

6,301 - 12,624 SQ FT  
GRADE A OFFICE SPACE  
TO LET

TWELVE  
**alfred place**

FITZROVIA W1

THE BUILDING

# New arrival



TWELVE Alfred Place

01



Reception



Alfred Place Gardens

Twelve Alfred Place is situated in a quiet landscaped oasis just off Tottenham Court Road.

Completed in Q1 2024, the building has an EPC A rating and has been refurbished to provide a new feature reception to welcome occupiers and visitors. The available space offers 6,301 - 12,624 sq ft over the 3rd and 4th floors, which can be interconnected via a central atrium if the floors are leased together.

## SPECIFICATION

# New standards

- Brand new VRF air conditioning system
- New LED lighting
- Exposed services
- Metal tiled raised access flooring
- New WCs

- Refurbished reception including hardwood flooring, feature lighting and timber feature wall
- 1:10 sq m occupancy
- New bike racks and showers
- EPC A



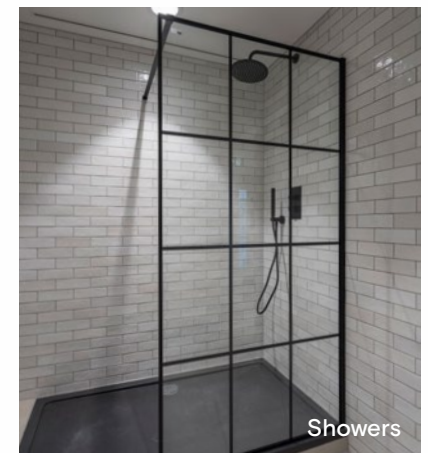
TWELVE Alfred Place

02

Cat A Office



WCs



Showers

THE SPACE

# New perspective

TWELVE Alfred Place

03

Cat A Office

## AVAILABILITY

# New spaces

Make your mark with flexible, high-quality Cat A workspace.

The bright floors offer versatile accommodation, available together or separately, with a contemporary finish featuring exposed services and new LED lighting.

## ACCOMMODATION

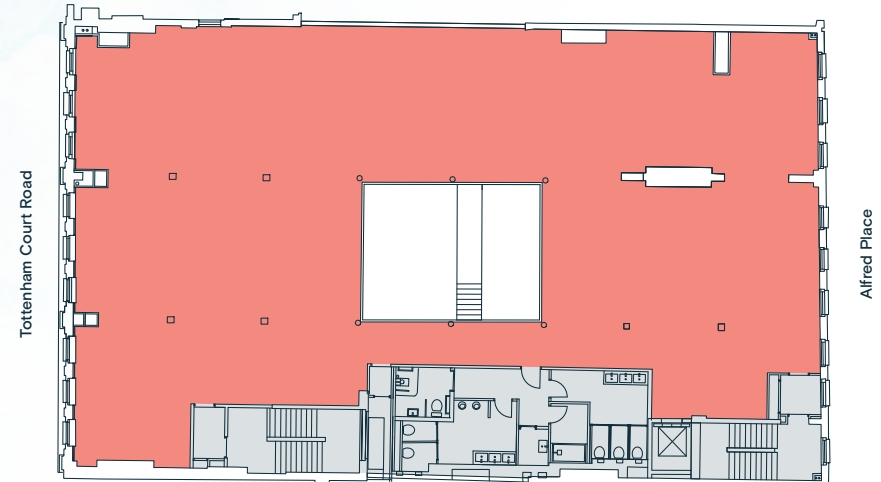
Floor	sq ft*	sq m*
4th	6,301	585
3rd	6,323	587
<b>Total</b>	<b>12,624</b>	<b>1,172</b>

\*approx NIA

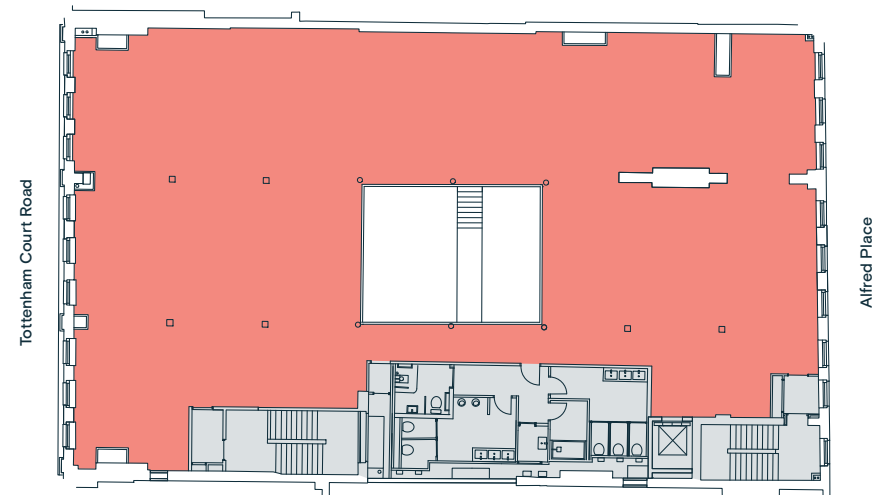
## FLOOR PLANS

For indicative purposes only. Not to scale. 

### 4th Floor



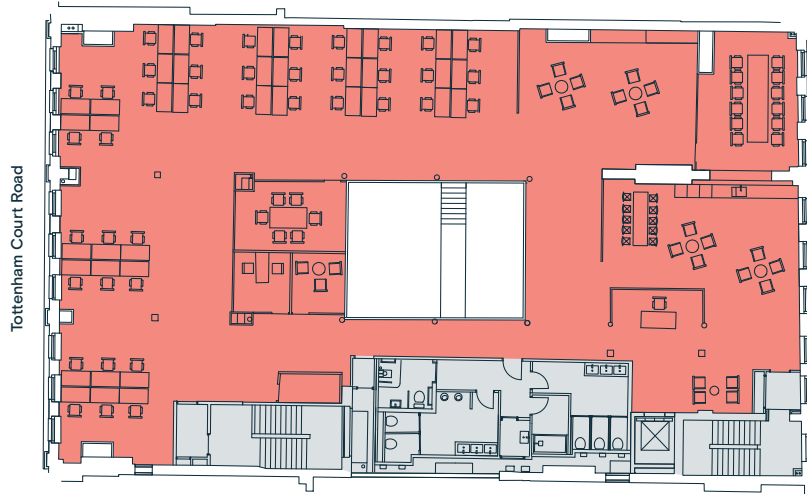
### 3rd Floor



# SPACE PLANS

For indicative purposes only. Not to scale. 

## Option 1



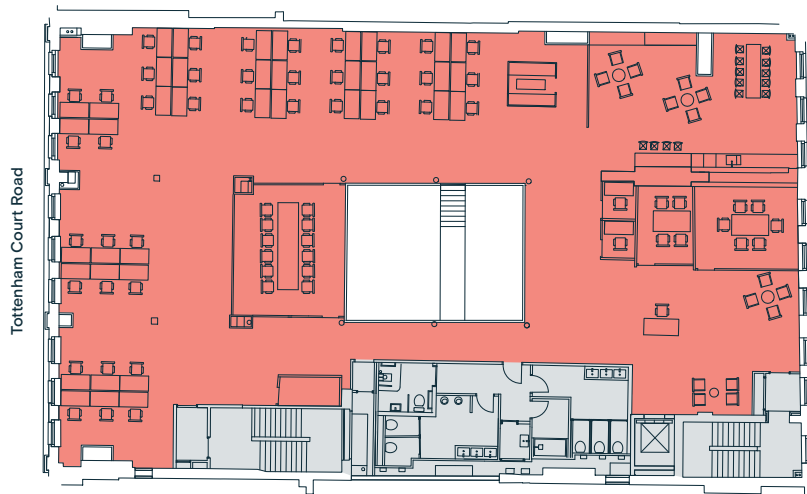
Open plan desks	40
Private offices	01
12 person meeting room	01
6 person meeting room	01
3 person meeting room	01
One-to-one meeting room	01
Breakout spaces	02
Kitchenette	01
Reception area	01



  
Floors can be interconnected via central atrium staircase

## Option 2

TWELVE Alfred Place



Open plan desks	40
Private offices	01
12 person meeting room	01
6 person meeting room	01
4 person meeting room	01
4 person meeting pod	01
Quiet pods	02
Breakout spaces	02
Kitchenette	01
Reception area	01



CONNECTIVITY

# New possibilities

Excellent transport connections across London and beyond.

Goodge Street station is just a two minute walk away and Tottenham Court Road station is seven minutes, where the Elizabeth Line offers a high frequency service and speedy travel times.

02   
Goodge St




07   
Tottenham Court Rd






09   
Warren St





Local Amenities

- |                          |                         |                          |
|--------------------------|-------------------------|--------------------------|
| 1 Norma                  | 5 Lisboeta              | 9 Noizé                  |
| 2 Charlotte Street Hotel | 6 Store Street Espresso | 10 The Ninth             |
| 3 Macellaio              | 7 Gail's                | 11 Mr Fogg's             |
| 4 Black Sheep Coffee     | 8 Six by Nico           | 12 The Marquis of Granby |

LOCATION

# New places

A trendsetting neighbourhood with a plethora of amenities.

Fitzrovia and Bloomsbury are well known for their eclectic choice of restaurants, boutique retailers, serene green spaces and vibrant lifestyle.



1. Russell Square

2. Flight Club

3. Charlotte Street Hotel

4. Carousel

5. Mowgli Street Food



## FURTHER INFORMATION

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### Terms

Upon application.

### Viewings

Strictly by appointment through joint sole agents:



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