



wells & more



wells&more

33,600 sq ft of beautifully reimagined workspace in the heart of Fitzrovia.

Two 16,800 sq ft floors available.

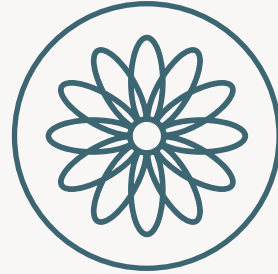
This is wells&more.





A warm welcome

A concierge style coffee bar welcome.



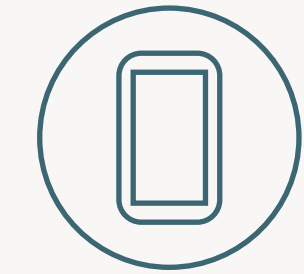
Private courtyard

Beautiful courtyard with retractable covering for year-round use.



New workspace

Ready to fit space or we can design and fit it for you and even fully manage it.



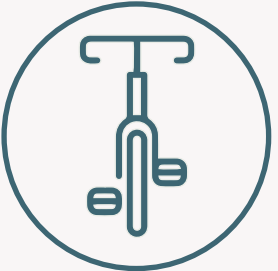
Workplace app

With sesame[®], our smart workplace app, you'll have time to make more of every day.



Business lounge

Agile working zones to break away from your desk.



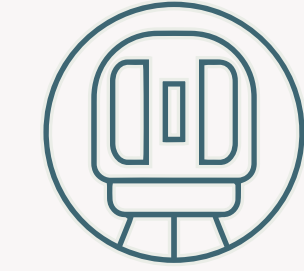
Keeping it fresh

Excellent end of journey facilities for cyclists and active commuters.



Perfectly located

In the heart of Fitzrovia.



Easily connected

Serviced by five underground stations and the Elizabeth Line.

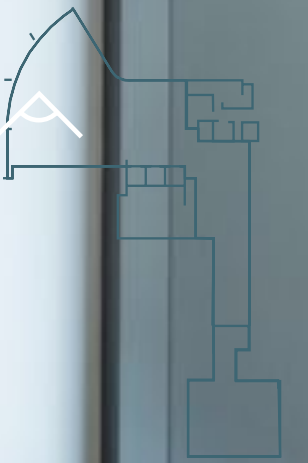
meet&greet

Ground Floor & Reception

Experience a wells&more welcome.

- Elegant hospitality led welcome experience
- Designed by Conran and Partners
- Integrated coffee bar
- Variety of agile workspaces
- Flexible event space
- 4,327 sq ft





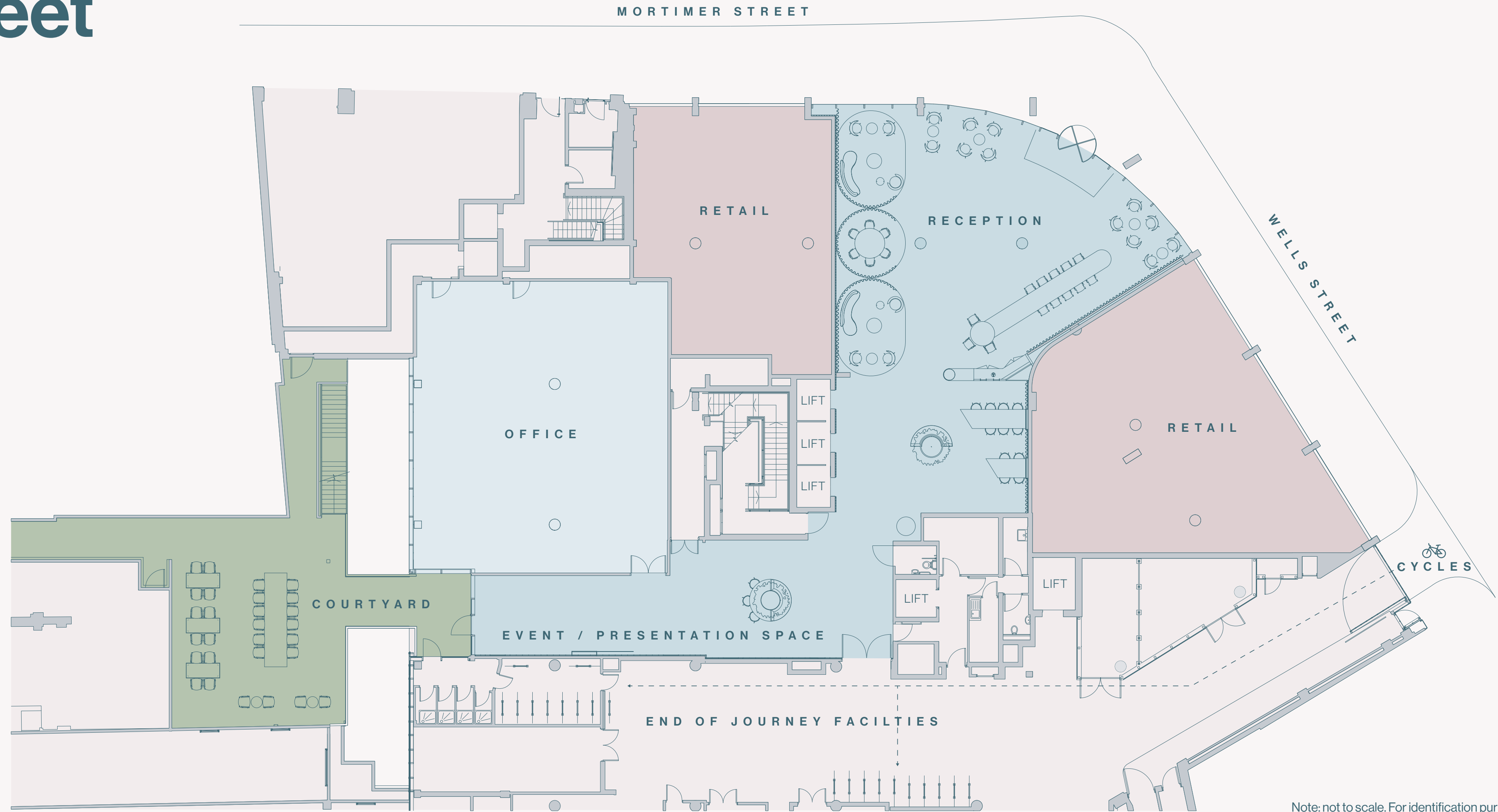


meet&greet

The Courtyard

Ground Floor

- Office
- Retail
- Reception
- Courtyard
- Common



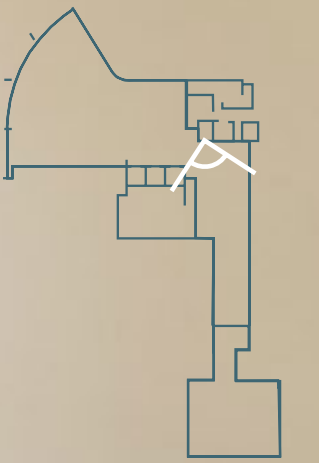
Ground Floor & Reception
Integrated coffee bar and agile working spaces



Ground Floor Breakout
and Event Space



Ground Floor Event Space



peace&quiet

The Courtyard

An outdoor oasis of tranquillity.

- 2,000 sq ft multi-functional space
- Retractable covering for year-round use
- Feature green wall and ambient lighting





Ready to Fit

First and Second Floors

Step into a brand-new space that's ready for you to design, build and manage, just how you want it.

Our Ready to Fit offering provides ample flexibility for you to design and build the space that's just right for you and your people.



Typical Floor Plan

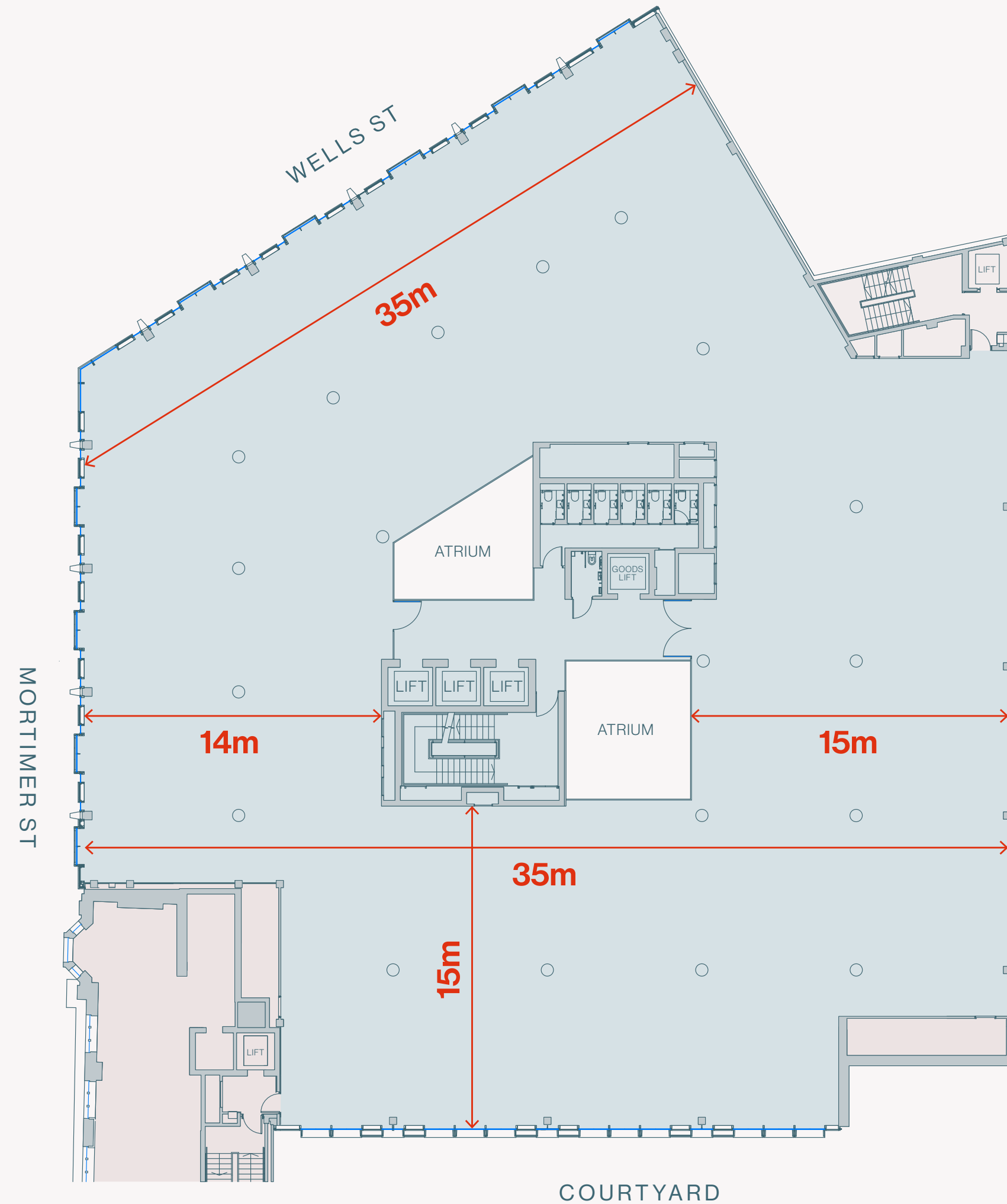
First and Second Floors

First Floor

16,832 sq ft | 1,563.7 sq m

Second Floor

16,834 sq ft | 1,563.9 sq m



Note: not to scale. For identification purposes only.



Ready to Fit Workspace



Typical Space Plan

Indicative Level 1: 16,832 sq ft | 1,563 sq m

7 in cellular offices

112 open plan desks

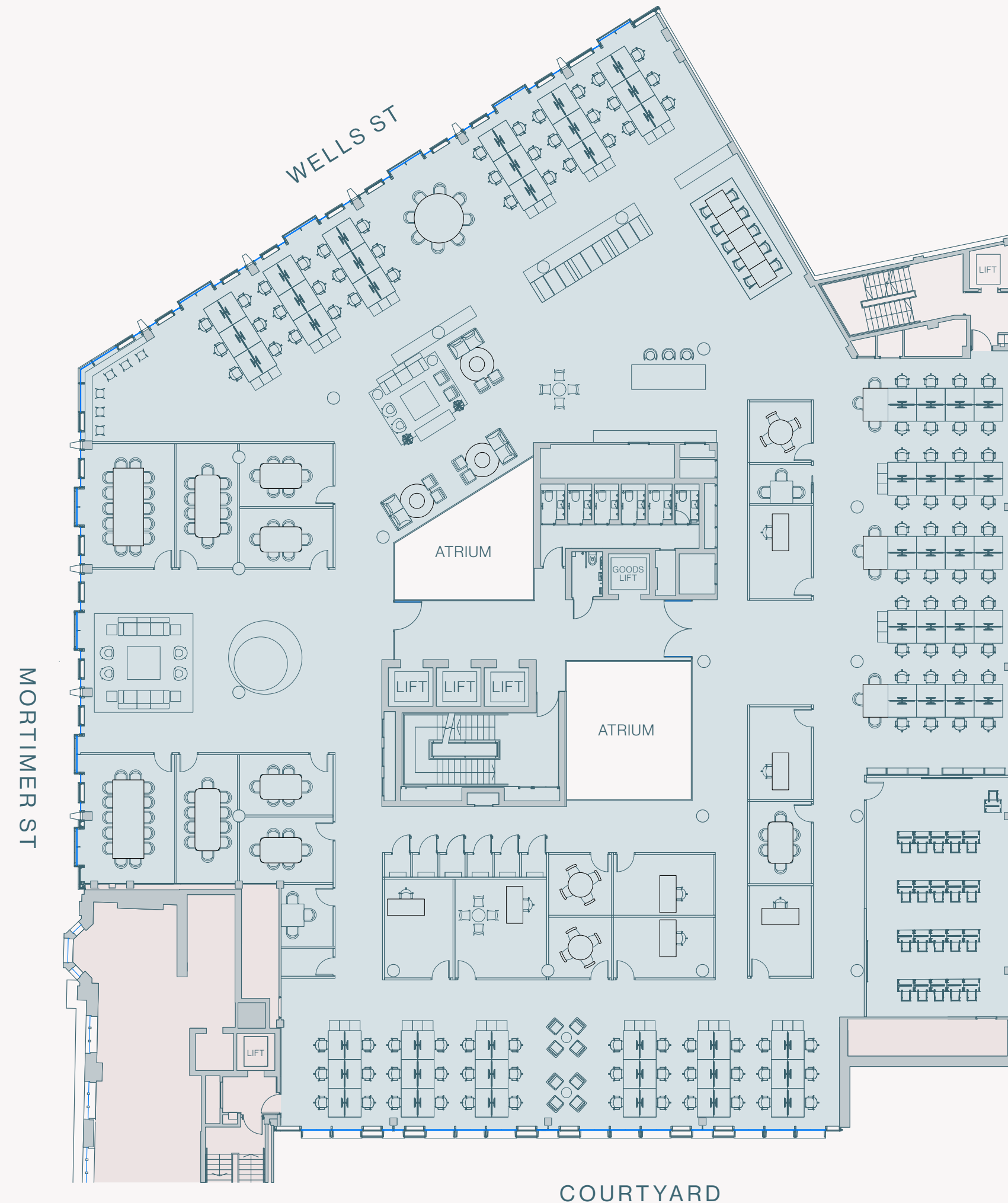
12 alternative workstations

Total: 131

Density

1: 11.9 sq m

- 2 x 14 person meeting room
- 2 x 10 person meeting rooms
- 1 x 8 person meeting room
- 5 x 6 person meeting rooms
- 5 x Focus rooms
- 6 x Phone booths
- Hub / Kitchenette
- Training room
- Comms room

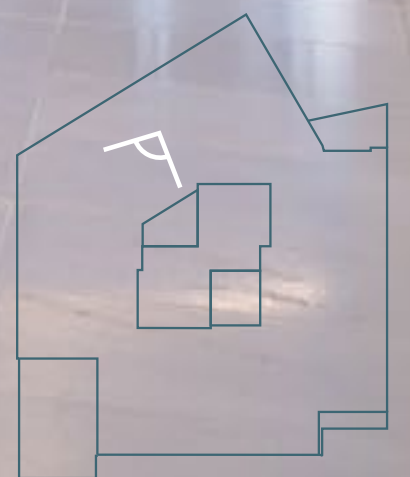


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Ready to Fit Workspace



Ready to Fit Workspace



Indicative Workspace fit-out CGI



Indicative Workspace fit-out CGI



Indicative Workspace fit-out CGI



Indicative Workspace fit-out CGI



Indicative Workspace fit-out CGI

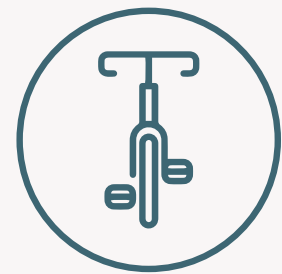


coming&going

Commuter Facilities

High quality end of journey facilities for active commuters.

- Dedicated entrance from Wells Street
- Secure cycle storage
- Changing and shower facilities
- Generous locker space



**38 secure
cycle spaces**



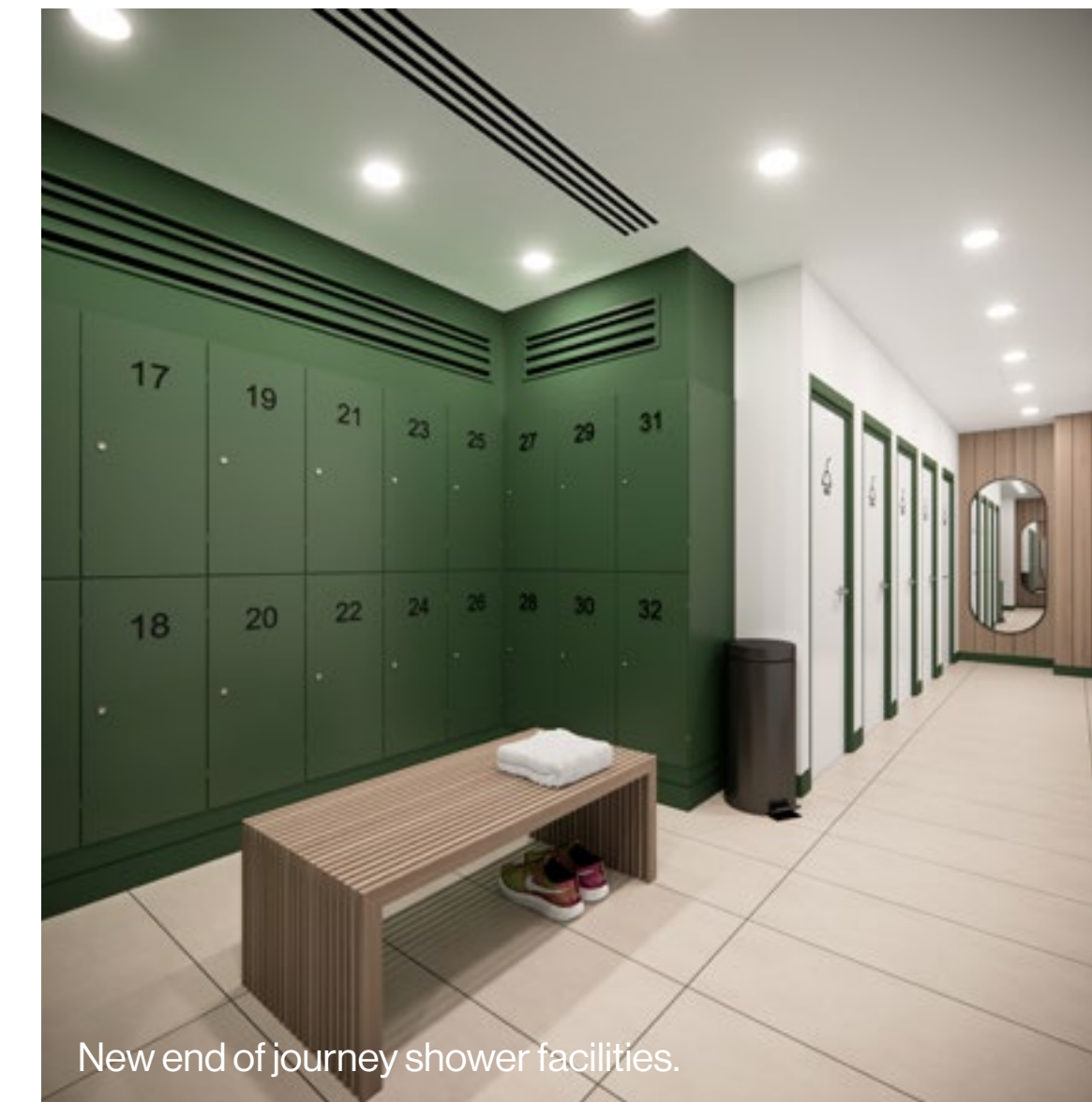
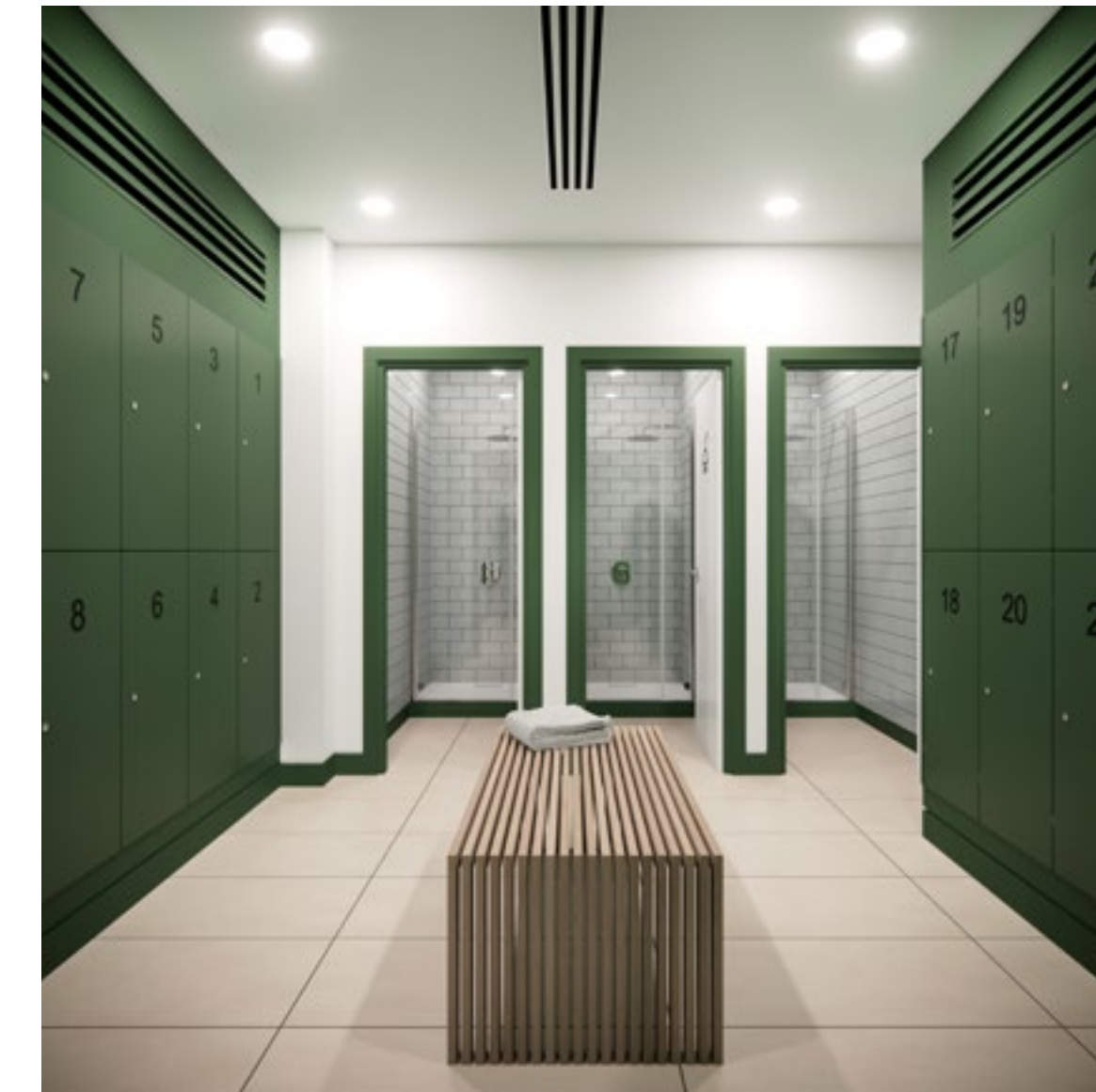
104 lockers



Commuter Facilities



Cycle storage facilities.



New end of journey shower facilities.

in&out

Connections

Five underground stations and five tube lines within a 10 minute walk of the front door, including the Elizabeth line.

Rail times to airports

Airports ✈️	minutes
London Heathrow	26
London City Airport	38
London Gatwick	42
London Luton	52
London Stansted	63

Tube times to major rail hubs

Rail 🚆	minutes
Charing Cross	3
Victoria	3
Euston	4
Waterloo	6
London Bridge	13



* All travel times are platform to platform times, compiled through Transport for London's Journey Planner, and include any transfer times. All times are based on travel from Tottenham Court Road. Elizabeth line, coming soon.

out&about

On your doorstep

Perfectly located in the heart of Fitzrovia. Creative energy, world-class restaurants, bars, galleries and plentiful green spaces.

Occupiers

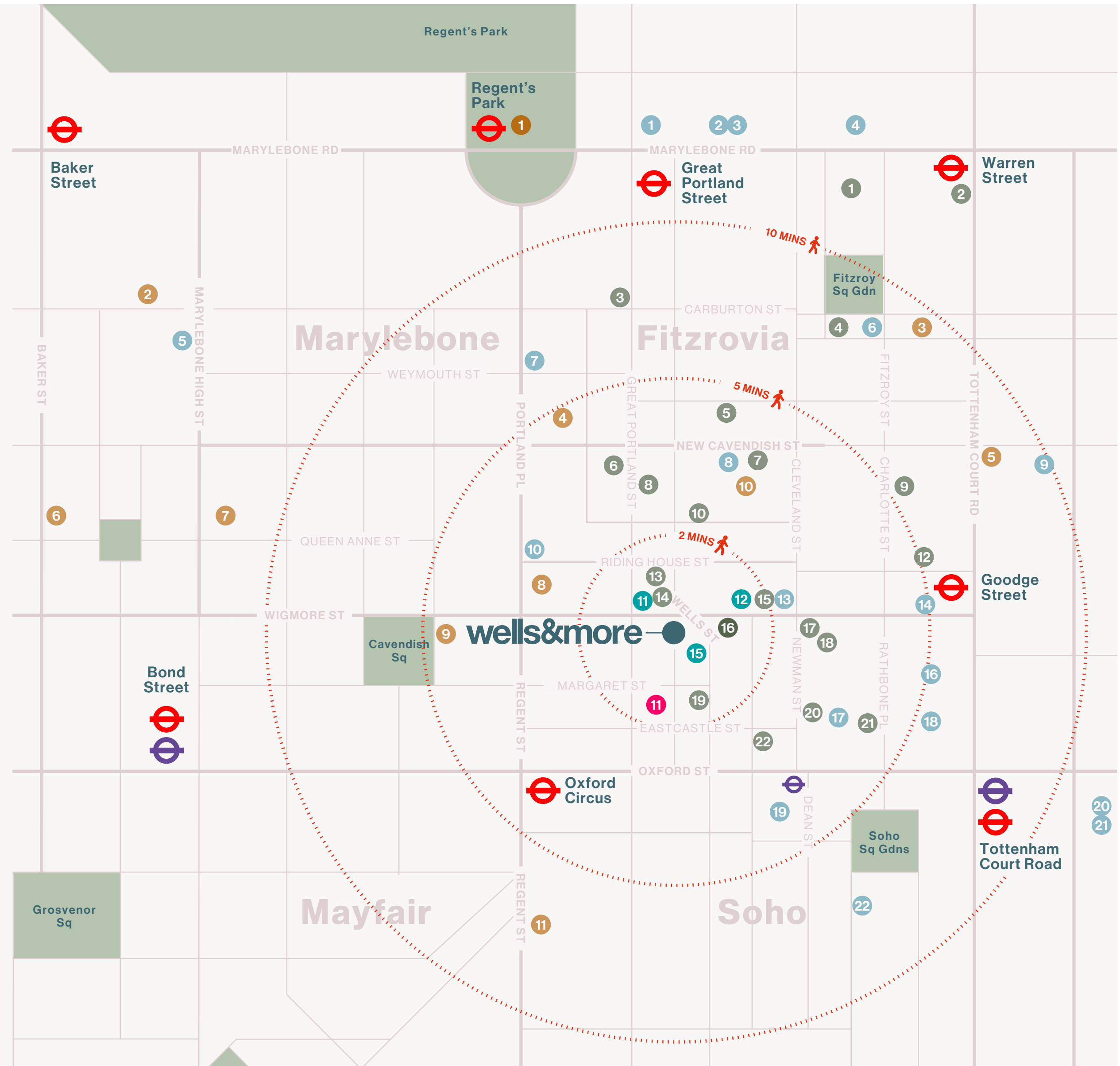
1. Lendlease
2. Santander
3. Dentsu Aegis
4. Sky Scanner
5. MatchesFashion/Joseph
6. WDAD Communications
7. RIBA
8. British Olympic Association
9. Liverpool Football Club
10. BBC
11. Engine Group/Mischief
12. Netflix
13. Estee Lauder Companies
14. Wingfield PR
15. Brown Forman
16. VMLY&R
17. Facebook
18. Freuds PR
19. COAL London
20. Google
21. NBC Universal
22. GC Advertising

Restaurant and Bars

1. Honey & Co
2. Steak & Lobster
3. Iberica
4. Lore of the Land
5. The Lucky Pig Cocktails
6. Portland
7. Harris and Hoole
8. Sushi Atelier
9. Mere
10. The Attendant
11. EL&N
12. Reverence JW Simpson
13. Kaffeine
14. Riding House Café
15. Percy & Founders
16. Mortimer House Kitchen
17. Mr Fogg's
18. Roka
19. Rovi
20. Mandrake Hotel
21. Circolo Popolare
22. Berners Street Tavern

Gyms

1. Regent's Park Tennis Centre
2. BXR Boxing Gym
3. F45
4. Puregym
5. Fitness First
6. KOBOX
7. Third Space
8. Psyche
9. Barrecore
10. Ten Health & Fitness
11. Barry's





Rathbone Square (5 mins walk)



Rovi Restaurant (1 min walk)



Charlotte Street Hotel (5 mins walk)



Mr Fogg's (3 mins walk)



The Riding House Café (2 mins walk)



EL&N London (4 mins walk)



Cavendish Square (7 mins walk)

smart&effortless

Smart Workspace

Our smart workplace app, sesame[®], provides access to services and amenities, contactless access control and interface with the building.



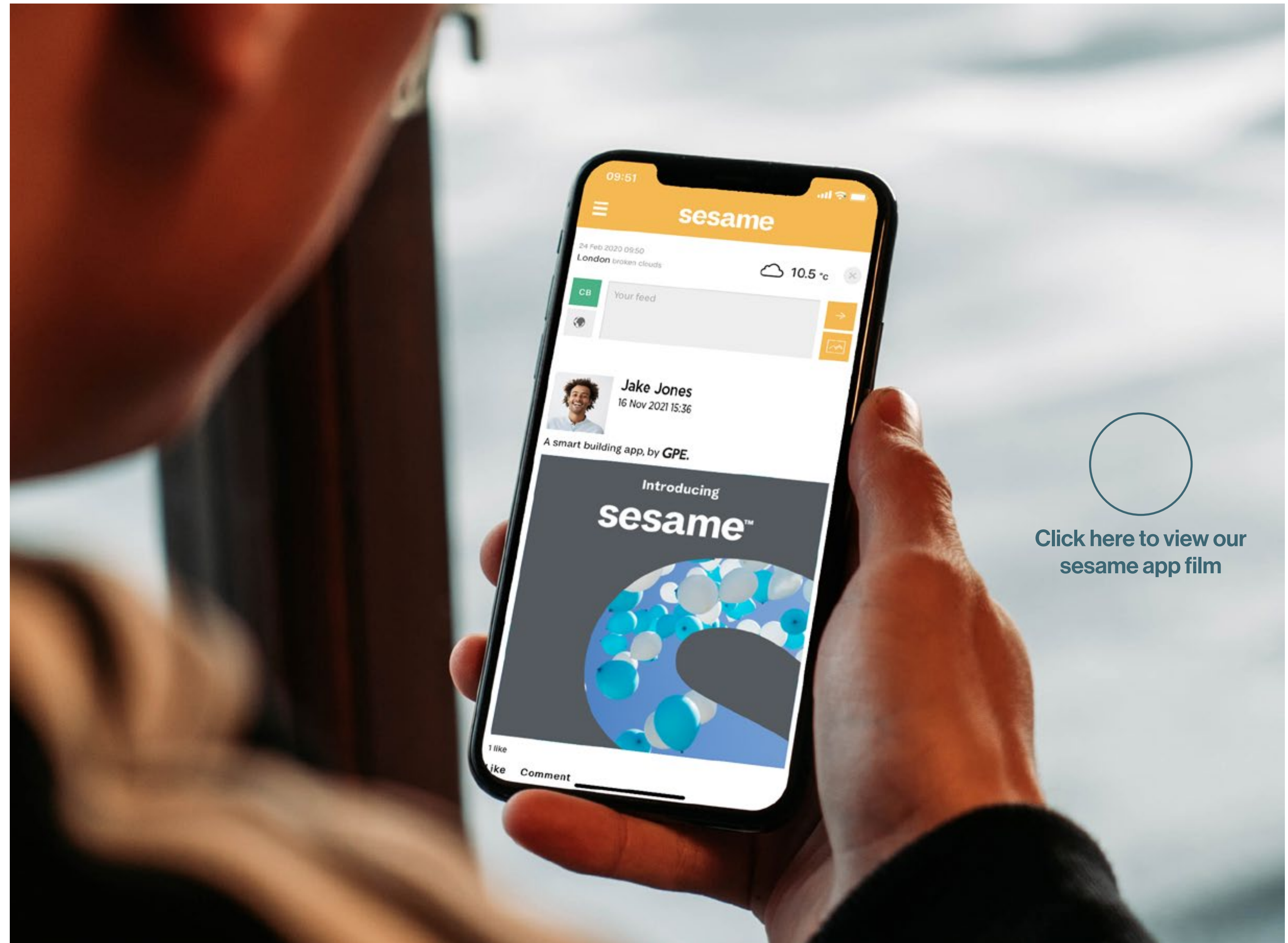
Effortlessly involved

sesame will help you discover local offers, events and new openings and connect you with others at wells&more via the community platform.



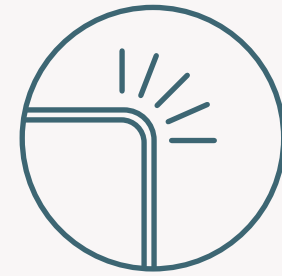
Effortlessly secure

sesame is a single point of contactless access for you.



smart&effortless

Smart Workspace



**Contactless
access**



Offers & events



**Lift access
control**



Transport



Weather



Local amenities



Community

life&style

Life with GPE

At GPE, we live by our four core values to make sure that we deliver sustainable nurturing spaces for your business to thrive.

Greater choice

Our customers and their desire for choice drive every decision we make at GPE. From where our properties are located to how they are managed. We unlock the potential for thriving, sustainable communities to experience great choice in London's most exceptional places.

Driving innovation

We embrace change and champion technology to drive performance, environmental efficiency and create more healthy and sustainable communities. With sesame, our smart workplace app, our building communities can meet, interact and enjoy their building outside of work.

In 2023 we achieved a Net Promoter Score of +44.0. This significantly outperforms the industry average of +3.8.

*Net Promoter Score is the willingness of our occupiers to recommend GPE - scores are between a minimum of -100 and a maximum of +100.

Trusted Partners

We believe in the power of people and partnerships to create exceptional, climate-conscious places that deliver for our customers. Our efforts allow our customers to make more of every day, so they can focus on their business while we get on with the rest.

Future London

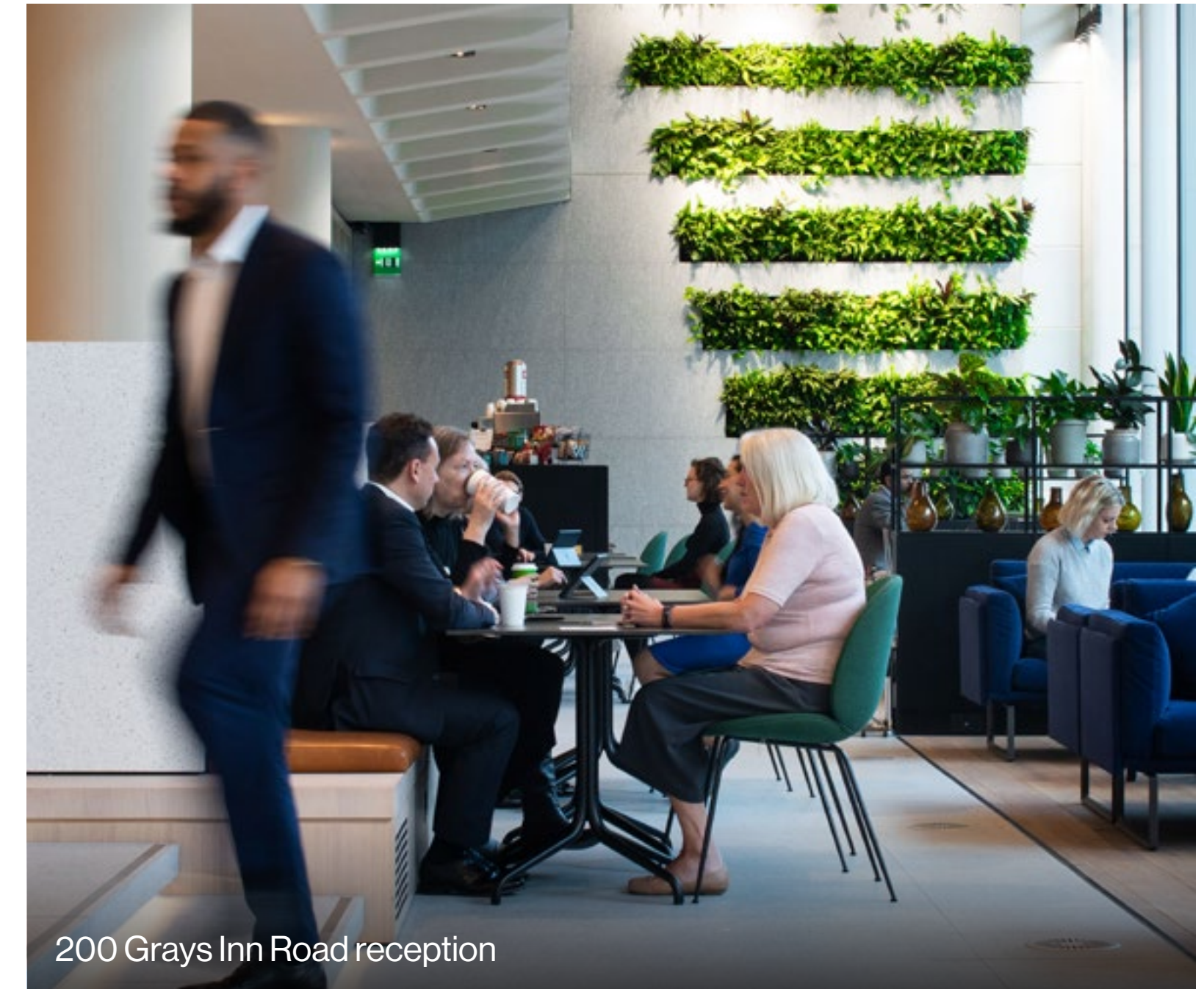
Seamlessly managed, tech-savvy buildings with memorable welcome experiences, plenty of space for agile working and designed with London's future in mind. We are building a sustainable legacy for this great city and committing to London's future, creating space for a thriving economy with positive social impact at the very heart of it.



16 Dufour's Place



Inspiring spaces for people to enjoy



200 Grays Inn Road reception



The Hickman

Ready to Fit

Summary Specification (Draft Technical Summary)

1 Occupancy

→ Air Conditioning

- Fresh Air Provision: 12l/s per person @ 10m² / person.
- Cooling Provision: 10m² / person with an additional 10W/m² available via chilled water circuits for future tenant enhancements.

→ Lifts

- Capacity is provided via 3 x 1,000kg / 13-person passenger lifts located in the central atrium.
- Good's lift capacity: 13 persons / 1,000kg.

→ Toilet Provisions (building wide)

- Toilets are accessed via communal lift cores on each level.
- The provision across the whole building at an occupancy of 10m² / person inclusive of accessible WCs.

→ Means of Escape

- Level 1 and Level 2: 6.25m / person.
- Further details are set out in the fire strategy review by Fire Engineers JGA Jensen Hughes dated March 2021, available upon request.

2 Air Conditioning

→ Draft Specification

- Return perimeter heating, chilled water pipework and displacement systems for open plan configuration.
- Perimeter heating consists of trench heaters, LPHW pipework and 2-port motorised valves serving each zone (4 zones).
- Air displacement systems comprise supply air ductwork extending out from each core and aluminium floor swirl diffusers within the raised access floor.

→ Control of Displacement System

- All air ventilation system that provides cooling and ventilation is served by four air handling units at roof level.
- These feed dedicated supply and return air ductwork within each core riser.
- The supply air is discharged into the pressurised floor plenum and exits via adjustable swirl diffusers.
- The distribution of air from each air handling unit is split by floor void barriers.
- Space heating is via a perimeter heating system, fed from flow and return LPHW pipework distributed in the floor void to each trench heater.

→ Design Criteria

- Internal Winter Condition: 20°C +/- 2°C.
- Internal Summer Condition: 24°C +/- 2°C.

→ System Hours of Operation (core hours)

- 7am to 7pm Monday to Friday exc. bank holidays

→ Control (BMS)

- The building wide Heating Cooling + Ventilation system is controlled by a central BMS (Trend 963) with head end located within the Landlord's Area.
- This regulates the thermal comfort levels on each floor automatically, responding to changes in outside ambient and on floor temperatures.
- A single space temperature sensor is provided to each zone of perimeter heating.
- The Trench heater branch valves are modulated via a PI control loop from the BMS to maintain the space temperature set point.
- The perimeter LPHW valves are enabled when the temperature drops below the designated floor area temperature set point and also in an Optimizer Heating Boost condition, Frost condition and during a Valve Exercise routine.

continued...

Summary Specification (Draft Technical Summary)

3 Electrical

→ Small Power rate per m²

- Small Power (BCO) 2019 is 20W/m²
- Lighting (BCO) 2019 is 8W/m²
- Spare capacity on the floor is 5W/m² small power and 7W/m² lighting.

→ Mechanical Services rate per m²

- BCO 2019 is 5W/m²

4 Lighting

- Lighting to the open plan office floor comprises LED 45 Lichtkanal recessed fittings supplied by Fagerhult.
- Lighting control is using the Fagerhult “Organic Response Technologies” system with each linear run incorporating a control node which houses motion, infra-red, and BLE sensor.
- The system provides daylighting and movement sensing, with local control available via the Sesame App.
<https://www.fagerhult.com/pl/lighting-control/organic-response/how-it-works/>
- Lux Level are 300-500 lux at desk level. Emergency lighting when operated will provide 0.5 lux.

5 Finishes

→ Office

- Perimeter walls: painted plaster - white RAL 9003.
- Ceilings: painted plaster - white RAL 9003.
- Perimeter includes full height glazing with blinds to the building exterior.

→ Toilet

- Wall and floor tiles: Domus EME range.
- Perimeter walls: green paint RAL 6028.
- Ceilings: painted plaster - white RAL 9003.
- Walnut fluted panel.

6 Structural Grid

- The building is set out principally on a 7.5m x 7.5m and 7.5m x 6m grid.

7 Floor Loading

- Typical floor loading is 5 kN/m² (4.0+1.0 partitions) live load.
- Superimposed dead 1.0 kN/m² (raised floor and services).

8 Generally

- Floor to ceiling height is 2,835mm.
- Existing raised floor has an overall build-up of 445mm, tile thickness is 35mm, Service void is 415mm.

9 Passenger Lifts

→ Lift speeds.

- 1.6m/s.

→ Finishes

- Metalwork PPC RAL 9005 30% gloss.
- Walnut fluted panel.
- Silver mirror panel safety backed .
- Port 4 destination control.

10 Sustainability

- Ska Gold Certification.
- EPC Rating B.

11 Building Security

→ The on-site team at Wells & More (45 Mortimer Street) includes:

- Occupier Services Manager and FM resource (cleaning / maintenance);
- Reception service during core office hours; and
- 24-hour security.

12 Other Information

→ No. of cycle spaces

- Two tier rack spaces: 30.
- U shaped stands: 8.

→ No. of lockers

- Service yard: 42.
- Male area: 30.
- Female area: 32.

→ No. of showers Male and Female

- Male area: 3.
- Female area: 5.

Contact



Brian Allen
07972 000215
bmallen@savills.com

Andrew Wedderspoon
07807 999363
awedderspoon@savills.com

EDWARD CHARLES
& PARTNERS W 1
CHARTERED SURVEYORS

Jamie Shuttle
07788 414332
jshuttle@edwardcharles.co.uk

Craig Norton
07818 424764
cnorton@edwardcharles.co.uk

Sean Cunningham
07827 985858
scunningham@edwardcharles.co.uk

wellsandmore.com

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Richard Carson
Leasing Manager
07436 030 120
richard.carson@gpe.co.uk

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