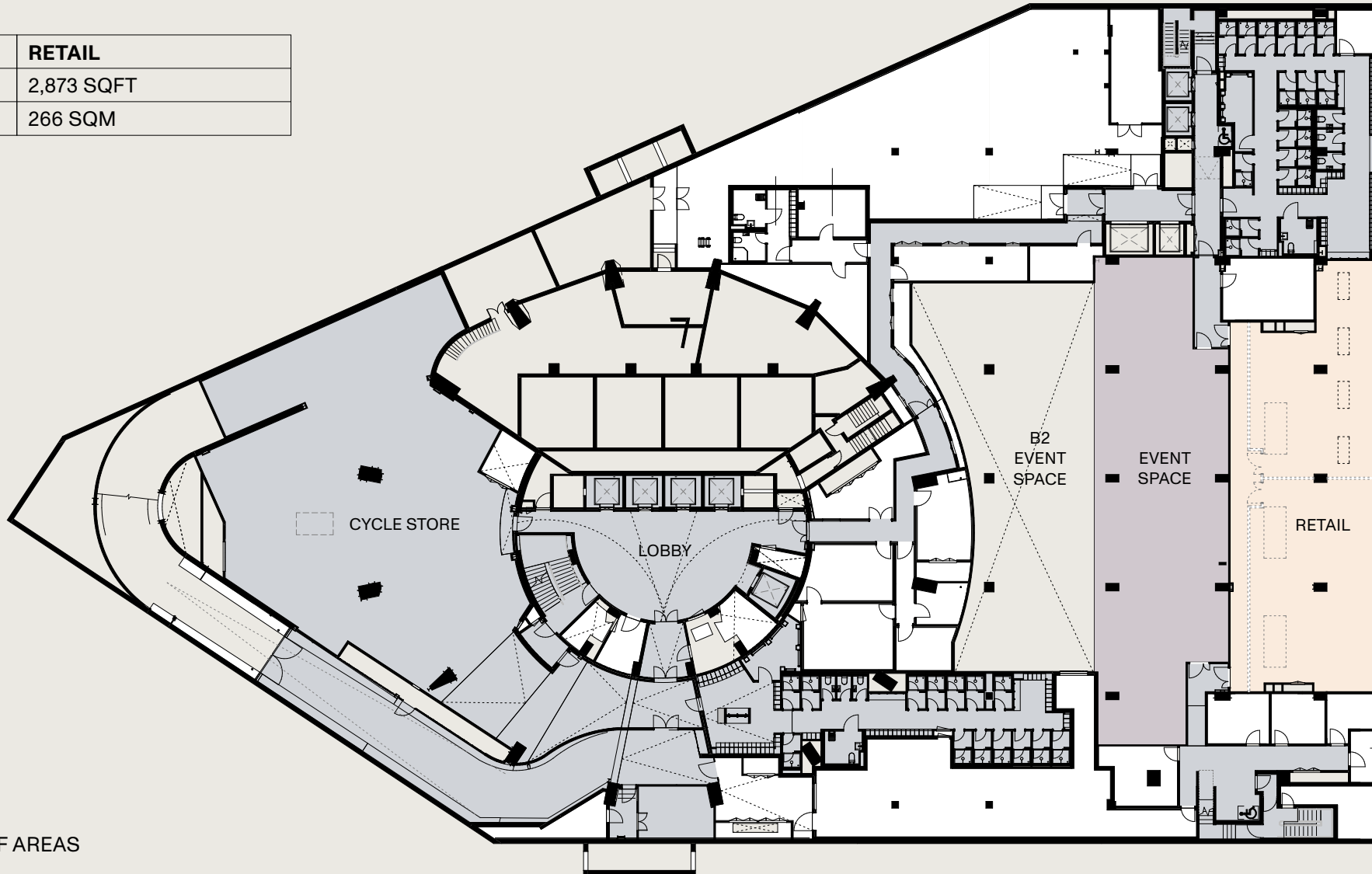
[< BACK TO SCHEDULE OF AREAS](#)

\*Areas Subject to Final Measurements

# B1

EVENT SPACE	RETAIL
2,854 SQFT	2,873 SQFT
265 SQM	266 SQM

- OFFICE
- RETAIL
- EVENT SPACE
- COMMON
- TERRACE



[< BACK TO SCHEDULE OF AREAS](#)

\*Areas Subject to Final Measurements



# G

TOWER — RECEPTION	BLOCK — RECEPTION	TOTAL
2,274 SQFT	1,107 SQFT	3,381 SQFT
211 SQM	103 SQM	314 SQM

RETAIL  
 COMMON

TOWER

RAMP TO B1  
LEVEL FROM  
STREET

CAFE / BAR  
FILLING STATION

RECEPTION

RESTAURANT + RETAIL

RECEPTION

BLOCK

< BACK TO SCHEDULE OF AREAS

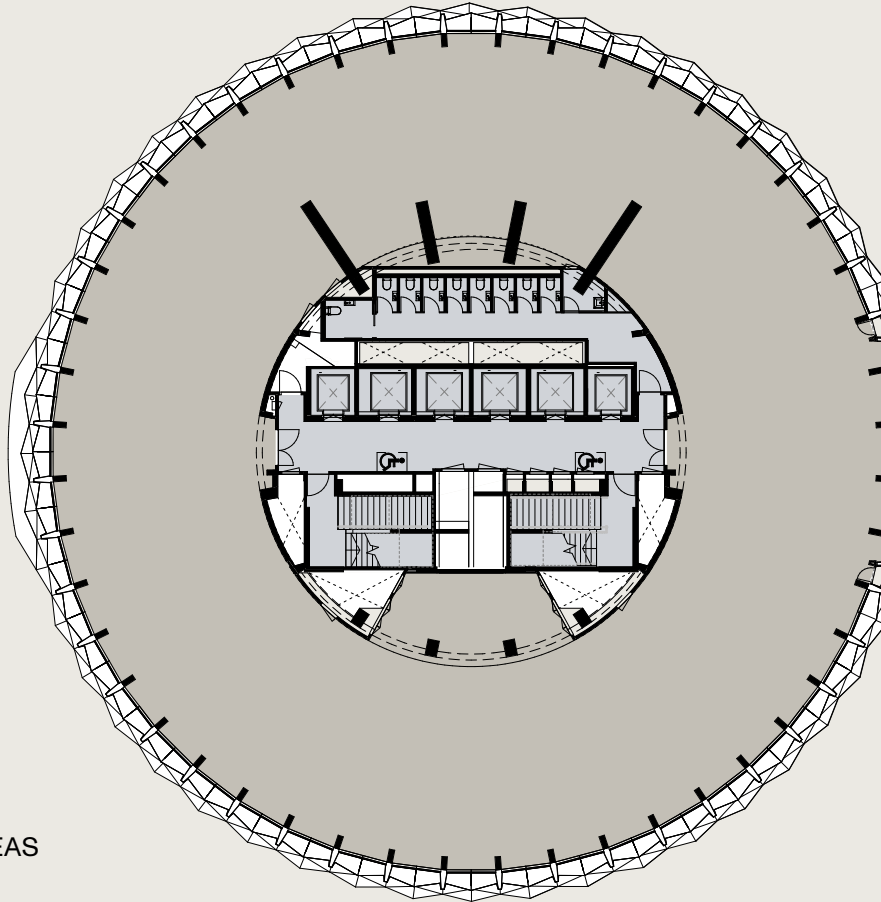
\*Areas Subject to Final Measurements

# 1

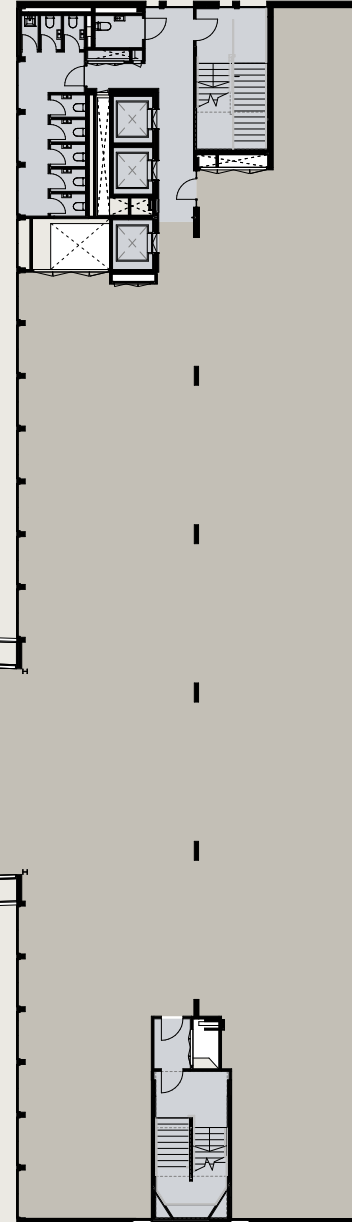
TOWER — OFFICE	BLOCK — OFFICE	LINK BRIDGE — OFFICE	TOTAL
8,886 SQFT	8,002 SQFT	1,079 SQFT	17,967 SQFT
823 SQM	743 SQM	102 SQM	1,668 SQM

OFFICE

TOWER



BLOCK



< BACK TO SCHEDULE OF AREAS

\*Areas Subject to Final Measurements

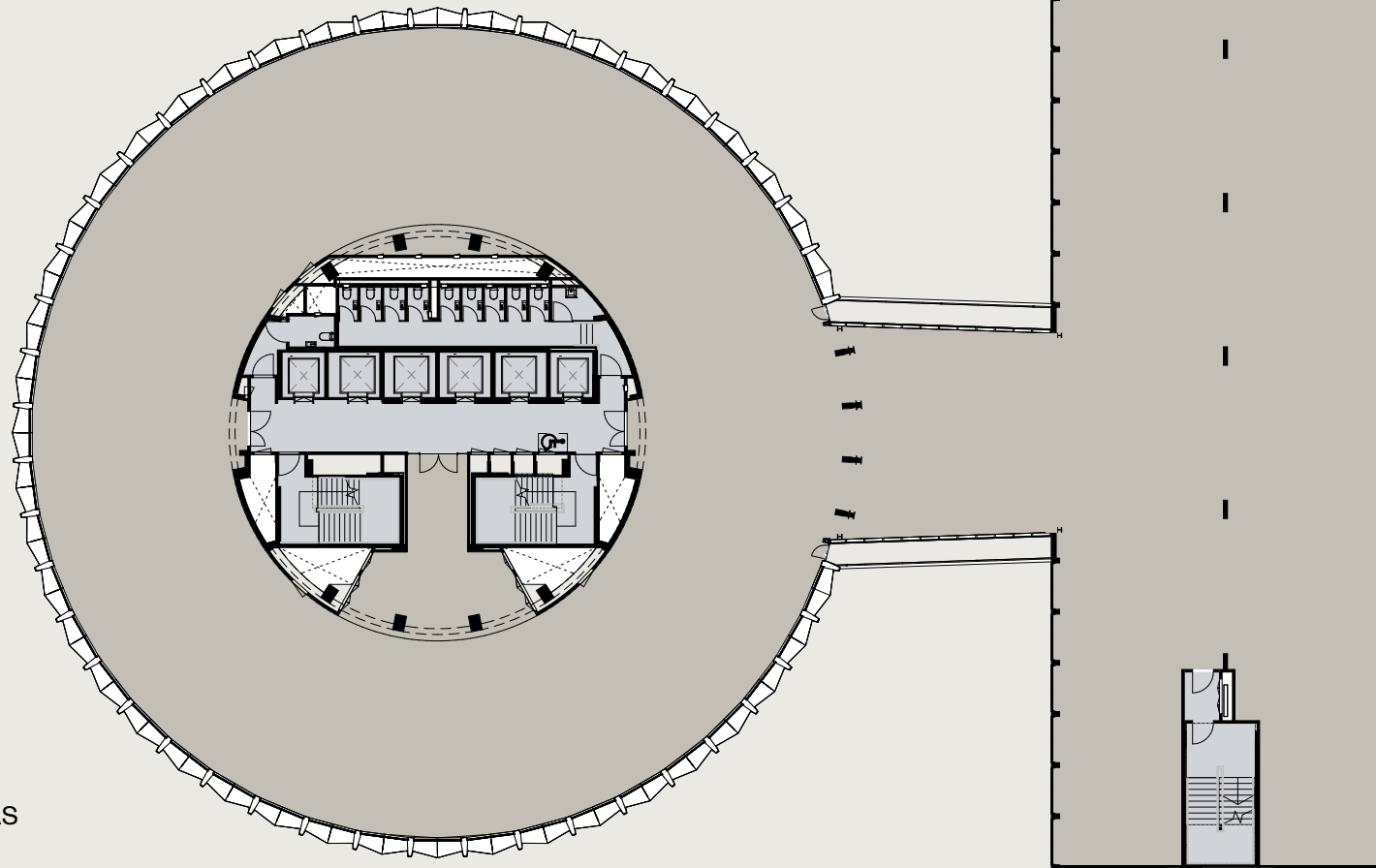
# 2

TOWER — OFFICE	BLOCK — OFFICE	LINK BRIDGE — OFFICE	TOTAL
10,289 SQFT	8,032 SQFT	1,079 SQFT	19,400 SQFT
954 SQM	746 SQM	102 SQM	1,802 SQM

OFFICE

TOWER

BLOCK



< BACK TO SCHEDULE OF AREAS

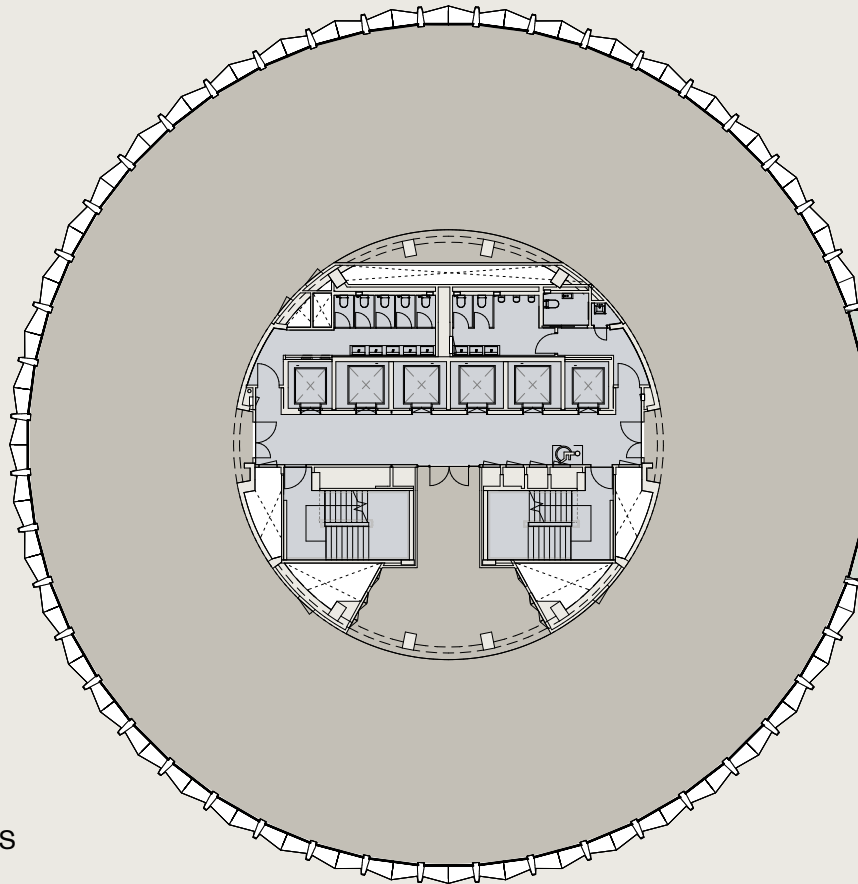
\*Areas Subject to Final Measurements

# 3

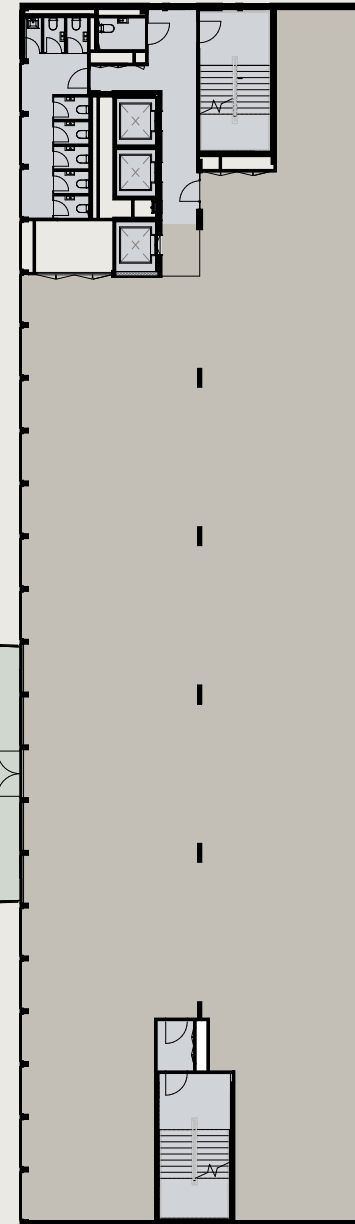
TOWER — OFFICE	BLOCK — OFFICE	TOTAL	TERRACE
10,279 SQFT	8,032 SQFT	18,311 SQFT	1,340 SQFT
955 SQM	746 SQM	1,701 SQM	125 SQM

- OFFICE
- TERRACE

●  
TOWER



■  
BLOCK



< [BACK TO SCHEDULE OF AREAS](#)

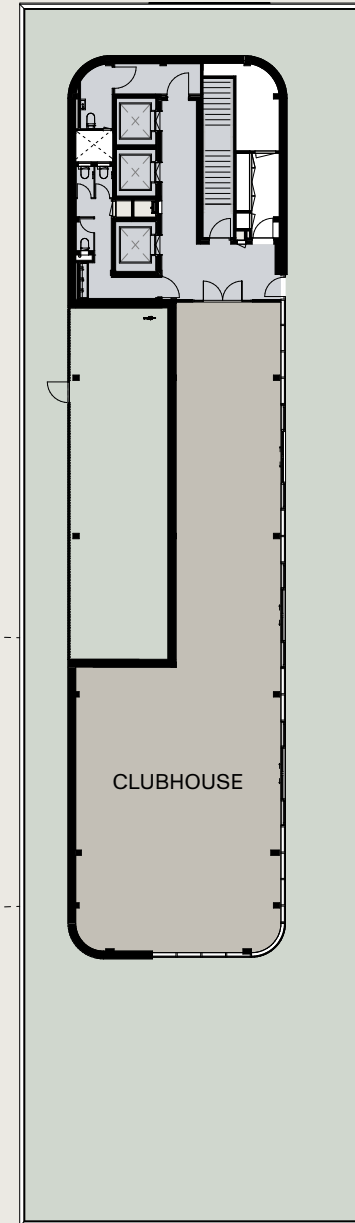
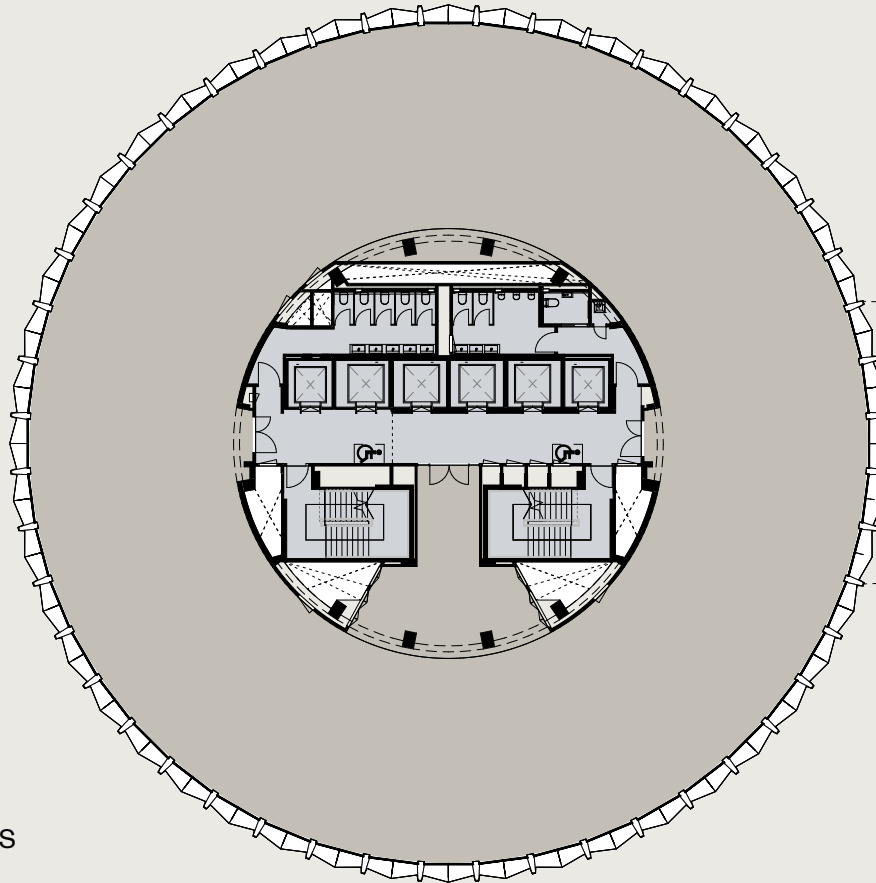
\*Areas Subject to Final Measurements

# 8

TOWER — OFFICE	BLOCK — OFFICE	TOTAL	TERRACE
10,279 SQFT	2,259 SQFT	12,538 SQFT	5,064 SQFT
955 SQM	210 SQM	1,165 SQM	470 SQM

OFFICE  
 TERRACE

●  
TOWER



■  
BLOCK

< BACK TO SCHEDULE OF AREAS

\*Areas Subject to Final Measurements

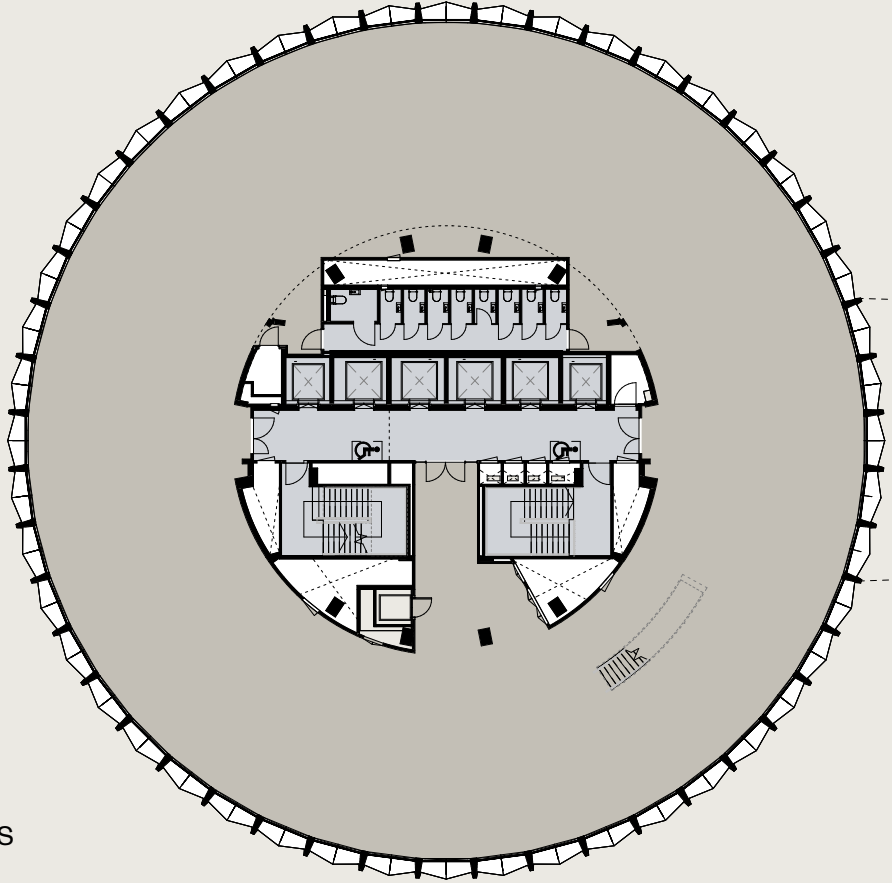


# 16

<b>TOWER — OFFICE</b>
10,270 SQFT
954 SQM

OFFICE

TOWER



BLOCK

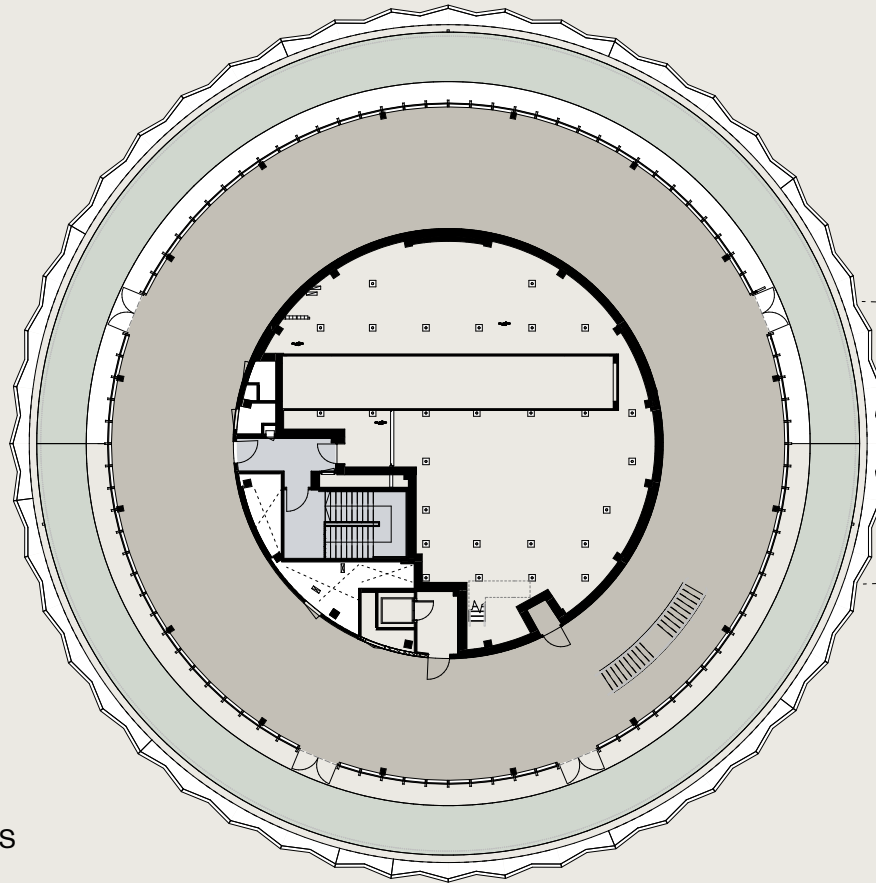
< BACK TO SCHEDULE OF AREAS

\*Areas Subject to Final Measurements

TOWER — OFFICE	TERRACE
4,850 SQFT	5,064 SQFT
451 SQM	470 SQM

- OFFICE
- TERRACE

●  
TOWER



■  
BLOCK

< BACK TO SCHEDULE OF AREAS

\*Areas Subject to Final Measurements

# BUILDING FEATURES

---



OUTSTANDING  
NATURAL LIGHT



SMART BUILDING  
TECHNOLOGY



360 DEGREE  
VIEWS



OPENABLE  
WINDOWS



10,060 SQ FT OF  
ROOF TERRACES



DOUBLE HEIGHT  
EVENT SPACE



CLUB  
HOUSE



NEW ENERGY EFFICIENT  
WINDOWS



DOUBLE HEIGHT  
RECEPTION





# TARGET ACCREDITATIONS

---



WIRED SCORE —  
PLATINUM

BREEAM®

TARGETING  
OUTSTANDING



FITWEL —  
2 OUT OF 3 STAR

# TECHNICAL SPECIFICATIONS

BUILT WITH THE PAST IN MIND AND THE FUTURE IN VIEW



50 PUBLIC REALM  
CYCLE SPACES



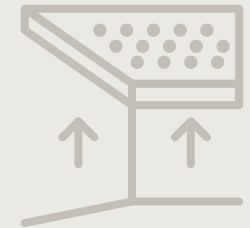
555  
CYCLE SPACES



62  
SHOWERS



NEW  
WC



EXPOSED  
CEILINGS



536  
LOCKERS



PRE-INSTALLED FIBRE  
CONNECTION



WORKSPACE  
OCCUPANCY 1:8



13 NEW  
LIFTS



BESPOKE  
CHILLED BEAMS

# WORLD CLASS AMENITIES

03.



# WORLD CLASS AMENITIES

## London's Best Cycle Centre

- 605 Cycle Spaces
- 62 Showers
- 536 Lockers with drying rooms

## Roof Top Terraces And Club House

- 3 landscaped terraces totalling 10,000 sq ft
  - 3,600 sq ft Tower rooftop terrace
  - 5,000 sq ft Block rooftop terrace
  - 1,300 sq ft Link bridge terrace

## Double Height Event Space

- 16,500 sq ft underground event space with double height auditorium

## 7,300 sq ft Retail Amenities

- 2,300 sq ft Filling Station at the base of the Tower
- 5,000 sq ft Retail offerings in the Block
- Subject to planning, office use is possible

## Public Realm

- 0.9 acre landscaped public realm across the site



# RESPONSIBILITY

04.



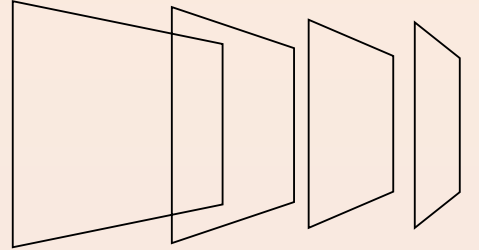
# PUTTING PEOPLE AND PLANET FIRST

GRADE II LISTED  
**BREEAM**  
OUTSTANDING  
OFFICE

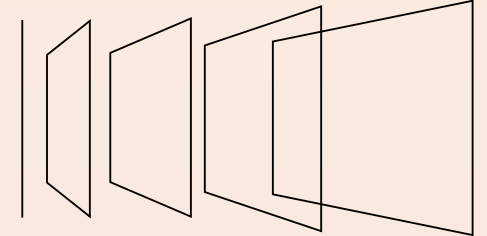
A FULLY ELECTRIC  
**SMART**  
BUILDING REDUCING  
OPERATIONAL CARBON  
FOOTPRINT

FITWEL  
**CERTIFIED**

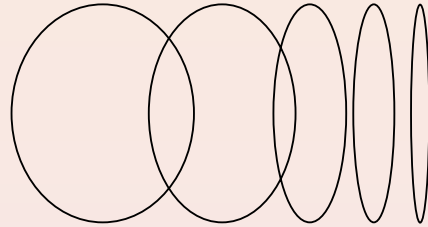
LONDON'S  
**HIGHEST**  
PROVISIONED OFFICE  
CYCLE CENTRE



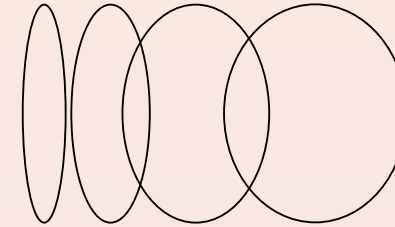
EMBODIED  
CARBON SAVINGS OF  
**10,700,000 KG**  
OF CO2



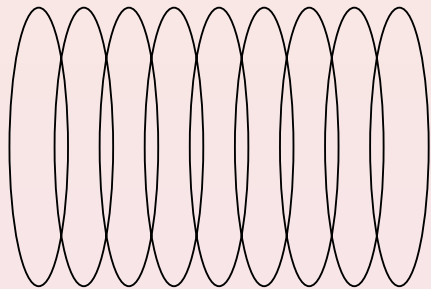
LOCAL  
**EMPLOYMENT**  
AND APPRENTICESHIP  
COMMITMENTS



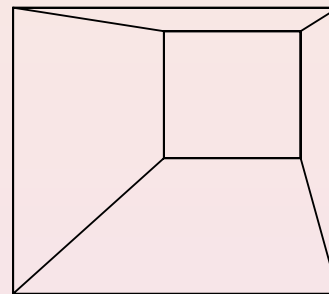
LONDON  
**LIVING WAGE**  
COMMITMENT



NEW OPENABLE  
**ENERGY**  
EFFICIENT  
WINDOWS



SUPPORTING  
**BIODIVERSITY**  
WITH BEE HIVES,  
INSECT HOTELS,  
AND BAT BOXES



BESPOKE ENERGY  
**EFFICIENT**  
**CHILLED BEAM AC**  
WITH HEAT RECOVERY  
TECHNOLOGY

HIGH EFFICIENCY  
**DAYLIGHT**  
HARVESTING  
TECHNOLOGY

# OTHER WAYS (ASIDE FROM MOVING INTO SPACE HOUSE) THAT YOU CAN SAVE 10,700,000KG OF CARBON?

As an industry, we can work together to create a more sustainable world where humanity can meet the needs of the present without undermining future generations to meet theirs.



**10,700  
FLIGHTS**  
BETWEEN LONDON  
AND NEW YORK

**27**  
MILLION  
PETROL CAR MILES



**10,000  
TREES**  
SEQUESTERING  
CARBON OVER  
40 YEARS





# GETTING THERE

05.



# LONDON CONNECTED

WITH ALL OF LONDON'S RAIL HUBS WITHIN 25 MINUTES, SPACE HOUSE IS AT THE CENTRE OF TRANSPORT AND CONNECTIVITY TO A WIDE POOL OF NATIONAL AND INTERNATIONAL TALENT.



LONDON LUTON  
1HR 11 MINS

LONDON GATWICK  
53 MINS

LONDON STANSTED  
1HR 13 MINS

HEATHROW  
59 MINS

LONDON CITY AIRPORT  
41 MINS

CHARING CROSS  
10 MIN WALK

ST PANCRAS  
13 MINS

WATERLOO  
8 MINS

KINGS CROSS  
12 MINS

LONDON BRIDGE  
21 MINS

EUSTON  
18 MINS

VICTORIA  
21 MINS

PADDINGTON  
23 MINS

LIVERPOOL STREET  
15 MINS

EUROSTAR  
13 MINS

HEATHROW EXPRESS  
22 MINS

CROSSRAIL STATION  
10 MIN WALK



# TFL PUBLIC TRANSPORT LINKS

## CHANCERY LANE

■ CENTRAL

## COVENT GARDEN

■ PICCADILLY

## HOLBORN

■ CENTRAL

■ PICCADILLY

## LEICESTER SQUARE

■ NORTHERN

■ PICCADILLY

## TEMPLE

■ CIRCLE

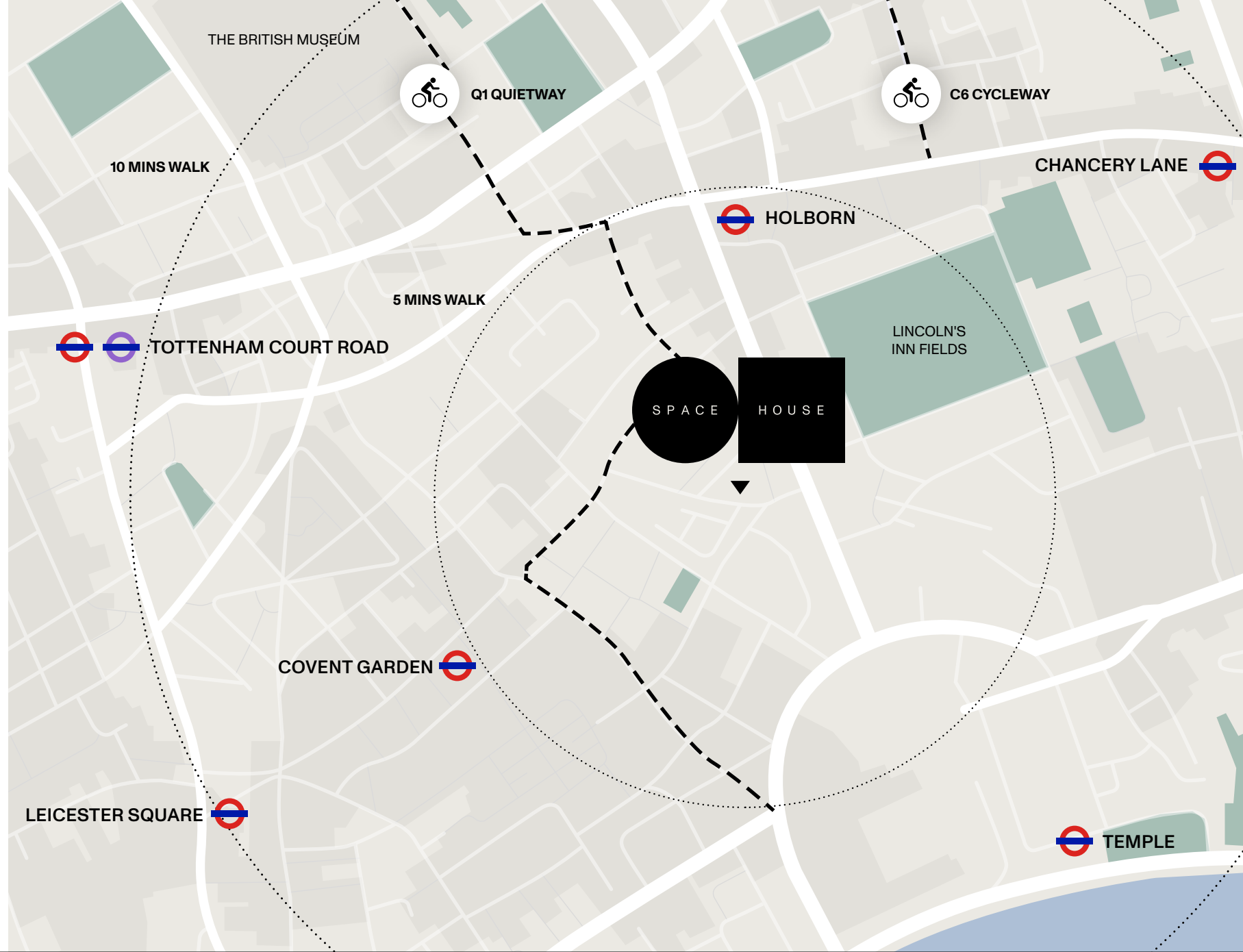
■ DISTRICT

## TOTTENHAM COURT ROAD

■ CENTRAL

■ NORTHERN

■ ELIZABETH LINE



# COVENT GARDEN

06.



# AN ICON OF THE WEST END

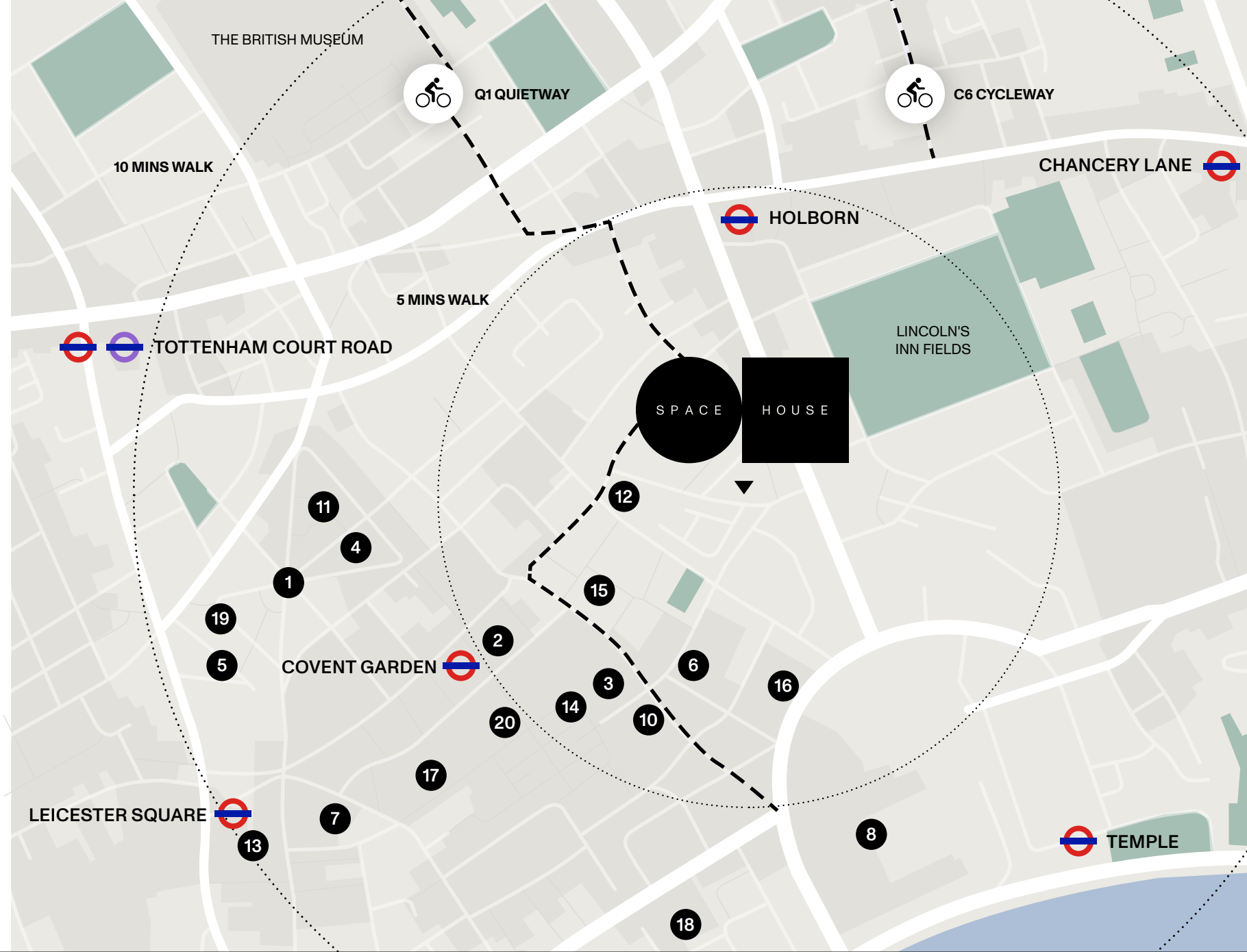
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Located in Covent Garden, Space House stands at London's iconic crossroads of culture and creativity, drawing a vibrant and eclectic crowd.



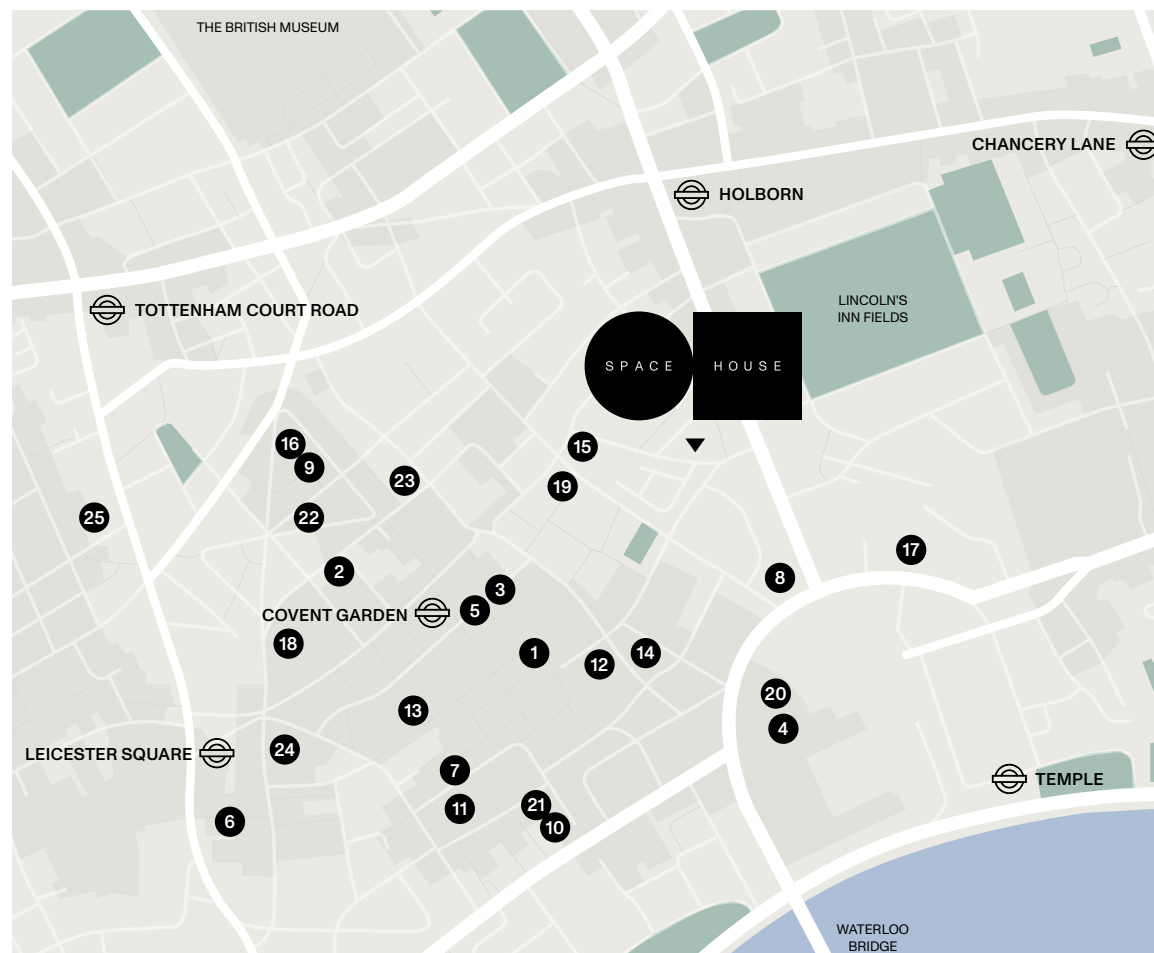
A MELTING POT OF INTELLECTUALS AND ARTISTS, DRAWING A VIBRANT AND ECLECTIC CROWD.

- 1 SEVEN DIALS
- 2 CONVERT GARDEN MARKET
- 3 ROYAL OPERA HOUSE
- 4 SEVEN DIALS MARKET
- 5 THE IVY
- 6 THEATRE ROYAL, DRURY LANE
- 7 GARRICK CLUB
- 8 SOMERSET HOUSE
- 9 NATIONAL PORTRAIT GALLERY
- 10 LONDON FILM MUSEUM
- 11 NEAL'S YARD
- 12 COVENT GARDEN COMEDY CLUB
- 13 J SHEEKY
- 14 SUSHI SAMBA
- 15 NOMAD HOTEL
- 16 WALDORF ASTORIA
- 17 PETERSHAM NURSERIES
- 18 SAVOY HOTEL
- 19 DIGME FITNESS
- 20 APPLE STORE



# RESTAURANTS & BARS

With a dynamic food and drink scene on our doorstep, there's always something to see, taste and do, whether after work or over lunch, by yourself or with colleagues and clients.

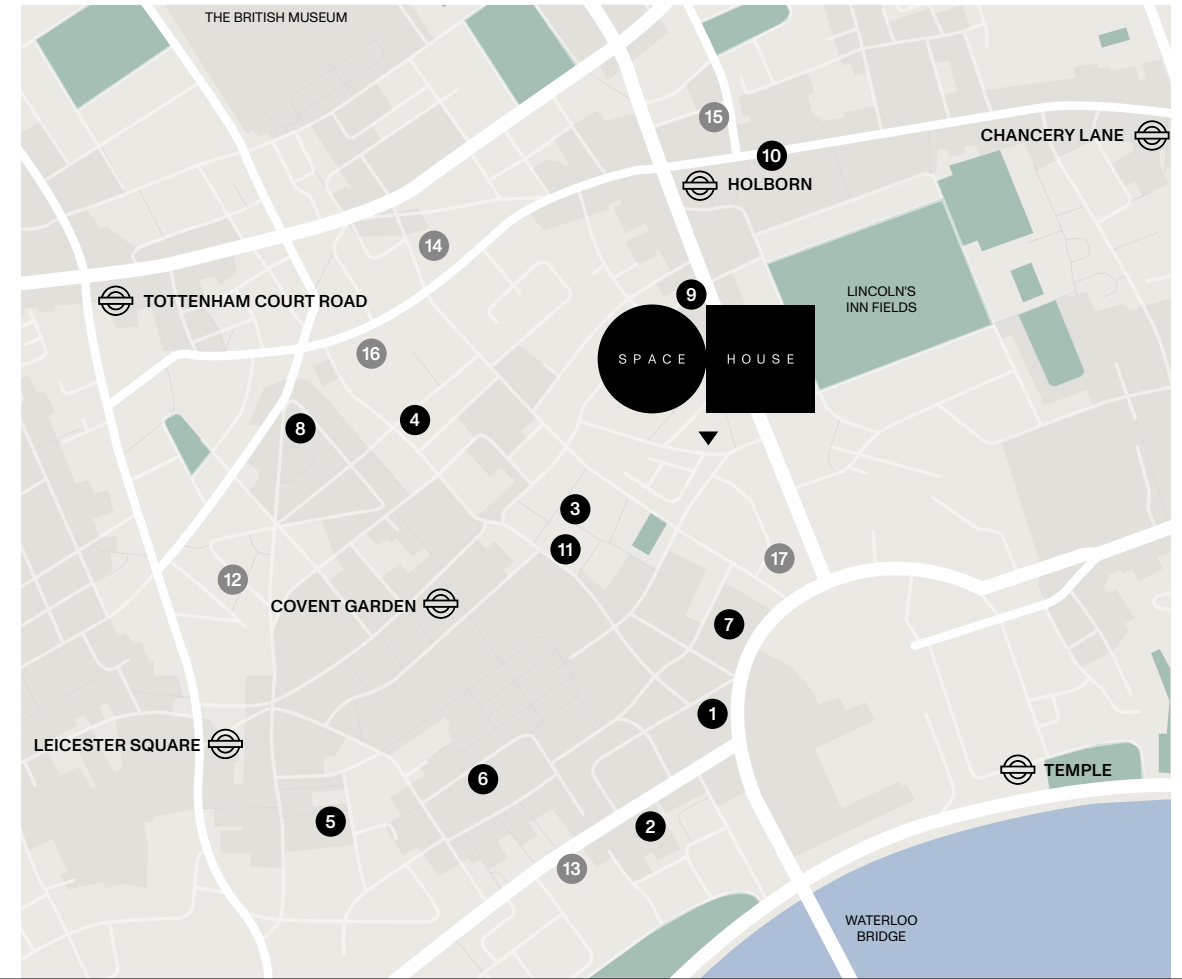


- 1 SUSHISAMBA  
35 THE MARKET, WC2E 8RF
- 2 HAWKSMOOR SEVEN DIALS  
11 LANGLEY ST, WC2H 9JG
- 3 LA GOCCIA  
1 FLORAL ST, WC2E 9FB
- 4 STK STEAKHOUSE  
336-337 STRAND, WC2R 1HA
- 5 THE PETERSHAM  
2 FLORAL ST, WC2E 9FB
- 6 J SHEEKY  
28-32 ST MARTIN'S COURT, WC2N 4AL
- 7 CORA PEARL  
30 HENRIETTA STREET, WC2E 8NA
- 8 THE DELAUNAY  
55 ALDWYCH, WC2B 4BB
- 9 THE BARBARY  
16 NEAL'S YARD, WC2H 9DP
- 10 FROG BY ADAM HANDLING  
34-35 SOUTHAMPTON ST, WC2E 7HG
- 11 FRENCHIE  
16 HENRIETTA ST, WC2E 8QH
- 12 BALTHAZAR  
4-6 RUSSELL ST, WC2B 5HZ
- 13 CLOS MAGGIORE  
33 KING ST, WC2E 8JD
- 14 CAFÉ MURANO  
36 TAVISTOCK ST, WC2E 7PB
- 15 MARGOT  
45 GREAT QUEEN ST, WC2B 5AA
- 16 MOS PLAISIR  
19-21 MONMOUTH ST, WC2H 9DD
- 17 ROKA  
71 ALDWYCH, WC2B 4HN
- 18 DISHOOM  
12 UPPER ST MARTIN'S LANE, WC2H 9FB
- 19 BARRAFINA  
43 DRURY LANE, WC2B 5AJ
- 20 RADIO ROOFTOP  
336-337 STRAND, WC2R 1HA
- 21 EVE BAR  
34 SOUTHAMPTON ST, WC2E 7HF
- 22 THE ESCAPOLOGIST  
35 EARLHAM STREET, WC2H 9LD
- 23 THE 10 CASES  
16 ENDELL STREET, WC2H 9BD
- 24 THE ALCHEMIST  
63-66 ST MARTIN'S LANE, WC2N 4JS
- 25 SWIFT BAR  
12 OLD COMPTON ST, W1D 4TQ

# HOTELS, GYMS, WELLNESS & SPAS

Box, dance or spin your way to that endorphin high, clear your mind at some of the best gyms and spas in the city.

- 1 ONE ALDWYCH HOTEL  
1 ALDWYCH, WC2B 4BZ
- 2 THE SAVOY HOTEL  
STRAND, WC2R 0EZ
- 3 FIELDING HOTEL  
4 BROAD COURT, WC2B 5QZ
- 4 THE HOSPITAL CLUB  
24 ENDELL ST, WC2H 9HQ
- 5 ST MARTIN'S LANE HOTEL  
9 HOP GARDENS, WC2N 4BW
- 6 HENRIETTA HOTEL  
14-15 HENRIETTA ST, WC2E 8QG
- 7 THE WALDORF  
HILTON, ALDWYCH, WC2B 4DD
- 8 COVENT GARDEN HOTEL  
10 MONMOUTH ST, WC2H 9HB
- 9 MIDDLE EIGHT  
66 GREAT QUEEN ST, WC2B 5BX
- 10 ROSEWOOD LONDON  
252 HIGH HOLBORN, WC1V 7EN
- 11 NOMAD LONDON  
28 BOW ST, WC2E 7AW
- 12 DIGME FITNESS  
4-10 TOWER ST, WC2H 9NP
- 13 VIRGIN ACTIVE  
SHELL-MEX HOUSE, 80 STRAND, WC2R 0DT
- 14 1REBEL  
UNIT 4. THE POST BLDG, MUSEUM ST, WC1A 1JS
- 15 GYMBOX  
100 HIGH HOLBORN, WC1V 6RD
- 16 AVEDA LIFESTYLE SALON & SPA  
174-177 HIGH HOLBORN, WC1V 7AA
- 17 SWEAT IT  
4 KEAN ST, LONDON WC2B 4AS





# THE VISION

07.

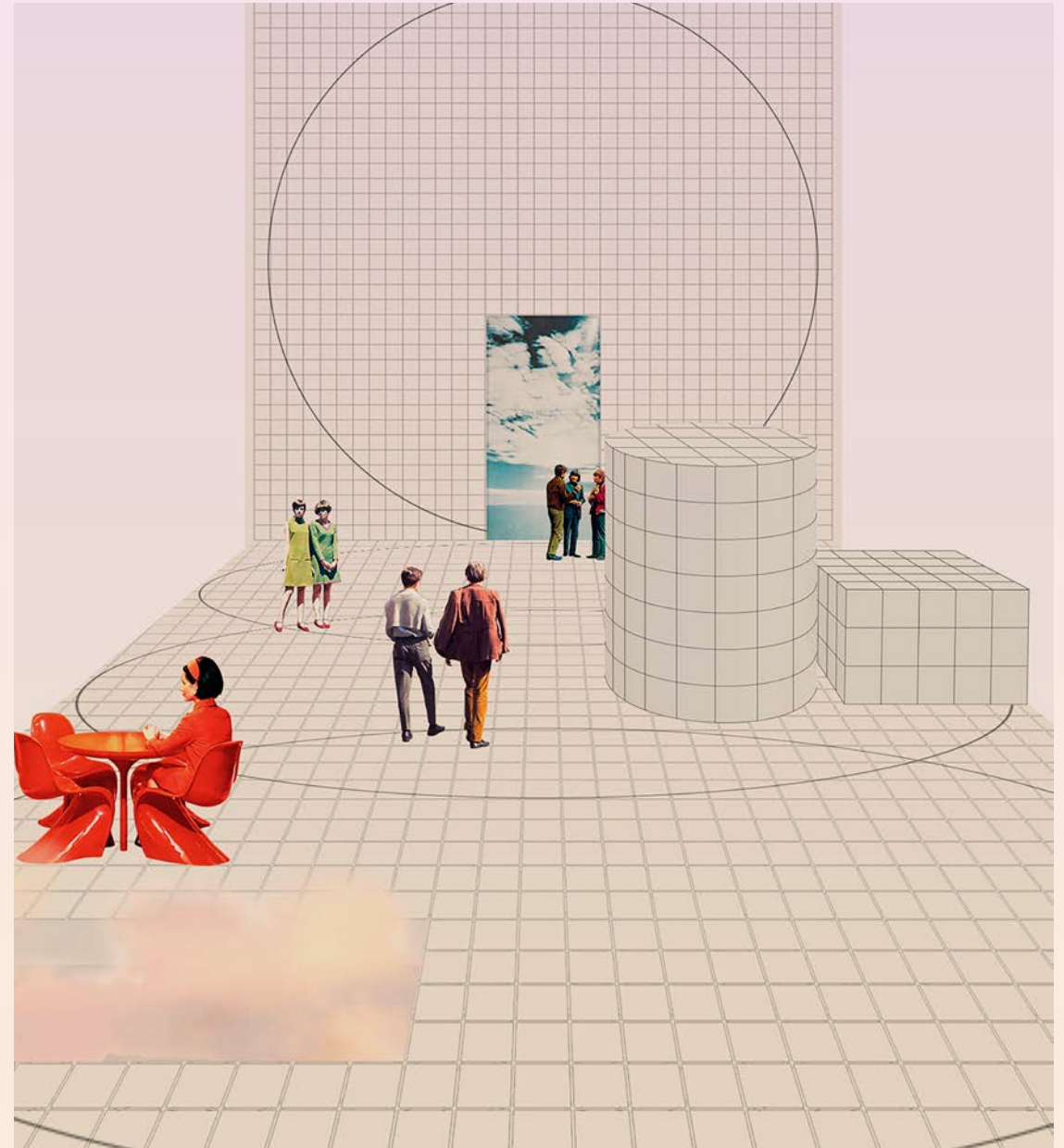


# A CONSTANT VISION OF PROGRESS

---

1964: A TIME OF CULTURAL, ARTISTIC AND TECHNOLOGICAL INNOVATION

Space House is not only an architectural celebration of the period, it retains the mood and spirit of the era: a revolutionary, progressive optimism which is as relevant to today's generation as it was back in the mid-60s.



# CREATIVE



# FLOW

As striking today as it was upon its completion in 1968, Space House is meant for the movers-and-shakers, the progressive thinkers leading tomorrow.

# NEW



# POSSIBILITIES

Built to evolve alongside you, Space House gives you the physical and mental space to roam. Open floor planning on every level fosters a relaxed atmosphere for deep thought, chance encounters and inspired collaboration. From bright and welcoming communal areas for every need to individual office floors that can be customised to fit your working habits and culture.



# REAL CONNECTIONS



Redesigned to bring people together, spark conversation and ignite ideas, Space House nurtures a thriving community at its heart—in a way that is both inviting and safe.



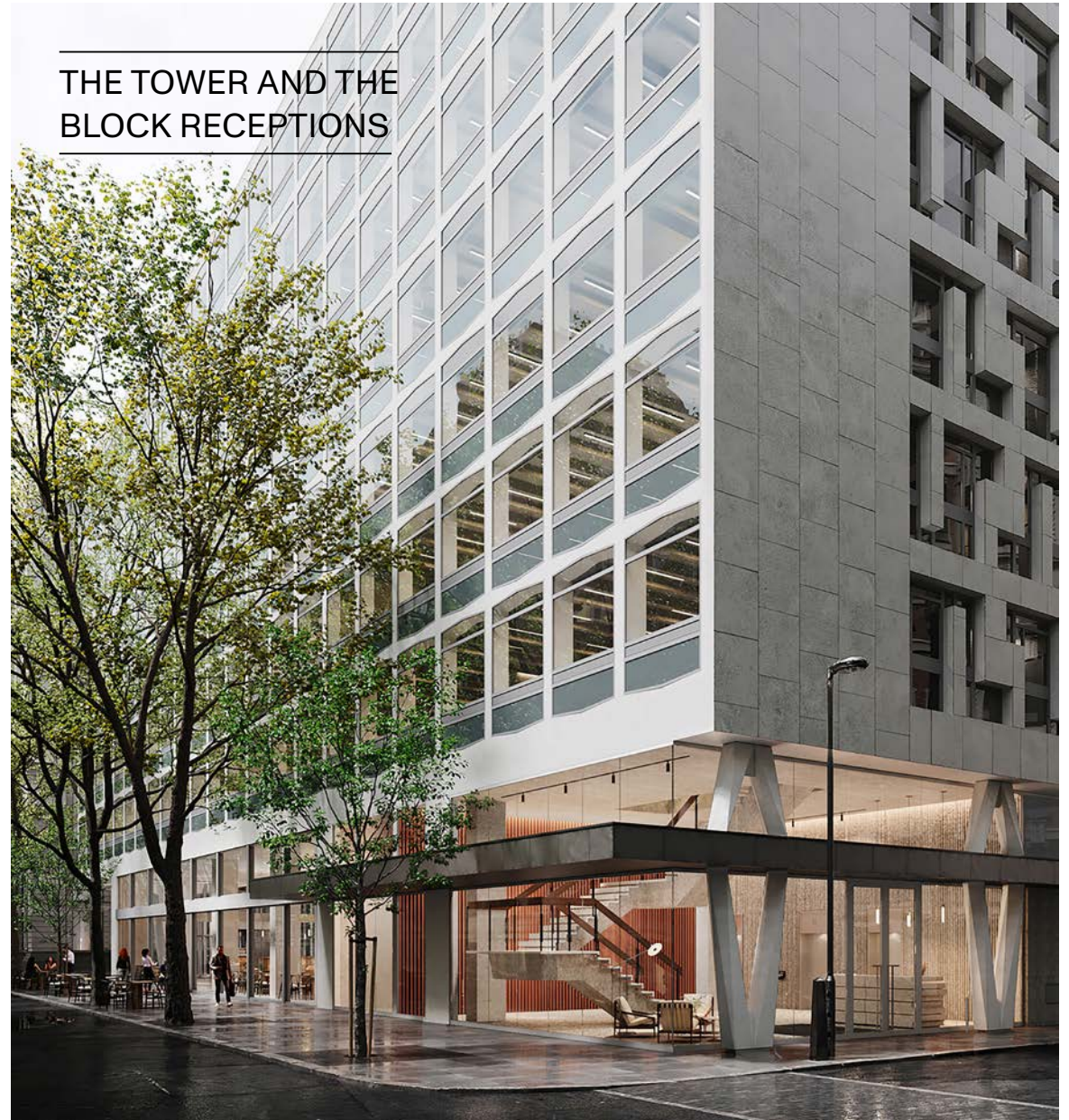
# GALLERY

08.





BUILDING EXTERIOR  
AND PUBLIC REALM  
FROM WILD STREET



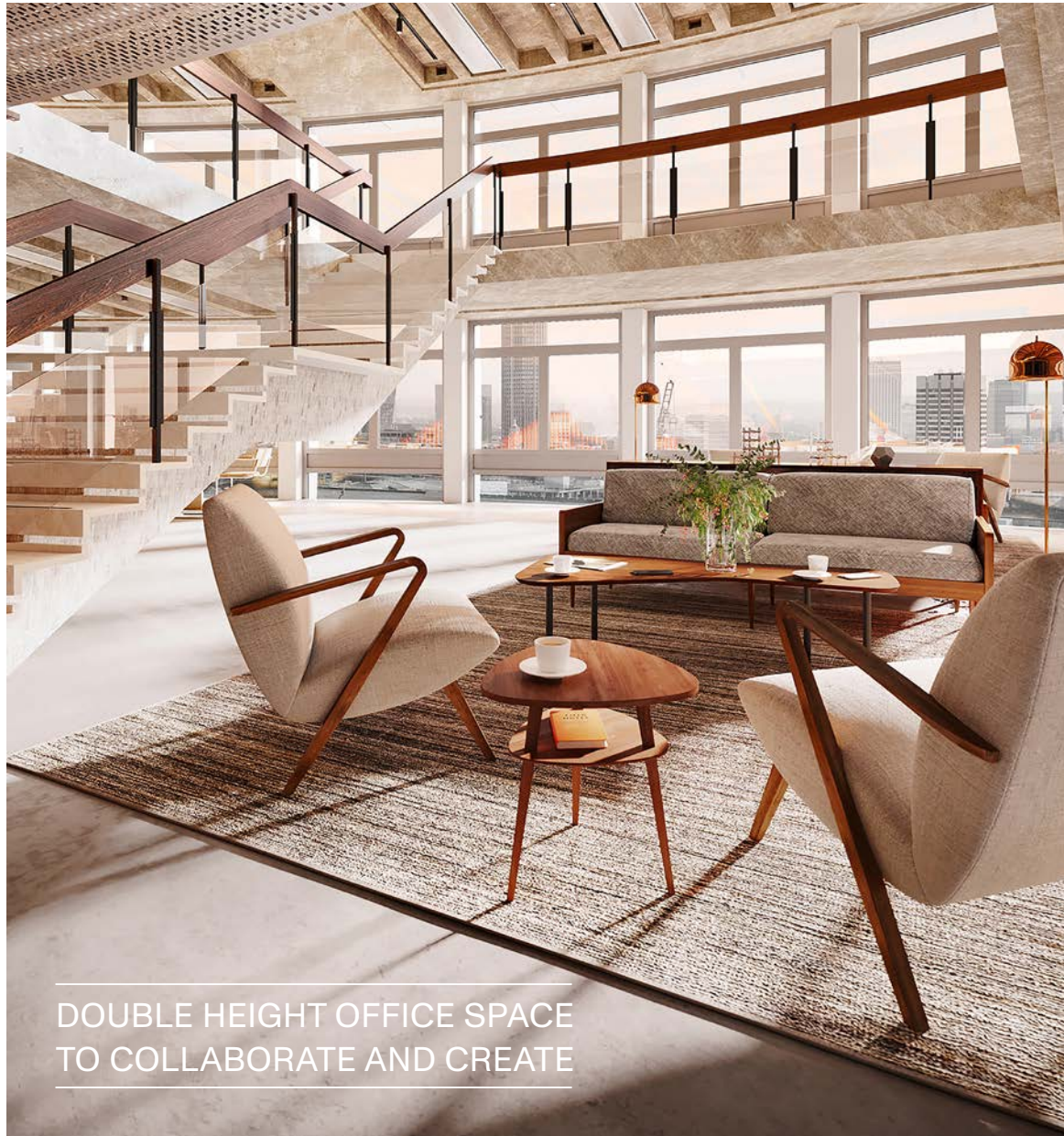


TYPICAL TOWER  
LOBBY ENTRANCE

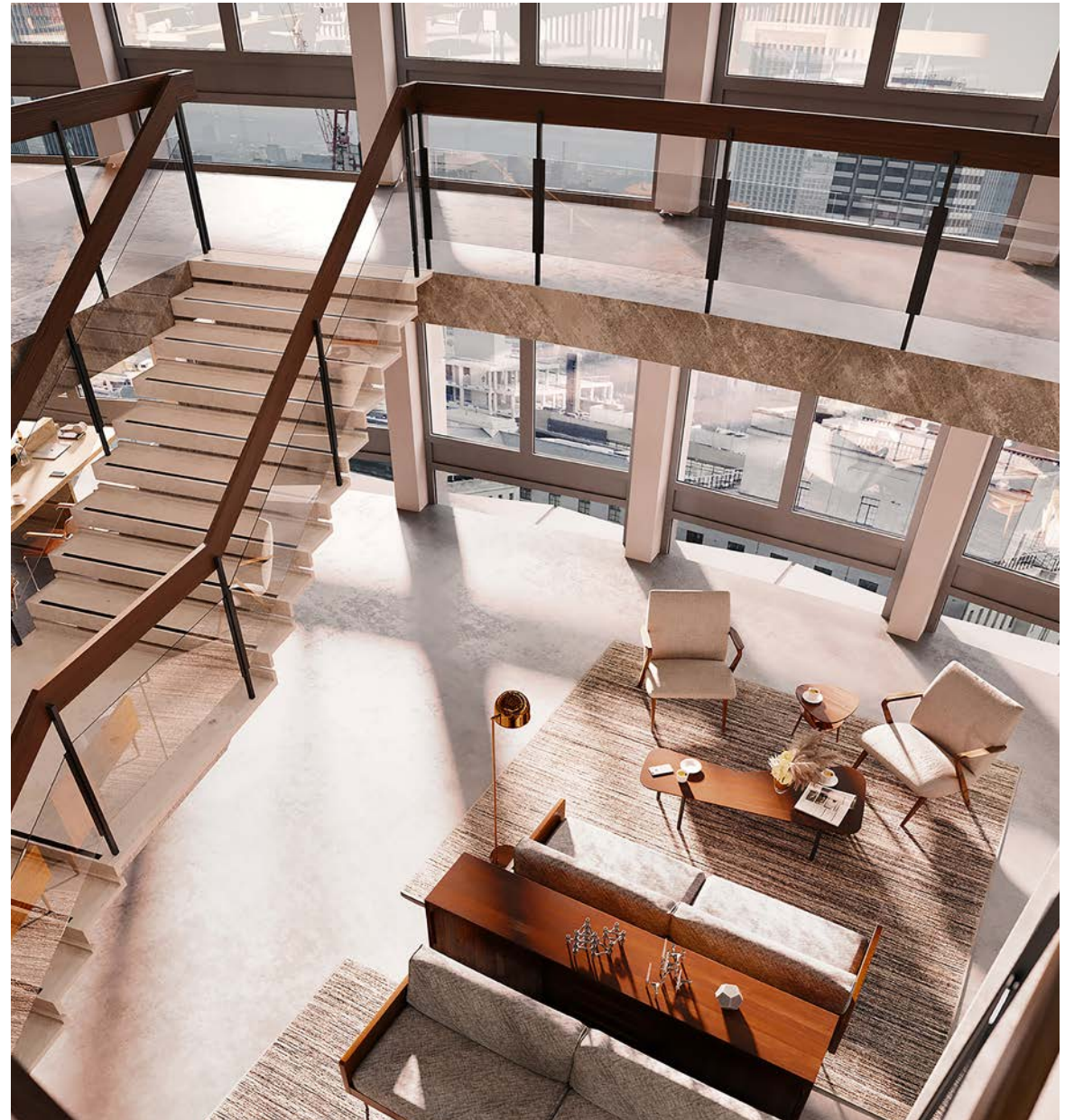


1ST & 2ND FLOOR  
LINK BRIDGE





DOUBLE HEIGHT OFFICE SPACE  
TO COLLABORATE AND CREATE





FILLING STATION FILLING STATION



CLUB HOUSE



PUBLIC REALM

THE BLOCK  
CLUB HOUSE



17TH FLOOR TERRACE  
OVERLOOKING COVENT GARDEN



# THE TEAM

09.



# TEAM PLAYERS

---



A BETTER FUTURE BUILT BY  
**SEAFORTH**

DEVELOPER  
SEAFORTH LAND



DEVELOPER  
QUADREAL

SQUIRE & PARTNERS

ARCHITECT/LEAD DESIGNER  
SQUIRE & PARTNERS

**AVISON  
YOUNG**

DEVELOPMENT AND  
PROJECT MANAGER  
AVISON YOUNG



COST AND COMMERCIAL  
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STRUCTURAL ENGINEER  
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Gustafson  
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LANDSCAPE DESIGNER  
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