



BLOOMSBURY

SHROPSHIRE
HOUSE

FITZROVIA



WHAT MOVES YOU?

SHROPSHIRE HOUSE
COMPRISES 12,300 SQ FT
UP TO 25,045 SQ FT OF UNIQUE
WORKSPACE, SPREAD OVER
TWO FLOORS.

THIS ART DECO BUILDING
IS FULL OF CHARACTER,
SPACE AND BENEFITS FROM
EXCELLENT CONNECTIVITY
- PERFECTLY POSITIONED
BETWEEN FITZROVIA &
BLOOMSBURY.

ARRIVING IN Q4 2023

WHAT MOVES YOU?

A SPACE FULL OF CHARACTER & LIGHT

Shropshire House is a beautifully designed, office refurbishment located on Capper Street, just off Tottenham Court Road.

This magnificent building, brings to life the heritage of Art Deco craftsmanship through stunning architecture and large, light-filled interiors.





CHARACTER, FROM THE MOMENT YOU ARRIVE

The striking Art Deco inspired elegant, boutique entrance lobbies are crafted with bespoke marble flooring and green ceramic tiled lift-shafts, which set the standard found across the available floors of office accommodation.



2nd floor - CGI's are for illustrative purposes



LIGHT AROUND EVERY CORNER

The two refurbished floors, pay homage to the building's character. With exposed ceilings, and the installation of new double-glazed crittall style windows on all facades, the building offers a bright, light office environment.

2nd floor -CGI's are for illustrative purposes. Staircase shown would be part of a tenant's fit out.

A SPACE TO FLOURISH

Spread over the 2nd and 3rd floors, the spacious floorplates have generous c.3m floor-to-ceiling heights.

With the opportunity to occupy a single floor of c.12,300 sq ft, or both floors at a total of 25,045 sq ft, the building can be configured to suit the specific needs of occupiers, including the potential to create interconnecting floors.








AREA SCHEDULE & FLOORPLANS

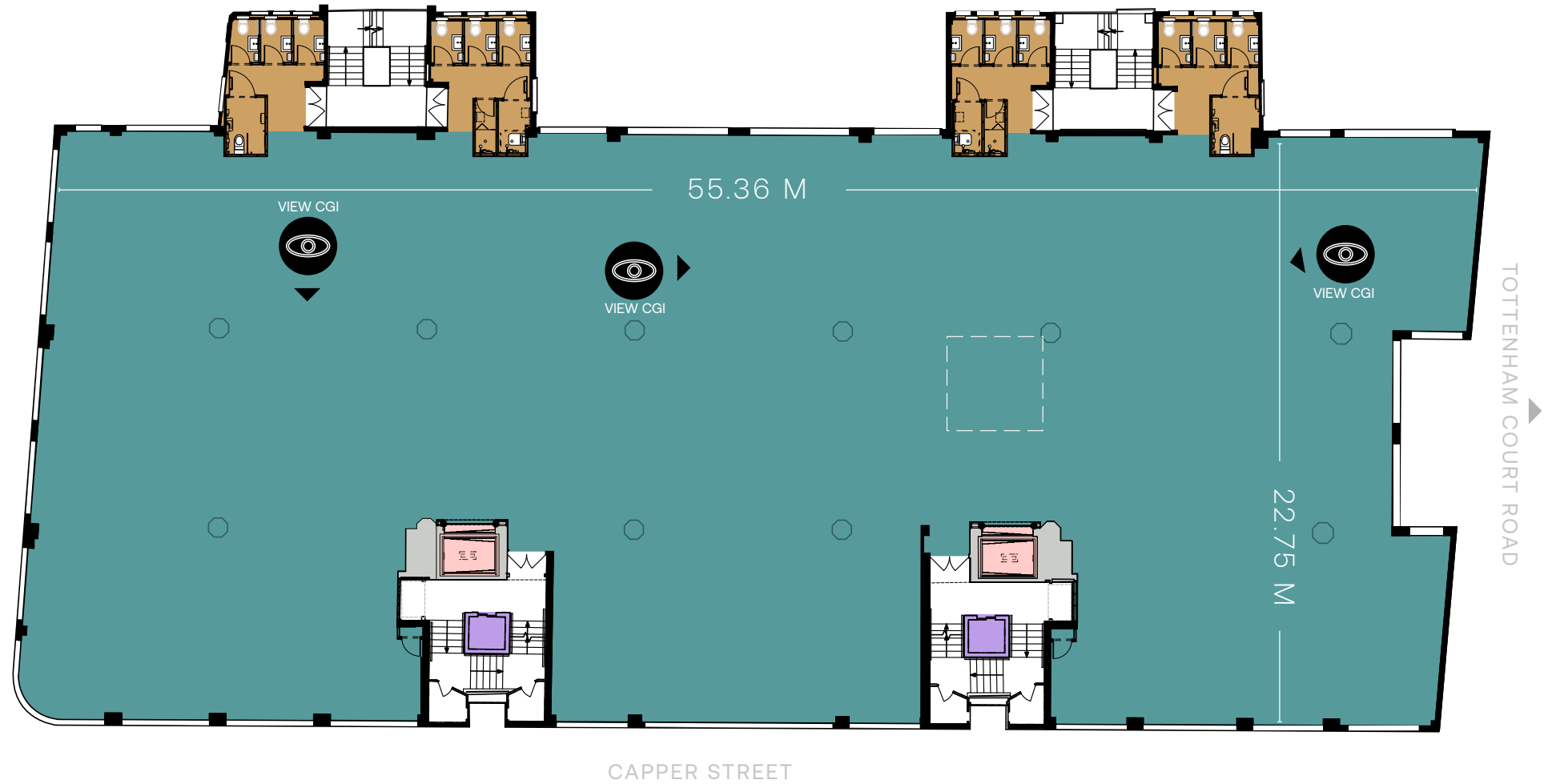
TYPICAL FLOOR:



| LEVEL | SQ FT | SQ M |
|--------------|---------------|--------------|
| 03 | 12,745 | 1,184 |
| 02 | 12,300 | 1,143 |
| TOTAL | 25,045 | 2,327 |

APPROXIMATE NIA OFFICE AREA

| | |
|---|--|
|  OFFICE AREA |  PASSENGER LIFTS |
|  LOBBY & STAIRS |  GOODS LIFTS |
|  WC & SHOWERS |  SOFT SPOT |



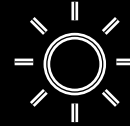
BUILDING SUMMARY



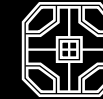
LARGE
OPEN-PLAN
FLOORPLATES



c.3M CEILING
HEIGHTS WITH EXPOSED
HIGH-LEVEL SERVICES



LIGHT FILLED
OFFICE
ENVIRONMENT



UPGRADED COMMON
AREAS WITH ART DECO
INSPIRED FINISHES



NEW
DOUBLE GLAZED
CRITTALL WINDOWS



NEW CLIMATE
CONTROLLED
ENVIRONMENTS



X2 GOODS LIFTS &
X2 5 PERSON
PASSENGER LIFTS



SMART
ACCESS
CONTROLS



23 EXTERNAL
BIKE SPACES



RECONFIGURED
BATHROOMS AND 4
SHOWERS PER FLOOR



IMPROVEMENT TO
THERMAL PERFORMANCE.
TARGET EPC 'B'



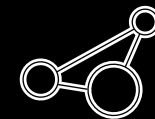
REFURBISHMENT TO
GRADE 'A' COMMERCIAL
OFFICE



150MM RAISED
ACCESS FLOOR















NEW LED
LIGHTING

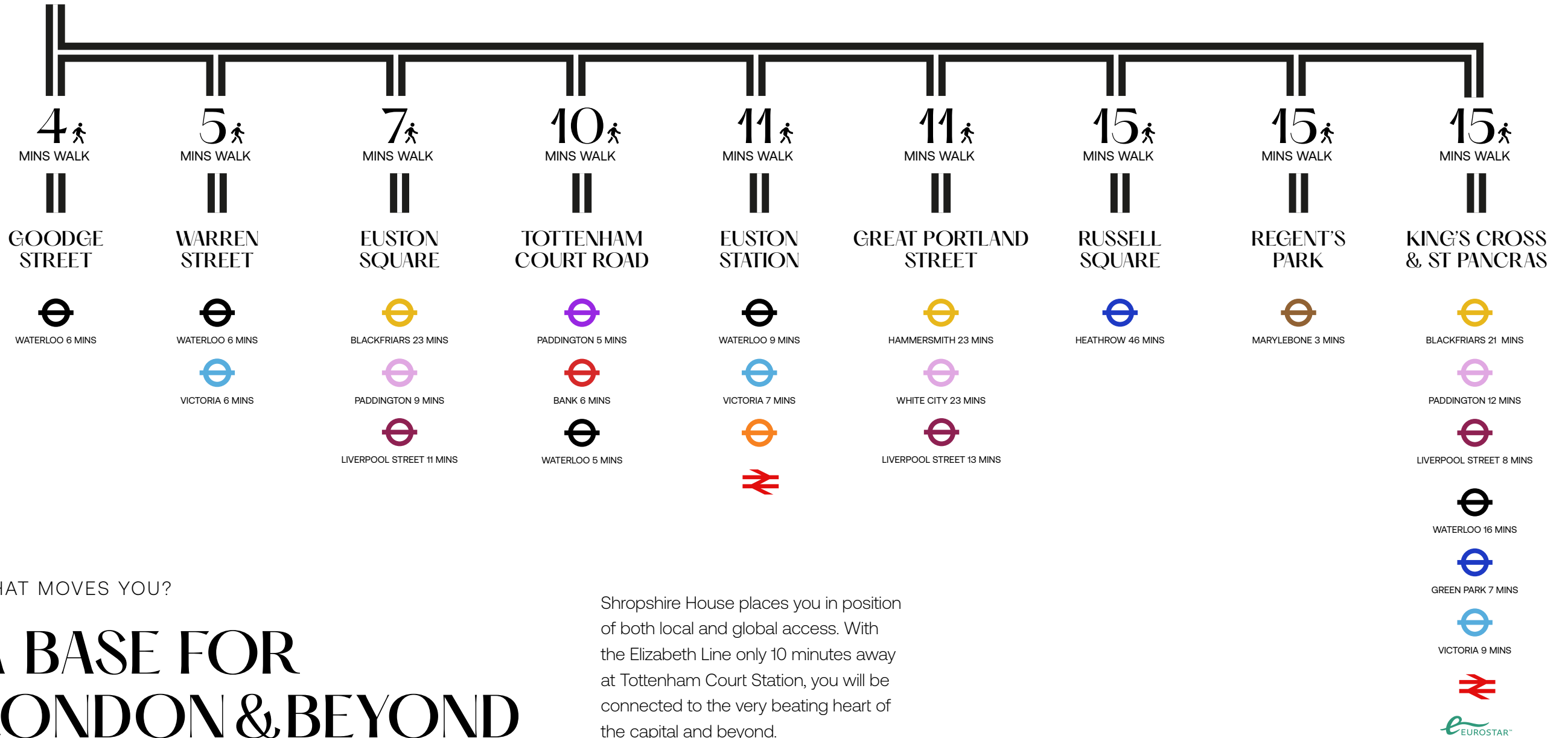


ACCESS TO THE
LAZARI CLUB
FACILITIES



SHROPSHIRE HOUSE

-  NORTHERN LINE
-  VICTORIA LINE
-  CIRCLE LINE
-  HAMMERSMITH & CITY LINE
-  METROPOLITAN LINE
-  ELIZABETH LINE
-  CENTRAL LINE
-  PICCADILLY LINE
-  BAKERLOO LINE
-  LONDON OVERGROUND
-  EUROSTAR
-  NATIONAL RAIL



WHAT MOVES YOU?

A BASE FOR LONDON & BEYOND

Shropshire House places you in position of both local and global access. With the Elizabeth Line only 10 minutes away at Tottenham Court Station, you will be connected to the very beating heart of the capital and beyond.

WHAT MOVES YOU?

A PLAYGROUND FOR INTELLECTUALS AND SOCIAL EXPLORERS



▲ The Welcome Collection
183 Euston Road

◀ The British Museum



▲ Regent's Park

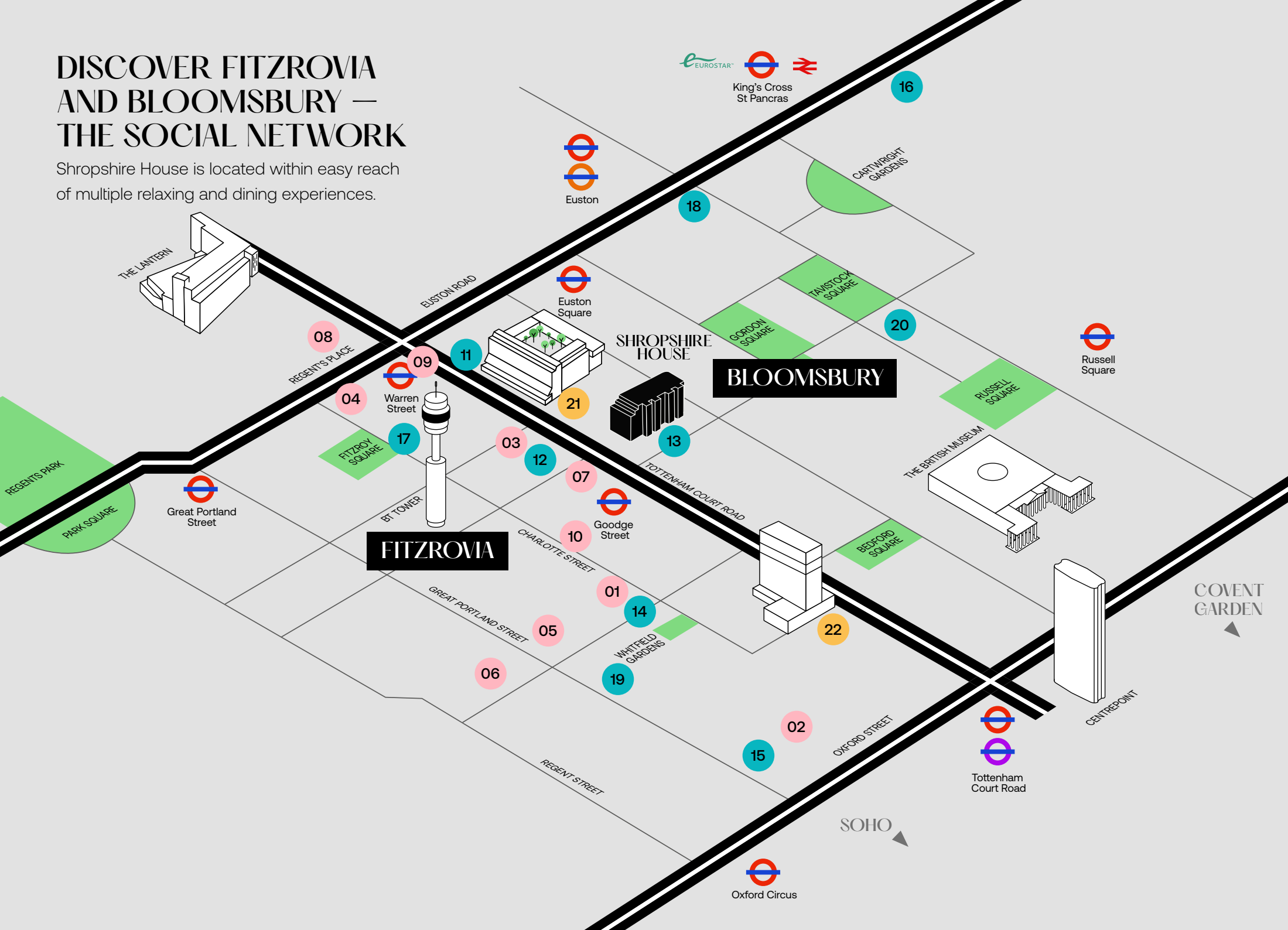
Shropshire House is located between Fitzrovia and Bloomsbury – a lively, creative environment with plenty of character. Both Bloomsbury and Fitzrovia offer a vibrant selection of amenities, from specialist museums and galleries, to a number of independent stores and eateries. Shropshire House is within easy reach of everything from coffee to rare whiskies and bespoke suits.



▲ Circolo Popolare
40-41 Rathbone Place

DISCOVER FITZROVIA AND BLOOMSBURY — THE SOCIAL NETWORK

Shropshire House is located within easy reach of multiple relaxing and dining experiences.



RESTAURANTS & CAFES

- 01 ROKA
- 02 Circolo Popolare
- 03 Honest Burger
- 04 Bang Bang
- 05 The Salt Yard
- 06 Riding House Cafe
- 07 Franco Manca
- 08 Wasabi
- 09 Steak & Lobster
- 10 Gaucho

HOTELS & GYMS

- 11 PureGym
- 12 F45
- 13 Fitness First
- 14 Charlotte Street Hotel
- 15 The London Edition
- 16 The Standard Hotel
- 17 Radison Blu
- 18 Barry's Bootcamp
- 19 The Mandrake
- 20 Kingpin Suite

LAZARI CLUB ACCESS

- 21 Maple
- 22 The Met Building



◀ The House of Ho
1 Percy Street

THE BEST OF FITZROVIA &
BLOOMSBURY ALL ON YOUR
DOORSTEP, WHERE A SHORT
WALK CAN DELIGHT AND
SURPRISE – BEFORE, DURING
AND AFTER WORK.

▼ Regent's Place



◀ Fitzroy Tavern
16 Charlotte Street



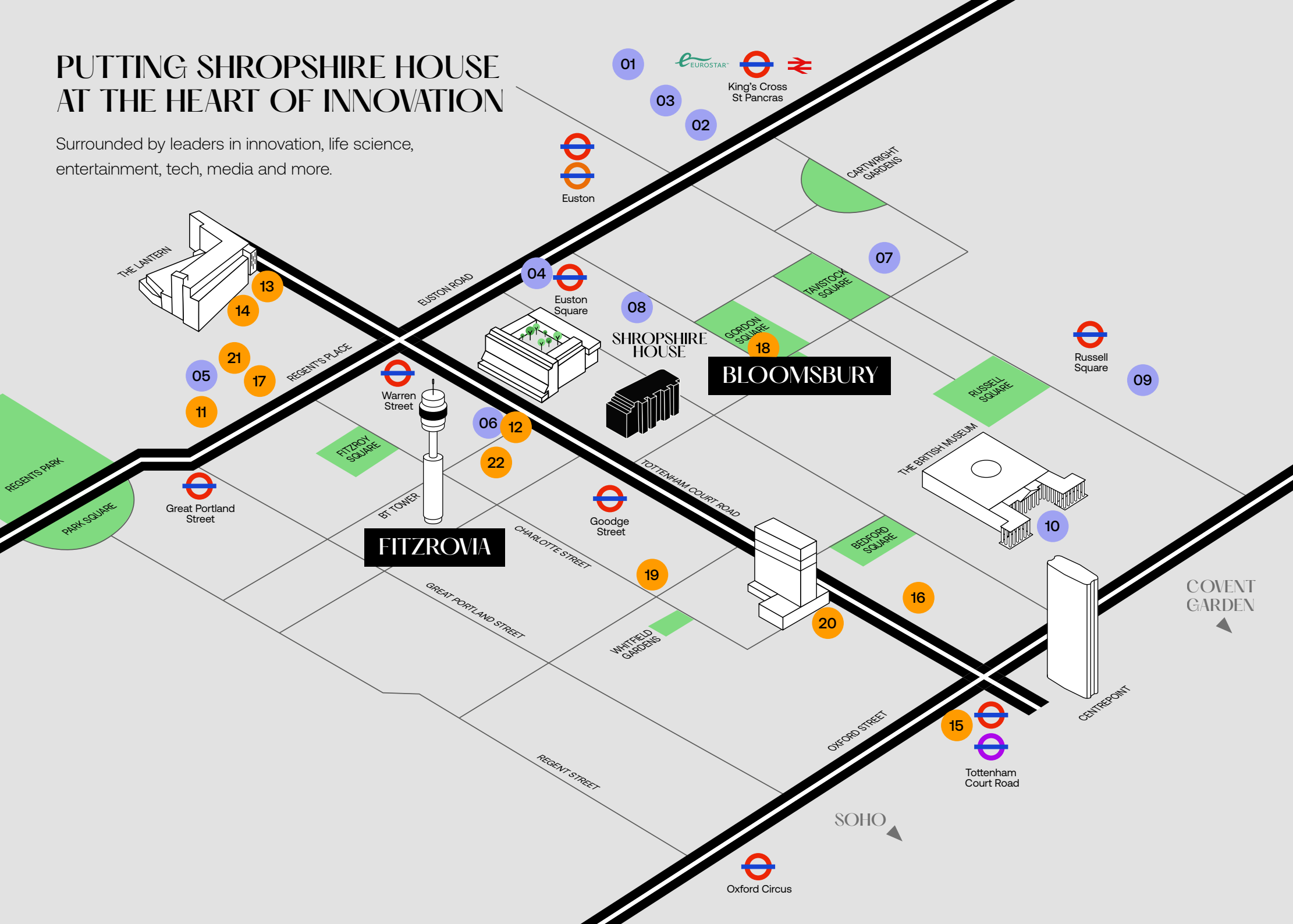
▲ Charlotte Street Hotel
15-17 Charlotte Street



▼ DF Tacos
Tottenham Court Road

PUTTING SHROPSHIRE HOUSE AT THE HEART OF INNOVATION

Surrounded by leaders in innovation, life science, entertainment, tech, media and more.



INNOVATION & KNOWLEDGE

- 01 The Francis Crick Institute
- 02 The Alan Turing Institute
- 03 The British Library
- 04 The Wellcome Collection
- 05 New Diorama Theatre
- 06 Benevolent AI
- 07 British Medical Association
- 08 University College London
- 09 National Hospital for Neurology
- 10 The British Museum

LOCAL OCCUPIERS

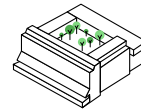
- 11 Dentsu
- 12 Arup
- 13 Siemens Mobility
- 14 Fujitsu
- 15 LinkedIn
- 16 Bloomsbury Publishing
- 17 Santander
- 18 UCL
- 19 Estee Lauder
- 20 Wiggin LLP
- 21 Meta
- 22 Boston Consulting Group

THE LAZARI PORTFOLIO; SHROPSHIRE HOUSE CLUB BENEFITS

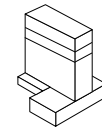


As a Shropshire House occupier, individuals will be part of the wider Lazari Estate, and enjoy access to unique facilities provided within Lazari owned buildings.

Shropshire House is perfectly positioned to take advantage of the additional facilities provided by Lazari Investments. The Tottenham Court Road and Euston Estate offers two additional buildings where tenants can visit and enjoy specific building offerings.



MAPLE ▲
149 Tottenham Court Road
Located 200 yards further north on Tottenham Court Road, Maple will offer first class bike and shower facilities when the refurbishment completes in 2024.

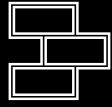


◀ MET LOUNGE
Tottenham Court Road
The top floor of this renowned 13 story building, offers a Club Lounge with a retractable glass roof with a capacity to accommodate 60 people for networking and social events, will be available to hire. The Lounge is available with a fully catered offer.

LAZARI SUSTAINABILITY COMMITMENTS



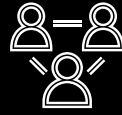
NET ZERO
IN OPERATION
BY 2030



NET ZERO
IN CONSTRUCTION
BY 2030



NET ZERO
IN WASTE
BY 2030



CREATE
POSITIVE
LOCAL VALUE



DELIVER
NABERS
4.5 STARS



25 Berkeley Square ▶



▲ 16 Great Marlborough St

THE WIDER LAZARI PORTFOLIO

BUILDING A LONDON LEGACY

Lazari Investments Limited is a family business that operates across seven key estates in Central London with 3.1 m sq ft of ownership across the West End.

Lazari's vision is, and has always been, to identify buildings with untapped potential and build a meaningful legacy for future generations.



◀ Greater London House 180 Hampstead Road



▲ Fenwick 53-63 New Bond Street



▲ Henrietta House, W1



▲ The Lantern 75 Hampstead Rd

BUILDING SPECIFICATION

INTRODUCTION

Shropshire House will introduce 25,045 sq ft of refurbished workspace over the 2nd and 3rd floors. The refurbishment will see the original Art Deco features restored and reimagined on both the floors and in the common parts.

BUILDING ENVELOPE

The building envelope is designed to respect its surrounding neighbours. The building was built in the 1930s and the original structure will remain the same. All external glazing will be replaced with new double glazed Crittall-style glazing with some openable windows.

CRITICAL DESIGN DATA

No. of storeys;

6 storeys above ground level over a basement storey

Floor to ceiling (to underside of soffit);

Level 3 - 2.96m

Level 2 - 2.96m

Lighting/service zone;

Varies

Structural zone;

Varies

Plant area;

The following plant is located at roof level:
Offices VRF AC heat pump condenser plant.

Miscellaneous ventilation plant serving ground and basement floors.

Space for tenant's Cat B plant.

Occupational densities;

Design Occupancy: 1:10 In line with BCO Guide 2014 and

based upon people per m² of net office area (NIA).

W/C Occupancy: 1:10 in accordance with Overall WC calculations in line with BS6465-1:2006 + A1:2009 to reflect a workplace occupational density of 1 person per 10m² based on a unisex self-contained facilities on each floor with no absenteeism.

Ventilation/Service Strategy: 1 person/8 sqm, in accordance with BCO regulations.

Loadings;

Office areas (office + partitions) 2.5 + 1.0 kN

Staircases typically: 3.0 kN/m²

OFFICES LEVEL 2 AND 3

Wall finishes & columns;

All perimeter walls made good, re-plastered and redecorated.

Floor finishes;

New raised access floor installed to all 3rd and 2nd floor area- 150mm from floor slab. Fire barriers installed to comply with building control regulations.

Ceiling finishes & lighting;

Provision of new mechanical ventilation with all exposed services sprayed and ceiling slab sprayed white. Black finish suspended LED IGuzzini light fittings to all open plan office area (contained within depth of beams).

TOILET AREAS

Newly configured WC and Shower accommodation. Provision of 12no. Superloos, 2no. DDA WC, 2no. ambient shower and 2no. standard shower per floor. Occupancy and provision with building control approval.

All WC and shower doors are solid core bespoke doors with panel detailing and stainless-steel ironmongery and thumb turn locks in keeping with the 1930s aesthetic. Internal face of shower doors are clad with Acrovyn.

Superloos have a feature tiled finish with a feature tiled border and paint finish above in keeping with 1930s aesthetic. Tiled floor, wall hung WC, sensor flush, bespoke vanity unit with wall mounted taps, feature wall mounted

mirror and side lights and xlerator automatic hand drier.

Showers have a fully tiled finish, tiled floor, electric shower, fold down seat and wall hooks DDA WC has fully tiled finish, tiled floor and compliant Doc M sanitary ware.

COMMON PARTS

Lift Lobbies;

The ground floor lift cores walls are clad with full height porcelain tile with a patterned tiled floor and plasterboard ceiling.

New rear illuminated tenant signage is mounted on an adjacent wall to the main entrance.

The lift core is clad in Italian hand-crafted green gloss tiles (metro style) with curved corner detail. Internally illuminated satin SS handrails wrap the external face of the tiled lift core.

The treads and riser have been re-clad with a terrazzo type finish.

The ceiling is a plasterboard finish with feature LED linear lights running in a tram line pattern across the ceiling and down the corresponding wall. The existing stainless steel on the outer lifts has either been replaced or re-linished (accordingly to survey of condition).

New rear illuminated directional signage is mounted on the wall opposite each lift door exit.

CYCLE STORE

23 external cycle space

MECHANICAL AND ELECTRICAL

Lift Installation;

2 x passenger lifts with a maximum capacity of 5 people.

Climate Control;

New VRF (variable refrigerant flow) AC heat pump systems to offices.

New MVHR ventilation to offices.

New HVAC control systems with smart features incorporated in-line with DfP energy measurement, data gathering and reporting.

The VRF AC heat pump systems shall comprise high level ducted indoor units to discharge conditioned air via cassettes and external AC condensers located at roof level interconnected by refrigerant pipework and control cabling. The VRF AC systems shall be complete with their own central controller.

BLOOMSBURY
**SHROPSHIRE
HOUSE**
FITZROVIA

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