

**CRAFTING**

**FRROW**

**THE**

**THE HEAL'S BUILDING**

**FITZROVIA W1**

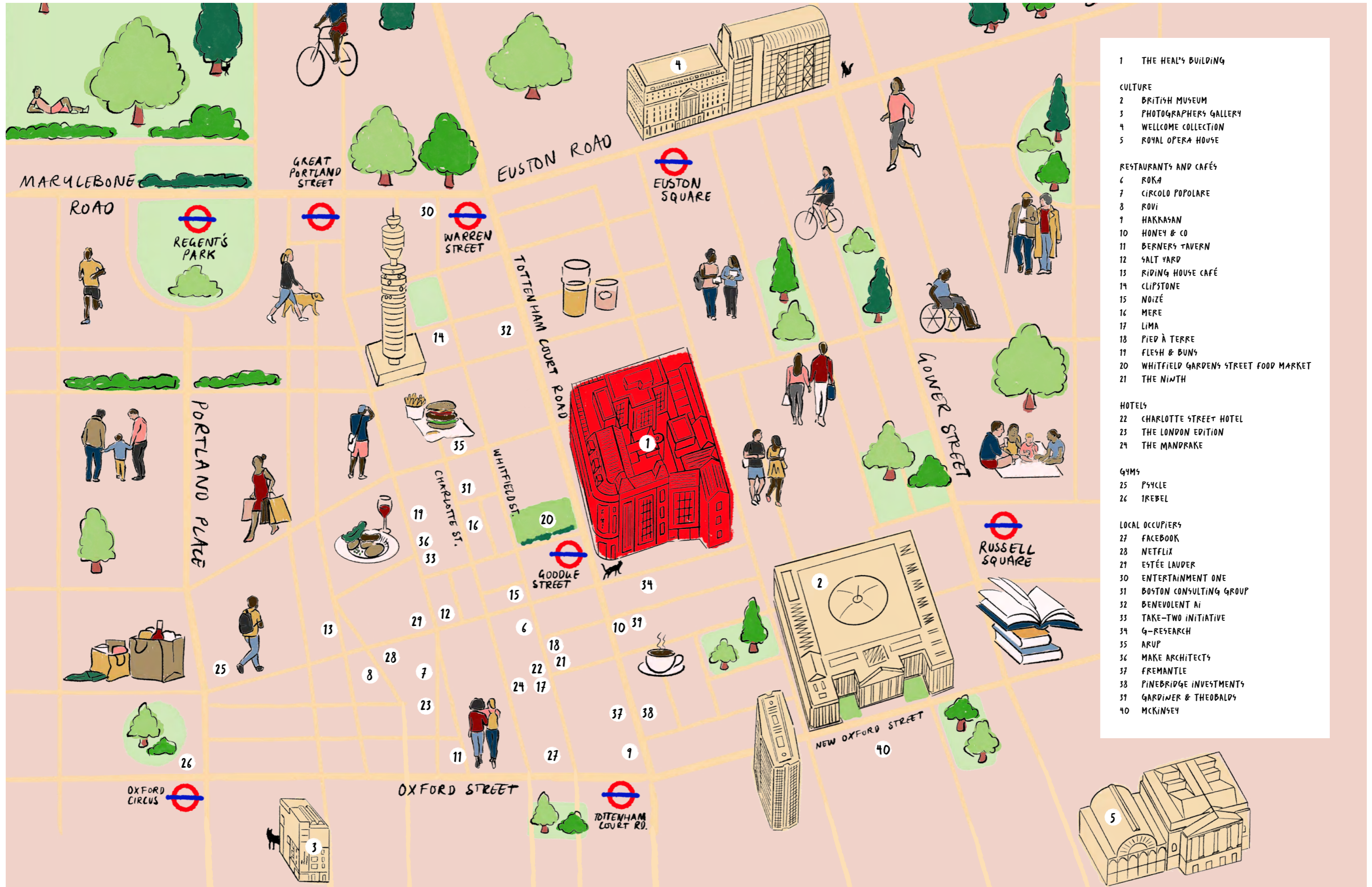
**WVO**

**O**

**PARK OFF TOMO**

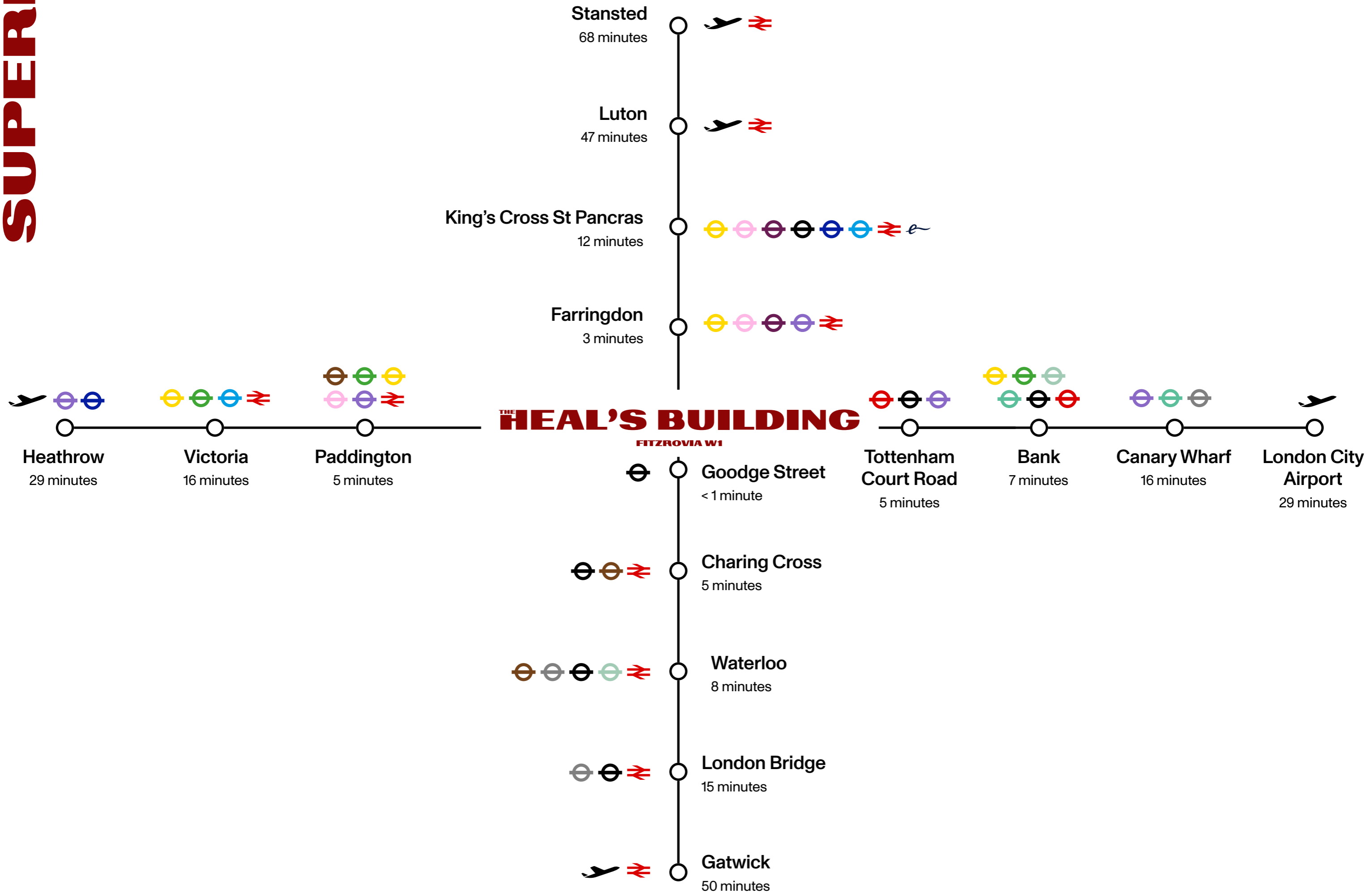
Up to 9,000 sq ft of Leisure Space Available

# ARTS, CULTURE AND LEISURE



- 1 THE HEAL'S BUILDING
- CULTURE
- 2 BRITISH MUSEUM
- 3 PHOTOGRAPHERS GALLERY
- 4 WELLCOME COLLECTION
- 5 ROYAL OPERA HOUSE
- RESTAURANTS AND CAFÉS
- 6 ROKA
- 7 CIRCOLO POPOLARE
- 8 ROVI
- 9 HAKKASAN
- 10 HONEY & CO
- 11 BERNERS TAVERN
- 12 SALT YARD
- 13 RIDING HOUSE CAFÉ
- 14 CLIPSTONE
- 15 NOIZÉ
- 16 MERE
- 17 LIMA
- 18 PIED À TERRE
- 19 FLESH & BUNS
- 20 WHITFIELD GARDENS STREET FOOD MARKET
- 21 THE NINTH
- HOTELS
- 22 CHARLOTTE STREET HOTEL
- 23 THE LONDON EDITION
- 24 THE MANDRAKE
- GYMS
- 25 PSYCLE
- 26 TREBEL
- LOCAL OCCUPIERS
- 27 FACEBOOK
- 28 NETFLIX
- 29 ESTÉE LAUDER
- 30 ENTERTAINMENT ONE
- 31 BOSTON CONSULTING GROUP
- 32 BENEVOLENT AI
- 33 TAKE-TWO INITIATIVE
- 34 G-RESEARCH
- 35 ARUP
- 36 MAKE ARCHITECTS
- 37 FREMANTLE
- 38 PINEBRIDGE INVESTMENTS
- 39 GARDINER & THEOBALDS
- 40 MCKINSEY

# SUPERB CONNECTIVITY



# A COLLECTION OF DISTINCTIVE BUILDINGS

Join a community of businesses  
crafting the work of tomorrow.

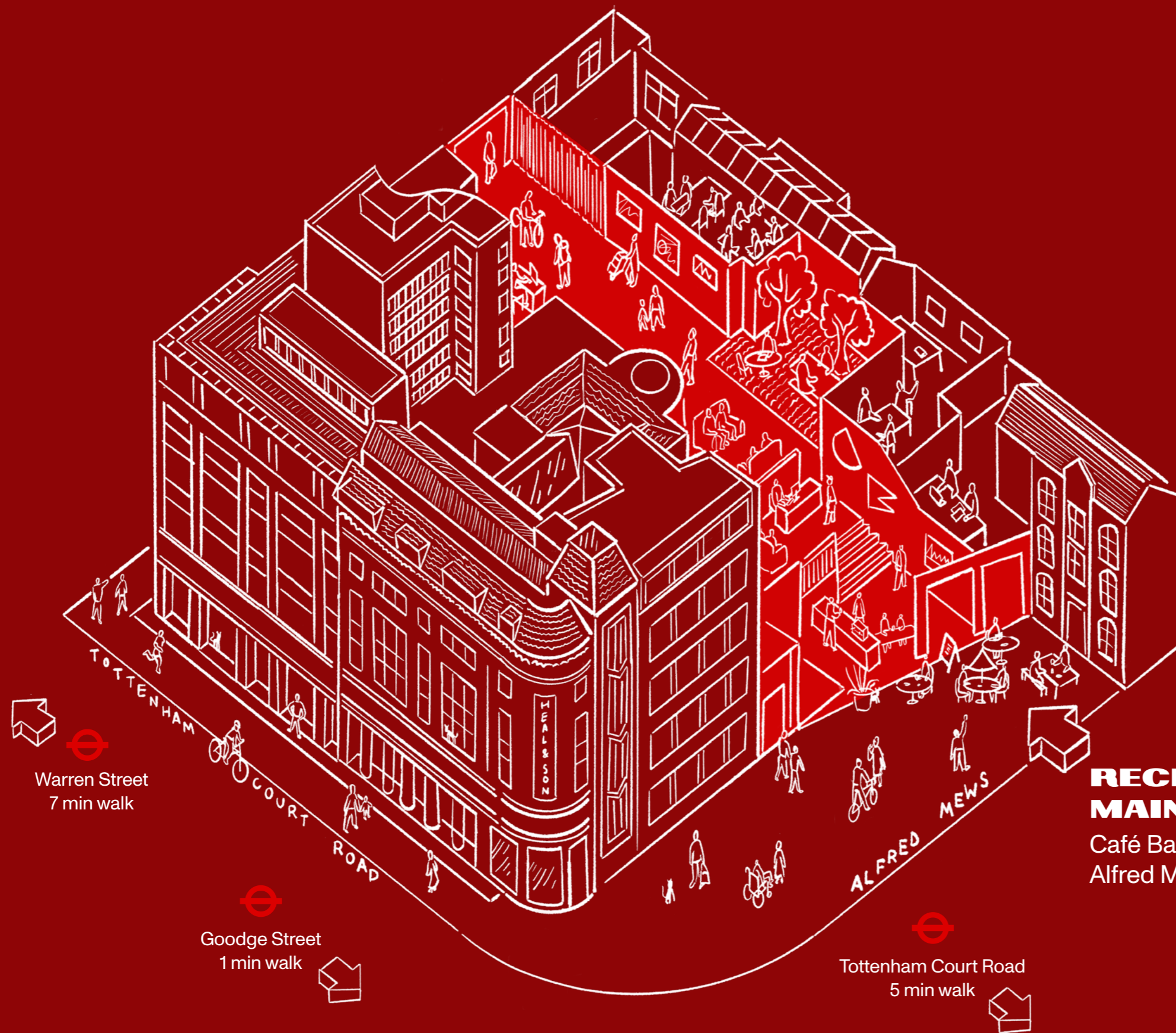


**CASTLEFORGE**

**BORDEAUX INDEX**  
Fine Wines & Spirits

**3 ROCK PRODUCTIONS**

**MISSION**



Warren Street  
7 min walk

Goodge Street  
1 min walk

Tottenham Court Road  
5 min walk

**RECEPTION 1  
MAIN ENTRANCE**

Café Bar  
Alfred Mews



**NORTH**

# AVAILABILITY TABLE

UNIT	FLOOR	SQ FT	SQ M	CONDITION
<b>1</b>	G	2,158	201	Shell
	LG	2,197	204	Shell
	Total	4,355	405	
<b>2</b>	G	1,372	128	Shell
	LG	3,588	333	Shell
	Total	4,960	461	

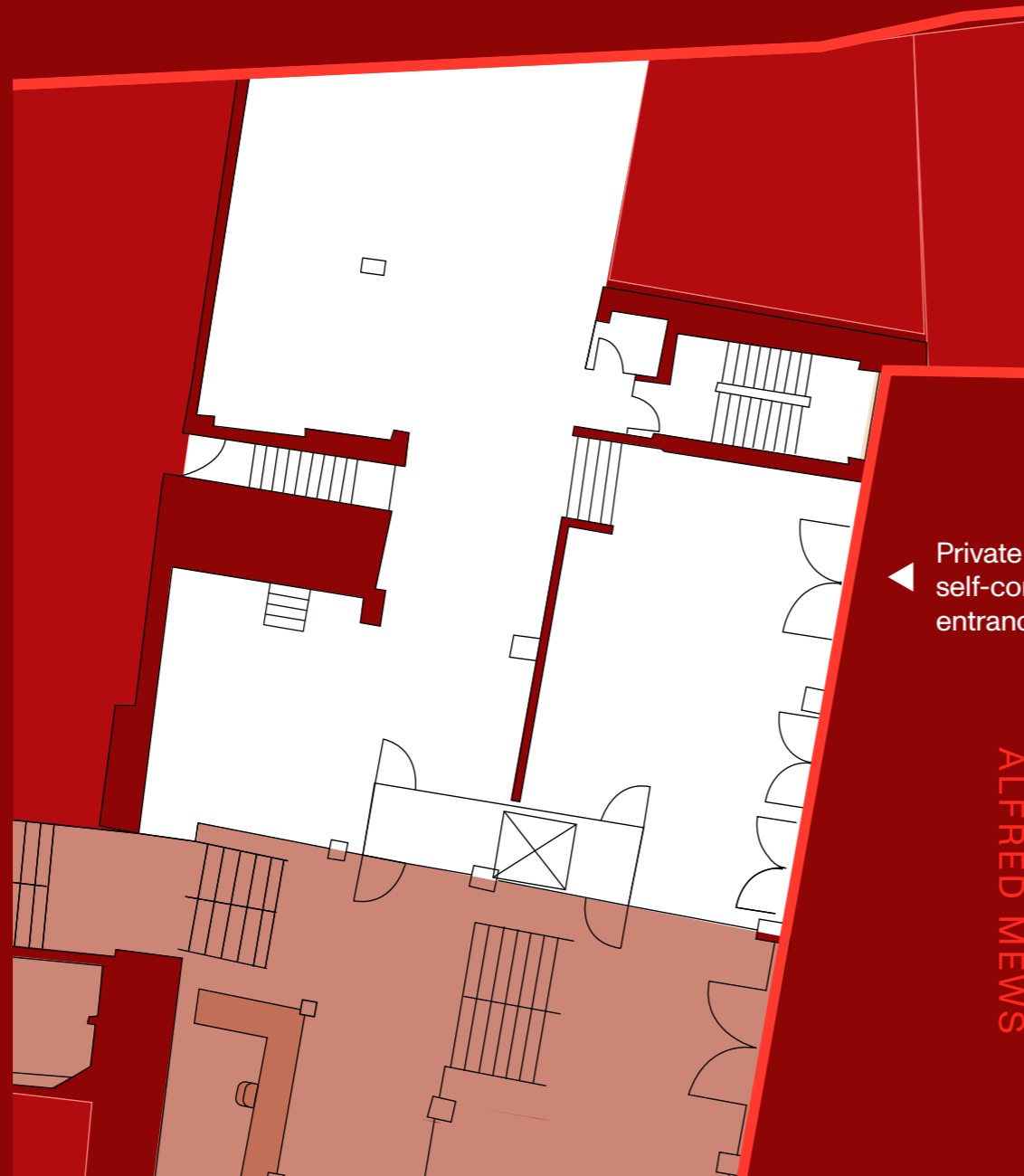
Potential for the units to be combined

All areas subject to final measurement on completion of refurbishment works

# UNIT 1

## Areas

	sq ft	sq m
G	2,158	201
LG	2,197	204
Total	4,355	405



Ground



Lower Ground

- Demise
- Reception
- Common parts



NORTH

0.0 4.0m 8.0m 12.0m 16.0m 20.0m



Graphical Scale 1:200

# UNIT ONE



Unit 1 Ground Floor self-contained entrance CGI. A one of a kind blank canvas opportunity for an experience-led occupier

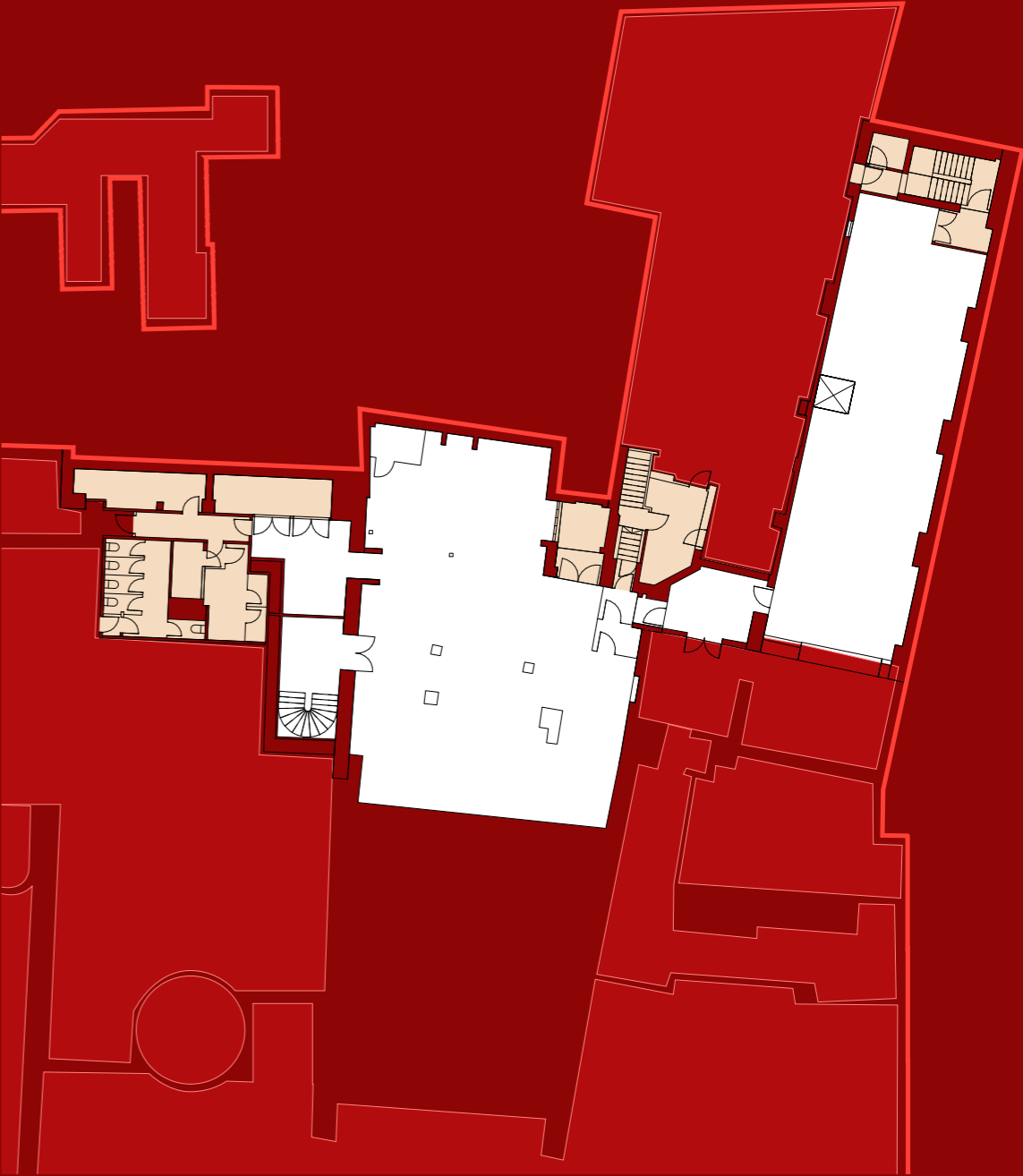
# UNIT 2

## Lower Ground Floor

	sq ft	sq m
G	1,372	128
LG	3,558	333
Total	4,960	461

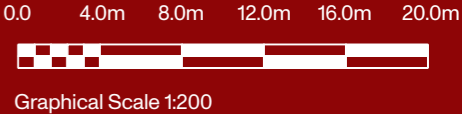


Ground



Lower Ground

- Demise
- Common parts
- Reception
- Courtyard
- Coworking



# UNIT TWO



Unit 2 Ground Floor Arrival with internal staircase to Lower Ground Floor CGI

# CONTACT

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[thehealsbuilding.com](http://thehealsbuilding.com)

Designed by a visionary team

**General Projects**  
General Projects is a contemporary real estate developer specialising in design and the thoughtful reinvention of places.

**Buckley Gray Yeoman**  
Buckley Gray Yeoman is one of London's leading architecture practices and has a track record of sensitive renewal of buildings such as One Poultry and YY London.

## PRICING

### TERM

Available to let on a new lease for a term to be agreed.

### USE

E class.

### EPC

Available upon application.

### RENT & SERVICE CHARGE

Available upon application.

### LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred.

### RATEABLE VALUE (2026/7):

Rates to be assessed.

Interested parties are advised to make their own enquires with the voa in relation to business rates at the subject premises.

## THE HEAL'S BUILDING

FITZROVIA W1