30 —— MORTIMER STREET

A newly refurbished 17,000 sq ft HQ opportunity in the heart of Fitzrovia

ARRIVING Q1 2027

A new HQ destination

Set in the heart of Fitzrovia, 30 Mortimer Street is a rare opportunity to create a headquarters with real presence. Across seven floors and approximately 17,000 sq ft, the building is being comprehensively refurbished and reclad to provide flexible Cat A workspace that can be shaped around your business, your people and the way you want to work.

Light-filled floorplates, a distinctive architectural character and terraces across the majority of the floors, give the building a sense of space and identity that goes well beyond the conventional office. With dual entrances on Mortimer Street and Wells Street and some of London's best-connected neighbourhoods on the doorstep, this is an HQ address designed to enhance the status and prestige of your business.



The Building

A sophisticated entrance that embodies the identity and ambition of the HQ building



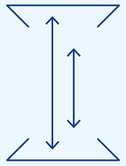
A spacious and contemporary reception



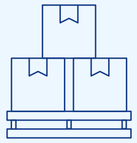
Bright, spacious floorplates on every floor



A specification built for ambition: generous ceiling heights, high-quality finishes and best-in-class end-of-journey facilities



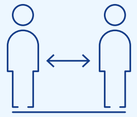
Generous floor-to-ceiling heights throughout, filling every floor with natural light and a genuine sense of scale.



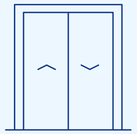
High-quality finishes throughout, specified to HQ standard.



Private terraces on upper floors, giving the levels direct access to fresh air and outlook.



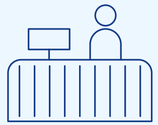
A comfortable 1:8 sq m occupational density, giving every floor room to breathe.



2 x 8-person passenger lifts serving every office floor, with one from the lower ground to the fifth.



Best in class end-of-trip amenity: 26 cycle spaces, 24 lockers and 3 showers.



An architecturally designed reception, setting the tone from the moment you arrive.



An all-electric building, heated and cooled entirely by air source heat pumps: no gas, no compromise.

Floorplates suitable for a variety of layouts



Designed to perform: a low-carbon building designed around efficiency, wellbeing and long-term performance

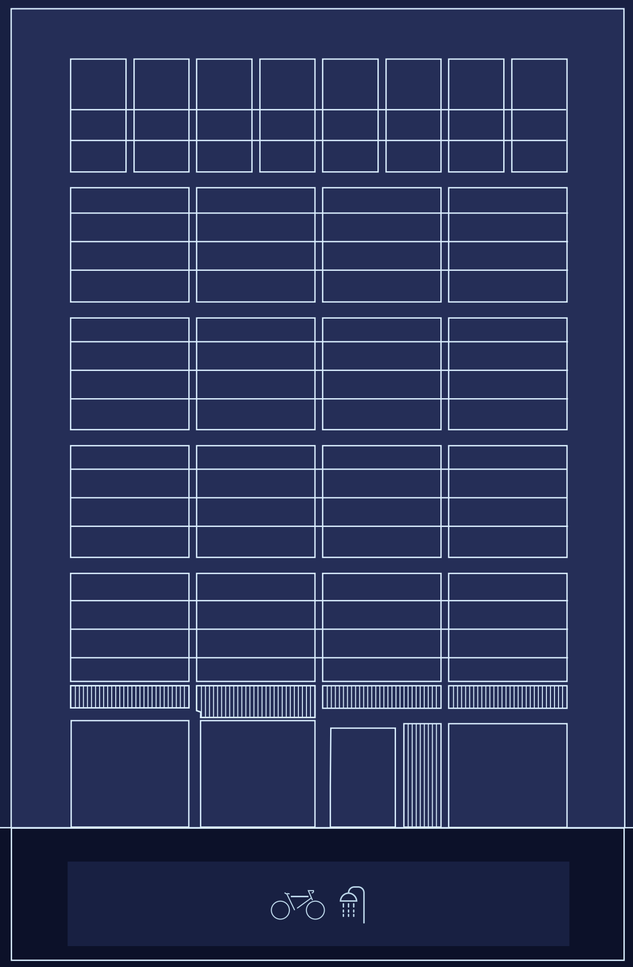
BREEAM®

BREAAM Targeting ‘Excellent’

WiredScore Targeting ‘Platinum’ Standard

A

EPC A Rating Targeted



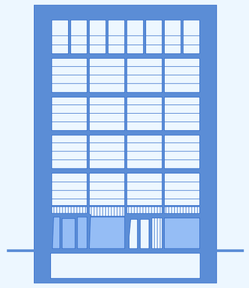
	OFFICE SPACE SQ FT	OUTDOOR SPACE SQ FT	
5	1,917	101	
4	1,922	537	
3	3,165	28	
2	3,187	46	
1	3,308	127	
G	2,473	-	510 (RECEPTION)
LG	707	-	-
TOTAL	16,679	840	17,189

Ground Floor

Office	2,473 sq ft
Reception	510 sq ft

KEY

- Office
- Reception
- Core



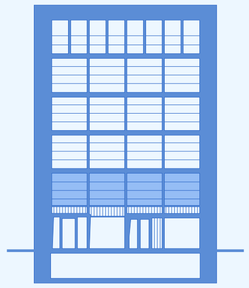


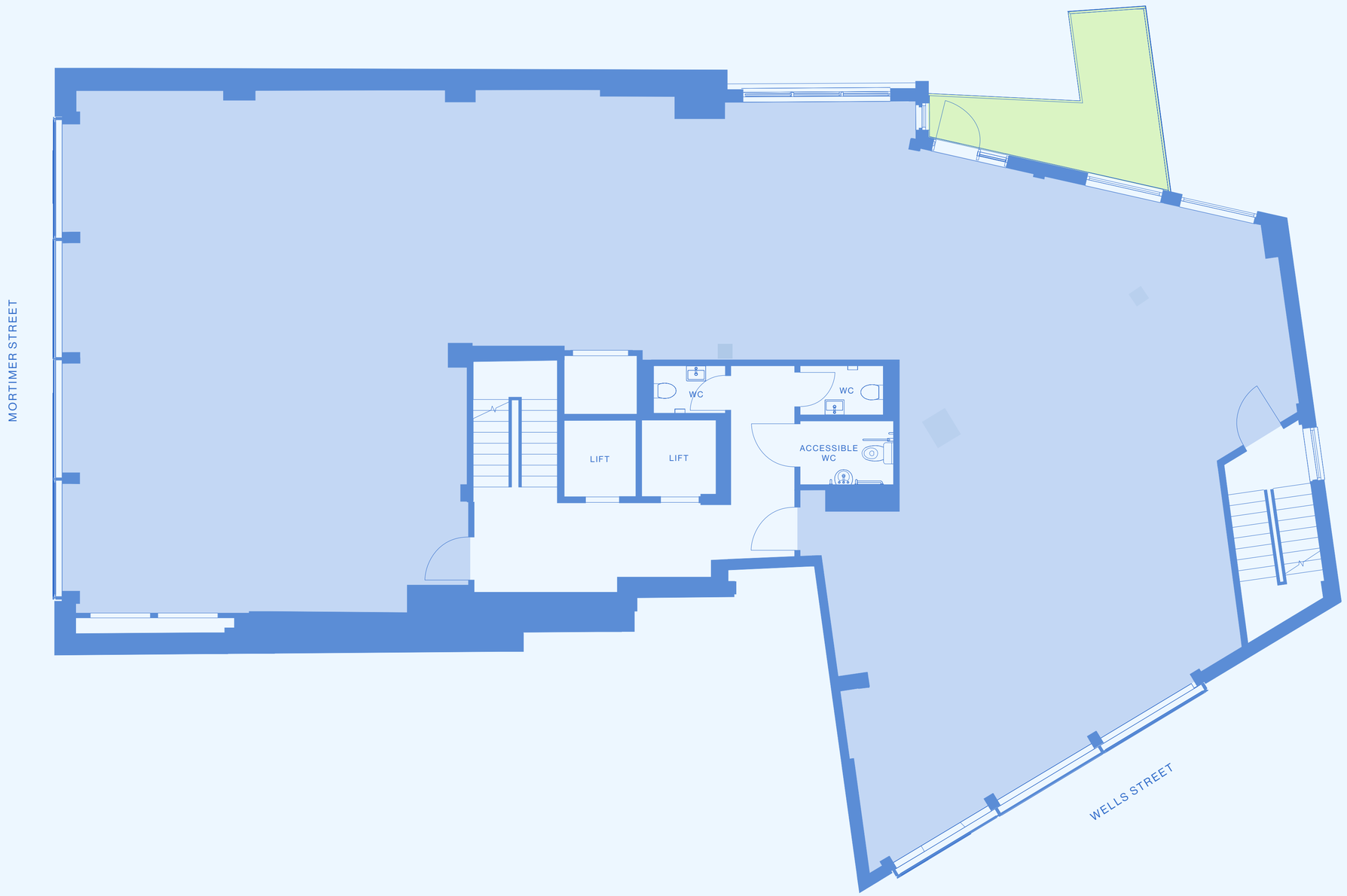
1st Floor

Office	3,308 sq ft
Terrace	127 sq ft

KEY

- Office
- Terrace
- Core



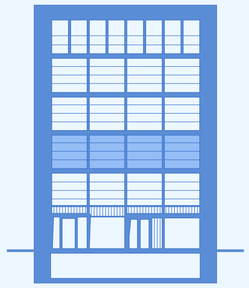


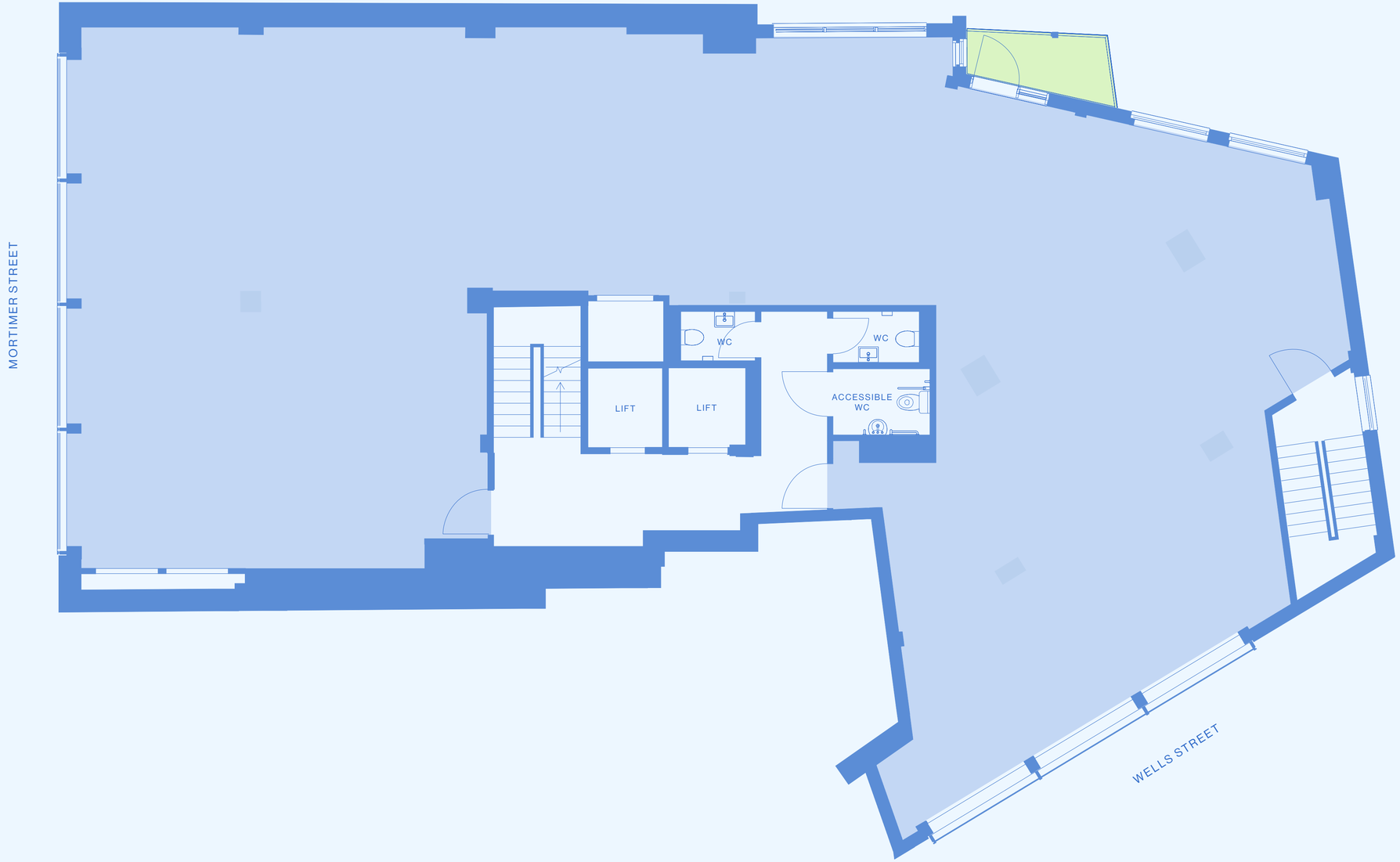
2nd Floor

Office	3,187 sq ft
Terrace	46 sq ft

KEY

- Office
- Terrace
- Core



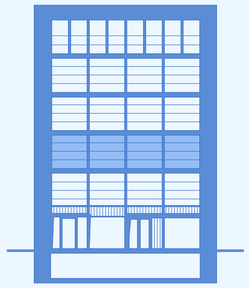


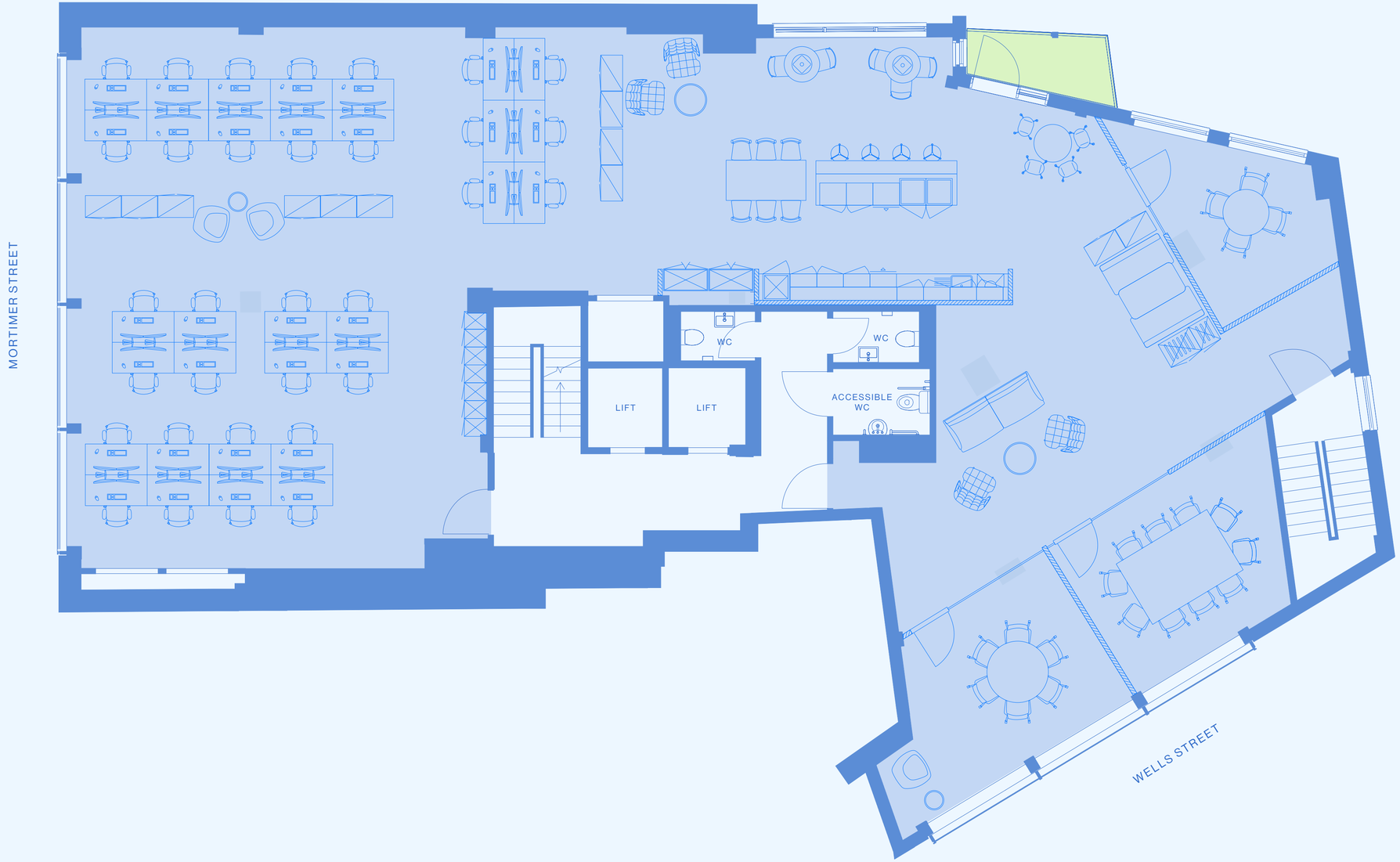
2nd Floor - Space plan (Option 1)

Office	3,187 sq ft
Terrace	46 sq ft
Desks	32+
Meeting rooms	2
Board room	1
Occupancy ratio	1 : 8

KEY

- Office
- Terrace
- Core



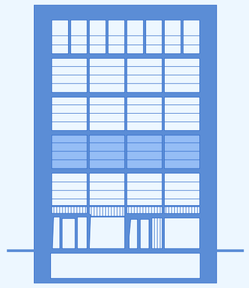


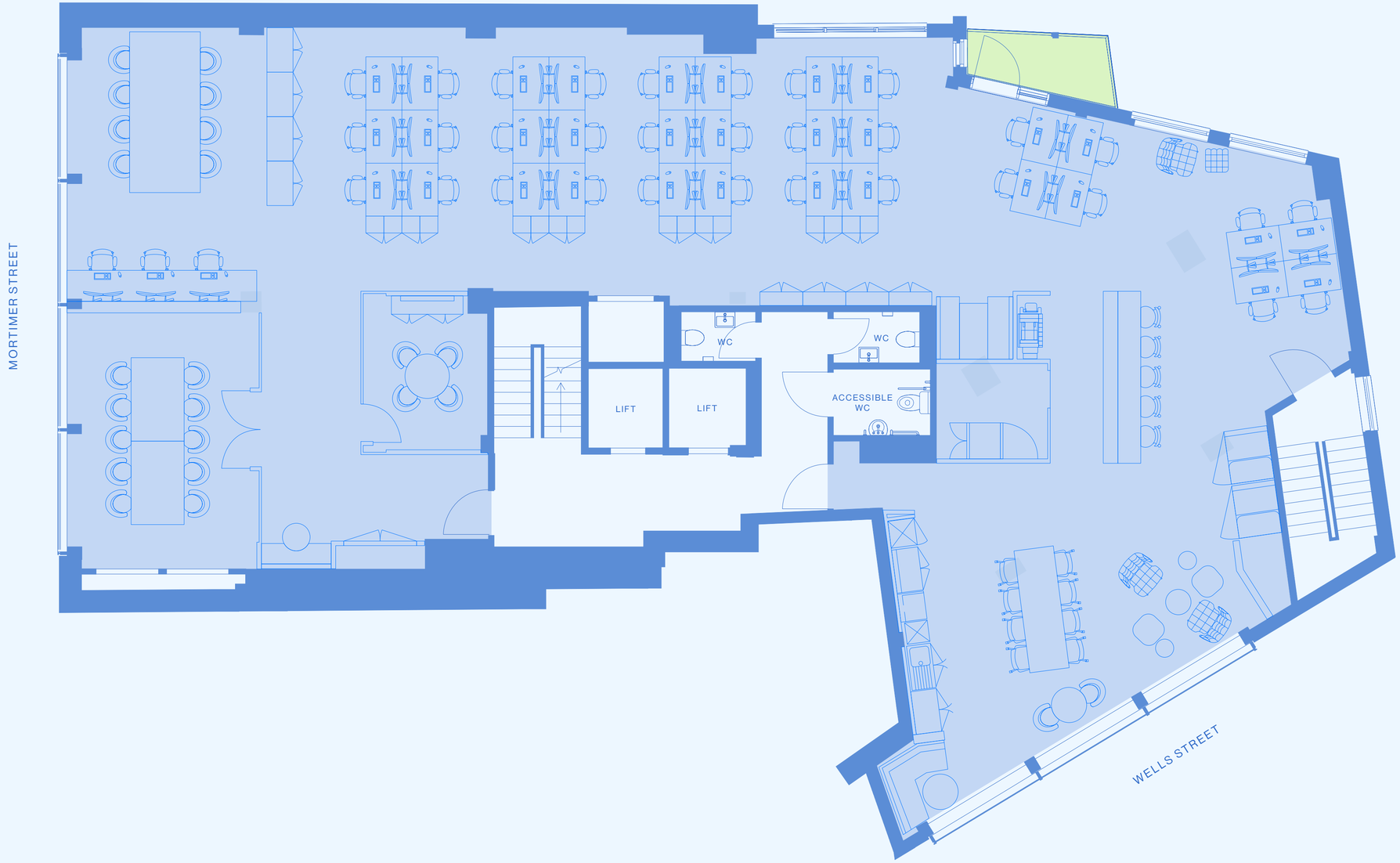
2nd Floor - Space plan (Option 2)

Office	3,187 sq ft
Terrace	46 sq ft
Desks	33+
Meeting room	1
Board room	1
Occupancy ratio	1 : 8

KEY

- Office
- Terrace
- Core



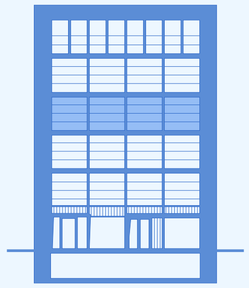


3rd Floor

Office	3,165 sq ft
Terrace	28 sq ft

KEY

- Office
- Terrace
- Core



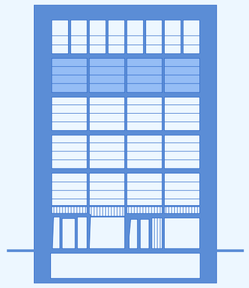


4th Floor

Office	1,922 sq ft
Terrace	537 sq ft

KEY

- Office
- Terrace
- Core



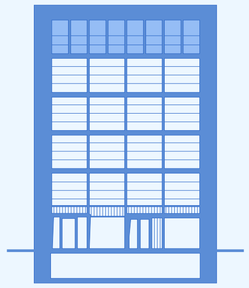


5th Floor

Office	1,917 sq ft
Terrace	101 sq ft

KEY

- Office
- Terrace
- Core



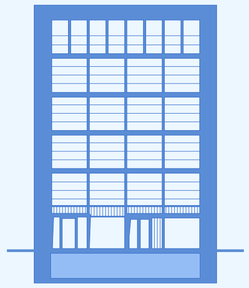


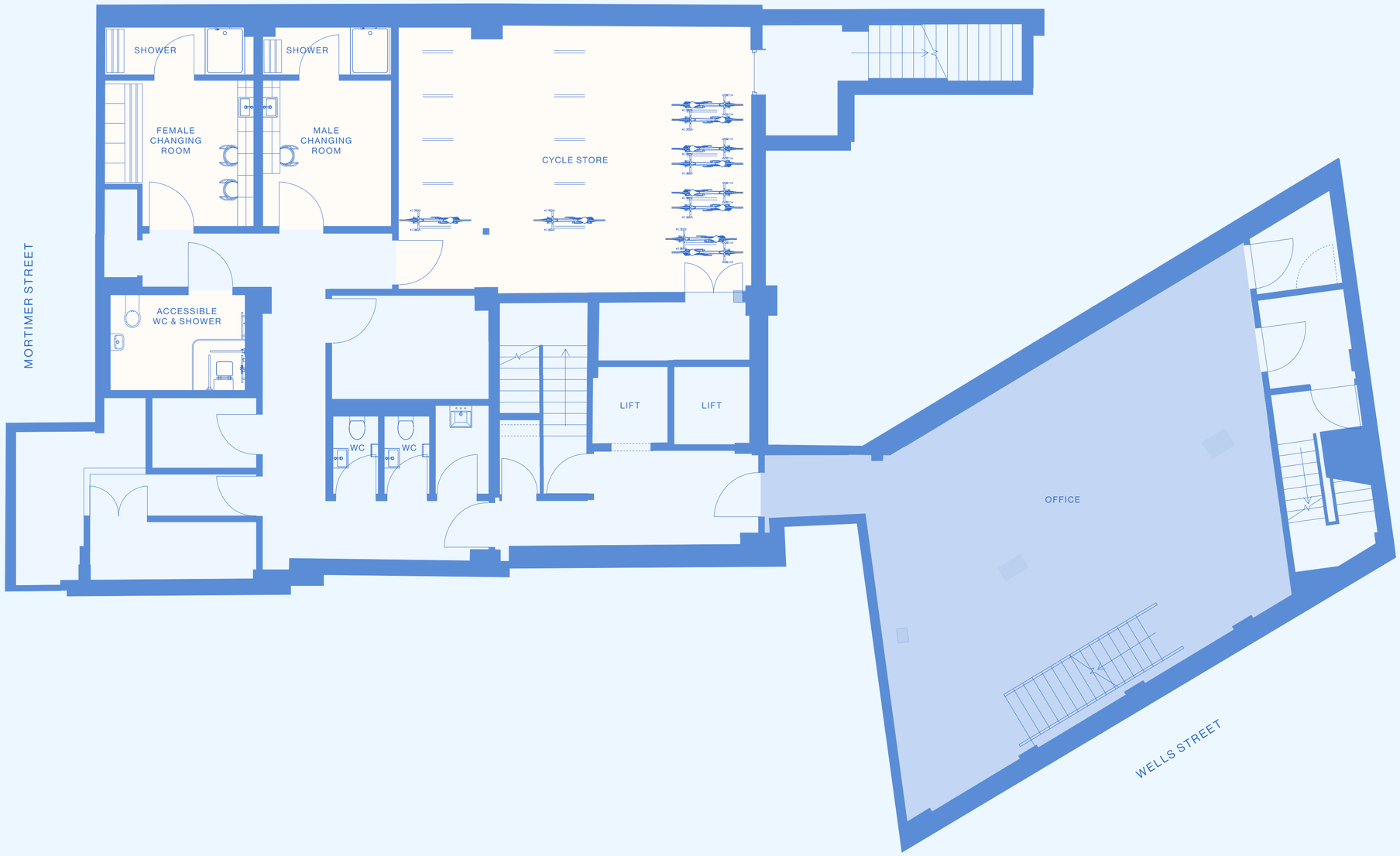
Lower Ground Floor

Office	707 sq ft
Cycle Spaces	26
Lockers	24
Showers	3
WC's	2

KEY

- Office
- Core
- End of journey





FOURTH FLOOR TERRACE

A private roof terrace with far reaching views across London



Best-in-class end-of-trip facilities



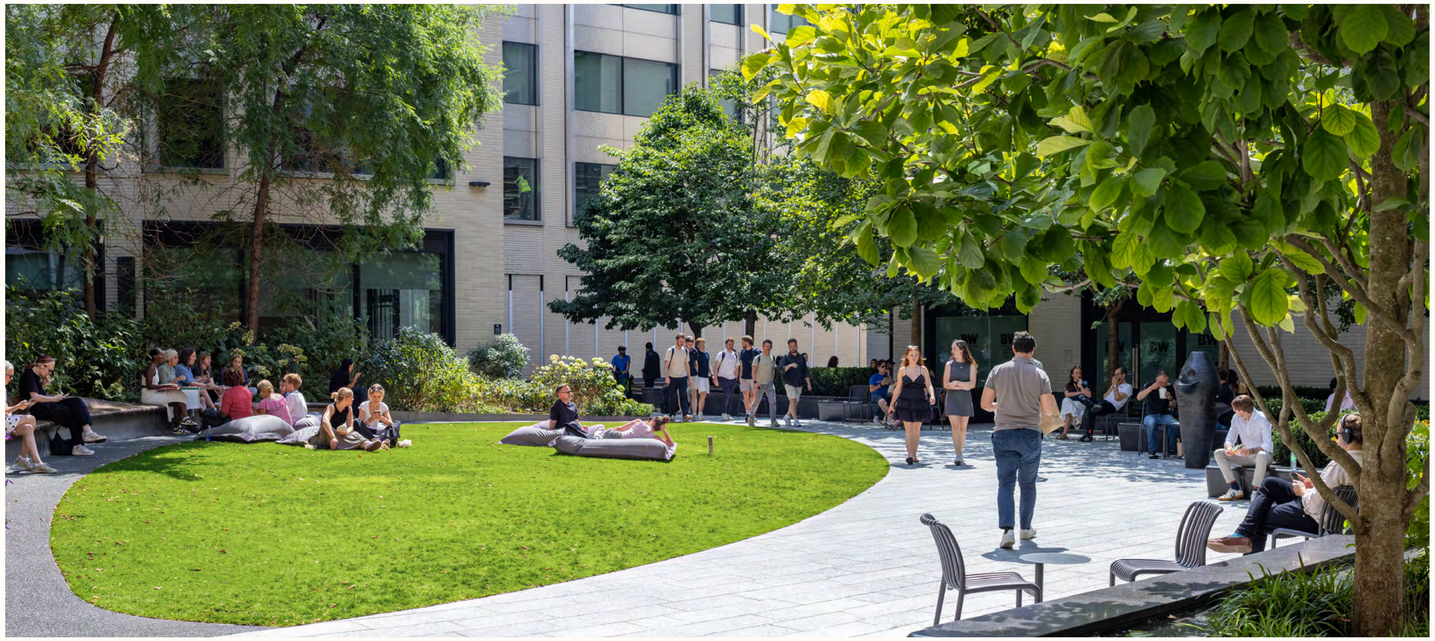
Local Area



Farmer J, 4 mins walk



Fitzroy Place, 2 mins walk



Rathbone Square, 7 mins walk



The Wheatsheaf, 7 mins walk

LOCAL AREA

Mortimer Street sits inside Fitzrovia's Golden Triangle, a five minute walk from Oxford Circus, surrounded by independent boutiques, restaurants, cafés and galleries

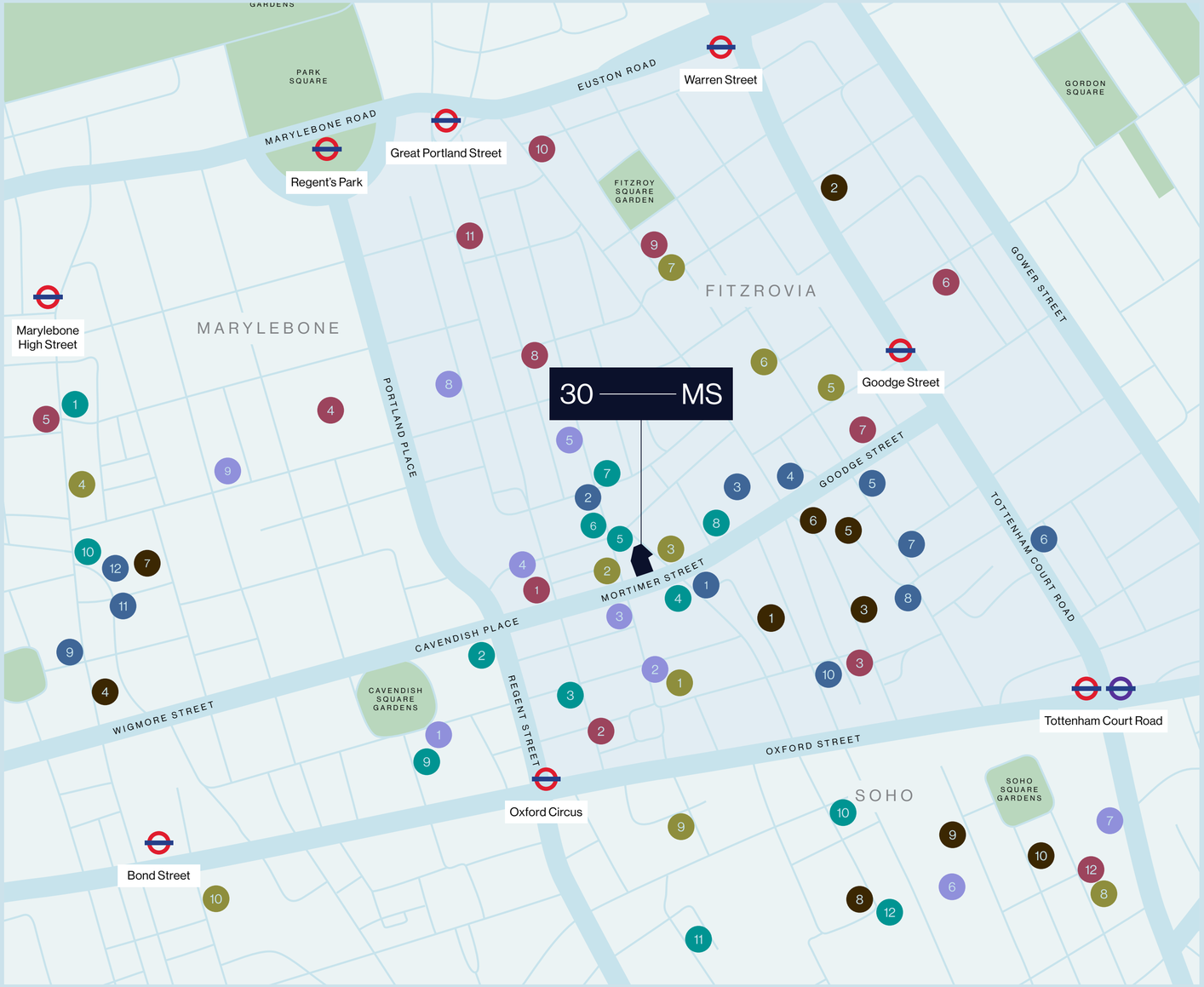


Kronotrop, 1 min walk



Charlotte Street Hotel, 6 mins walk

A curated edit of Fitzrovia's best, from celebrated boutique restaurants to independent galleries, all on your doorstep



Restaurants

1. Mortimer House
2. Naroon Fitzrovia
3. Aces Foodcraft
4. Salt Yard
5. Pied à Terre
6. Farmer J
7. Norma
8. Lima
9. Nina
10. Berners Tavern
11. St Johns
12. 108 Brasserie

Bar & Pubs

1. The George
2. The London Cocktail Club
3. The Blue Post
4. The Jackalope
5. The Marylebone
6. Marlborough Arms
7. Reverend J W Simpson
8. The Lucky Pig
9. Lore of the Land
10. The Remedy Bar & Kitchen
11. The Lucky Saint
12. The Little Scarlet Door

Coffee & Lunch bites

1. Coppa Club
2. Farmer J
3. Fred Bakery
4. Watchhouse
5. Kaffeine
6. Archetype Coffee
7. Attendant
8. Kiss the Hippo Coffee
9. Cafe Tino
10. Blank Street Coffee
11. Café Vins
12. My Place Soho

Art & Culture

1. ST.ART Gallery
2. Workplace
3. Ab-Anbar
4. Clarendon Fine Art
5. Coningsby Gallery
6. Woolff Gallery
7. Rebecca Hossack Gallery
8. Soho Revue
9. The Photographers' Gallery
10. Castle Fine Art

Hotels

1. The Sanderson
2. The Fitzrovia Belle
3. The Mandrake
4. The Mandeville Hotel
5. The Rathbone Hotel
6. The Newman
7. Marylebone Hotel
8. Broadwick Soho
9. The Resident Soho
10. Hazlitt's

Health & Wellness

1. 1Rebel
2. Rowbots
3. FS8
4. Psycle
5. Ten Health & Fitness
6. Fitness Lab
7. UNTIL Soho
8. Fitness First Marylebone
9. Club 51 Intelligent Fitness
10. Third Space Marylebone

Ideally located just a 5-minute walk from Oxford Circus Tube Station, with Goodge Street and Tottenham Court Road stations both within a 7-minute walk

WALKING TIMES

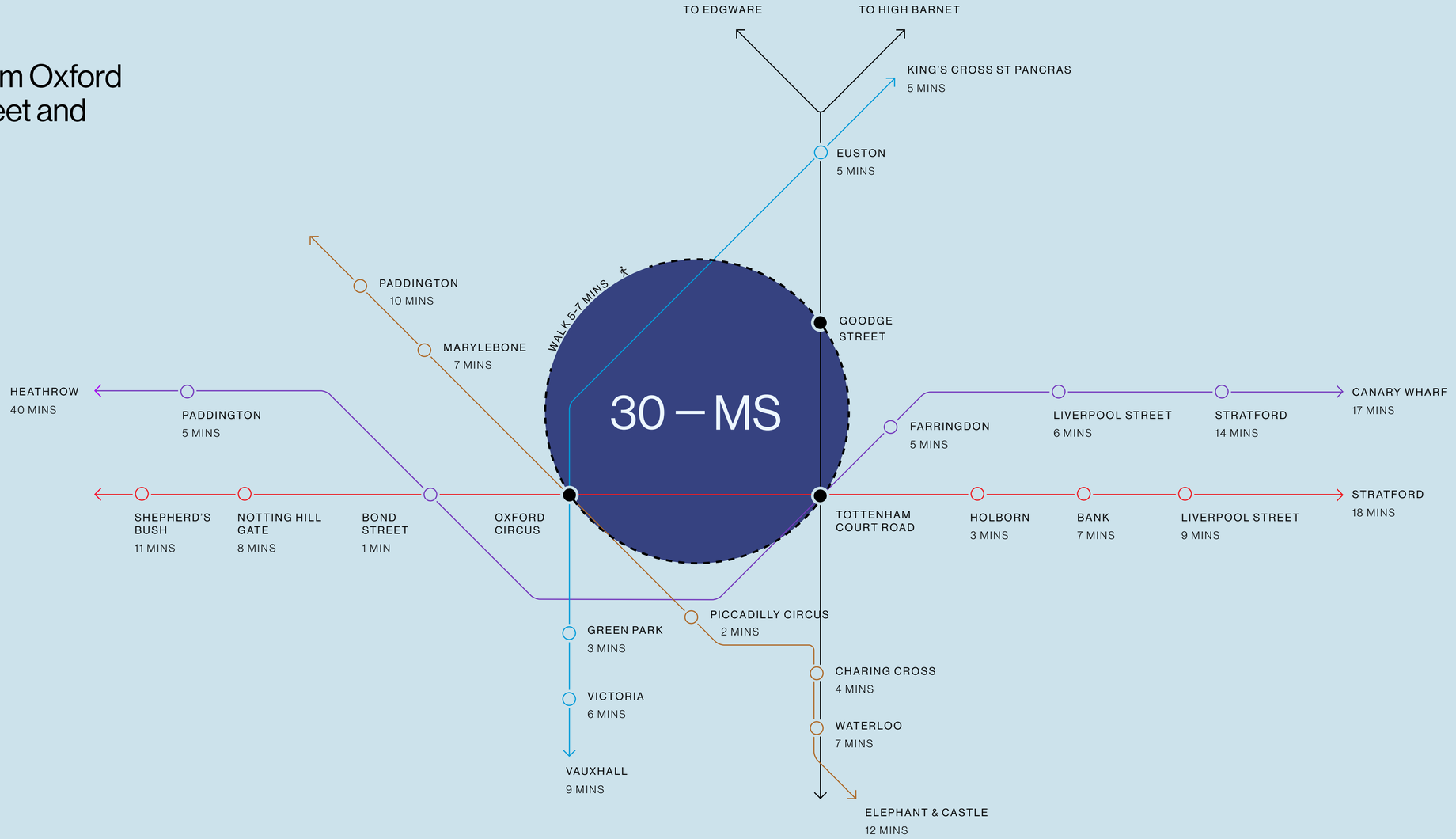
OXFORD CIRCUS	05 MINS
GOODGE STREET	07 MINS
TOTTENHAM CT RD	07 MINS
BOND STREET	11 MINS
PICCADILLY CIRCUS	15 MINS
CHARING CROSS	23 MINS

CYCLING TIMES

GREEN PARK	07 MINS
CHARING CROSS	08 MINS
EUSTON	08 MINS
MARYLEBONE	10 MINS
FARRINGDON	13 MINS
LIVERPOOL STREET	19 MINS

TRAVEL TIMES

LIVERPOOL STREET	06 MINS
WATERLOO	06 MINS
PADDINGTON	10 MINS
KING'S CROSS	19 MINS
CANARY WHARF	25 MINS
HEATHROW	40 MINS
GATWICK	46 MINS
STANSTED	59 MINS



03 tube stations within a 7 minutes walk

10+ mins to all major mainline stations via the Tube

40 mins to Heathrow airport

KEY TUBE LINES

- CENTRAL LINE
- ELIZABETH LINE
- NORTHERN LINE
- METROPOLITAN LINE
- VICTORIA LINE

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CONTRACTOR	WEST+VITTORI

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