



# 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.



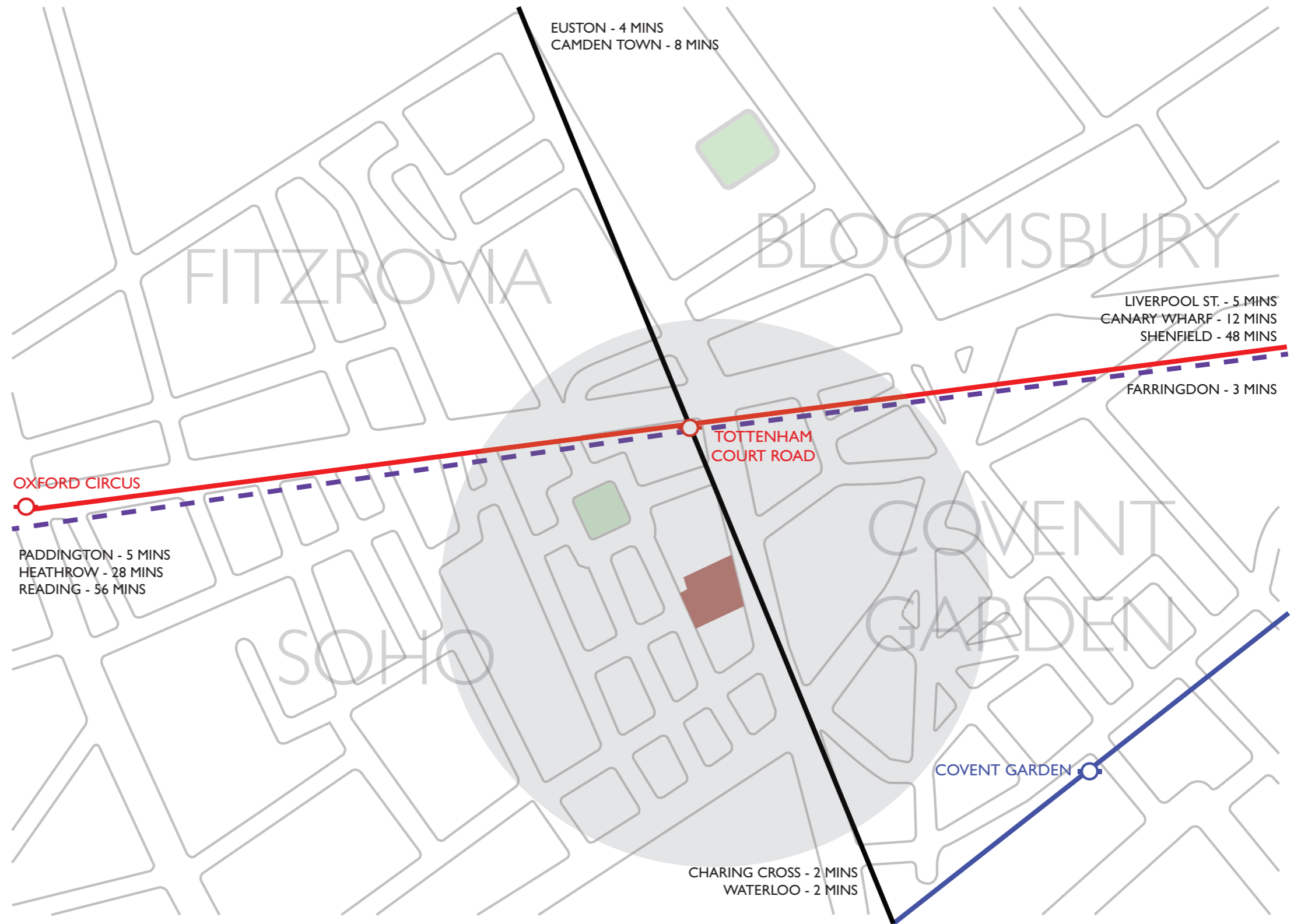
## Location

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







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# B1 Office

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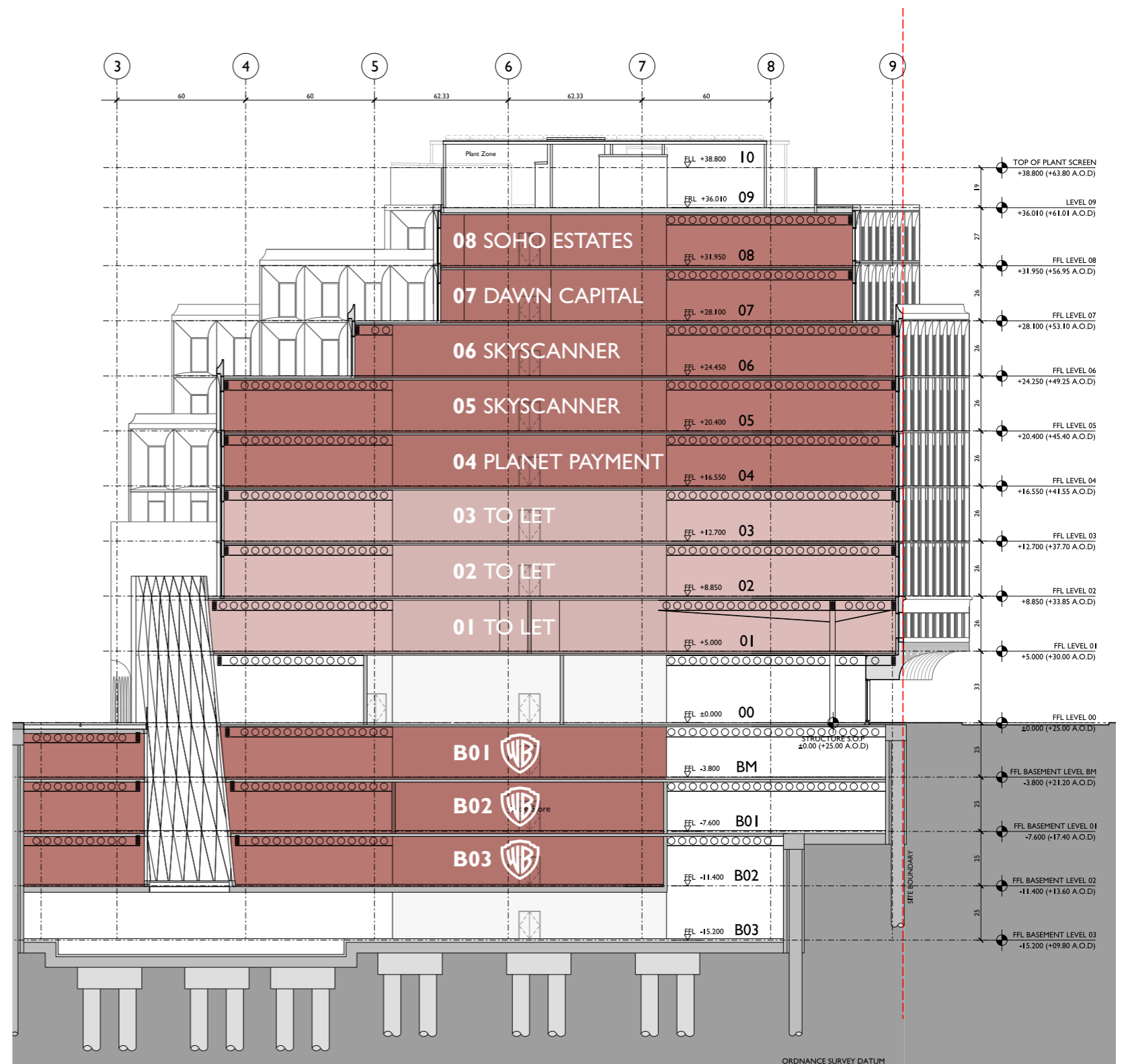
# Offices

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

## Schedule of Areas

Level		Office (sqft)	Terrace (sqft)
<b>8</b>	Soho Estates	<b>7,220</b>	<b>2,271</b>
<b>7</b>	Dawn Capital	<b>9,081</b>	<b>4,132</b>
<b>6</b>	Skyscanner	<b>13,891</b>	<b>1,259</b>
<b>5</b>	Skyscanner	<b>15,527</b>	<b>1,453</b>
<b>4</b>	Planet Payment	<b>17,270</b>	<b>710</b>
<b>3</b>	To let	<b>18,066</b>	<b>473</b>
<b>2</b>	To let	<b>18,819</b>	<b>699</b>
<b>1</b>	To let	<b>18,593</b>	
<b>Ground</b>	Main reception & Warner Bros' reception	<b>2,174</b>	
<b>Basement 1</b>	Warner Bros'	<b>5,983</b>	
<b>Basement 2</b>	Warner Bros'	<b>8,952</b>	
<b>Basement 3</b>	Warner Bros'	<b>14,020</b>	
<b>Total Offices</b>	(excluding receptions)	<b>147,423</b>	
<b>Total Offices</b>	(Remaining)	<b>55,478</b>	

\*Note: Areas are NIA as surveyed by Ploman Craven











→  
1-8  
FLOOR





Column free, naturally lit, office floors





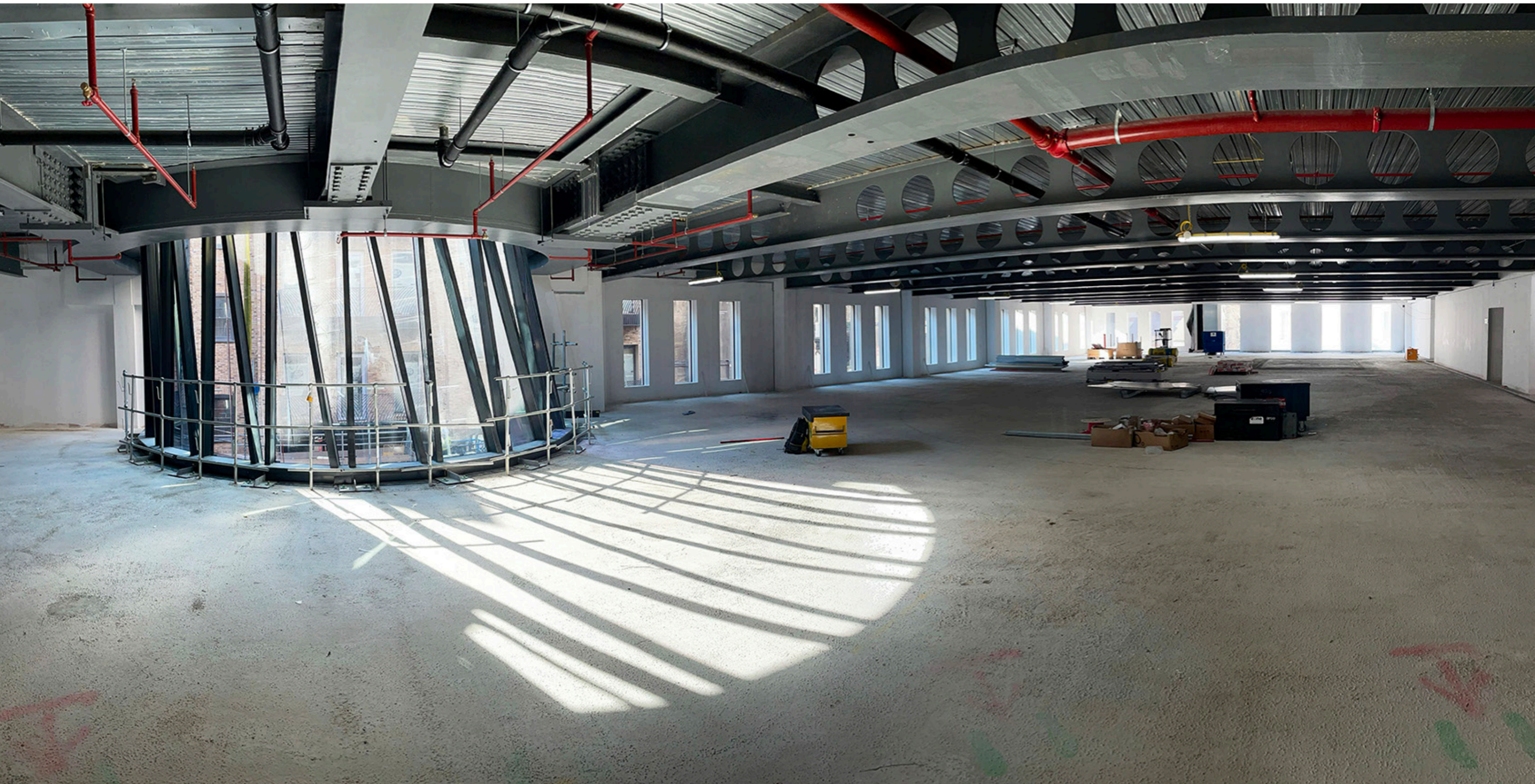
Level 02-08 office floors have their own private external garden terrace





14,000 sqft of garden terraces





Level 01 Floorplate around 'Spotlight' curtain walling



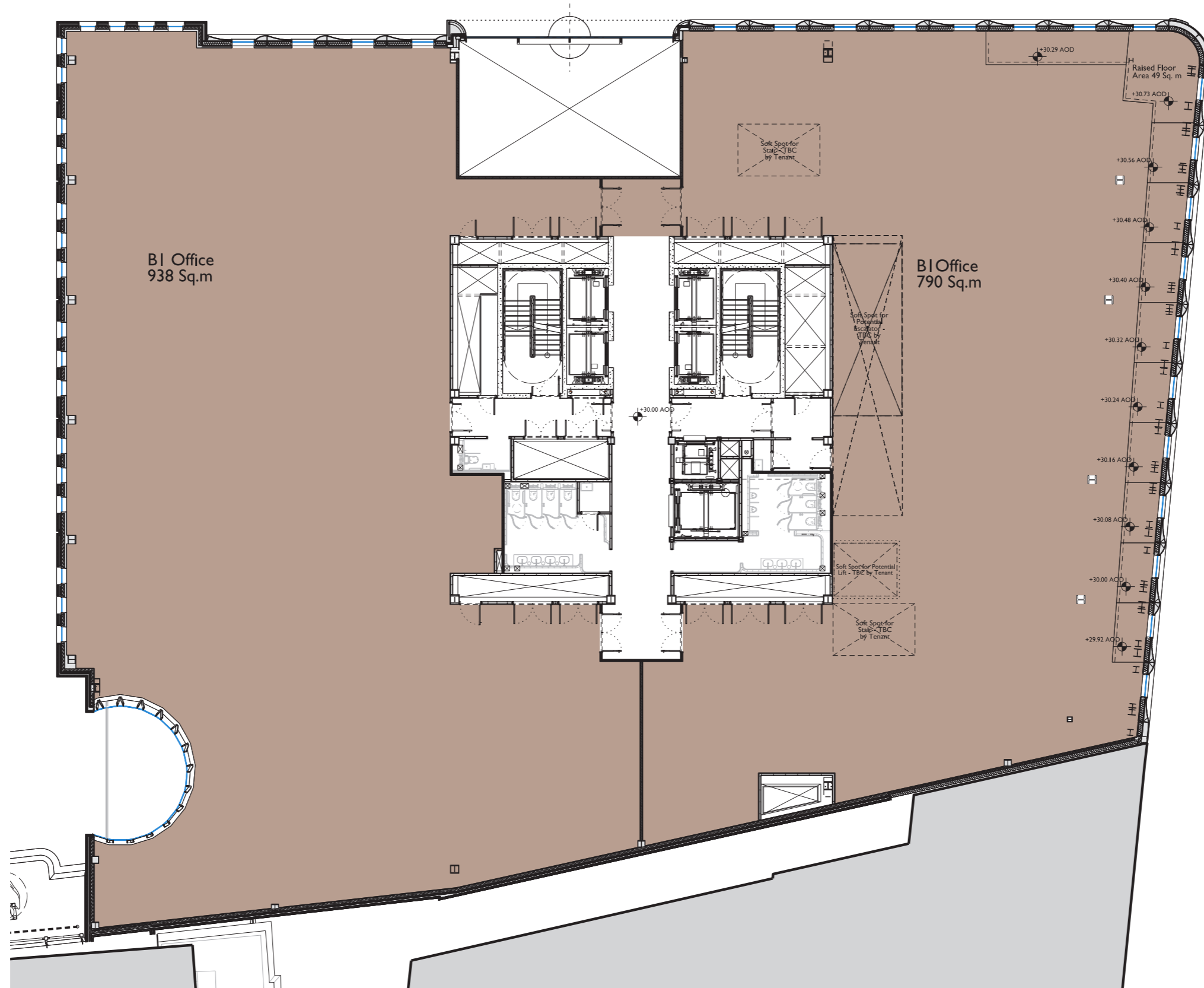


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# Plans & Areas

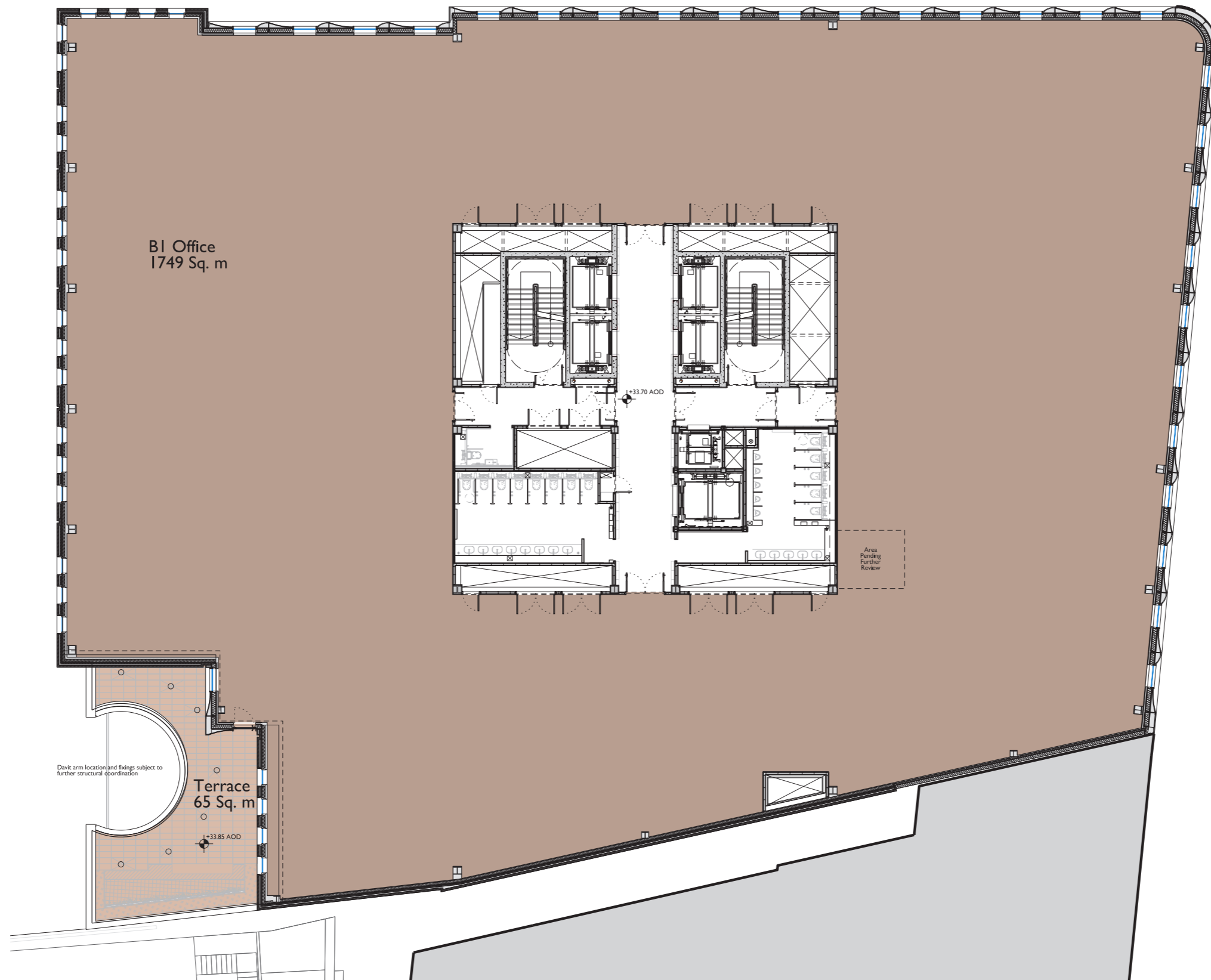
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First Floor | *To let*





Second Floor | *To let*



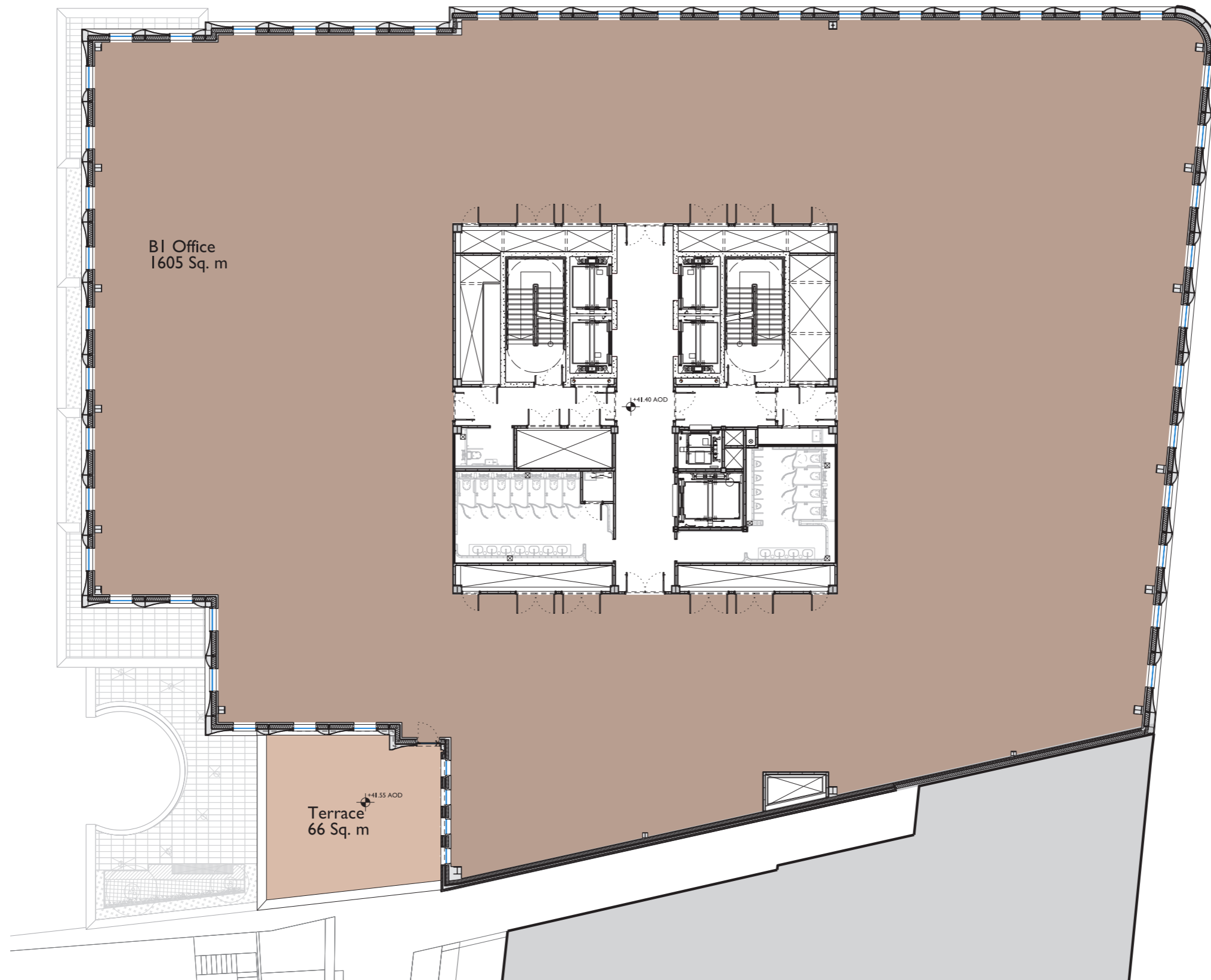


BI Office  
1679 Sq. m

Terrace  
44 Sq. m

Third Floor | *To let*





BI Office  
1605 Sq. m

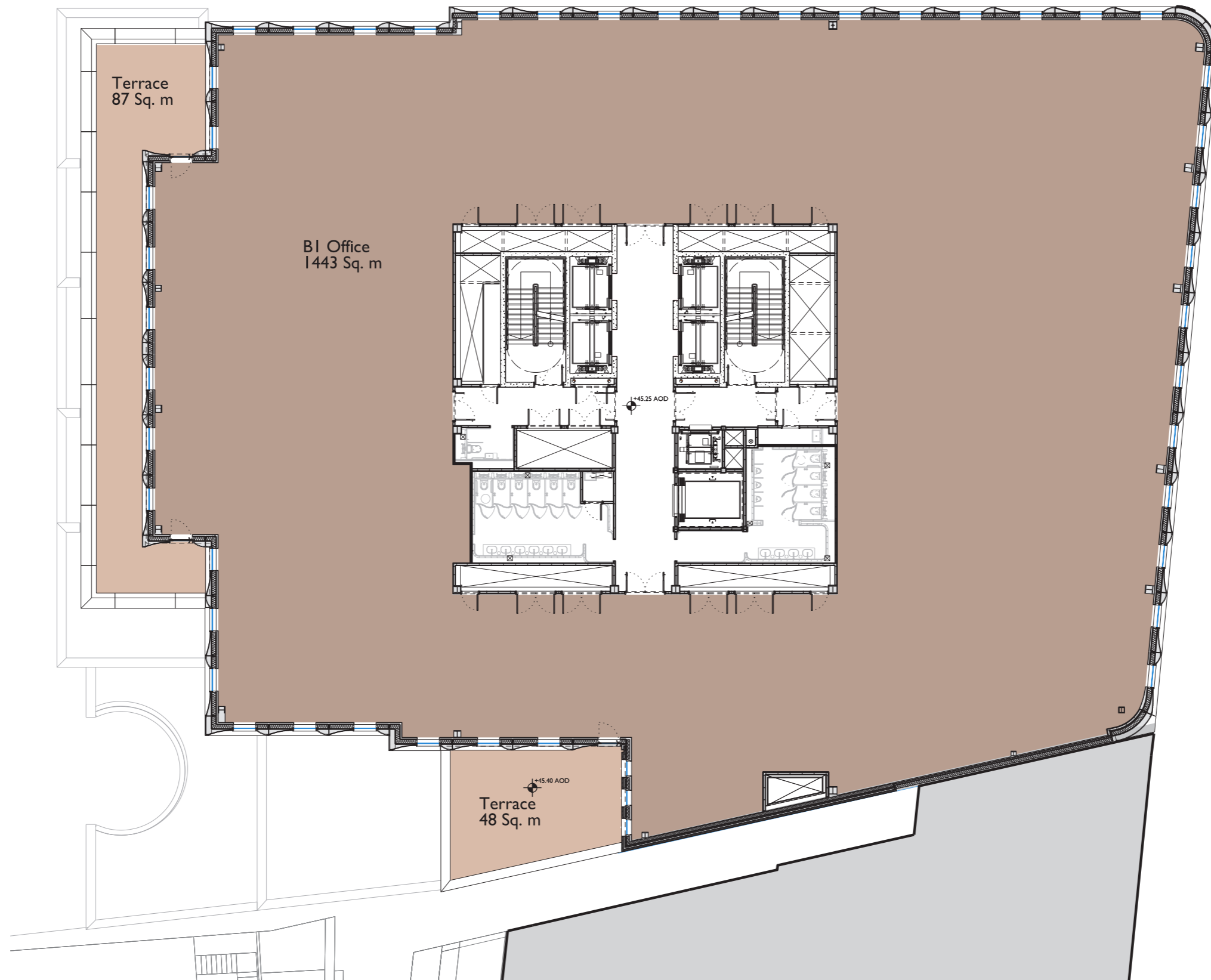
Terrace  
66 Sq. m

+41.40 AOD

+41.55 AOD

Fourth Floor | *Planet Payment*





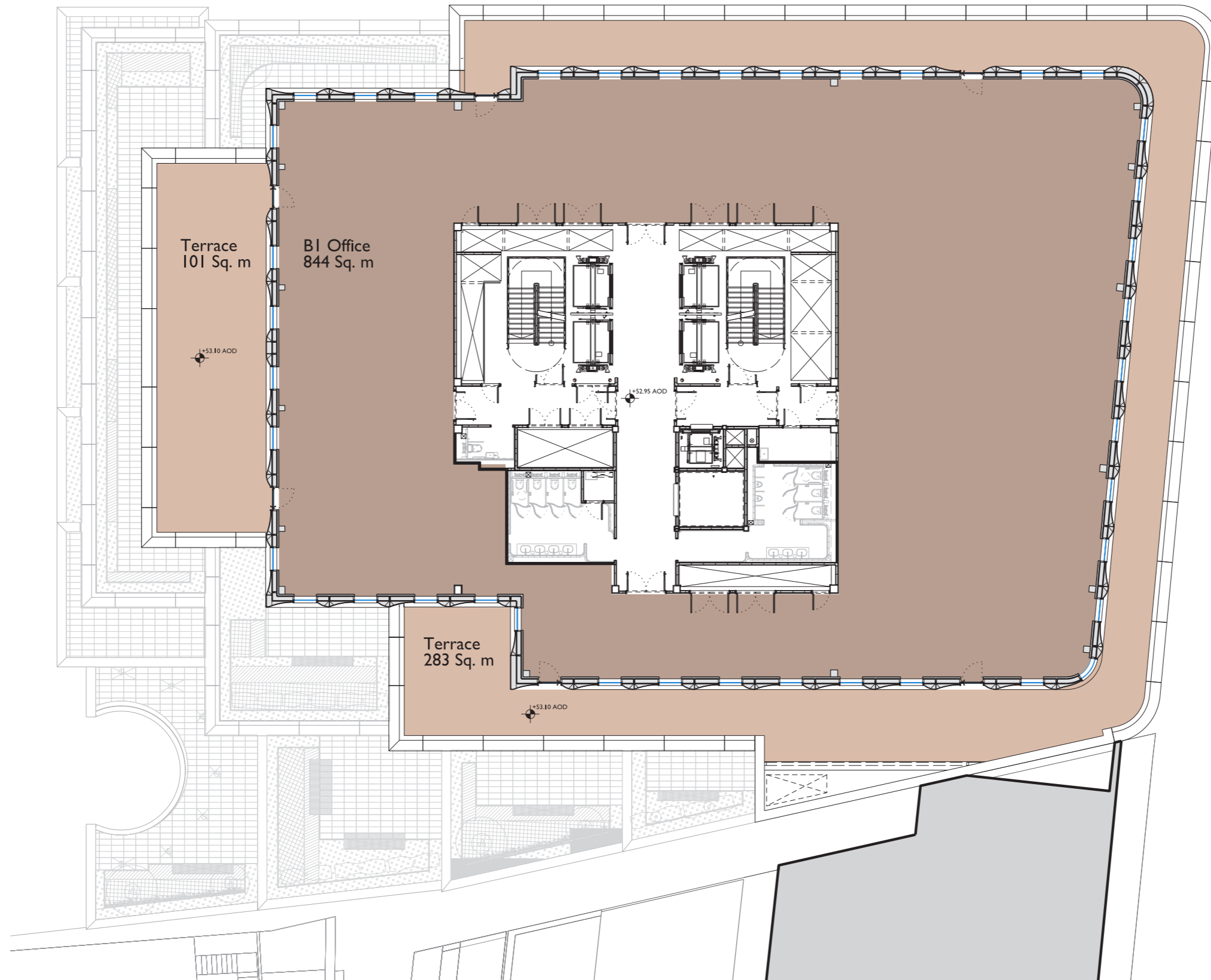
Fifth Floor | *Skyscanner*





Sixth Floor | *Skyscanner*





Seventh Floor | Dawn Capital

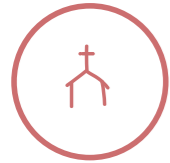


# Summary Specification



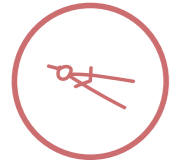
## Space

- 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



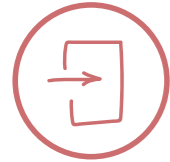
## Public Space

- 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



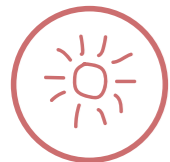
## Architect

- 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



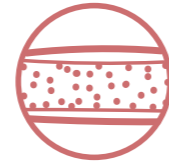
## Power

- 3.2 MVA of power
- 1.6 MVA available capacity
- Small power: 25 W/m<sup>2</sup>



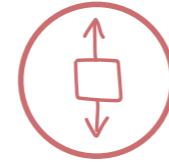
## Occupancy

- 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

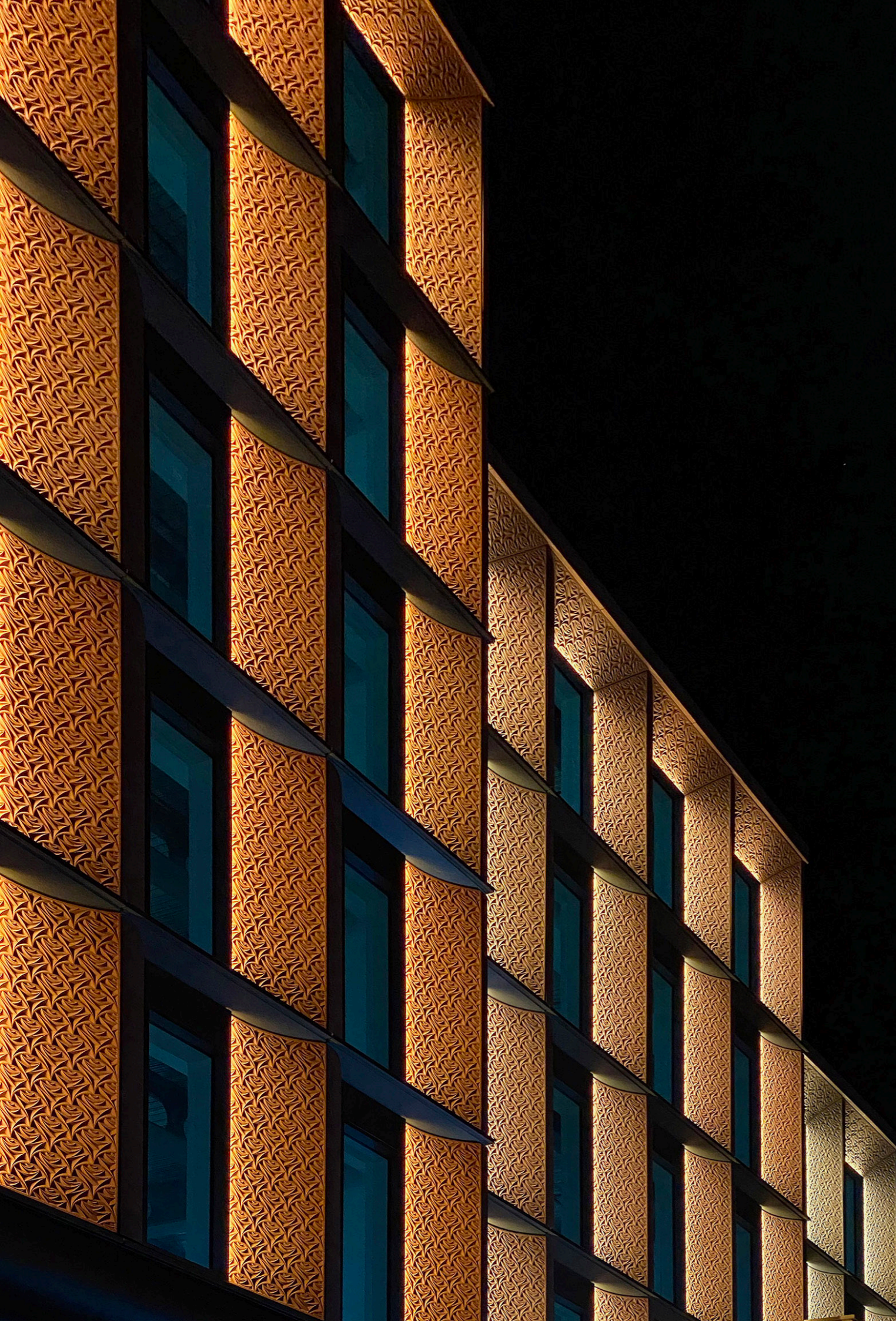
- Platinum



## Connectivity

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





## Contact

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# Other Images

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