



**GPE.**  
Fully Managed

[thirtyonealfredplace.co.uk](http://thirtyonealfredplace.co.uk)

# Thirty One Alfred Place

A WORKPLACE EMBRACING EVERYDAY WELLNESS

31-34 Alfred Place,  
Fitzrovia, WC1E 7DP



# Contents

03	What's in your building	>
06	Why us	>
10	Working towards a better world	>
11	Schedule of areas	>
19	Floorplans	>
30	Location	>
35	Get in touch	>





# 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 award-winning 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](#)



### 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](#)



### 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](#)



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

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

[Head over to the tech](#)



### 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](#)



### 6 – Exceptional service as standard

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



# Your wellbeing is our priority

Life is all about balance. Your Customer Experience Manager will help keep your team happy and healthy with a programme of wellbeing initiatives, charitable fundraisers and fun socials throughout the year, so your workspace is a happy and vibrant place to be.



Yoga, pilates & meditation



Fitness classes



Creative workshops



Seasonal pop-ups



Screening of sporting events



Cooking classes





# 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.







# 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.

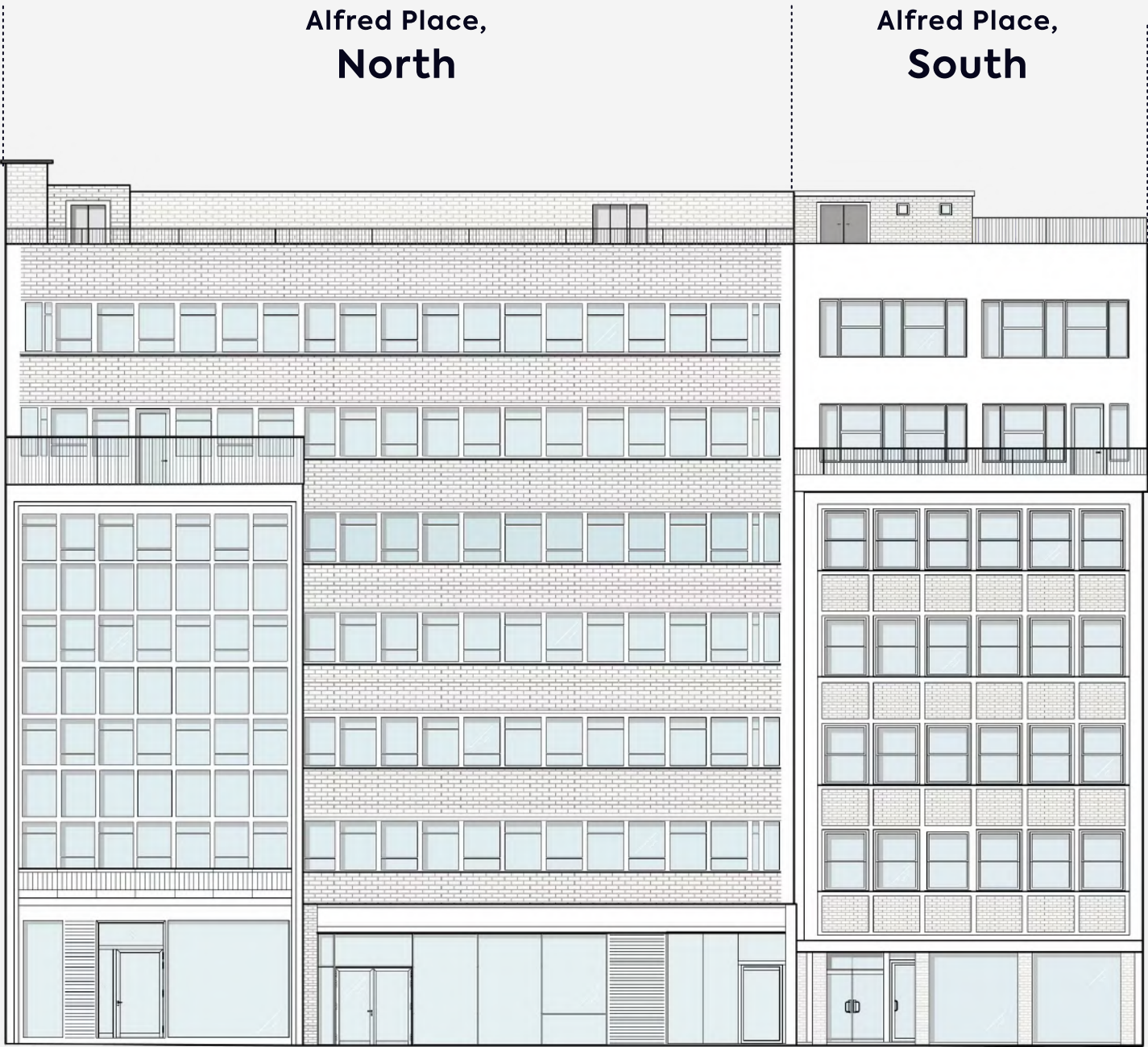


### Creating a lasting positive social impact in our communities.

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



# Schedule of areas



FLOOR	● FULLY LET			● AVAILABLE		
	North			South		
	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	31	> 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	197	





# Modern amenities that make you more comfortable









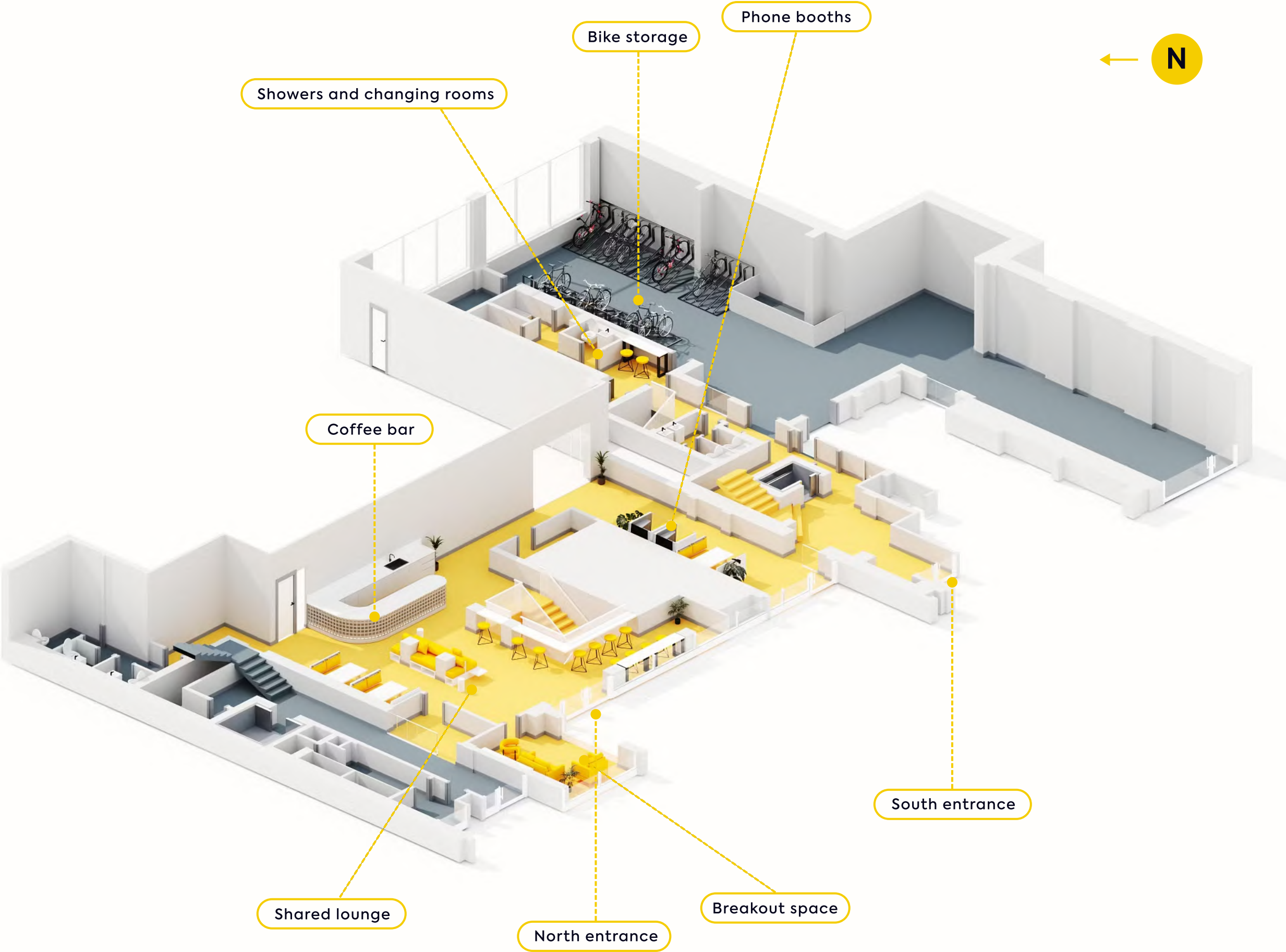
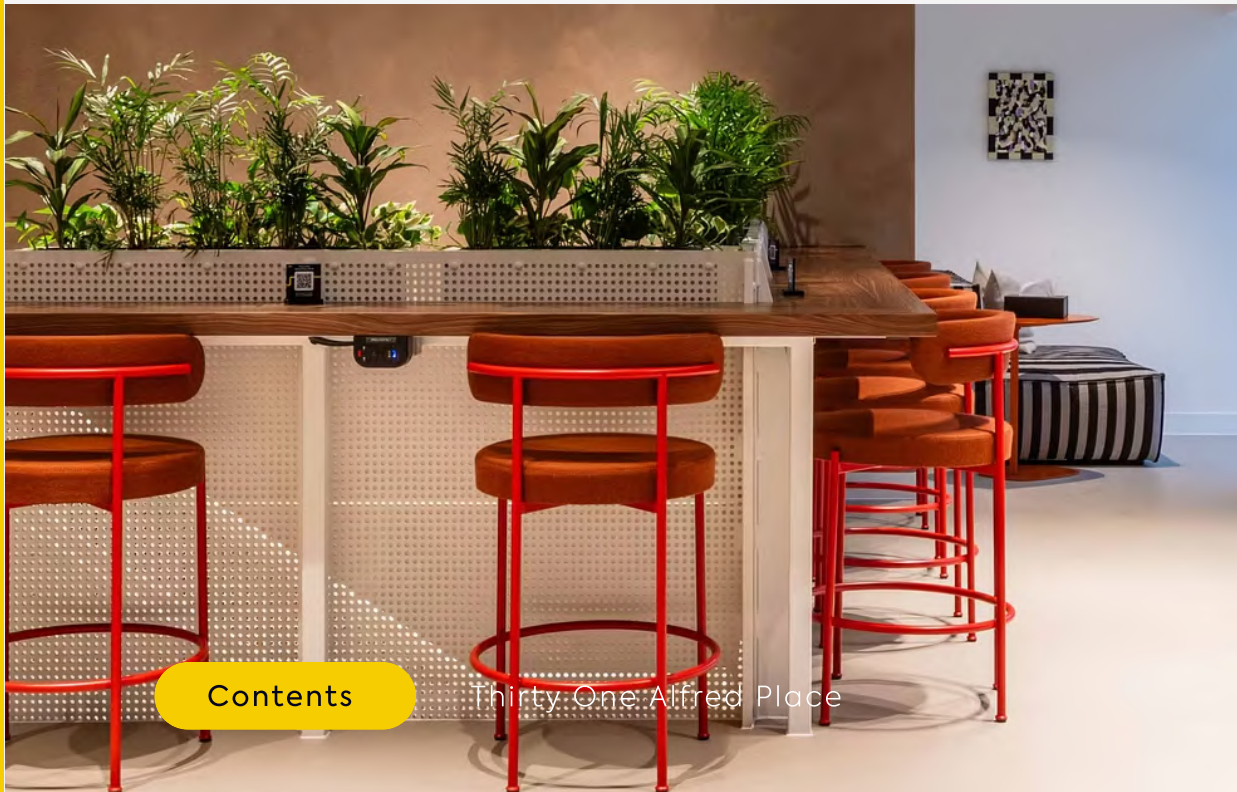
# Alfred Place

## 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








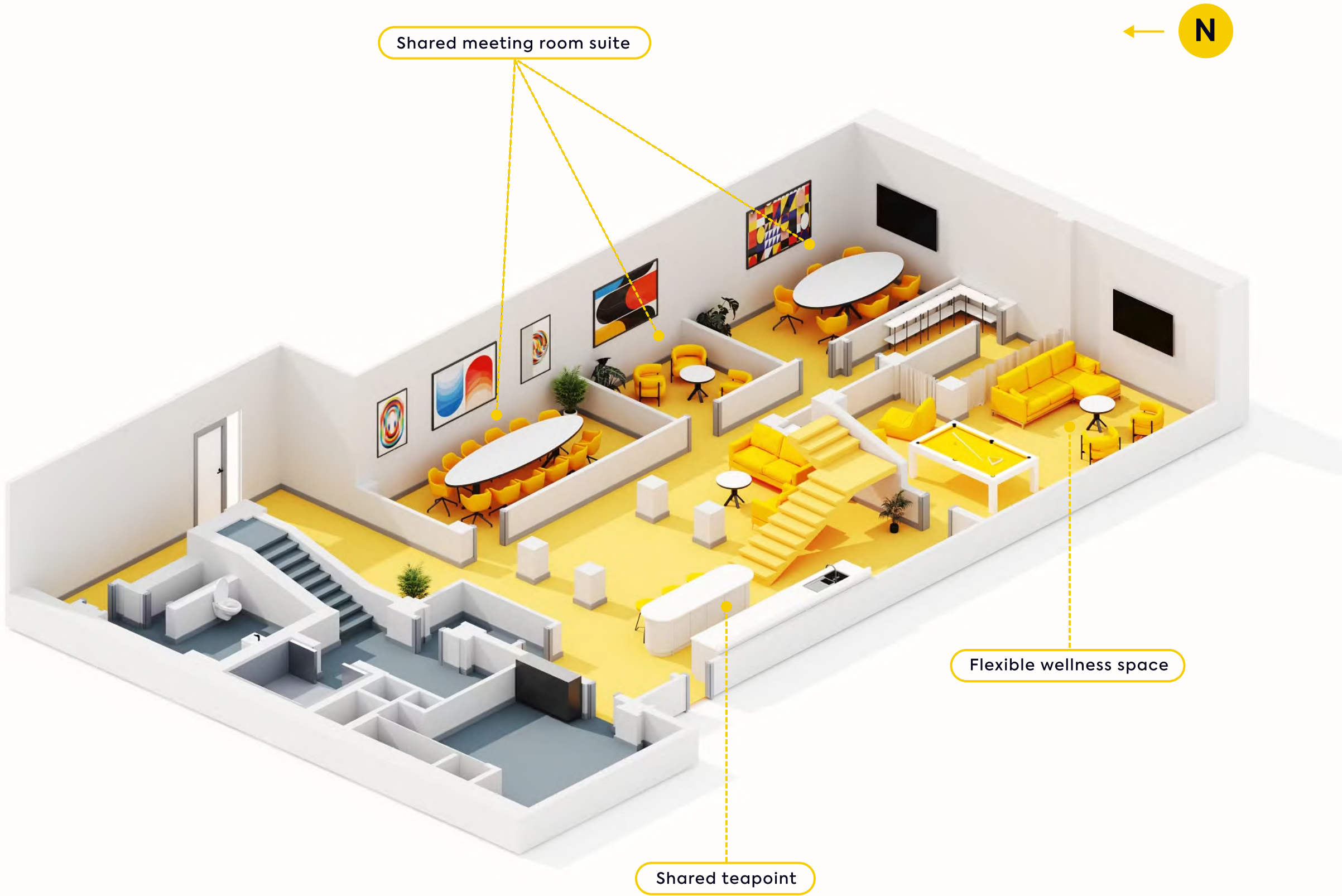
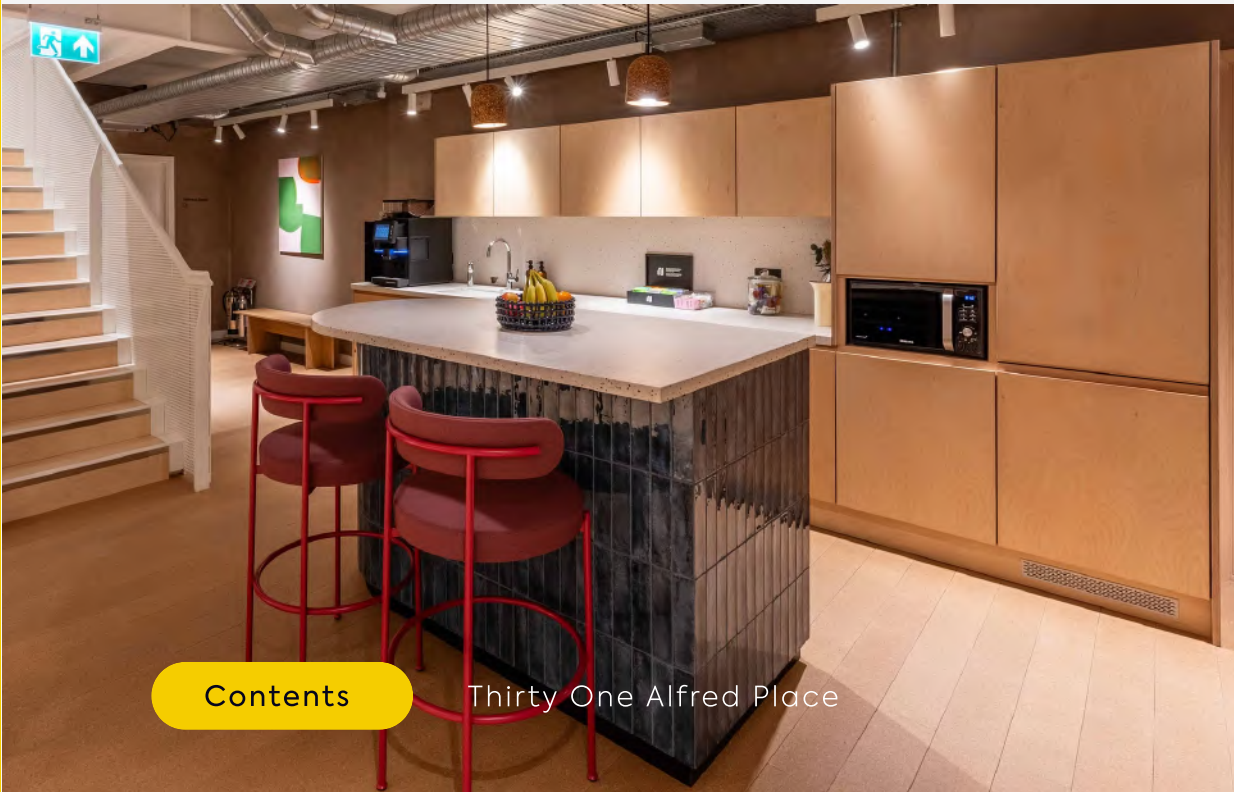
# Alfred Place

## 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

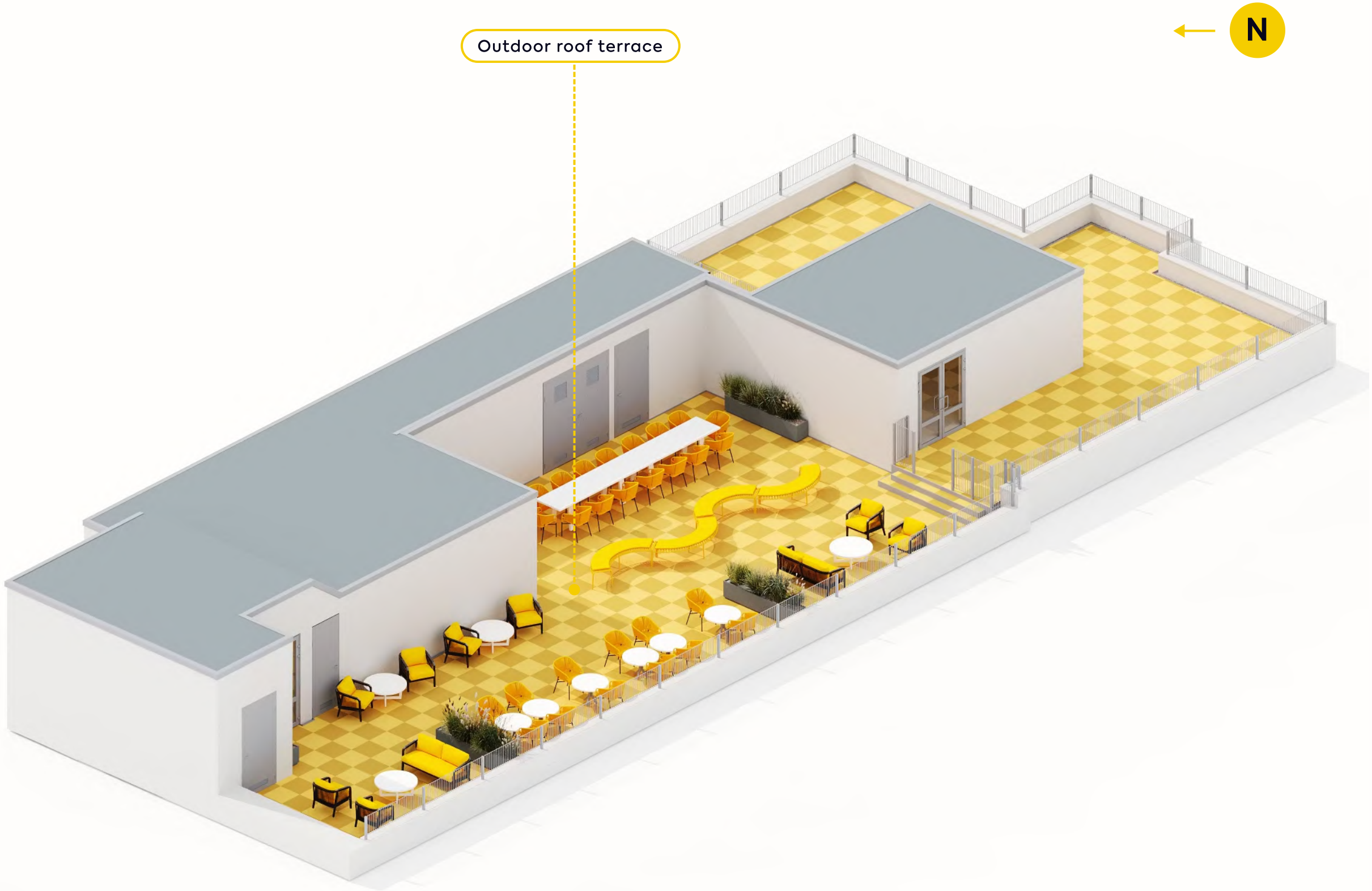
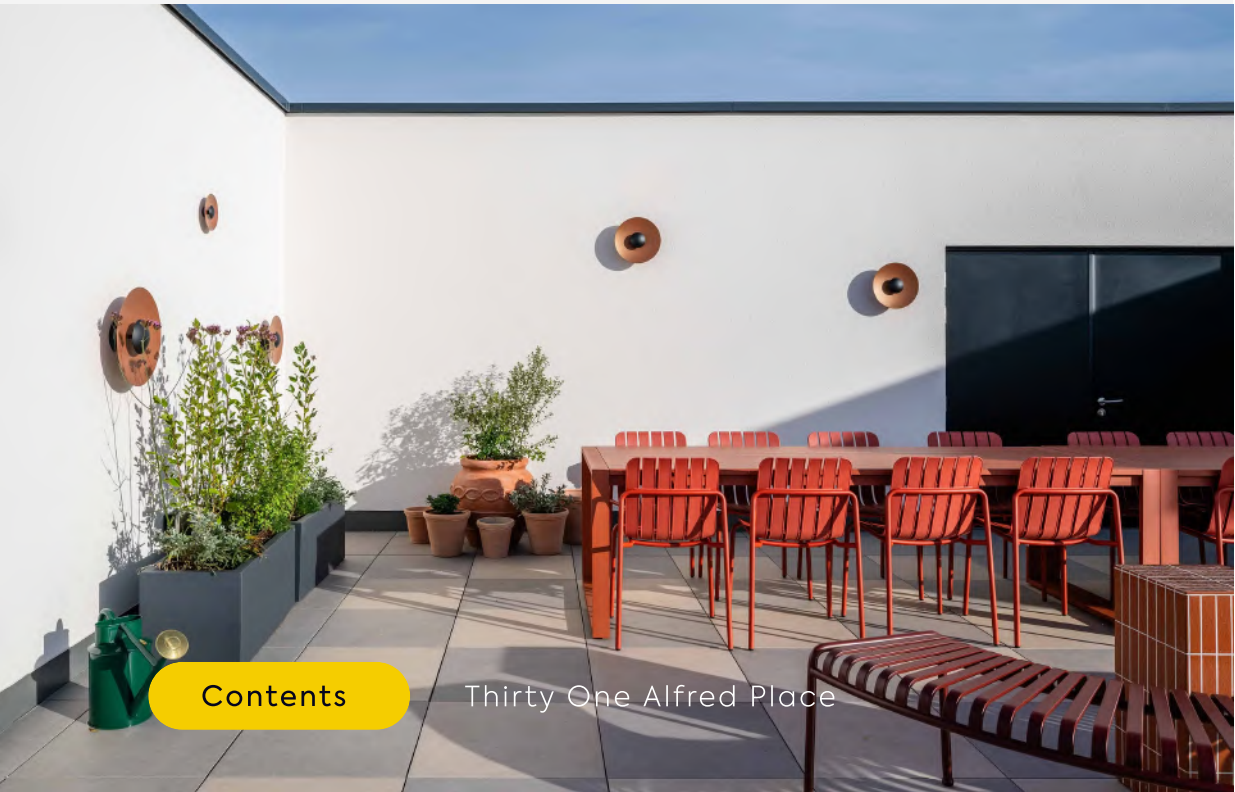
## Roof terrace

### Communal space

A beautiful plant-filled outdoor terrace and breakout space.

 Breakout space

 Outdoor space







A stunning terrace,  
because work should happen outdoors too



# Floorplans

Thirty One Alfred Place, South



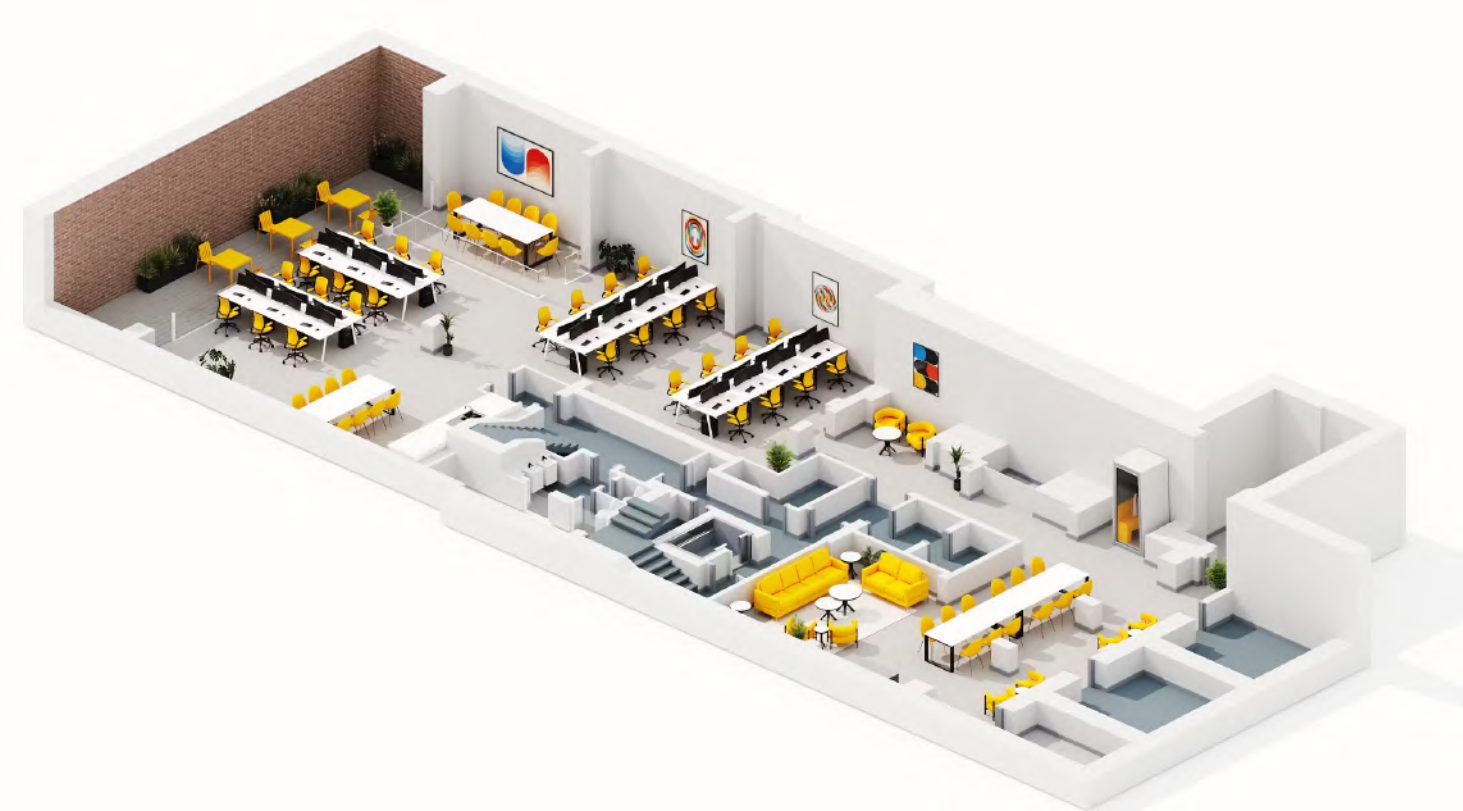


# Courtyard Office (LGF)

Alfred Place, South



- 2,740 sq ft
- 28 current desks
- 42 maximum occupancy
- 1 meeting room
- Kitchen
- Breakout areas
- 1 phone booth
- Coffee machine
- Private courtyard



[View/download 2D floorplan](#)

# Ground Floor

Alfred Place, South



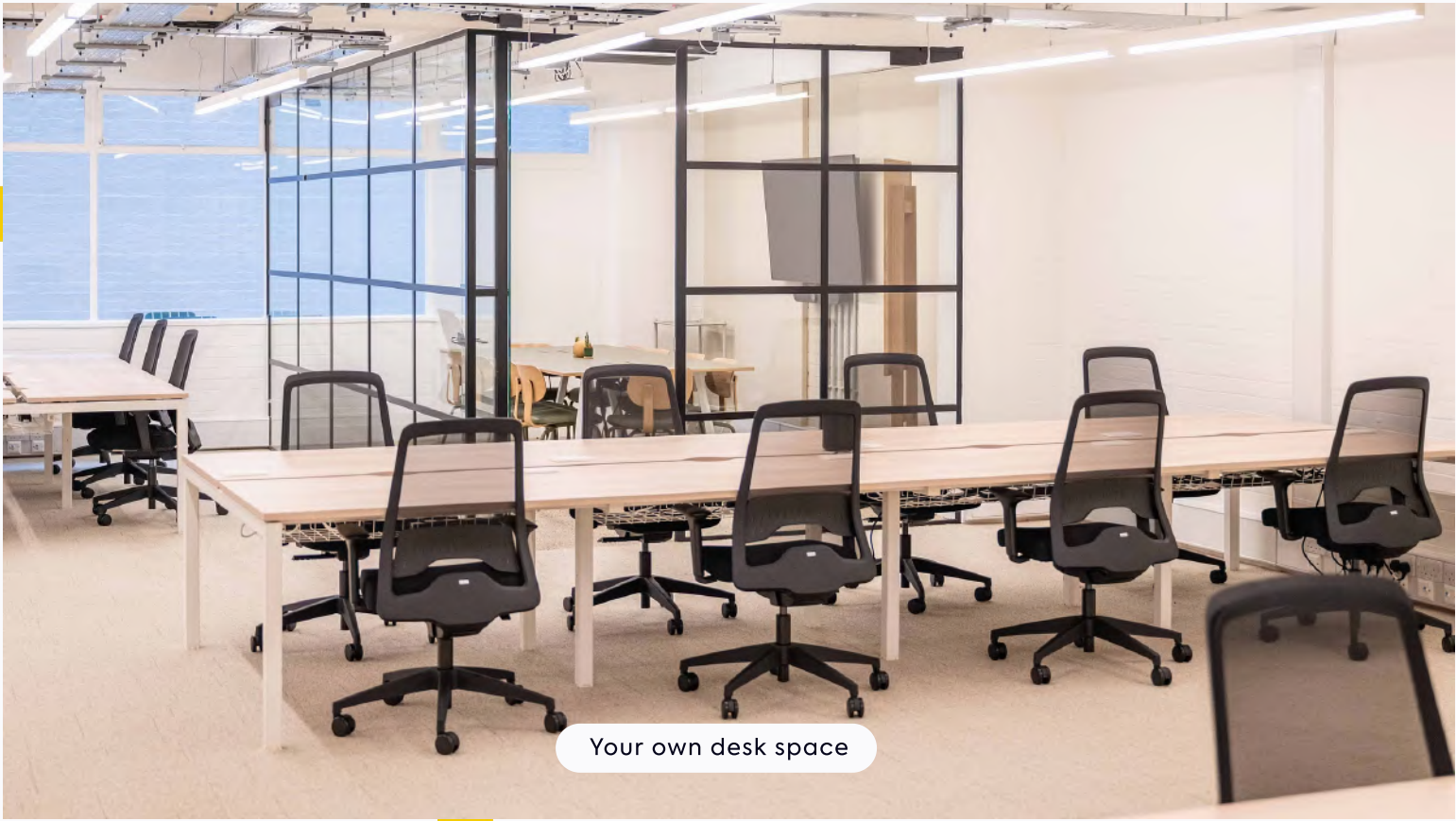
- 719 sq ft
- 12 current desks
- 12 maximum occupancy
- 1 phone booth
- Kitchen
- Breakout areas
- Coffee machine



[View/download 2D floorplan](#)



# Courtyard Office





# 1st Floor

Alfred Place, South



- 2,409 sq ft
- 31 current desks
- 38 maximum occupancy
- 1 meeting room
- Kitchen
- Breakout areas
- 4 phone booths
- Coffee machine



[View/download 2D floorplan](#)

# 2nd Floor

Alfred Place, South



- 2,422 sq ft
- 34 current desks
- 38 maximum occupancy
- 3 meeting rooms
- Kitchen
- Breakout areas
- 1 phone booth
- Coffee machine



[View/download 2D floorplan](#)







# 3rd Floor

Alfred Place, South



- 2,422 sq ft
- 32 current desks
- 38 maximum occupancy
- 2 meeting rooms
- Kitchen
- Breakout areas
- 1 phone booth
- Coffee machine



[View/download 2D floorplan](#)

[View Floor Video](#)

# 4th Floor

Alfred Place, South



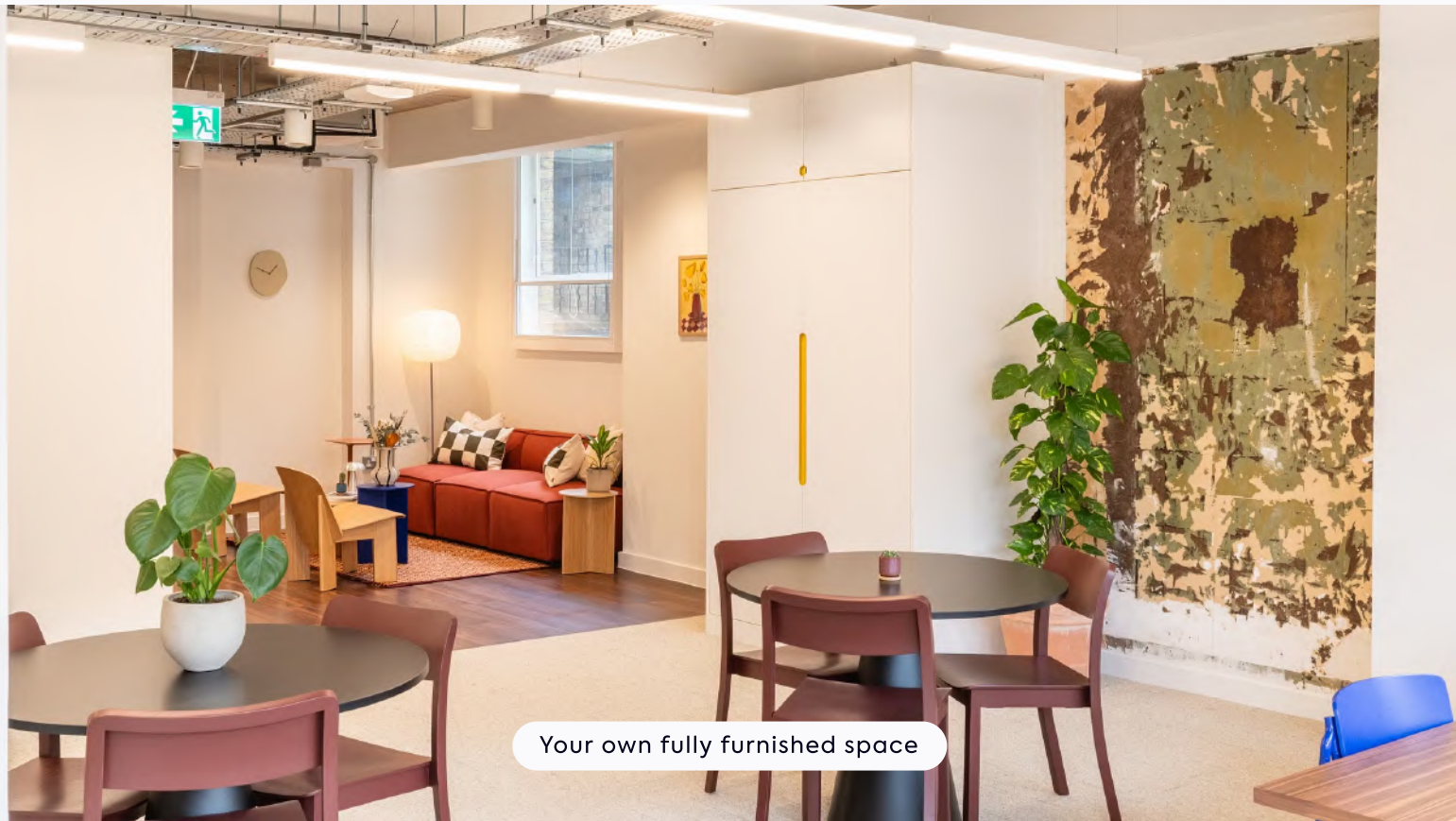
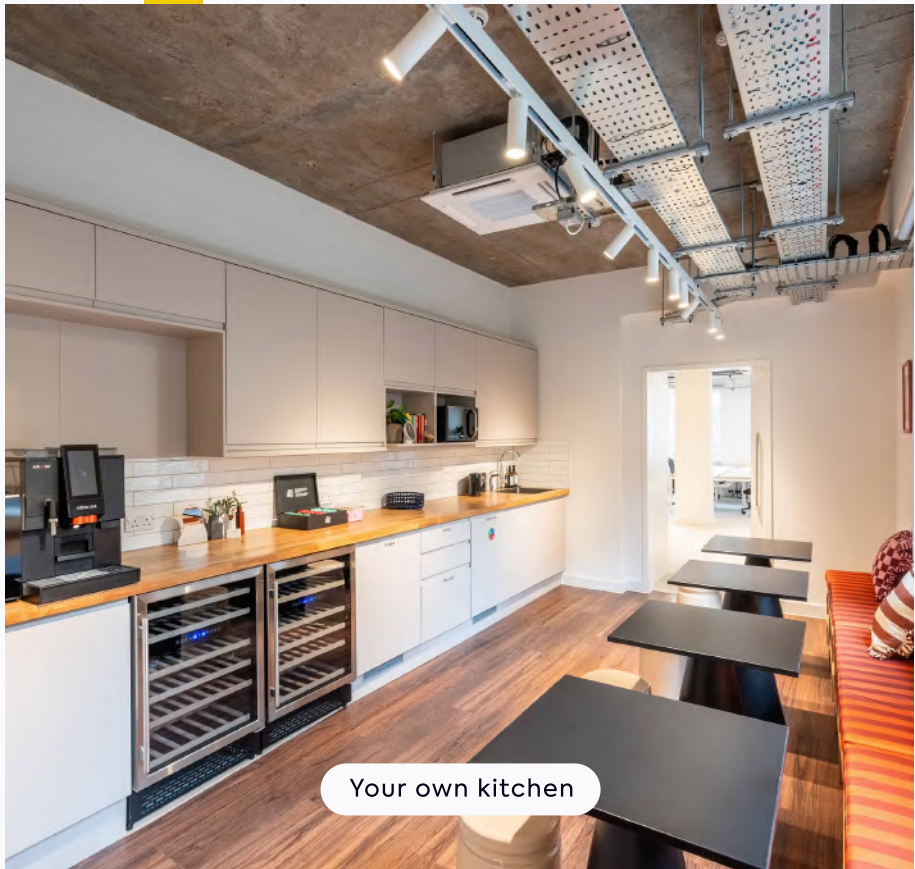
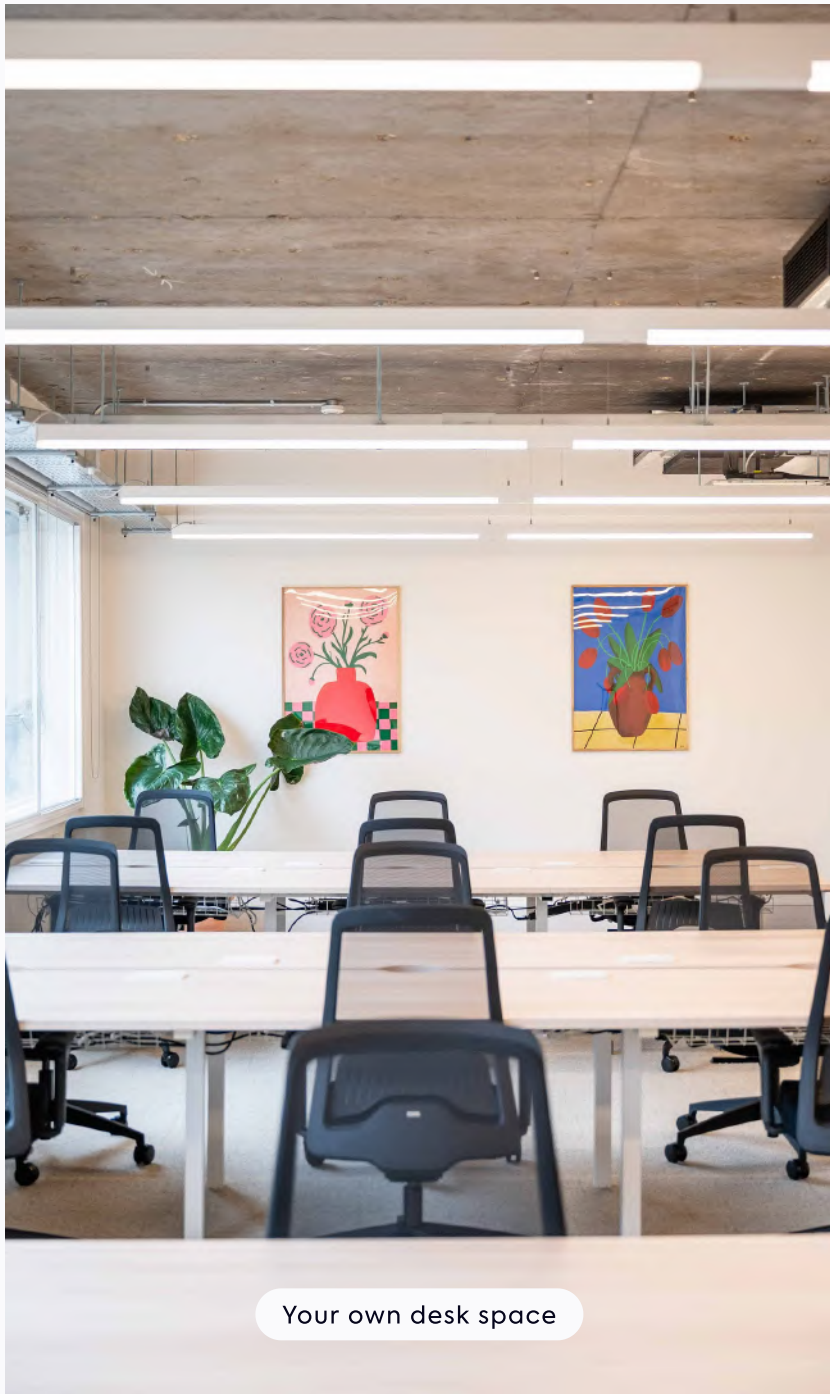
- 2,427 sq ft
- 38 current desks
- 38 maximum occupancy
- 2 meeting rooms
- Kitchen
- Breakout areas
- 1 phone booth
- Coffee machine



[View/download 2D floorplan](#)

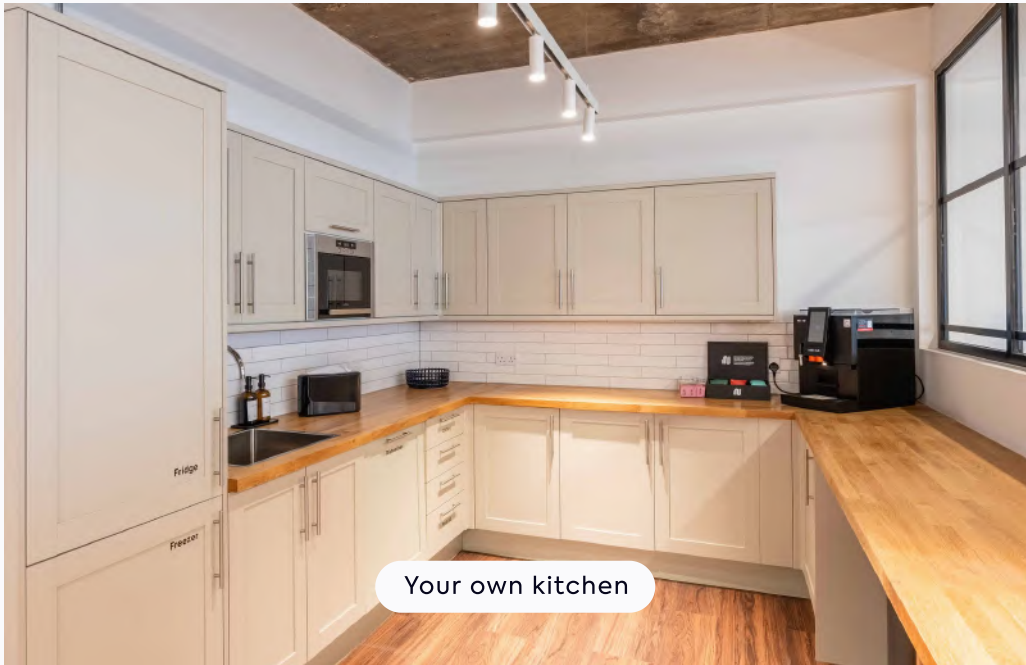


# 3rd Floor

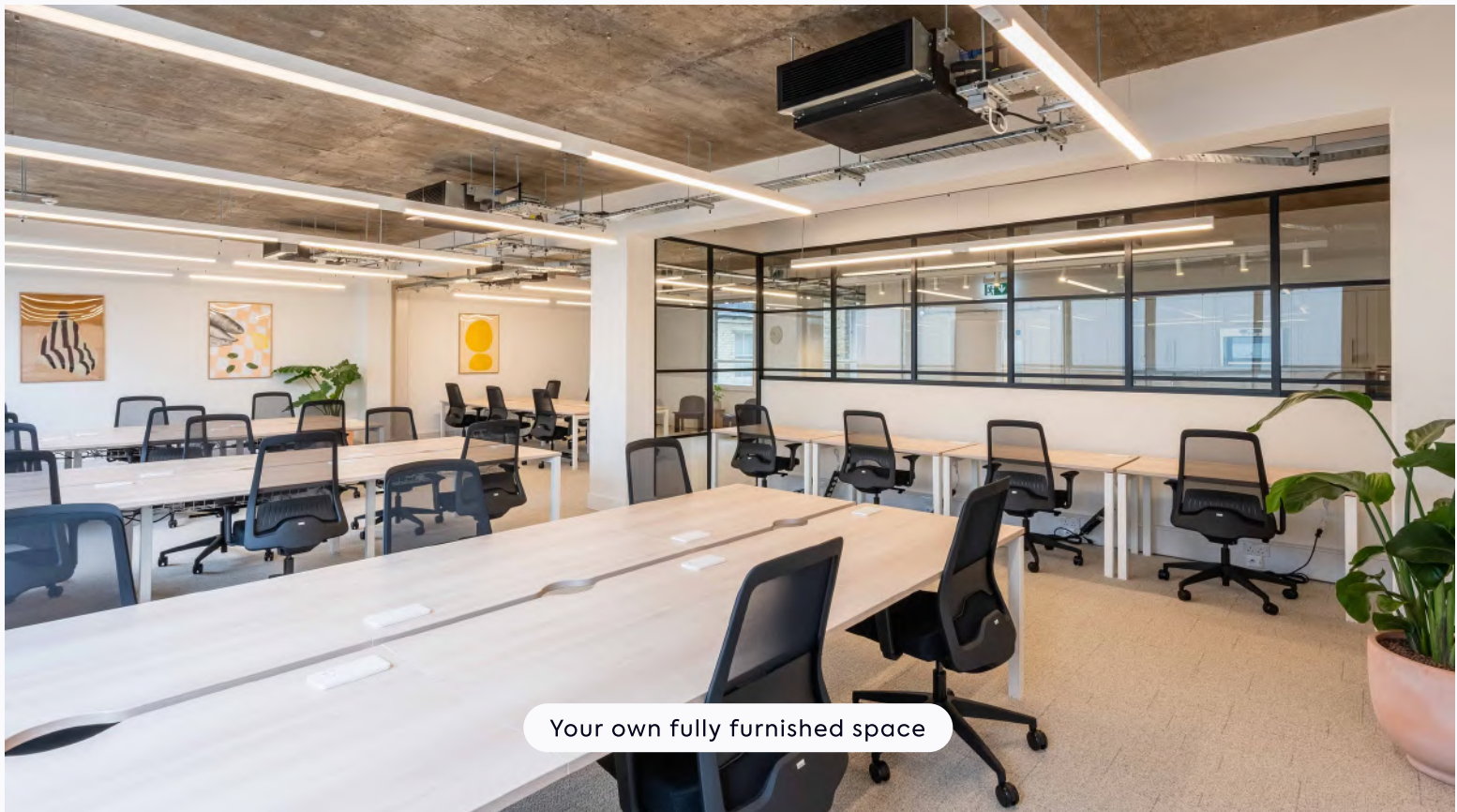




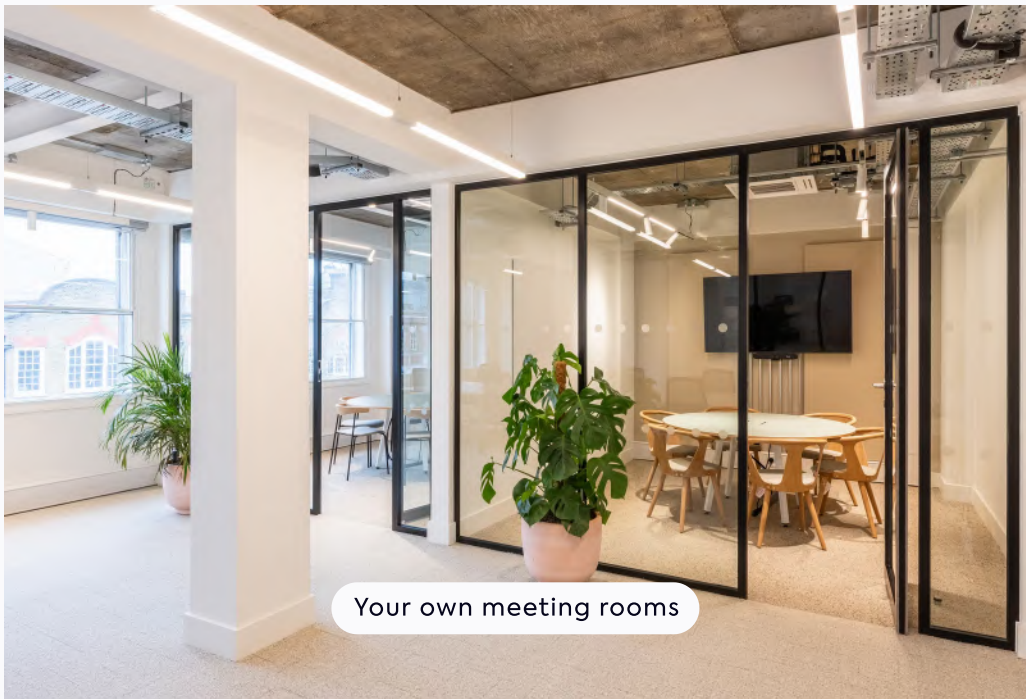
# 4th Floor



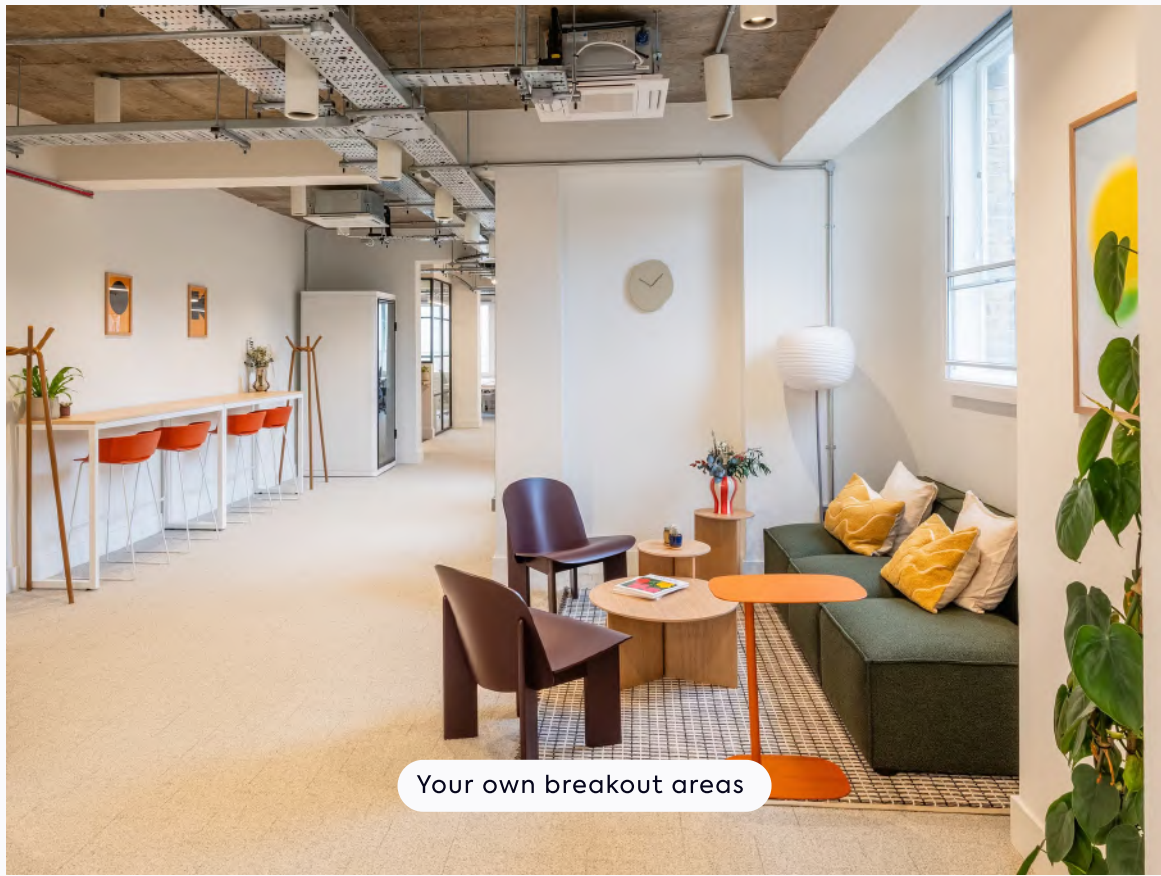
Your own kitchen



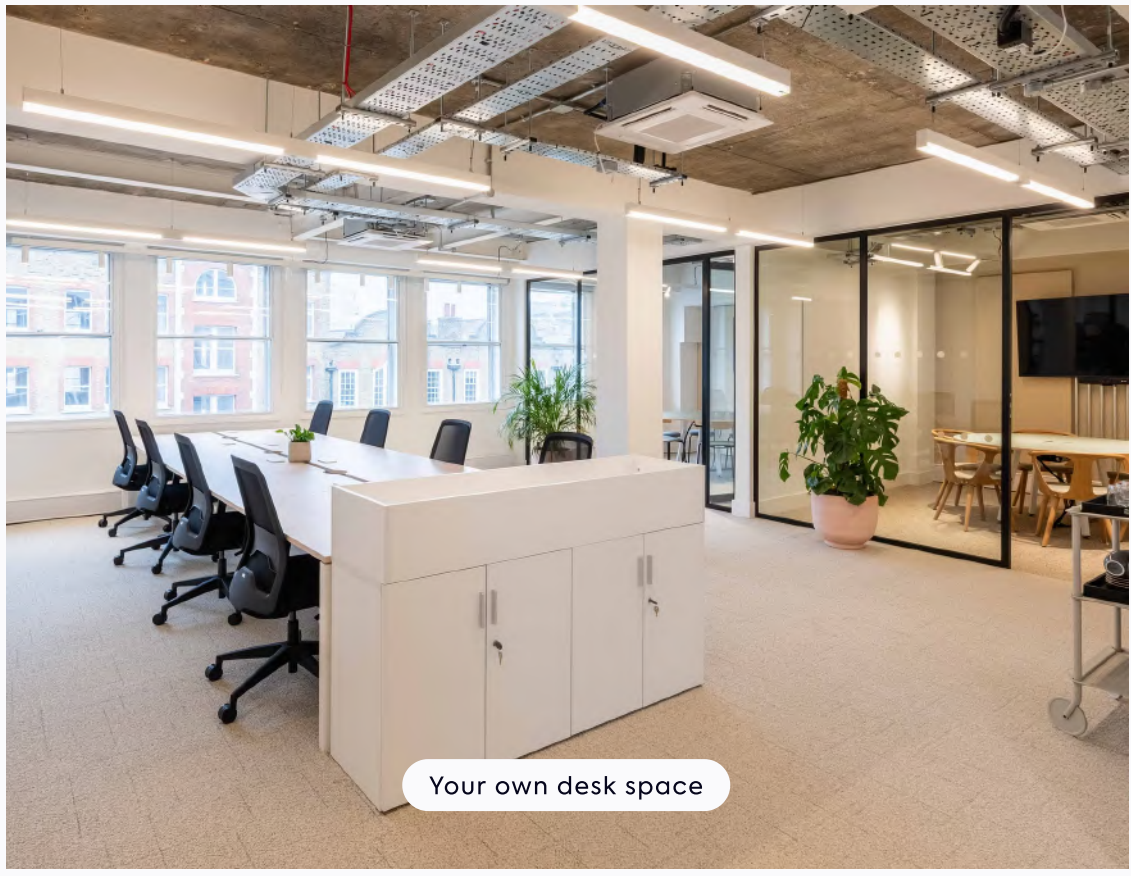
Your own fully furnished space



Your own meeting rooms



Your own breakout areas



Your own desk space



# 5th Floor

Alfred Place, South



- 749 sq ft
- 10 current desks
- 12 maximum occupancy
- 1 meeting room
- Kitchen
- Breakout area
- Private terrace
- 1 phone booth
- Coffee machine



[View/download 2D floorplan](#)

# 6th Floor

Alfred Place, South



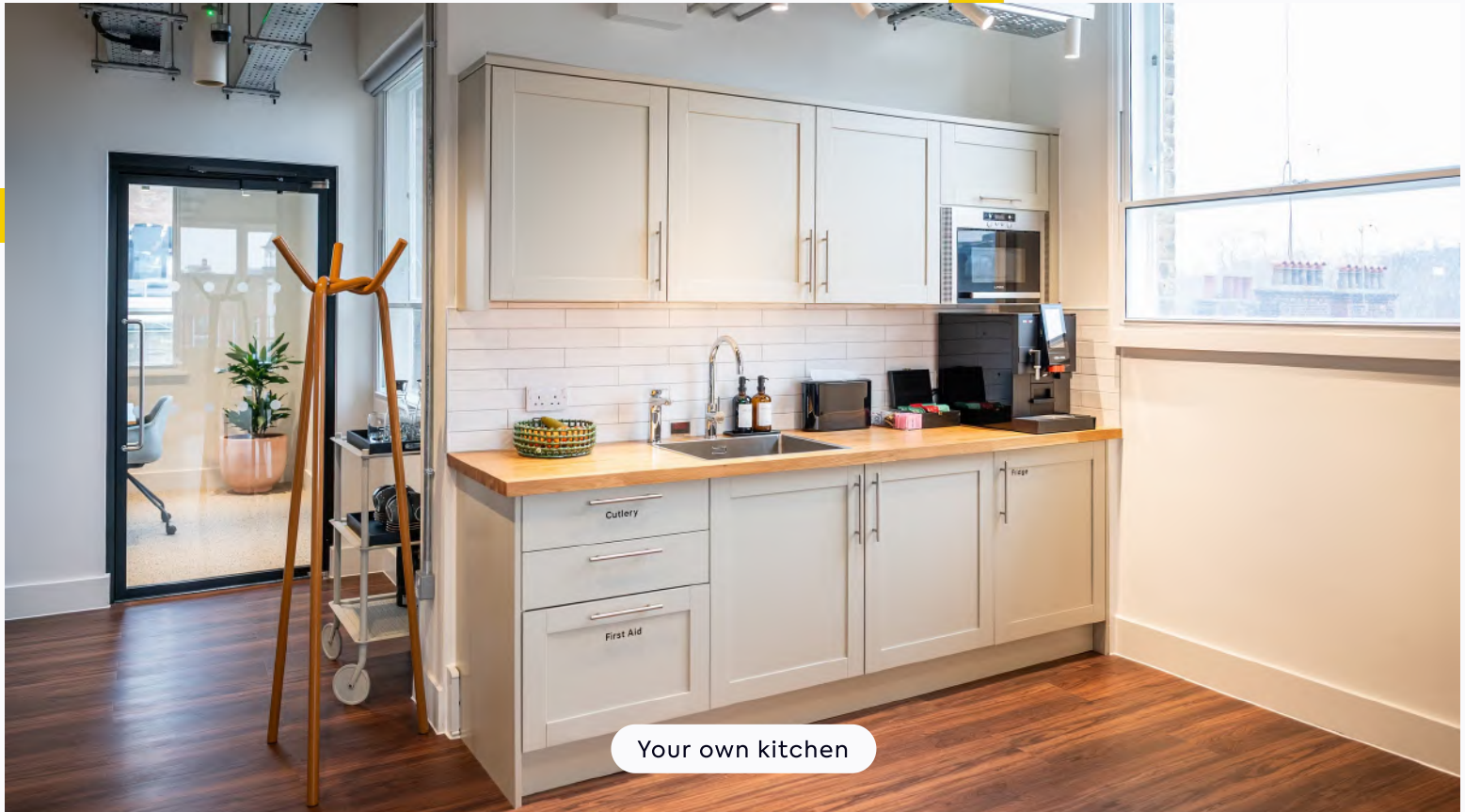
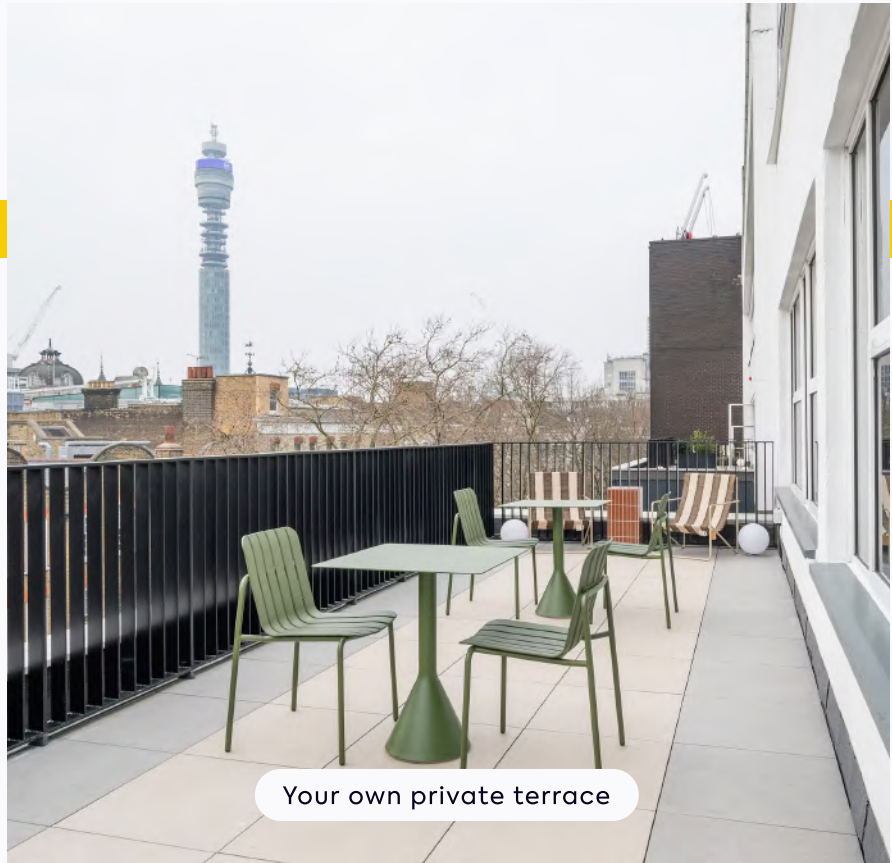
- 932 sq ft
- 12 current desks
- 15 maximum occupancy
- 1 meeting room
- Kitchen
- Breakout area
- 1 phone booth
- Coffee machine



[View/download 2D floorplan](#)



# 5th Floor









# Truly Connected

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



**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







# Historic Bloomsbury



Caffè Tropea



L. Cornelissen & Son



Store Street

Relax



Arcade Foodhall

Taste



The British Museum



Macellaio



# Tried and tasted

Within

# 10

minutes



## Highlights

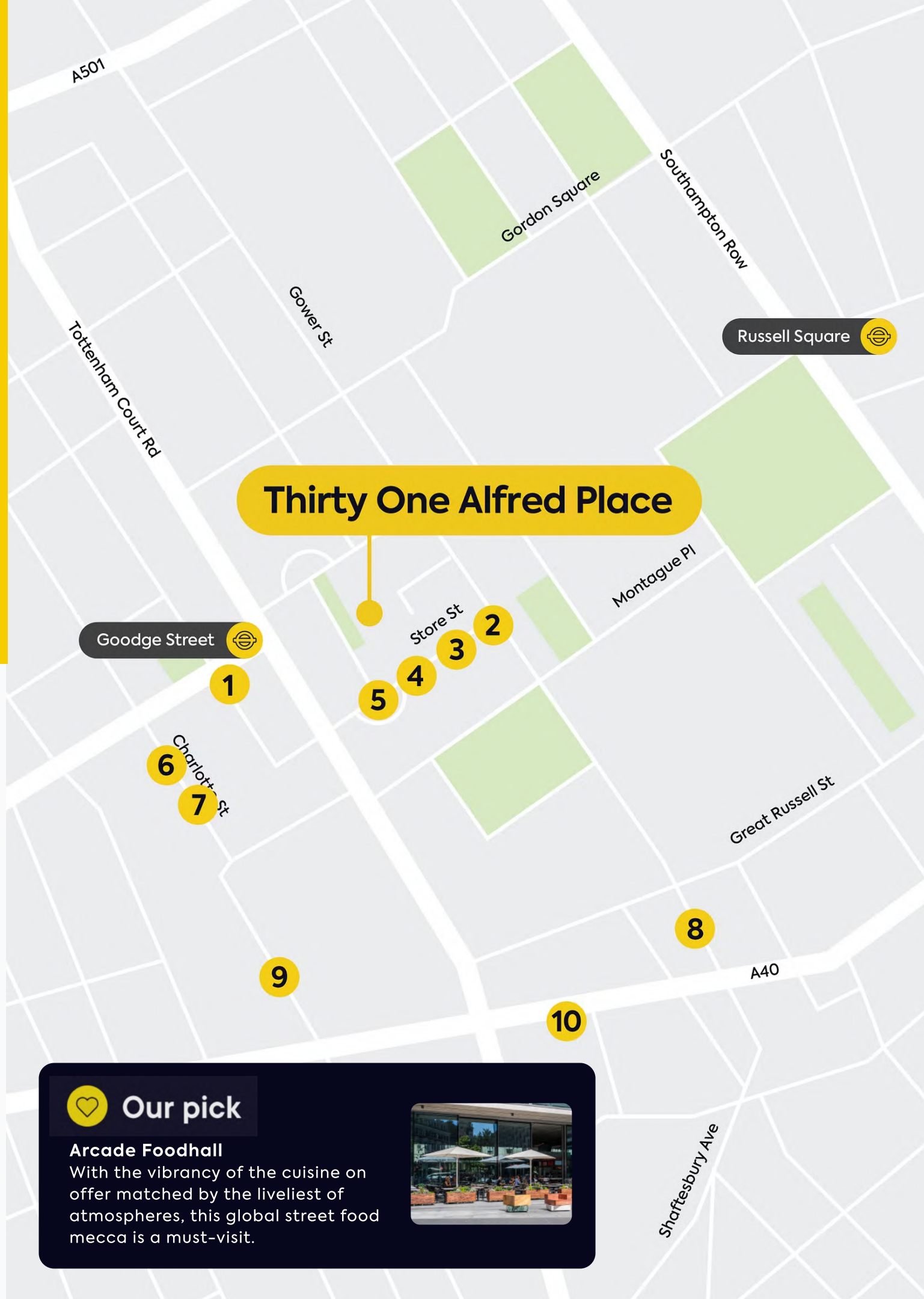
- 1 Black Sheep Coffee
- 2 Store Street Espresso
- 3 The Life Goddess
- 4 College Arms
- 5 Busaba Bloomsbury
- 6 Vagabond Charlotte Street
- 7 Charlotte Street Hotel
- 8 Bloomsbury Street Kitchen
- 9 Circolo Popolare
- 10 Arcade Foodhall



## Our pick

### Arcade Foodhall

With the vibrancy of the cuisine on offer matched by the liveliest of atmospheres, this global street food mecca is a must-visit.



# Good food



The Alfred Place dining scene 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.



# Spoilt for choice

Within

10

minutes



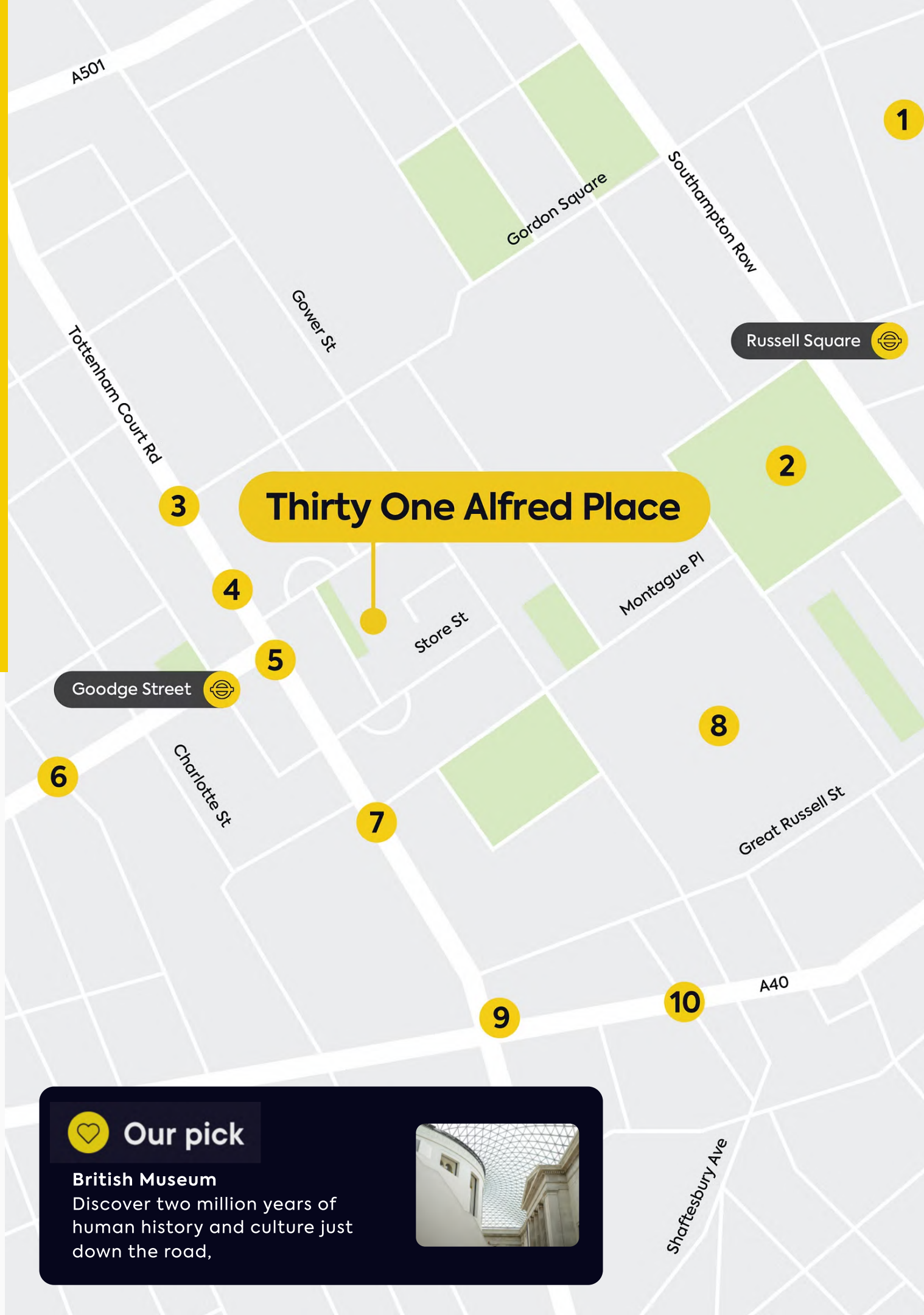
## Highlights

- 1 Brunswick centre
- 2 Russell Square
- 3 International Food Market
- 4 Heal's
- 5 Monopoly Life Sized
- 6 Mr Fogg's House of Botanicals
- 7 Odeon Tottenham Court Road
- 8 British Museum
- 9 Dominion Theatre
- 10 Flight Club Bloomsbury



### Our pick

**British Museum**  
Discover two million years of human history and culture just down the road,



# Things to do



From retail to fitness, cinema to culture, when you call Alfred Place home the surrounding area becomes your new playground.

There's no end to how you can spend your downtime, and the best of which is all within a 10-minute walk.

Food & Drink

Things to do

Hidden Gems



# On your doorstep

Within

10

minutes



## Highlights

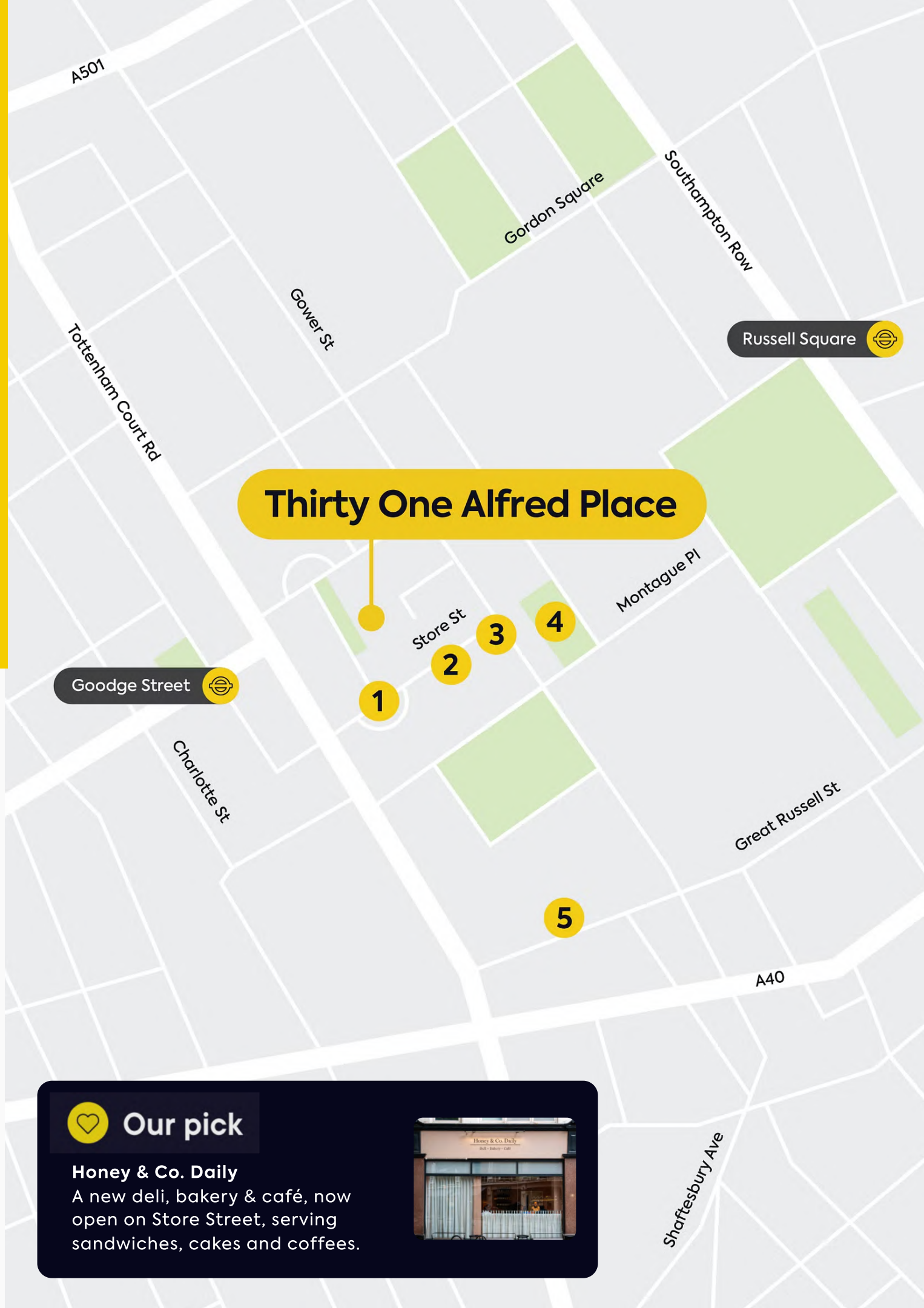
- 1 Honey & Co. Daily
- 2 Treadwell's Books
- 3 Orchidya
- 4 Malet Street Gardens
- 5 L. Cornelissen & Son



### Our pick

#### Honey & Co. Daily

A new deli, bakery & café, now open on Store Street, serving sandwiches, cakes and coffees.



# Hidden Gems



Alfred Place occupies a dream location, which offers the perfect mix of the bustling and the tranquil.

Getting to know the local area is a joy, as you uncover the surprises and treasures just waiting to be found.

Food & Drink

Things to do

Hidden Gems



# 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.

**GPE.**  
Fully Managed



**David Korman**  
+44 (0) 7435 939 956  
david.korman@gpe.co.uk



**Molly Maguire**  
+44 (0) 7887 841 816  
molly.maguire@gpe.co.uk

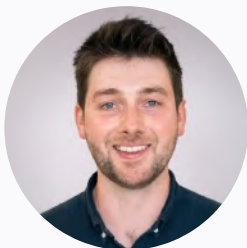
**workthere**



**Dan Brown**  
+44 (0) 7710 249 297  
dan.brown@workthere.com



**Jodie Burwood**  
+44 (0) 7939 890 689  
jodie.burwood@workthere.com



**Tom Leahy**  
+44 (0) 7955 147 734  
tom.leahy@workthere.com

**KONTOR**



**Ben Orchard-Smith**  
+44 (0) 7557 988 115  
ben@kontor.com



**Luke Parkinson**  
+44 (0) 746 4715 644  
luke.parkinson@kontor.com



**Andrew Gibson**  
+44 (0) 7866 602 381  
andrew@kontor.com

All CGIs are for indicative purposes only. Misrepresentation ACT 1967: Whilst all the information in these particulars is believed to be correct, agent nor Knighton Estates Ltd guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate.