



GPE.
Fully Managed

Thirty One Alfred Place

A WORKPLACE EMBRACING EVERYDAY WELLNESS

31-34 Alfred Place,
Fitzrovia, WC1E 7DP

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Welcome to Thirty One Alfred Place, where your wellbeing is our priority

Set in the heart of the lively and historic neighbourhood of Fitzrovia, Alfred Place is steeped in history. We have unlocked its potential as a stunning modern workspace, designed with wellness in mind.

Every detail has been carefully considered to create Fully Managed workspaces where businesses – and your people – can thrive. The quality of materials and finish can be seen in every corner of Thirty One Alfred Place, as can our commitment to celebrating the best in sustainable practices.

Echoing the Alfred Place Gardens that sit on the building's doorstep, Thirty One Alfred Place offers a tranquil haven away from the hustle and bustle of Tottenham Court Road.

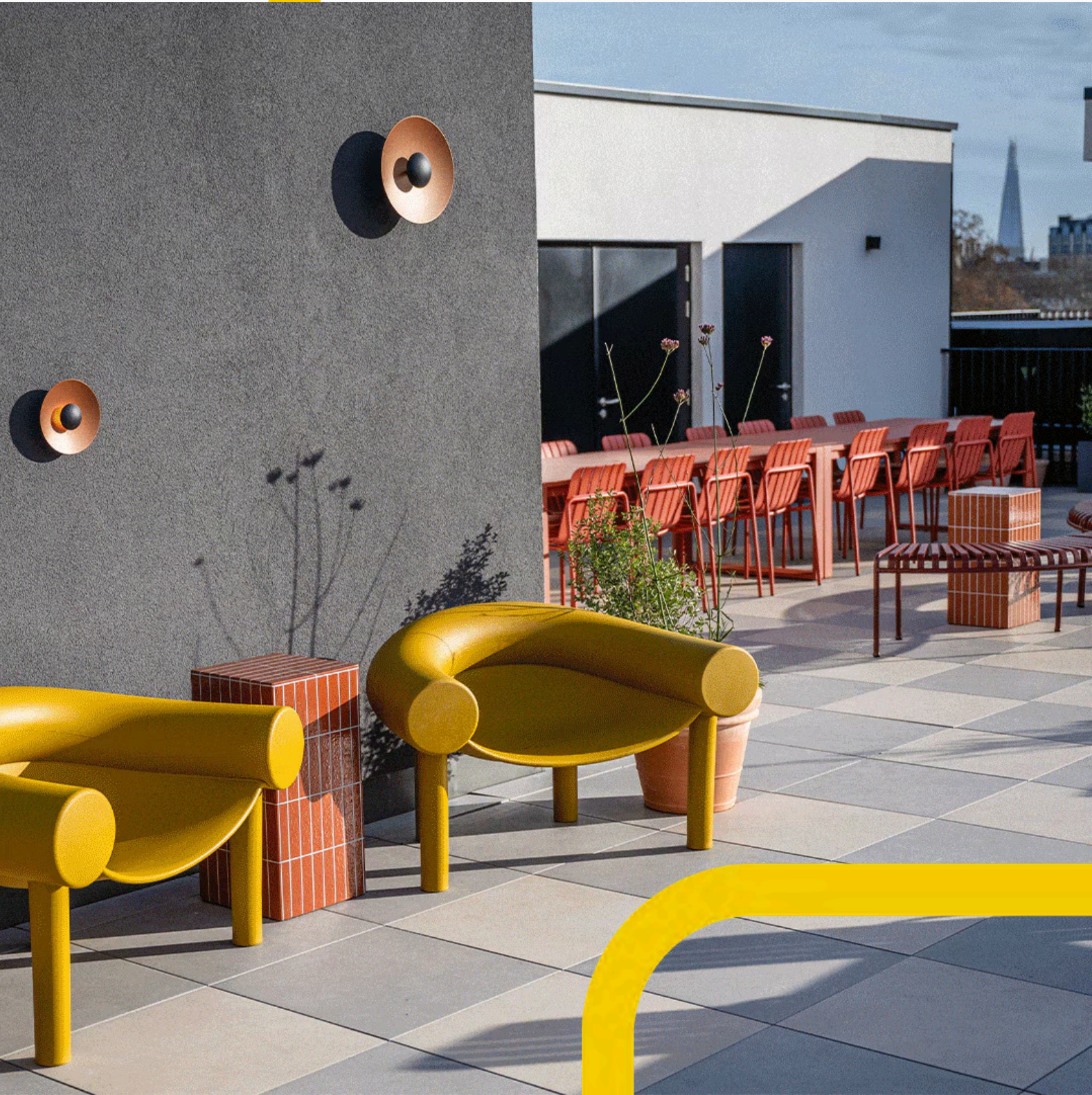
42,000 sq ft

8 Floors

Workspaces ranging from
700– 5,400 sq ft

Providing an array of office spaces tailored for **10 to 80** desks, each with exclusive on-floor amenities and thoughtfully designed shared areas.





Key features



Communal roof terrace



Spacious shared lounge



Self-serve coffee bar



Flexible wellness space



Event space



Multiple breakout areas



Shared meeting room suite



Private terraces on selected floors



Customer experience team



Phone booths



Changing rooms, lockers & showers



Bike storage

Make yourself at home

For businesses who prefer their offices to have a little personality, Thirty One Alfred Place is the place to be. Located right by charming Store Street, this characterful, contemporary space fits in seamlessly. With calming green gardens on your doorstep, Thirty One Alfred Place is created to provide the ultimate in work/life balance.



Exceptional wellness amenities

From our flexible wellness space and vibrant events programme, to our showers and bike storage, our amenities are curated to enhance your overall experience.



An impressive welcome

With an inviting communal reception area, relaxation spaces, and self serve coffee bar, you can start and end your day right.



Workspace delivered by experts

We love to create flexible and inspiring Fully Managed spaces. All our experience has gone into ensuring Thirty One Alfred Place will be perfect just for you.



High-quality floors

Refurbished with the best in sustainable materials, each floor has excellent natural light and is fully contained and customisable.



Central location

Just a stone's throw from Tottenham Court Road and Goodge Street stations, Thirty One Alfred Place offers multiple commuting options for your employees.

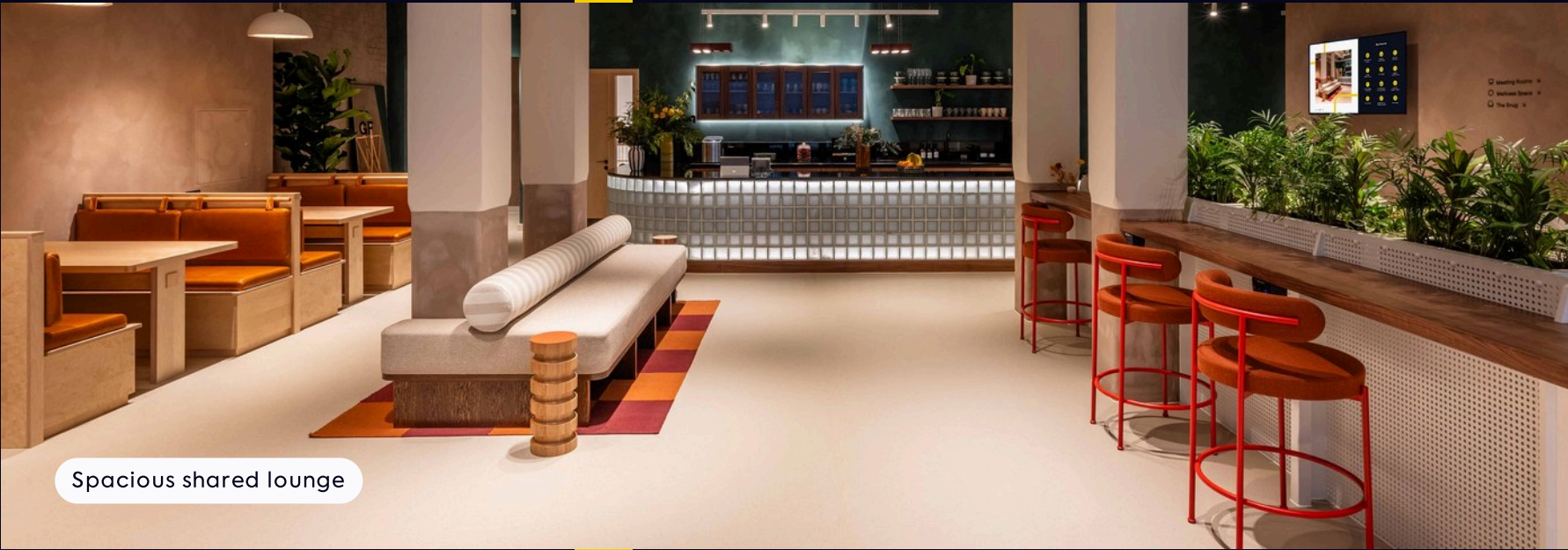


Communal roof terrace

One of the many features that gives Thirty One Alfred Place the WOW factor. A shared roof terrace to relax, socialise, enjoy the fresh air and have lots of fun.



Outdoor roof terrace



Spacious shared lounge



Meeting room suite



Space to relax

What's in your building

It's all included in one bill, no hidden extras



6 reasons to choose GPE Fully Managed



1 – Fully managed and fully yours

Say hello to a furnished workspace that's exclusively yours. Our Fully Managed service is a truly hassle-free experience.

[How we make it hassle-free](#)



3 – Relax, you're in safe hands

We've been doing this for a long time. Our in-house experts curate the perfect experience, so you can enjoy market-leading workspaces. We own and manage our buildings, so you'll always deal directly with us.

[Learn more about us](#)



5 – Working towards a better world

We're committed to becoming a net zero carbon business by 2040, sourcing 100% renewable energy and maximising material reuse. We'll also work with you to reduce your carbon footprint, creating sustainable spaces where your business can thrive.

[How we're reducing our impact](#)



2 – All-in-one bill with no hidden extras

Say goodbye to multiple bills. Each month you'll receive one all-inclusive bill from us, and, your bill remains fixed for your contract period.

[See what's included](#)



4 – Plug in and go - your tech's all sorted

You get safe, secure and fast wireless connectivity so you can work seamlessly from day one, with IT help on-hand. Everyone gets access to sesame™, your workspace app.

[Head over to the tech](#)



6 – Exceptional service as standard

Your people are our priority. It's why we've developed our customer charter - the values by which we operate - so we can deliver you a great experience.

[Learn more about our services](#)

More than a workspace. Everything taken care of.

Fully Managed by GPE delivers a host of services for a seamless and hospitality-led workplace experience.

Every detail is taken care of, removing friction so you can focus on what you do best.



Landscaping & Planting

- Planting & maintenance



Building Access & Security

- 24/7 building access
- sesame™ workplace app



Health & Safety

- Full statutory compliance
- Fire risk assessments
- Fire safety equipment
- Fire evacuation drills
- Fire warden training
- Water hygiene management
- PEEP assistance



Technology

- Plug-and-play from day one
- Ultra-fast wireless connectivity
- Shared internet access
- Premium AV in meeting rooms



Sustainability

- Net zero carbon commitment by 2040
- Renewable energy
- Sustainability experts
- Reporting documentation
- Circular design ethos



Maintenance

- HVAC systems
- Heating and cooling
- Electrical systems
- Building Management System (BMS)
- All inclusive planned & reactive maintenance regime



Cleaning

- Daily workspace cleaning
- Window cleaning
- Deep cleans in shared spaces
- Daily waste removal
- WC consumables



Food & Beverage

- Bean to cup coffee machine
- Coffee, tea, and milks
- Daily fruit
- Social value drinks
- Weekly customer treats



Amenity Spaces (building dependent)

- Bookable meeting rooms
- Showers & changing facilities
- Cycle storage
- Lockers
- Roof terraces
- Amenity lounges & breakout spaces



Workspace & Furnishings

- Fully furnished office space
- Own front door
- Demised meeting rooms
- Demised kitchen



Customer Experience & Community

- Dedicated Customer Experience Manager
- Dedicated Commercial Relationship Lead
- Regular customer meetings
- Curated community events
- Dog friendly policy
- Welcome experience
- 24/7 helpdesk



Exceptional service as standard



Everything taken care of

Our welcoming customer management team will ensure a hassle-free experience for you and your employees. Let our team take care of everything so you can focus on running your business.



Building management



Community management



Statutory compliance



Food & Beverage



24/7 Helpdesk



Health & safety



Maintenance



Access & visitor management



Events

Purposeful partnerships

We're passionate about working closely with our thriving local communities, supporting local businesses and social enterprises. By choosing a Fully Managed workspace, you help these fantastic businesses every day.



Our events and wellness programme

Our workplaces are more than just offices—they're vibrant communities that foster genuine connections.

Your Customer Experience Manager will help keep your team happy and engaged with a thoughtfully curated programme of wellbeing initiatives and events throughout the year.

From wellness sessions to networking opportunities, seasonal celebrations, charitable fundraisers and educational workshops, we create experiences that bring people together and make the workplace an inspiring and happy place to be.



Networking events



Fitness classes, yoga & pilates



Creative workshops



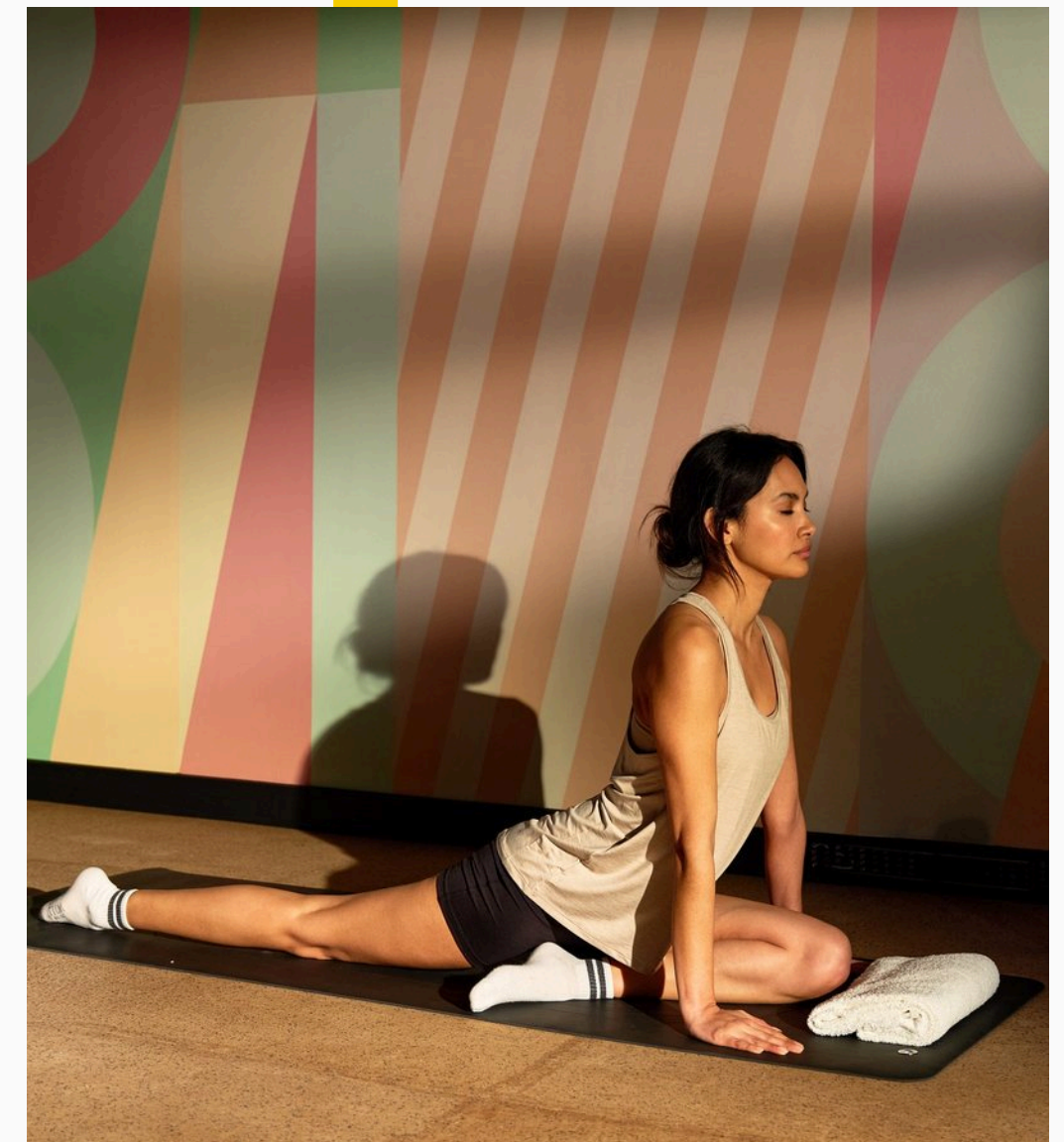
Seasonal pop-ups



Screening of sporting events



Charitable fundraisers





A workspace that feels like home

Sustainability is at the core of everything we do.

We are creating workspaces that prioritise the environment, community and wellbeing of your team.

Our commitment at Alfred Place:



Sustainable refurbishment and fit-out. Targeting SKA Silver.



Energy efficiency EPC B rating.



100% electric building.



Improved biodiversity.



Adding social value through local community initiatives.



At GPE, we are:



Integrating climate resilience across our business.

- Creating more green space.
- Creating adaptable, future-proof buildings.



Decarbonising our business to become net zero by 2040.

- Using 100% renewable energy.
- Low carbon by design, including using preloved materials and furniture.



Putting health and wellbeing front and centre.

- Fitwell/WELL enabled buildings and air quality monitoring.
- Creating inclusive spaces and running wellbeing events.



Creating a lasting positive social impact in our communities.

- Supporting social enterprises and charities.
- Supporting local employment and apprenticeships.

Schedule of areas



	FULLY LET North			AVAILABLE South		
FLOOR	SQFT	DESKS		SQFT	DESKS	FEATURES
7th floor	Amenity space			Amenity space		Communal outdoor terrace
6th floor	2,172	30		932	12	> Office space
5th floor	2,171	28		749	10	Office space with private terrace
4th floor	2,434	36		2,427	38	Office space
3rd floor	2,433	36		2,422	32	Office space
2nd floor	2,437	36		2,422	34	Office space
1st floor	4,515	58		2,409	32	Office space
Duplex (G & LG)	5,476	60		-	-	Office space
Ground	-	-		719	12	> Office space
Ground	Amenity space			Amenity space		Bike storage, shower and changing facilities
Lower Ground	Amenity space			Amenity space		Communal kitchen, meeting rooms and wellness studio
Lower Ground	1,225	18		2,740	28	Office space
TOTAL	22,863	302		14,820	198	



Modern amenities that make you more comfortable

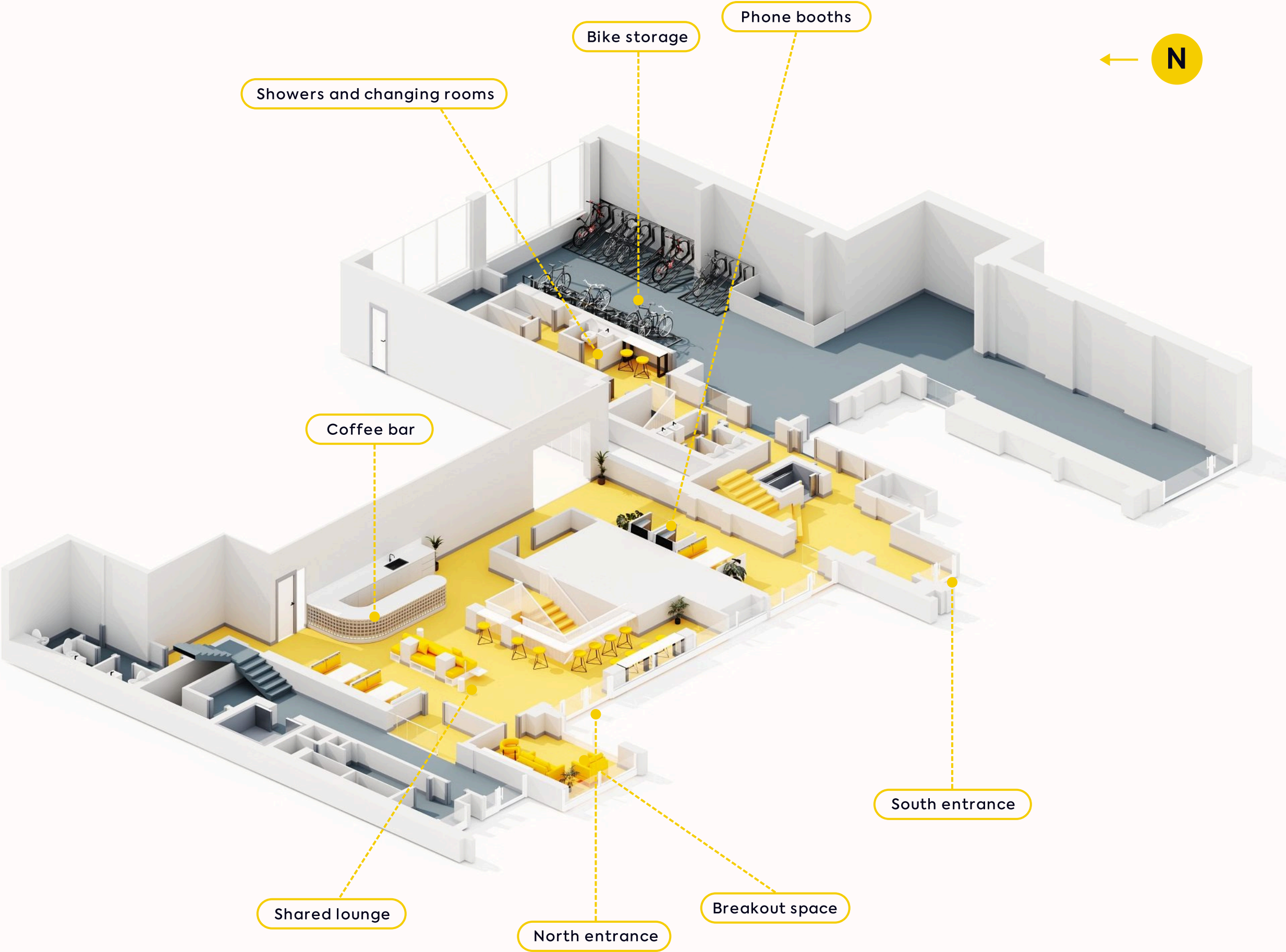
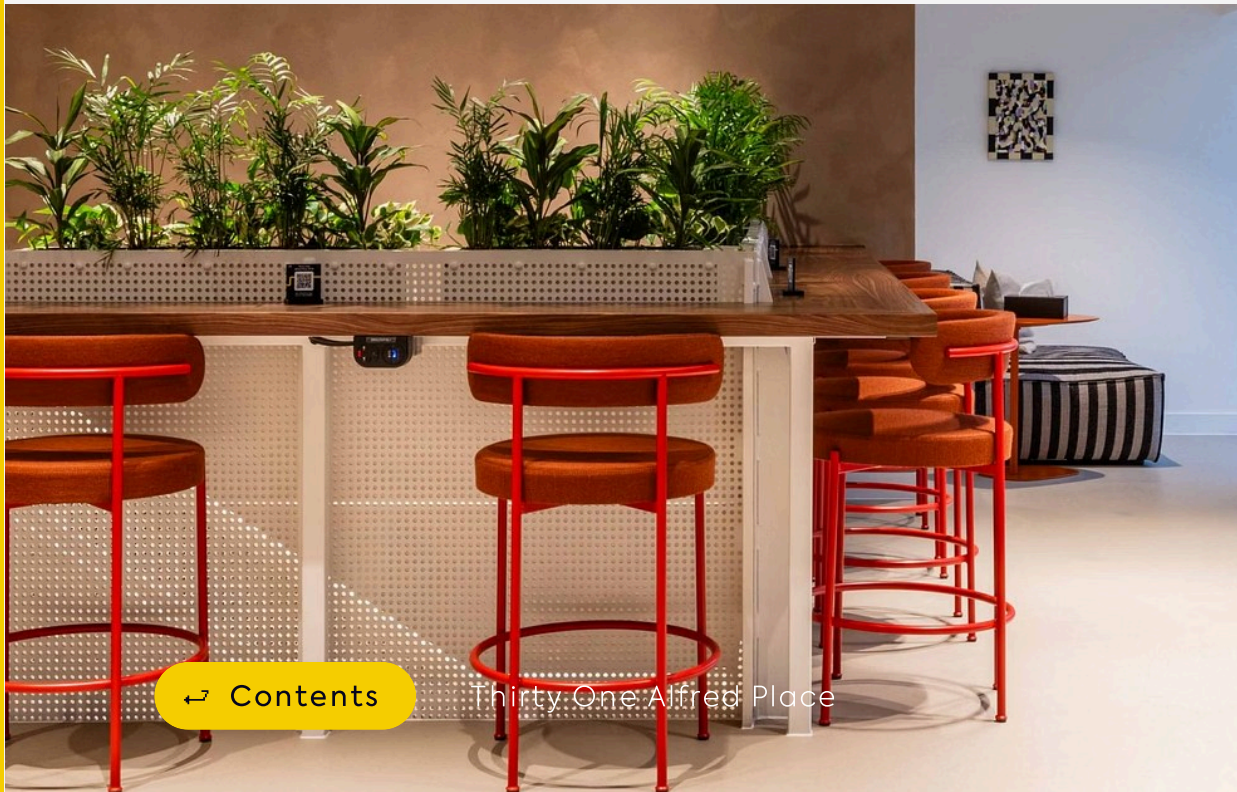
Alfred Place

Ground floor

Communal space and end of trip amenities

A warm and welcoming reception and communal area with a self serve coffee bar, multiple breakout spaces, and phone booths. Bike storage and showers can also be found here.

- Reception area
- Coffee bar
- Shared lounge
- Breakout space
- Showers and changing rooms
- Bike storage





Relaxation spaces for a balanced workday

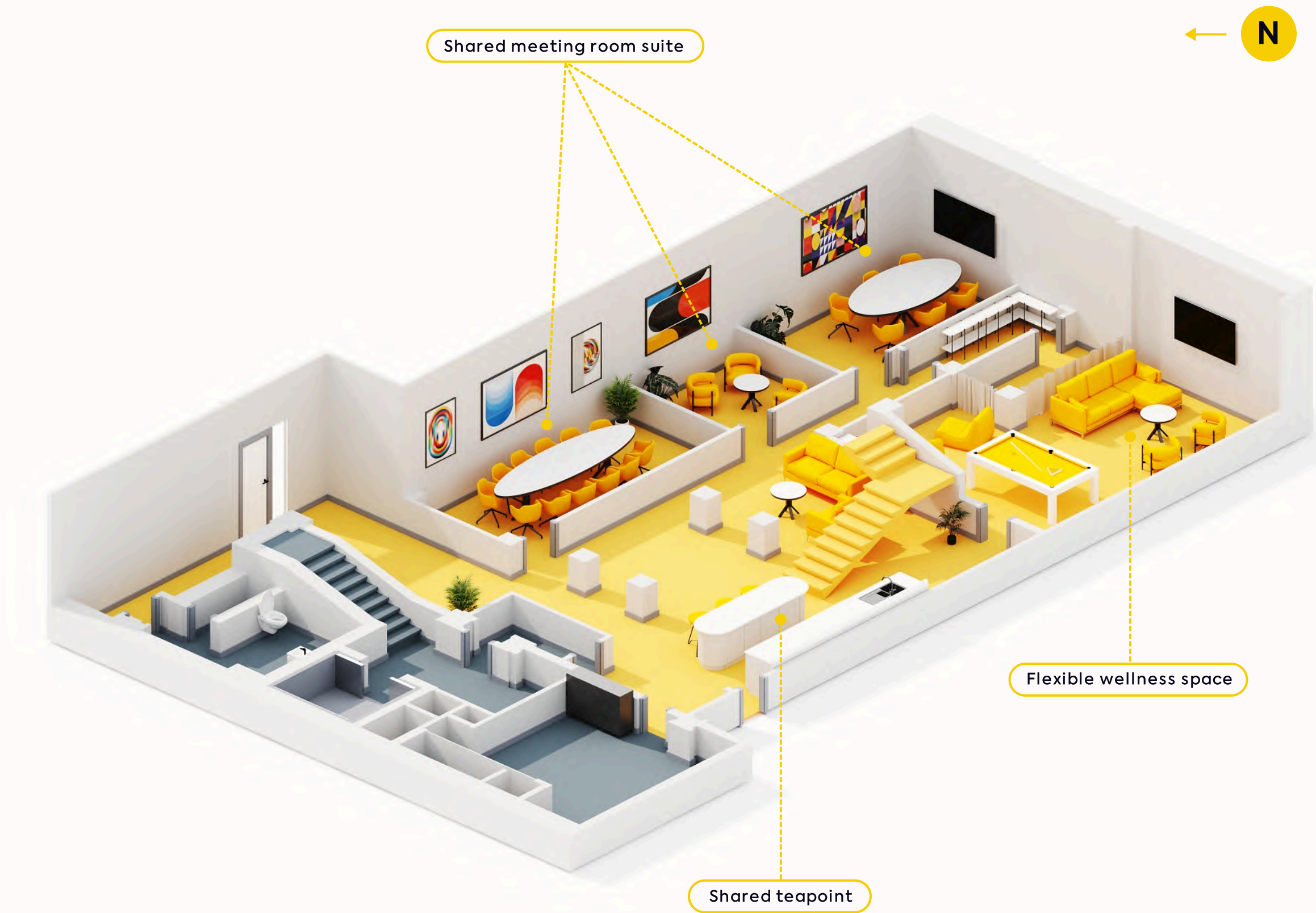
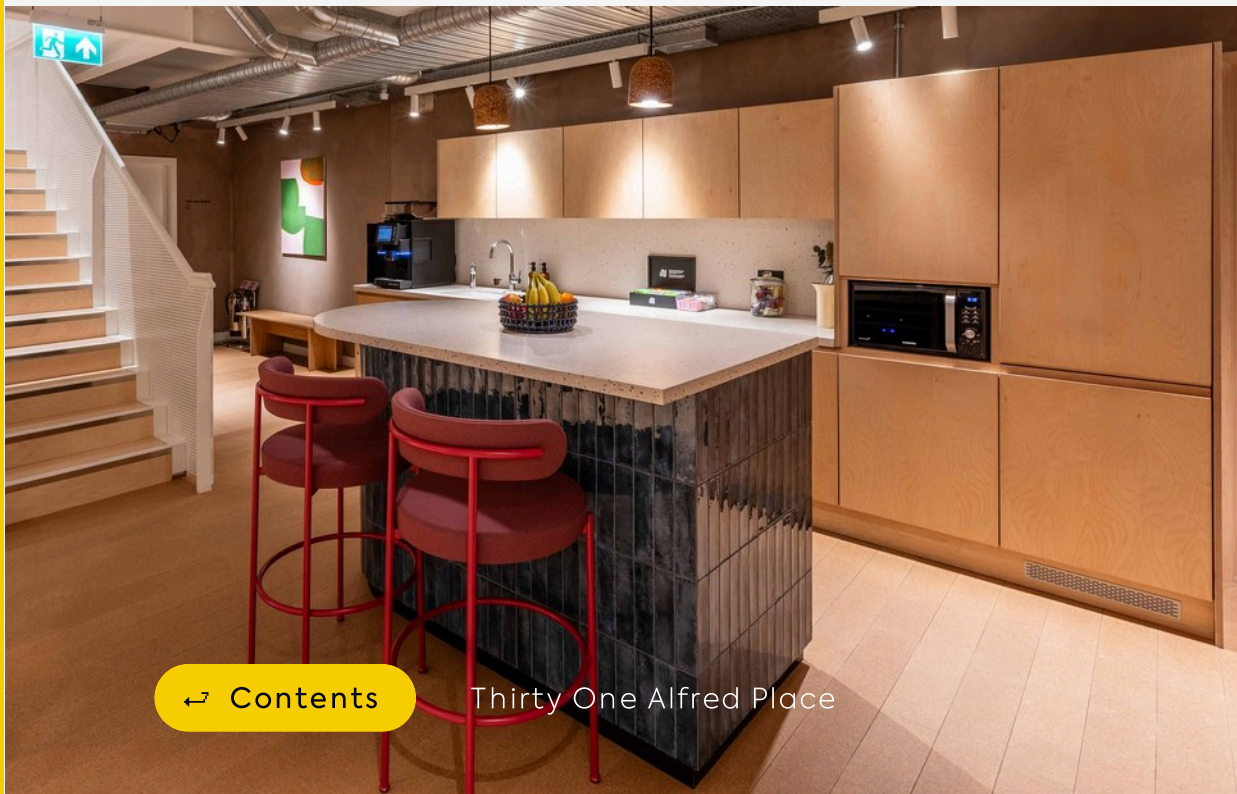
Alfred Place

Lower ground floor

Communal wellness space and meeting room suite

Contemporary meeting rooms and kitchen area as well as a flexible wellness, games and event space.

-  Meeting rooms
-  Shared teapoint
-  Wellness space
-  Breakout space
-  Event space



Where ideas come to life



Alfred Place

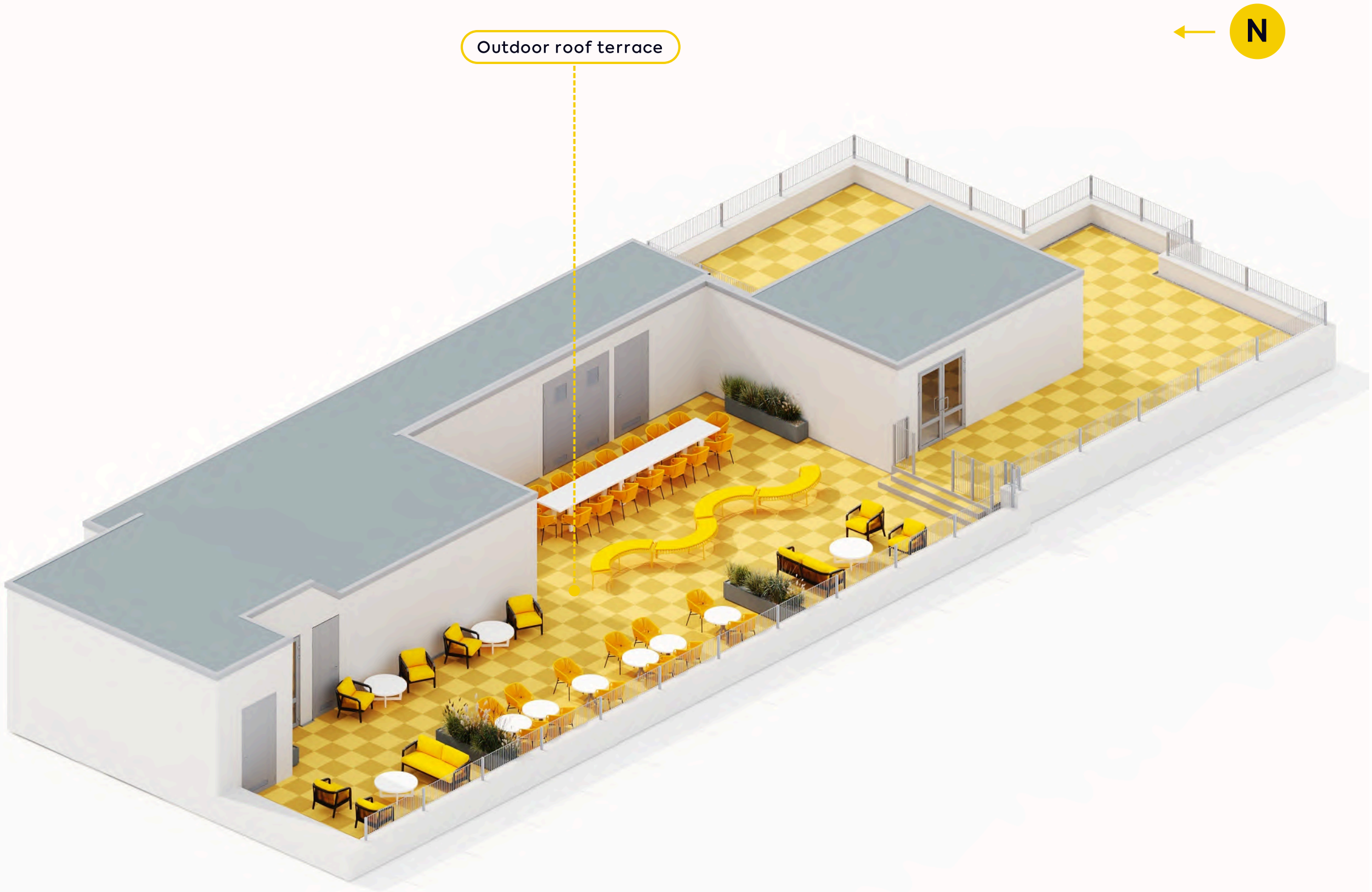
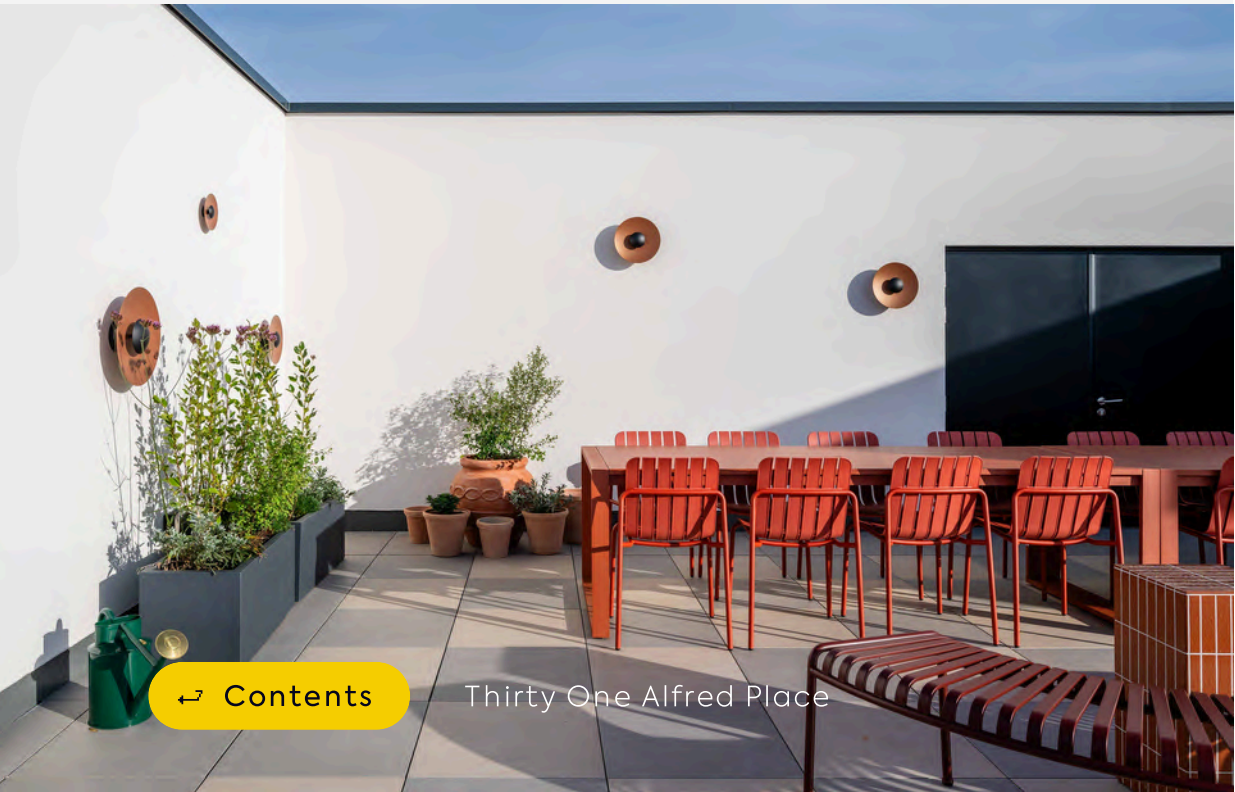
Roof terrace

Communal space

A beautiful plant-filled outdoor terrace and breakout space.

 Breakout space

 Outdoor space



A rooftop terrace with a grey concrete wall on the left featuring several circular, copper-colored light fixtures. In the foreground, a long sofa with grey and white striped cushions sits on a light-colored tiled floor. To the left of the sofa are several bright yellow armchairs and a potted plant in a terracotta pot. In the background, there are wooden tables and chairs, more potted plants, and a view of a city skyline under a blue sky with light clouds.

A stunning terrace,
because work should happen outdoors too

Floorplans

Thirty One Alfred Place, South



Ground Floor

Alfred Place, South

-  719 sq ft
-  12 maximum occupancy
-  12 current desks
-  4 person meeting room
-  1 phone booth
-  Kitchen
-  Coffee machine



Download floorplan



6th Floor

Alfred Place, South

-  932 sq ft
-  12 current desks
-  15 maximum occupancy
-  Breakout areas
-  1 meeting room
-  1 phone booth
-  Kitchen
-  Coffee machine



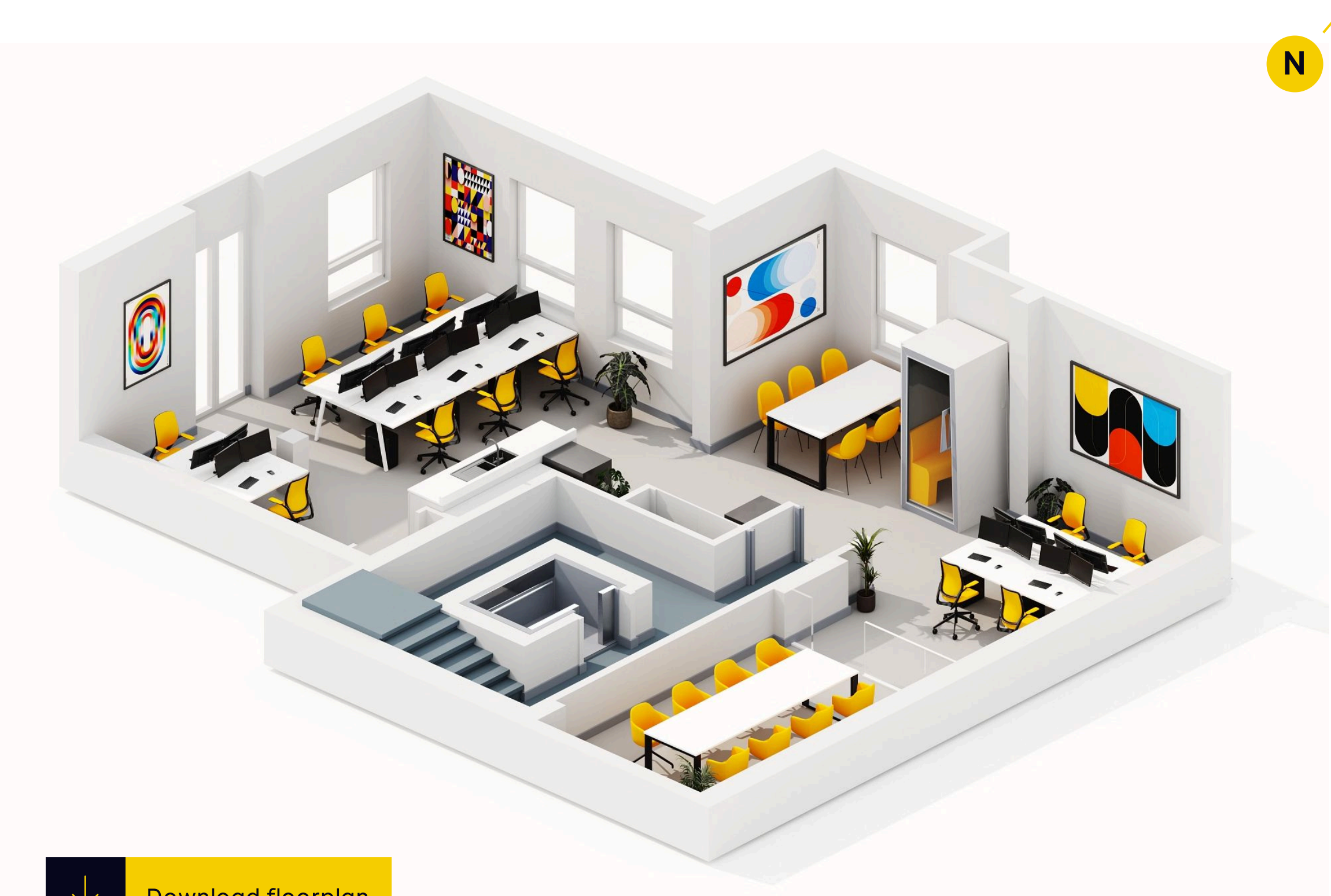
View images



View video

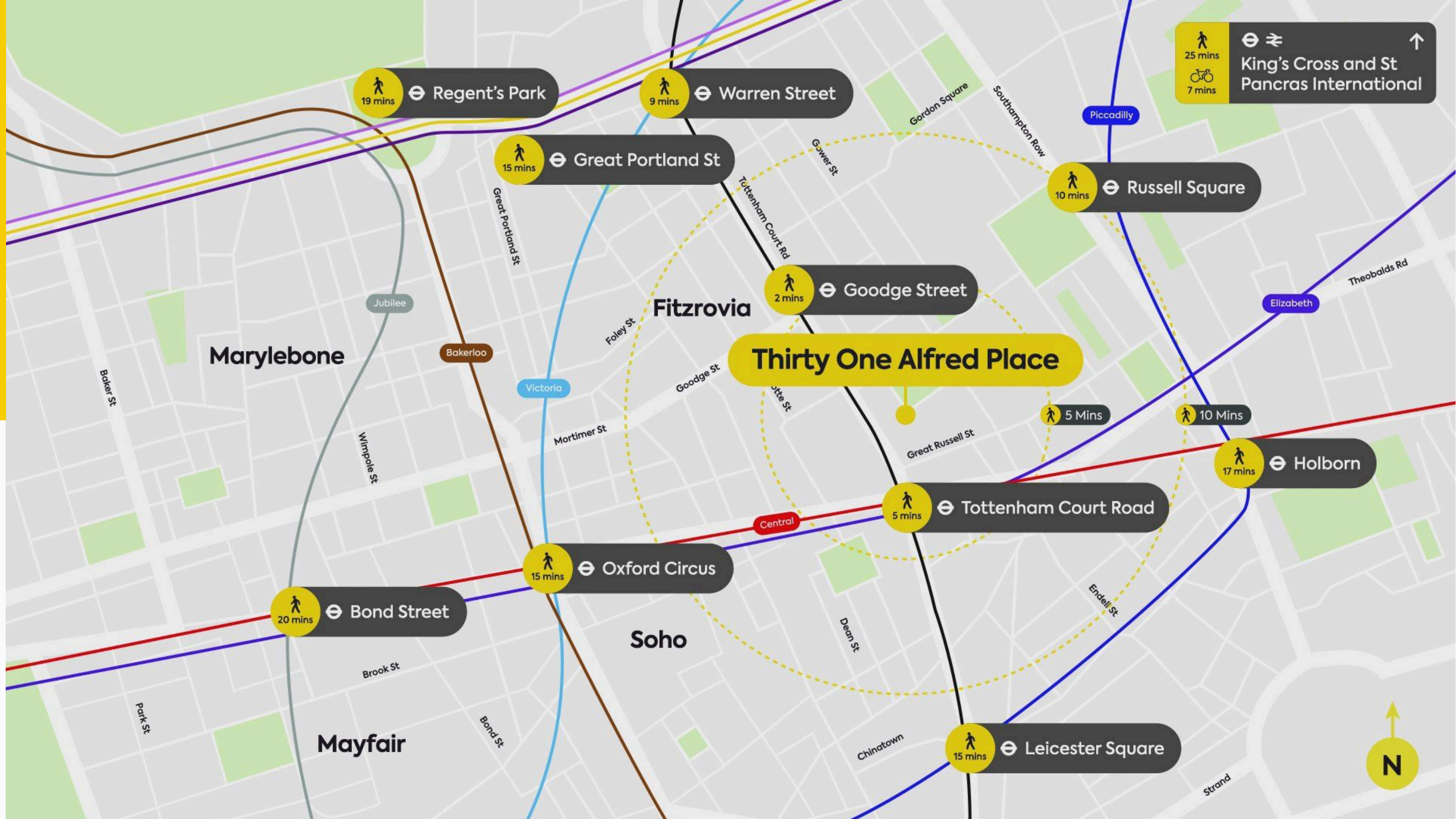


Download floorplan



Truly Connected

Thirty One Alfred Place is the perfect workplace for commuters, with Goodge Street, Tottenham Court Road and Warren Street stations, just a stone's throw away. Staying connected has never been easier here at Thirty One Alfred Place.



**Walking
Distance**

Goodge Street
2 mins



Tottenham Court Road
5 mins



Warren Street
9 mins



Russell Square
10 mins



Leicester Square
15 mins



Oxford Circus
15 mins



Great Portland Street
15 mins



Discover your local area

The dining scene around Alfred Place is as diverse as it is colourful, with a wealth of choice to suit every taste.

Whether sipping an Americano from Black Sheep or enjoying a mouth-watering Greek dish at The Life Goddess on Store Street, you never have to stray far to satisfy your cravings.



FITZROVIA

FOOD & BEVERAGE

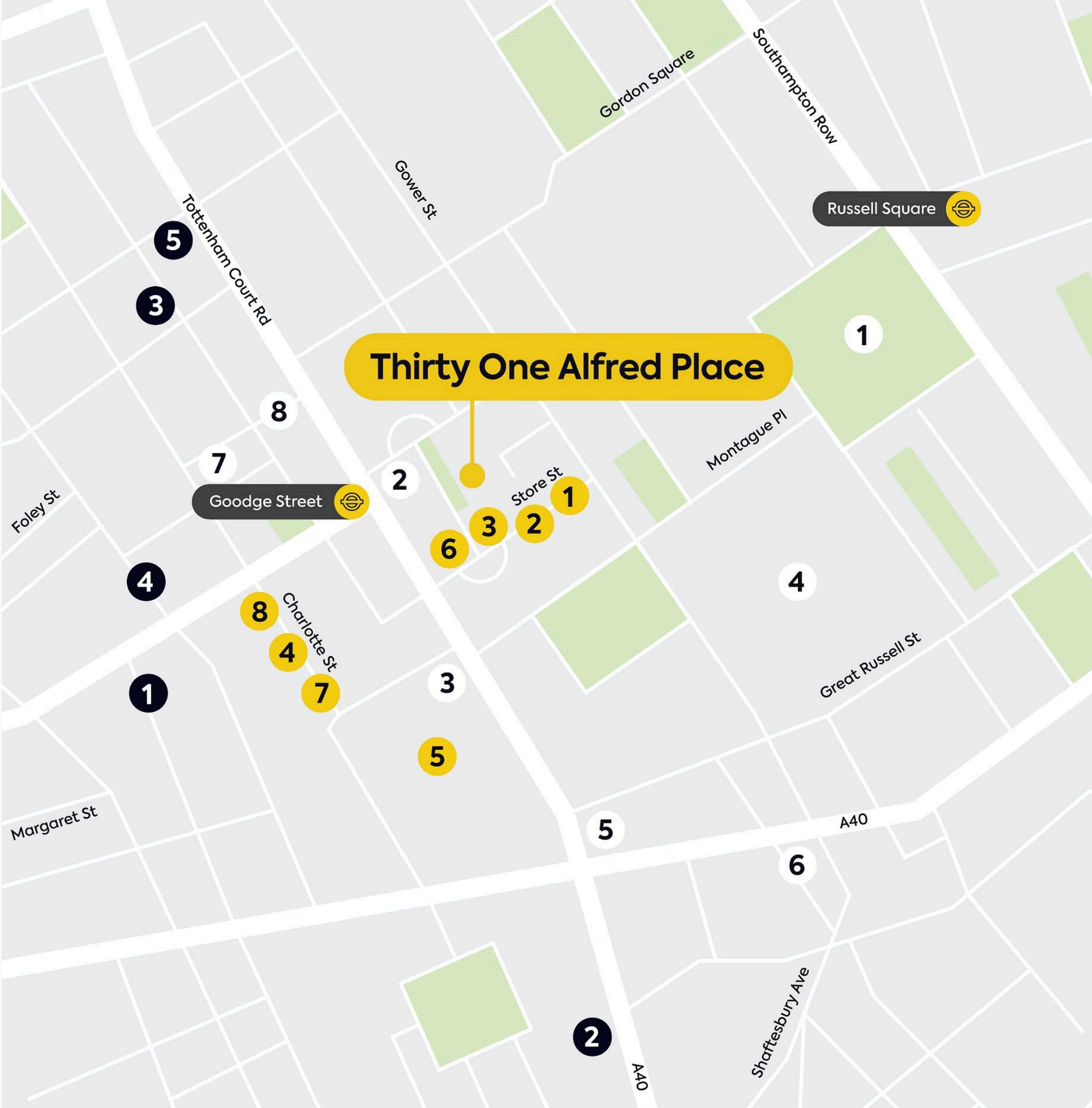
- 1 Store Street Espresso
- 2 The Life Goddess
- 3 College Arms
- 4 Vagabond Charlotte Street
- 5 Circolo Popolare
- 6 Honey & Co.
- 7 Norma
- 8 ROKA

THINGS TO DO

- 1 Russell Square
- 2 Monopoly Life Sized
- 3 Odeon Tottenham Court Road
- 4 British Museum
- 5 Dominion Theatre
- 6 Flight Club Bloomsbury
- 7 54 Fit
- 8 FLOW

LOCAL OCCUPIERS

- 1 Netflix
- 2 Skyscanner
- 3 Arup
- 4 Estée Lauder
- 5 EDF



Get in touch

We hope we've piqued your interest, but it's only just the beginning.
We'd love to show you more. Get in touch to book your viewing today.

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