

# The Post Building

London WC1

**High quality office space to let  
from 21,129 to 44,498 sq ft**





## The Building

# A landmark post-industrial building in the heart of London's West End

The Post Building was redesigned by celebrated architects Allford Hall Monaghan Morris in 2018. The available space offers up to 44,498 sq ft of highly specified office space with unparalleled floor to ceiling heights.

The building offers a resilient, future-proofed design and is highly sustainable with strong ESG credentials for today's modern occupier.



Reception



# Terrace with city views



Communal roof terrace



## The Location

# An enviable and bustling neighbourhood

The Post Building is located in the heart of five key central London villages: Covent Garden, Soho, Fitzrovia, Bloomsbury and Holborn. This area of London has seen significant large scale investment and regeneration due to the arrival of Crossrail (the Elizabeth line).

The local area leads the way as an exciting lifestyle and culture destination, offering a diverse range of amenities on the doorstep. The area has seen a new breed of hoteliers and restaurateurs who have been attracted to the area in recent years.



The Hoxton Hotel



Seven Dials Market



Monmouth Coffee Company



Covent Garden Hotel



The Post Building



## Connectivity & Amenity

### An unparalleled location

Equidistant between Tottenham Court Road and Holborn stations the local area provides access to the Elizabeth line, Central, Northern and Piccadilly lines.

The Elizabeth line at Tottenham Court Road provides a high frequency timetable with high capacity trains reducing travel times across London.

## Local Occupiers

Google



Red Bull®

McKinsey  
& Company

GSK

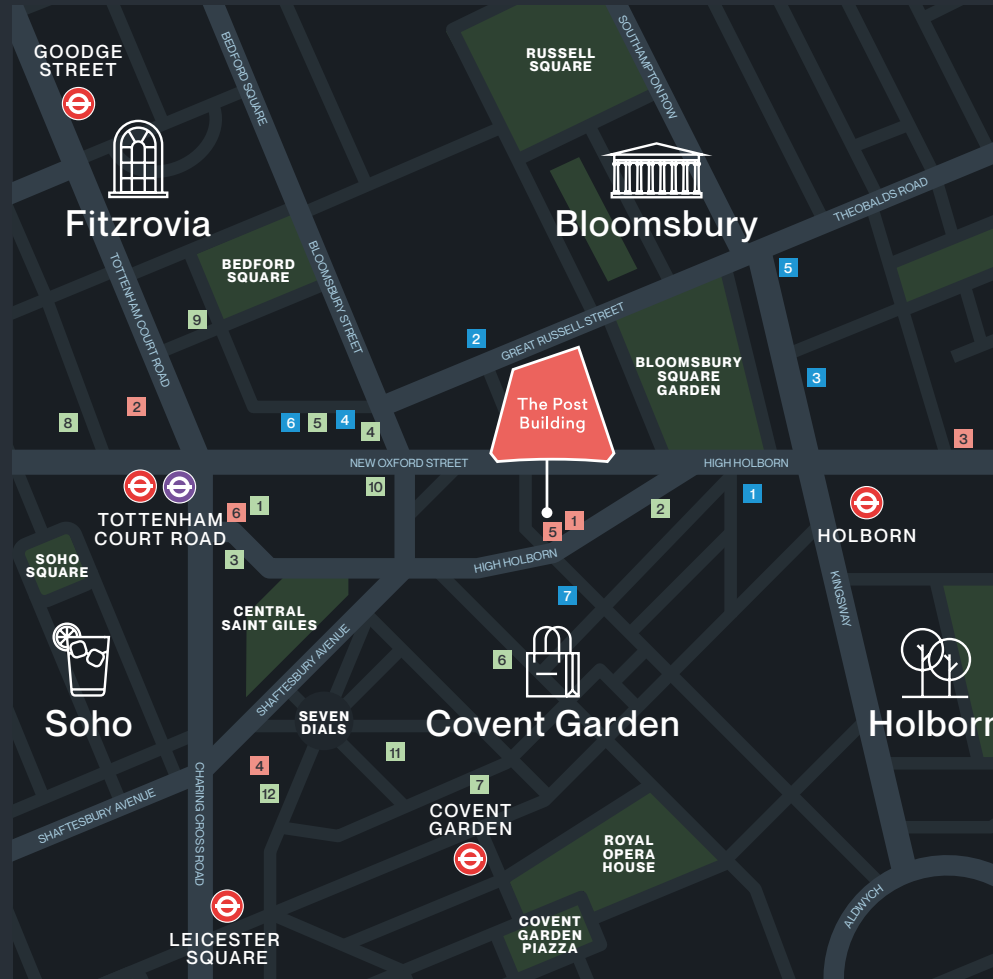
twitch

FORA CANVAS Rothesay

L A B S

∞ Meta

PATRIZIA



## Amenities

### Food & Drink

- 1 Arcade Food Hall
- 2 Black Sheep
- 3 Flat Iron
- 4 Bloomsbury Street Kitchen
- 5 Dalloway Terrace
- 6 Parsons
- 7 Hawksmoor
- 8 Circolo Popolare
- 9 Ole & Steen
- 10 Flight Club
- 11 Seven Dials Market
- 12 The Ivy

### Gyms & Leisure

- 1 1Rebel
- 2 Fitness Lab
- 3 Gymbox
- 4 Digne Fitness
- 5 Sandbox VR
- 6 Outernet

### Hotels

- 1 The Hoxton
- 2 Thistle London
- 3 L'oscar London
- 4 Radisson Blu
- 5 DoubleTree by Hilton
- 6 The Bloomsbury Hotel
- 7 Travelodge

## Local Station Walk Times

Source: Google Maps





## The Specification

### High-quality fitted floors arranged over levels 1 and 2.

The versatile space is complete with meeting rooms, auditorium, kitchen and breakout areas.



High quality existing fit-out\*



Fully cabled



6m floor to ceiling height



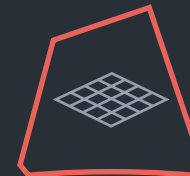
Fan coil air conditioning



Occupational density 1:8



250-capacity auditorium



3m planning grid



350mm raised access floor



10 x 21 person passenger lifts



LED lighting

\* Furniture and AV equipment not included





6m floor to  
ceiling height

Space to  
create

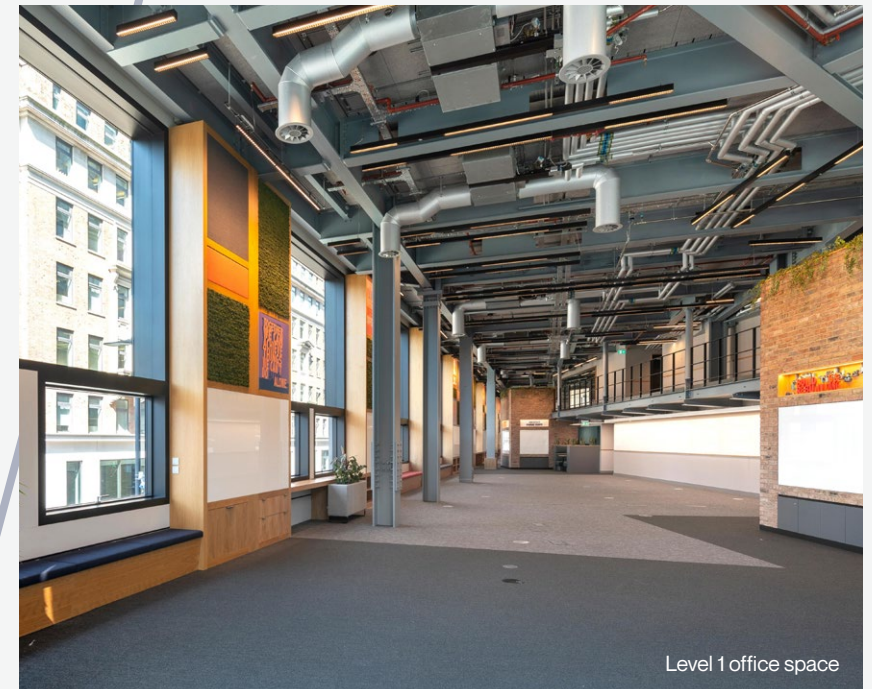
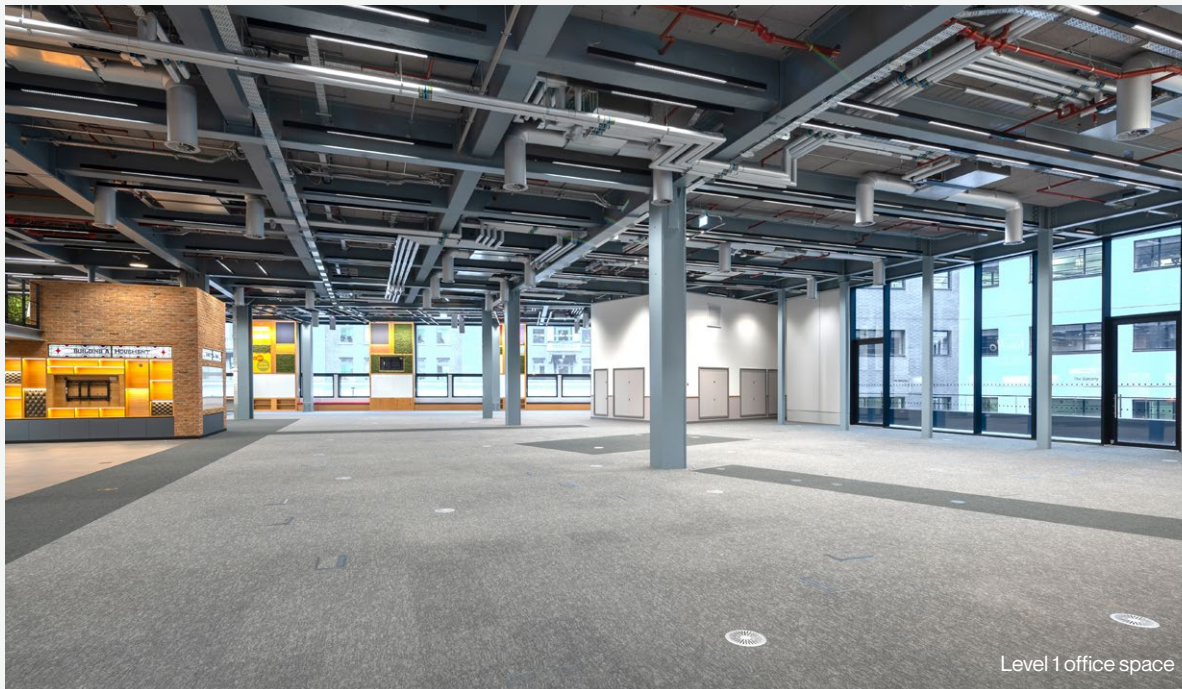
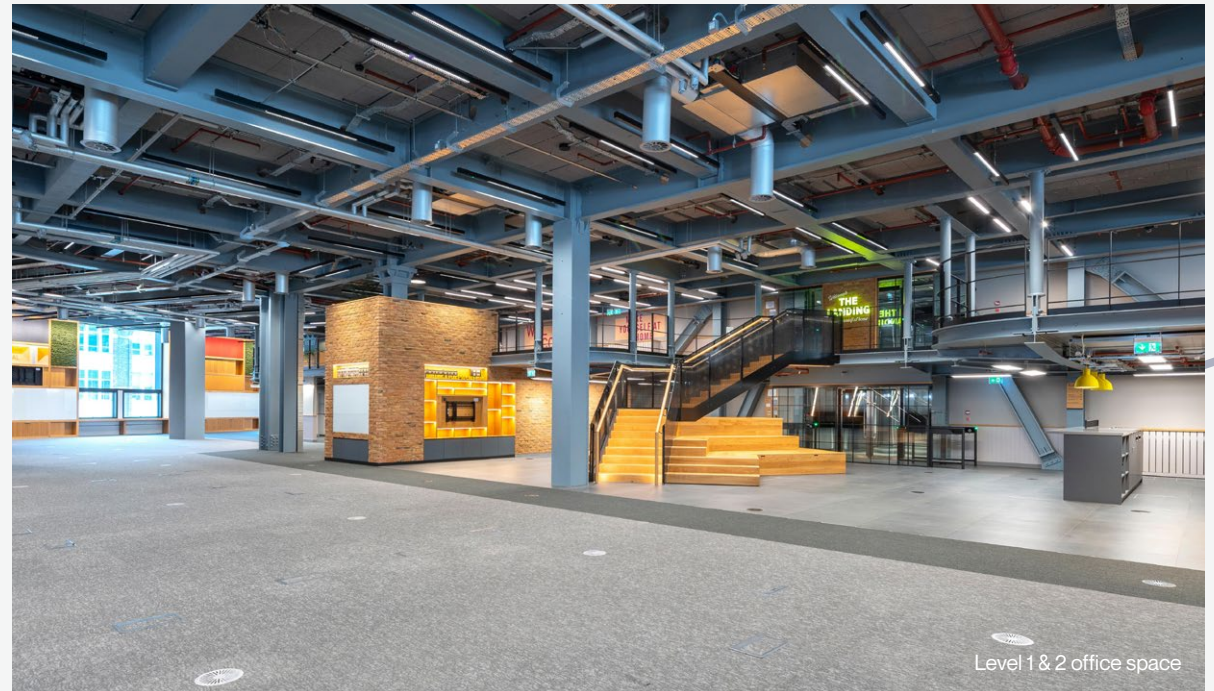
Concept design level 1 arrival



# Accommodation

The available space comprises the following net internal areas, offering flexible accommodation which can be taken as a whole or split from 21,129 to 44,498 sq ft.

Floor	Sq Ft	Sq M
Level 2 (Deck Space)	11,196	1,040
Level 1	33,302	3,094
<b>Total</b>	<b>44,498</b>	<b>4,134</b>







Level 1 office space

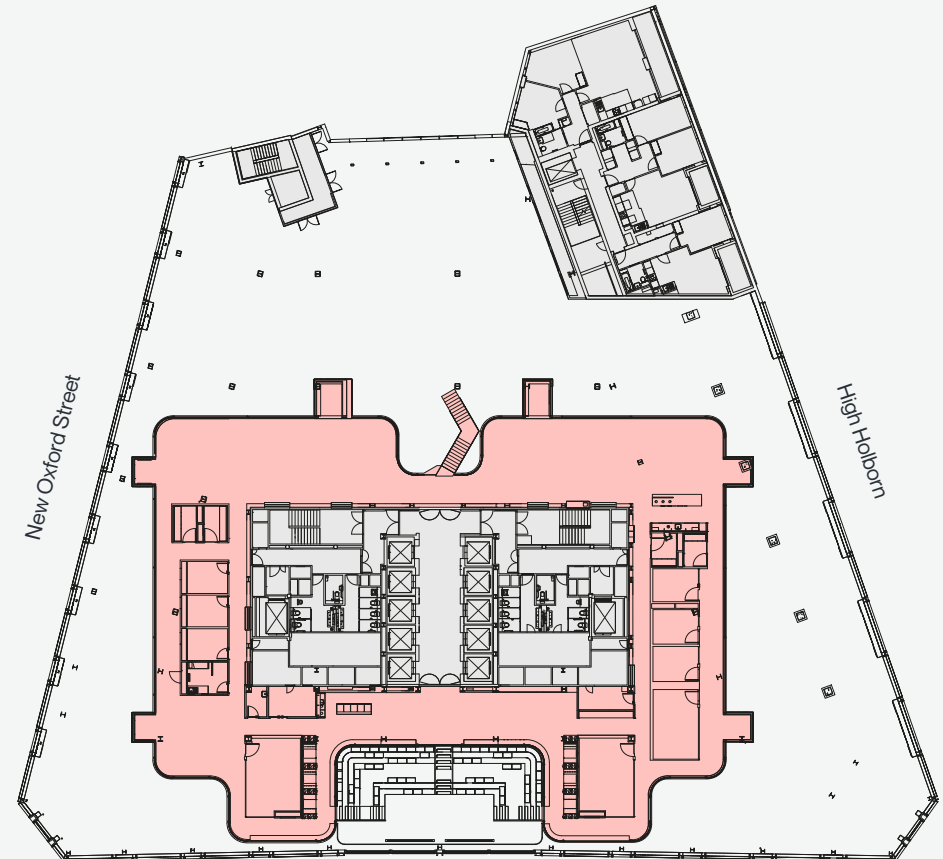
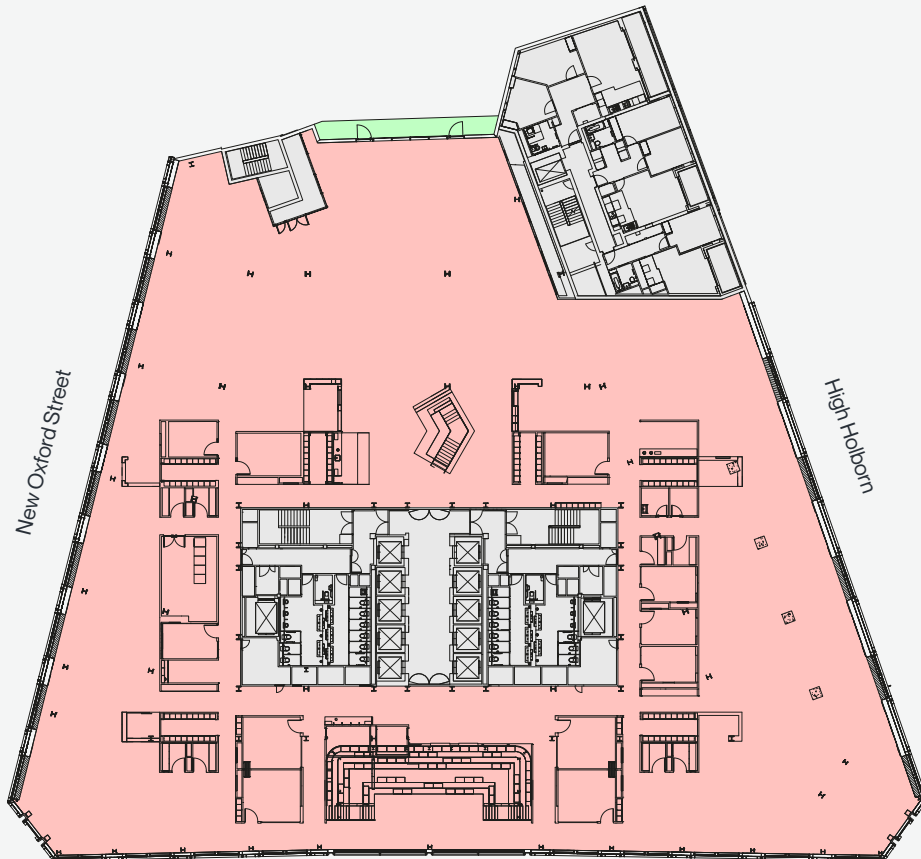


## Existing Layout Plans

Level 1  
33,302 sq ft / 3,094 sq m

Level 2 (Deck Space)  
11,196 sq ft / 1,040 sq m

For indicative purposes only.  
Not to scale.

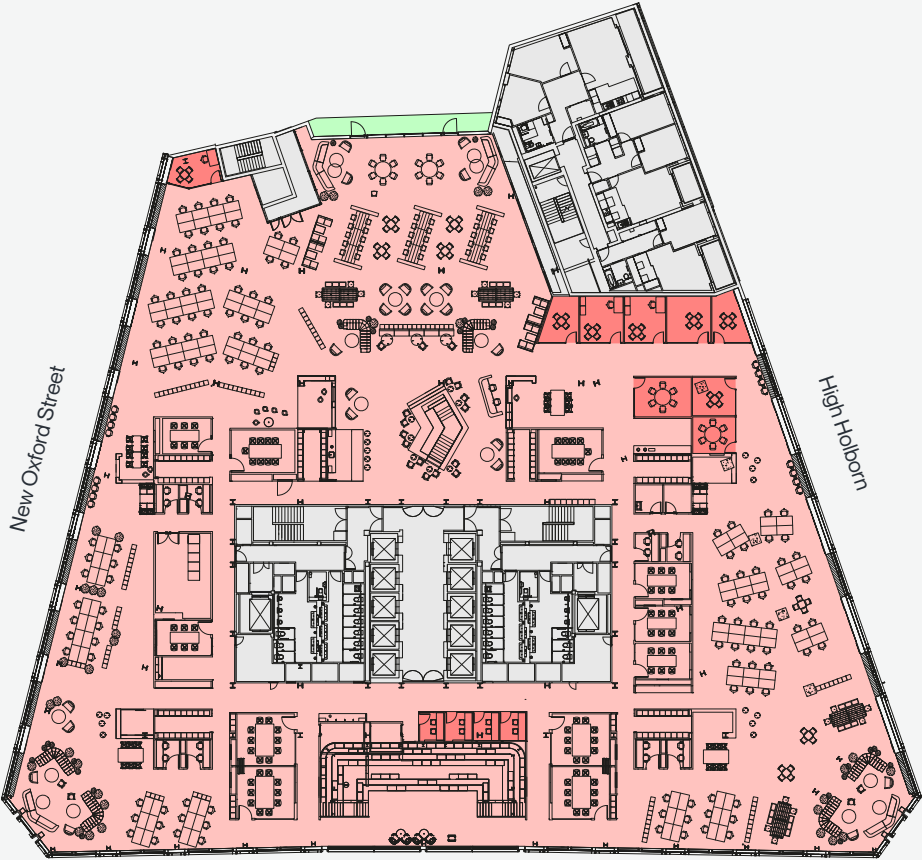


Office Space / Core / Private Terrace



# Indicative Creative Layout

Level 1  
33,302 sq ft / 3,094 sq m

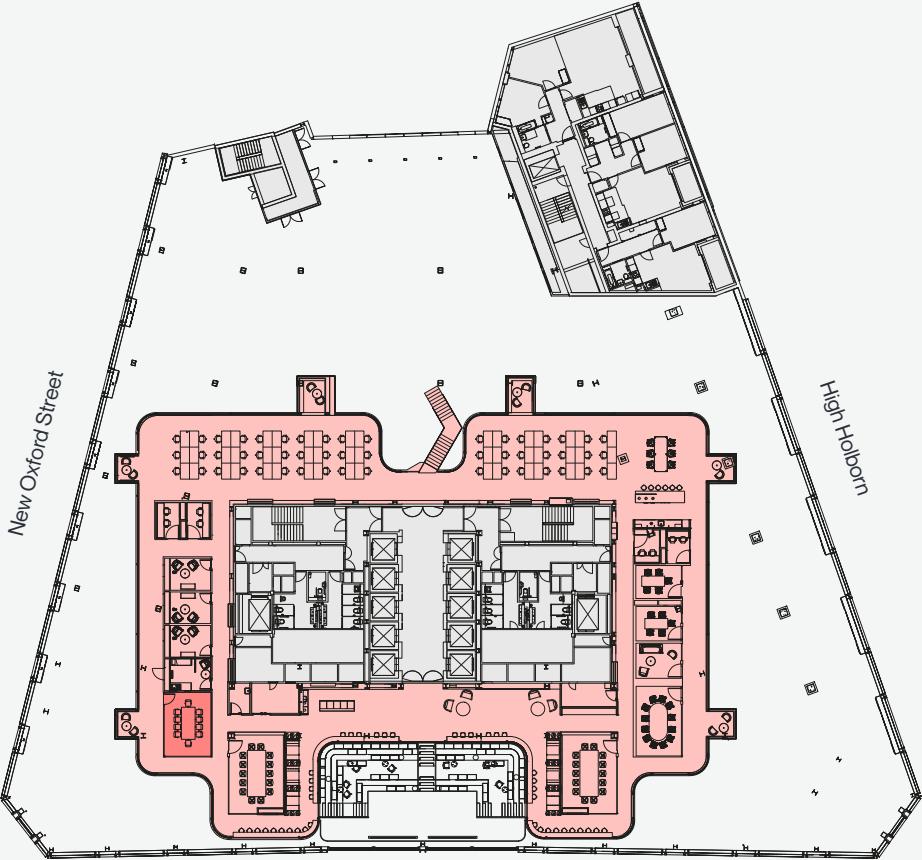


Area	No. of seats	4 person booth	8	Tea point	2
Open plan workstations	122	10 person meeting room	4	<b>Desk size (mm):</b>	<b>1400 x 800</b>
Touchdown	78	8 person meeting room	2	<b>Occupancy total:</b>	<b>327</b>
Cellular offices	3	4-6 person meeting room	4	<b>Occupancy ratio:</b>	<b>1:10 sq m</b>
Agile work points	116	2 person VC room	12	Furniture not included	

Office Space / Potential Meeting Rooms / Core / Private Terrace

Level 2  
11,196 sq ft / 1,040 sq m

For indicative purposes only.  
Not to scale.

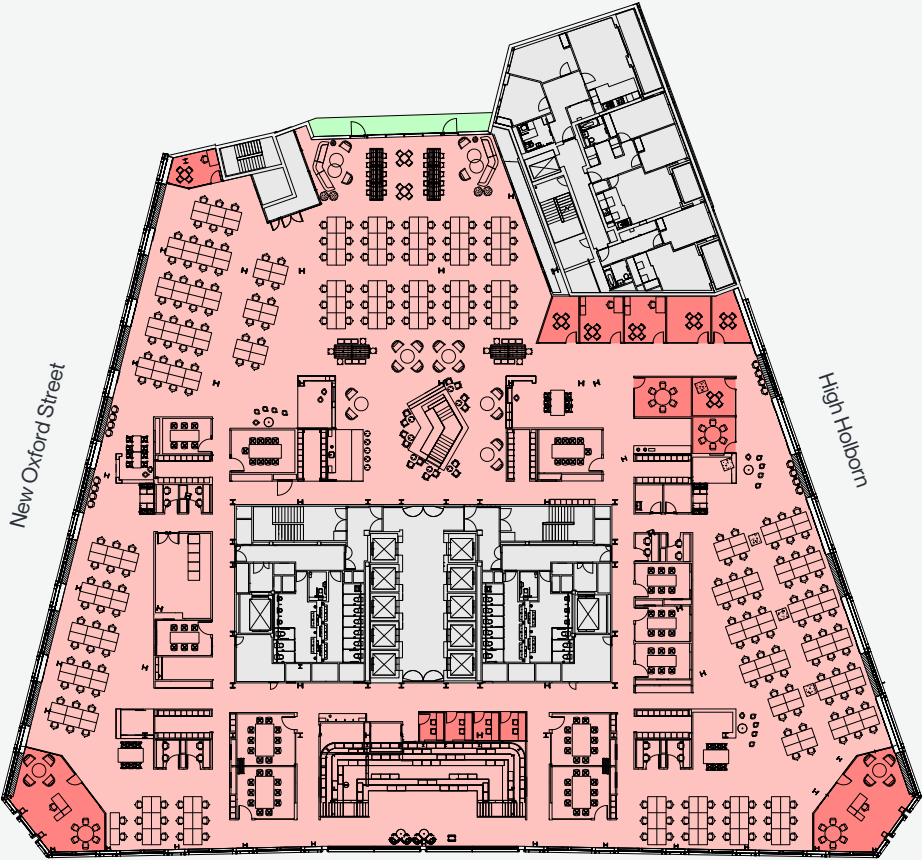


Area	No. of seats	4 person booth	12	Tea point	2
Open plan workstations	51	10 person meeting room	4	<b>Desk size (mm):</b>	<b>1400 x 800</b>
Touchdown	22	4-6 person meeting room	7	<b>Occupancy total:</b>	<b>112</b>
Agile work points	27	2 person VC room	4	<b>Occupancy ratio:</b>	<b>1:9 sq m</b>
Furniture not included					



# Indicative Corporate Layout

Level 1  
33,302 sq ft / 3,094 sq m

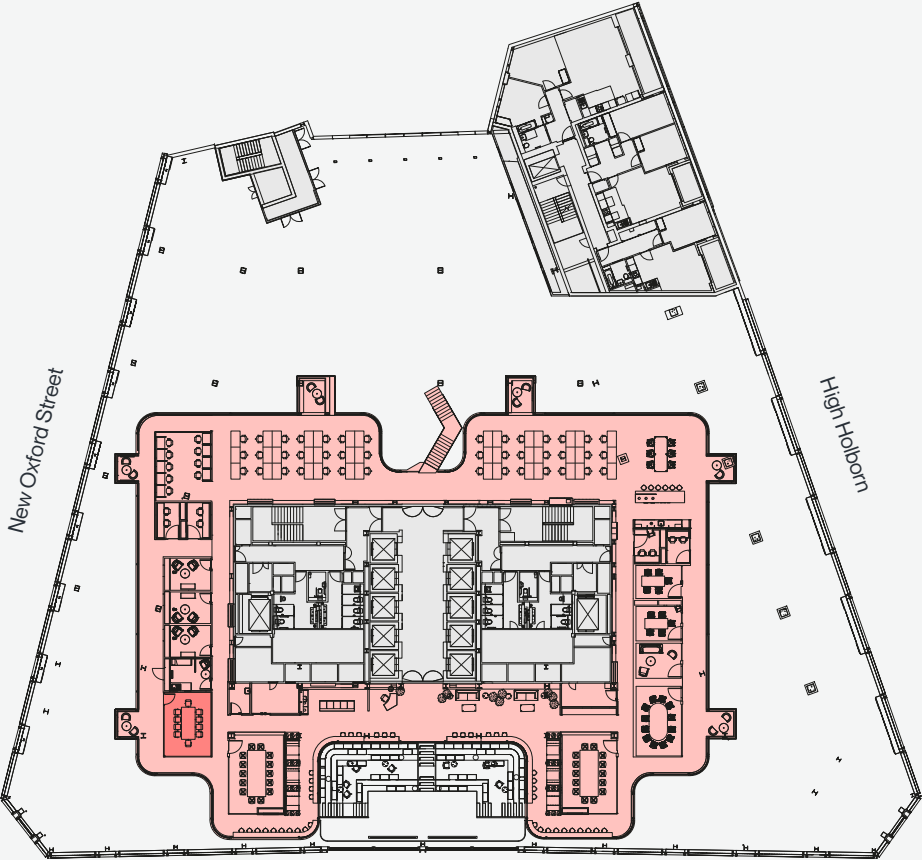


Area	No. of seats	10 person meeting room	4	Desk size (mm):	1400 x 800
Open plan workstations	250	8 person meeting room	2	Occupancy total:	371
Touchdown	52	4-6 person meeting room	4	Occupancy ratio:	1:9 sq m
Cellular offices	5	2 person VC room	12		
Agile work points	64	Tea point	2		

Furniture not included

Office Space / Potential Meeting Rooms / Core / Private Terrace

Level 2  
11,196 sq ft / 1,040 sq m



Area	No. of seats	10 person meeting room	4	Desk size (mm):	1400 x 800
Open plan workstations	51	4-6 person meeting room	7	Occupancy total:	112
Touchdown	22	2 person VC room	4	Occupancy ratio:	1:9 sq m
Agile work points	27	Tea point	2		
4 person booth	12				

Furniture not included

For indicative purposes only.  
Not to scale.



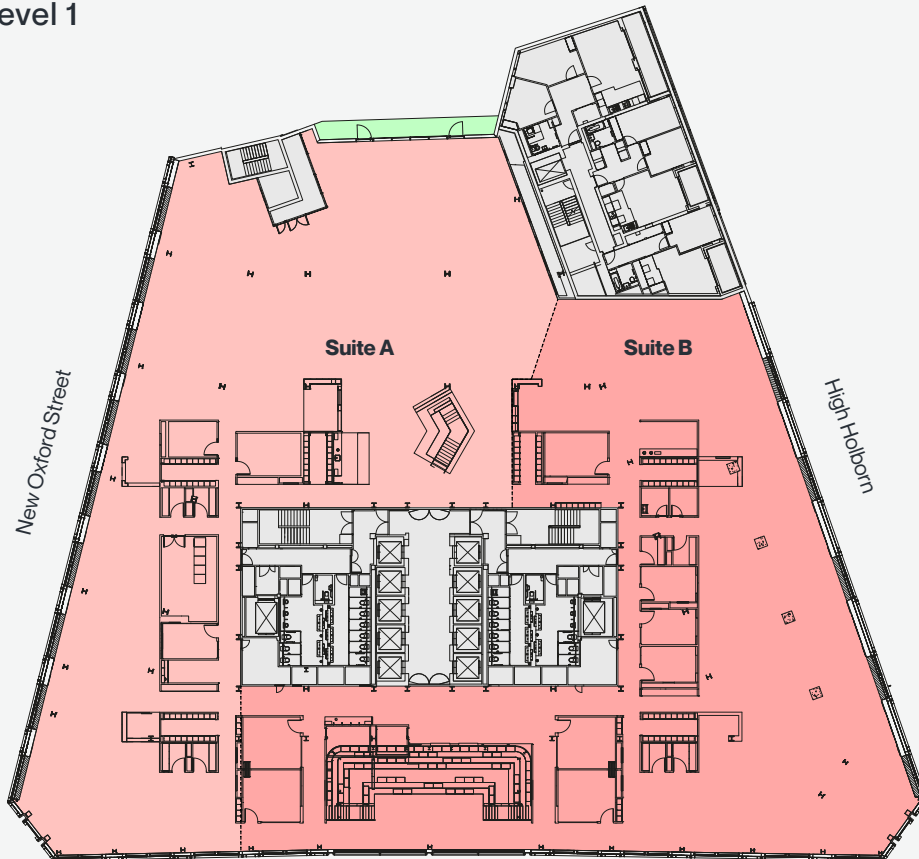
## Level 1 & 2 – Indicative Split Floor Layout

Suite A – 21,129 sq ft (1,963 sq m)

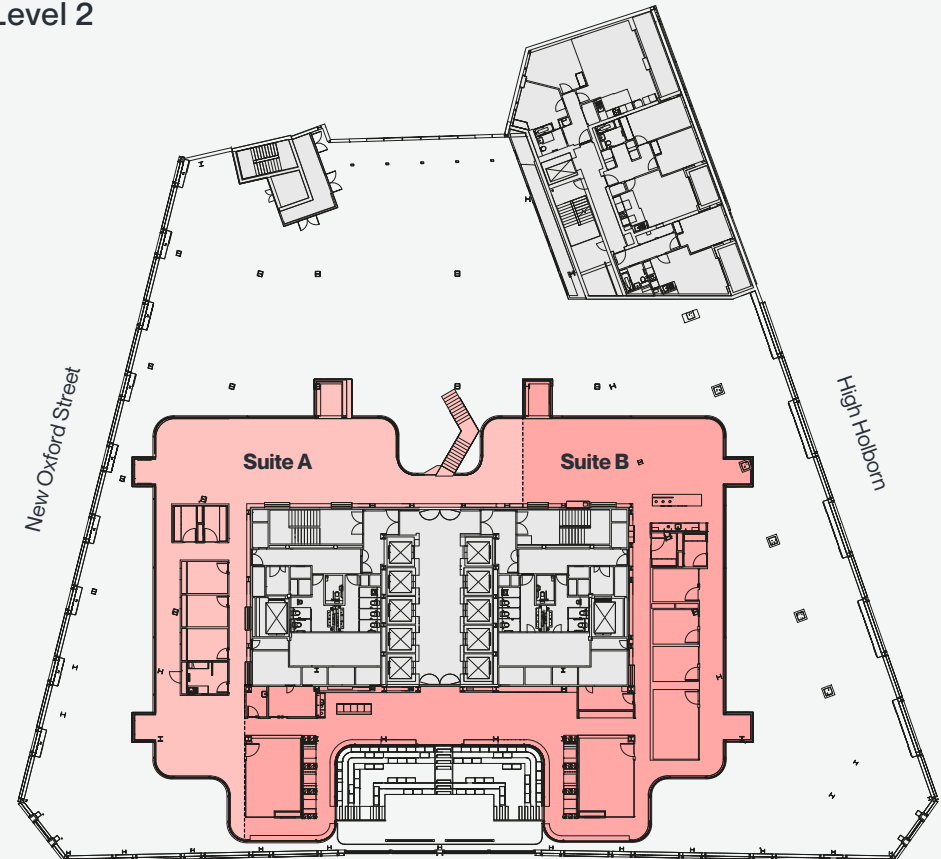
Suite B – 23,303 sq ft (2,165 sq m)

For indicative purposes only.  
Not to scale.

Level 1



Level 2



● Suite A / ● Suite B / ● Core / ● Private Terrace



## The Space

# Reimagined office space.

CGIs to illustrate how an occupier can adapt the space to meet their needs.



Indicative level 1 arrival reception CGI



Indicative level 2 reception CGI



Indicative auditorium CGI



# Flexible workspace



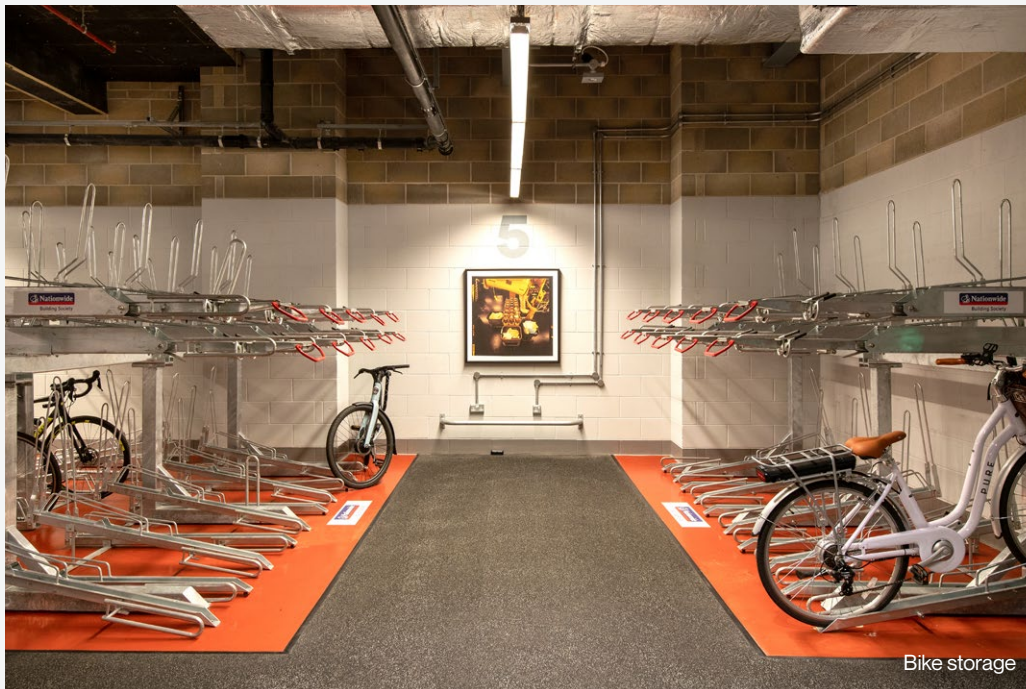
Indicative creative layout CGI



### A greener way of working

The building is certified to the highest standards achieving BREEAM Excellent and LEED Gold to deliver a workplace that has tenant well-being at its core.

- ✓ BREEAM Excellent
- 🏆 EPC Rating B-31
- ⚙️ LEED Gold
- 🌐 WiredScore Platinum
- 📶 SmartScore Silver
- 🚲 Cycling Score Platinum
- ♻️ 5 Star Zero Waste Rating
- 🚲 7,500 sq ft communal rooftop garden and private balcony (1st floor)



### Rapha-designed world leading cycle facilities

In collaboration with leading cycle brand Rapha, the building offers everything a cyclist needs for an active commute from automatic entryways to non-slip surfaces secure storage and self-contained showers.

- 🚲 Cyclist lift
- 🚲 67 dedicated cycle racks and lockers
- 🚻 15 male, 15 female and 2 accessible showers
- 🧺 Towel stations and drying room



## Further Information

### Viewings

Strictly through the joint letting agents.

### Terms

Upon application.

### Contact

For further information please contact:

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