



**GPE.**  
Fully Managed

[thirtyonealfredplace.co.uk](http://thirtyonealfredplace.co.uk)








# Thirty One Alfred Place

A WORKPLACE EMBRACING EVERYDAY WELLNESS

31-34 Alfred Place,  
Fitzrovia, WC1E 7EU



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# Welcome to Thirty One Alfred Place, where your wellbeing is our priority

Set in the heart of the lively and historic neighbourhood of Bloomsbury, Alfred Place is steeped in history. We have unlocked its potential as a stunning modern workspace, designed with wellness in mind.

Every detail has been carefully considered to create Fully Managed workspaces where businesses - and your people - can thrive. The quality of materials and finish can be seen in every corner of Thirty One Alfred Place, as can our commitment to celebrating the best in sustainable practices.

Echoing the award-winning Alfred Place Gardens that sit on the building's doorstep, Thirty One Alfred Place offers a tranquil haven away from the hustle and bustle of Tottenham Court Road.

**42,000 sq ft**

**8 Floors**

Workspaces ranging from **700- 5,400 sq ft**

Providing an array of office spaces tailored for **10 to 80 desks**, each with exclusive on-floor amenities and thoughtfully designed shared areas.







## Key features



Communal roof terrace



Spacious shared lounge



Self serve coffee bar



Flexible wellness space



Event space



Multiple breakout areas



Shared meeting room suite



Private terraces on selected floors



Customer experience team



Phone booths



Changing rooms, lockers & showers



Bike storage



# Make yourself at home

For businesses who prefer their offices to have a little personality, Thirty One Alfred Place is the place to be. Located right by charming Store Street, this characterful, contemporary space fits in seamlessly. With calming green gardens on your doorstep, Thirty One Alfred Place is created to provide the ultimate in work/life balance.



## Exceptional wellness amenities

From our flexible wellness space and vibrant events programme, to our showers and bike storage, our amenities are curated to enhance your overall experience.



## An impressive welcome

With an inviting communal reception area, relaxation spaces, and self serve coffee bar, you can start and end your day right.



## Workspace delivered by experts

We love to create flexible and inspiring Fully Managed spaces. All our experience has gone into ensuring Thirty One Alfred Place will be perfect just for you.



## High-quality floors

Refurbished with the best in sustainable materials, each floor has excellent natural light and is fully contained and customisable.



## Central location

Just a stone's throw from Tottenham Court Road and Goodge Street stations, Thirty One Alfred Place offers multiple commuting options for your employees.



## Communal roof terrace

One of the many features that gives Thirty One Alfred Place the WOW factor. A shared roof terrace to relax, socialise, enjoy the fresh air and have lots of fun.



Outdoor roof terrace



Spacious shared lounge



Space to relax

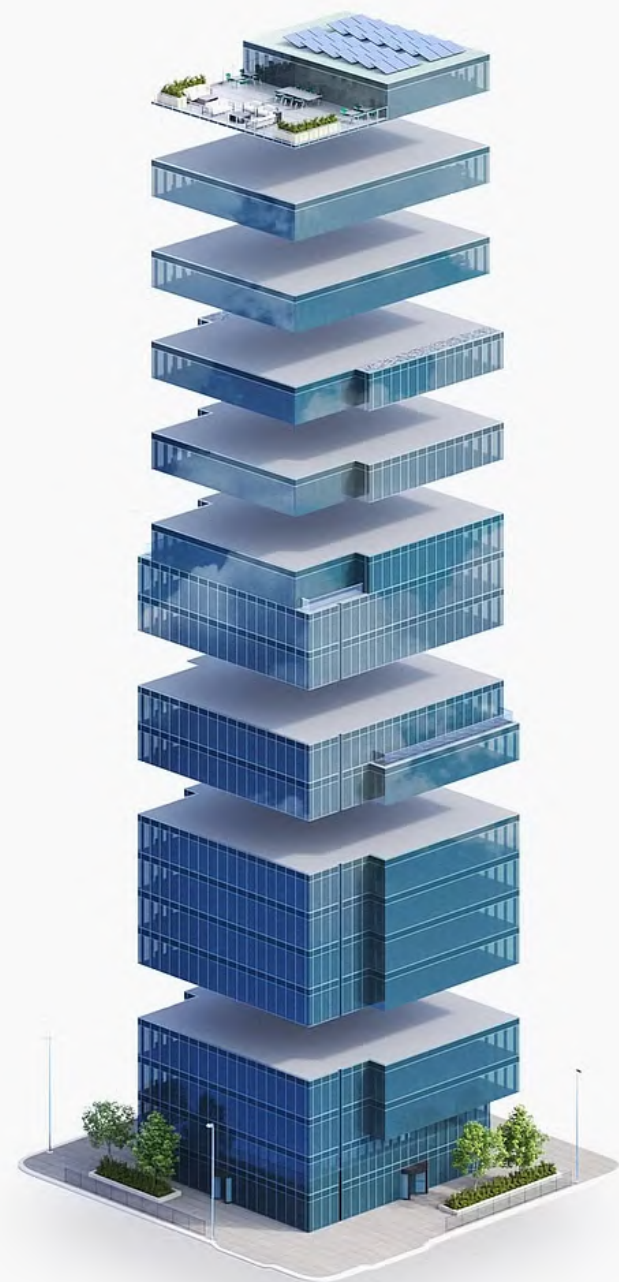


Meeting room suite

What's in your building



# It's all included in one bill, no hidden extras



- Events, Food and Beverages
- Security
- IT Connectivity and Support
- Utilities
- Cleaning and Maintenance
- Fully Furnished Workspace
- Building Service Charge
- Business Rates
- Rent

## 6 reasons to choose GPE Fully Managed



### 1 – Fully managed and fully yours

Say hello to a furnished workspace that's exclusively yours. Our Fully Managed service is a truly hassle-free experience.

[How we make it hassle-free](#)



### 2 – All-in-one bill with no hidden extras

Say goodbye to multiple bills. Each month you'll receive one all-inclusive bill from us, and, your bill remains fixed for your contract period.

[See what's included](#)



### 3 – Relax, you're in safe hands

We've been doing this for a long time. Our in-house experts curate the perfect experience, so you can enjoy market-leading workspaces. We own and manage our buildings, so you'll always deal directly with us.

[Learn more about us](#)



### 4 – Plug in and go – your tech's all sorted

You get safe, secure and ultra-fast wireless connectivity so you can work seamlessly from day one, with IT help on-hand. Everyone gets access to sesame™, your award-winning workspace app.

[Head over to the tech](#)



### 5 – Working towards a better world

As an environmentally-conscious company, we prioritise sustainability and refuse to engage in greenwashing. We're working towards being a net zero carbon business by 2040.

[How we're reducing our impact](#)



### 6 – Exceptional service as standard

Your people are our priority. It's why we've developed our customer promise – the values by which we operate – so we can deliver you a great experience.



# Your wellbeing is our priority

Life is all about balance. Your Customer Experience Manager will help keep your team happy and healthy with a programme of wellbeing initiatives, charitable fundraisers and fun socials throughout the year, so your workspace is a happy and vibrant place to be.



Yoga, pilates & meditation



Fitness classes



Creative workshops



Seasonal pop-ups



Screening of sporting events



Cooking classes

Contents





# Exceptional service as standard



## Everything taken care of

Our welcoming customer management team will ensure a hassle-free experience for you and your employees. Let our team take care of everything so you can focus on running your business.



Building management



Community management



Statutory compliance



Food & Beverage



24/7 Helpdesk



Health & safety



Maintenance



Access & visitor management



Events

### Purposeful partnerships

We're passionate about working closely with our thriving local communities, supporting local businesses and social enterprises. By choosing a Fully Managed workspace, you help these fantastic businesses every day.







THIRTY ONE  
ALFRED PLACE

# A workspace that feels like home



# Sustainability is at the core of everything we do.

We are creating workspaces that prioritise the environment, community and wellbeing of your team.

## Our commitment at Alfred Place:



Sustainable refurbishment and fit-out. Targeting SKA Silver.



Energy efficiency EPC B rating.



100% electric building.



Improved biodiversity.



Adding social value through local community initiatives.



## At GPE, we are:



### Integrating climate resilience across our business.

- Creating more green space.
- Creating adaptable, future-proof buildings.



### Decarbonising our business to become net zero by 2040.

- Using 100% renewable energy.
- Low carbon by design, including using preloved materials and furniture.



### Putting health and wellbeing front and centre.

- Fitwell/WELL enabled buildings and air quality monitoring.
- Creating inclusive spaces and running wellbeing events.



### Creating a lasting positive social impact in our communities.

- Supporting social enterprises and charities.
- Supporting local employment and apprenticeships.



# Schedule of areas



| FLOOR           | 31-32         |            |   | 33-34         |            | FEATURES  |
|-----------------|---------------|------------|---|---------------|------------|---|
|                 | SQFT          | DESKS      |   | SQFT          | DESKS      |   |
| 7th floor       | Amenity space |            | > | Amenity space |            | > Communal outdoor terrace                            |
| 6th floor       | 2,153         | 34         | > | 926           | 14         | > Office space  |
| 5th floor       | 2,153         | 32         | > | 743           | 10         | > Office space with private terrace                   |
| 4th floor       | 2,422         | 36         | > | 2,422         | 38         | > Office space  |
| 3rd floor       | 2,422         | 36         | > | 2,433         | 38         | > Office space  |
| 2nd floor       | 2,411         | 36         | > | 2,433         | 34         | > Office space  |
| 1st floor       | 4,478         | 64         | > | 2,411         | 36         | > Office space  |
| Duplex (G & LG) | 5,404         | 80         | > | -             | -          | Office space  |
| Ground          | -             | -          |   | 721           | 12         | > Office space  |
| Ground          | Amenity space |            | > | Amenity space |            | > Bike storage, shower and changing facilities        |
| Lower Ground    | Amenity space |            | > | Amenity space |            | > Communal kitchen, meeting rooms and wellness studio |
| Lower Ground    | 1,227         | 18         | > | 2,637         | 38         | > Office space  |
| <b>TOTAL</b>    | <b>22,670</b> | <b>336</b> |   | <b>14,726</b> | <b>220</b> |   |





# Modern amenities that make you more comfortable



# Alfred Place Ground Floor

## Communal space and end of trip amenities

A warm and welcoming reception and communal area with a self serve coffee bar, multiple breakout spaces, and phone booths. Bike storage and showers can also be found here.



Reception area



Coffee bar



Shared lounge



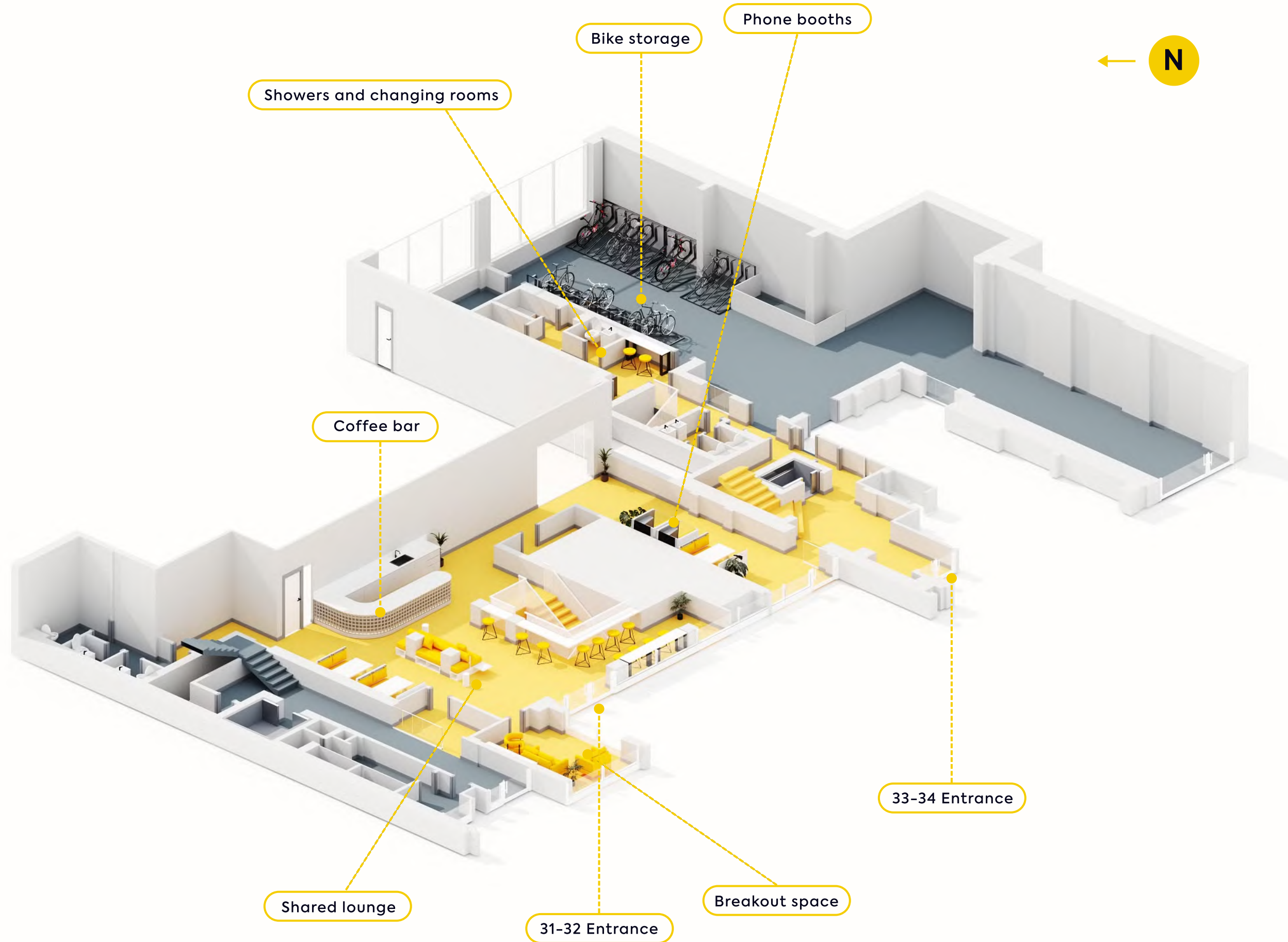
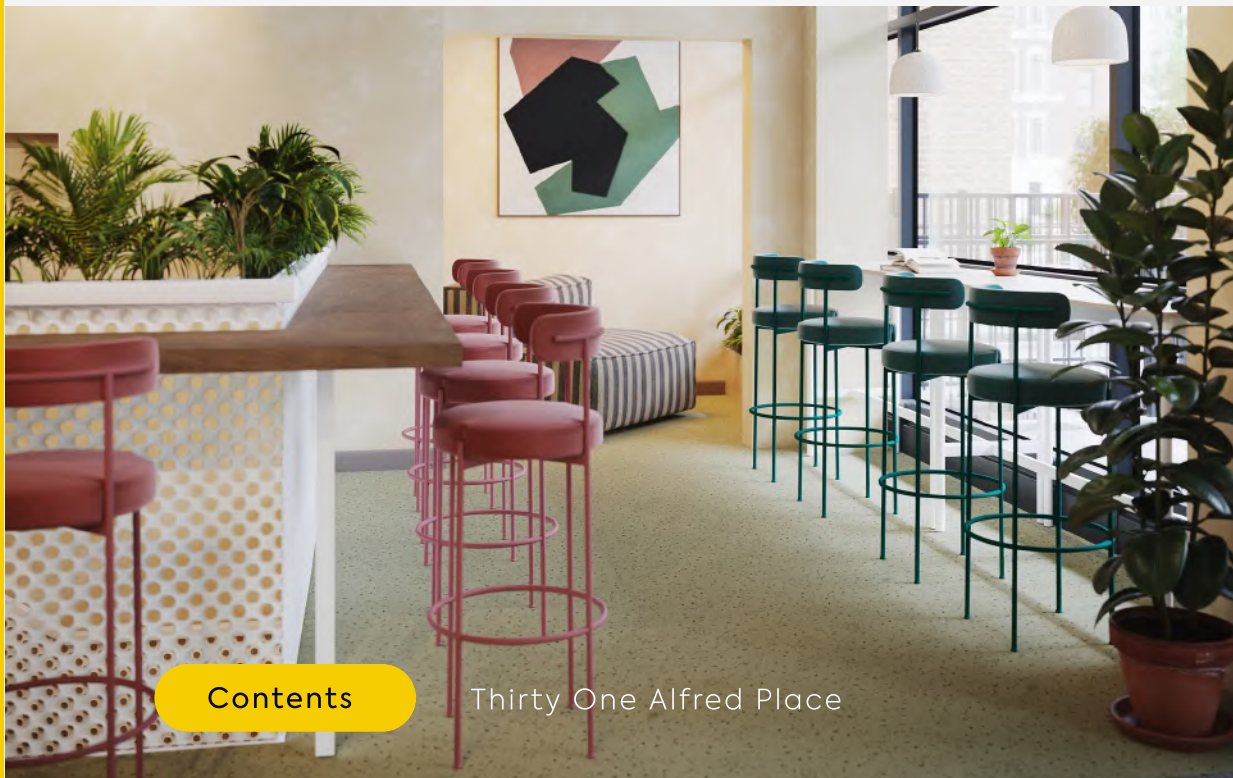
Breakout space



Showers and changing rooms



Bike storage







# Relaxation spaces for a balanced workday



# Alfred Place Lower Ground Floor

Communal wellness space and meeting room suite

Contemporary meeting rooms and kitchen area as well as a flexible wellness, games and event space.



Meeting rooms



Shared teapoint



Wellness space



Breakout space

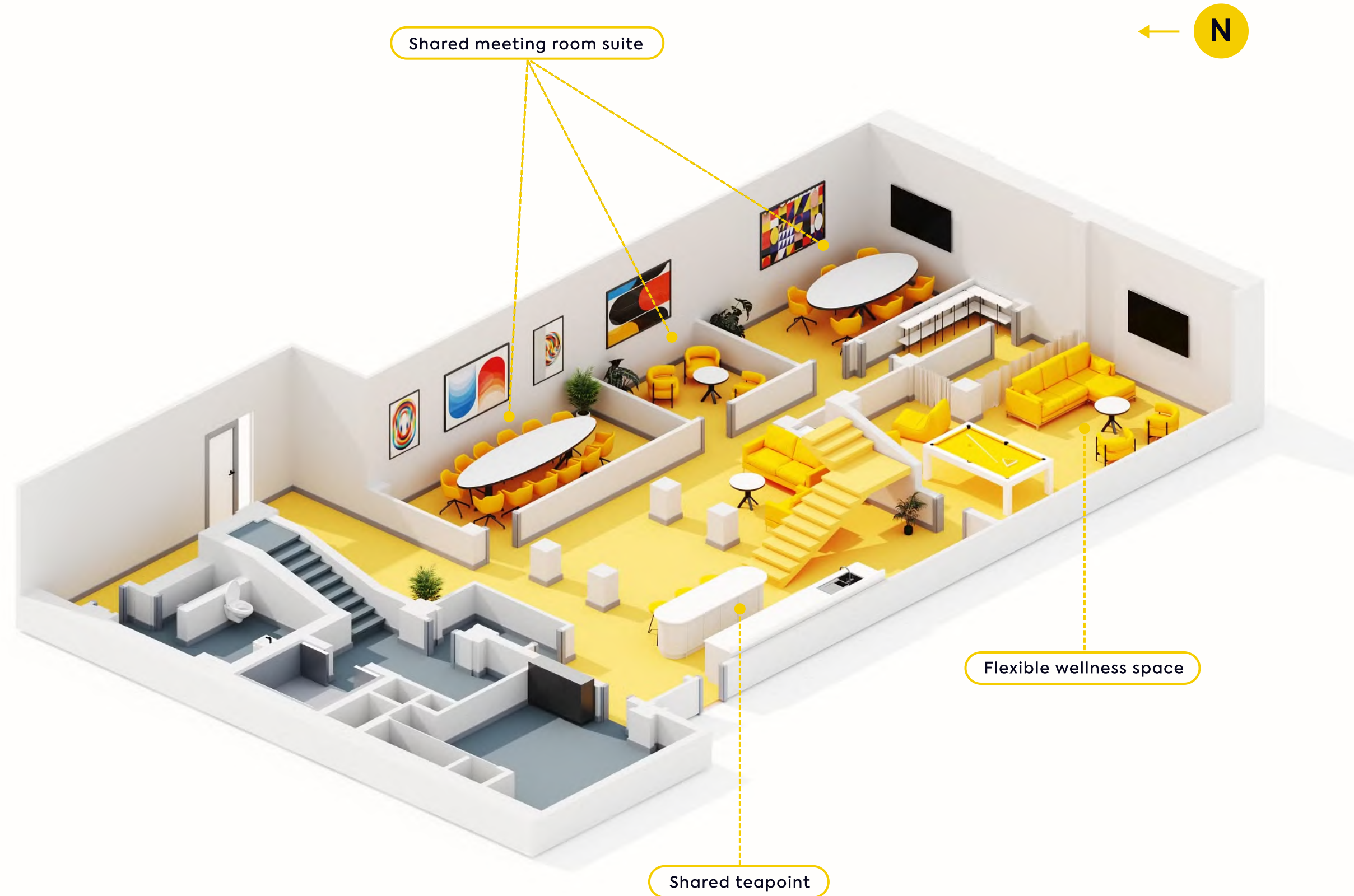


Event space



Contents

Thirty One Alfred Place



Shared meeting room suite

Flexible wellness space

Shared teapoint



# Where ideas come to life

Indicative CGI of Lower Ground Floor  
Subject to change





# Alfred Place Roof Terrace

## Communal space

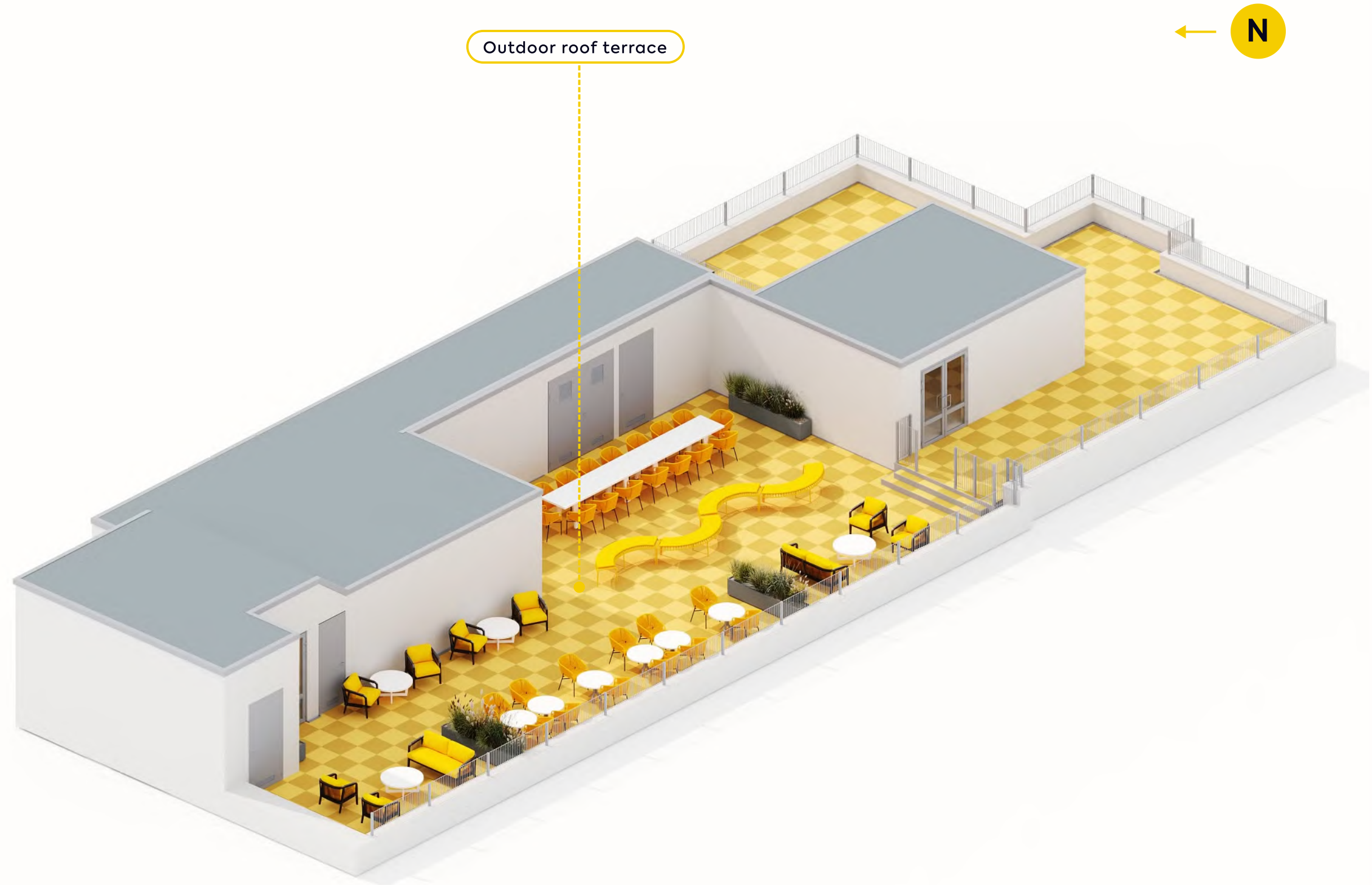
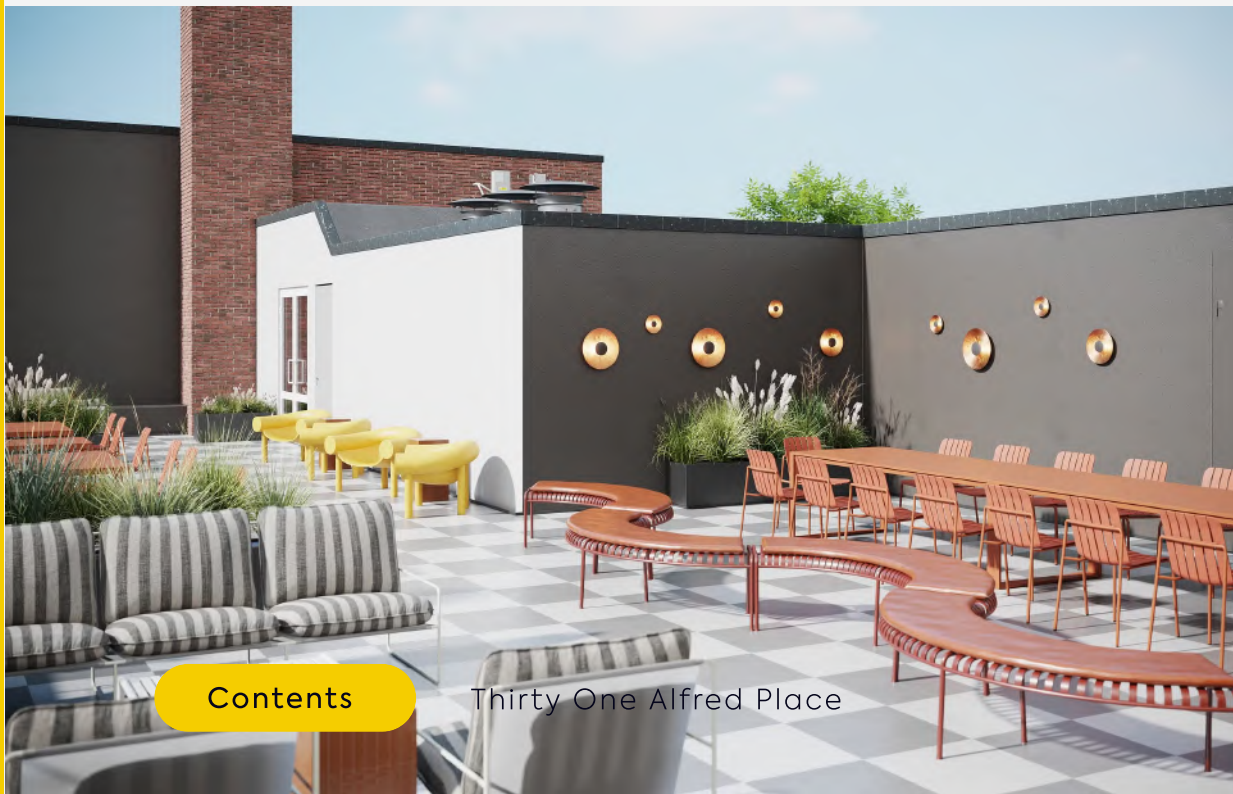
A beautiful plant-filled outdoor terrace and breakout space.



Breakout space



Outdoor space







A stunning terrace,  
because work should happen outdoors too



# Floorplans

16 workspaces available








# Workspaces designed for collaboration



# Alfred Place Duplex

31-32 Lower Ground Floor & Ground Floor



-  5,404 sq ft
-  60 current desks
-  80 maximum occupancy
-  4 phone booths
-  5 meeting rooms
-  Kitchen
-  Breakout areas
-  Coffee machine











[View/download 2D floorplans](#)

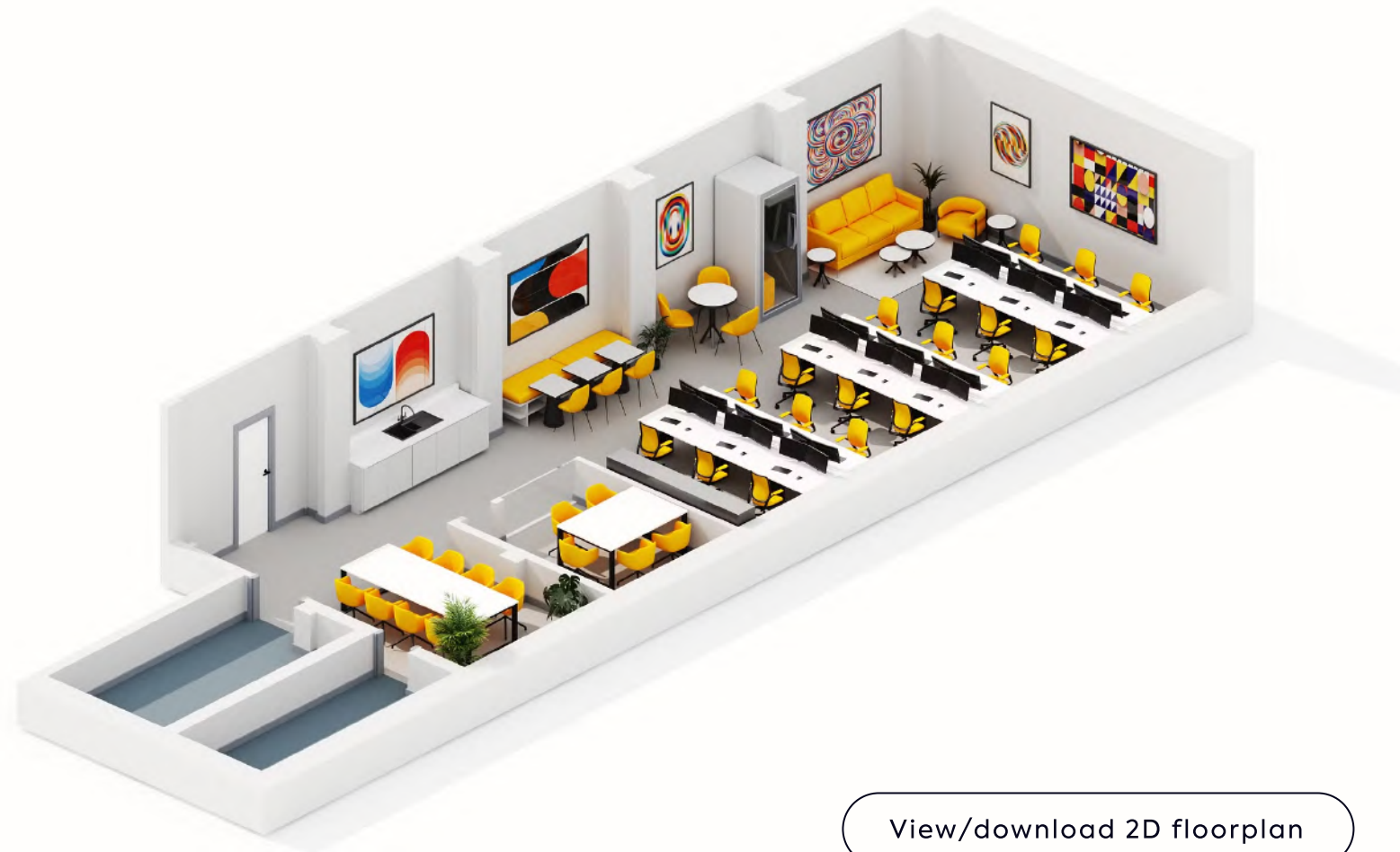


# Lower Ground Floor



31-32 Alfred Place

-  1,227 sq ft
-  18 current desks
-  18 maximum occupancy
-  1 meeting room
-  Kitchen
-  Breakout areas
-  1 phone booth
-  Coffee machine



[View/download 2D floorplan](#)



Indicative CGI of Office Space  
Subject to change



# 1st Floor

31-32 Alfred Place



- 4,478 sq ft
- 58 current desks
- 64 maximum occupancy
- 3 meeting rooms
- Kitchen
- Breakout areas
- Private office
- 2 phone booths
- Coffee machine



[View/download 2D floorplan](#)

# 2nd Floor

31-32 Alfred Place



- 2,411 sq ft
- 36 current desks
- 36 maximum occupancy
- 2 meeting rooms
- Kitchen
- Breakout areas
- 2 booths
- Coffee machine



[View/download 2D floorplan](#)

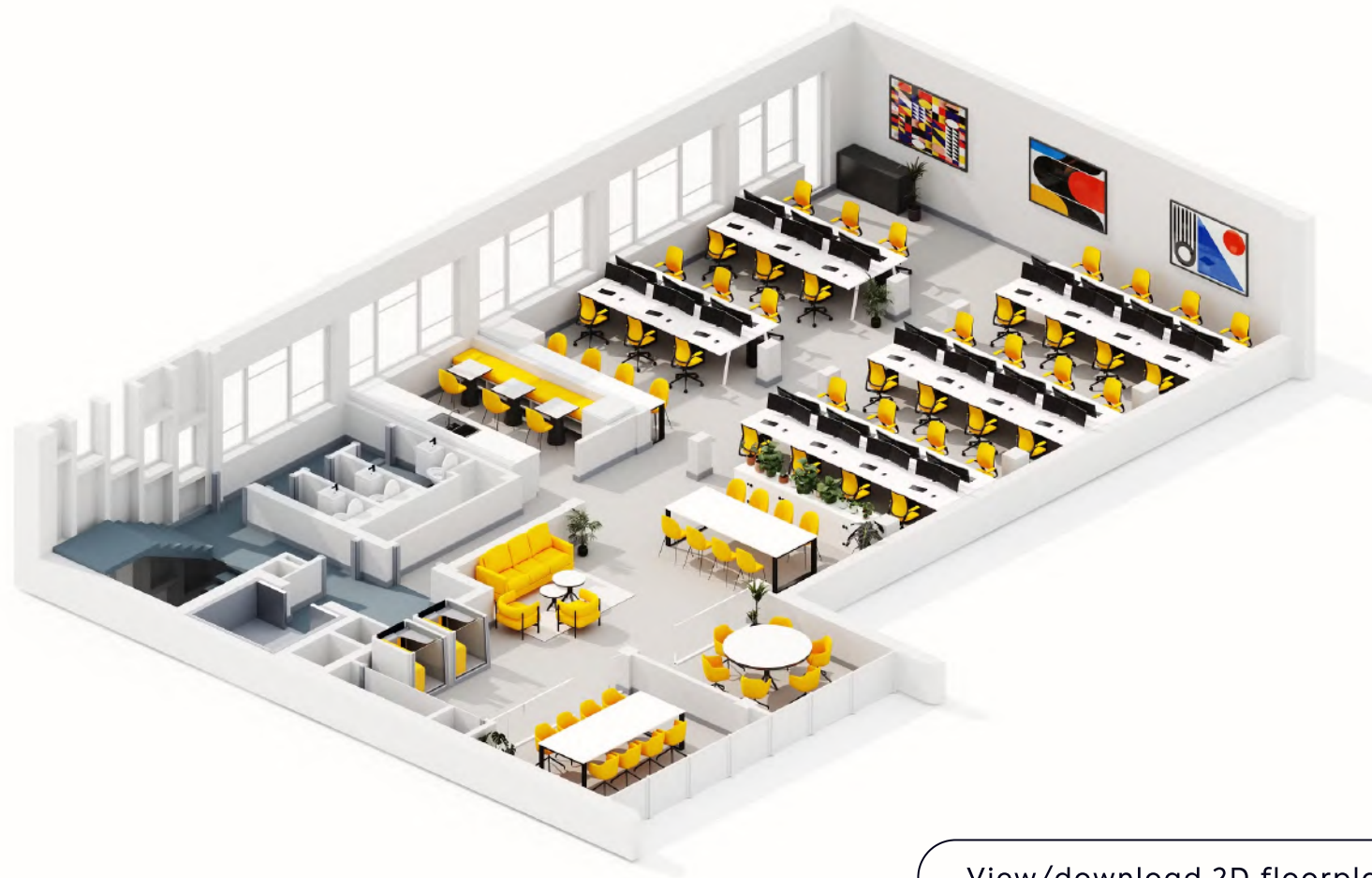


# 3rd Floor

31-32 Alfred Place



- 2,422 sq ft
- 36 current desks
- 36 maximum occupancy
- 2 meeting rooms
- Kitchen
- Breakout areas
- 2 phone booths
- Coffee machine



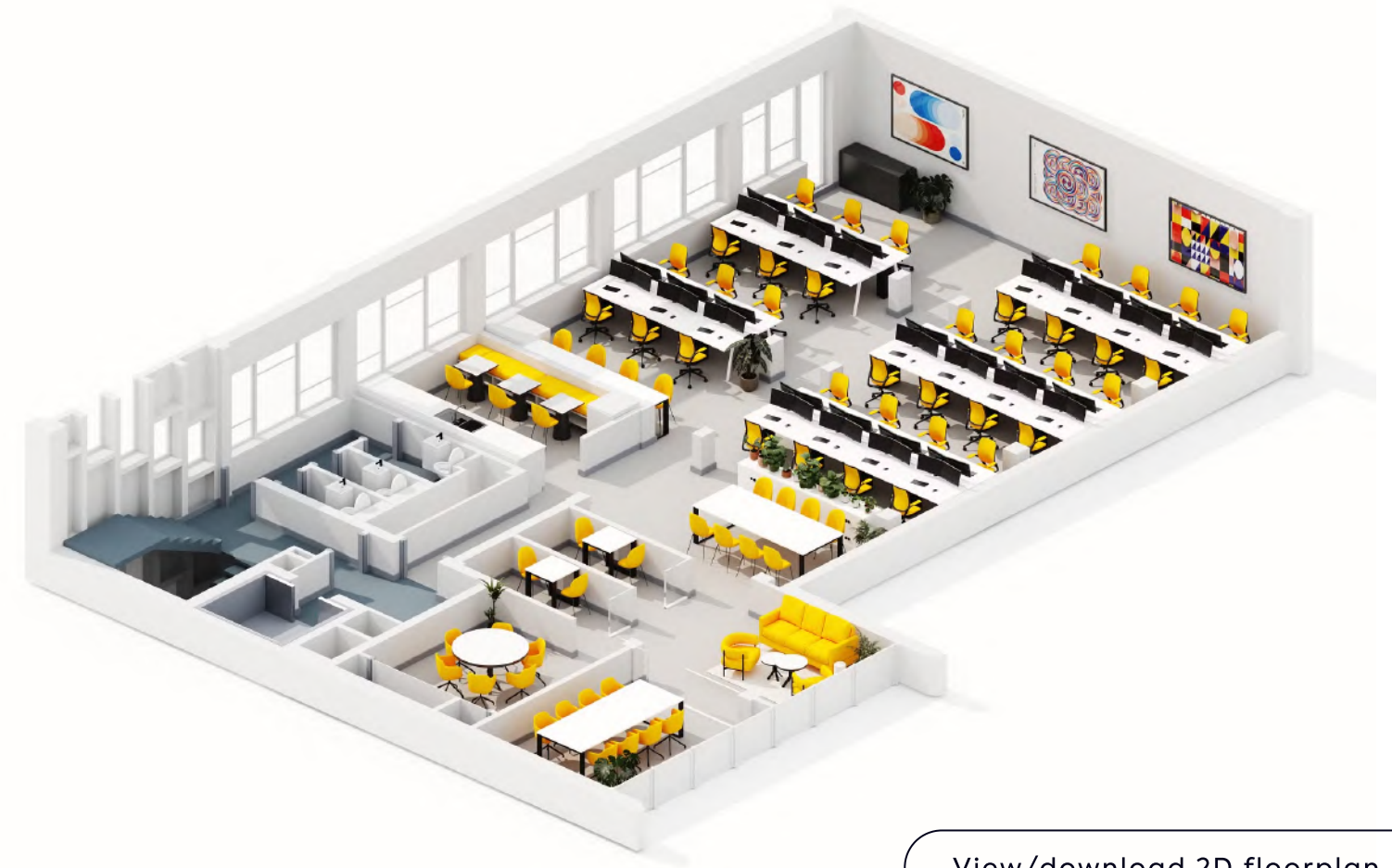
[View/download 2D floorplan](#)

# 4th Floor

31-32 Alfred Place



- 2,422 sq ft
- 36 current desks
- 36 maximum occupancy
- 2 meeting rooms
- Kitchen
- Breakout areas
- 2 booths
- Coffee machine



[View/download 2D floorplan](#)



# 5th Floor

31-32 Alfred Place



- 2,153 sq ft
- 28 current desks
- 32 maximum occupancy
- 2 meeting rooms
- Kitchen
- Breakout areas
- Private terrace
- 2 phone booths
- Coffee machine



[View/download 2D floorplan](#)

# 6th Floor

31-32 Alfred Place



- 2,153 sq ft
- 30 current desks
- 34 maximum occupancy
- 2 meeting rooms
- Kitchen
- Breakout areas
- 1 phone booth
- Coffee machine



[View/download 2D floorplan](#)





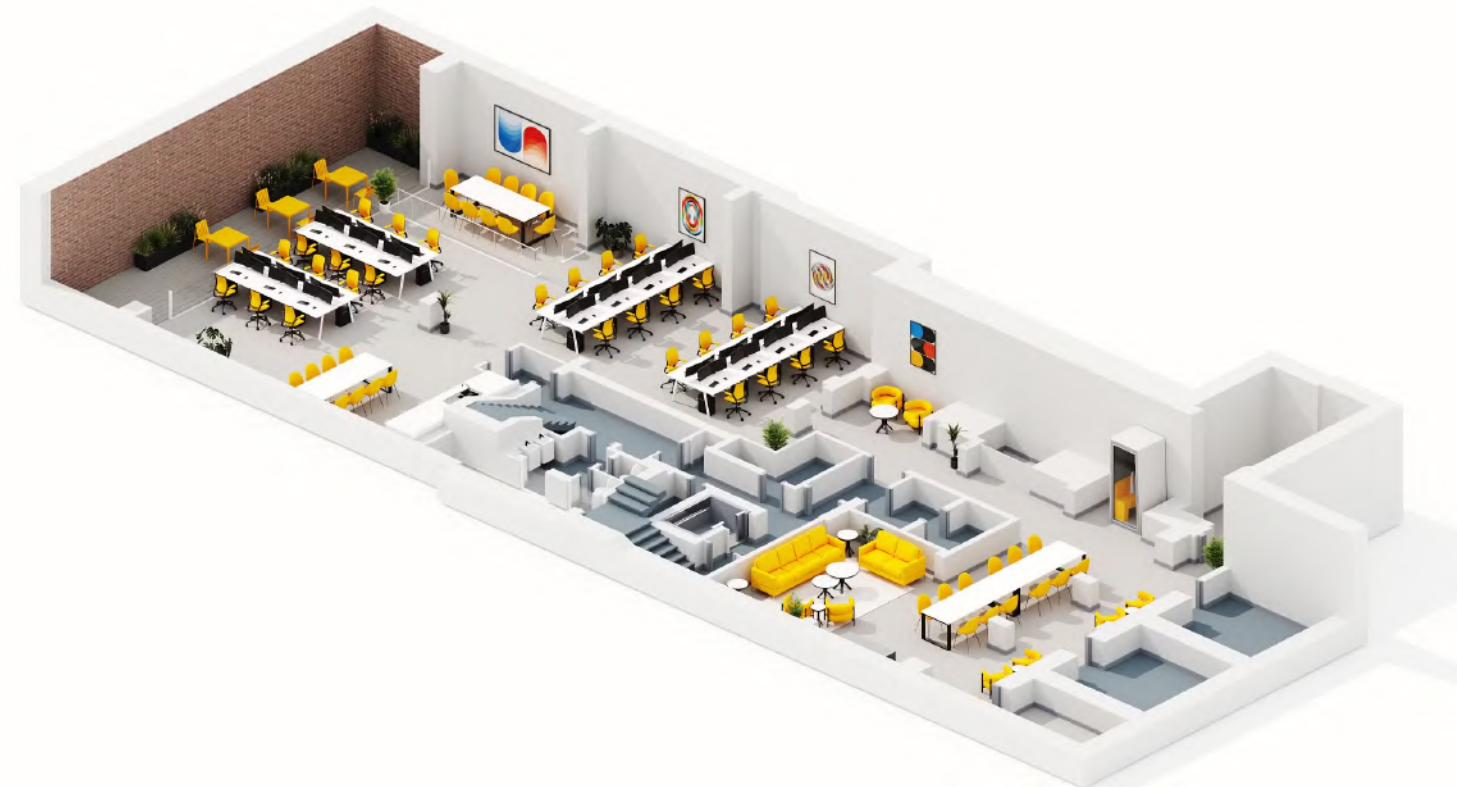


# Courtyard Office (LGF)



33-34 Alfred Place

- 2,637 sq ft
- 28 current desks
- 38 maximum occupancy
- 1 meeting room
- Kitchen
- Breakout areas
- 1 phone booth
- Coffee machine
- Private courtyard



[View/download 2D floorplan](#)

# Ground Floor



33-34 Alfred Place

- 721 sq ft
- 12 current desks
- 12 maximum occupancy
- 2 phone booths
- Kitchen
- Breakout areas
- Coffee machine



[View/download 2D floorplan](#)



# 1st Floor

33-34 Alfred Place



- 2,411 sq ft
- 31 current desks
- 36 maximum occupancy
- 1 meeting room
- Kitchen
- Breakout areas
- 4 phone booths
- Coffee machine



[View/download 2D floorplan](#)

# 2nd Floor

33-34 Alfred Place



- 2,433 sq ft
- 34 current desks
- 34 maximum occupancy
- 3 meeting rooms
- Kitchen
- Breakout areas
- 1 phone booth
- Coffee machine











[View/download 2D floorplan](#)



# 3rd Floor

33-34 Alfred Place



-  2,433 sq ft
-  32 current desks
-  38 maximum occupancy
-  2 meeting rooms
-  Kitchen
-  Breakout areas
-  1 phone booth
-  Coffee machine











[View/download 2D floorplan](#)

# 4th Floor

33-34 Alfred Place



-  2,422 sq ft
-  36 current desks
-  38 maximum occupancy
-  2 meeting rooms
-  Kitchen
-  Breakout areas
-  2 phone booths
-  Coffee machine



[View/download 2D floorplan](#)



# 5th Floor

33-34 Alfred Place



- 743 sq ft
- 10 current desks
- 10 maximum occupancy
- 1 meeting room
- Kitchen
- Breakout area
- Private terrace
- 1 phone booth
- Coffee machine



[View/download 2D floorplan](#)

# 6th Floor

33-34 | Alfred Place



- 926 sq ft
- 12 current desks
- 14 maximum occupancy
- 1 meeting room
- Kitchen
- Breakout area
- 1 phone booth
- Coffee machine



[View/download 2D floorplan](#)











# Truly Connected

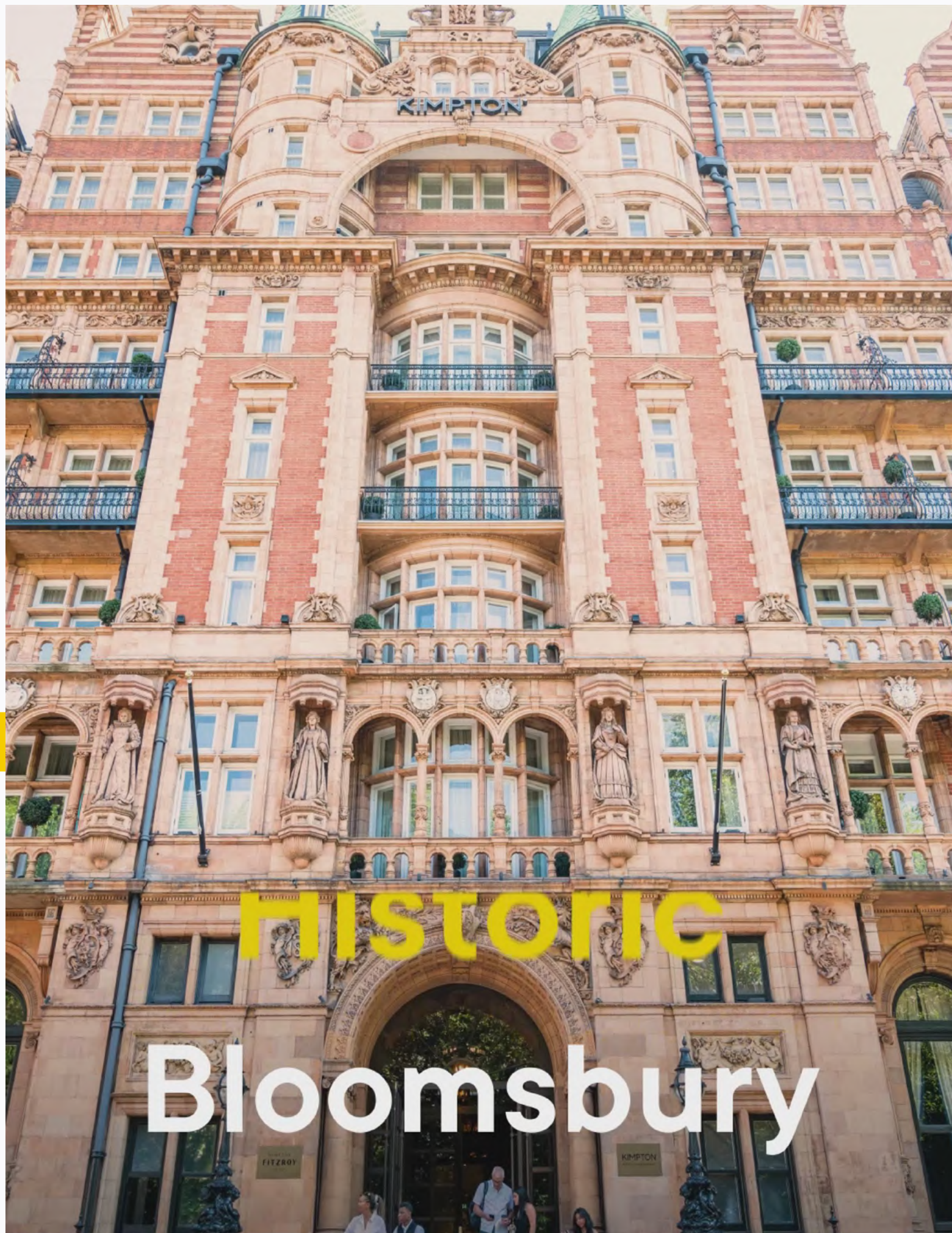


25 mins  
 7 mins  
 King's Cross and St Pancras International

Thirty One Alfred Place is the perfect workplace for commuters, with Goodge Street, Tottenham Court Road and Warren Street stations, just a stone's throw away. Staying connected has never been easier here at Thirty One Alfred Place.

|                         |                                    |   |                                    |                                      |  |                                     |   |
|-------------------------|------------------------------------|---|------------------------------------|--------------------------------------|--|-------------------------------------|---|
| <b>Walking Distance</b> | <b>Goodge Street</b><br>2 mins<br> | <b>Tottenham Court Road</b><br>5 mins<br> | <b>Warren Street</b><br>9 mins<br> | <b>Russell Square</b><br>10 mins<br> | <b>Leicester Square</b><br>15 mins<br> | <b>Oxford Circus</b><br>15 mins<br> | <b>Great Portland Street</b><br>15 mins<br> |
|-------------------------|------------------------------------|---|------------------------------------|--------------------------------------|--|-------------------------------------|---|





Caffè Tropea



Arcade Foodhall

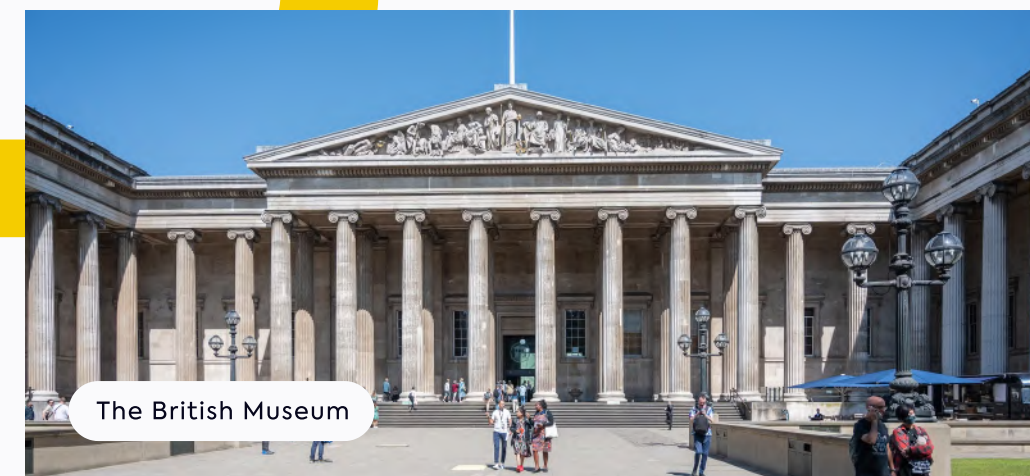


L. Cornelissen & Son



Store Street

Relax



The British Museum



Macalliao

Taste



# Tried and tasted

Within

# 10

minutes



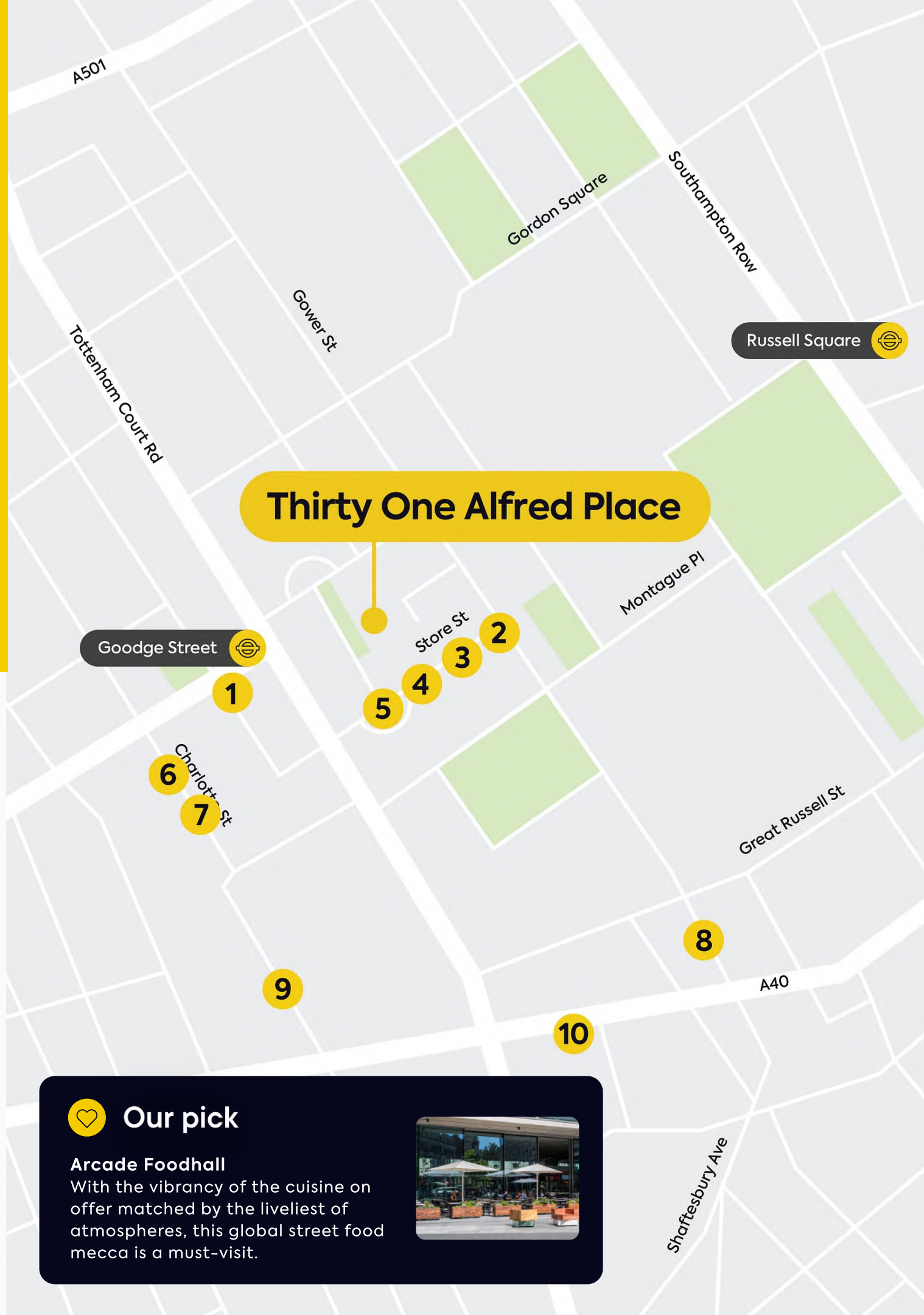
## Highlights

- 1 Black Sheep Coffee
- 2 Store Street Espresso
- 3 The Life Goddess
- 4 College Arms
- 5 Busaba Bloomsbury
- 6 Vagabond Charlotte Street
- 7 Charlotte Street Hotel
- 8 Bloomsbury Street Kitchen
- 9 Circolo Popolare
- 10 Arcade Foodhall



## Our pick

**Arcade Foodhall**  
With the vibrancy of the cuisine on offer matched by the liveliest of atmospheres, this global street food mecca is a must-visit.



# Good food



The Alfred Place dining scene is as diverse as it is colourful, with a wealth of choice to suit every taste.

Whether sipping an Americano from Black Sheep or enjoying a mouth-watering Greek dish at The Life Goddess on Store Street, you never have to stray far to satisfy your cravings.



# Spoilt for choice

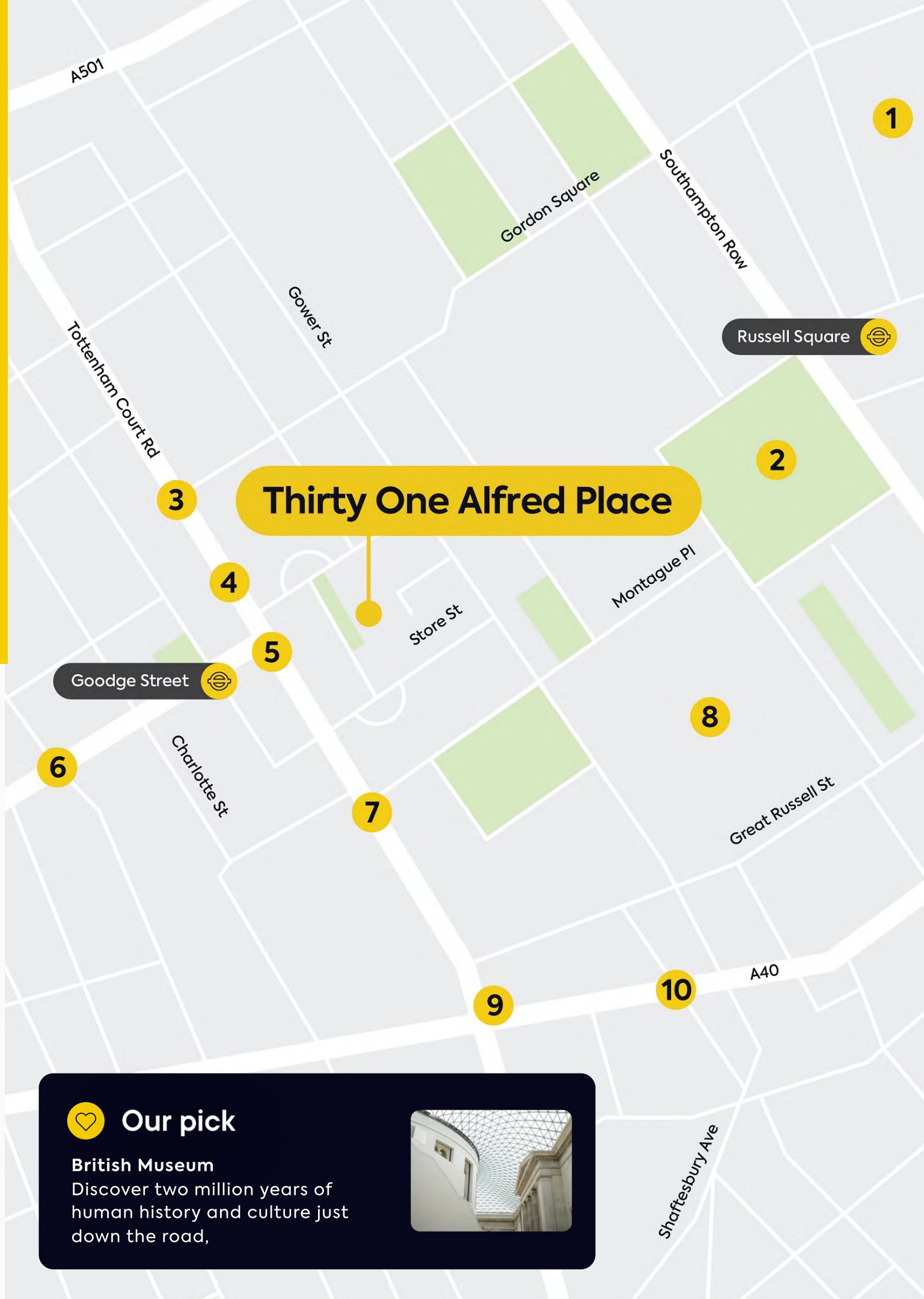
Within

# 10

minutes



## Thirty One Alfred Place



### Highlights

- 1 Brunswick centre
- 2 Russell Square
- 3 International Food Market
- 4 Heal's
- 5 Monopoly Life Sized
- 6 Mr Fogg's House of Botanicals
- 7 Odeon Tottenham Court Road
- 8 British Museum
- 9 Dominion Theatre
- 10 Flight Club Bloomsbury



### Our pick

**British Museum**  
Discover two million years of human history and culture just down the road,



# Things to do



From retail to fitness, cinema to culture, when you call Alfred Place home the surrounding area becomes your new playground.

There's no end to how you can spend your downtime, and the best of which is all within a 10-minute walk.



# On your doorstep

Within

# 10

minutes



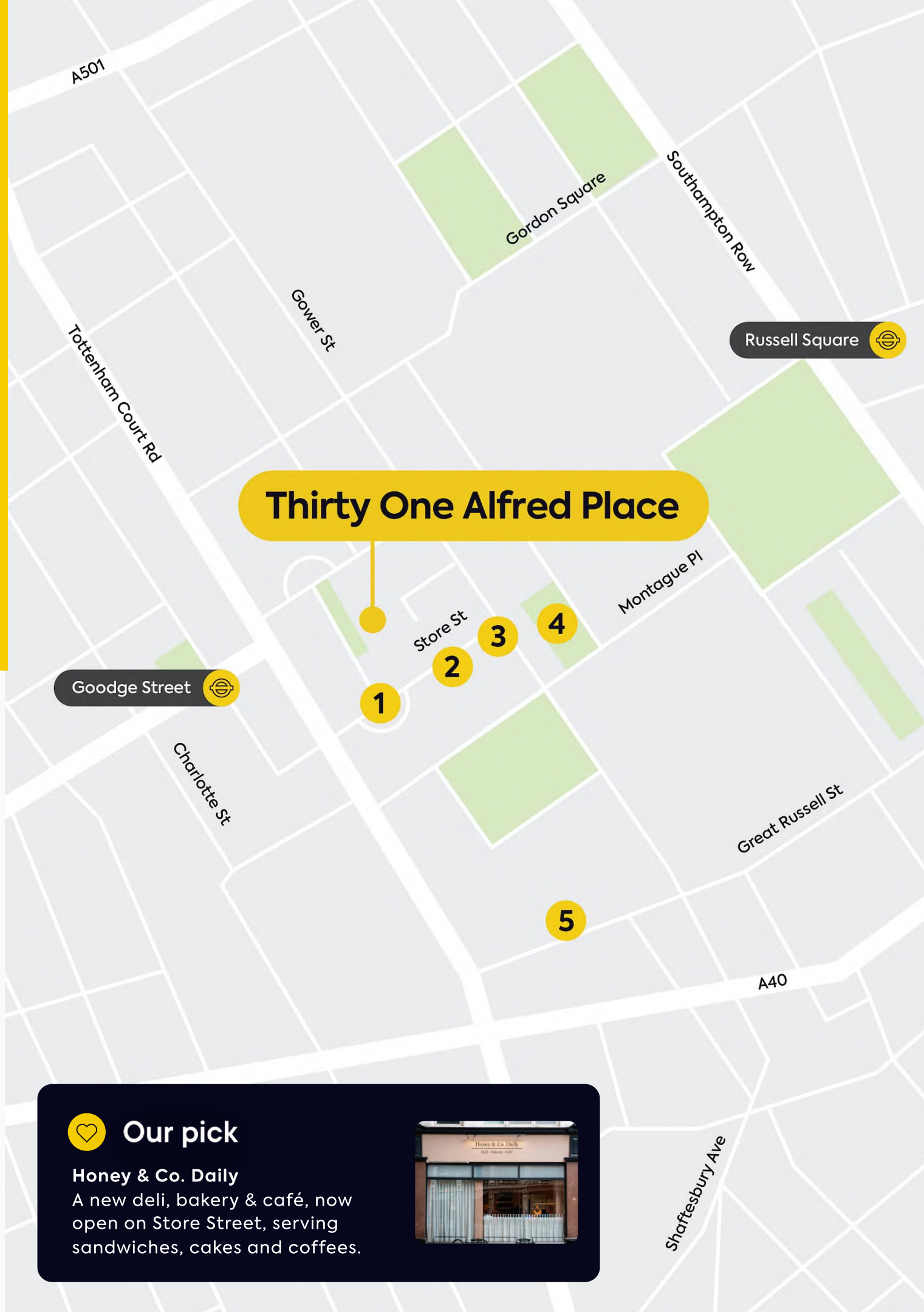
## Highlights

- 1 Honey & Co. Daily
- 2 Treadwell's Books
- 3 Orchidya
- 4 Malet Street Gardens
- 5 L. Cornelissen & Son



## Our pick

**Honey & Co. Daily**  
A new deli, bakery & café, now open on Store Street, serving sandwiches, cakes and coffees.



# Hidden Gems



Alfred Place occupies a dream location, which offers the perfect mix of the bustling and the tranquil.

Getting to know the local area is a joy, as you uncover the surprises and treasures just waiting to be found.



# Get in touch

We hope we've piqued your interest, but it's only just the beginning.  
We'd love to show you more. Get in touch to book your viewing today.

**GPE.**  
Greater together



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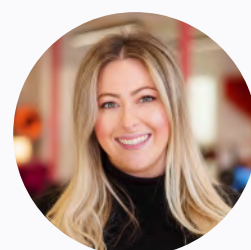


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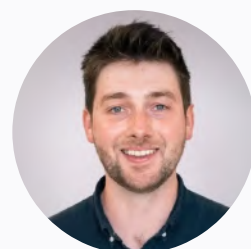
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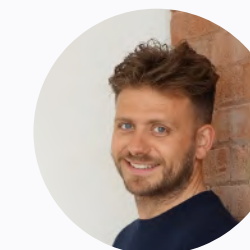


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