

# Middlesex House

Fitzrovia W1

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Architects Pack  
October 2025

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DERWENT  
LONDON

fletcher priest architects

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## Derwent London, Your Landlord

We are London's leading specialist in crafting design-led, sustainable workplaces that inspire, enhance wellbeing, and support business aspirations.

- A proven track record and expertise
- Largest central London office-focused REIT
- £5.2bn investment portfolio
- 5.3m sq ft in central London

We are a different kind of investor, developer and commercial landlord. Our strategic and considered approach focuses on the following areas, setting us apart from others:

- Innovative and inspiring architecture and design
- A personal and relationship-driven ethos
- A unique approach to service and amenity, which authentically considers the needs of the business and the individuals within our buildings
- Complimentary DL/Member benefits package for every office occupier with tangible benefits and enhanced experience for your Talent
- A commitment to sustainability in everything we do



25 Savile Row W1.

### Vision


We craft inspiring and distinctive space where people thrive.

### Purpose

We design and curate long-life, low carbon, intelligent offices that contribute to London's position as a leading global city.

### Values

We build long-term relationships. We lead by design. We act with integrity.

 Discover more about Derwent London and our story so far



## Introduction

Middlesex House is approximately 50,000 sq ft and is undergoing a comprehensive refurbishment, transforming this historic warehouse into a contemporary workspace in the heart of Fitzrovia. The scheme celebrates its industrial heritage, retaining its robust character while introducing modern interventions that enhance comfort, sustainability, and flexibility. Crittall-style, double glazed windows maintain the building's distinctive aesthetic and maximise natural light.

Rationalised office spaces support varied working styles, while generous ceiling heights and exposed materials of painted brick, terrazzo flooring, and metal mesh accents create a tactile, authentic environment inspired by its past as a furniture factory. A beautifully landscaped rooftop terrace will offer outdoor amenity, providing occupiers with a tranquil retreat above the city.

Middlesex House bridges Fitzrovia's creative legacy with the evolving demands of modern occupiers.



New proposed entrance

## Building Features

- c.50,000 sq ft of fully refurbished warehouse-style office space in Fitzrovia
- Working with Fletcher Priest Architects, the design is inspired by Art Deco with terrazzo flooring, painted brick, and metal mesh accents
- Refurbished reception, atrium and courtyard
- Crittall-style windows maximise natural light and retain industrial character
- Lift accessed landscaped rooftop terrace offering a tranquil outdoor retreat for occupiers
- Generous ceiling heights
- Atrium courtyard off reception providing exceptional natural light to all floors
- New end-of-journey facilities including showers, cycle storage, and lockers
- New contemporary lighting and reused raised access floors throughout
- Newly refurbished WCs on every floor
- 2 x Passenger and goods lifts serving all levels
- 24-hour access for tenants
- An all-electric building
- Smart design choices helped cut upfront\* carbon emissions by 15%
- This building is designed to be highly energy-efficient, with an estimated operational energy use of around 105kWh/m<sup>2</sup>. Helping reduce long-term environmental impact and running costs
- Targeting EPC rating 'B'
- Targeted Practical Completion of Q4 2026

\*Carbon emitted from the materials and construction of refurbishment.

## Design References



## Schedule of Areas

Floor	Office			Terraces	
	sq ft*	sq m*		sq ft*	sq m*
Roof terrace			Communal	2,572	239
Fourth	10,464	972			
Third	10,588	983			
Second	10,760	999			
First	10,716	995	Private	279	26
Ground	6,710	623			
Ground reception	1,410	131	Communal	785	73
<b>Total</b>	<b>50,648</b>	<b>4,703</b>		<b>3,636</b>	<b>338</b>

\*Net internal areas. Subject to measurement on practical completion. IPMS measurements on request.



Architectural render showing the new reception

## Ground Floor

### Reception, Courtyard & Atrium and End-of-Journey Facilities

The arrival experience at Middlesex House unfolds through a sequence of thoughtfully designed spaces. Beyond the refurbished reception, glass panelling reveals the open-air, landscaped courtyard beyond, framed by brick and planting. Rising above, the central atrium extends through every floor, enhancing daylight and connectivity across the floor plates.

Together, these elements create a seamless and uplifting welcome that blends industrial character with contemporary design.



63 cycle spaces



7 gender-neutral showers, including 1 accessible



79 lockers



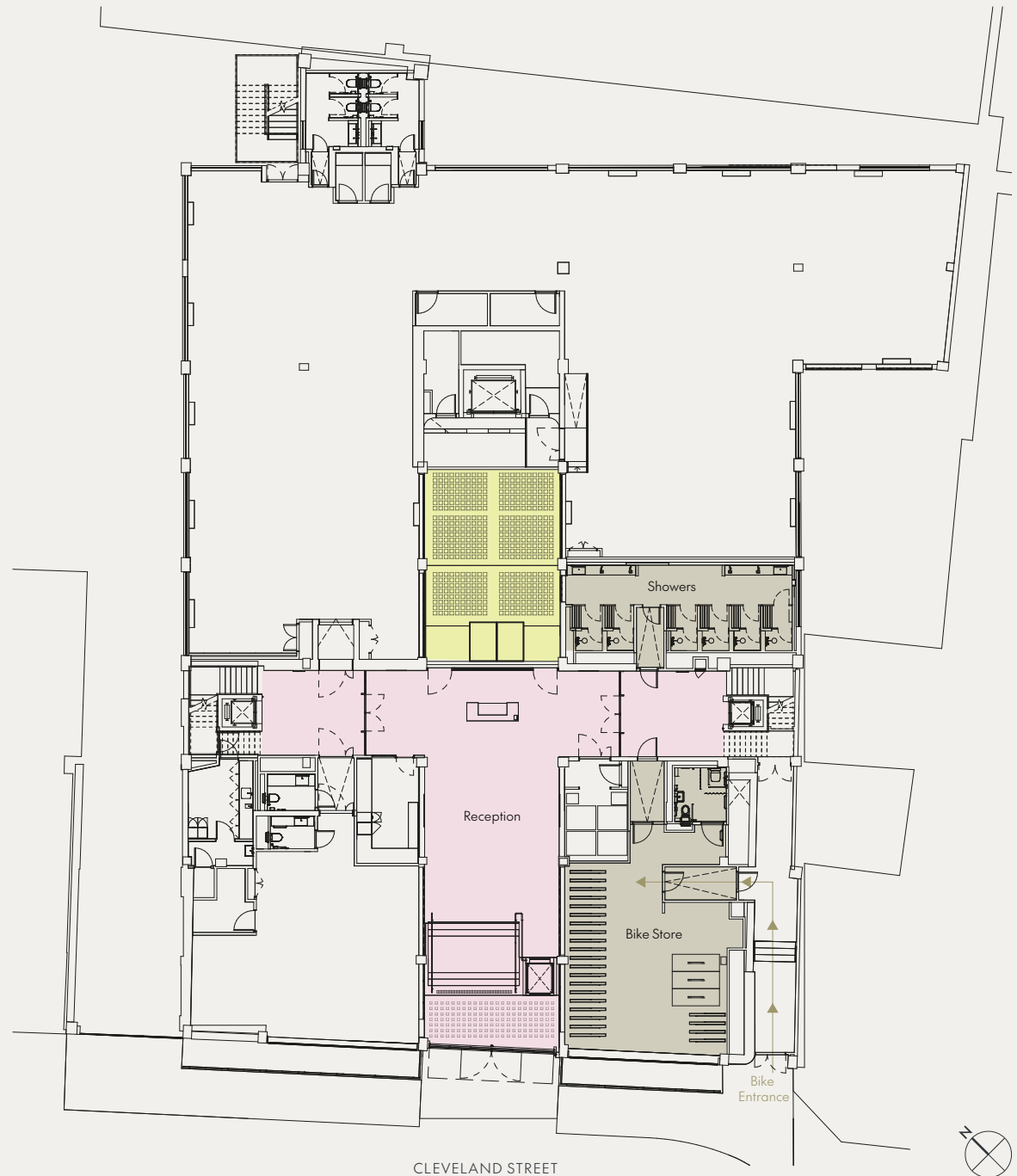
Reception



End-of-journey facilities



Courtyard & atrium



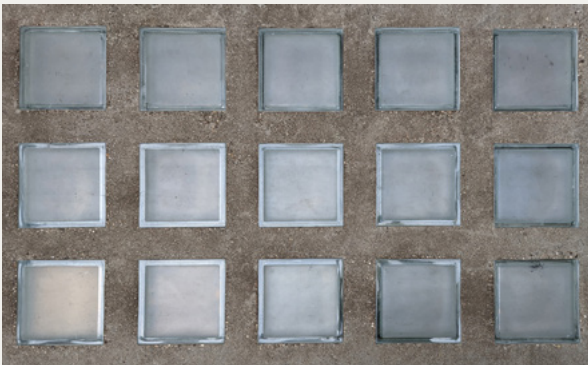
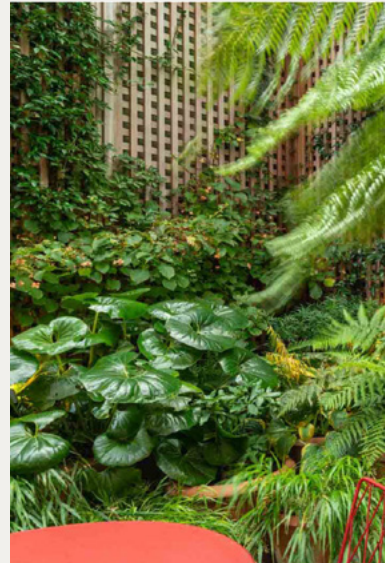
## Courtyard & Atrium



New proposed ground floor courtyard

# Courtyard & Atrium

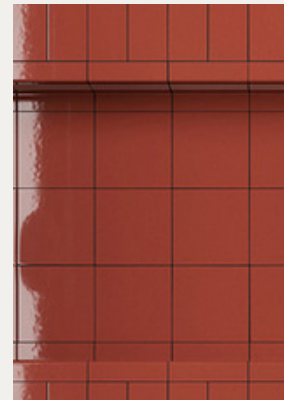
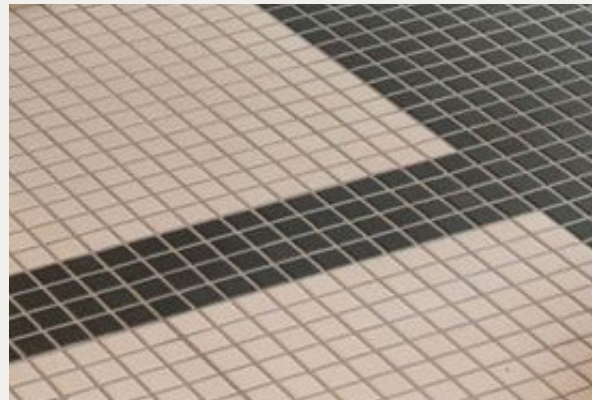
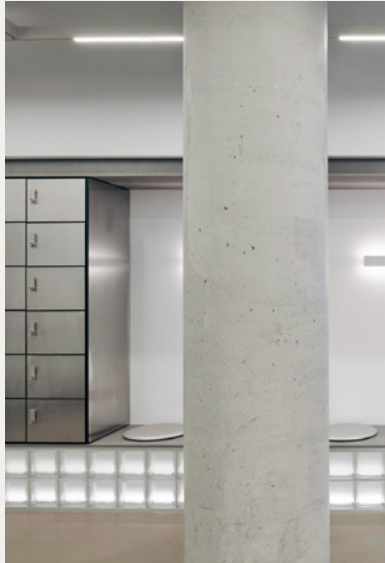
## Reference Imagery



# Ground Floor

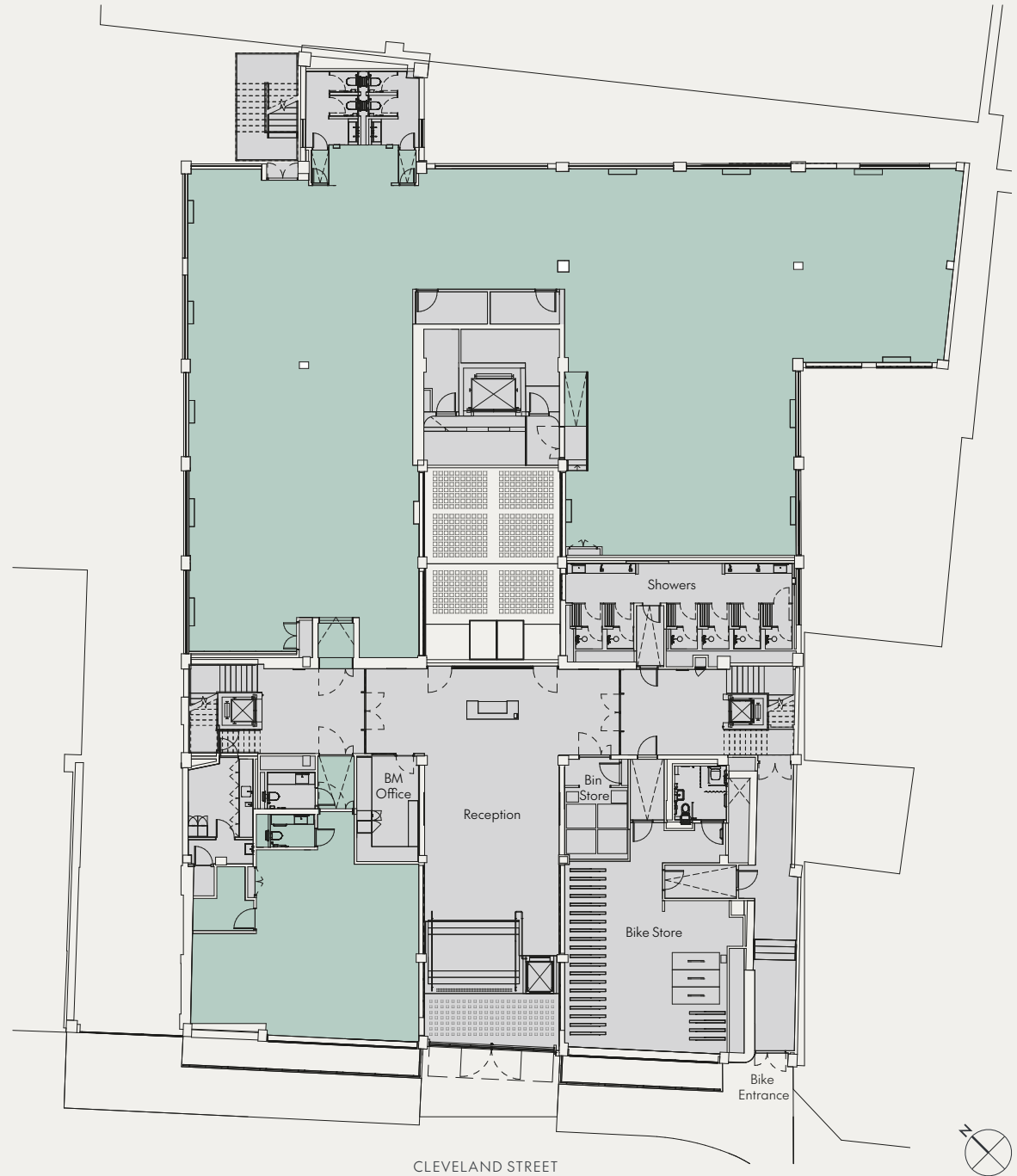
## WCs and End-of-Journey Facilities

Reference Imagery



# Ground Floor

Part Ground (front) 1,072 sq ft / 99 sq m  
Part Ground (rear) 6,053 sq ft / 562 sq m

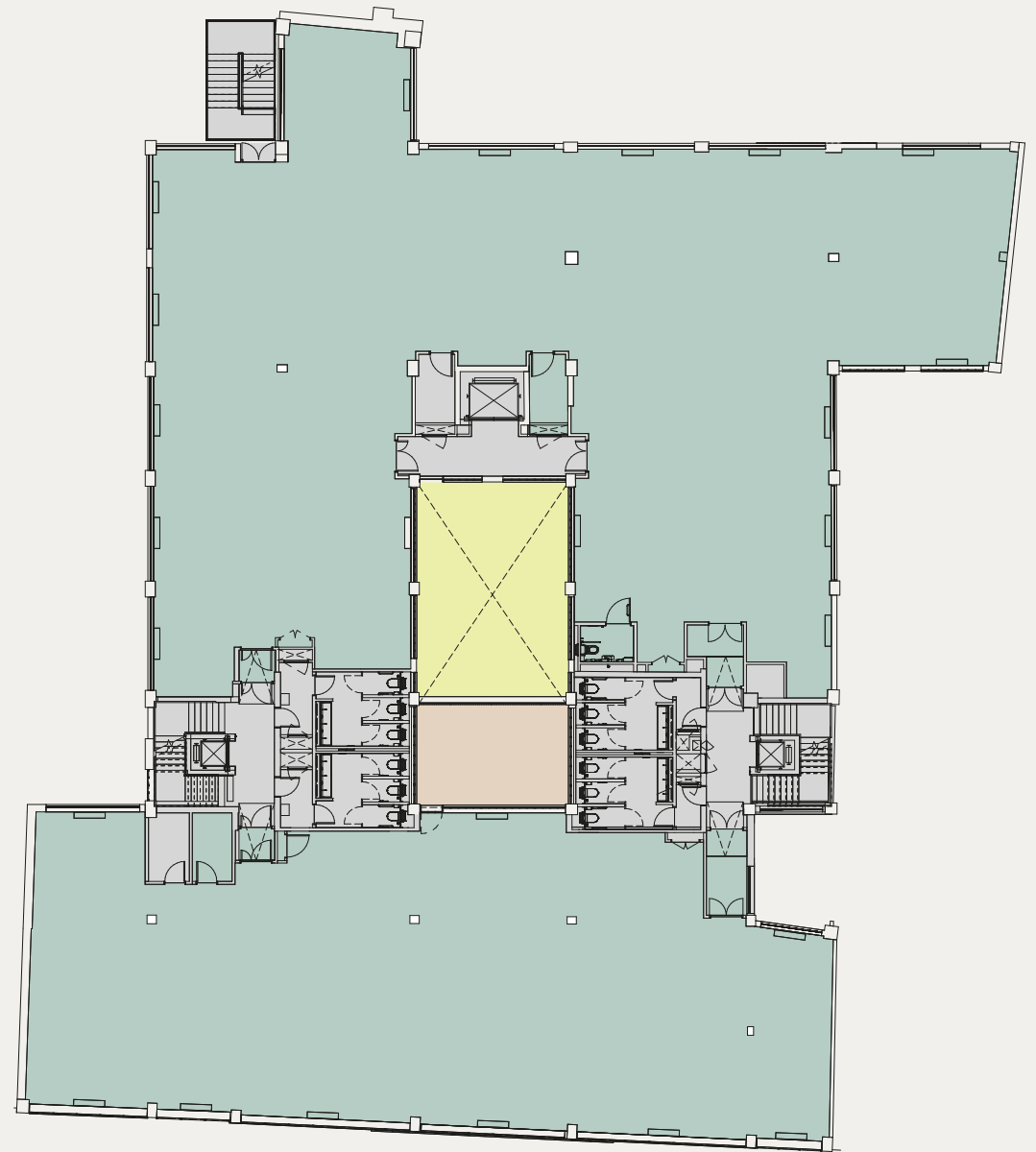


- Demise
- Common parts

# First Floor

Office 10,720 sq ft / 996 sq m

Private terrace 279 sq ft / 26 sq m



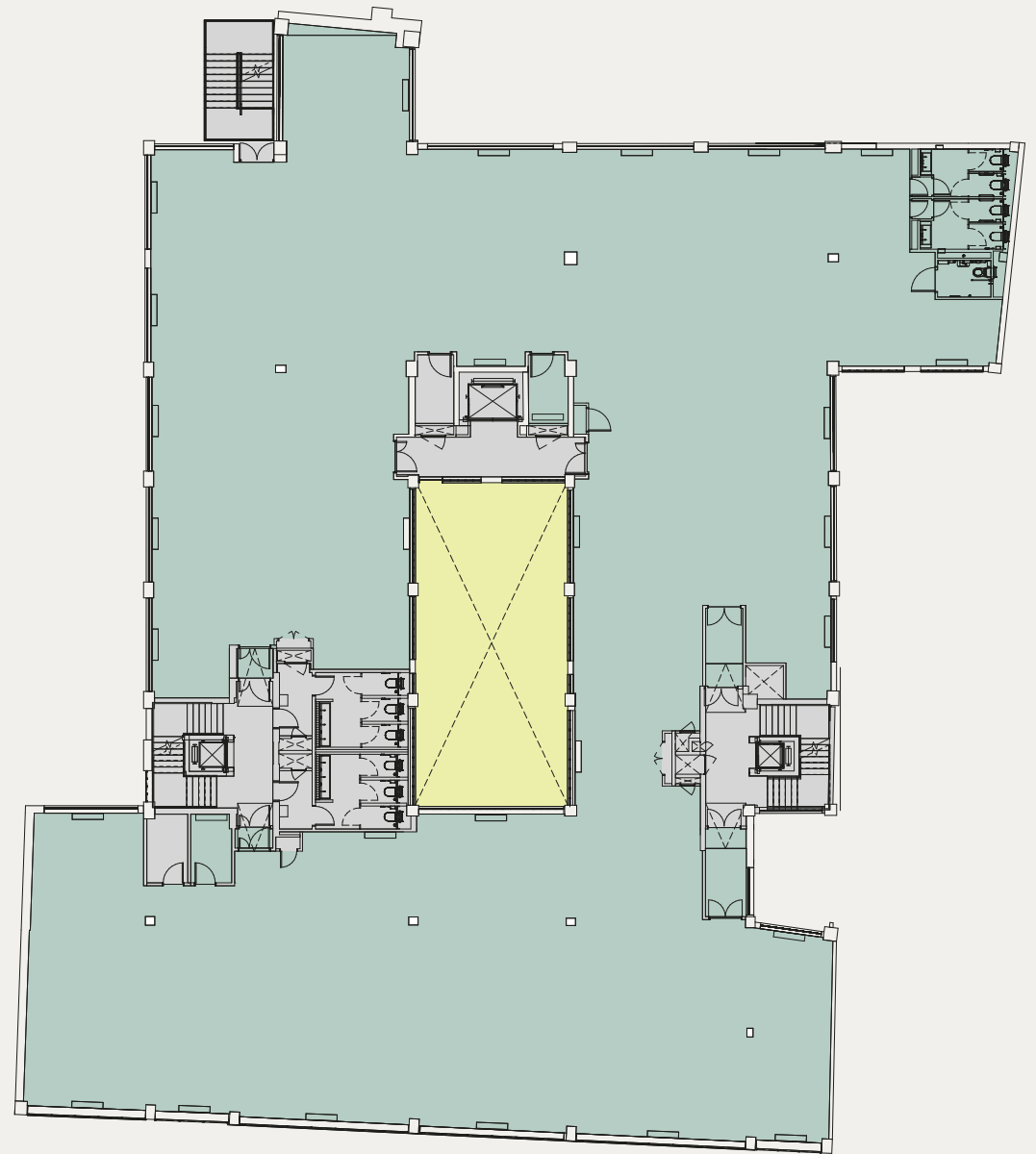
- Demise
- Common parts
- Atrium
- Private terrace

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## Second Floor

Office 10,760 sq ft / 999 sq m



- Demise
- Common parts
- Atrium

CLEVELAND STREET

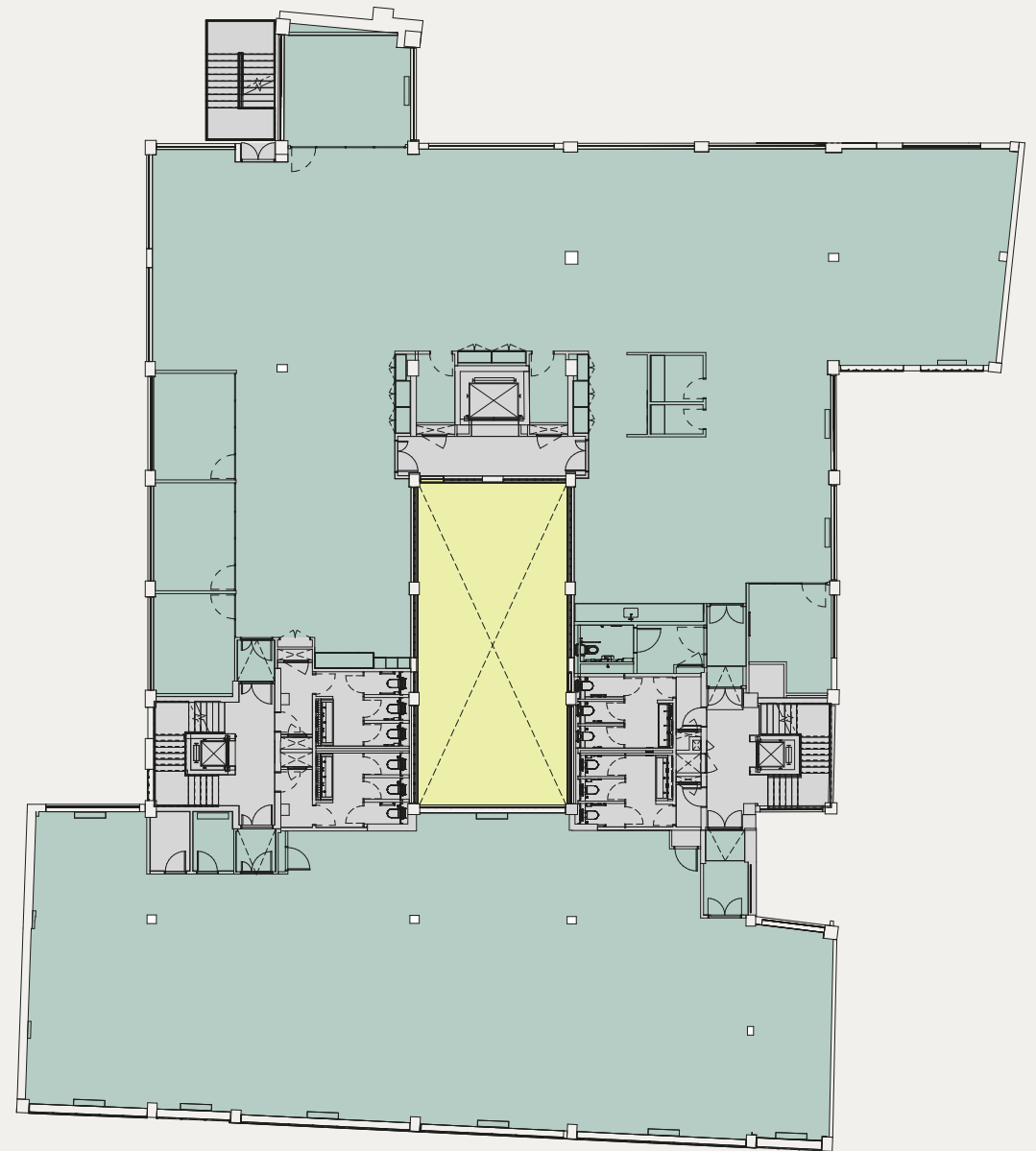


## Third Floor

**Office (front)** 4,364 sq ft / 405 sq m

**Office (rear)** 6,674 sq ft / 620sq m

Plan shows positioning of kitchenettes and five meeting rooms.



- Demise
- Common parts
- Atrium

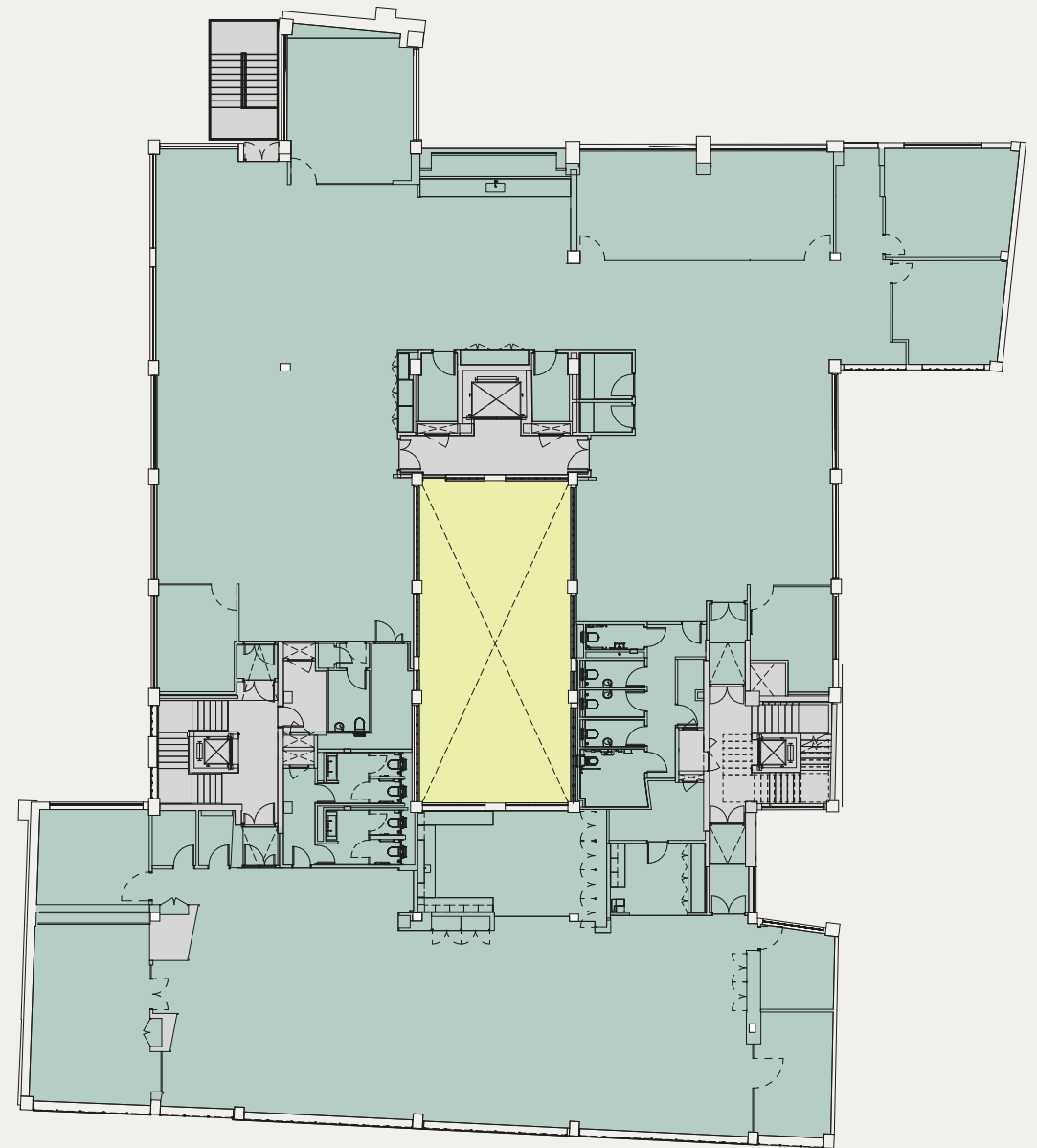
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## Fourth Floor

**Office (front)** 4,162 sq ft / 386 sq m

**Office (rear)** 6,746 sq ft / 626 sq m

Plan shows reception, kitchenettes and ten meeting rooms



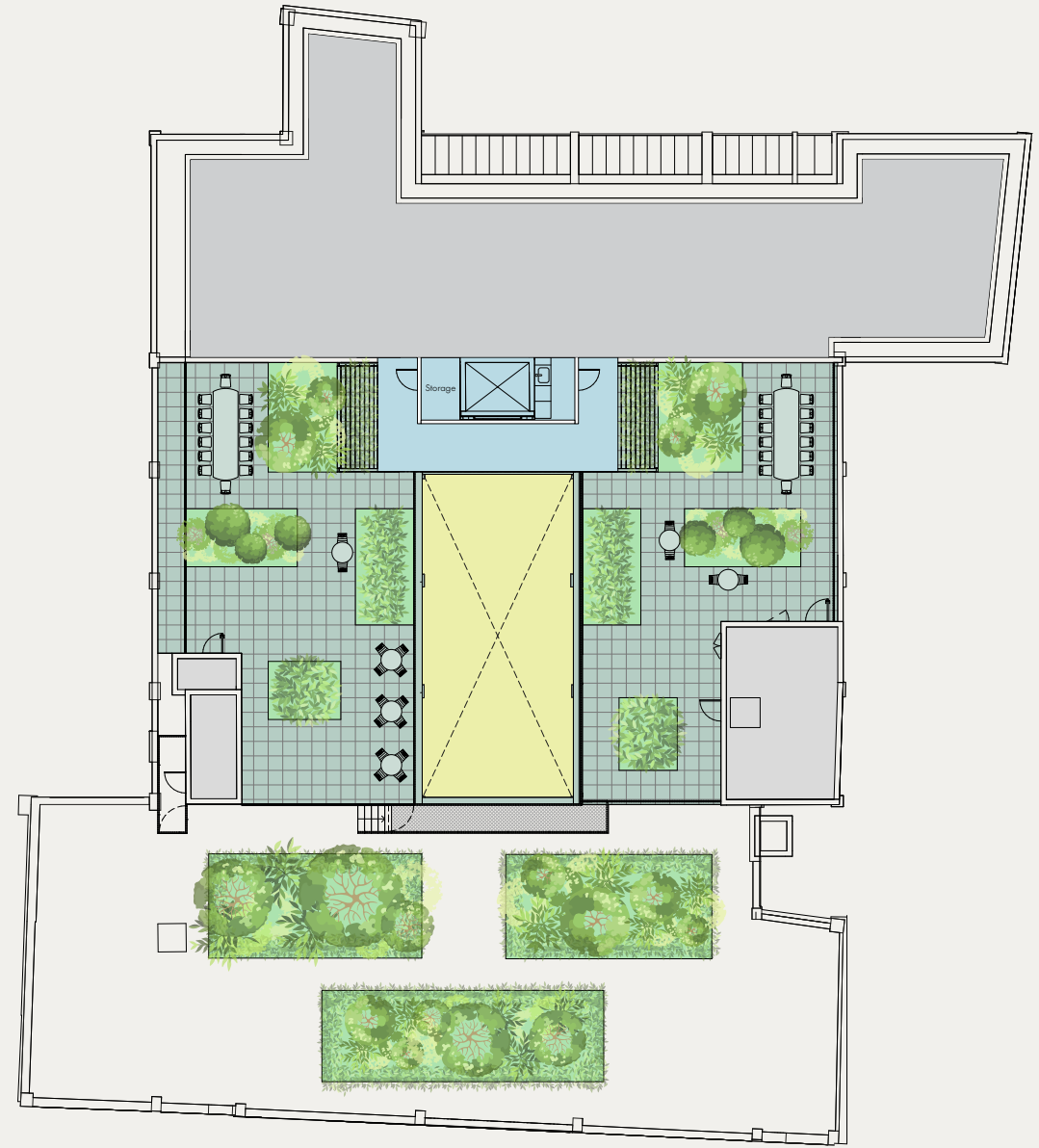
- Demise
- Common parts
- Atrium

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# Roof Terrace

A beautifully landscaped rooftop terrace will offer a unique outdoor amenity, providing occupiers with a tranquil retreat above the city. Designed to complement the building's industrial character, the terrace will feature soft landscaping, seating areas, and a kitchenette. Whether used for collaboration, relaxation, or events, the rooftop terrace is a defining feature of the scheme. Bringing nature into the office and supporting a balanced, modern workspace.



- Covered area
- Plant
- Communal terrace
- Atrium

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Architectural render showing the roof terrace








Architectural render showing the roof terrace

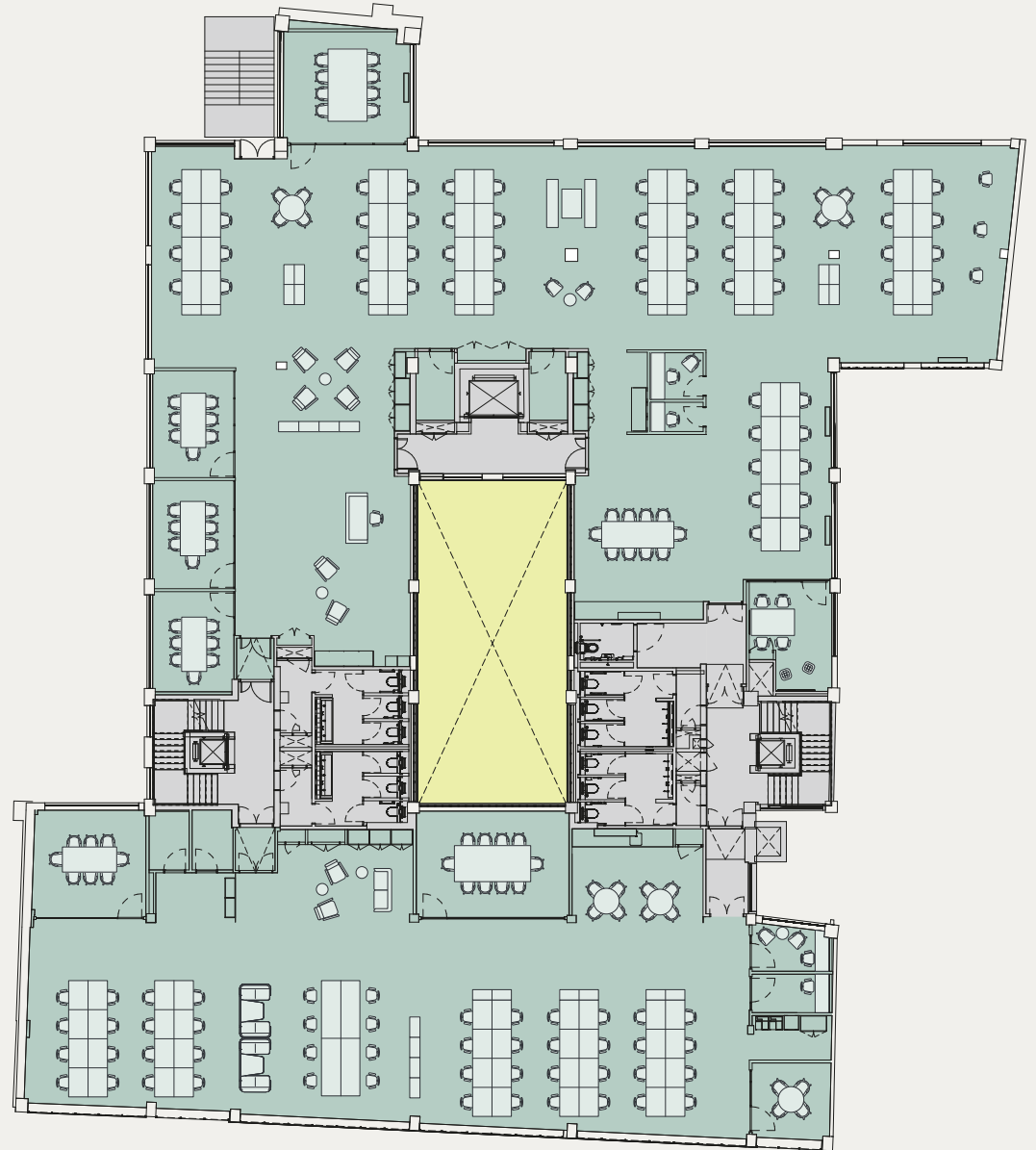
# Indicative Third Floor Space Plan

Office 11,038 sq ft / 1,025 sq m

Occupier density 1:10 sq m

-  106 x desks
-  8 x meeting rooms
-  6 x phone booths
-  Breakout spaces
-  Reception
-  Kitchenettes

-  Demise
-  Common parts
-  Courtyard & atrium



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# Specification

Floor Plates	
General workspace density (NIA per workspace)	1 person per 10m <sup>2</sup> NIA
Effective workspace density for core elements	12.5m <sup>2</sup> 1 person per 10m <sup>2</sup> NIA at 80% utilisation
Means of escape density (NIA per workspace)	1 person per 6m <sup>2</sup>
Ventilation rate	14 l/s/p
Window to window	10.8m – 13.6m
Window to core	12m

Floor-to-ceiling height, grids & depths	
Floor-to-soffit	3.1m
Raised floor depth	100mm

Loading	
Raised floor load	3.0 kN – over an area of 25mm x 25mm.

# Specification

WC & End-of-journey facilities	
Toilet provision	1 person per 10m <sup>2</sup> 50% M / 50% F
Distance to travel to toilet	< 100m (42m wheelchair users, single tenant per floor)
Secure cycling spaces	63 combination of double stacked, Sheffield stands and folding bike lockers.
Shower facilities	7 gender neutral shower/changing cubicles, including 1 accessible
Secure lockers	79

Vertical transport	
Typical office – NIA per person	1:10m <sup>2</sup> at 80% utilisation
Car loading	0.21m <sup>2</sup> per person with a car loading factor of 80%
1x Goods lift	1275kg, 17 person, 1.0m/s

# Specification

Loading	
Structural loading – general office areas	3.0kN/m <sup>2</sup> ground floor 2.5kN/m <sup>2</sup> ground floor
On floor cooling equipment allowance	50W per workspace + 6kW on-floor allowance(s) for spot loads per 1,000m <sup>2</sup> tenancy.
On floor cooling loads	5W/m <sup>2</sup>
Small power & lighting allowance	4.5W/m <sup>2</sup> for CAT A lighting + 1 W/m <sup>2</sup> CAT B 60W per workspace + 12 kW on-floor allowance(s) for spot loads per 1,000m <sup>2</sup> tenancy.

## Key MEP Systems

- Heat recovery HVRF/VRF system for heating and comfort cooling
- Naturally ventilated offices
- WC's/landlord areas provided with mechanical ventilation with heat recovery
- Central air source and water source heat pumps to produce domestic hot water
- Office floor void used for distributing VRF pipework
- Electric heating in common parts
- New dry riser
- Mechanical smoke clearance system to fire firefighting stair core
- New electrical LV distribution infrastructure
- New diesel generator as life safety back up
- Energy and water metering connected to building EMS system
- Passenger lifts with firefighting, goods and platform lift provisions
- New fire alarm system, CCTV, security and access control systems
- New domestic hot and cold Systems
- New drainage installations and modification to existing
- New water irrigation system to the new terrace

## Fletcher Priest Architects

Fletcher Priest is a 120-strong practice formed of a highly collaborative group of individuals and led by a partnership group, united by shared ambitions to improve the built environment and the lives of everyone that their work touches.

Since Fletcher Priest was founded over 40 years ago, and has consistently earned a reputation as trusted advisors to numerous organisations, who return because of the strong relationships built on projects and the insightful and pragmatic solutions delivered.

Fletcher Priest concentrate on four highly integrated scales of practice: urban design, architecture, interior design, and design research. Known for the quality of their thinking and open-minded approach, delivering thoughtful, considered and enduring strategies, working collaboratively across multiple scales of design.



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