

COVENT GARDEN, WC2

AVAILABILITY FROM 8,000 SQ FT TO 132,000 SQ FT

S P A C E



H O U S E



THE BUILDING ↘

AVAILABILITY ↘

LOCATION ↘

SUSTAINABILITY ↘





THE BUILDING



AN EXTRAORDINARY WORKPLACE; FIT FOR THE FUTURE



360°

UNINTERRUPTED
VIEWS

ONE ACRE

A CALM CAMPUS
FEEL IN CENTRAL
LONDON

550

SECURE BIKE SPACES
IN UNDERGROUND
CYCLE CENTRE

10,000 SQ FT

AVERAGE
FLOOR
PLATES

2,300 SQ FT

COMMUNAL CLUBHOUSE
WITH TERRACE

4,000 SQ FT

COMMUNAL
TERRACE

26,300 SQ FT

WORLD CLASS RETAIL,
RESTAURANTS AND
HOSPITALITY

5 MINS WALK

FROM HOLBORN,
COVENT GARDEN AND
TOTTENHAM COURT
ROAD TUBE STATIONS

BEYOND THE OFFICE

What do the world's most talented people value most from a workspace campus, especially at a time when people can work from anywhere?

In answering this question, we've created a space to foster productivity, collaboration, and creativity, while embracing serendipity and vitality.

We've complemented that with best-in-class infrastructure: a robust digital backbone, outstanding internal systems, a secure and frictionless arrival experience and smart systems.

PUBLIC PIAZZA



THE CLUBHOUSE + TERRACE



TOWER RECEPTION / RECEPTION LOUNGE



FILLING STATION RESTAURANT



MULTI-PURPOSE SPACE



THE CYCLE CENTRE

WHY SPACE HOUSE?

PRESTIGIOUS FLAGSHIP

An iconic headquarters, exuding stature in the very centre of London.

HOSPITALITY AT THE CORE

An emphasis on service and cultivating a vibrant community has been embedded in the heart of Space House.

DISTINCTIVE WEST END POSITIONING

An oasis of calm amid a buzzy local neighbourhood. The location is also ideal for quick trips to Shoreditch, Soho, Mayfair, Kings Cross and the City.

A PLACE FOR EVERYONE

Environments are designed around the needs of different disciplines; the quiet focus required by engineers, collaborative areas for creatives or presentation spaces for people in sales roles.

SECURITY AND RESILIENCE

WiredScore Platinum, resilient connectivity, smart systems and a future-proof digital backbone for progressive companies.

COMMON AREAS AND EVENT SPACES

The eighth floor Clubhouse, alongside spaces in both Block and Tower lobbies, is designed for informal meetings, presentations, town hall style gathering and larger events.

TALENT ATTRACTION AND RETENTION

Light-filled, calm, amenity-rich spaces that improve daily experience and support talent retention in a competitive talent market.



THE CLUBHOUSE AT SPACE HOUSE

The Clubhouse kitchen provides healthy food exclusively to Space House residents. On summer days, the sliding doors open up to a sweeping terrace, used for wellness classes, talks and other events. The Clubhouse and terrace are also available for private hire to Space House residents.



AVAILABILITY





SCHEDULE OF AREAS



S P A C E H O U S E

THE TOWER ●

		SQ FT (NIA)	TERRACE SQ FT
17	LET	4,852	3,452
16	LET	10,372	
15	AVAILABLE	10,323	
14	AVAILABLE	10,327	
13	LET	10,333	
12	LET	10,339	
11	AVAILABLE	10,339	
10	AVAILABLE	10,335	
9	LET	10,343	
8	LET	10,323	
7	AVAILABLE	10,332	
6	AVAILABLE	10,298	
5	UNDER OFFER (PART)	5,390	
4	AVAILABLE	10,288	
3	AVAILABLE	10,277	
2	LET	11,409	
1	AVAILABLE	11,115	
G	RETAIL	2,239	

THE BLOCK ■

		SQ FT (NIA)	TERRACE SQ FT
8	THE CLUBHOUSE	2,291	3,997
7	LET	8,066	
6	LET	8,093	
5	LET	8,093	
4	UNDER OFFER	8,105	
3	AVAILABLE	8,087	
2	LET	7,931	
1	AVAILABLE	7,901	
G	RETAIL	4,975	

HYBRID ●■

		TERRACE SQ FT
3	TERRACE	1,345
2	LET	227
1	AVAILABLE	

LG1	MULTI-FUNCTION SPACE	RETAIL/LEISURE	2,773	RETAIL	2,780
LG2	MULTI-FUNCTION SPACE	RETAIL/LEISURE	13,533		

TOTAL TOWER
WORKSPACE

171,910

TOTAL AVAILABLE
(LEVELS 1–17)

107,923

SQ FT

TOTAL BLOCK
WORKSPACE

58,567

TOTAL AVAILABLE
(LEVELS G–8)

24,093

SQ FT

TOTAL
WORKSPACE

230,477

SQ FT

TOTAL
RETAIL

(G, LG 1, LG2)

26,300

SQ FT

TYPICAL TOWER FLOOR

LEVEL 07

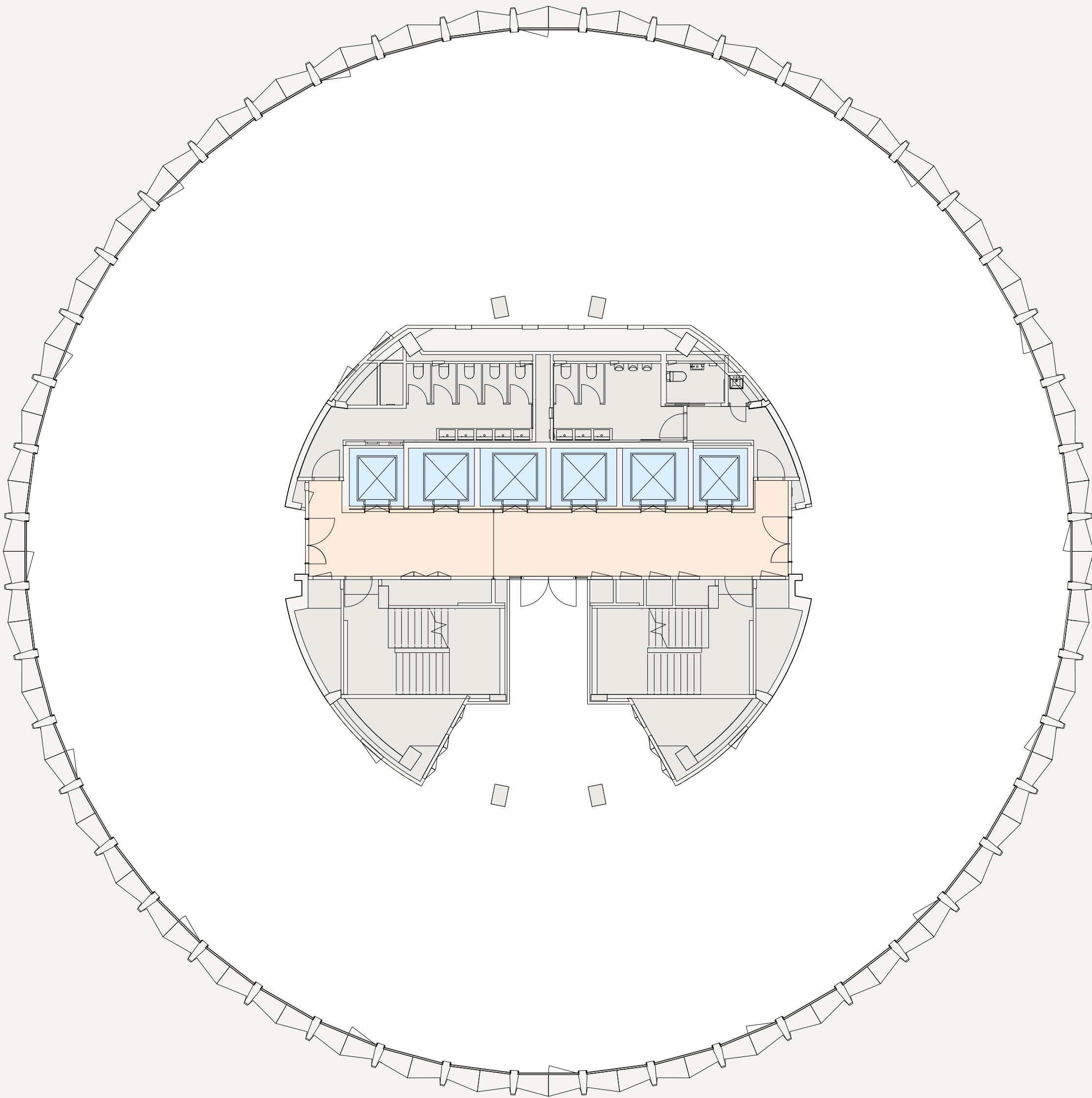
THE TOWER ●

WORKSPACE

10,322 sq ft

- LIFTS
- WORKSPACE
- LIFT LOBBY
- CORE

NORTH





TYPICAL TOWER FLOOR

TYPICAL BLOCK FLOOR

LEVEL 03

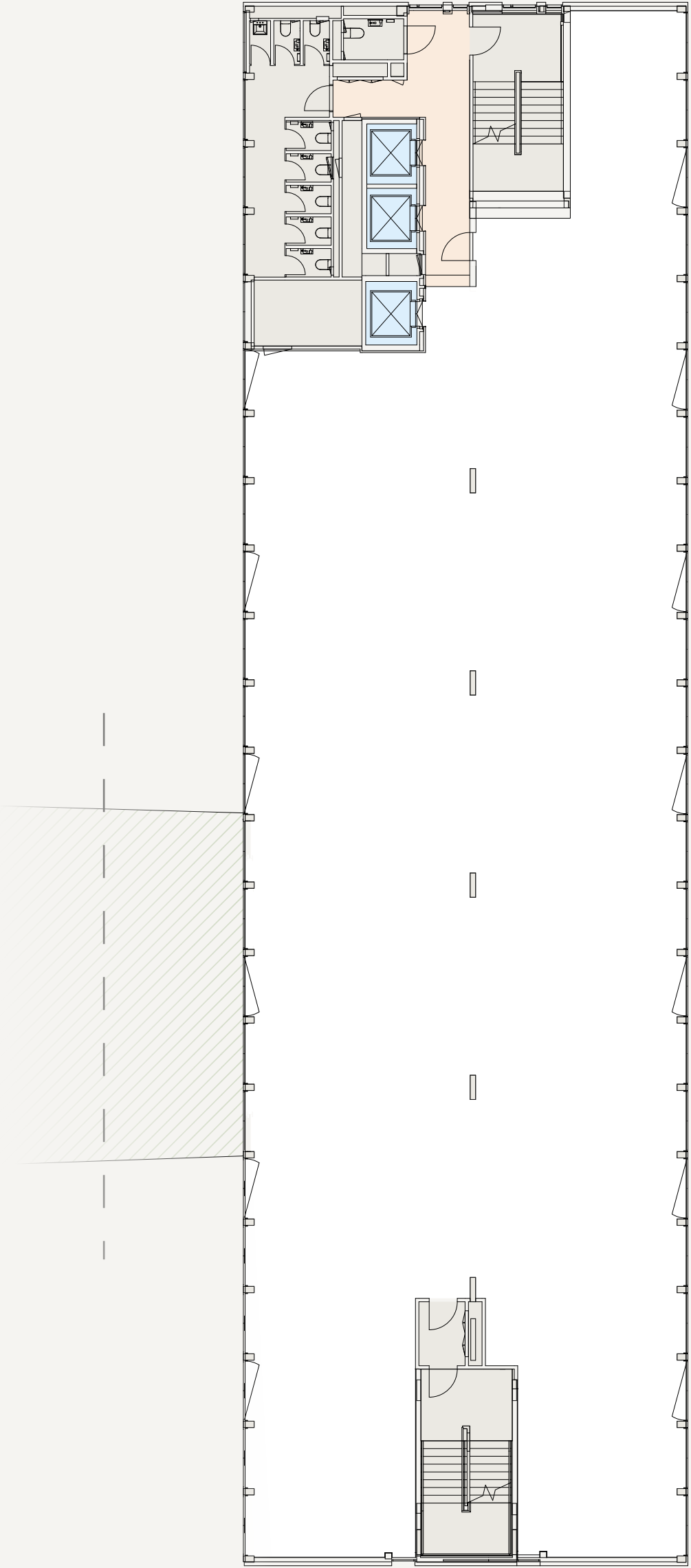
THE BLOCK

WORKSPACE

8,087 sq ft

-  TERRACE
-  LIFTS
-  WORKSPACE
-  LIFT LOBBY
-  CORE

 NORTH





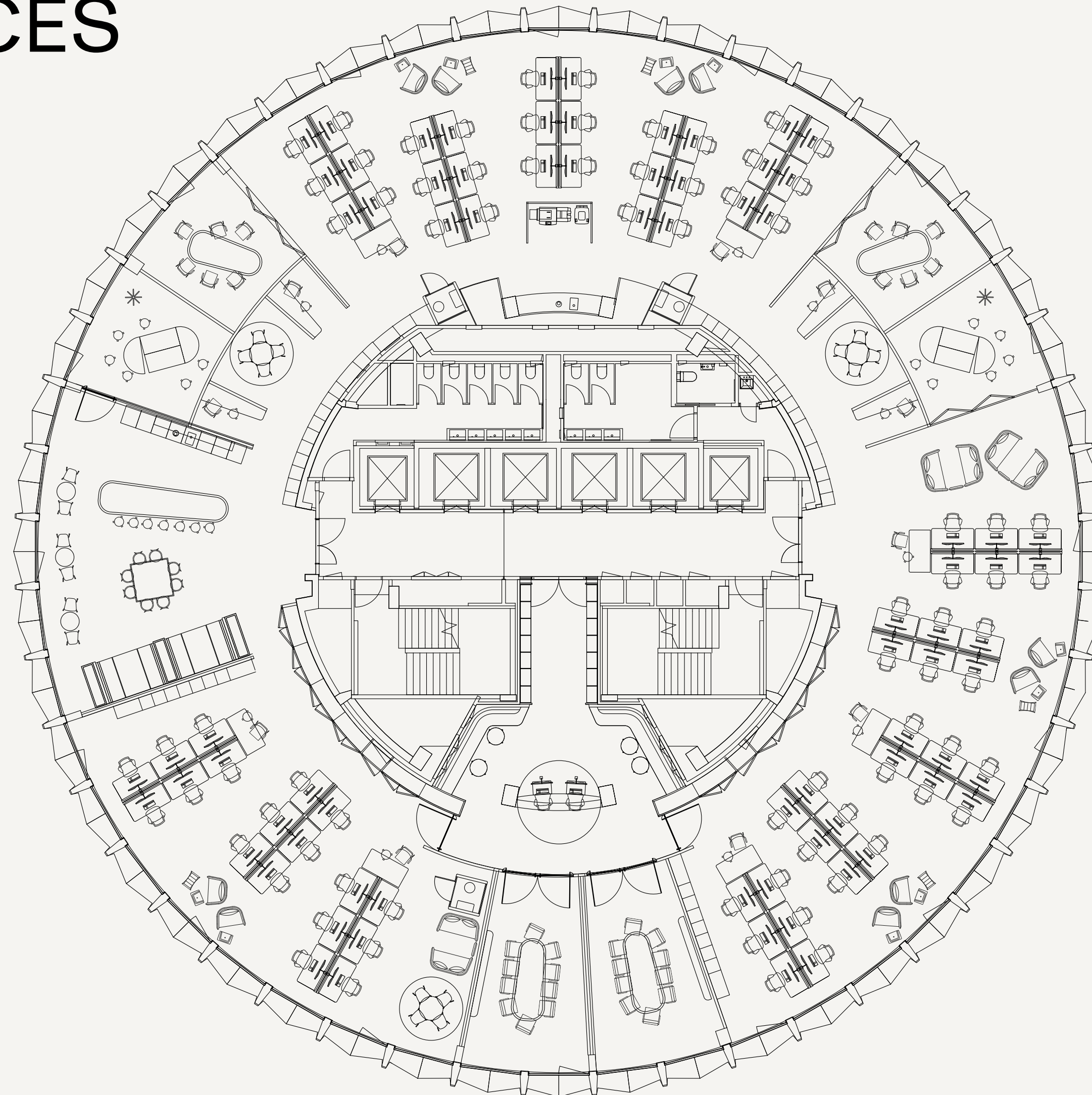
TYPICAL BLOCK FLOOR

FITTED SPACES

Space House boasts flexible floor plates, adaptable to a wide range of configurations.

Occupiers will be offered the opportunity to partner with the landlord to deliver an office fit-out tailored to your specific business needs.

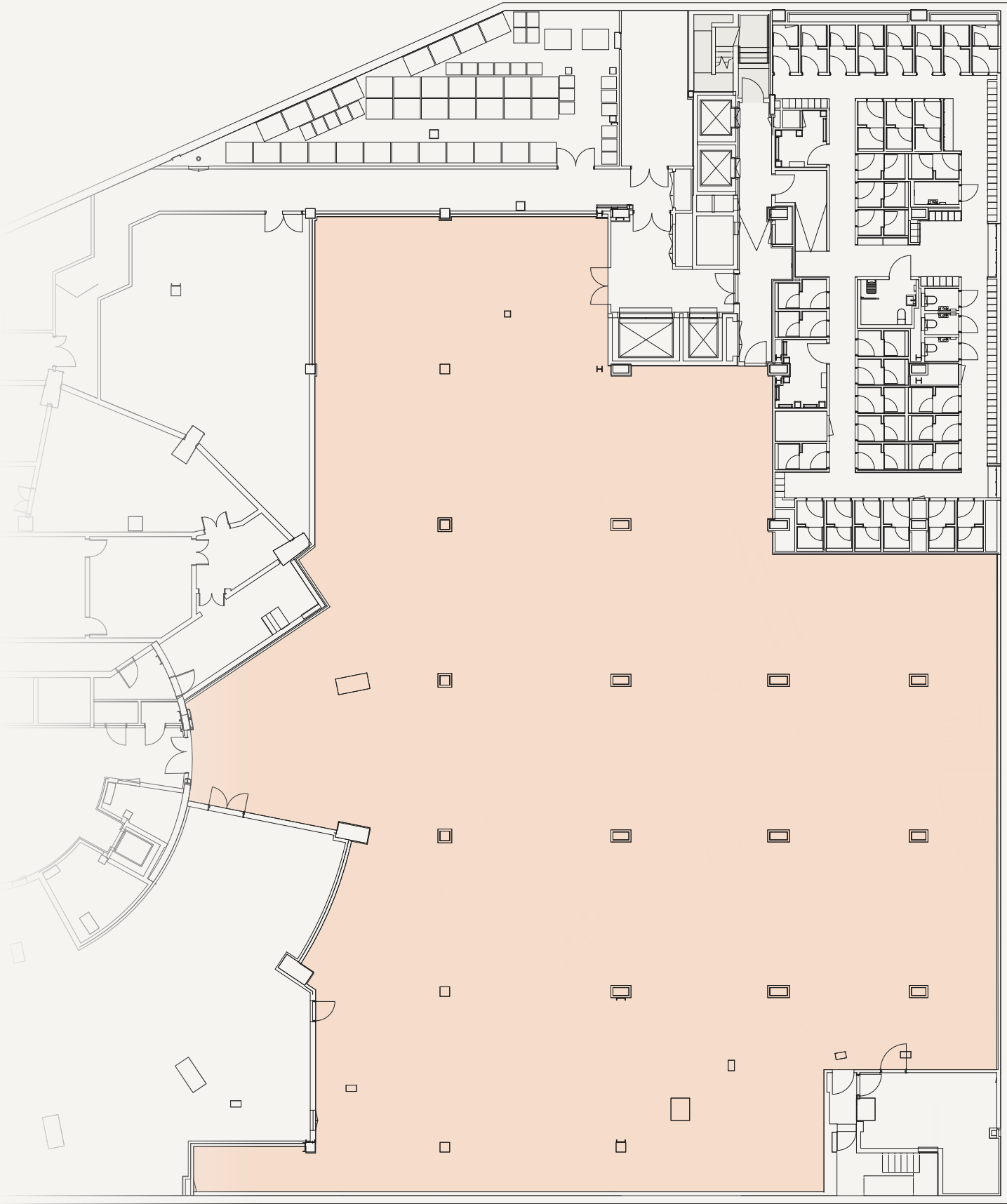
This collaborative approach can assist with financing the fit-out throughout the lease term and facilitate bespoke designs that optimise space utilisation.



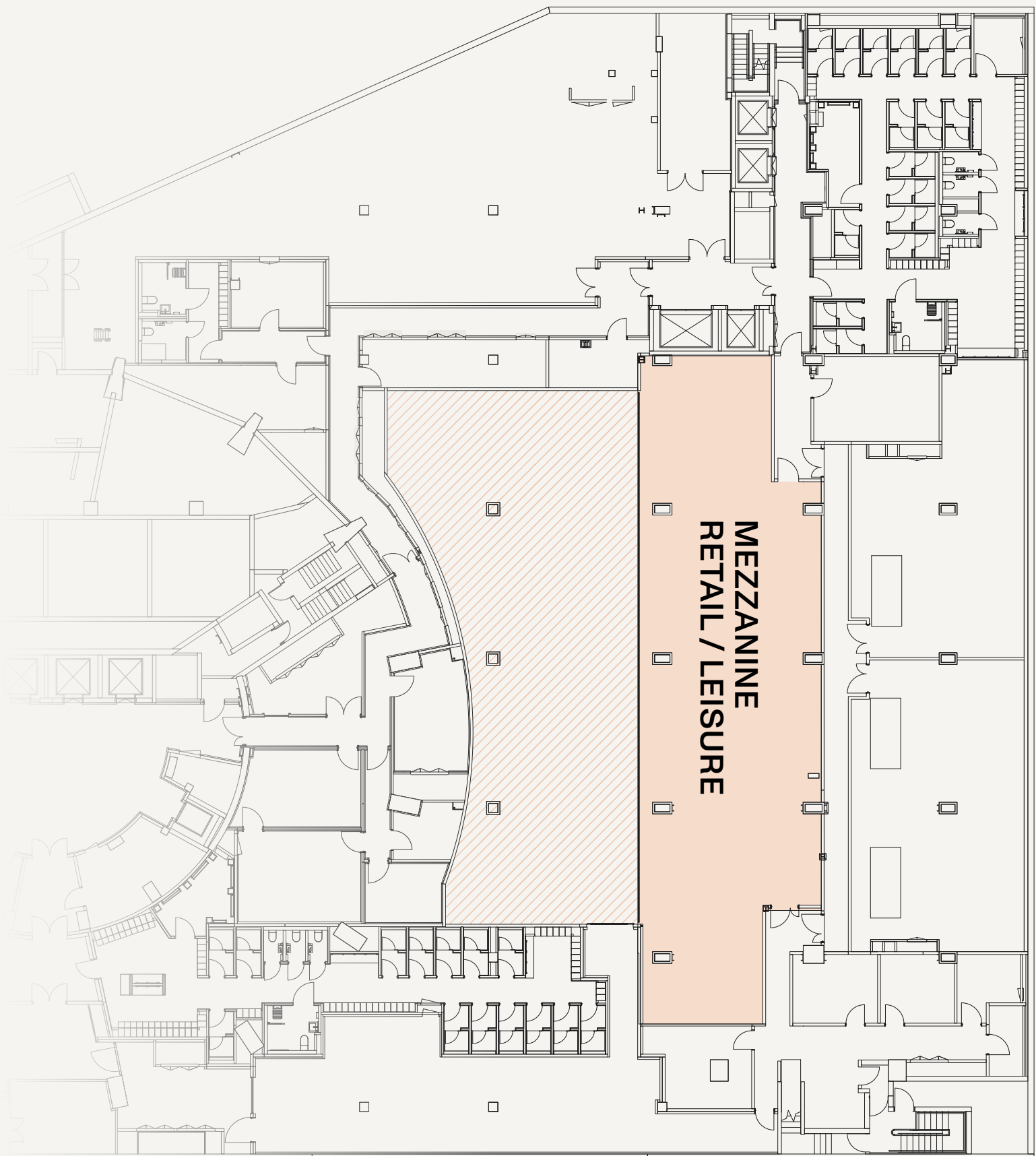
LOWER GROUND FLOORS

MULTI-FUNCTION SPACE

2,835 sq ft

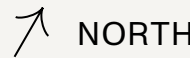


LOWER GROUND 1



LOWER GROUND 2

- RETAIL / LEISURE
- VOID/OPEN SPACE – DOUBLE-HEIGHT





END-OF-TRIP FACILITIES

Cycle straight in off the street, down the ramp and into the bike park. Grab a quick shower then straight up in the lift to your office. Space House has repurposed its original underground car park to provide exceptional spaces for active lifestyles and green commuting, including 550 bike spaces – the largest pro rata provision in central London, 65 individual shower rooms and 536 lockers.



LOWER GROUND (LG - 1 (MEZZANINE))

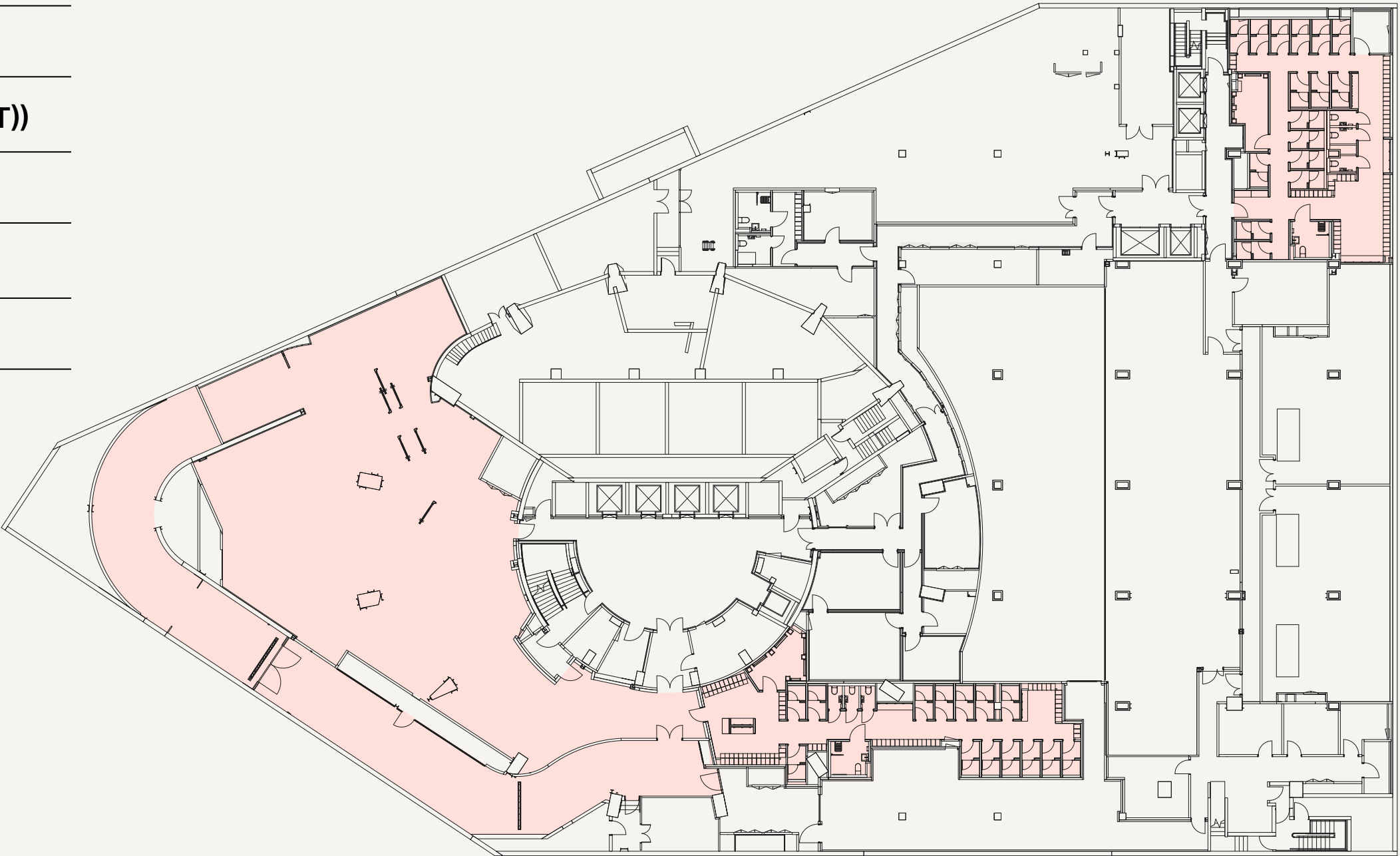
2,773 sq ft

LOWER GROUND (LG - 1 (BASEMENT))

2,780 sq ft

LOWER GROUND (LG - 2)

13,533 sq ft



 CYCLE PARK FOR 550 BIKES

 NORTH





LOCATION



IN ESTEEMED COMPANY

Covent Garden is home to visionary companies and creative thinkers brilliantly shaping the world’s future.

Paul Smith

Ascential 

Mishcon de Reya

CONDÉ NAST


MARATHON
ASSET MANAGEMENT

Charlotte Tilbury

McKinsey
& Company

 PELOTON

Google

Goldman
Sachs

DAZED

APOLLO

GSK

Coutts 

BAIN & COMPANY 

 Spotify®

G O A T

CVC

LSE

DARKTRACE

Rothesay

NICHOLAS KIRKWOOD


pwc

 PATRIZIA

 Industrial
Light & Magic

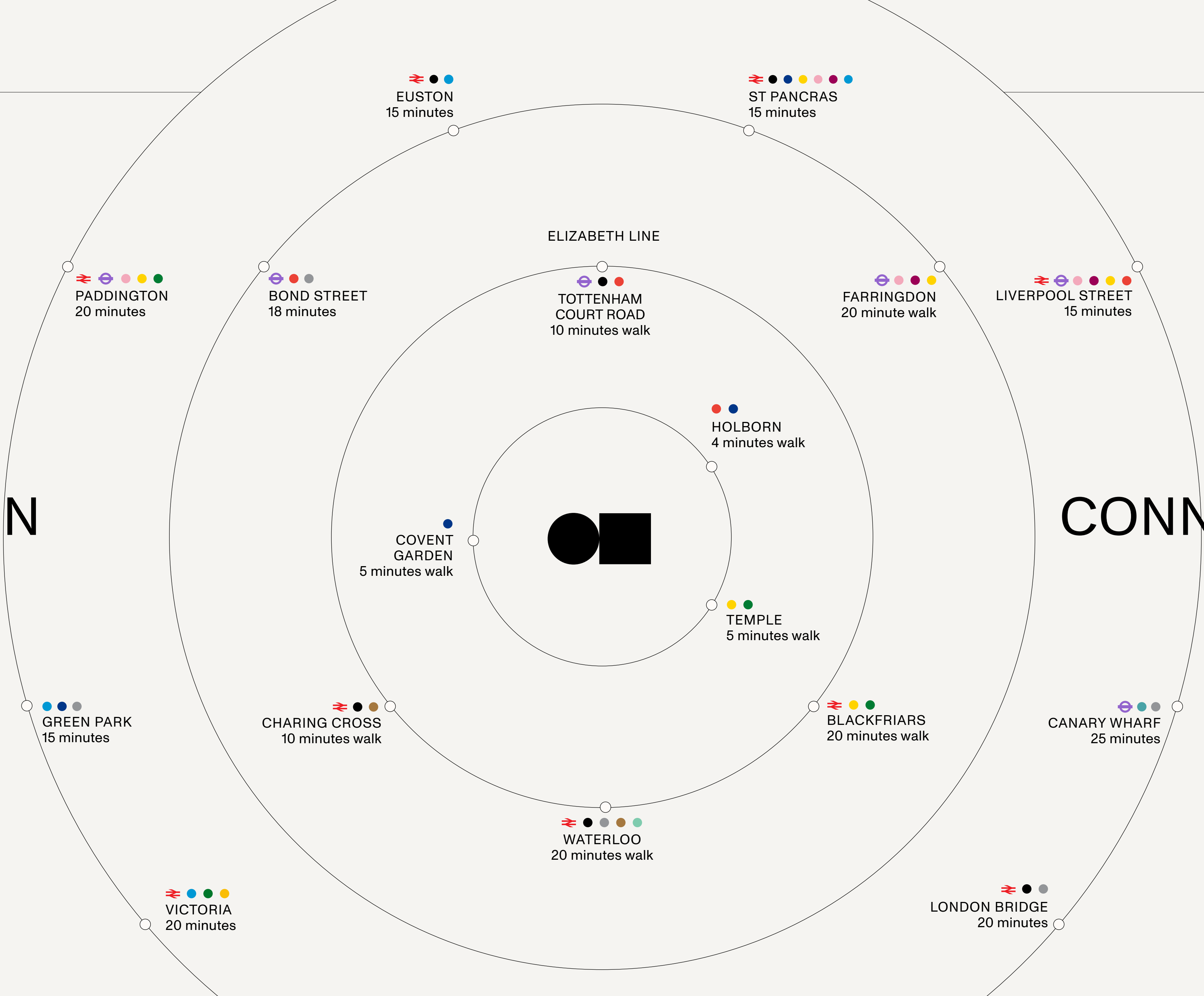


LOCATION

LONDON

CONNECTED

- BAKERLOO
- CENTRAL
- CIRCLE
- DISTRICT
- DLR
- ELIZABETH
- HAMMERSMITH + CITY
- JUBILEE
- METROPOLITAN
- NORTHERN
- PICCADILLY
- VICTORIA
- WATERLOO + CITY



- HEATHROW
40 minutes
- GATWICK
40 minutes
- CITY
41 minutes



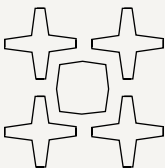
SUSTAINABILITY



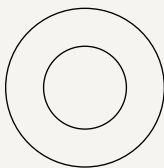
A SUSTAINABILITY EXEMPLAR



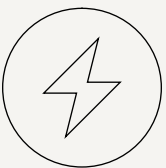
NABERS 4.5*
Energy reduction and efficiency plays an essential role in our global transition to a decarbonised future. Space House’s 4.5* rating is testament to the innovative technology and sustainability features – remarkable for a Grade II listed building.



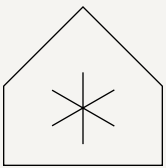
A BUILDING THAT BREATHES
Space House has automated opening windows which allow cold air into the building overnight to cool the internal concrete structure of the building and reduce the need for additional air conditioning and energy use the following day.



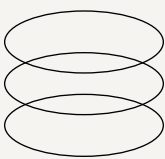
DAYLIGHT HARVESTING TECHNOLOGY
Daylight-activated sensors monitor natural light and adjust the internal levels to minimise unnecessary energy consumption.



NET ZERO CARBON IN OPERATION
Designed to minimise its operational carbon footprint and reduce occupier costs. The fully electric smart technology monitors energy consumption, water and air quality in public areas and enables occupiers to add sensors to their demise for a holistic picture of energy consumption.



EPC A
The modernisation of Space House has preserved the building’s heritage features whilst ensuring it is fit for the future. The building’s EPC A rating far exceeds the anticipated 2027 and 2030 Minimum Energy Efficiency Standards (MEES) of EPC C and EPC B respectively.



10,000 TONNES OF CARBON SAVED
The modernisation of this 1960s Grade II listed building focused on preservation and restoration rather than demolition. As a result, over 90% of the existing structure has been retained, saving 10,000 tonnes of carbon and waste materials.



BREEAM OUTSTANDING
Space House will be one of the first Grade II listed office buildings in London to achieve BREEAM ‘outstanding’ rating.



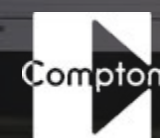
WIRESHORE PLATINUM
Space House, originally built in 1968, is now one of the best-connected workspaces in the UK, with resilient dual power and data supply and an integrated full fibre backbone.



INSTAGRAM @SPACEHOUSELONDON
LINKEDIN SPACE HOUSE LONDON
WEBSITE SPACEHOUSE.LONDON

1 KEMBLE STREET, LONDON, WC2

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