



Ilona Rose House

SOHO SO
ESTATES HO





Ilona Rose House is a 300,000 sq ft mixed use scheme, developed by Soho Estates.

The building has been designed by MATT Architecture and offers 150,000 sq ft of office space, 14,000 sq ft of retail fronting Charing Cross Road and a brand-new public courtyard with 15,000 sq ft of restaurant and bar space.

The upper floors of offices exploit the stepped massing of the building to create over 12,000 sq ft of planted external terraces for the benefit of the occupiers.

Location

Already served by a number of tube lines and stations, the opening of the Elizabeth Line in 2022 makes the area one of the best connected in London.

The new entrance to Tottenham Court Road station is just over 100m from Ilona Rose House and will allow game changing journey times across London.

Journey Times from Tottenham Court Road Station:

Bond Street	2 minutes
Liverpool Street	5 minutes
Farringdon	3 minutes
Canary Wharf	12 minutes
Heathrow	28 minutes (T2/3) 36 minutes (T4 & 5)
Reading	56 minutes



Site Layout





Offices

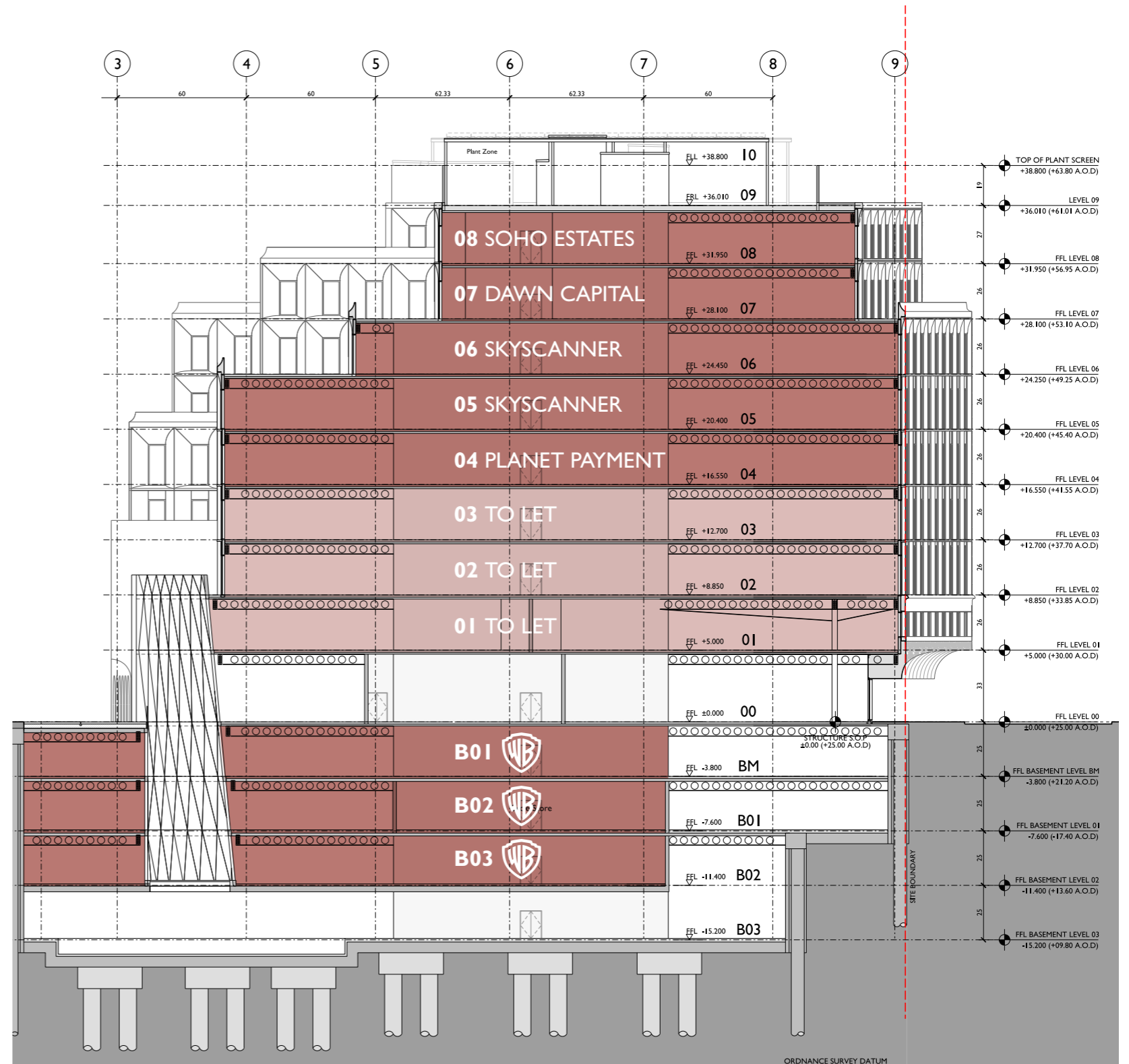
Offices

COLUMN FREE FLOORS OF VARYING SIZES WITH THEIR OWN PRIVATE EXTERNAL TERRACES

Schedule of Areas

Level		Office (sqft)	Terrace (sqft)
8	Soho Estates	7,220	2,271
7	Dawn Capital	9,081	4,132
6	Skyscanner	13,891	1,259
5	Skyscanner	15,527	1,453
4	Planet Payment	17,270	710
3	To let	18,066	473
2	To let	18,819	699
1	To let	10,065	
Ground	Main reception & Warner Bros' reception	2,174	
Basement 1	Warner Bros'	5,983	
Basement 2	Warner Bros'	8,952	
Basement 3	Warner Bros'	14,020	
Total Offices	(excluding receptions)	147,423	
Total Offices	(Remaining)	55,478	

*Note: Areas are NIA as surveyed by Ploman Craven





Reception lift lobby



Column free, naturally lit, office floors



Column free, naturally lit, office floors



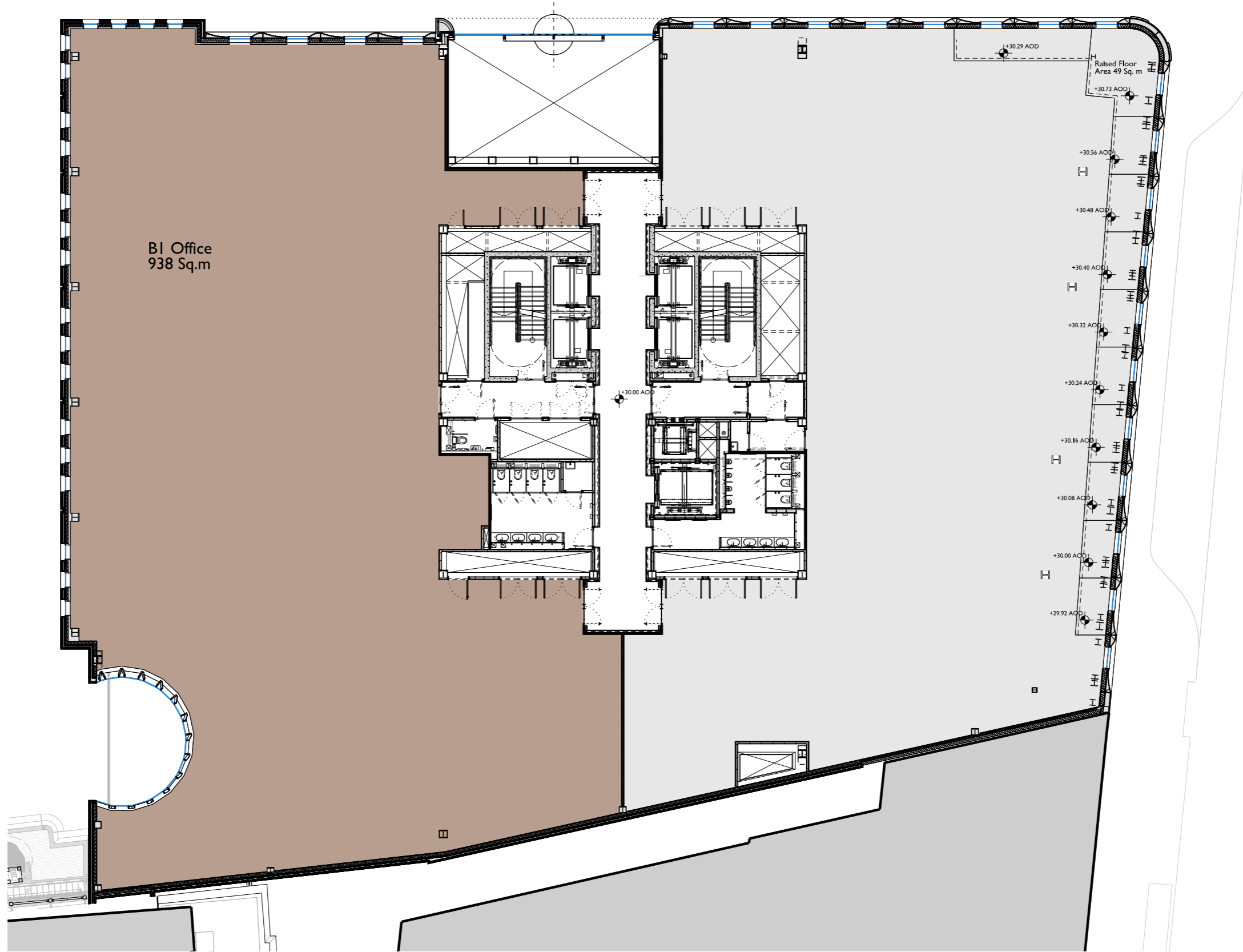
Levels 02-08 office floors have their own private external garden terraces



14,000 sq.ft of garden terraces



Plans & Areas



First Floor | *To let*



Second Floor | *To let*



Third Floor | *To let*

Summary Specification



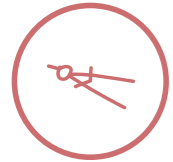
Space

- 147,423 sq.ft flexible Grade A office space
- 29,956 sq.ft let to Warner Bros
- 62,989 sq.ft let to office tenants
- 55,478 sq.ft office space remaining



Public Space

- A new public courtyard, lined with restaurants, cafés, and outdoor seating, will create a new dining destination within Soho directly connecting Charing Cross Road to Greek Street and Soho



Architect

- Designed by MATT Architecture.



Entrance

- 'Look-no-desk!' reception with 8m high ceiling



Terraces

- Levels 02-08 have their own terraces
- 14,000 sq ft of terrace
- The 'hanging gardens of Soho'



Cycles

- 280 access controlled indoor bicycle spaces
- Associated showers and lockers



Cladding

- Bespoke unitised façade of graded terracotta colours in GRC panels with a unique rose motif, creating a new London landmark



HVAC System

- VAV Fan coil units



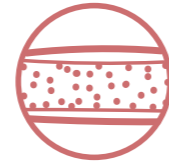
Power

- 3.2 MVA of power
- 1.6 MVA available capacity
- Small power: 25 W/m²



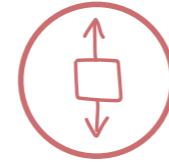
Occupancy

- Designed to 1:8 sqm occupational density



Raised Access Floors

- 150mm above SSL
- 120mm clear zone



Lifts

- 4 x 21 person-passenger lifts at 1.6m/s
- 2 no. Goods lifts



Sustainability

- BREEAM Excellent



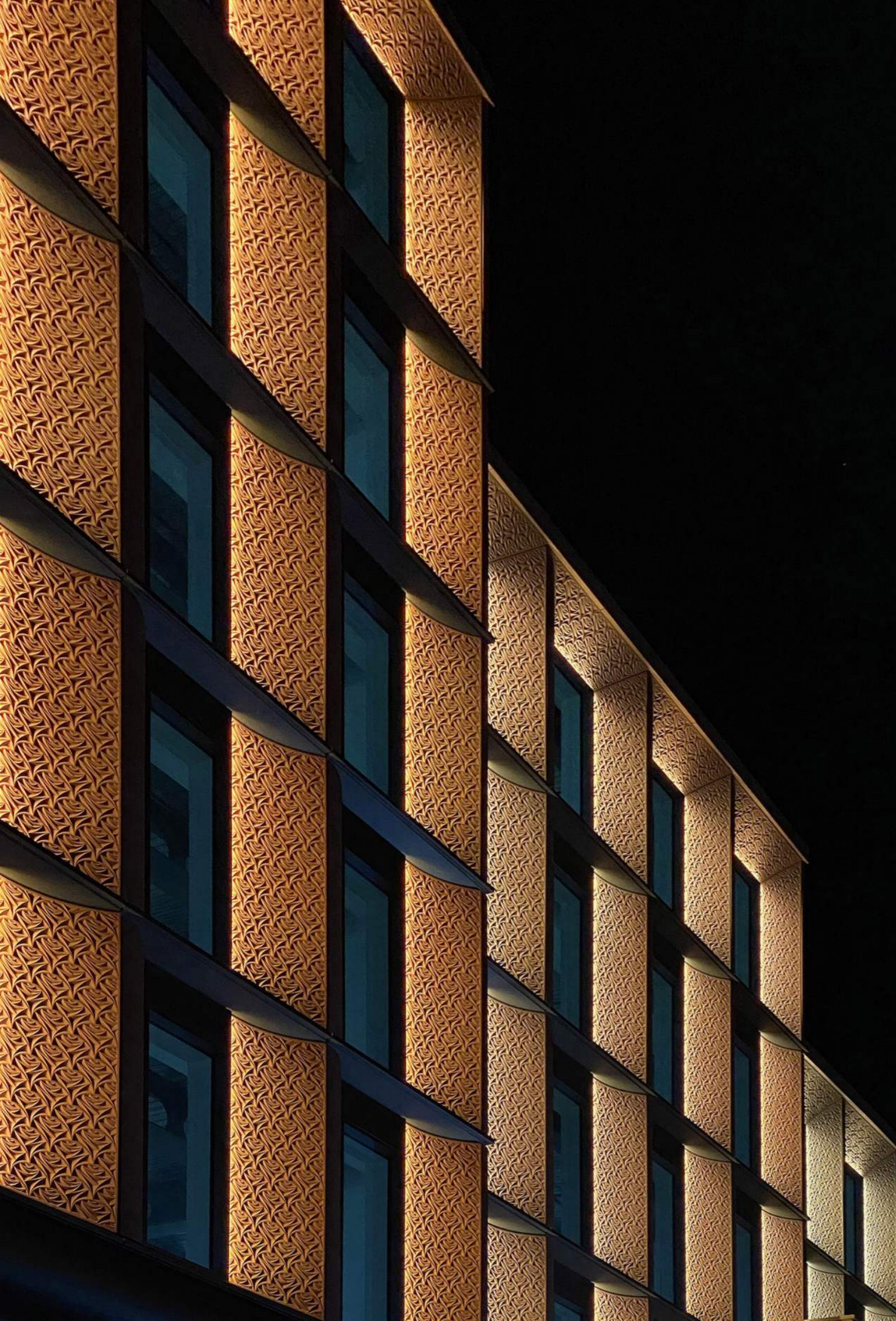
Wired Score

- Platinum



Connectivity

- Connected to SohoNet and other major providers of fibre services offering superfast and reliable broadband connection



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