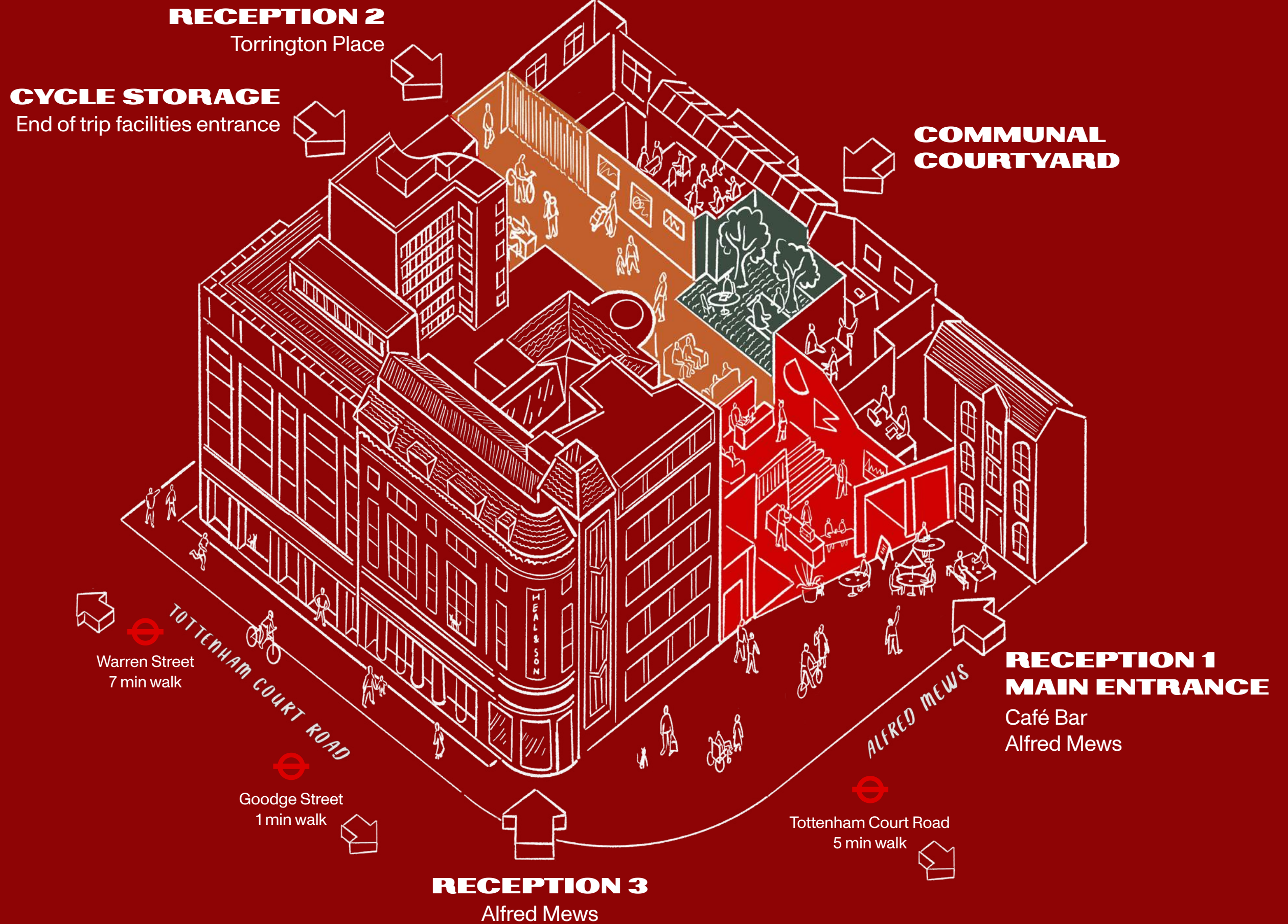


**CRAFTING THE
FERRONVO
PARK OF TOMO
THE HEAL'S BUILDING
FITZROVIA W1**

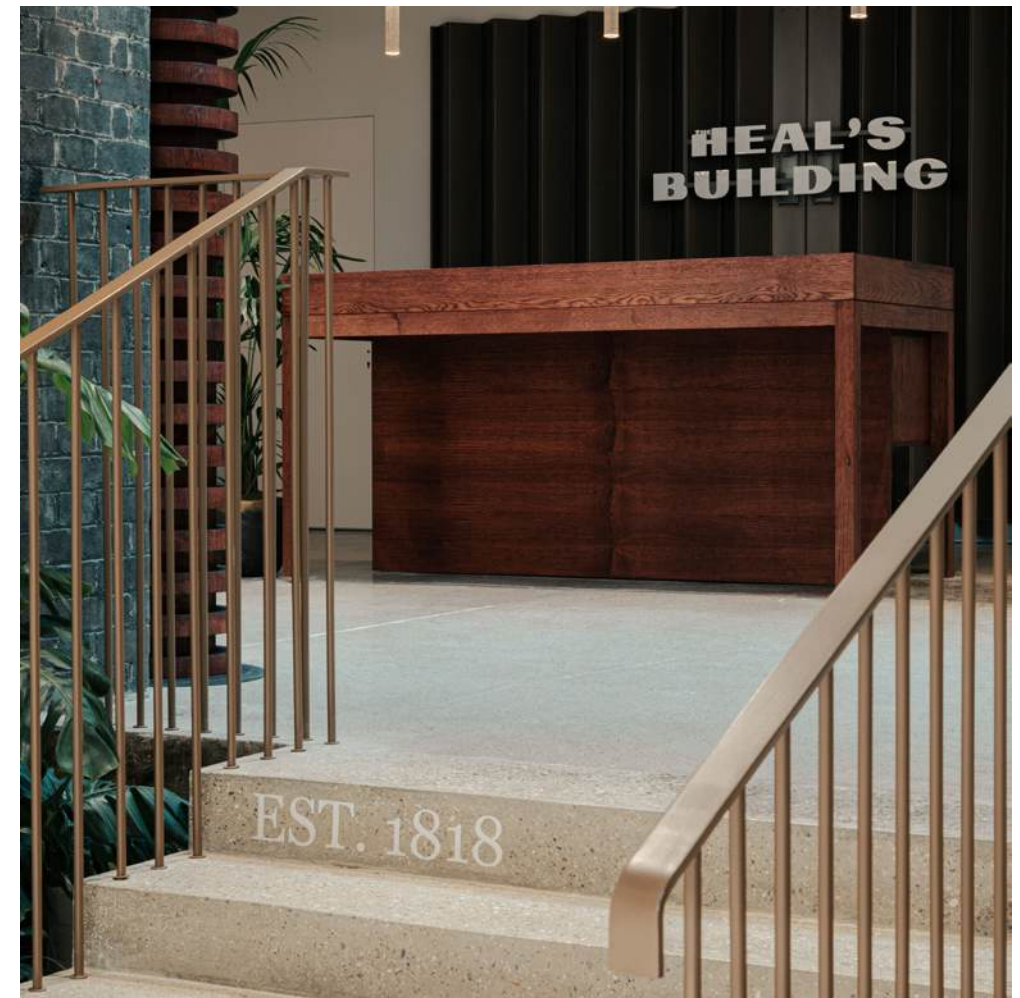
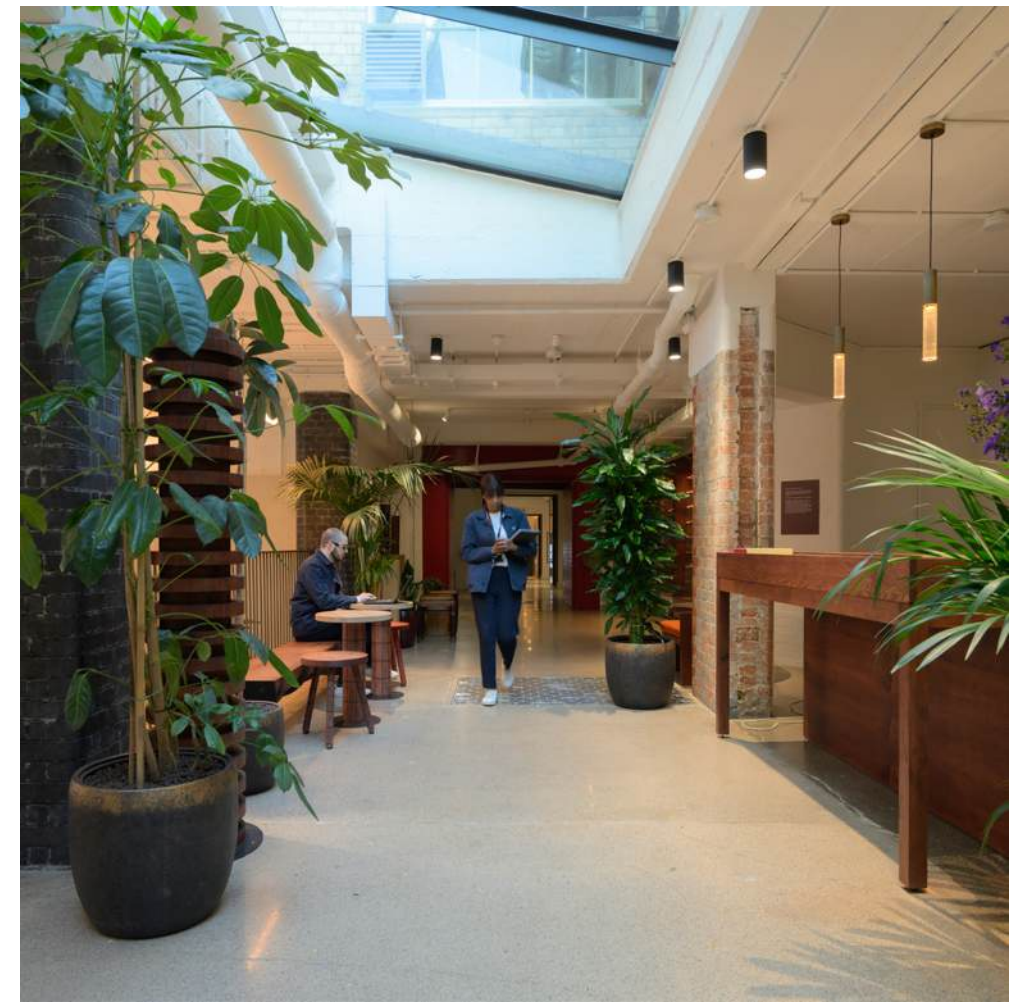
A COLLECTION OF DISTINCTIVE BUILDINGS



A PLACE TO INSPIRE

For over 200 years, The Heal's Building has been a hub for British design and creativity. Today, it has been reimagined as a 200,000 sq ft destination for contemporary brands shaping what comes next.

Blending heritage character with a modern, hospitality-inspired offer, it provides a rich ecosystem of shared spaces - from a café bar and private landscaped courtyard to a communal club lounge, and dedicated cycle facilities - designed for connection, culture and experience.



The 200-year-old dispatch area for Heal's has been repurposed into a new reception and cafe

TORRINGTON PLACE ENTRANCE



Torrington Place reception and entrance

SELECTED HIGHLIGHTS



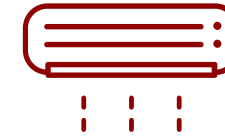
CAFÉ

Reception area with café bar



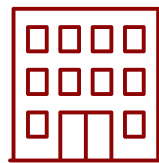
ENTRANCE

Self-contained entrance opportunity for **Unit 1**



REFURBISHED

CAT A+ Suite available on **Part 1st Floor** and **3rd Floor**



GRADE II*

Iconic Grade II* listed building in the West End, sensitively restored



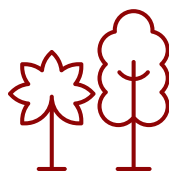
END OF JOURNEY

Dedicated cycle entrance with 95 bike parking spots, 12 shower facilities, 98 lockers



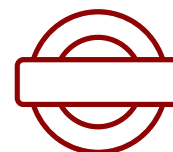
EFFICIENT

EPC A and BREEAM 'Excellent' rating on all newly delivered spaces



COURTYARD

Landscaped communal courtyard



CONNECTED

1 minute to Goodge Street and 5 minutes to Elizabeth Line at Tottenham Court Road



LOCAL AMENITY

Surrounded by an unmatched retail, leisure and hospitality offering.

AVAILABILITY

TABLE

UNIT	FLOOR	SQ FT	SQ M	CONDITION
THIRD FLOOR	3	5,180	481	CAT A+
PART FIRST FLOOR	1	3,354	311	CAT A+
1	G	2,090	194	Shell
	LG	1,642	152	Shell
	Total	3,732	346	
2	G	1,372	128	Shell
	LG	3,588	333	Shell
	Total	4,960	461	

All areas subject to final measurement on completion of refurbishment works

THIRD FLOOR

3rd Floor

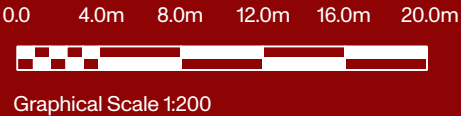
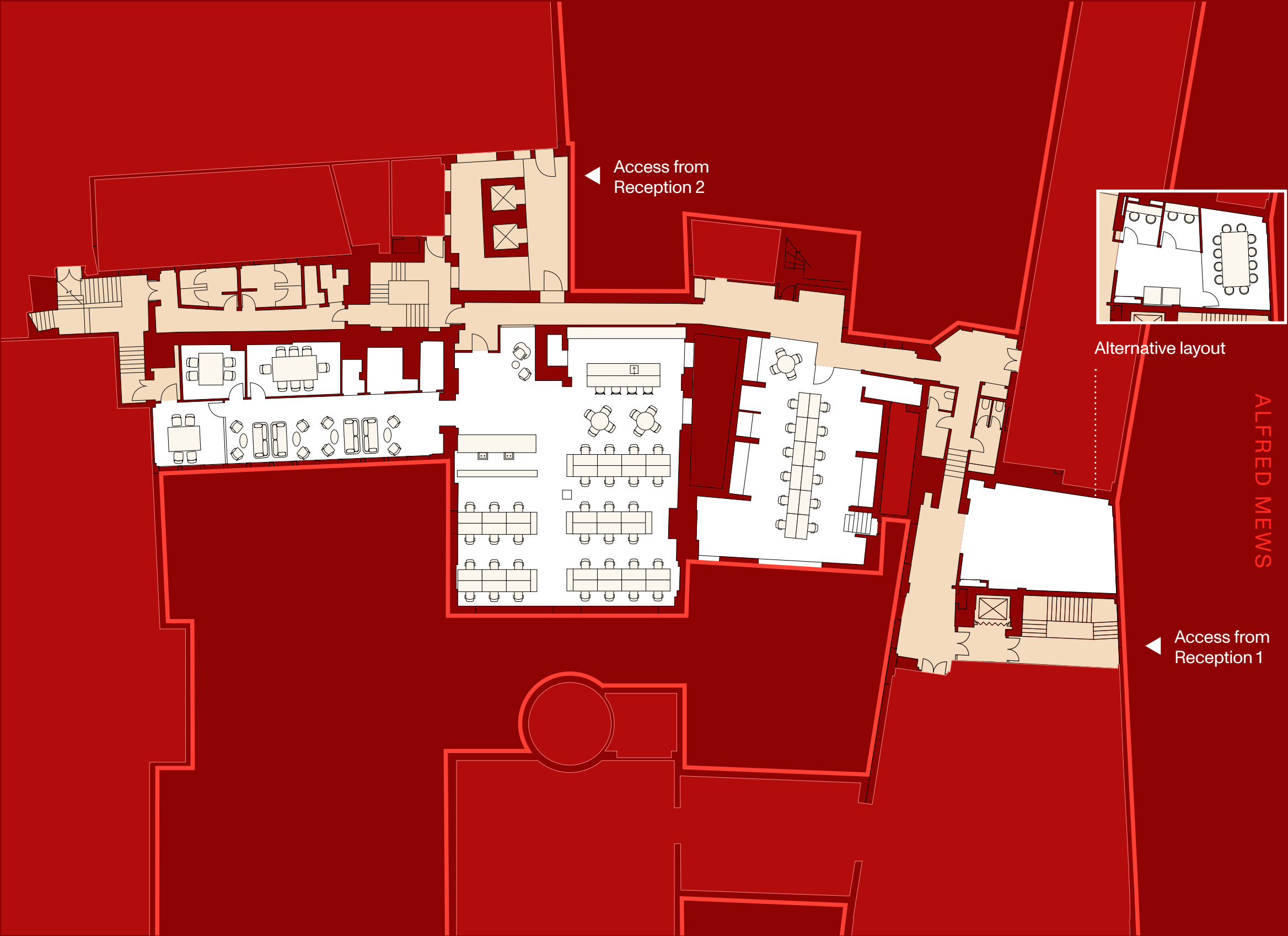
5,180 sq ft / 481 sq m

Desks	46
Collab Areas	3
Meeting Rooms	3
Teapoints	1
Breakout	5

- Demise
- Common parts



NORTH



THIRD FLOOR



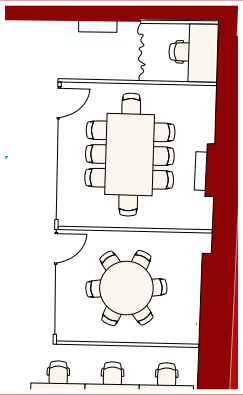
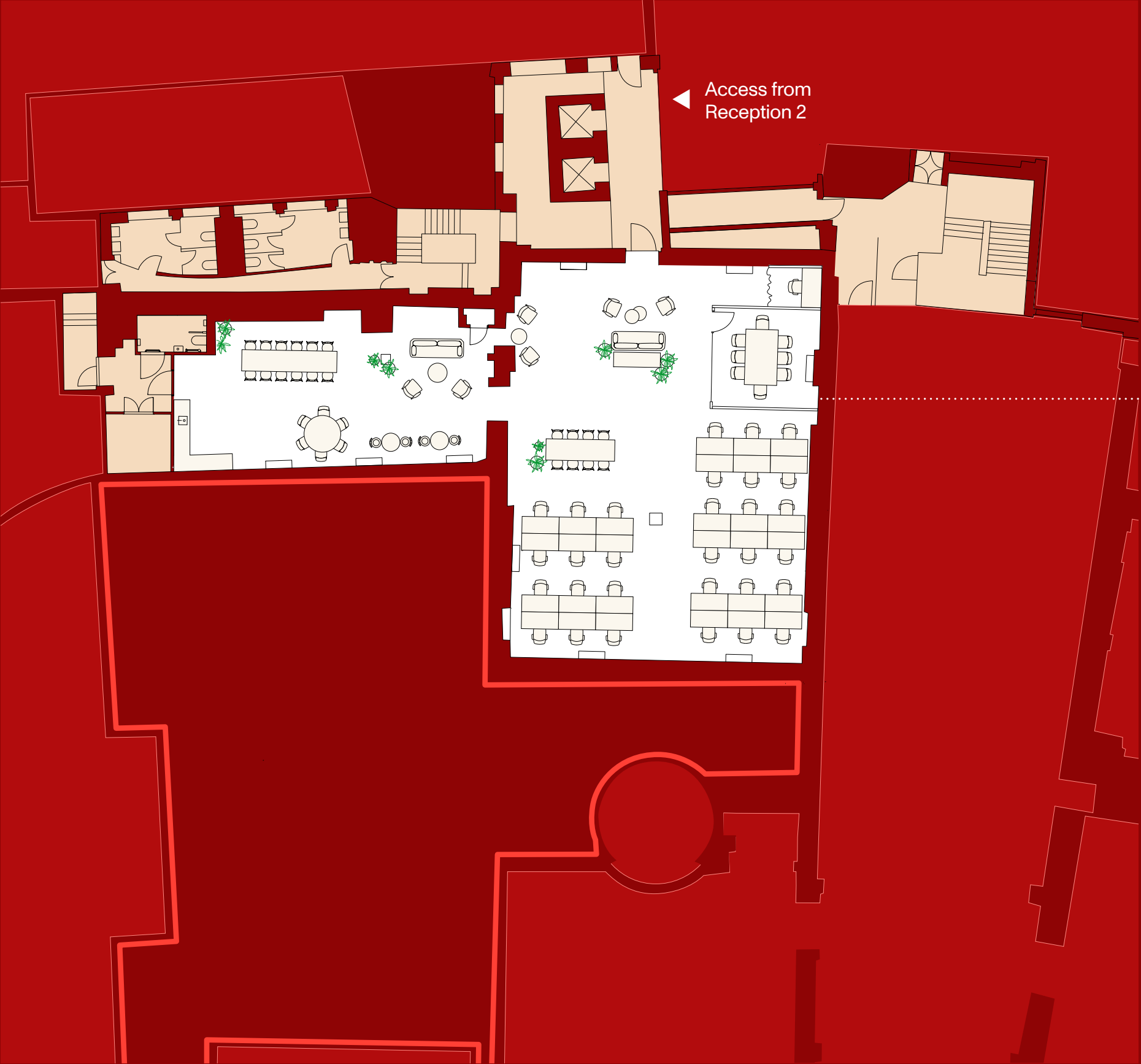
Third floor CAT A+ space

PART FIRST FLOOR

1st Floor

3,354 sq ft / 311 sq m

Desks	30
Collab Areas	2
Meeting Rooms	1-2
Call Booths	1
Teapoints	1
Breakout	3

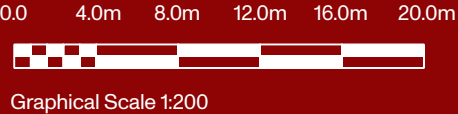


Option for additional meeting room

- Demise
- Common parts



NORTH



PART FIRST FLOOR



Part First Floor CGIs for indicative purposes

UNIT 1

Areas

	sq ft	sq m
G	2,090	194
LG	1,642	152
Total	3,732	346



Ground



Lower Ground

- Demise
- Reception
- Common parts



NORTH



Graphical Scale 1:200

UNIT ONE



Unit 1 Ground Floor self-contained entrance CGI. A one of a kind blank canvas opportunity for an experience-led occupier

UNIT 2

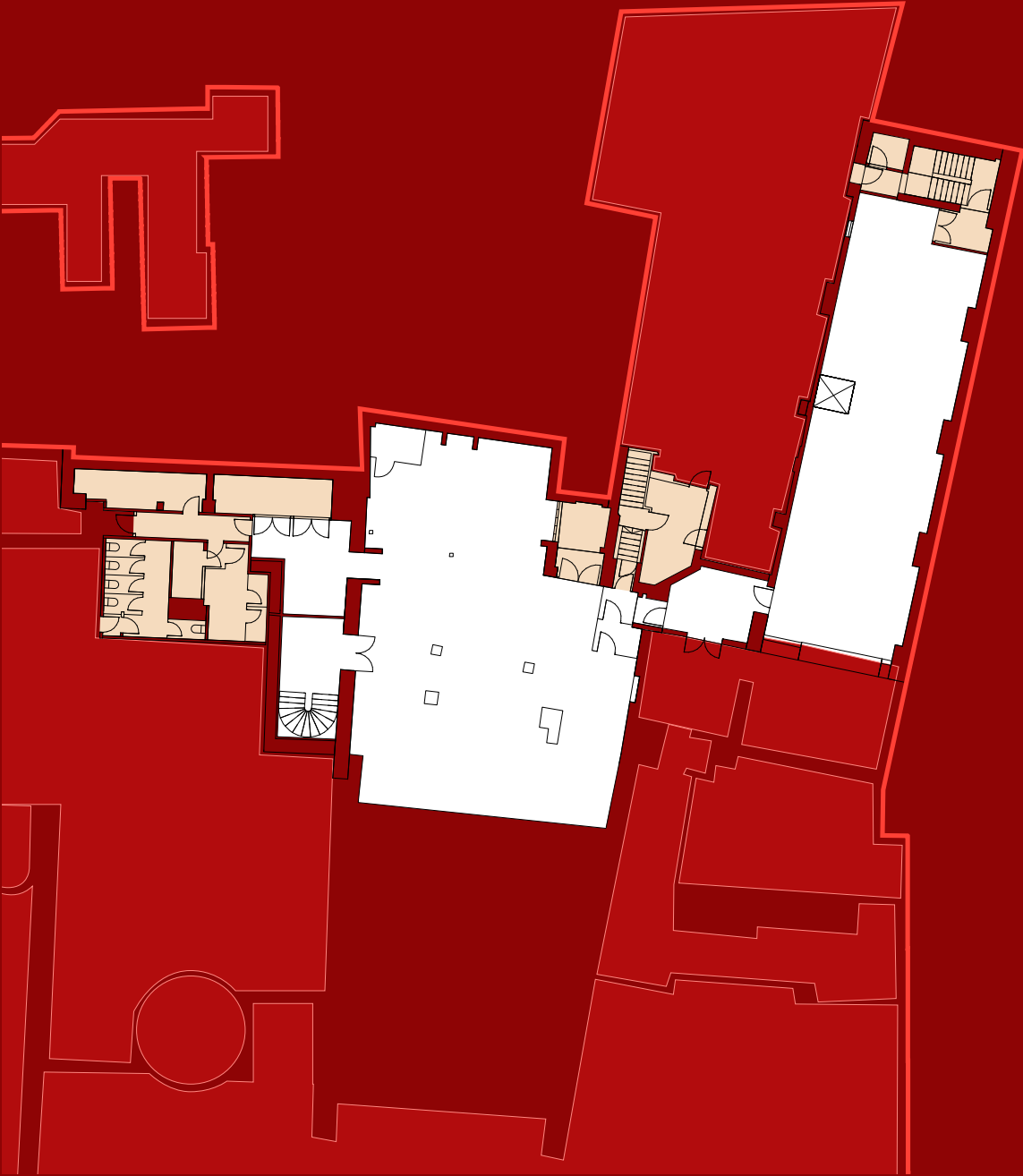
Lower Ground Floor

	sq ft	sq m
G	1,372	128
LG	3,558	333
Total	4,960	461

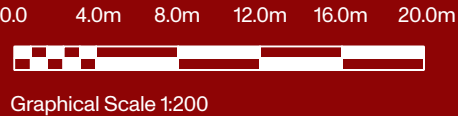
- Demise
- Common parts
- Reception
- Courtyard
- Coworking



Ground



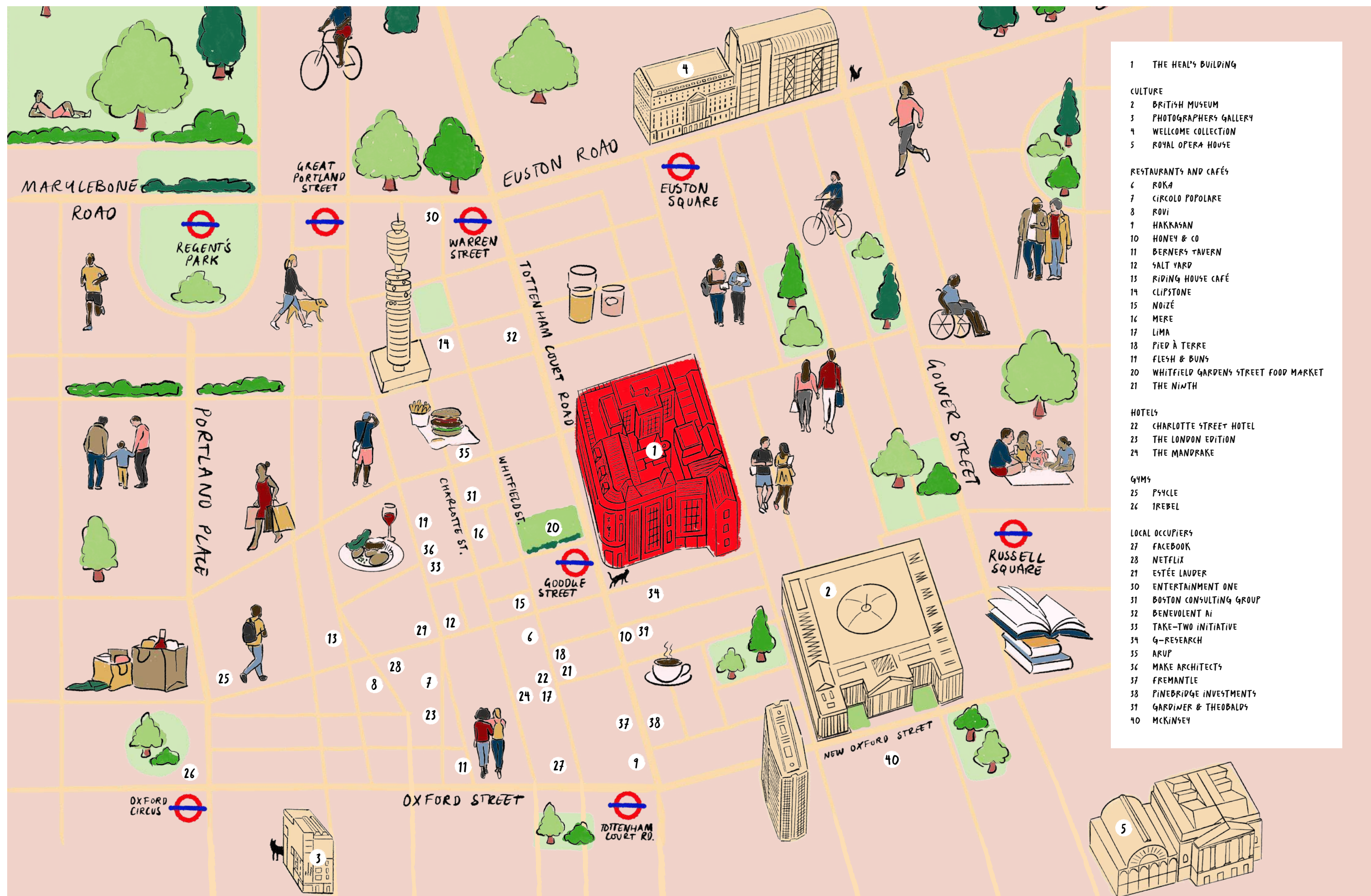
Lower Ground



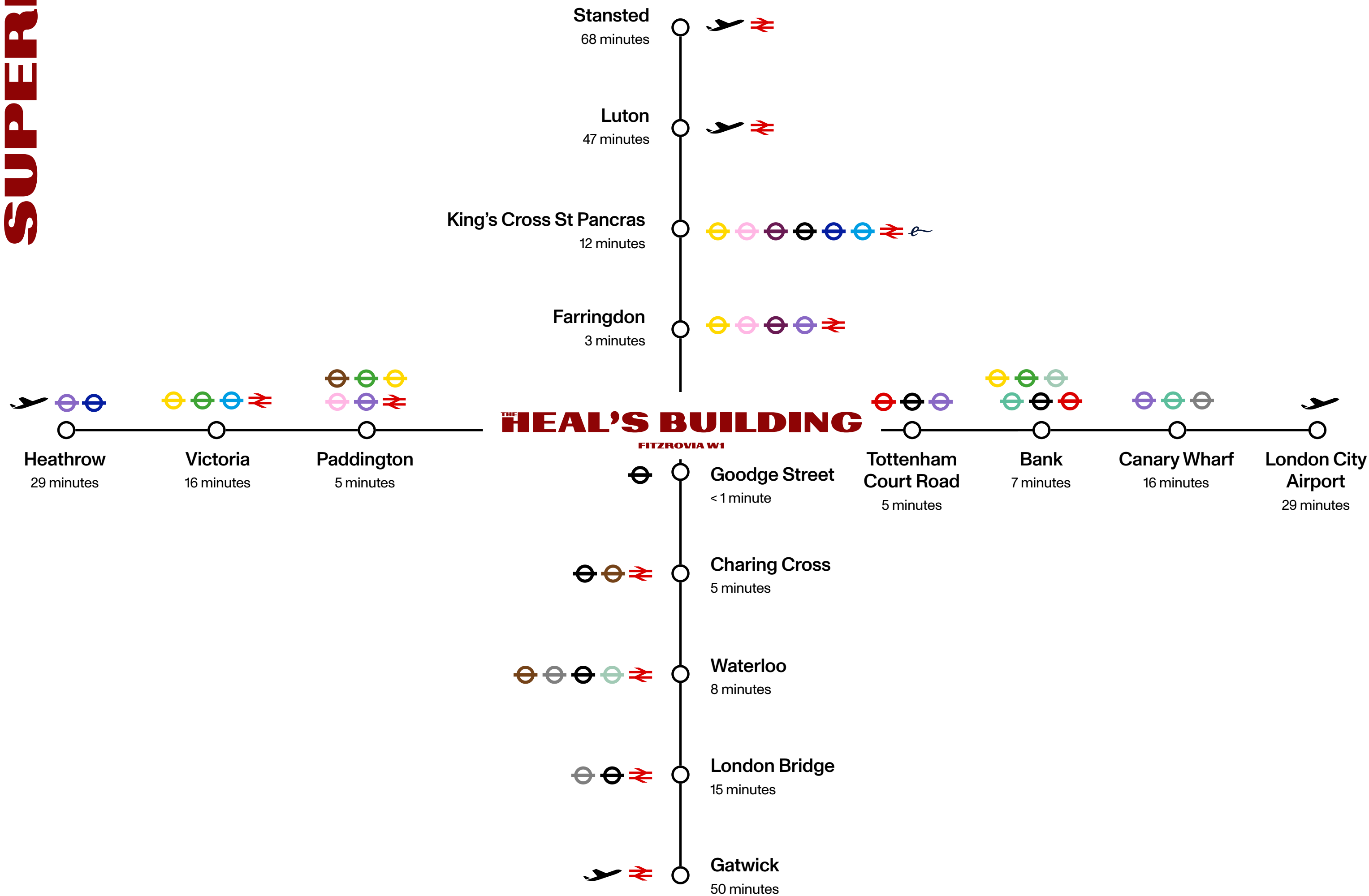


Unit 2 Ground Floor Arrival with internal staircase to Lower Ground Floor CGI

ARTS, CULTURE AND LEISURE



SUPERB CONNECTIVITY



CONTACT

Edward Charles
Craig Norton
+44 (0)7818 424 764
cnorton@edwardcharles.co.uk

Ian Bradshaw
+44 (0)7468 525 486
ibradshaw@edwardcharles.co.uk

Amy Skidmore
+44 (0)7734 924 146
askidmore@edwardcharles.co.uk

RX London
Jack Rose
+44 (0)7590 814 753
jack.rose@rx.london

Alfie John
+44 (0)7377 885 814
alfie.john@rx.london

The Heal's Building
196 Tottenham Court Rd
W1T 7LQ London

thehealsbuilding.com

Designed by a visionary team

General Projects
General Projects is a contemporary real estate developer specialising in design and the thoughtful reinvention of places.

Buckley Gray Yeoman
Buckley Gray Yeoman is one of London's leading architecture practices and has a track record of sensitive renewal of buildings such as One Poultry and YY London.

THE HEAL'S BUILDING
FITZROVIA W1

Misrepresentation Act 1967 and Declaration Edward Charles and RX London for themselves and for the Vendors as Agents for the Vendors give notice that: 1. This information is set out as a general outline only for guidance to intending Purchasers and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in

the employment of Edward Charles and RX London has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Subject to Contract. July 2026.

Marketing: [Stuart Chapman Design](#)