



ARTHUR STANLEY HOUSE

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50,747 sq ft of office space  
for The New Fitzrovia



INTRODUCTION

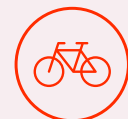
# Fitzrovia's first world class office building

We have repurposed this 50,747 sq ft building to create a BREAAAM excellent office.

ASH combines what is good about the style of the 1960's whilst blending it with state of the art 21st century post-Covid technology.

Set over 10 floors, you can take it as a whole or single floors.

6 floors have outdoor space, with spectacular views of central London.



72 Bike Spaces  
& Lockers



BREEAM  
Excellent



Terraces



Natural  
Ventilation



Private  
Entrance



Exposed  
AC



8 Private  
Showers



Floor - Ceiling  
2.6m - 3.7m



Sustainable  
Development



Solar  
Panels



Smart App Energy  
Consumption  
Monitoring



Air Quality  
Assessment







## LOCATION





The map illustrates a network of public transport routes from a central location, 'ASH', to various parts of London. The routes are categorized by mode of transport: walking (yellow lines), bus (red lines), and tube (purple lines). The time taken to reach each location is indicated in minutes.

Location	Mode of Transport	Time (min)
Marble Arch	Bus	8
Bond St	Tube	5
Oxford Circus	Tube	5
Green Park	Tube	9
Victoria	Tube	11
Charing Cross	Tube	11
Waterloo	Tube	11
Blackfriars	Tube	16
Farringdon	Tube	3
Liverpool St	Tube	6
Kings Cross	Tube	8
Euston	Tube	3
GT Portland St	Bus	9
Warren St	Bus	5
Goodge St	Bus	1
Tottenham Court Rd	Tube	5
Holborn	Tube	9

Three inset images provide visual context for the locations shown on the map:

- Top Left:** A modern building with a glass facade and a red double-decker bus.
- Top Right:** A street scene with a red double-decker bus and a row of parked bicycles.
- Bottom Left:** A street scene with a cafe and a row of parked bicycles.



Approximate distances not to scale  
journey time from Goodge St Station  
using Crossrail where applicable

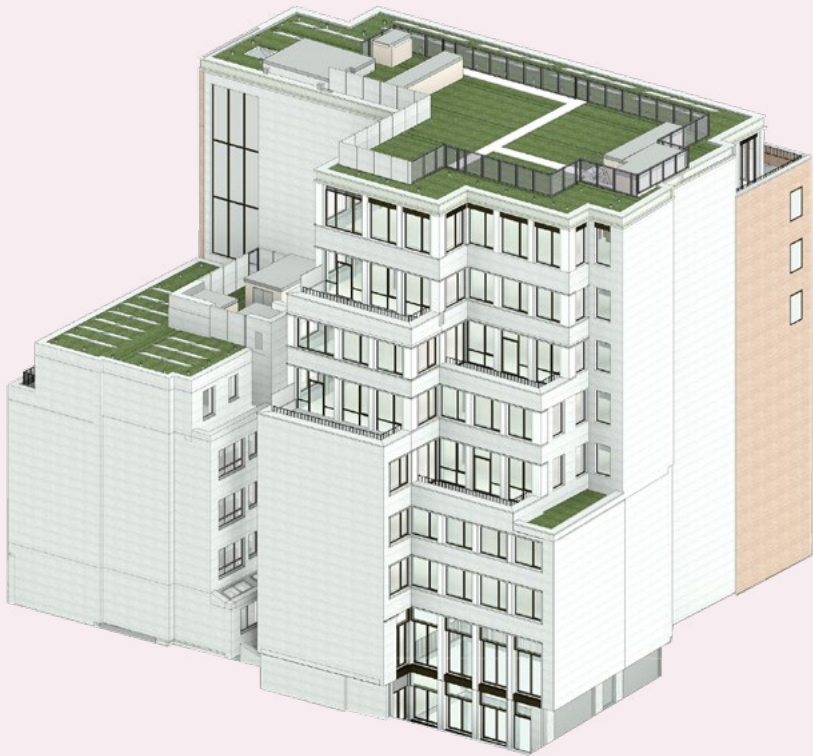


# Schedule Of Areas

FLOOR	SQ FT	TERRACE SQ FT
Seventh	3,917	952
Sixth	5,082	172
Fifth	5,274	201
Fourth	5,537	175
Third	5,781	185
Second	6,135	--
First	6,132	--
Ground		Let
LP1		Let
LP2		Let
TOTAL	50,747	1,845



Front



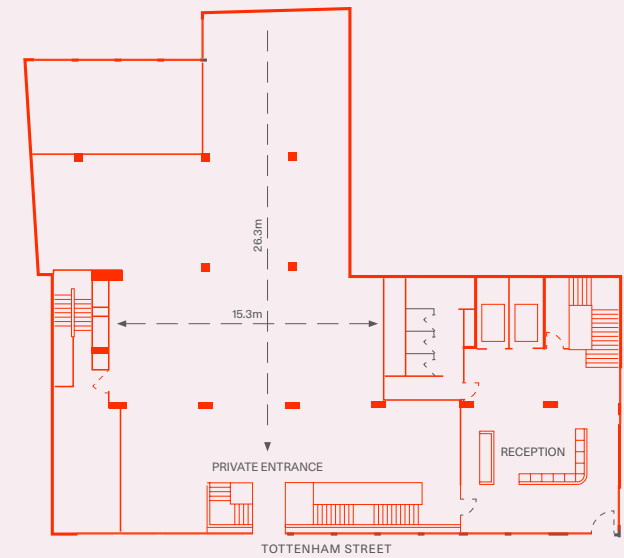
Rear



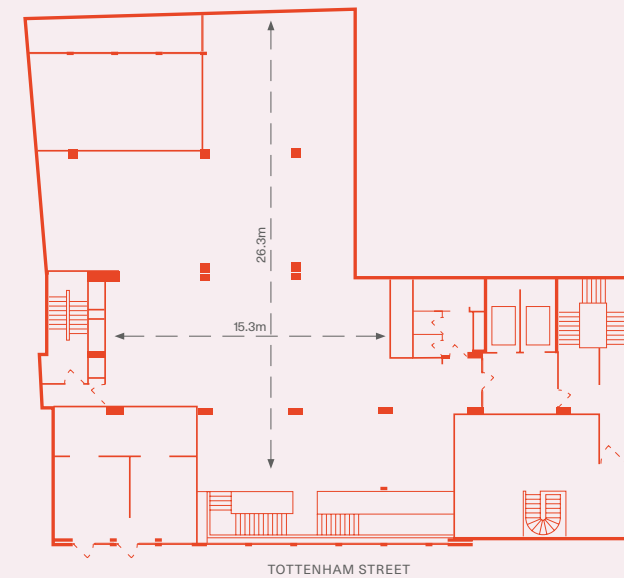
## ACCOMMODATION

# The Lower Penthouse

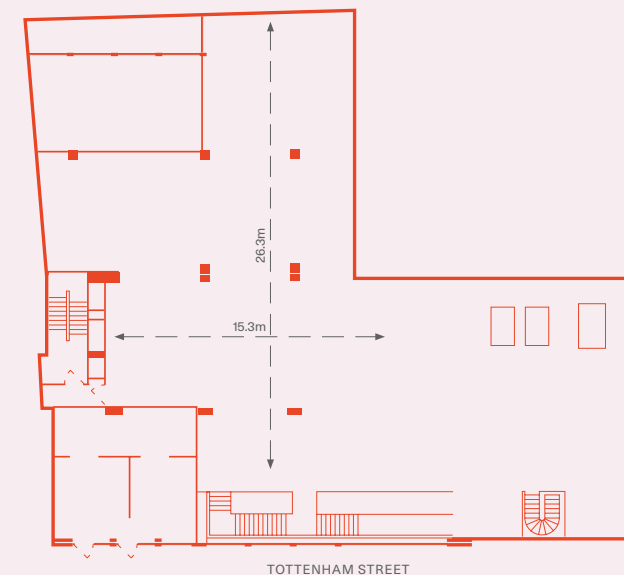
A 12,889 sq ft self-contained office with its own private entrance



**Ground Floor**  
4,276 SQ FT / 480 SQ M



**Lower Penthouse 1**  
3,750 SQ FT / 348 SQ M



**Lower Penthouse 2**  
4,863 SQ FT / 452 SQ M

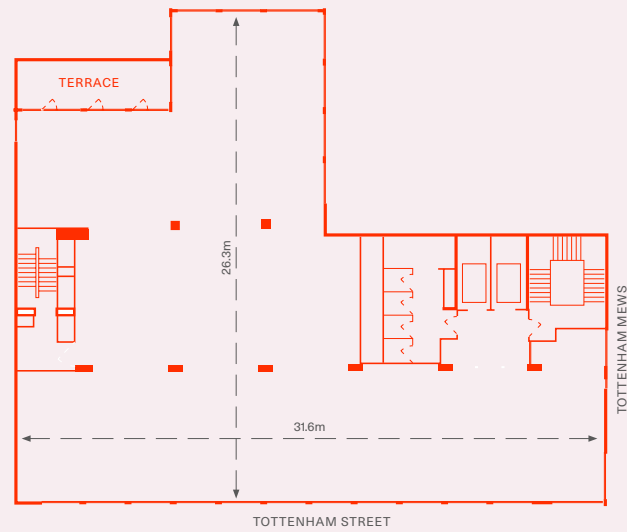


## THE SPACE





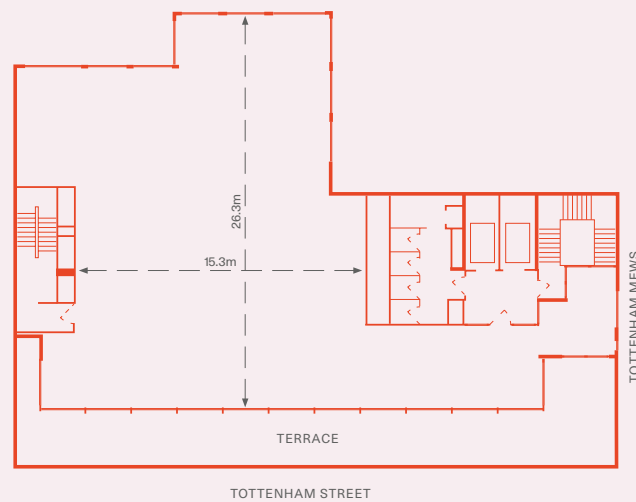
## ACCOMMODATION



### Typical Floor

5,537 SQ FT / 514 SQ M

Terrace 172 SQ FT / 16 SQ M



### Seventh Floor

3,917 SQ FT / 364 SQ M

Terrace 1,001 SQ FT / 93 SQ M





## ACCOMMODATION



### Ground Floor

4,276 SQ FT / 480 SQ M



### Lower Penthouse 1

3,750 SQ FT / 348 SQ M



### Lower Penthouse 2

4,863 SQ FT / 452 SQ M



### Typical Floor

5,537 SQ FT / 514 SQ M  
Terrace 175 SQ FT / 16 SQ M

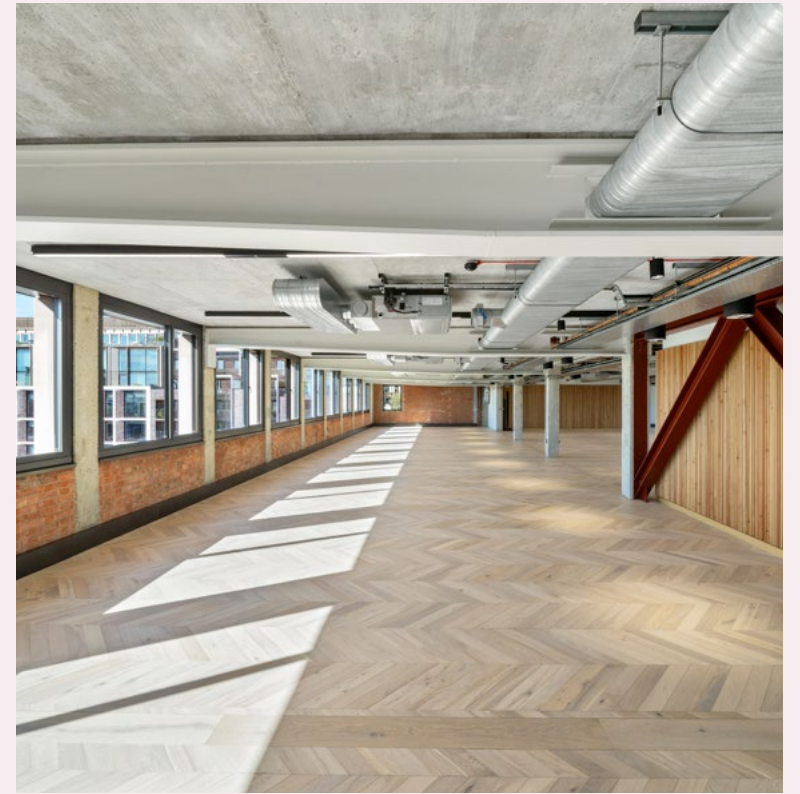


### Seventh Floor

3,917 SQ FT / 364 SQ M  
Terrace 952 SQ FT / 88 SQ M



## THE SPACE





## FURTHER INFORMATION

### WESTBROOK PARTNERS

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