



Arthur Stanley House, 40-50 Tottenham Street, London, W1T 4RN

A comprehensive refurbishment designed by AHMM architects located in the centre of Fitzrovia.

- Terraces on 3rd - 7th floors
- EPC A
- Natural Ventilation
- 72 Bike Spaces and Lockers
- BREEAM Excellent
- Exposed VRF AC system
- 8 Showers



Summary

Available Size	3,917 to 39,023 sq ft / 363.90 to 3,625.36 sq m
Service Charge	£12.50 per sq ft Guide
Estate Charge	N/A
EPC	A

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
7th - (Terrace - 952 sq ft)	3,917	363.90	Available
6th - (Terrace - 172 sq ft)	5,082	472.13	Available
5th - (Terrace - 201 sq ft)	5,274	489.97	Available
4th - (Terrace - 175 sq ft)	5,537	514.40	Available
3rd - (Terrace - 185 sq ft)	5,781	537.07	Available
2nd	6,135	569.96	Available
1st	6,132	569.68	Available
Total	37,858	3,517.11	

Description

Arthur Stanley House, Fitzrovia has been repositioned as a contemporary office building providing 51,300 sq ft of workspace over ground to 7 upper floors and two lower ground levels. Typical floors of circa 5,500 sq ft all have great natural light with levels 3 – 7 providing outdoor terrace space.

Location

Located in the heart of Fitzrovia just a short walk away from Charlotte Street.

Specification

- Grade A specification
- Exposed VRF A/C system with operable windows allowing fresh air in
- Occupational density of 1:10 sq m
- Two 19 person passenger lifts designed at 1:8 sq m
- Unisex W/C's on every floor
- LED lighting
- Outdoor terraces on floors 3 - 7
- Fibre connectivity
- DDA compliant
- 72 bicycle spaces and lockers
- Changing facilities with 8 showers including an accessible shower.
- BREEAM target of Excellent





