



[gpe.co.uk/portfolio/kent-house](https://gpe.co.uk/portfolio/kent-house)

# Kent House

A WORKPLACE DESIGNED WITH FLEXIBILITY IN MIND

Market Place,  
Fitzrovia, W1W 8AJ



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# An iconic place to do business

Kent House is anything but ordinary. Set within a striking Art Deco landmark in the heart of London's West End, it blends timeless architectural features with contemporary interior design. Following a comprehensive refurbishment, the building now boasts enhanced amenity spaces and revitalised communal areas — a cohesive transformation that elevates both style and experience. Few addresses in the capital offer such a compelling mix of heritage, location, and modern workspace.



## Roof terrace & lounge

Brand-new, spacious rooftop terrace and expansive lounge with stylish breakout areas and fully equipped kitchen.



## Cycle storage, lockers and showers

Newly refurbished and super-secure cycle spaces for your beloved two wheeled companion and showers so you can start the day ready to go.



## High quality, self contained workspaces

Beautifully designed, each office features its own meeting rooms, breakout areas and kitchen with showers on every floor.



## 24 hour access and security

When business never stops, enjoy the flexibility to come and go as you require.



## On-site receptionist

A beautifully refurbished reception and receptionist, creates an exceptional first impression for you and your guests.

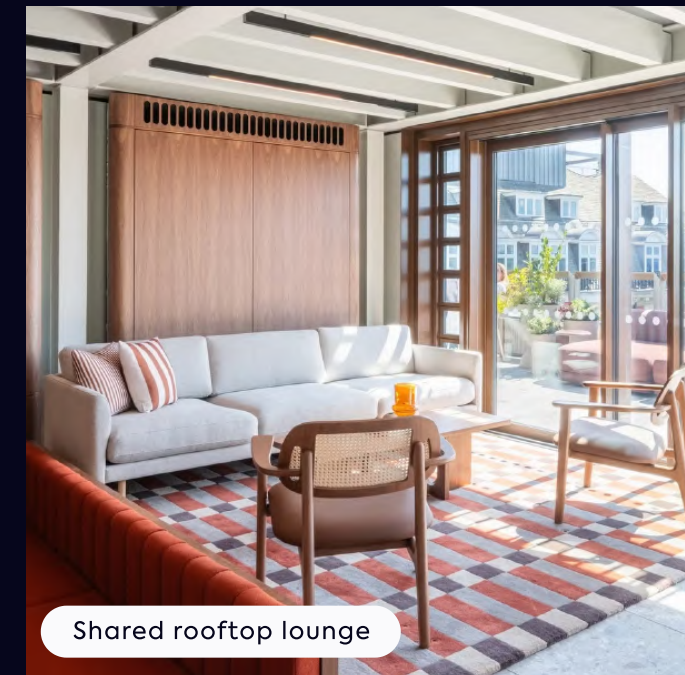


## sesame® workplace app

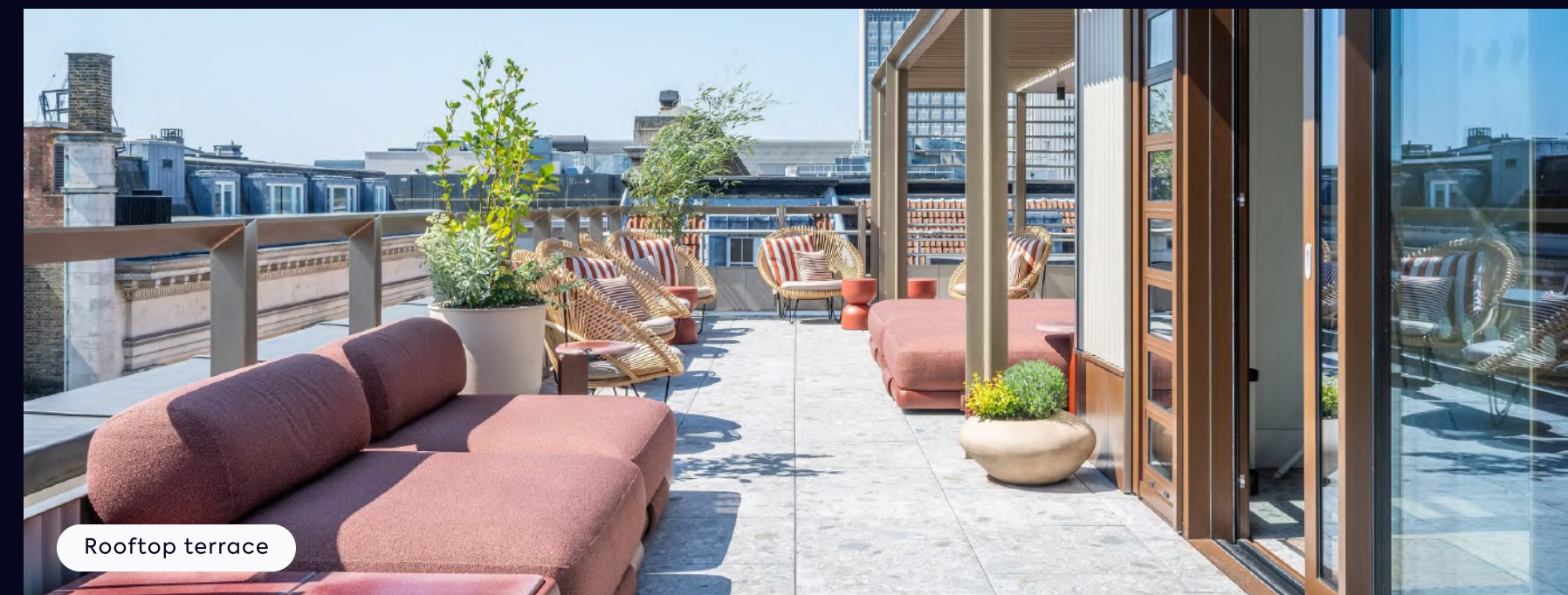
For contactless access, plus other features depending on your needs.



Your own meeting room



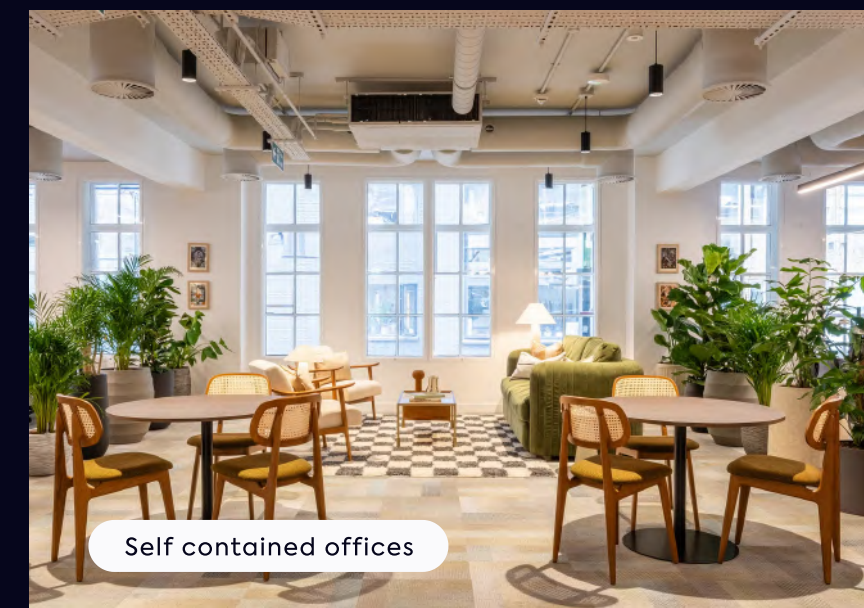
Shared rooftop lounge



Rooftop terrace



Welcoming reception



Self contained offices

What's in your building

Contents

Kent House

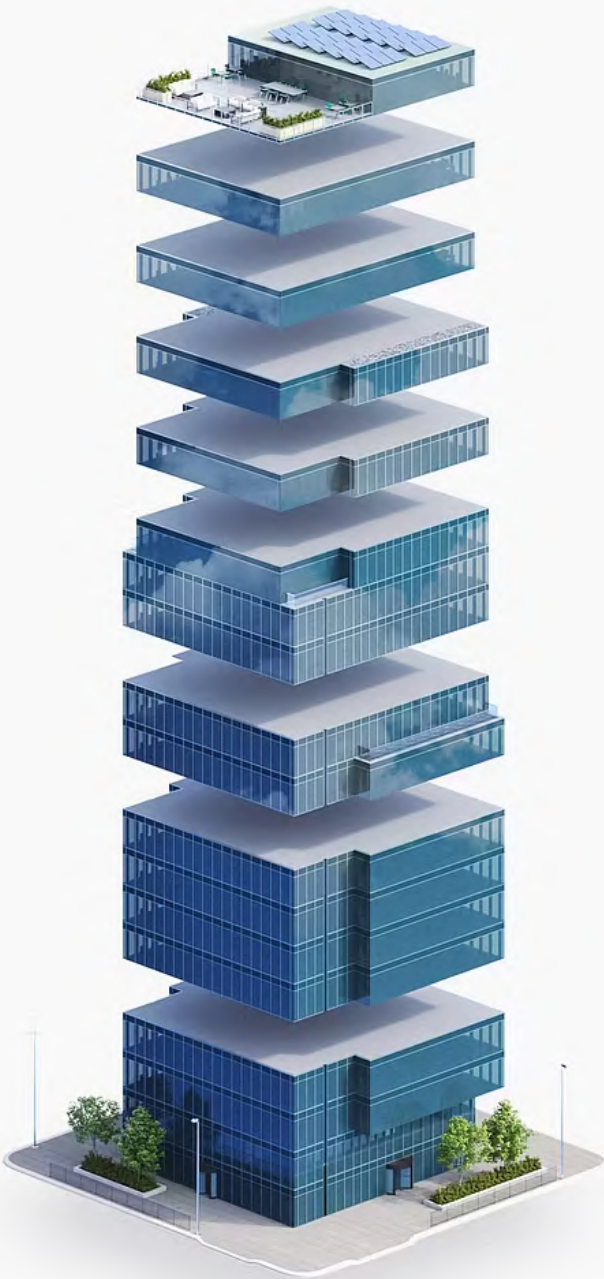


# Shared spaces to refresh and relax





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



- Events, Food and Beverages
- Security
- IT Connectivity and Support
- Utilities
- Cleaning and Maintenance
- Fully Furnished Workspace
- Building Service Charge
- Business rates
- Rent

## 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.








# Availability schedule

Let’s get down to the details...

The details

| Floor             | Configuration                                 | Max occupancy | Sq ft | Floorplan  | Key features                                | Availability                        |
|-------------------|---|---------------|-------|--|---|-------------------------------------|
| 1st Floor (South) | 46 desks + 3 meeting rooms + 1 private office | 61            | 3,995 |  | Art deco feel with multiple breakout spaces | <div><div></div> Recently Let</div> |

# Floorplan

## 1st Floor, Kent House

-  Fitzrovia
-  3,995 sq ft
-  61 maximum occupancy
-  46 current desks
-  3 meeting rooms
-  Breakout area
-  Private office
-  2 phone booths
-  Kitchen
-  Wine fridge
-  Coffee machine



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Kent House

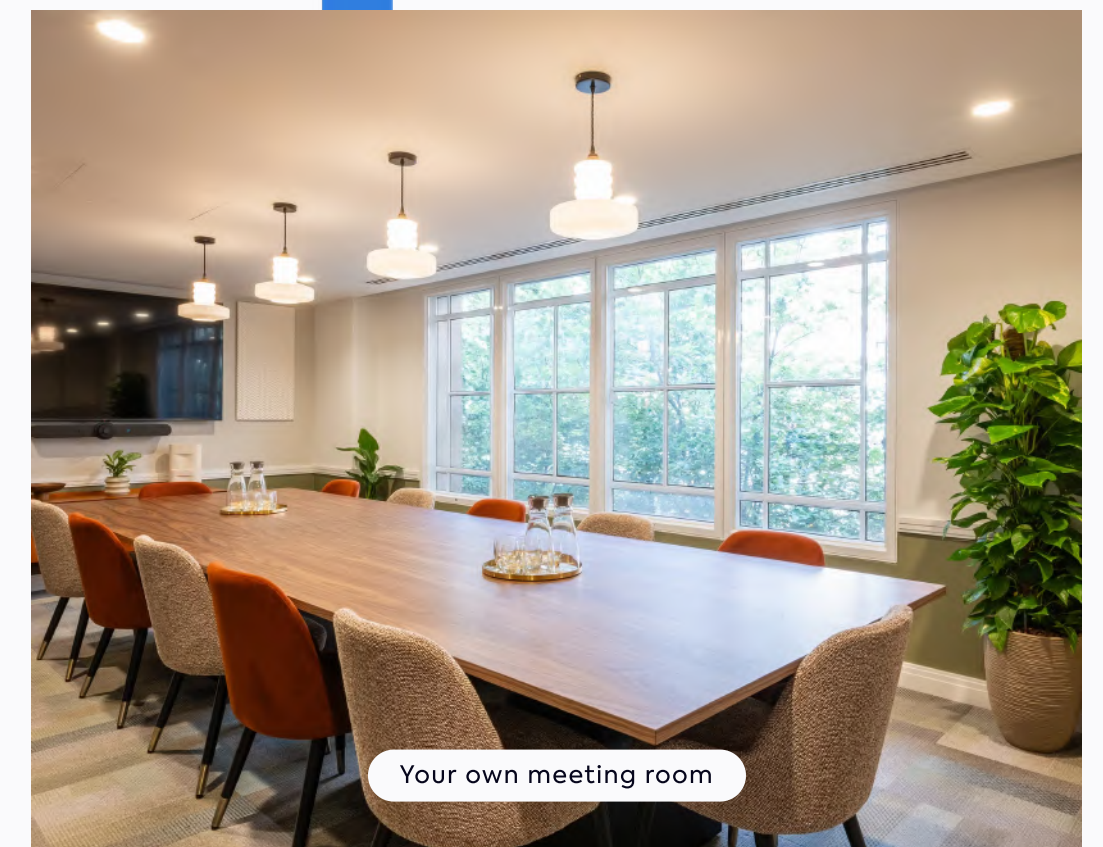
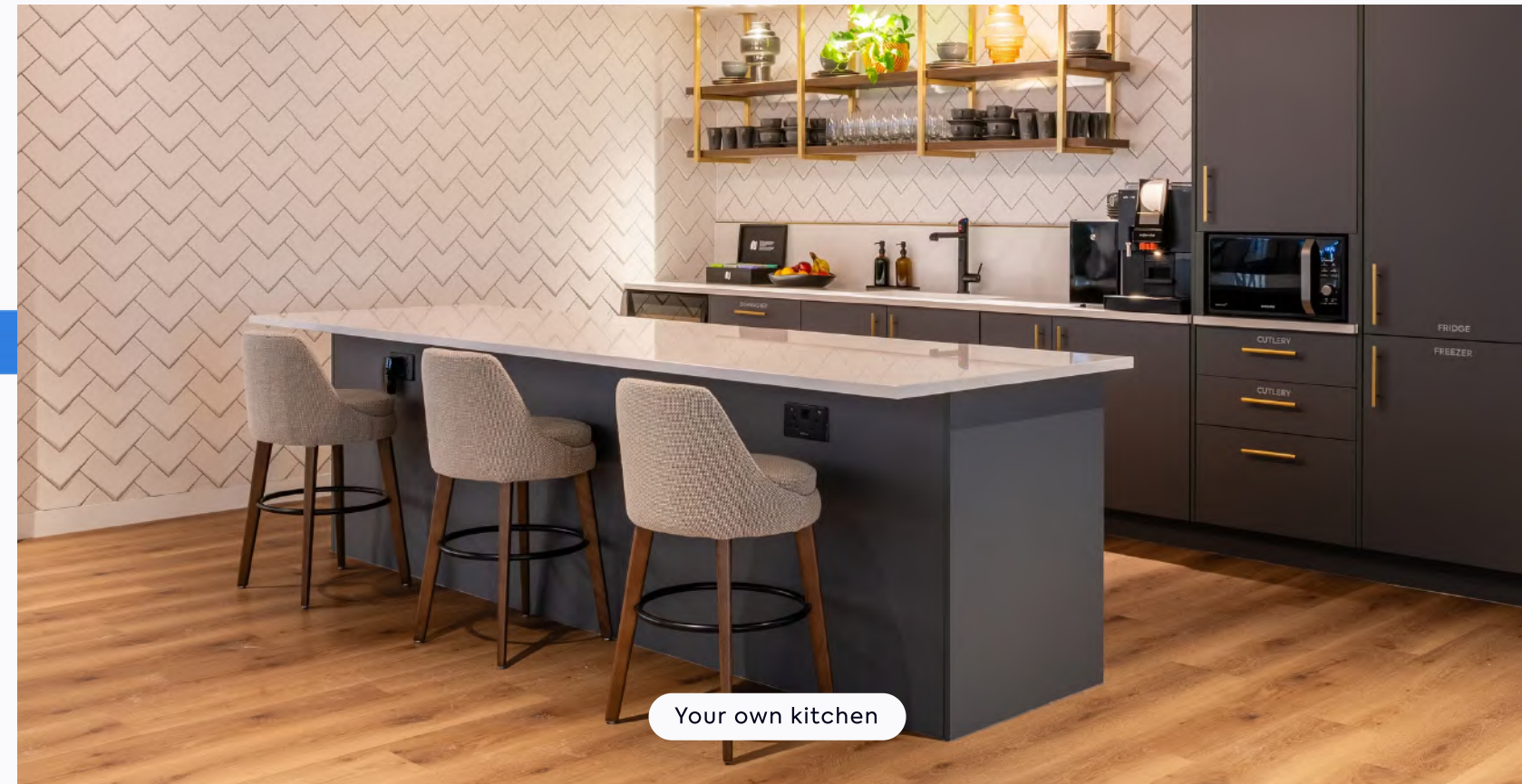
[View/download 2D floorplan](#)



\*This floorplans colour scheme and furnishings are for illustrative purposes only.



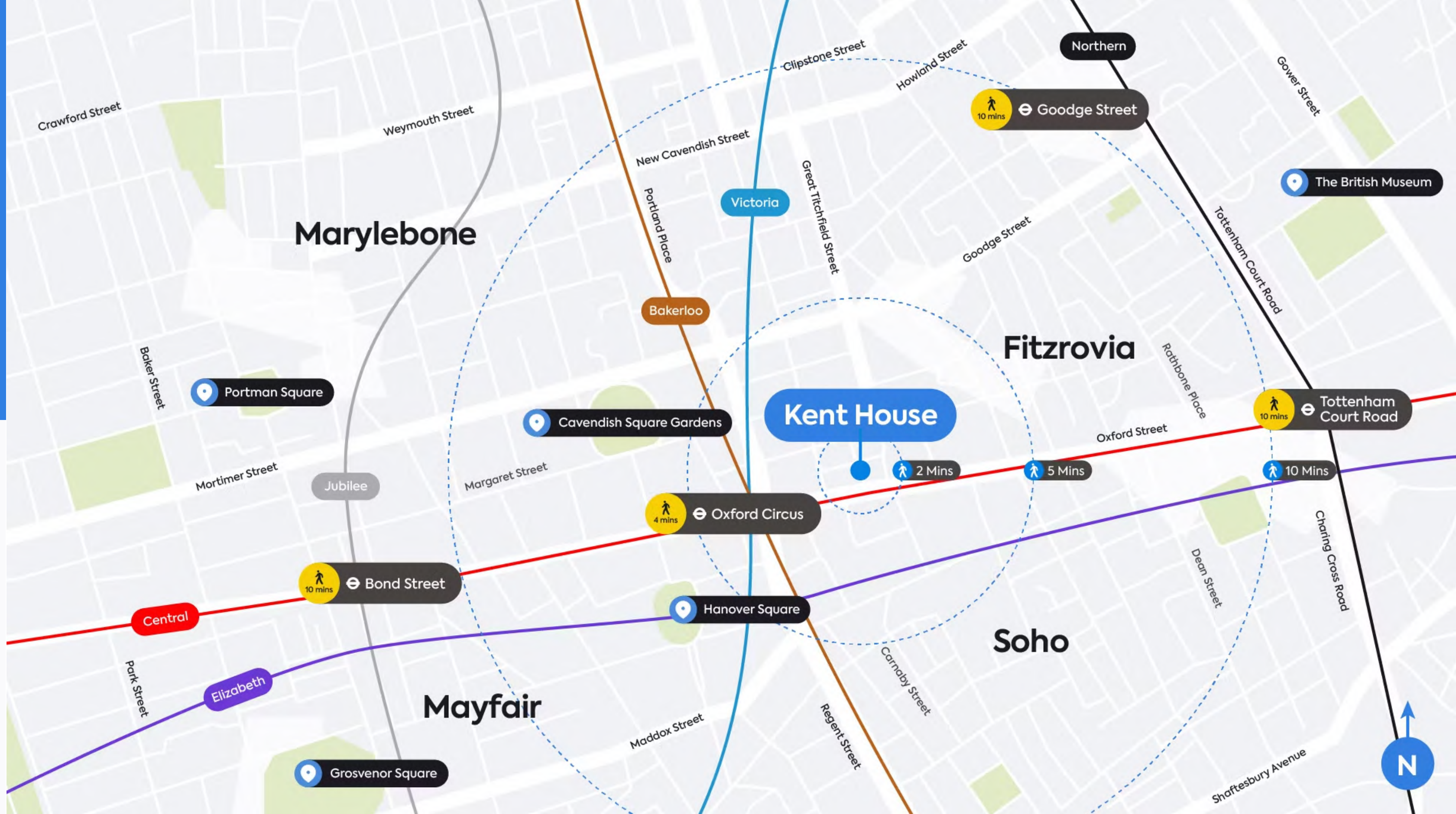
# 1st Floor South





# Truly Connected

Kent House offers the best of both worlds. While the space offers a little tranquillity away from the noise, three underground lines - including two Elizabeth line stations - are within a 10 minute walk giving you easy access to the best of London and beyond.



**Walking  
Distance**

**Oxford Circus**  
4 mins



**Bond Street**  
10 mins



**Tottenham Court Road**  
10 mins



**Goodge Street**  
10 mins







Pollocks Toy Museum



Cavendish Square



Drunch



Charlotte Street Hotel



The Oxford Market



Oxford Street





# Tried and tasted

Within

10

minutes



## Highlights

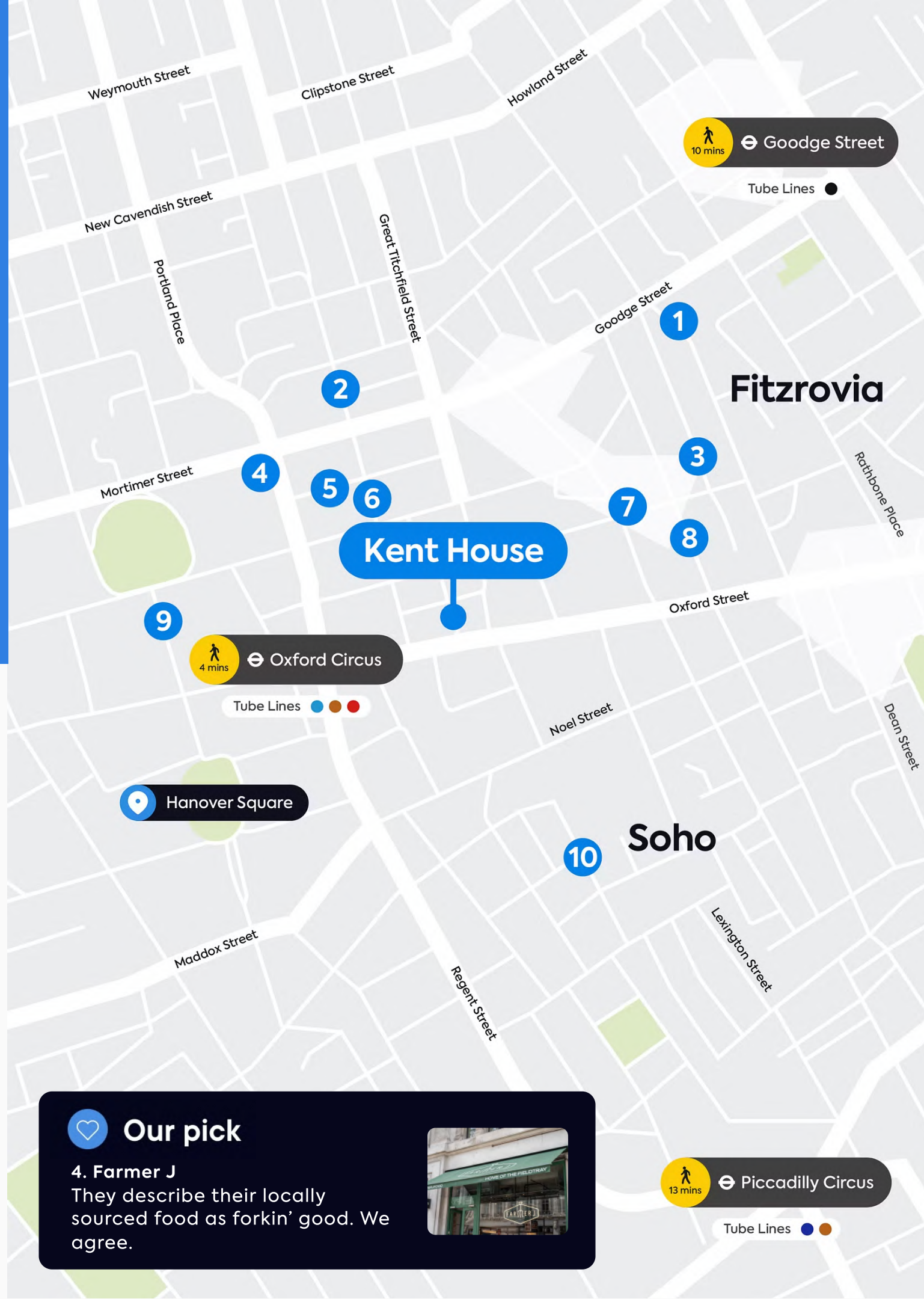
- 1 Mr Fogg's House of Botanicals
- 2 Riding House Café
- 3 The Bricklayers Arms
- 4 Farmer J
- 5 Kiss the Hippo Coffee
- 6 Faros
- 7 Kaffeine
- 8 Circolo Popolare
- 9 Market Halls
- 10 Social Eating House



## Our pick

### 4. Farmer J

They describe their locally sourced food as forkin' good. We agree.



# Good food



The food scene near Kent House is strong, so you never have to wander far when hunger strikes. For great coffee give Kiss the Hippo a try, for a classic pub lunch dive into The Bricklayers Arms, or enjoy outrageously good Italian food at Circolo Popolare.

Food & Drink

Things to do

Hidden Gems



# Spoilt for choice

Within

10

minutes



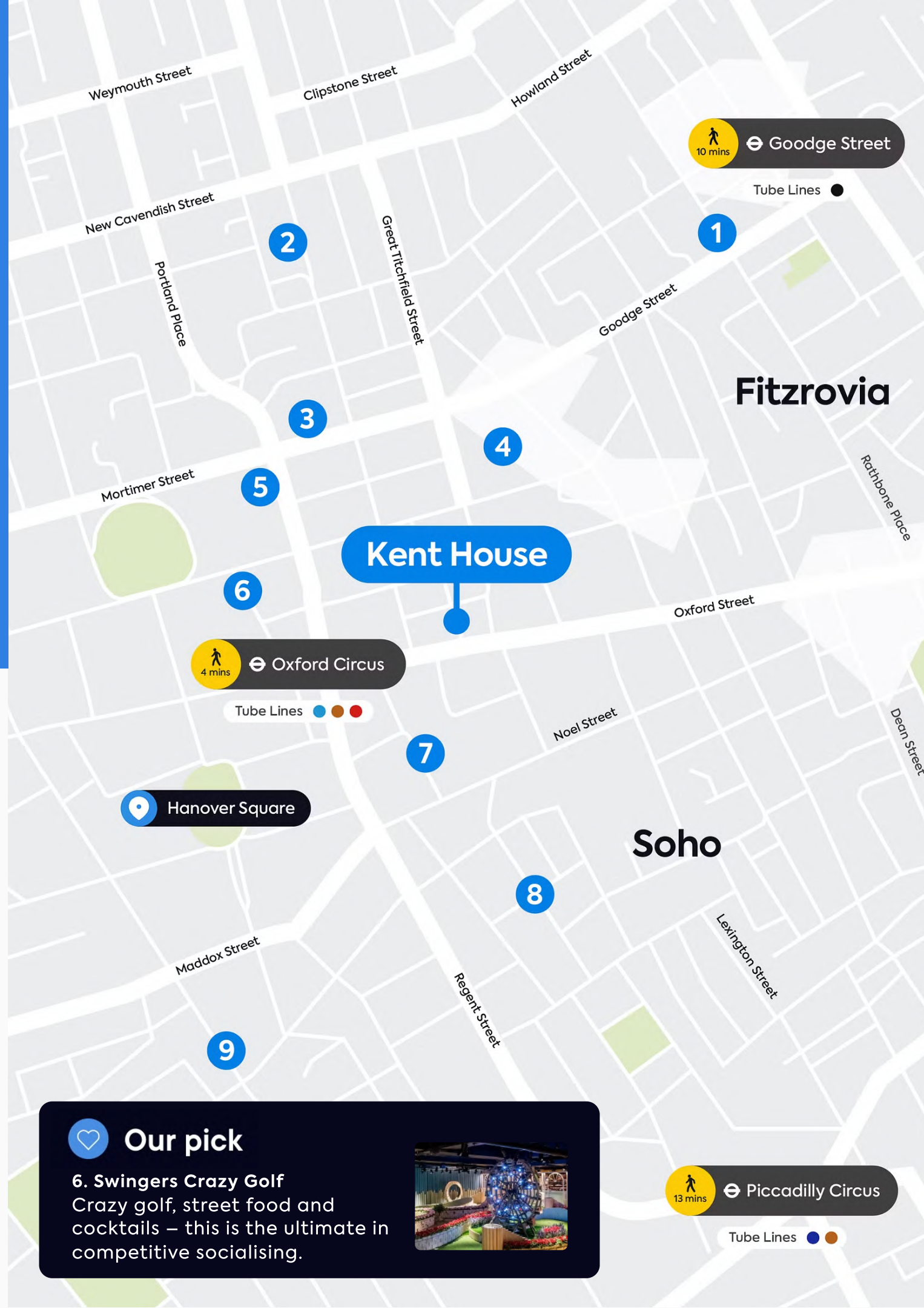
## Highlights

- 1 Pollocks Toy Museum
- 2 Java Whiskers Cat Café
- 3 Psyche
- 4 The Cartoon Museum
- 5 Regent Street Cinema
- 6 Swingers Crazy Golf
- 7 The London Palladium
- 8 Carnaby Street
- 9 Halcyon Gallery

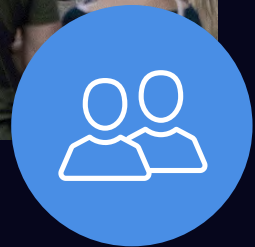


## Our pick

**6. Swingers Crazy Golf**  
Crazy golf, street food and cocktails – this is the ultimate in competitive socialising.



# Things to do



Kent House is surrounded by the iconic and the curious. Art lovers, theatre lovers, toy lovers and fun lovers... whatever your passion there are amazing finds to be discovered.



# On your doorstep

Within

# 10

minutes



## Highlights

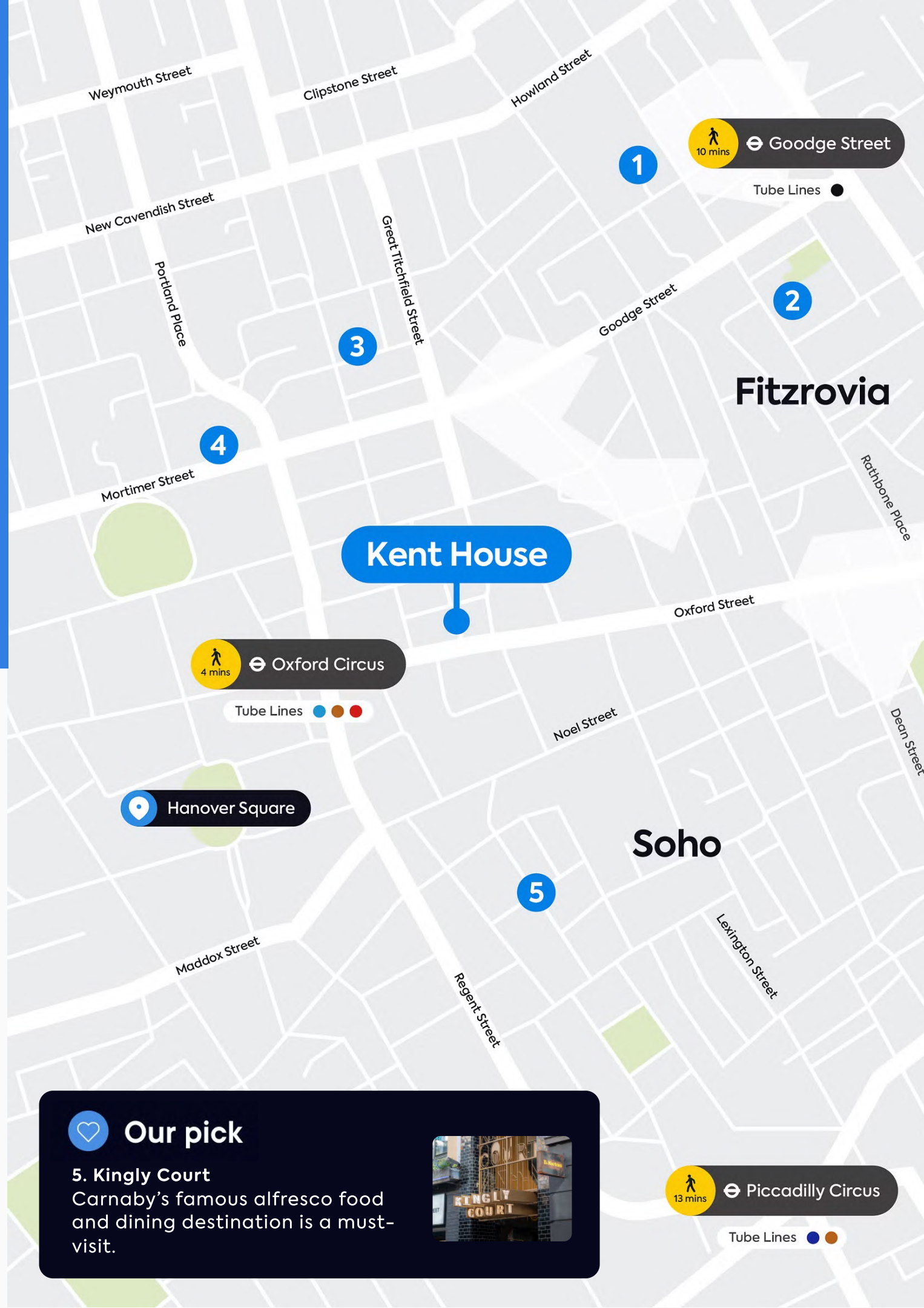
- 1 The Fitzrovia Mural
- 2 Goode Flowers
- 3 Attendant Coffee Roasters
- 4 Chaun Spa at The Langham
- 5 Kingly Court



## Our pick

### 5. Kingly Court

Carnaby's famous alfresco food and dining destination is a must-visit.



# Hidden Gems



There are plenty of spots that the locals keep for themselves, each of which add to the area's unique charm. And if you decide to make Kent House your new workspace, you'll be one of those in the know.

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.



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[Talk to us](#)



**Find a space that's fully  
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across London.**

[See availability](#)

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