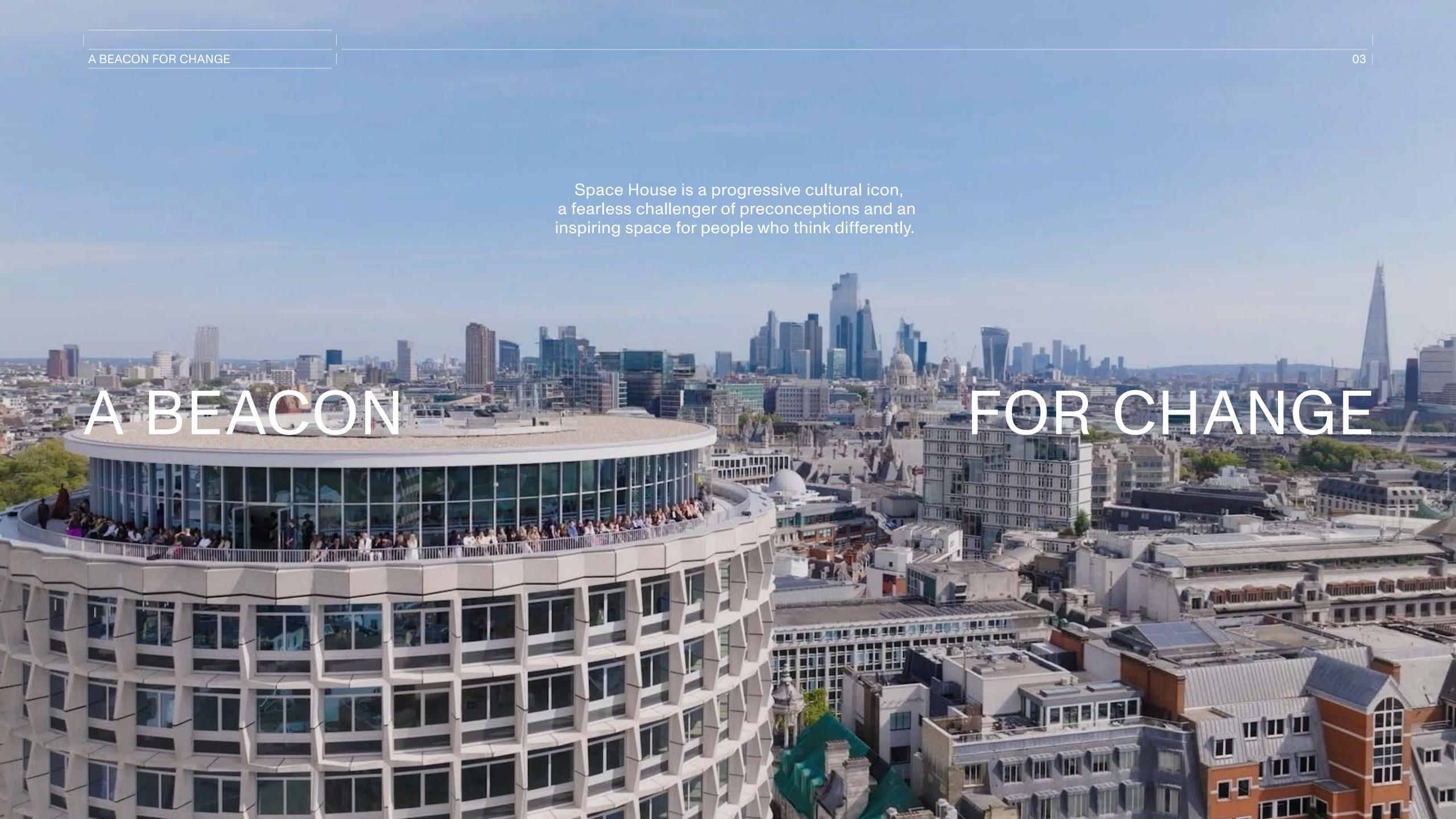


SPACE HOUSE IS ONE OF LONDON'S MOST REMARKABLE MID-CENTURY GRADE II LISTED BUILDINGS. ITS SENSITIVE AND SUSTAINABLE RESTORATION AND MODERNISATION REVEALS A PROGRESSIVE ENVIRONMENT IN WHICH PIONEERING BUSINESSES CAN THRIVE

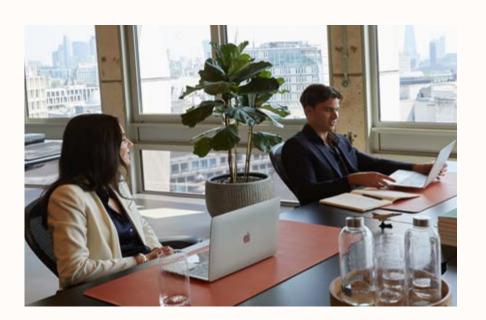
230,100 sq ft smart, adaptable net zero carbon workspaces, filled with character, personality, flooded by natural daylight and rarely seen 360° views of London.

27,700 sq ft of lifestyle spaces, plus a brand new one-acre public piazza and a curated programme of wellness, cultural and social events, all designed to put people first.

A reimagined workplace, offering flexibility, choice, and a vibrant sense of community, all set within the buzzing, cluture-rich heart of Covent Garden in the heart of central London.



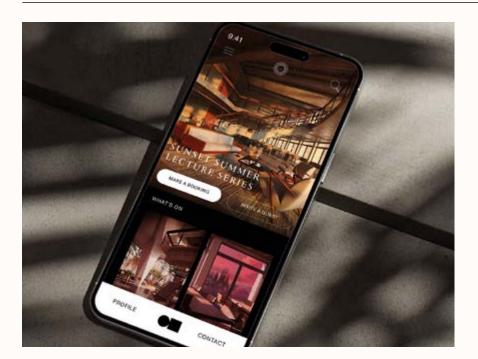
CONTENTS		04

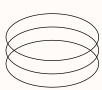




230,100 SQ FT OF WORKSPACE

Bright, flexible workspaces with sweeping 360° views of London – all within a modernised, iconic Grade II listed building. Character-rich details and exposed features create a one-of-a-kind setting, with four distinct workspace styles to choose from.

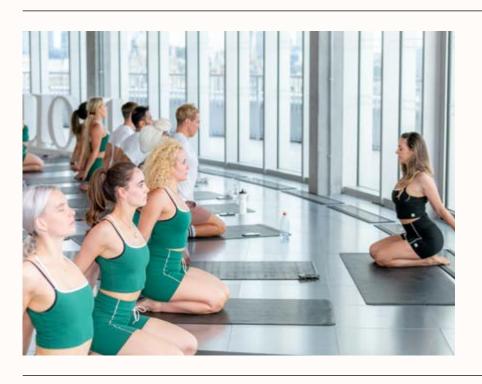


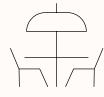


FUTURE-READY TECHNOLOGY

Space House's fully electric smart infrastructure works hand-in-hand with the Space House app to create a seamless, personalised experience. Real-time monitoring of energy use, air and water quality, and thermal comfort ensures a healthier, more productive workplace.

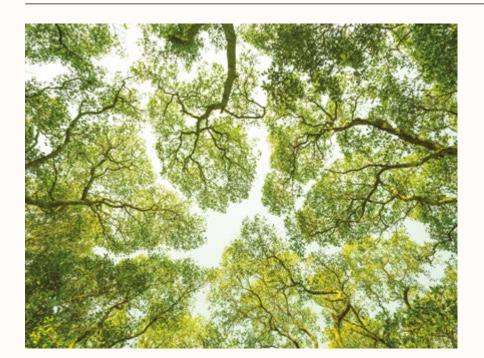
WIREDSCORE PLATINUM





27,700 SQ FT OF LIFESTYLE SPACES

A lifestyle building, designed for mental and physical wellbeing and social connection. Its six lifestyle spaces include: Filling Station, Lounge, Clubhouse + Terrace, Cycle Club, Space Studios event hub and a one-acre public piazza with seasonal food trucks.





A SUSTAINABILITY EXEMPLAR

Thoughtfully reimagined for a digital, carbon-conscious world, Space House sets a new benchmark for transforming historic buildings. Operating at net zero carbon, it not only lowers environmental impact but also helps reduce running costs for occupiers.

BREEAM OUTSTANDING NABERS 4.5*

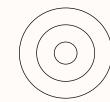




Step into a contemporary lobby, with an attentive concierge team, a carefully curated programme of wellness and cultural experiences, inspiring learning opportunities and social gatherings - all designed to surprise and delight.

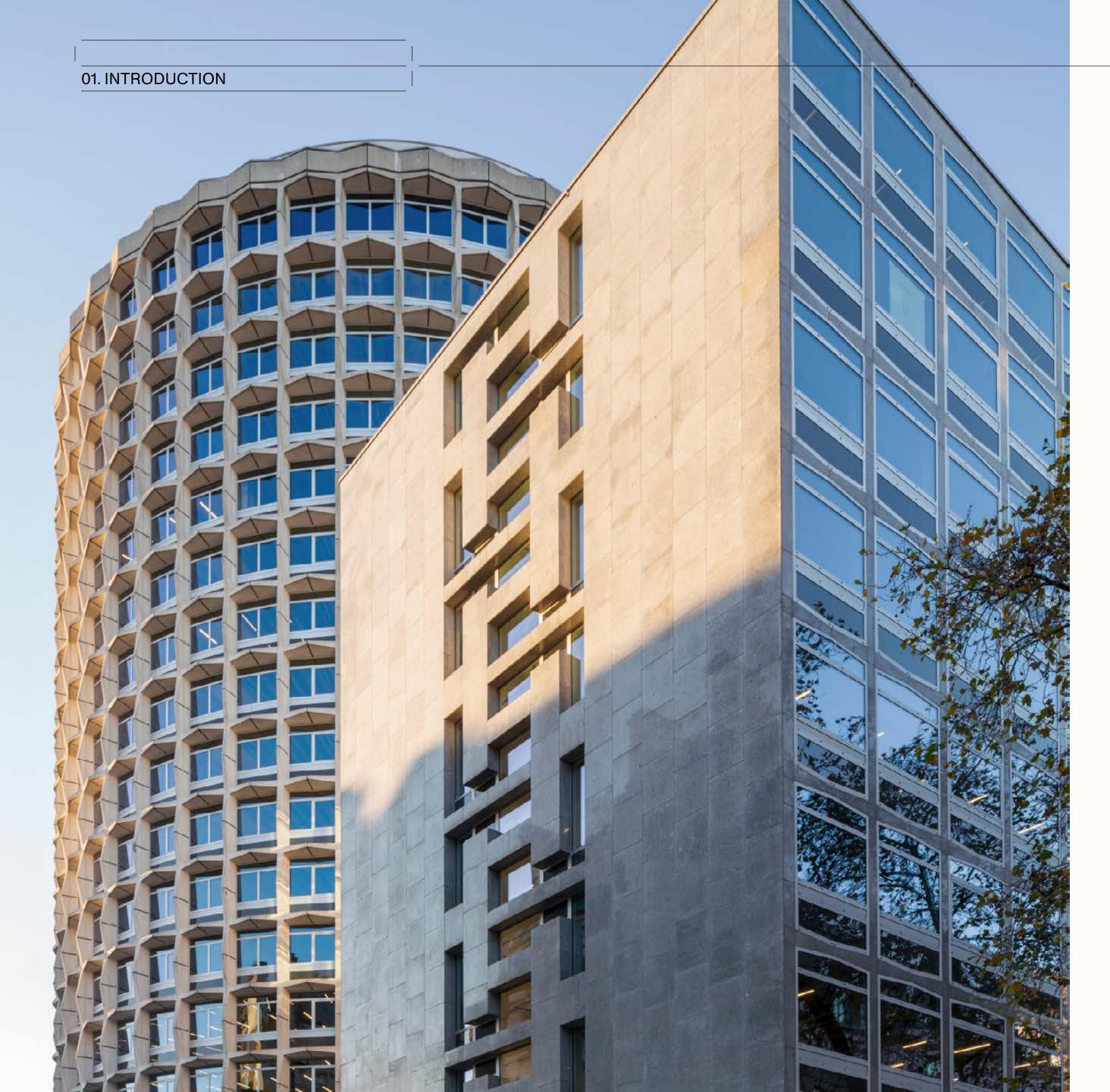
FITWELL 2*





WORLD-FAMOUS CULTURE AND BUSINESS DISTRICT

Covent Garden is the vibrant heart of London's West End, alive with culture, creativity, and world-class experiences. From iconic landmarks to the finest retailers, restaurants, bars, and hotels, it's a destination that inspires. Home to visionary companies and creative leaders, it's where the future of work is being shaped.



"SPACE HOUSE IS ONE OF THE MOST IMPORTANT REDEVELOPMENT PROJECTS OF OUR TIME."

HISTORIC ENGLAND

The regeneration of Space House in Covent Garden sets a new benchmark for responsible redevelopment. With an authentic, thoughtful approach, it breathes new life into a sixty-year-old Grade II listed landmark – safeguarding the future of London's architectural heritage.

The result is a forward-thinking, high-specification workplace and lifestyle destination – and one of the only BREEAM Outstanding listed workplaces in the UK, made possible by engineering innovations.

A LIFESTYLE CHOICE

Every aspect of the building is designed for the modern world of work, blending flexible workspaces with lifestyle, wellness, and premium amenities that energise, inspire, and make every day exceptional.

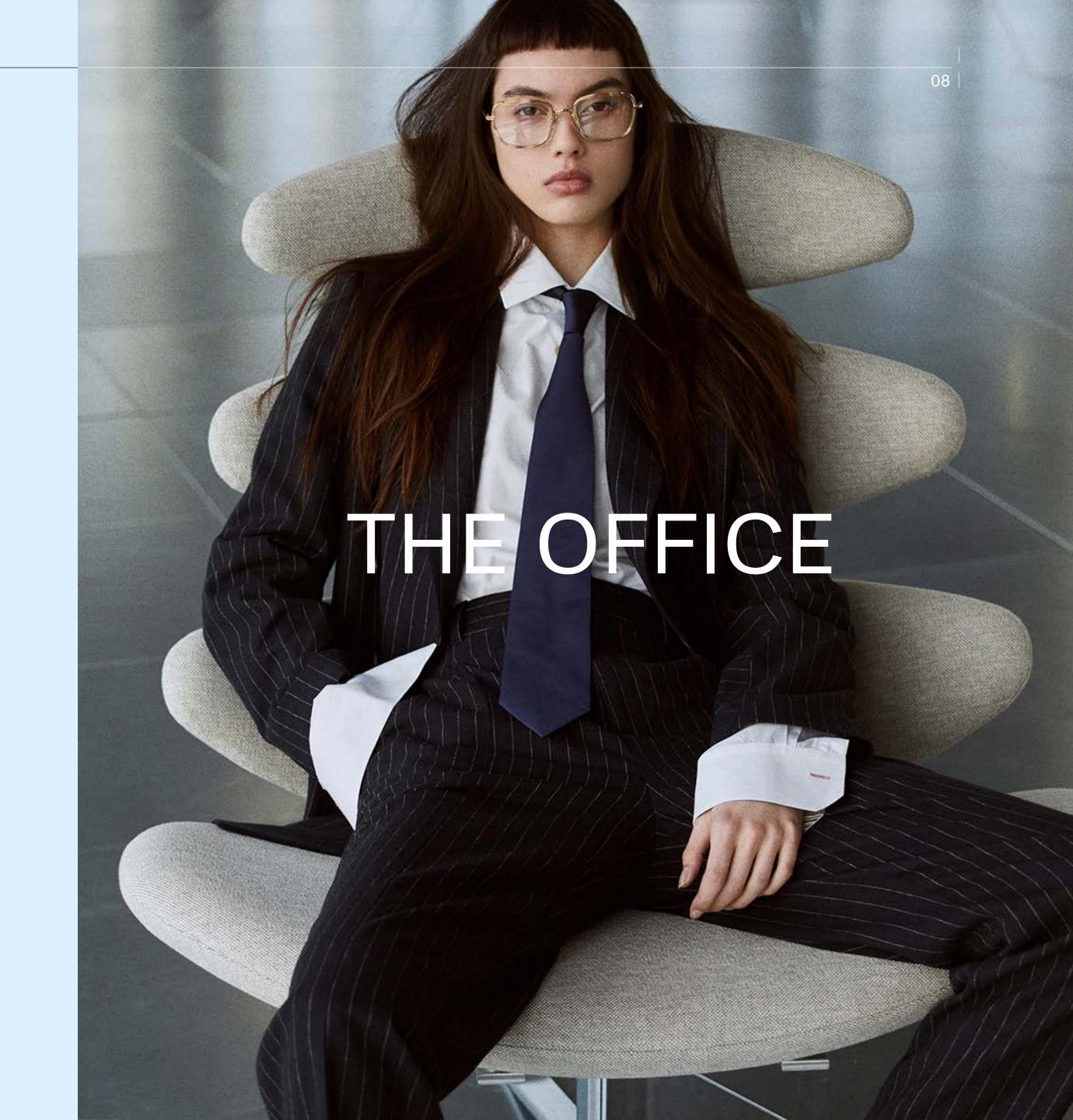
From thoughtfully curated wellness programmes, cultural events, and social spaces, every detail encourages connection, creativity, and wellbeing.

Our iconic spaces have become a prestigious events destination, hosting fashion shows, brand launches, and global events from Chanel, Armani, Roksanda, Mithridate, and Lululemon.





Space House benefits from 27,700 sq ft of contemporary lifestyle spaces akin to those found in a modern members' club. A concierge, wellness activities and cultural events are available exclusively for occupiers and their guests.



02. A LIFESTYLE CHOICE

PUBLIC PIAZZA





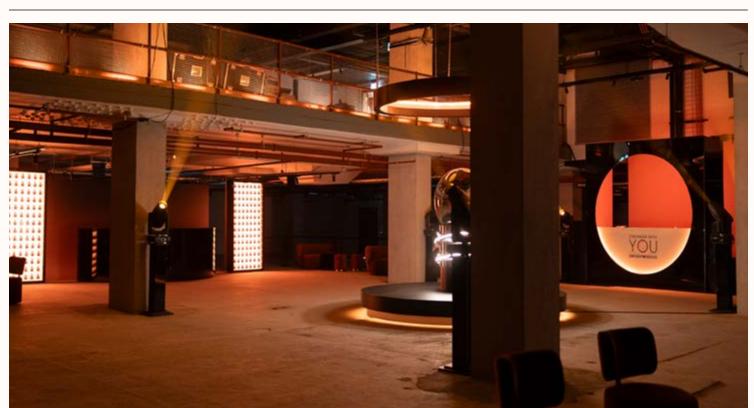


THE CLUBHOUSE + TERRACE

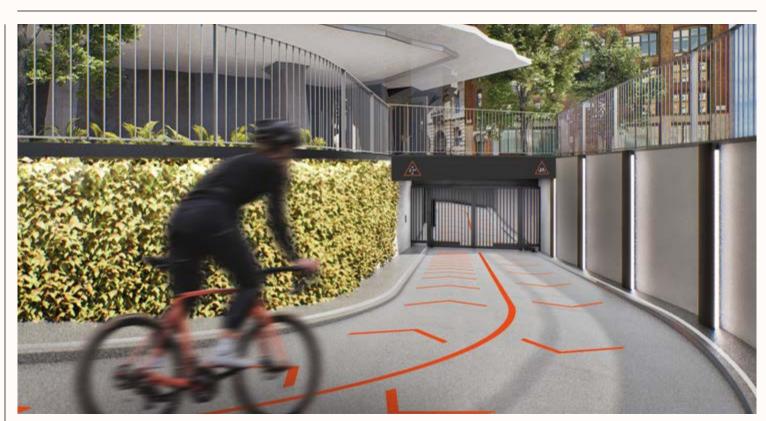




THE FILLING STATION



SPACE STUDIOS



ACTIVE LIFESTYLE FACILITIES

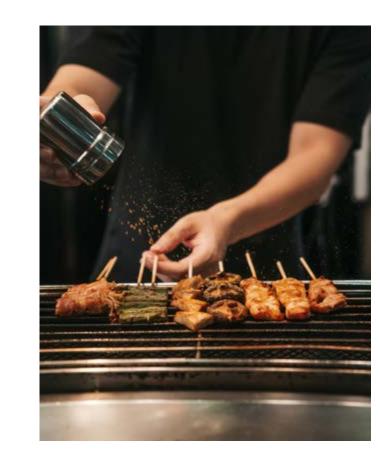
SIX LIFESTYLE SPACES

Imagine a workplace that leaves you healthier, happier, and more inspired with every visit. At Space House, thoughtfully designed lifestyle spaces nurture community and spark genuine

connection, enriching daily life and creating a true sense of belonging for everyone who works here. 02. A LIFESTYLE CHOICE



PUBLIC PIAZZA



The redevelopment has created a new one-acre public space, complete with trees, soft landscaping, and benches.

Vintage food trucks offer a rotating mix of barista coffees and the best street cuisine, creating a lively atmosphere and sense of place.



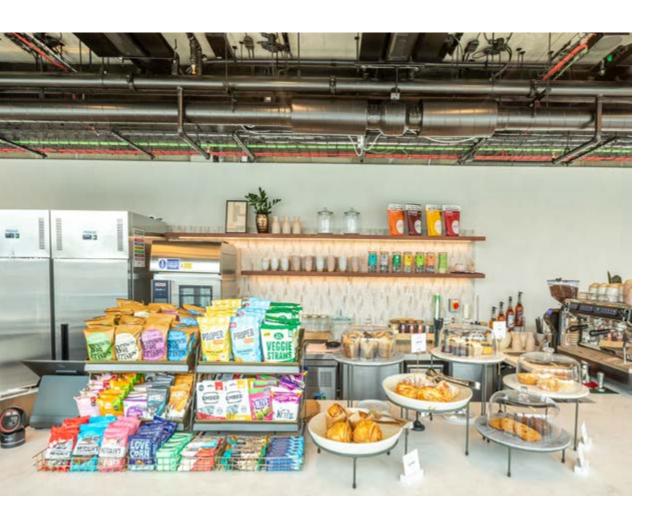


LOUNGE

The Lounge serves as a fun and uplifting day-through-night space at the base of the Tower. A great place for informal meetings, or casual workspace during the day, and by night, the Lounge plays host to a resident DJ and inspiring talks and events.

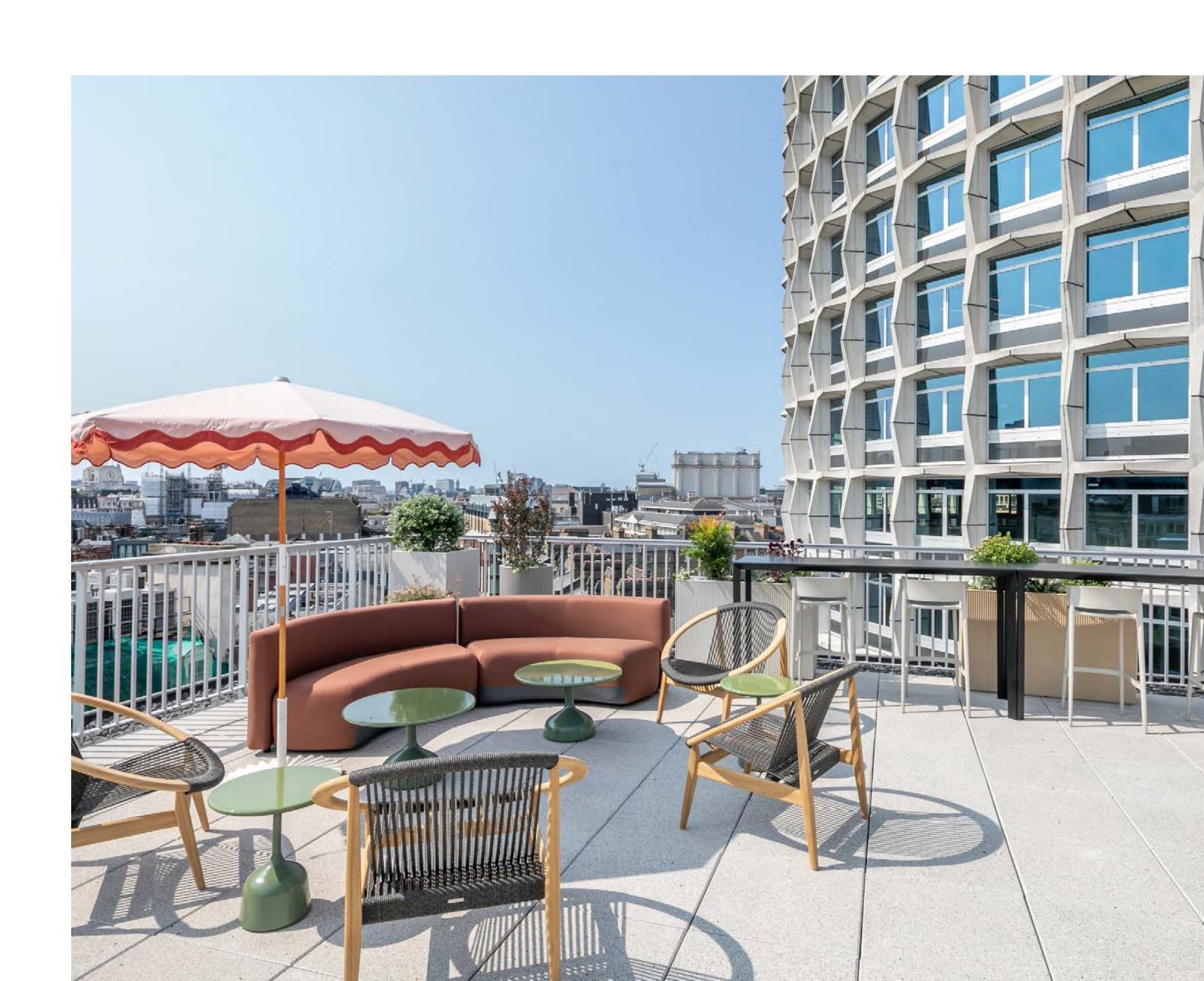


02. A LIFESTYLE CHOICE



THE CLUBHOUSE + TERRACE

At the top of the Block is the Clubhouse and Terrace. Enjoy early morning yoga on the terrace, breakfast, light snacks and drinks throughout the day. The space is bookable in the evenings for private events.







THE FILLING STATION

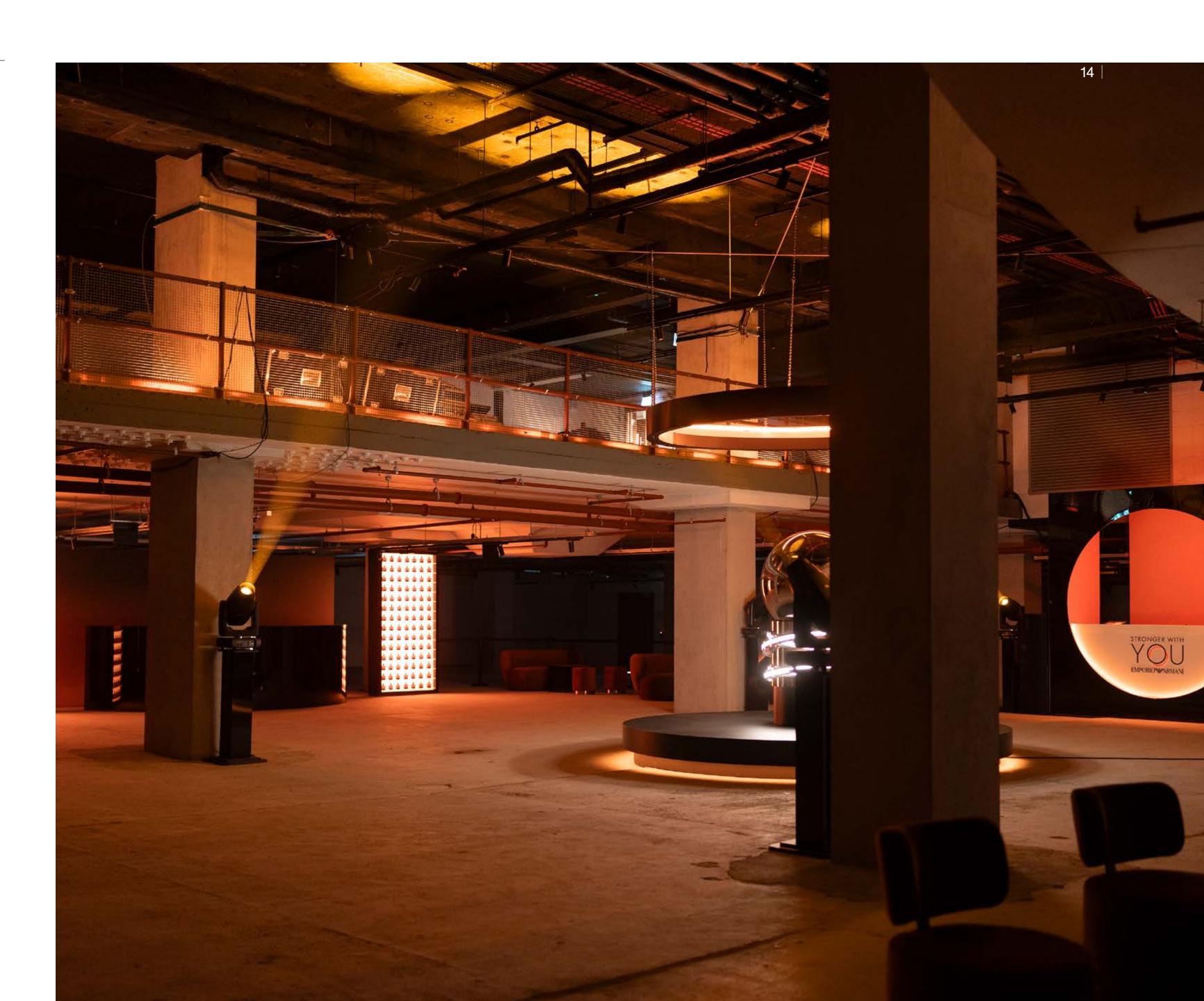
Originally a petrol station, the open and airy filling station at the base of the Tower is the perfect place to catch up with friends, clients and colleagues over coffee and food.

Enjoy breakfast, lunch or drinks beneath the building's stunning Y-columns and fluted canopy or al fresco in the public piazza.

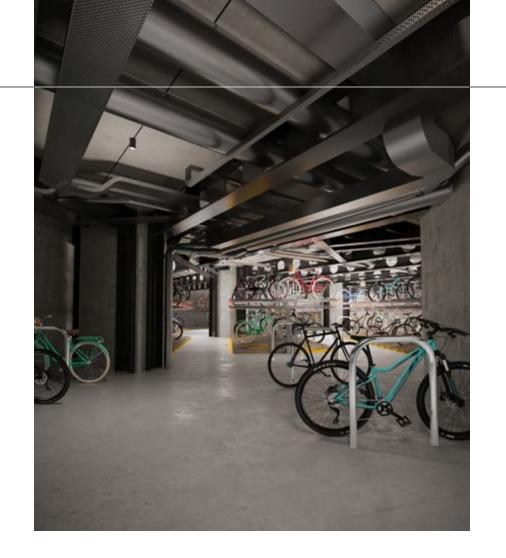


SPACE STUDIOS

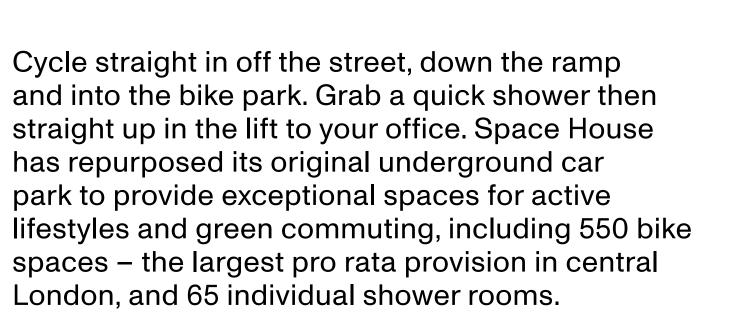
The original car park has been reimagined as a 16,000 sq ft event space for people to connect, learn, entertain, and be inspired.



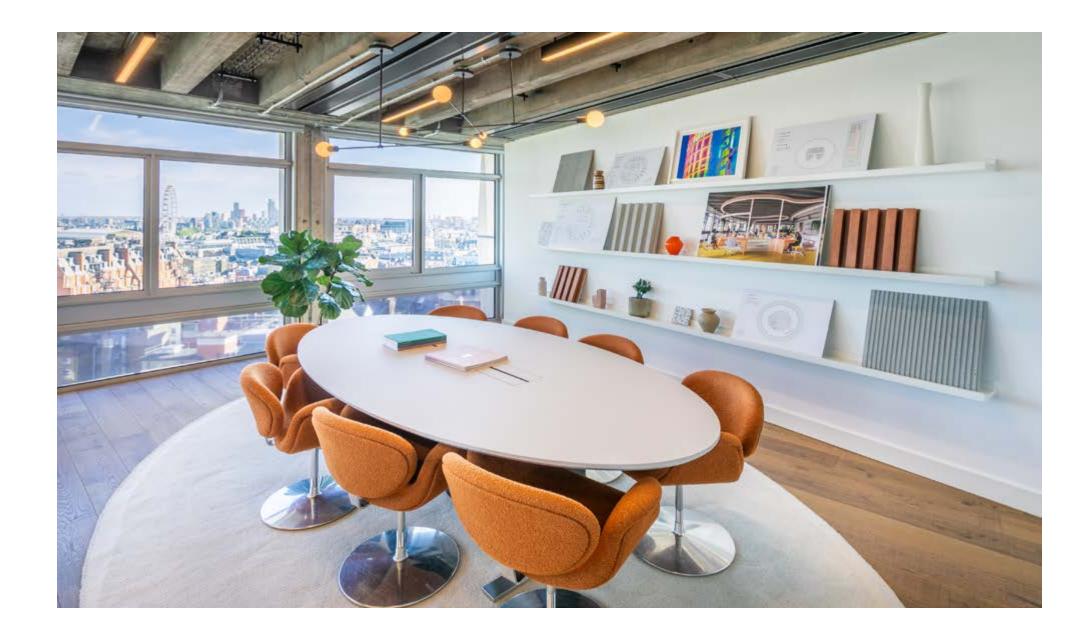




ACTIVE LIFESTYLE FACILITIES







A building designed to foster collaboration, each floor of Space House offers complete freedom and flexibility, creating an ideal working environment for your team.

The egalitarian workspaces feature long sightlines, offering high levels of visual connectivity to support seamless collaborative working. The circular, column-free floorplates of the Tower ensure the space is flooded with natural light.

03. A WORKSPACE REVOLUTION

SKY LOFT

LEVELS 13-17

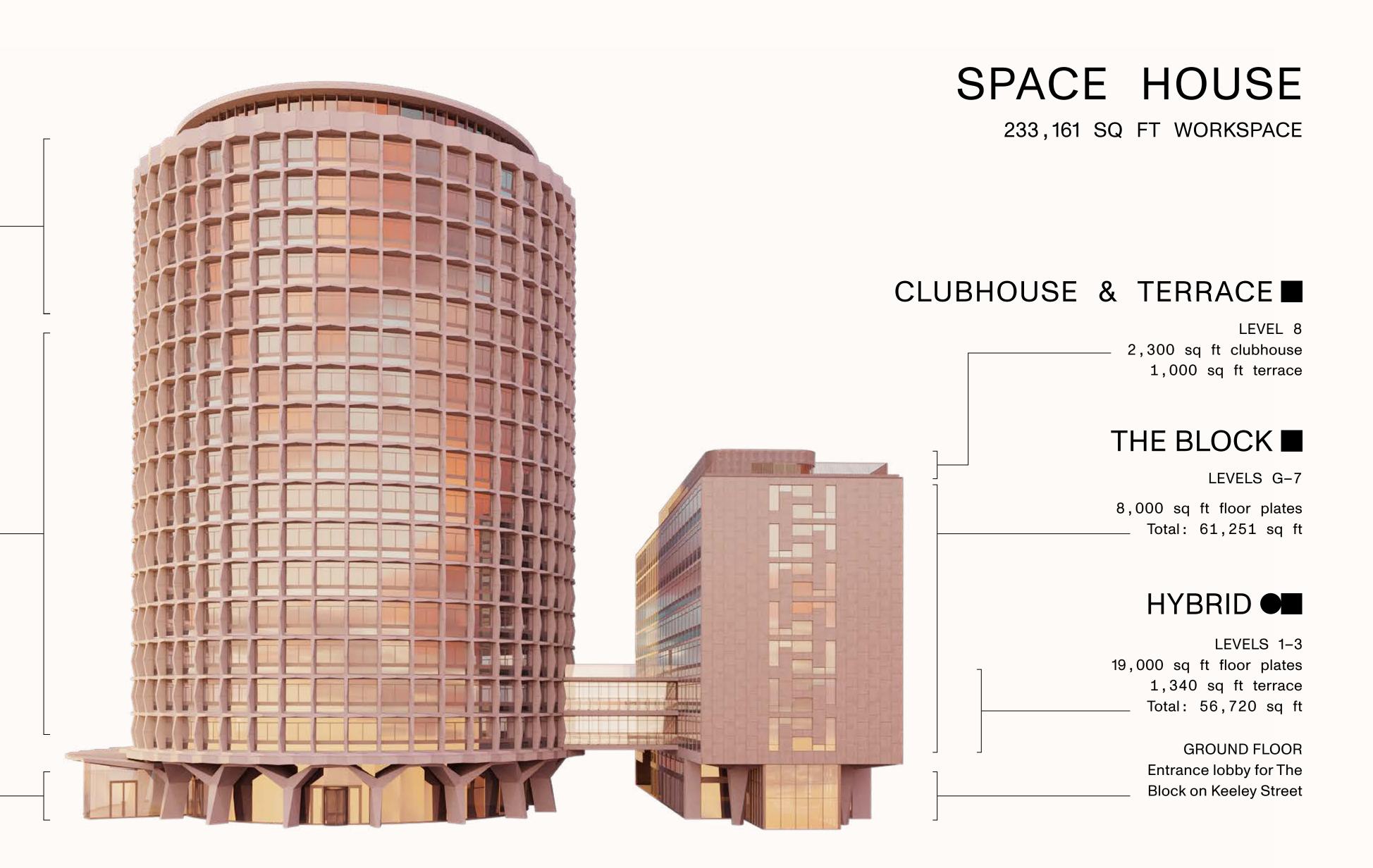
Panoramic rooftop terrace 10,300 sq ft floor plates Total: 46,207 sq ft

THE TOWER •

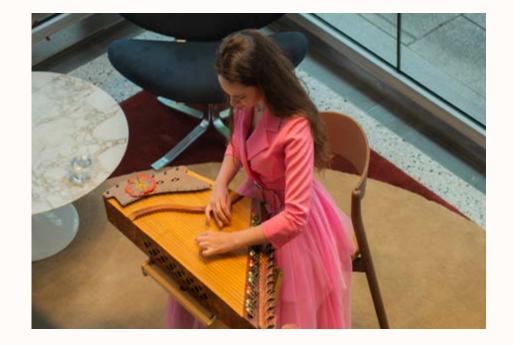
LEVELS 1-12

10,300 sq ft floor plates Total: 125,703 sq ft

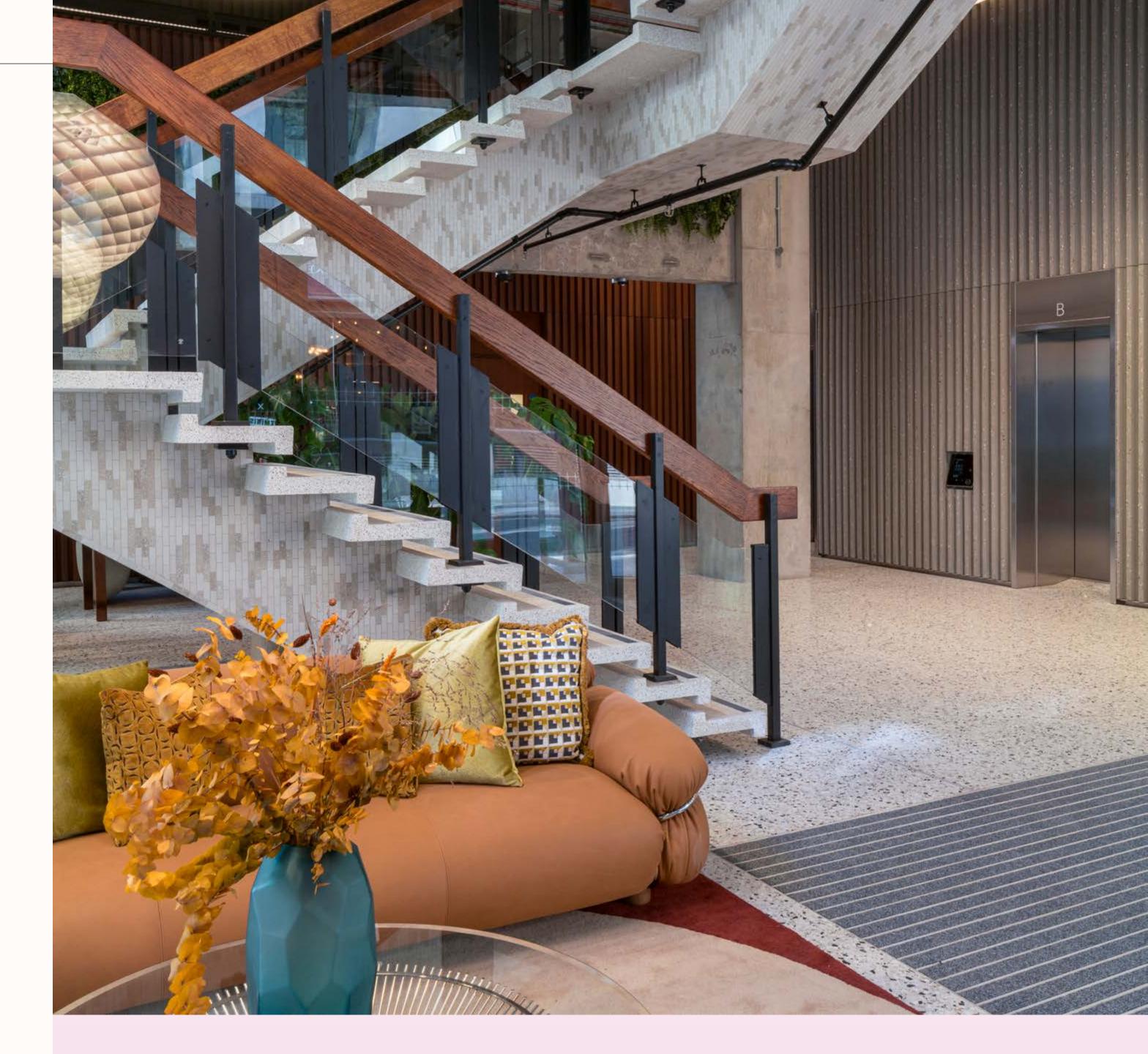
GROUND FLOOR
Entrance lobby for The
Tower on Kemble Street



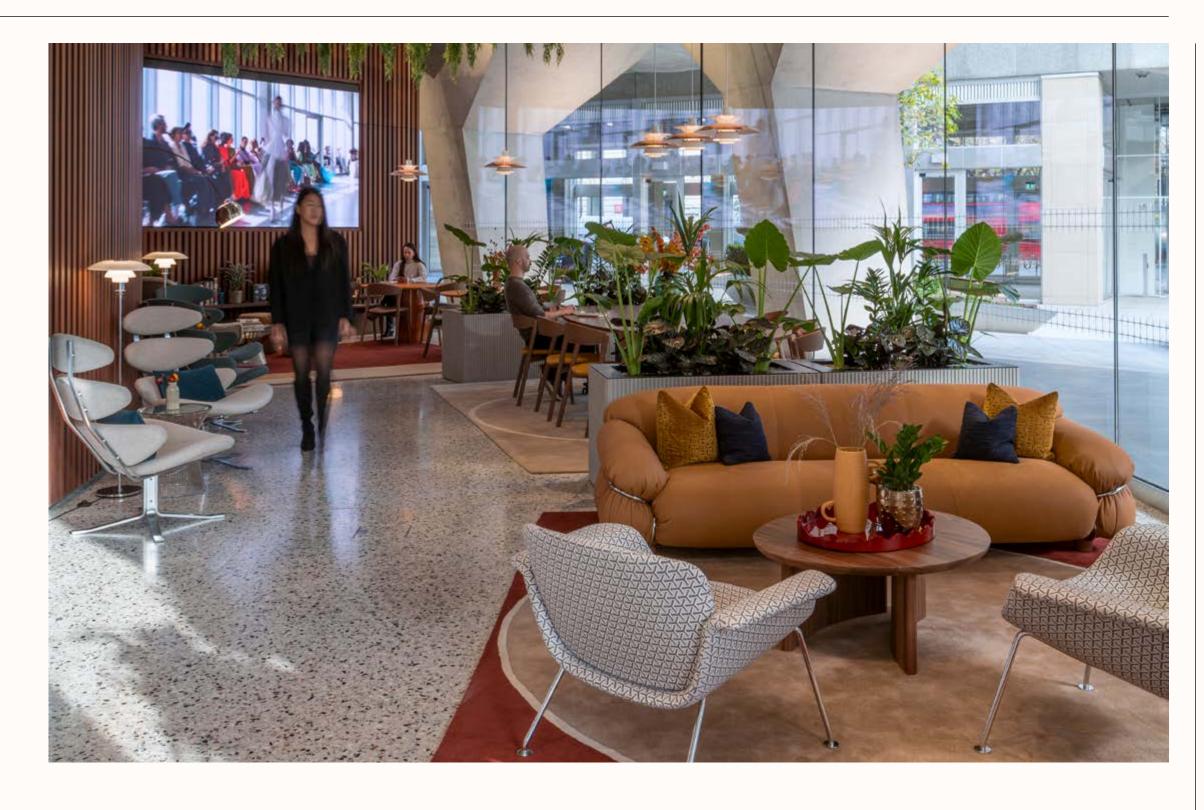
ARRIVAL



The iconic modernist architecture of Space House provides a striking and unique arrival experience.



03. A WORKSPACE REVOLUTION

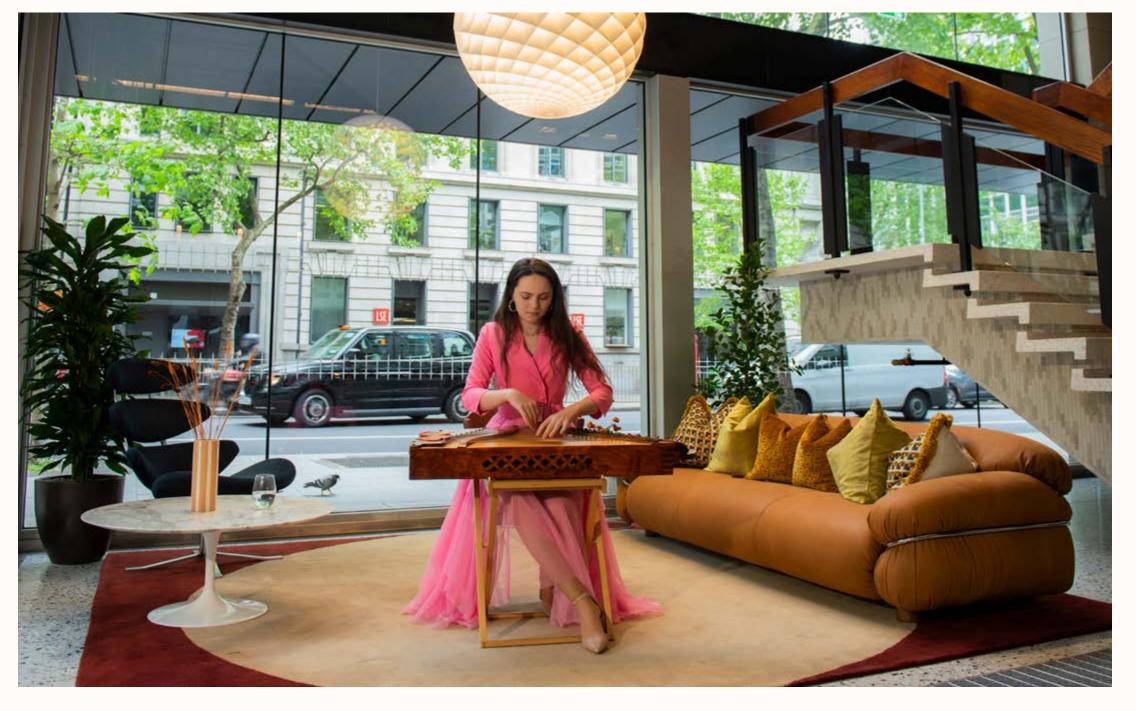


THE TOWER •

The sensitive restoration of Space House sees the mid-century modern aesthetic continue into the lobby. Beautiful terrazzo flooring and exposed structural columns are softened by warm fluted timber panels enveloping the main circular core and lift lobby.

THE BLOCK ■

The Block's entrance lobby celebrates the midcentury modern aesthetic and includes a replica of the original staircase, which has been carefully restored in the southern lobby.

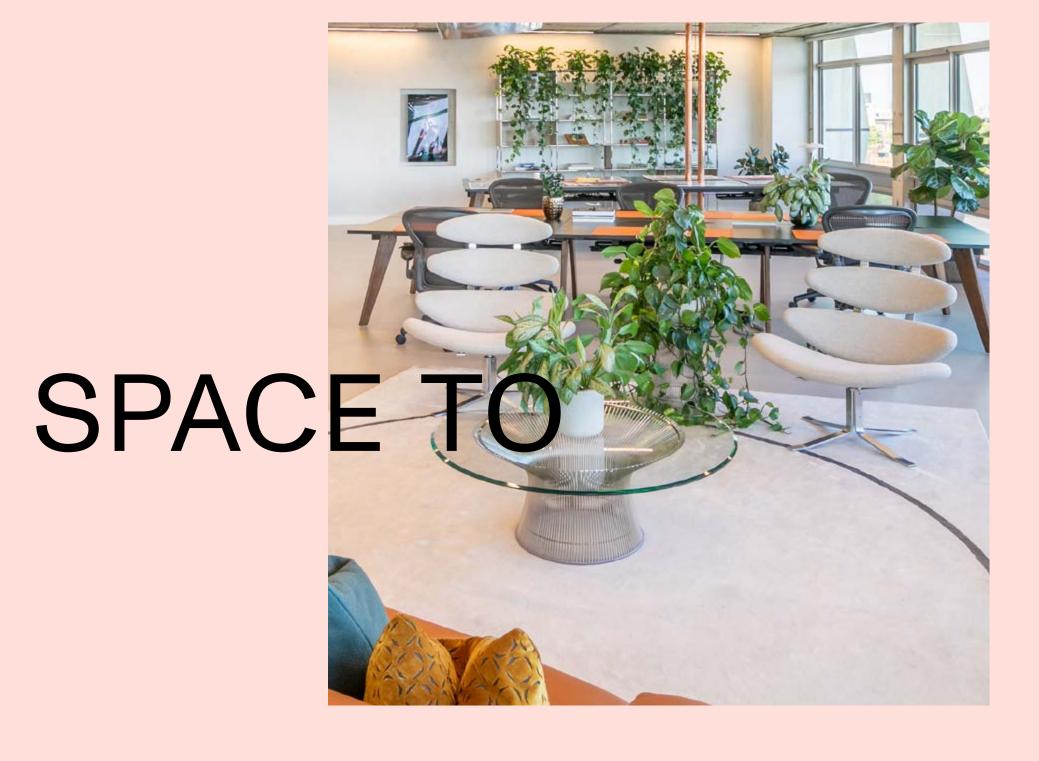




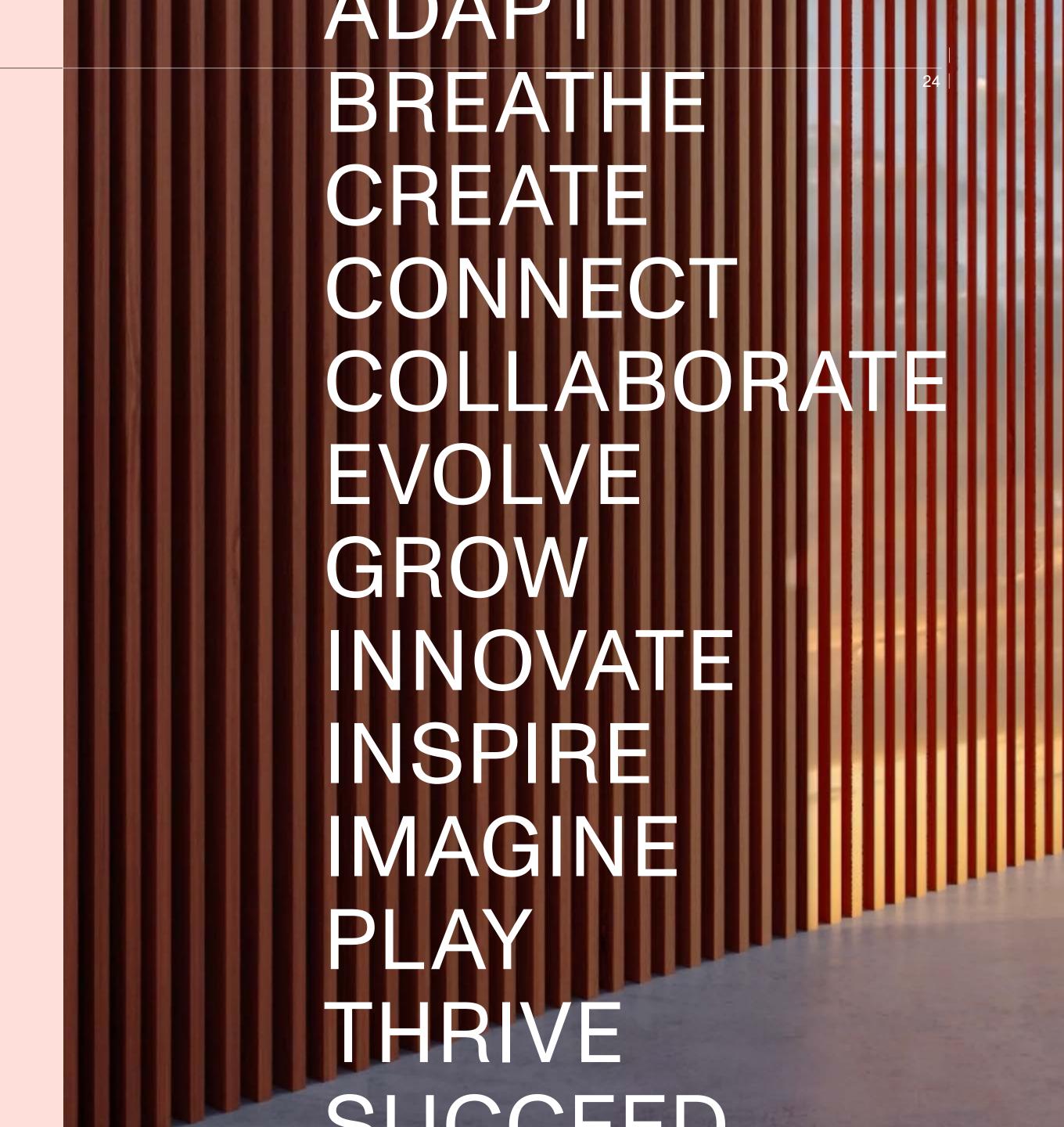








Space House has been designed to give you the physical and mental space to roam. Open floor planning on every level can be customised to fit your working habits and culture, creating a relaxed atmosphere for quiet contemplation, chance encounters and inspired collaboration.



SCHEDULE OF AREAS

THE TOWER •

	SQ FT						
SKY LOFT + TERRACE	3,500						
SKY LOFT	10,372						
SKY LOFT	10,323						
SKY LOFT	10,327						
SKY LOFT	10,333						
WORKSPACE U/O	10,339						
WORKSPACE	10,339						
WORKSPACE	10,335			THI	E BLOCK 		
WORKSPACE	10,343					SQ FT	
WORKSPACE	10,323			8	CLUBHOUSE / TERRACE	7,300	
WORKSPACE	10,332			7	WORKSPACE LET	8,066	
WORKSPACE	10,298			6	WORKSPACE LET	8,093	
WORKSPACE	10,305	HYBRID •		5	WORKSPACE U/O	8,093	
WORKSPACE	10,288			4	WORKSPACE	8,105	TOTAL SQ
WORKSPACE	10,277	3 TERRACE	1,000	3	WORKSPACE	8,087	18,364
WORKSPACE LET	11,409	2 WORKSPACE LET		2	WORKSPACE LET	7,931	19,340
WORKSPACE	11,115	1 WORKSPACE		1	WORKSPACE	7,901	19,016
FILLING STATION	2,239			G	WORKSPACE / RETAIL	4,975	
	SKY LOFT + TERRACE SKY LOFT SKY LOFT SKY LOFT SKY LOFT WORKSPACE U/O WORKSPACE	SKY LOFT + TERRACE 3,500 SKY LOFT 10,372 SKY LOFT 10,323 SKY LOFT 10,327 SKY LOFT 10,333 WORKSPACE U/O 10,339 WORKSPACE 10,339 WORKSPACE 10,335 WORKSPACE 10,343 WORKSPACE 10,323 WORKSPACE 10,332 WORKSPACE 10,298 WORKSPACE 10,298 WORKSPACE 10,288 WORKSPACE 10,277 WORKSPACE LET 11,409 WORKSPACE 11,115	SQ FT SKY LOFT + TERRACE 3,500 SKY LOFT 10,372 SKY LOFT 10,323 SKY LOFT 10,327 SKY LOFT 10,333 WORKSPACE U/O 10,339 WORKSPACE 10,335 WORKSPACE 10,343 WORKSPACE 10,323 WORKSPACE 10,323 WORKSPACE 10,298 WORKSPACE 10,277 3 TERRACE WORKSPACE 11,409 2 WORKSPACE LET WORKSPACE 11,409 2 WORKSPACE LET	SKY LOFT + TERRACE 3,500 SKY LOFT 10,372 SKY LOFT 10,323 SKY LOFT 10,327 SKY LOFT 10,333 WORKSPACE U/O 10,339 WORKSPACE 10,335 WORKSPACE 10,343 WORKSPACE 10,323 WORKSPACE 10,323 WORKSPACE 10,323 WORKSPACE 10,298 WORKSPACE 10,298 WORKSPACE 10,298 WORKSPACE 10,288 WORKSPACE 10,288 WORKSPACE 10,277 3 TERRACE 1,000 WORKSPACE 11,409 2 WORKSPACE LET WORKSPACE 11,115 1 WORKSPACE	SKY LOFT + TERRACE 3,500 SKY LOFT 10,372 SKY LOFT 10,323 SKY LOFT 10,327 SKY LOFT 10,333 WORKSPACE U/O 10,339 WORKSPACE 10,335 WORKSPACE 10,335 WORKSPACE 10,323 WORKSPACE 10,323 WORKSPACE 10,323 WORKSPACE 10,298 WORKSPACE 10,298 WORKSPACE 10,288 WORKSPACE 10,288 WORKSPACE 10,288 WORKSPACE 10,277 3 TERRACE 1,000 3 WORKSPACE 11,409 2 WORKSPACE LET 2 WORKSPACE 11,115 1 WORKSPACE 1	SQ FT	SQFT SKY LOFT 10,372 SKY LOFT 10,323 SKY LOFT 10,323 SKY LOFT 10,333 WORKSPACE U/O 10,339 WORKSPACE 10,335 WORKSPACE 10,335 WORKSPACE 10,332 WORKSPACE 10,332 WORKSPACE 10,332 WORKSPACE 10,332 WORKSPACE 10,398 WORKSPACE 10,305 WORKSPACE 10,298 WORKSPACE 10,288 WORKSPACE 10,288 WORKSPACE 10,277 WORKSPACE 11,409 WORKSPACE 11,409 WORKSPACE LET 11,409 WORKSPACE LET 2 WORKSPACE LET 7,931 WORKSPACE 11,115 WORKSPACE 11 WORKSPACE 1 WORKSPACE LET 7,901

LG1 ACTIVE LIFESTYLE HUB	SPACE STUDIOS	5,553	ANCILLARY	2,900
LG2 ACTIVE LIFESTYLE HUB	SPACE STUDIOS	13,533		

TOTAL SKY LOFT WORKSPACE	46,207
(LEVELS 13-17)	SQ FT
TOTAL TOWER WORKSPACE	125,703
(LEVELS 1-12)	SQ FT
TOTAL BLOCK WORKSPACE	61,251
(LEVELS G-7)	SQ FT
TOTAL HYBRID WORKSPACE	56,720
(LEVELS 1-3)	SQ FT
TOTAL WORKSPACE	233,161
(NIA)	SQ FT

04. FLOORPLANS + TECHNICAL

WORK FLOOR

THE TOWER ●

WORKSPACE

10,300 sq ft

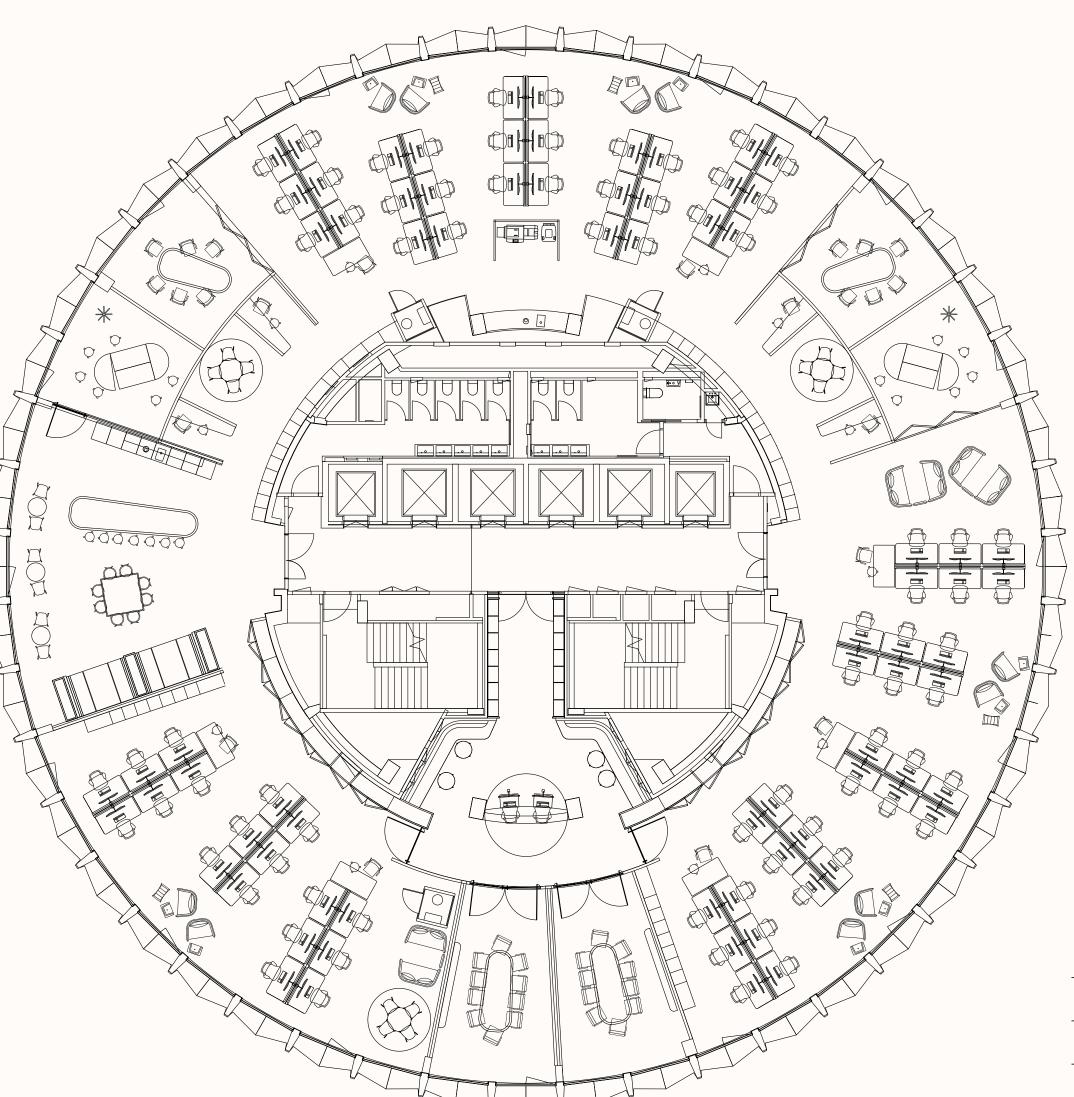
Activity based working: shared workspace with a variety of worksettings and no assigned desks.

MEETING ROOMS

10 Person	
6 Person	
4 Person	

SEAT SUMMARY

Open Desk Seats	7
Alternative Seats	4
Meeting Seats	5
Meeting Rooms	
Kitchen / Hub Seats	2



HEADCOUNT

217p @ 3 days per week in the office

130p @ 5 days per week in the office

04. FLOORPLANS + TECHNICAL

CLIENT FLOOR

THE TOWER ●

WORKSPACE

10,270 sq ft

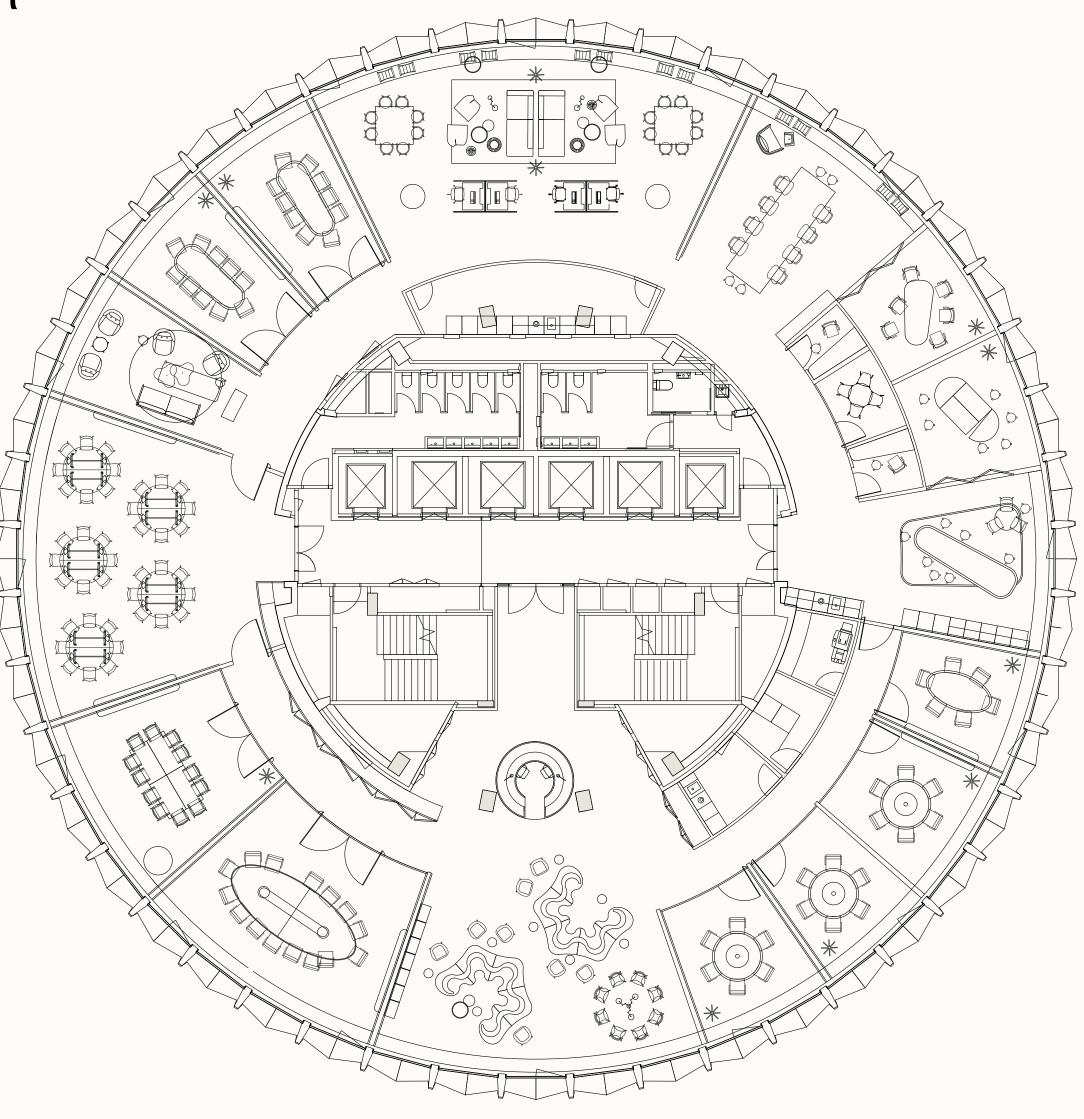
Spaces include concierge, meeting areas, flexible spaces, business lounge, support spaces and client entertaining areas.

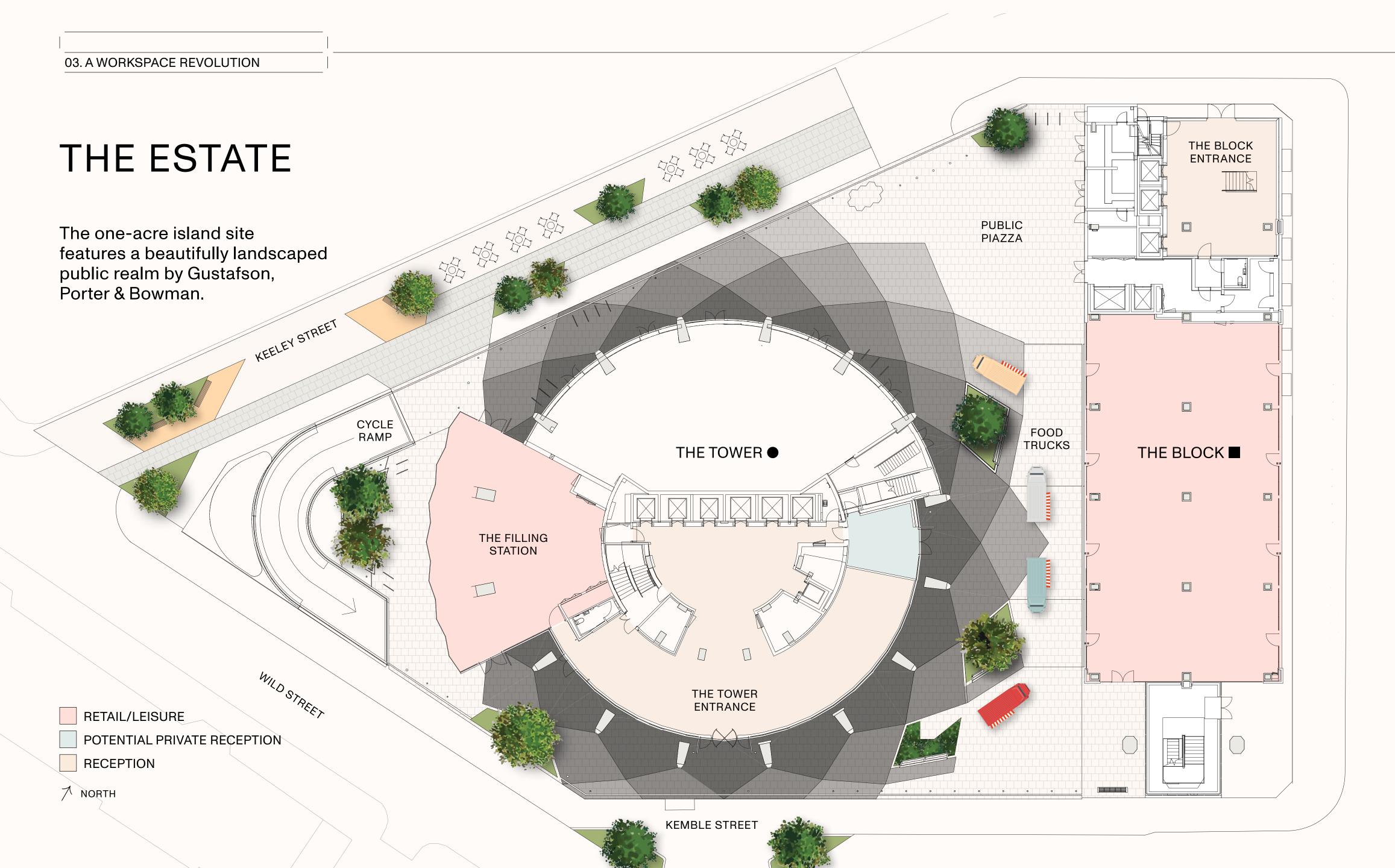
MEETING ROOMS

16 Person	
12 Person	
10 Person	2
6 Person	4
4 Person	

SEAT SUMMARY

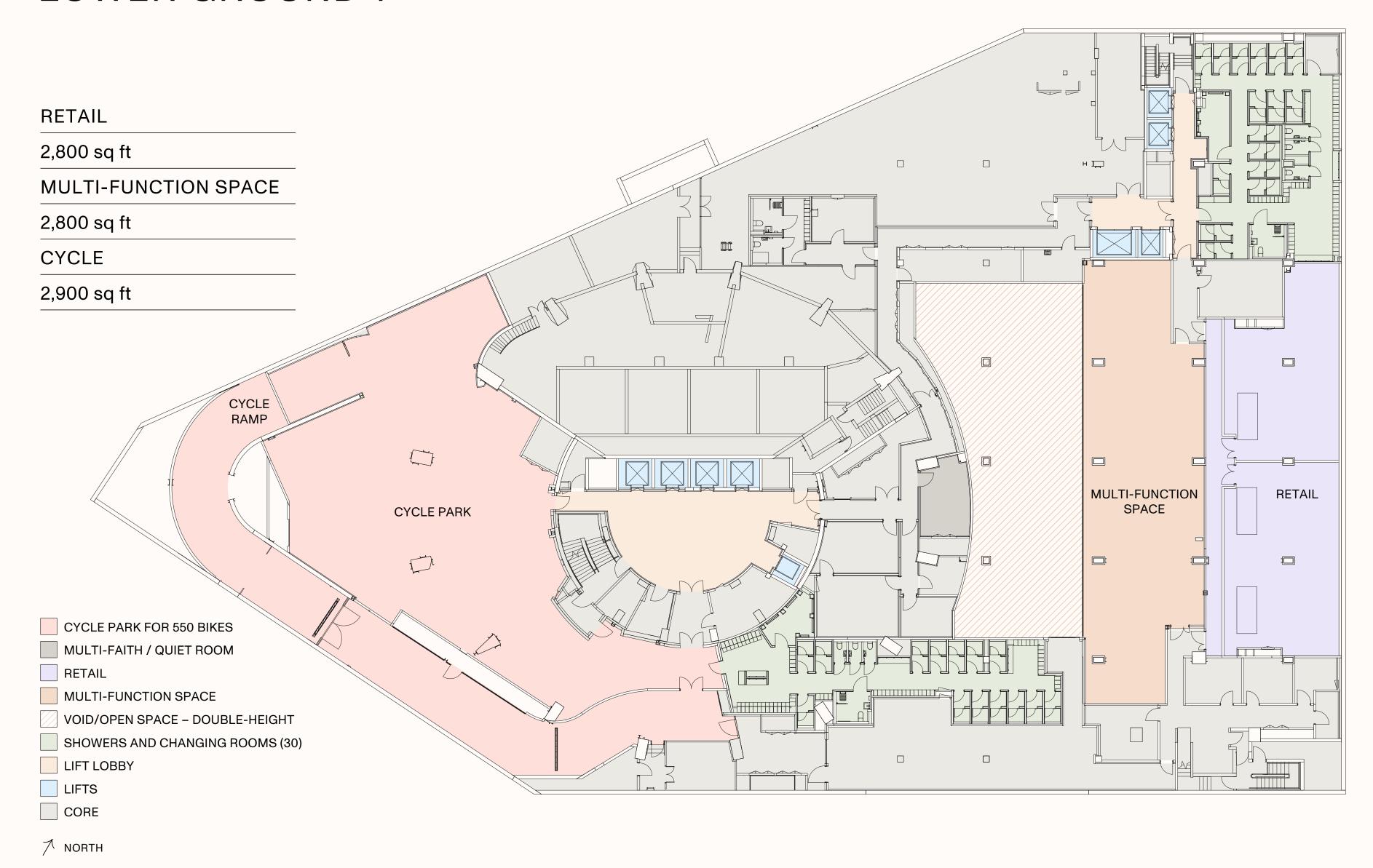
Meeting Seats	12
Alternative Seats	8



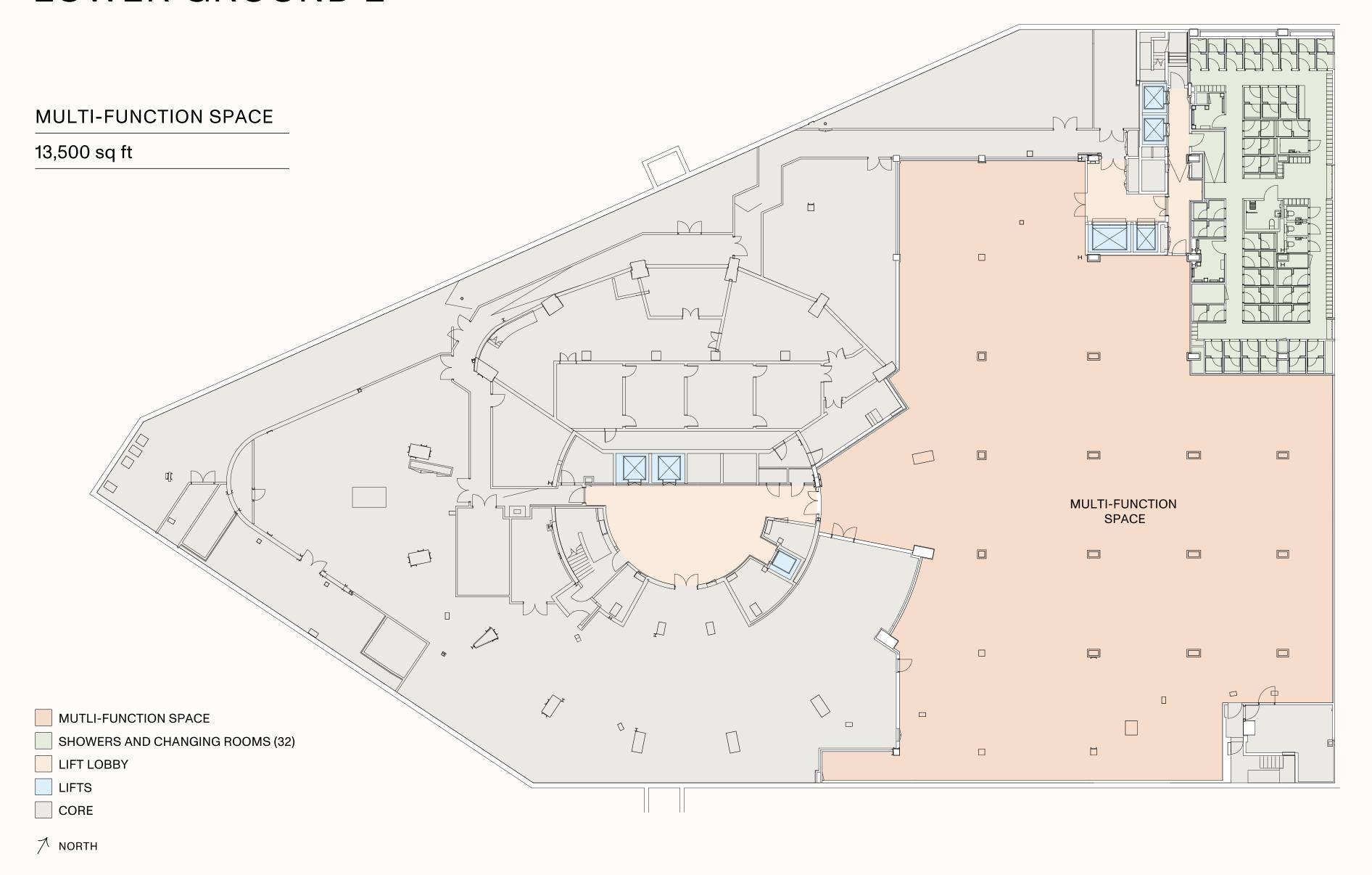


04. FLOORPLANS + TECHNICAL

LOWER GROUND 1



LOWER GROUND 2



HYBRID ●■

TOWER

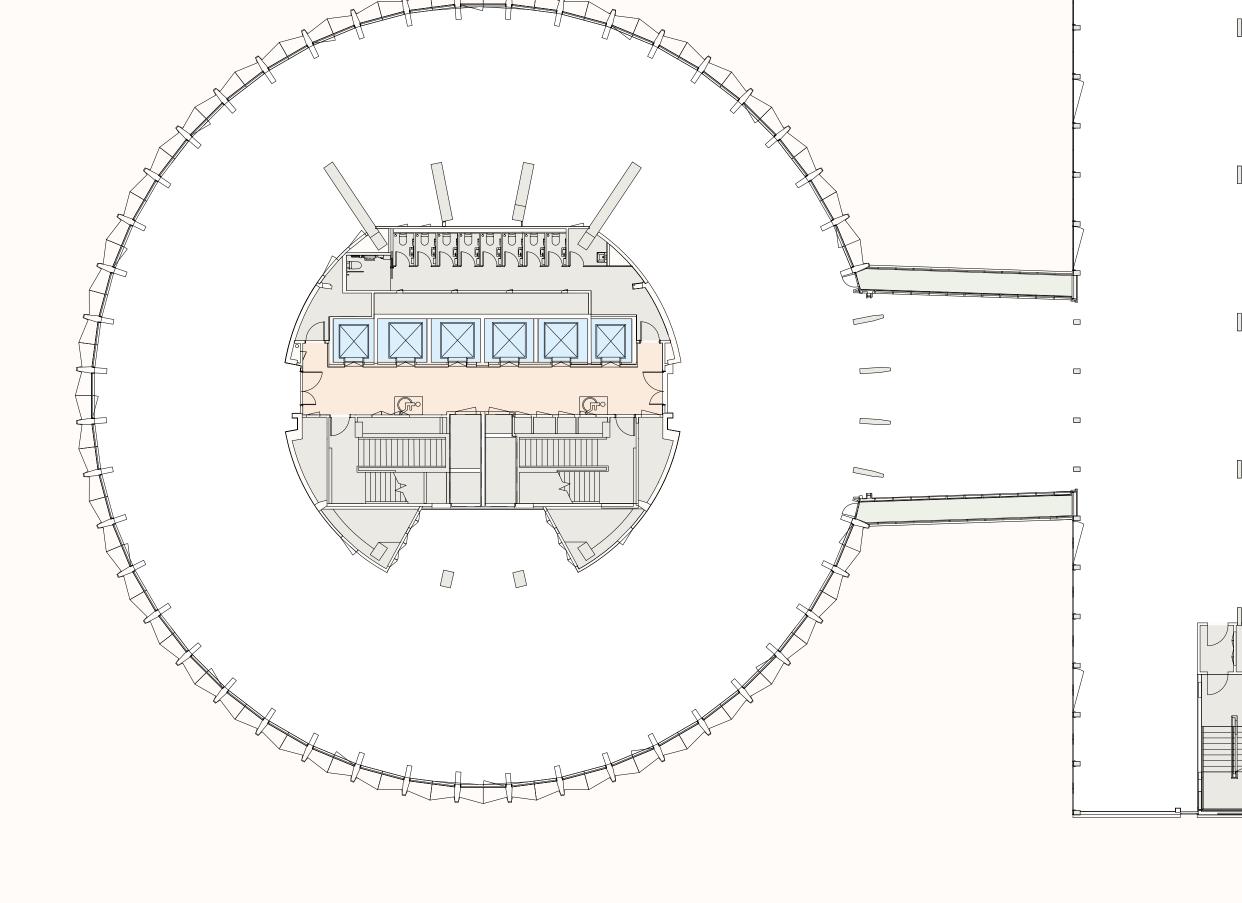
11,100 sq ft

BLOCK

8,000 sq ft

TOTAL

19,100 sq ft



TERRACE LIFTS

WORKSPACE

LIFT LOBBY

CORE

HYBRID ●■

TOWER

10,300 sq ft

BLOCK

8,000 sq ft

TOTAL

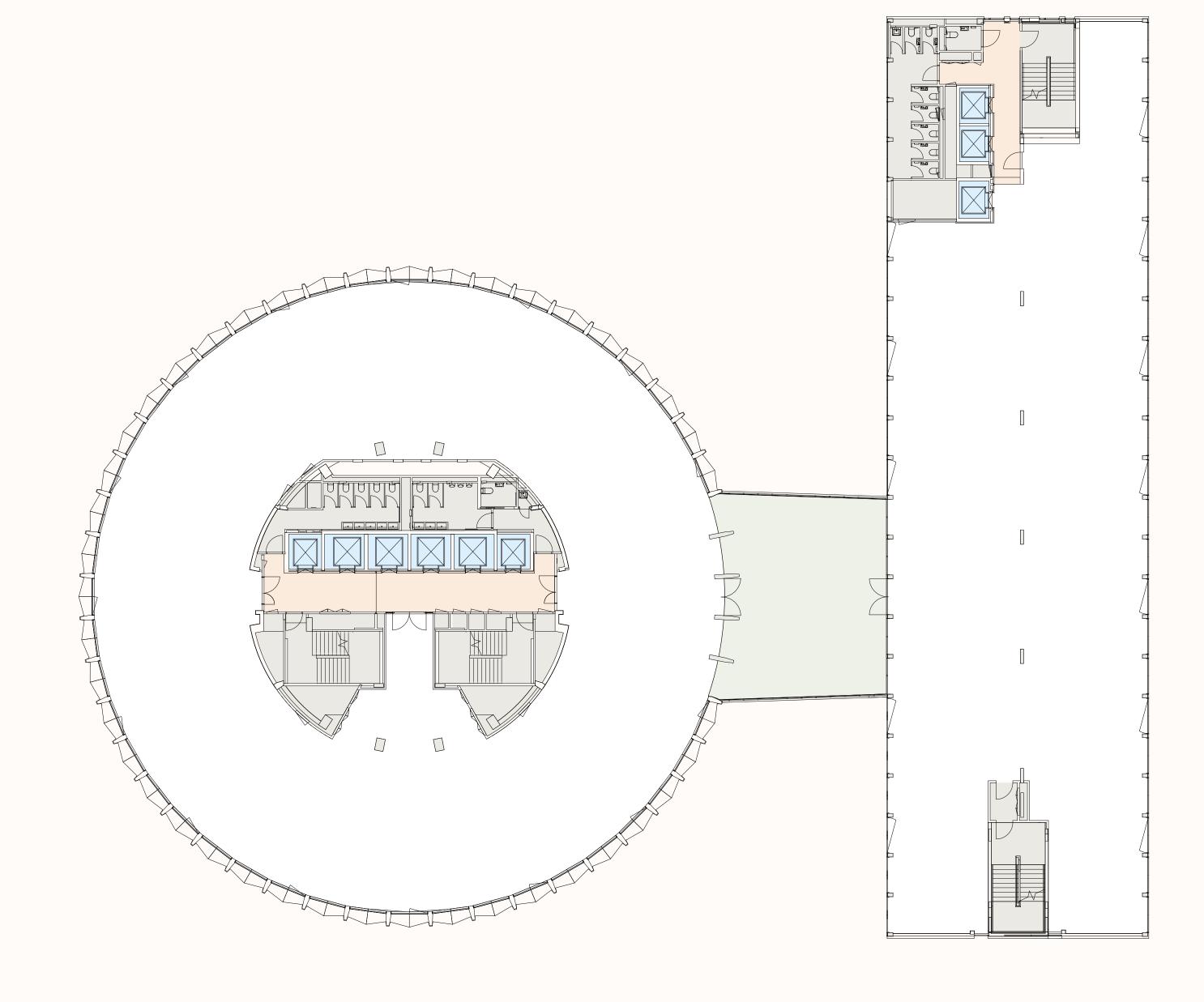
18,300 sq ft

TERRACE

1,000 sq ft

TERRACE
LIFTS
WORKSPACE
LIFT LOBBY
CORE

✓ NORTH



THE TOWER ●

WORKSPACE

10,300 sq ft

THE BLOCK ■

WORKSPACE

8,100 sq ft

LIFTS

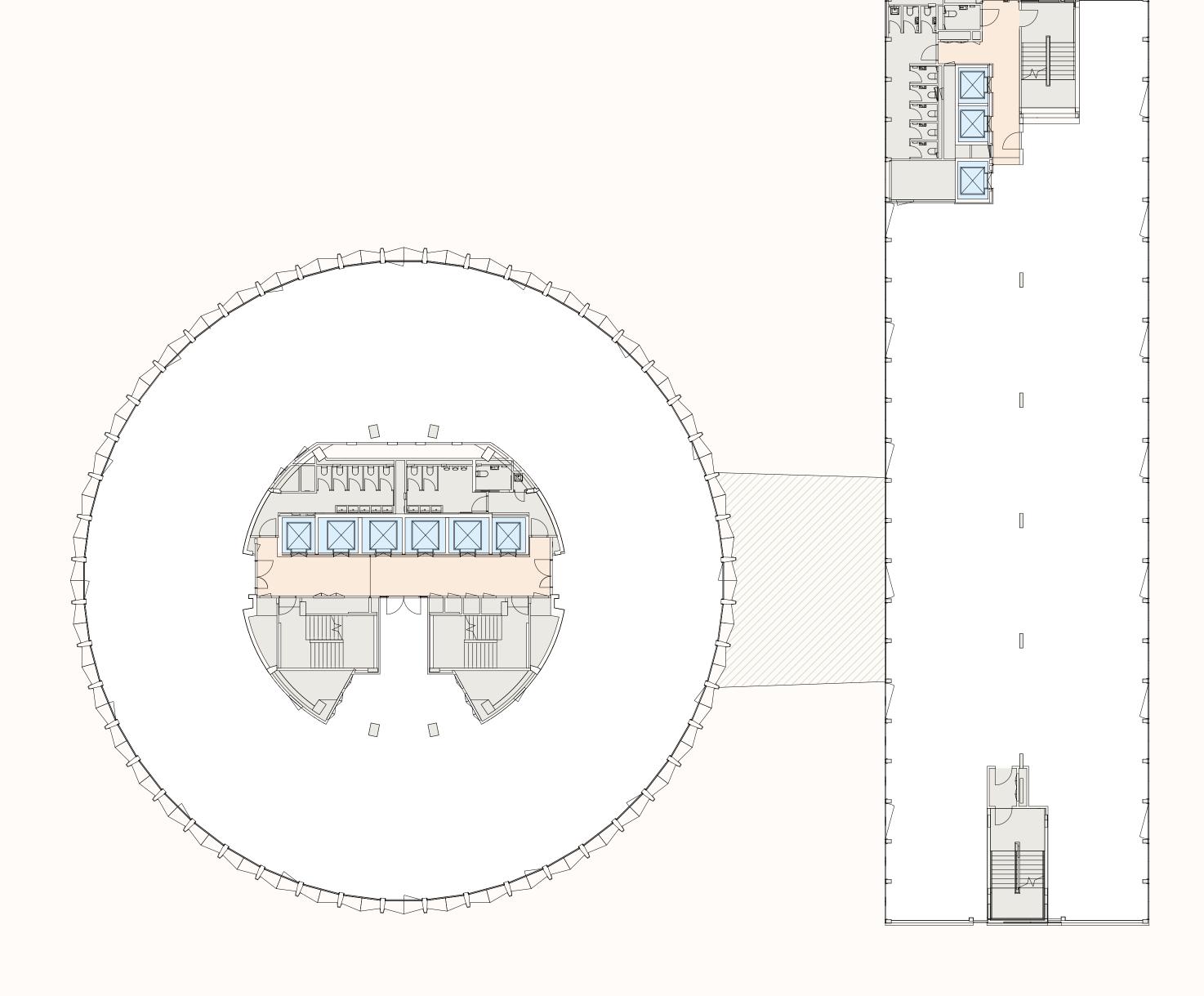
CORE

√ NORTH

WORKSPACE

LIFT LOBBY

TERRACE (AT LEVEL 03)



THE TOWER ●

WORKSPACE

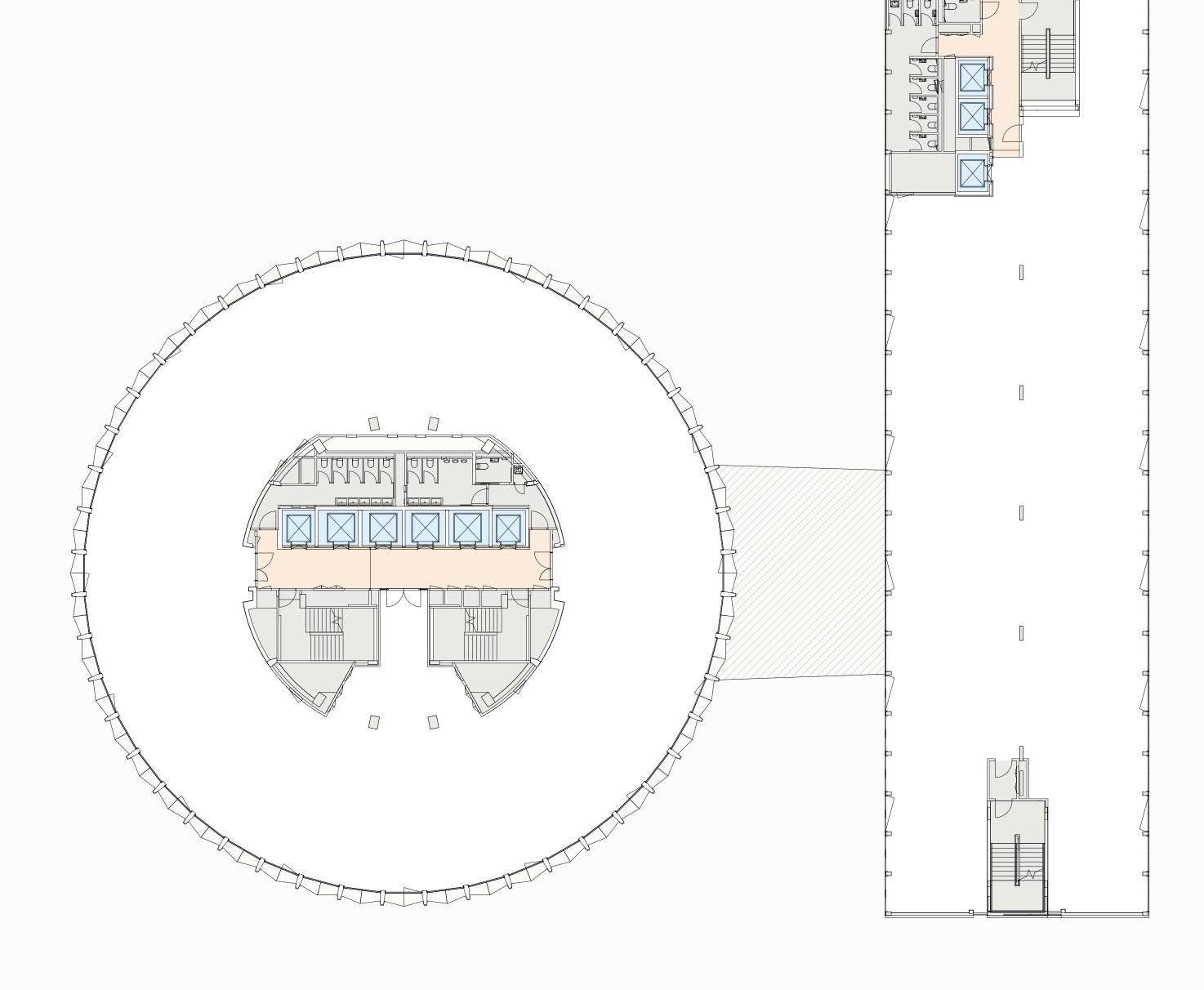
10,300 sq ft

THE BLOCK ■

WORKSPACE

8,100 sq ft

TERRACE (AT LEVEL 03)
LIFTS
WORKSPACE
LIFT LOBBY
CORE



THE TOWER ●

WORKSPACE

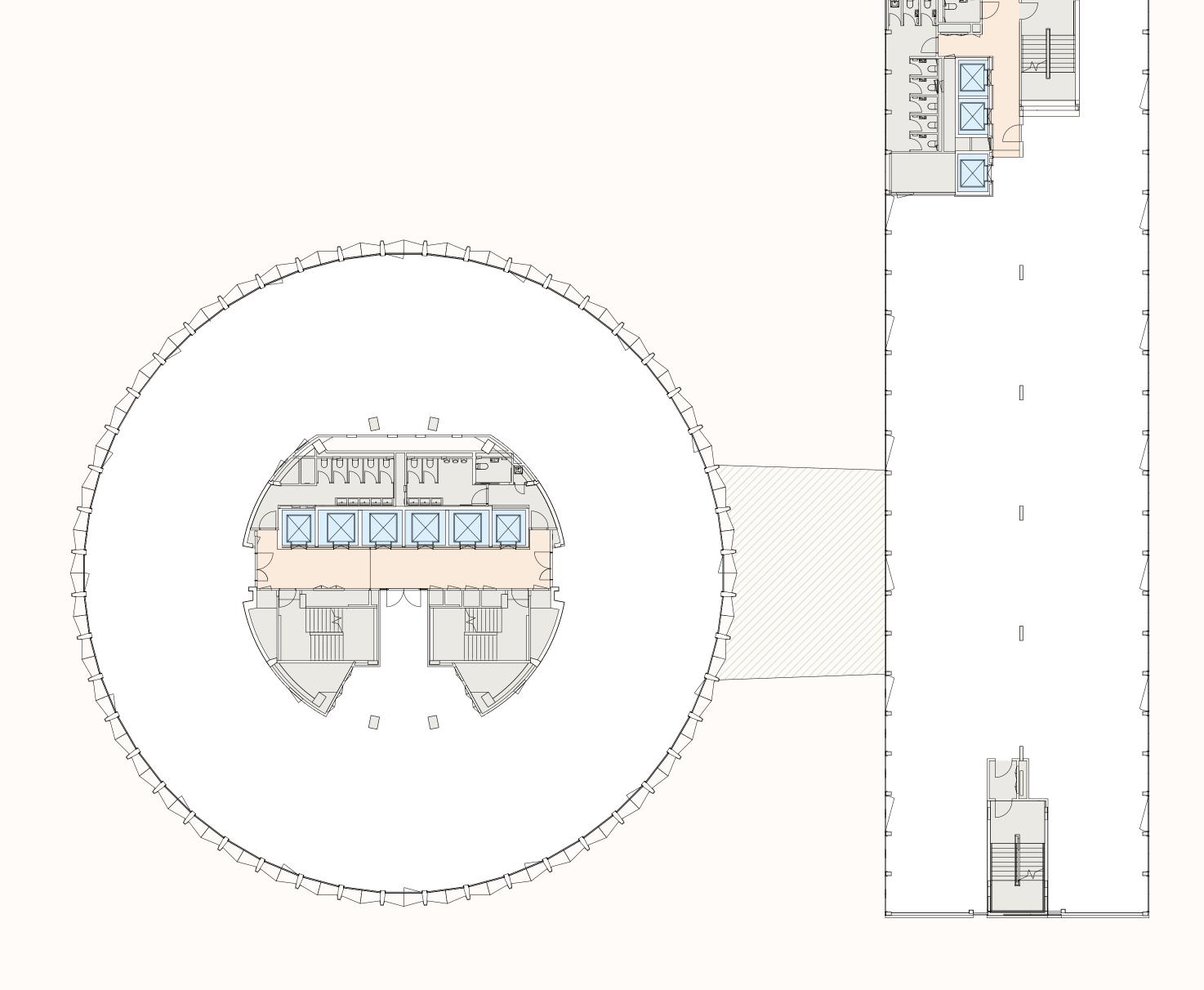
10,300 sq ft

THE BLOCK ■

WORKSPACE

8,100 sq ft

TERRACE (AT LEVEL 03)
LIFTS
WORKSPACE
LIFT LOBBY
CORE



THE TOWER ●

WORKSPACE

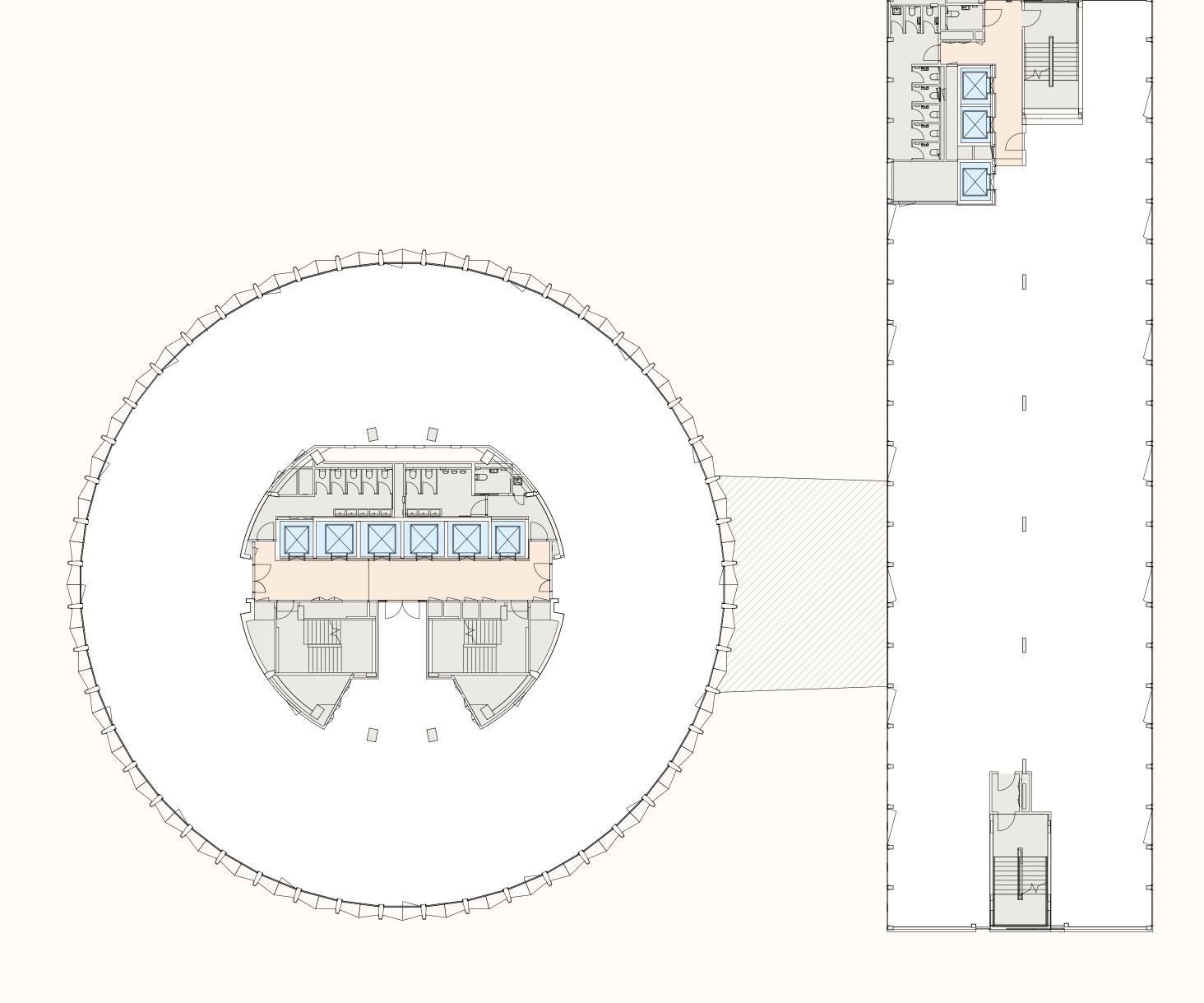
10,300 sq ft

THE BLOCK ■

WORKSPACE

8,100 sq ft

TERRACE (AT LEVEL 03)
LIFTS
WORKSPACE
LIFT LOBBY
CORE



LEVEL 08

THE TOWER ●

WORKSPACE

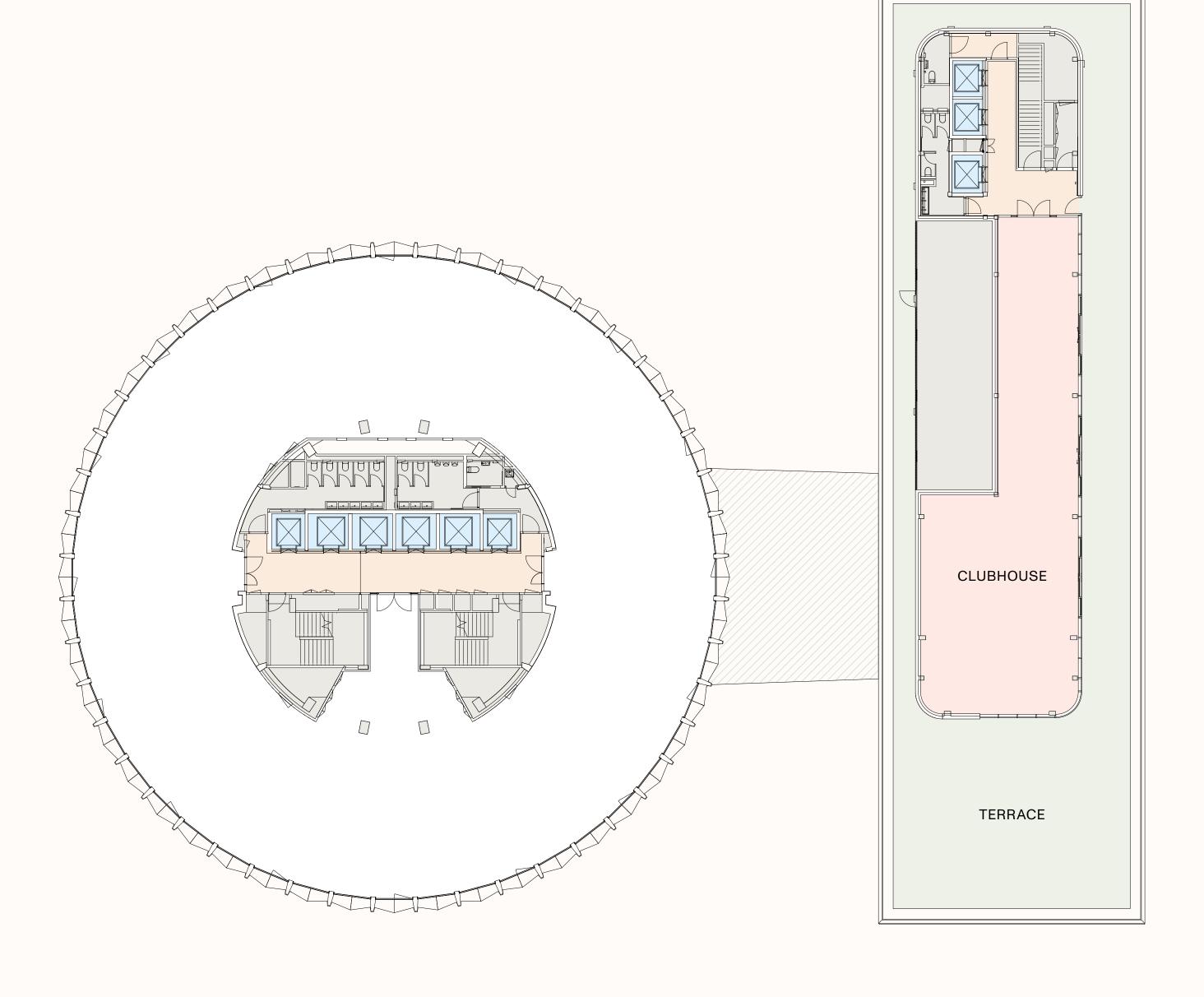
10,300 sq ft

THE BLOCK ■

CLUBHOUSE TERRACE

2,300 sq ft 4,000 sq ft



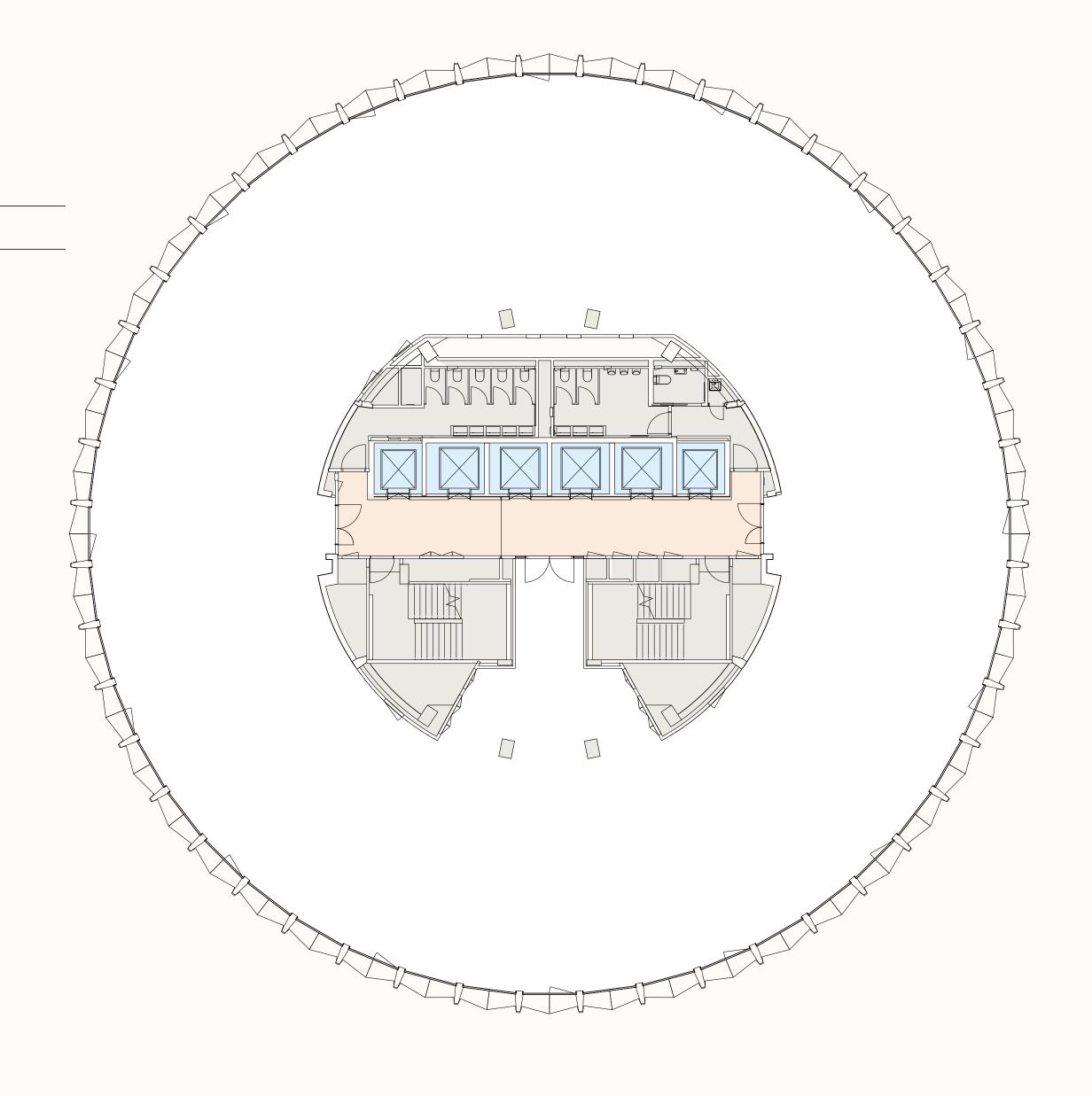


LEVEL 09

THE TOWER ●

WORKSPACE

10,300 sq ft



LIFTS

WORKSPACE

LIFT LOBBY

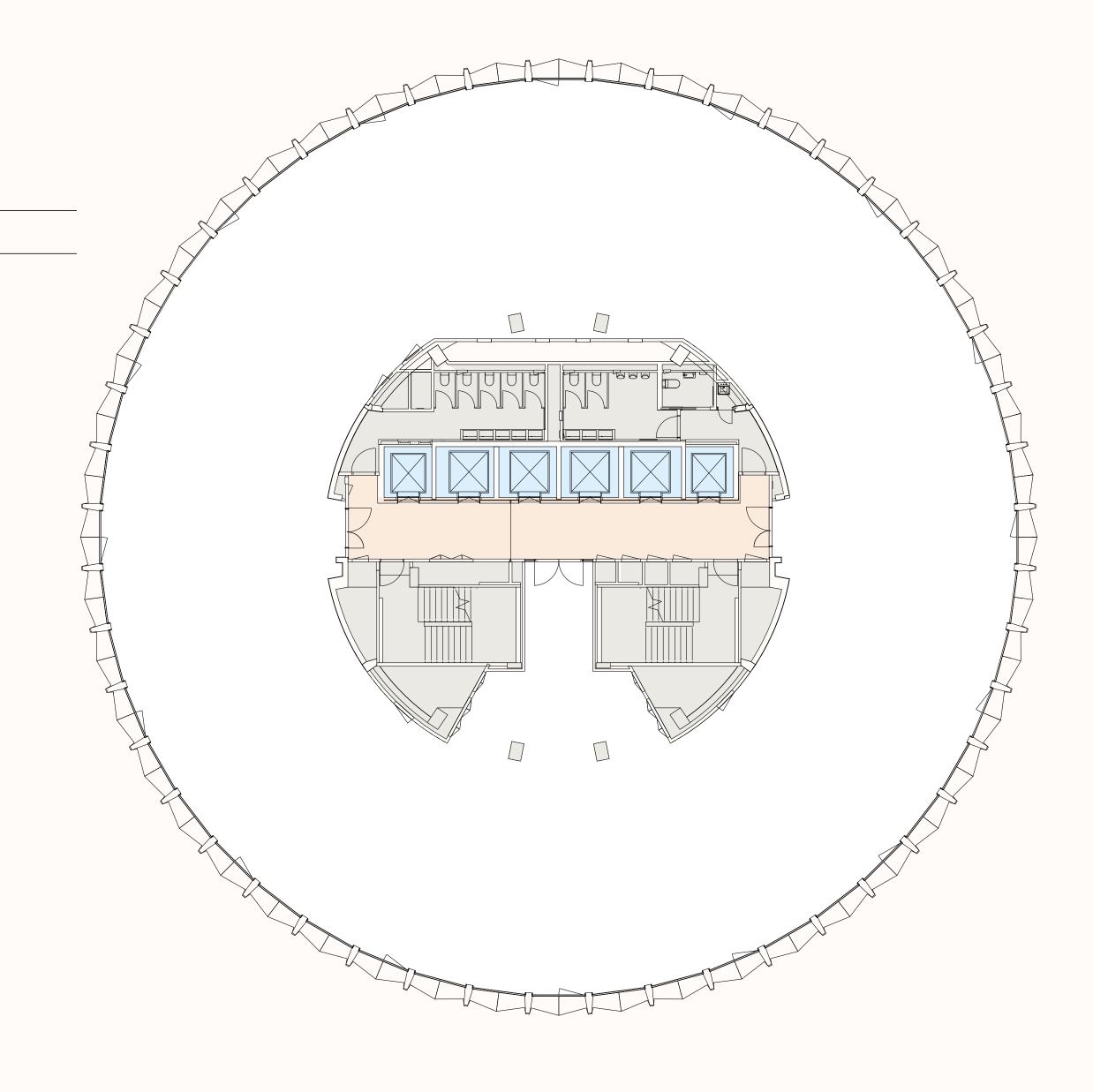
CORE

LEVEL 10

THE TOWER ●

WORKSPACE

10,300 sq ft



LIFTS

WORKSPACE

LIFT LOBBY

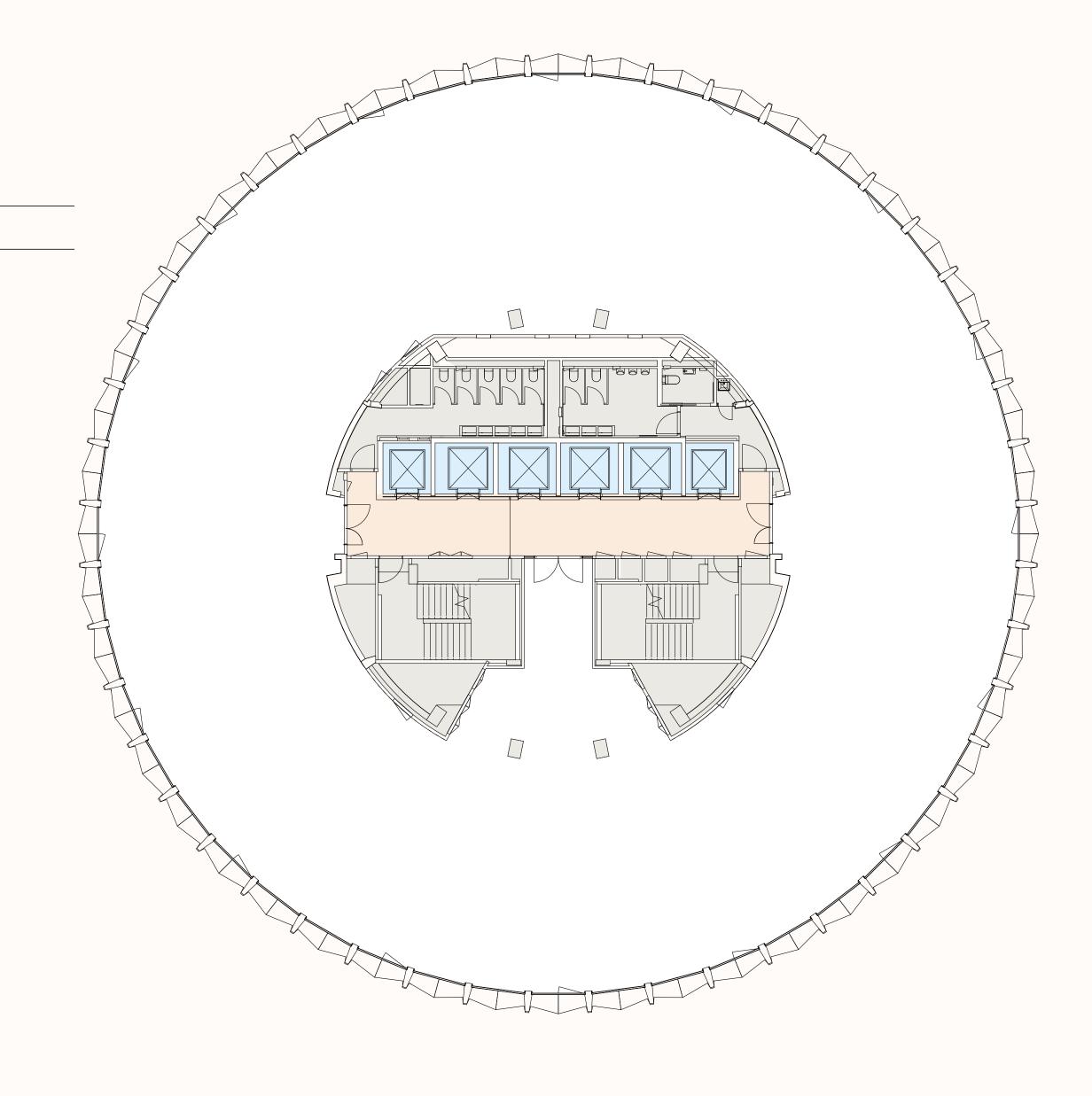
CORE

LEVEL 11

THE TOWER ●

WORKSPACE

10,300 sq ft



LIFTS

WORKSPACE

LIFT LOBBY

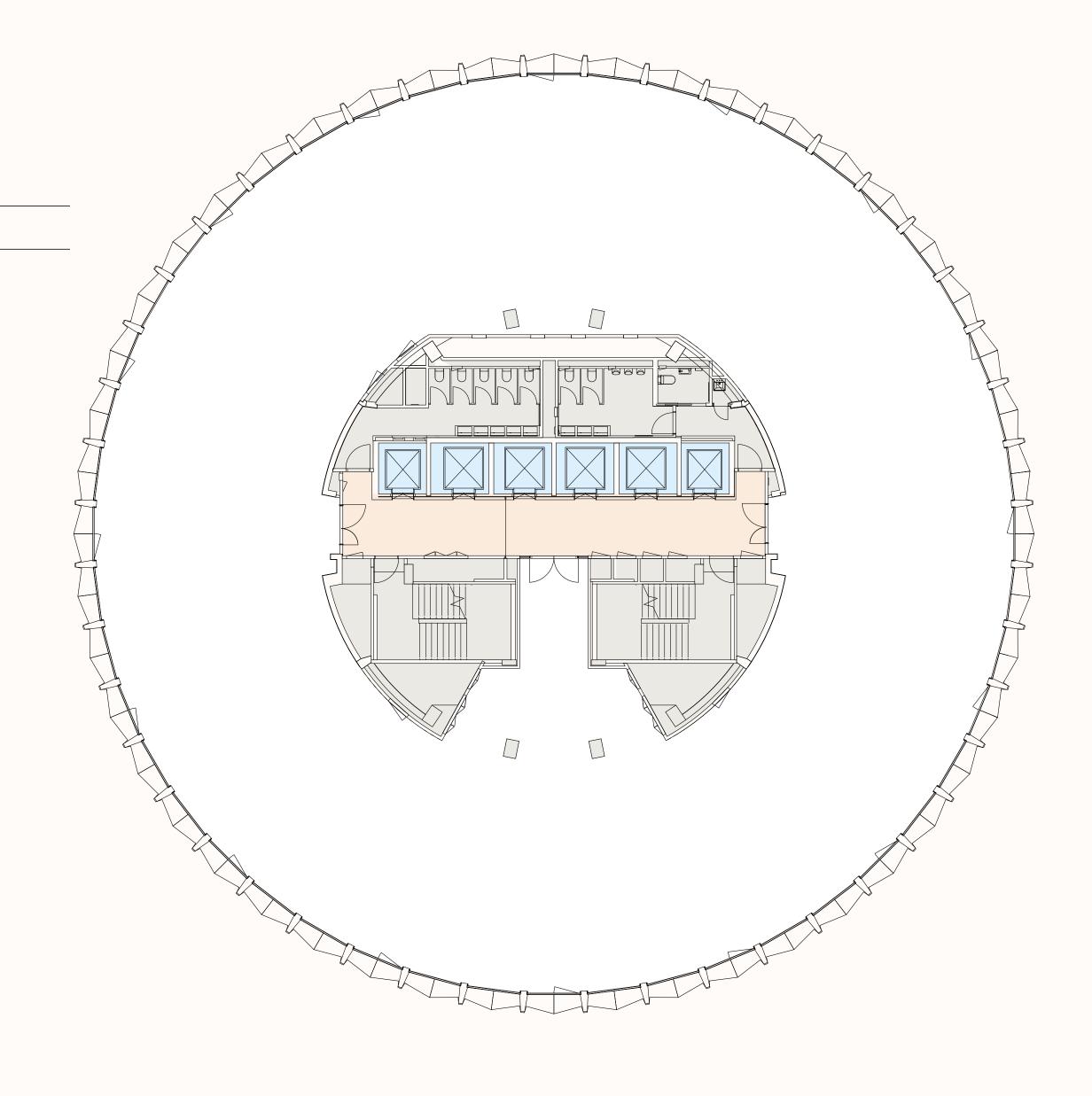
CORE

LEVEL 13

THE TOWER ●

WORKSPACE

10,300 sq ft



LIFTS

WORKSPACE

LIFT LOBBY

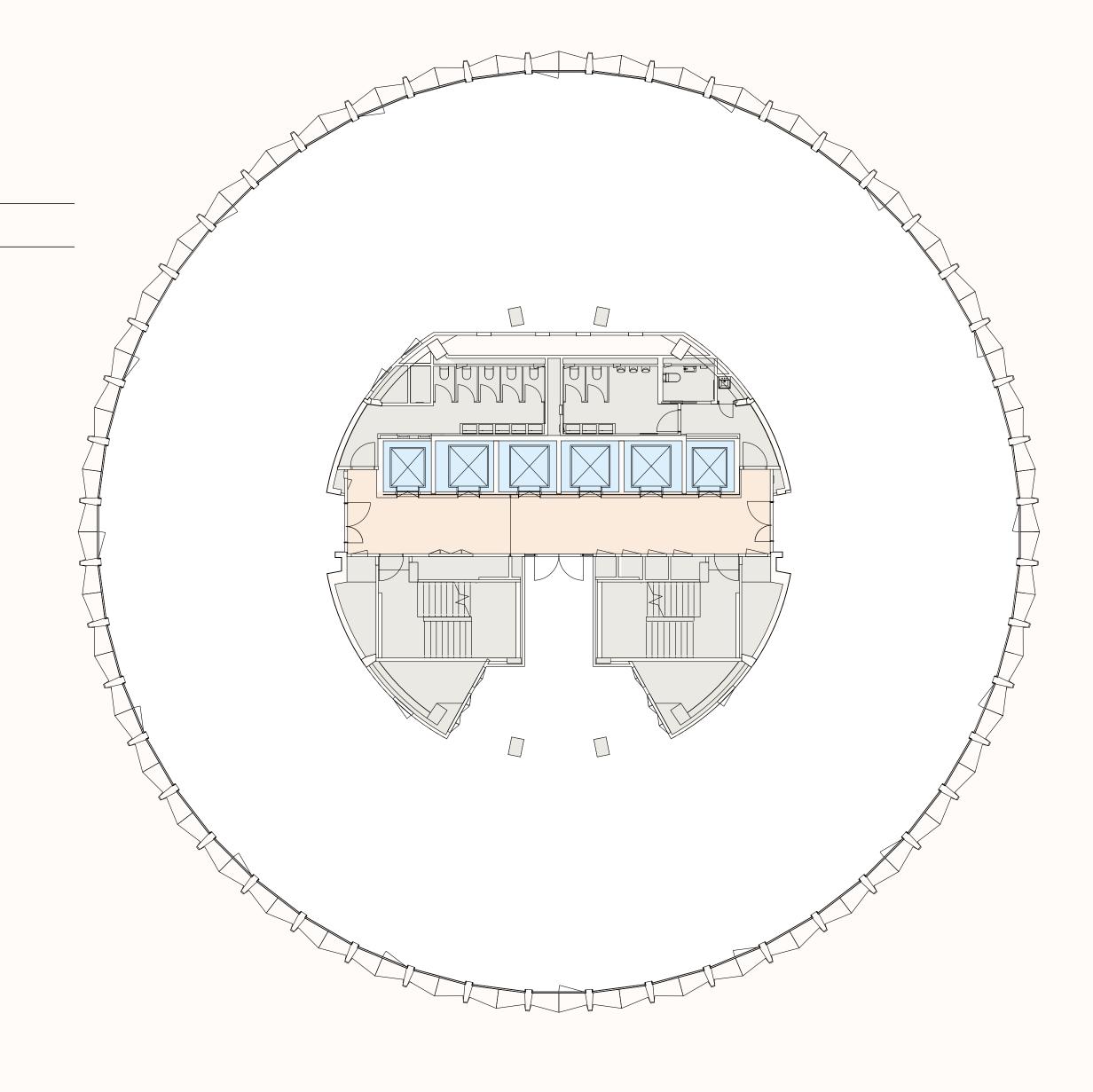
CORE

LEVEL 14

THE TOWER ●

WORKSPACE

10,300 sq ft



LIFTS

WORKSPACE

LIFT LOBBY

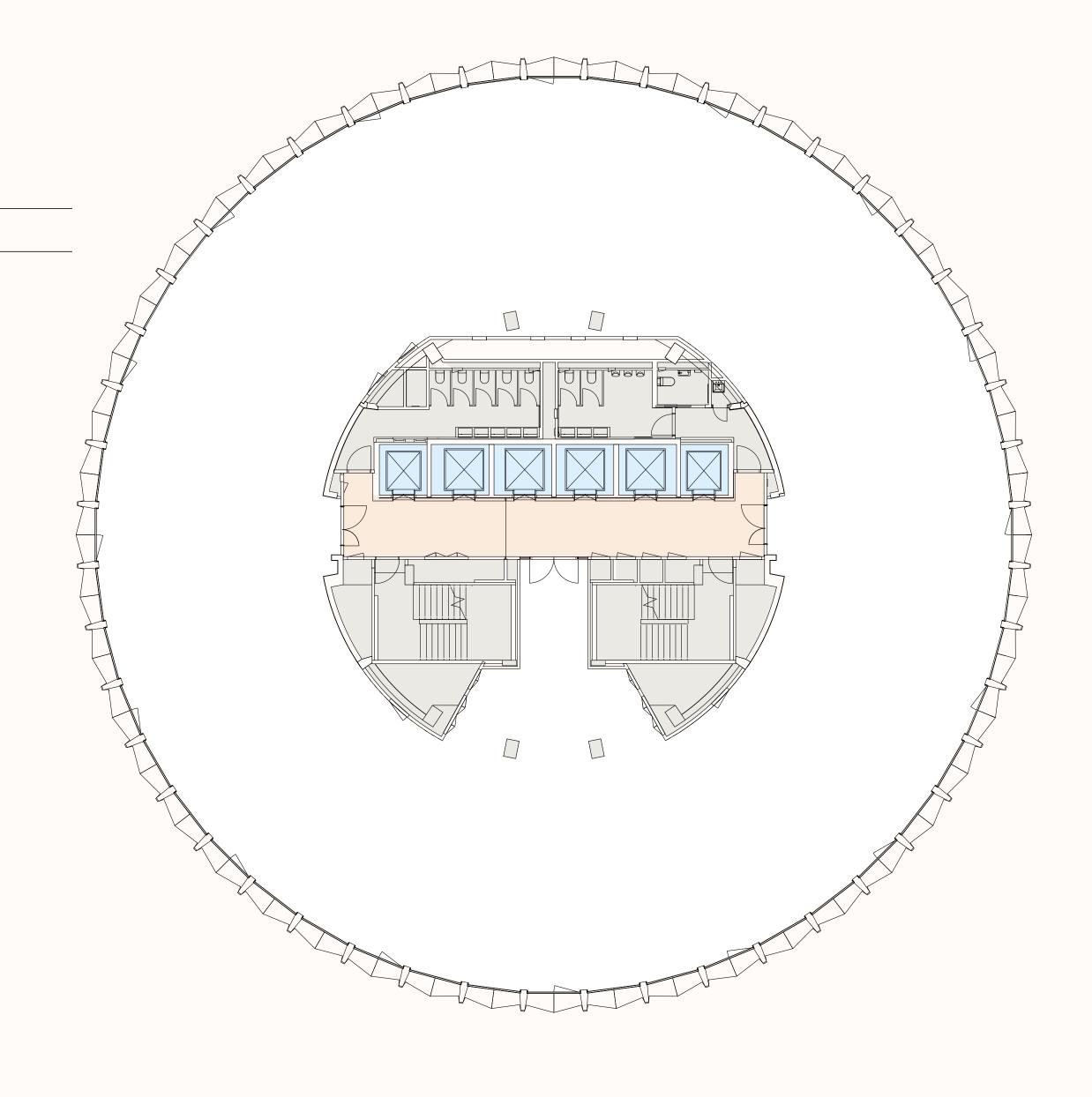
CORE

LEVEL 15

THE TOWER ●

WORKSPACE

10,300 sq ft



LIFTS
WORKSPACE

LIFT LOBBY

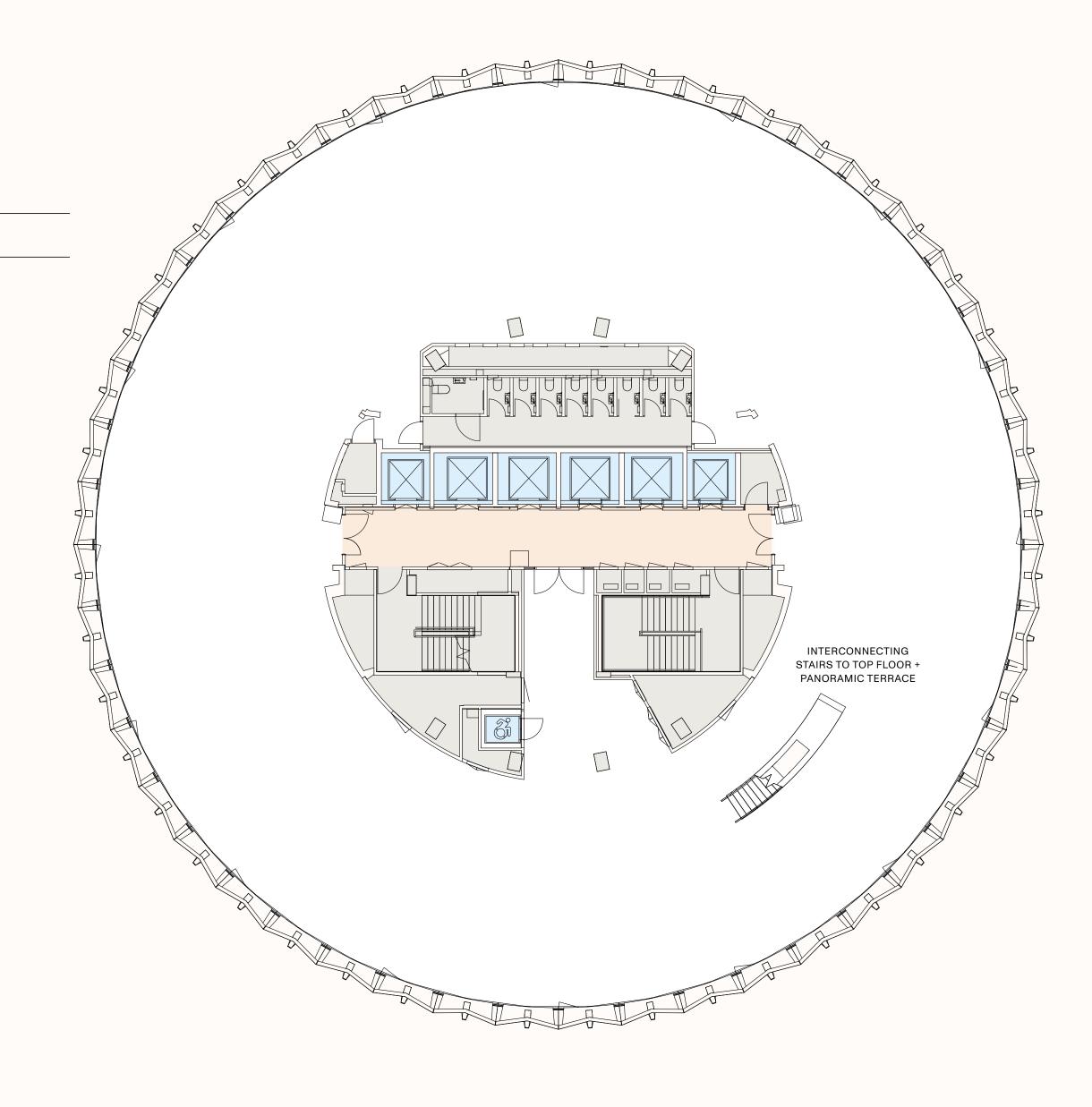
CORE

LEVEL 16

THE TOWER ●

WORKSPACE

10,300 sq ft



LIFTS

WORKSPACE

LIFT LOBBY

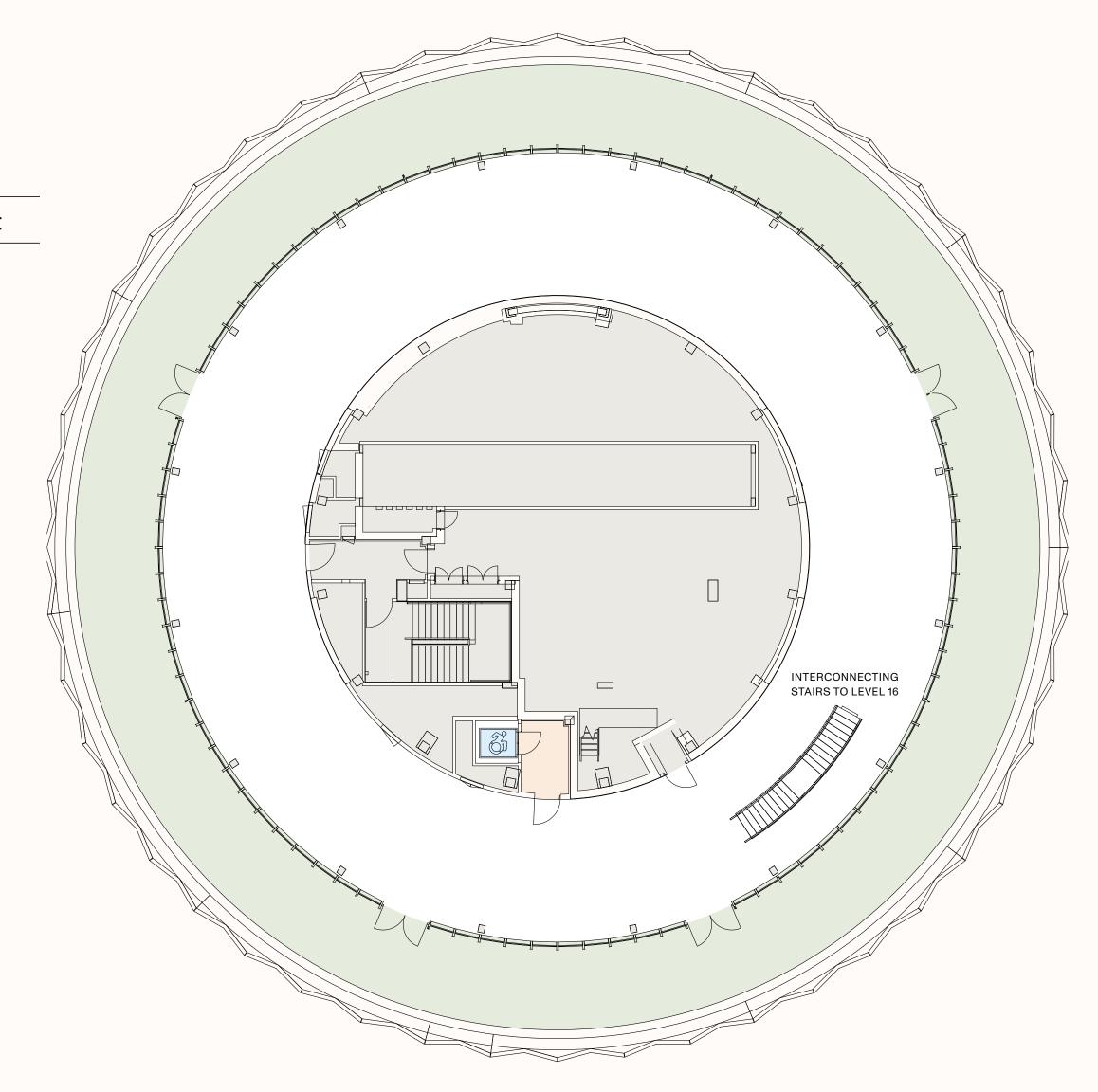
CORE

LEVEL 17

THE TOWER ●

WORKSPACE TERRACE

4,800 sq ft 3,500 sq ft



TERRACE
LIFT (ACCESSIBLE)

WORKSPACE

LIFT LOBBY

CORE

A SUSTAINABILITY EXEMPLAR





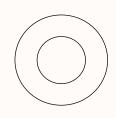
NABERS 4.5*

Energy reduction and efficiency plays an essential role in our global transition to a decarbonised future. Space House's 4.5* rating is testament to the innovative technology and sustainability features – remarkable for a Grade II listed building.



A BUILDING THAT BREATHES

Space House has automated opening windows which allow cold air into the building overnight to cool the internal concrete structure of the building and reduce the need for additional air conditioning and energy use the following day.



DAYLIGHT HARVESTING TECHNOLOGY

Daylight-activated sensors monitor natural light and adjust the internal levels to minimise unnecessary energy consumption.



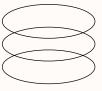
NET ZERO CARBON IN OPERATION

Designed to minimise its operational carbon footprint and reduce occupier costs. The fully electric smart technology monitors energy consumption, water and air quality in public areas and enables occupiers to add sensors to their demise for a holistic picture of energy consumption.



EPC A

The modernisation of Space House has preserved the building's heritage features whilst ensuring it is fit for the future. The building's EPC A rating far exceeds the anticipated 2027 and 2030 Minimum Energy Efficiency Standards (MEES) of EPC C and EPC B respectively.



10,000 TONNES OF CARBON SAVED

The modernisation of this 1960s Grade II listed building focused on preservation and restoration rather than demolition. As a result, over 90% of the existing structure has been retained, saving 10,000 tonnes of carbon and waste materials.

BREEAM®

BREEAM OUTSTANDING

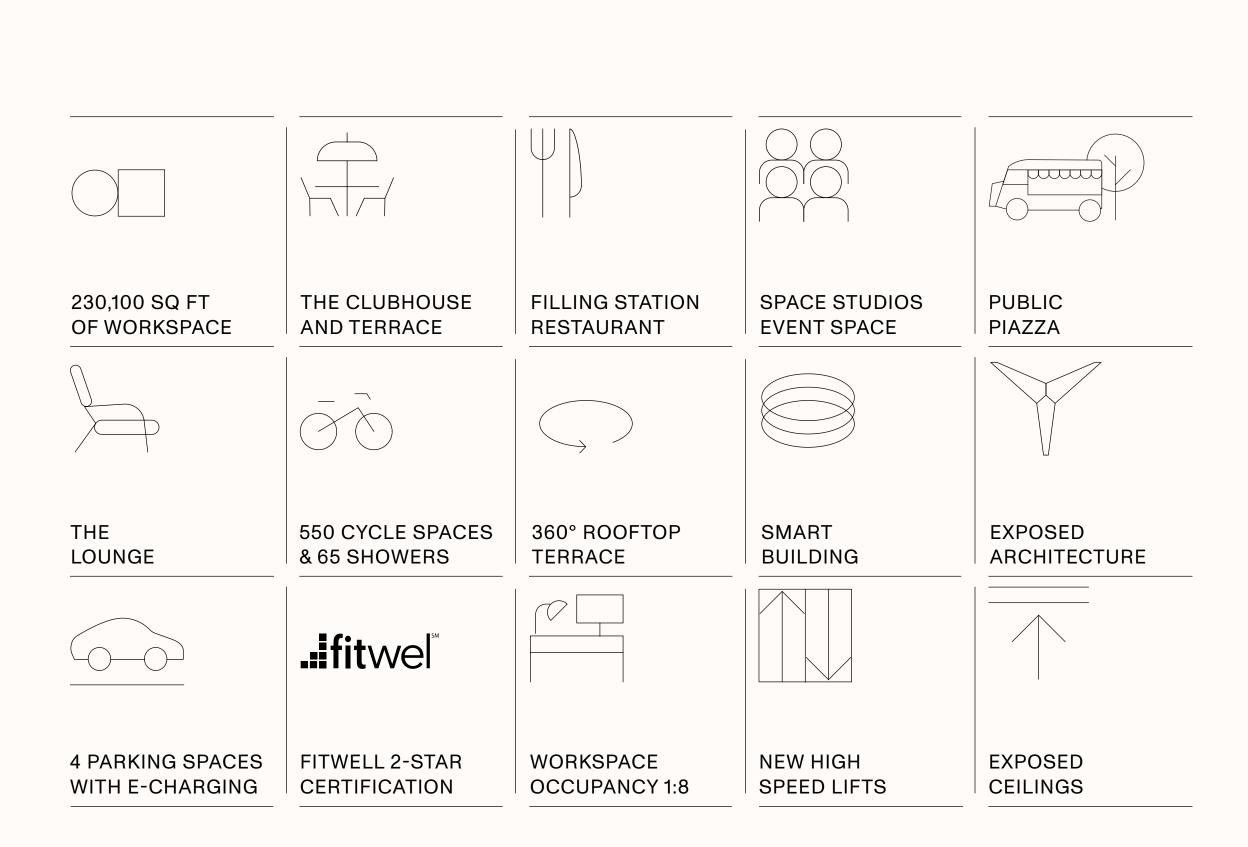
Space House will be one of the first Grade II listed office buildings in London to achieve BREEAM 'outstanding' rating.

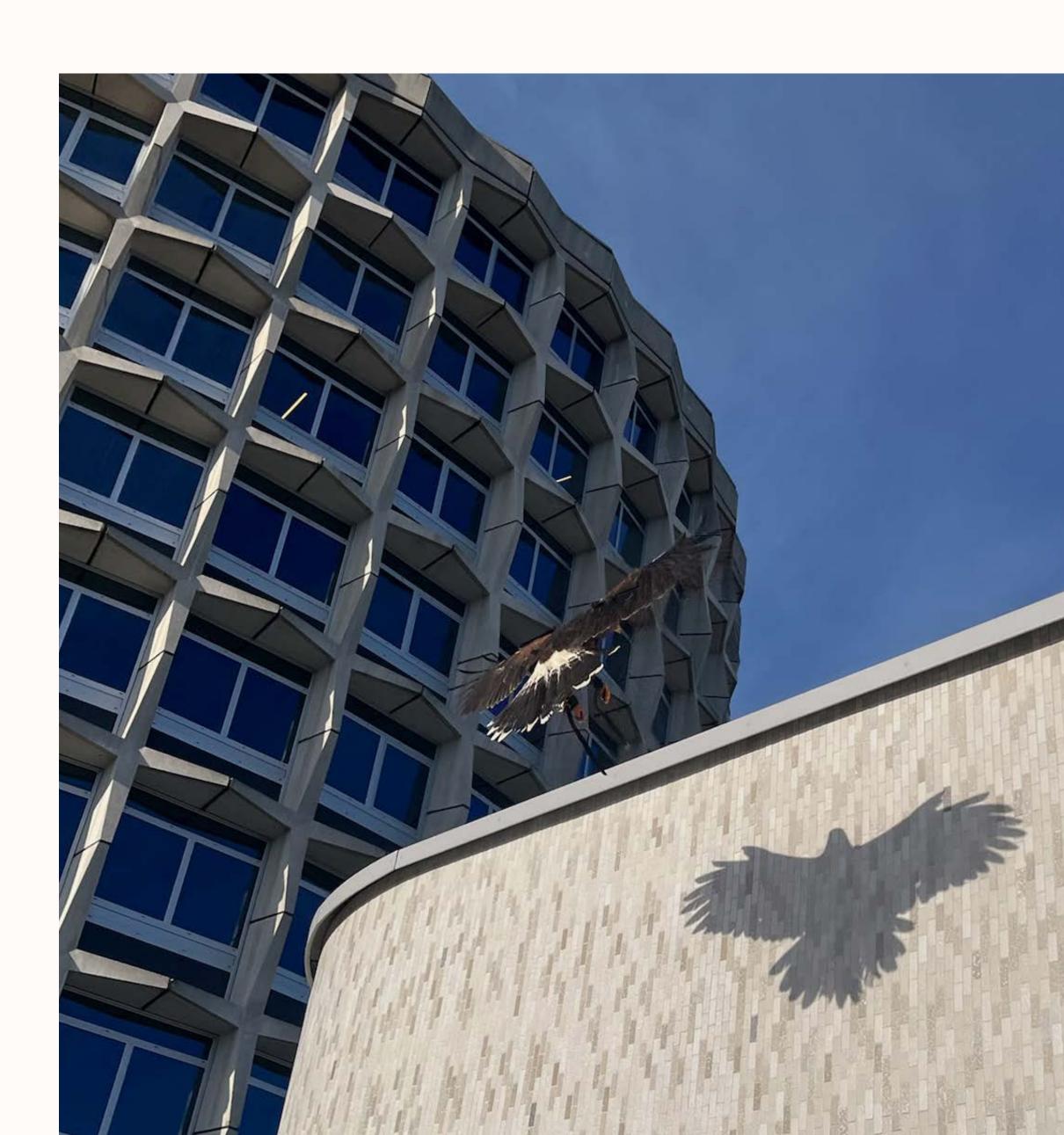


WIREDSCORE PLATINUM

Space House, originally built in 1968, is now one of the best-connected workspaces in the UK, with resilient dual power and data supply and an integrated full fibre backbone.

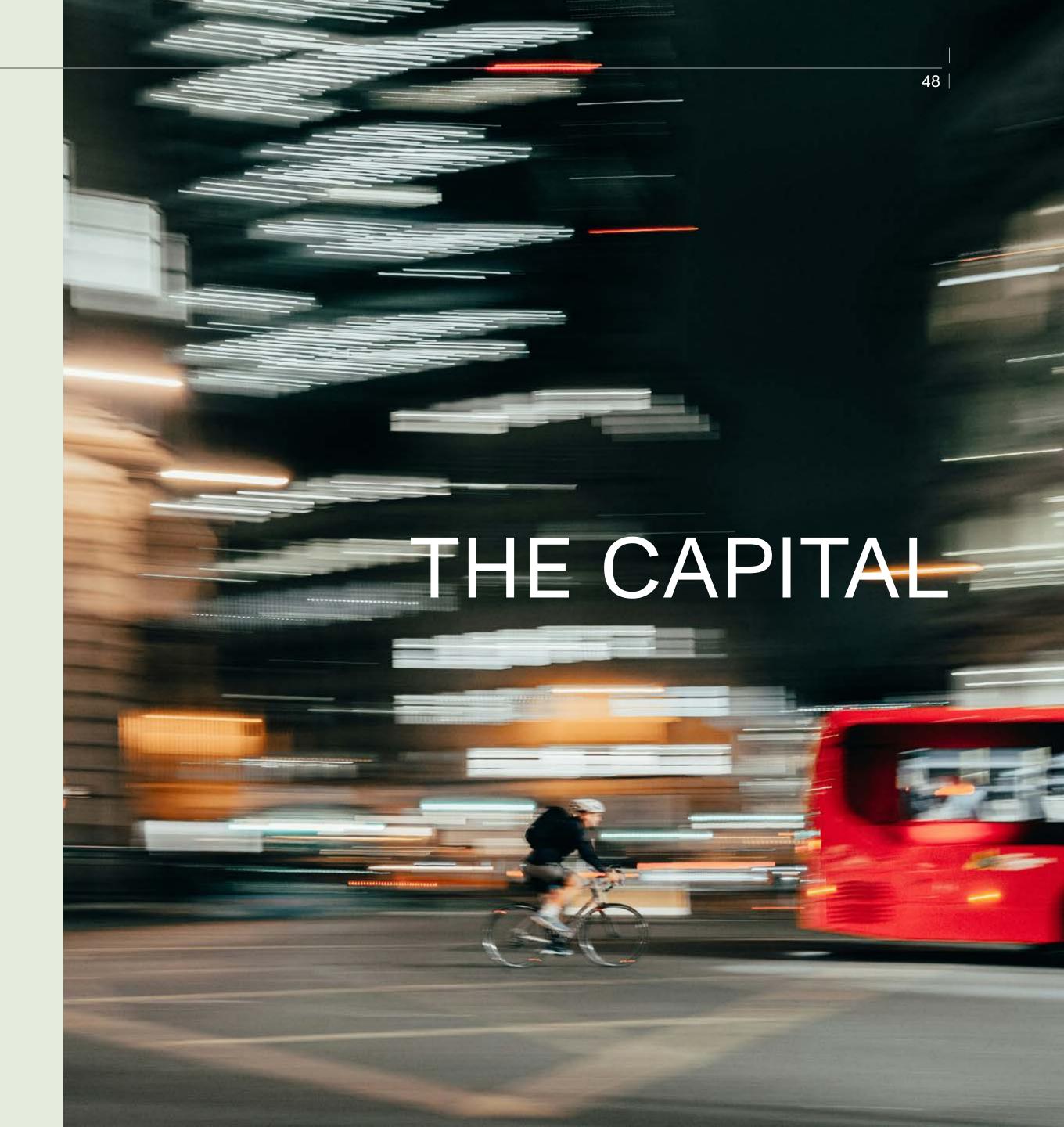
BUILT FOR THE FUTURE

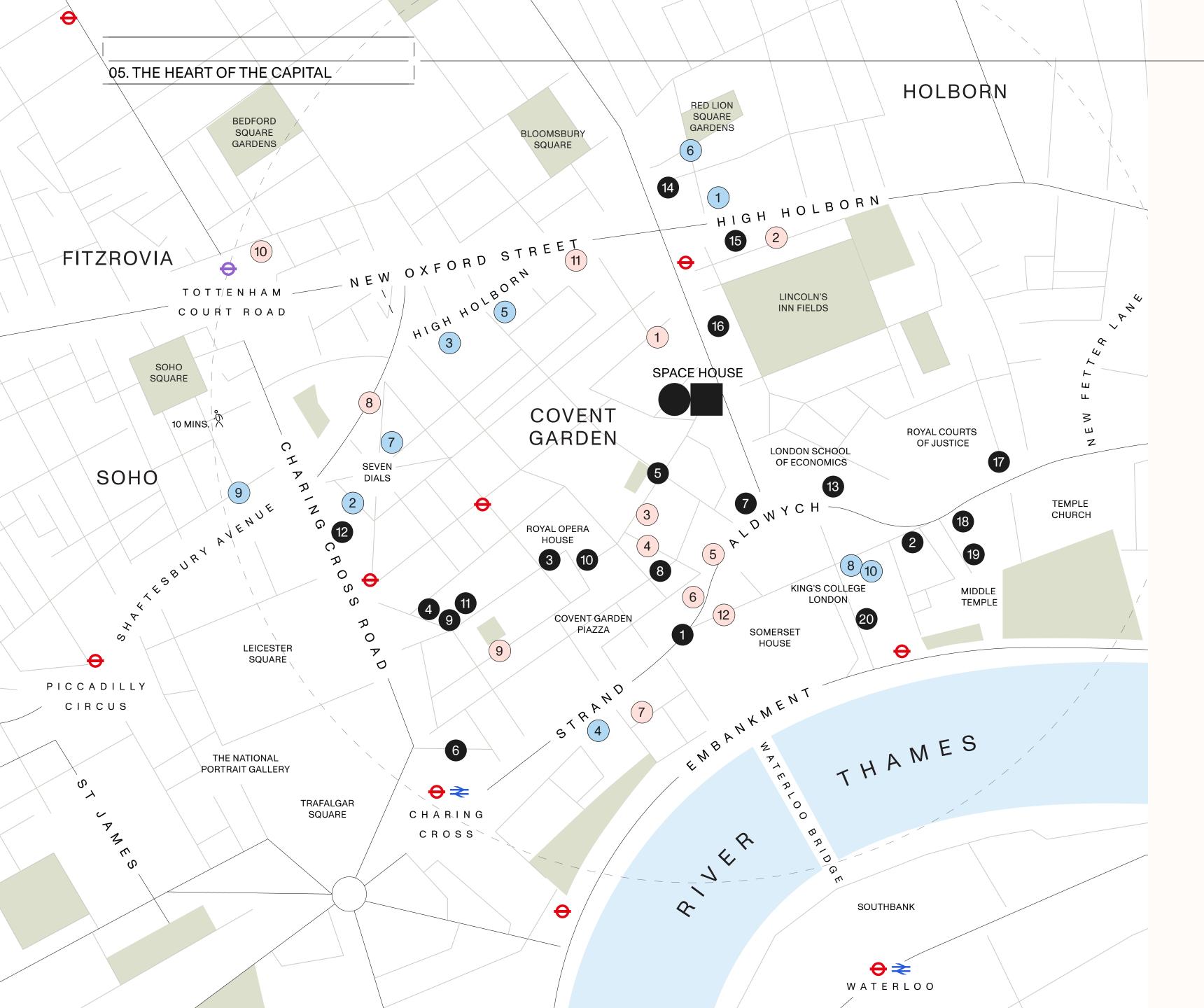






Covent Garden is the home of London's culture, creativity and innovation scene. An unparalleled location with an incredible network of multi-national businesses, global brands, tech innovators and two highly respected universities in the UK.





BEYOND SPACE HOUSE

RESTAURANTS

- 1 Frog by Adam Handling
- 2 Ikoyi
- 3 Sushisamba
- 4 La Goccia
- 5 Margot
- 6 Barrafina
- 7 The Delaunay
- 8 Cafe Murano
- 9 The Petersham
- 10 Balthazar
- 11 Clos Maggiore
- 12 The Ivy
- 13 Roka
- 14 L'oscar Restaurant
- 15 Holborn Dining Room
- 16 42 Holborn
- 17 Brasserie Blanc
- 8 The George
- 9 The Cheshire Cheese
- 20 Toklas

HOTELS

- 1 Middle Eight
 - Rosewood London
- Fielding Hotel
- 4 Nomad London
- 5 The Waldorf
- 6 One Aldwych
- 7 The Savoy
- 8 Covent Garden Hotel
- 9 Henrietta Hotel
- 10 The Bloomsbury
- The Hoxton Holborn
- ME London

HEALTH + FITNESS

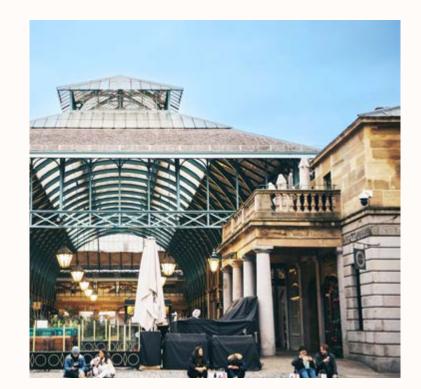
- 1) Gymbox
- Digme Fitness
- 3 Aveda Lifestyle
- Virgin Active
- 1Rebel
- 6 Boom Cycle
- 7 Caudalie Boutique Spa
- 180 House
- 9 Soho House
- 10 180 Studios

05. THE HEART OF THE CAPITAL

Ascential Paul Smith Mishcon de Reya CONDÉ NAST MARATHON Goldman McKinsey PELOTON Google CharlotteTilbury & Company Sachs IN ESTEEMED GSK Coutts = DAZED APOLLO BAIN & COMPANY (4) COMPANY CVC LSE Spotify® GOAT DARKTRACE Industrial Light & Magic Rothesay **NICHOLAS KIRKWOOD ◆** PATRIZIA pwc

Covent Garden is home to visionary companies and creative thinkers brilliantly shaping the world's future.

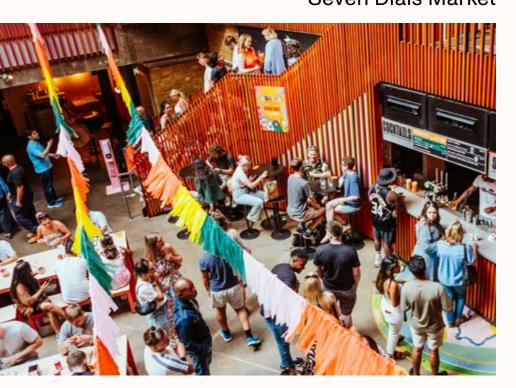
05. THE HEART OF THE CAPITAL



Covent Garden Market

THE

Seven Dials Market





Side Hustle



Somerset House



180 Studios

Covent Garden is famous for some of London's best retail and dining. It's an eclectic mix of high-end restaurants and bars, luxury fashion and beauty brands, international retailers and market craft stalls.

Royal Opera House

20 theatres call it home.

The area is also home to world-class

culture. Somerset House, 180 Studios,

the Royal Ballet, Royal Opera and over

NEIGHBOURHO





Paul Smith



51

