

120,000 SQ FT BEST IN CLASS, CHARACTERFUL OFFICE, WC2

AVAILABLE Q1 2026



**BRETTEHAM
HOUSE**

HELICAL

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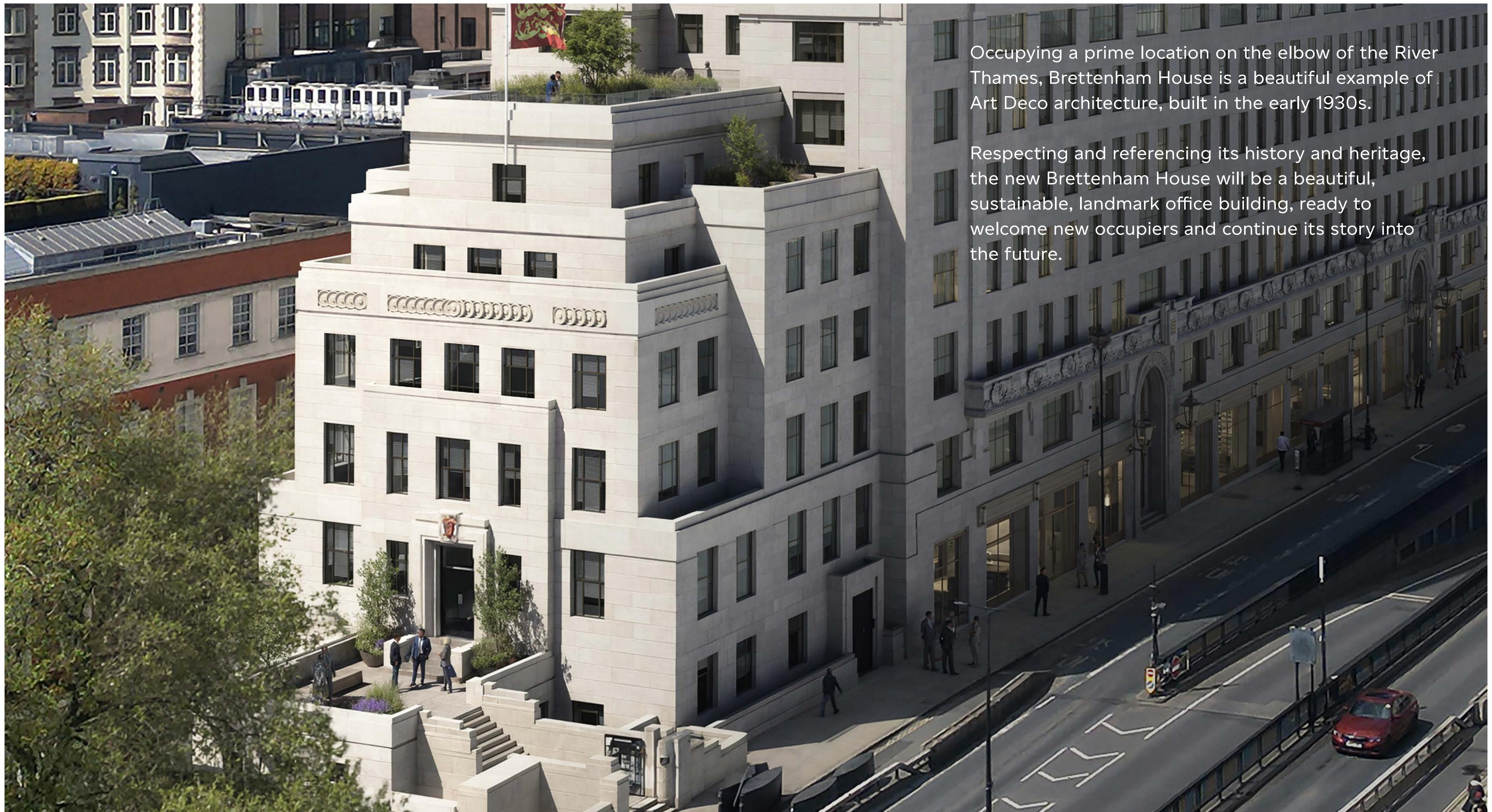
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1



THE
CITY
OF
LONDON

WELCOME



Occupying a prime location on the elbow of the River Thames, Brettenham House is a beautiful example of Art Deco architecture, built in the early 1930s.

Respecting and referencing its history and heritage, the new Brettenham House will be a beautiful, sustainable, landmark office building, ready to welcome new occupiers and continue its story into the future.

LANCASTER PLACE

ENTRANCE

The main entrance of the building is located on Lancaster Place, a busy and thriving route from The Strand to Waterloo Bridge.

Facing the majestic western elevation of Somerset House, the Lancaster Place reception is a welcoming and expansive space with multiple zones for collaboration and casual working. The retained, marble art deco staircases offer a visually stunning connection to the upper floors of the building.



SAVOY STREET

[THE BUILDING](#)[THE PLANS](#)[AMENITIES](#)[LOCATION](#)[CONTACT](#)

A second entrance is situated on the opposite side of the building, on the quiet and charming Savoy Street. Overlooking the tranquil Savoy Chapel gardens, this entrance is intended for building occupiers or VIP visitors who require a more discrete entrance.

Acting as a gateway to the amenity areas, it provides an opportunity to touch down and gather thoughts before embarking on a busy day ahead. A triple height space connects this area both visually and physically to the Lancaster Place reception via a beautifully designed bespoke staircase.

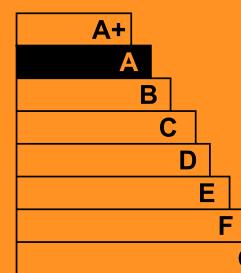
ENTRANCE

KEY

TARGETING

BREEAM

OUTSTANDING



EPC A RATING



5* RATING



TARGETING

WiredScore

PLATINUM RATING

NET ZERO

CARBON BUILDING

STUNNING

RIVER VIEWS

EXEMPLARY

AMENITY PROVISION
INCLUDING 310 BICYCLE SPACES

TARGETING

95%

OF CONSTRUCTION WASTE
DIVERTED FROM LANDFILL

OPENABLE

WINDOWS

6,600

SQ FT OF OUTDOOR
TERRACE SPACE

ALL ELECTRIC

BUILDING

FEATURES

SUSTAINABILITY



CARBON

All efforts will be made to minimise carbon throughout the life cycle of the building with Brettenham House being developed as a net zero carbon building. Throughout design, construction and operation we constantly challenge ourselves to dramatically improve upon established targets.

The development therefore has an upfront embodied carbon of 250kgCO₂e/m² which is 74% lower than the GLA target. Over the life cycle of the development, emissions have been calculated as 243 kgCO₂e/m², 46% lower than the current benchmark.

WASTE

The design process will treat waste as a resource and consider opportunities for material optimisation, reclamation and reuse to design out waste from an early stage with the target of diverting 95% of construction waste from landfill.

URBAN GREENING

The current building has little ecological value with no planting present. This will be significantly improved with the sensitive planting not only of the building's extensive usable terraces, but areas across the building that are not accessible but can house planting both to increase the biodiversity net gain and to provide visual amenity to occupiers.

SMART-TECH



While steeped in history, the workspace at Brettenham House is designed for the most modern and future focussed occupiers with cutting edge smart building technology installed, including:

- Bespoke building app for system control, access and connectivity at your fingertips
- Whole building digital twin enabling granular control, maintenance and customisation options
- Extensive sensor network monitoring real time building conditions and usage and enabling smart and sustainable occupation
- Potential to utilise digital twin as part of tenant fit out to enable meeting room/desk booking and other customisation options
- WiredScore Platinum



THE PLANS

AREA SCHEDULE

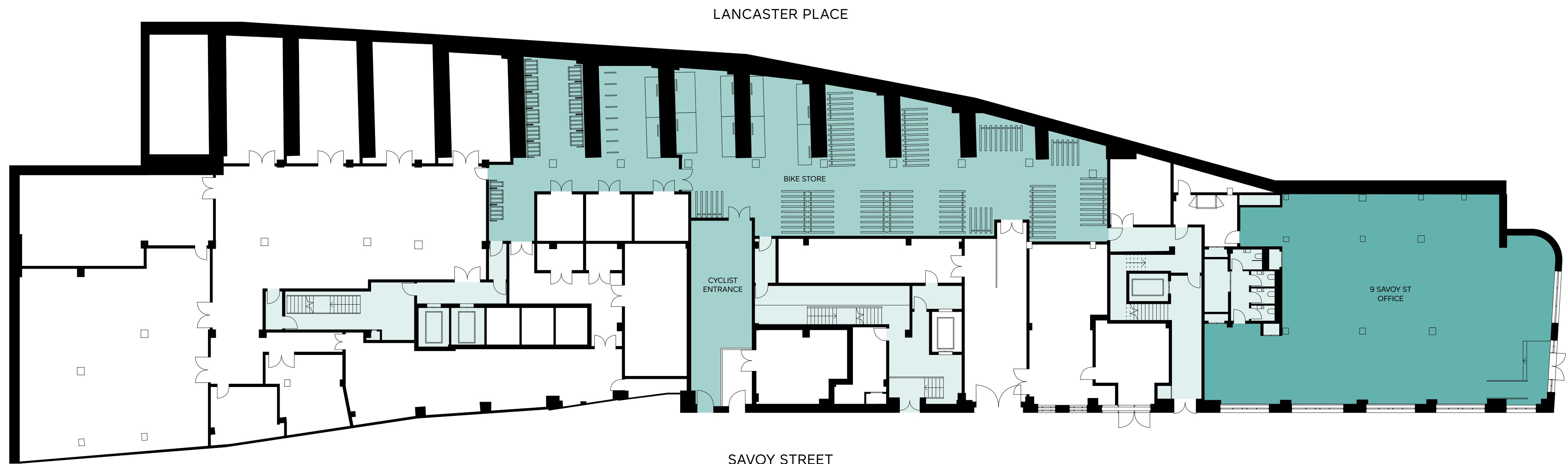


LEVEL	OFFICE SQ FT	9 SAVOY ST SQ FT	RETAIL SQ FT	TERRACE SQ FT
9	3283			3,305
8	7858			
7	9623			
6	12,088			
5	12,271			893
4	12,669			883
3	13,778			
2	13,993			
1	13,552			
G	3,068		301	732
LG		5,769	225	323
B1			4,015	
B2			3,778	
TOTAL	102,182	13,562	526	6,136

DUCHY OF LANCASTER OFFICES – 3,337 SQ FT

BASEMENT 2

3,778 SQ FT



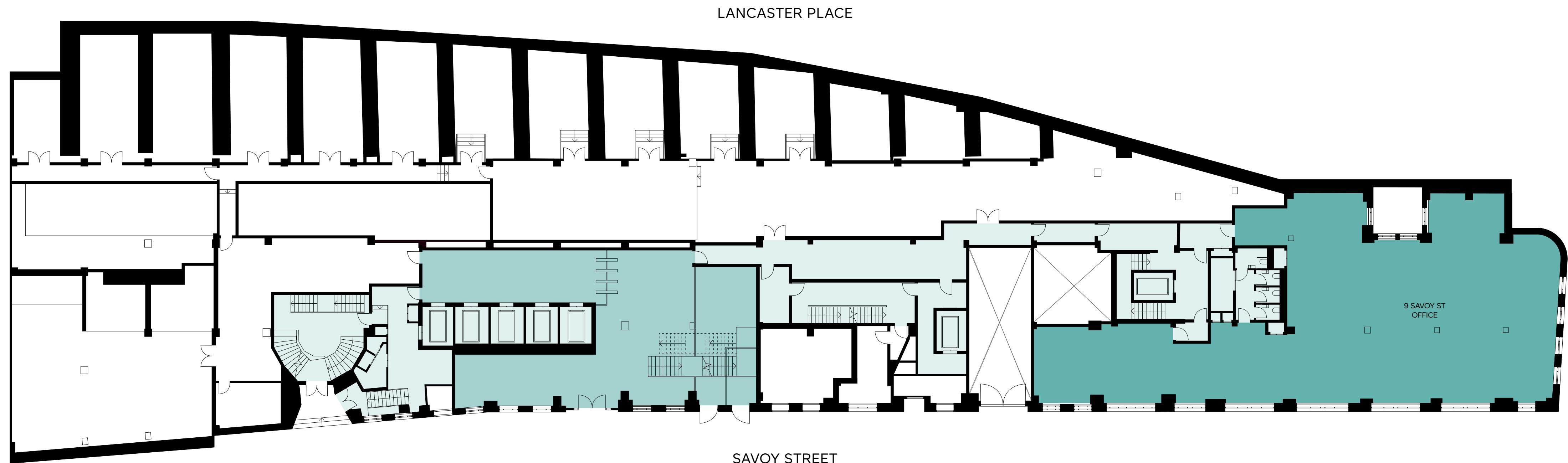
- OFFICE
- AMENITY
- CORE

N



BASEMENT 1

4,015 SQ FT



- OFFICE
- AMENITY
- CORE

N

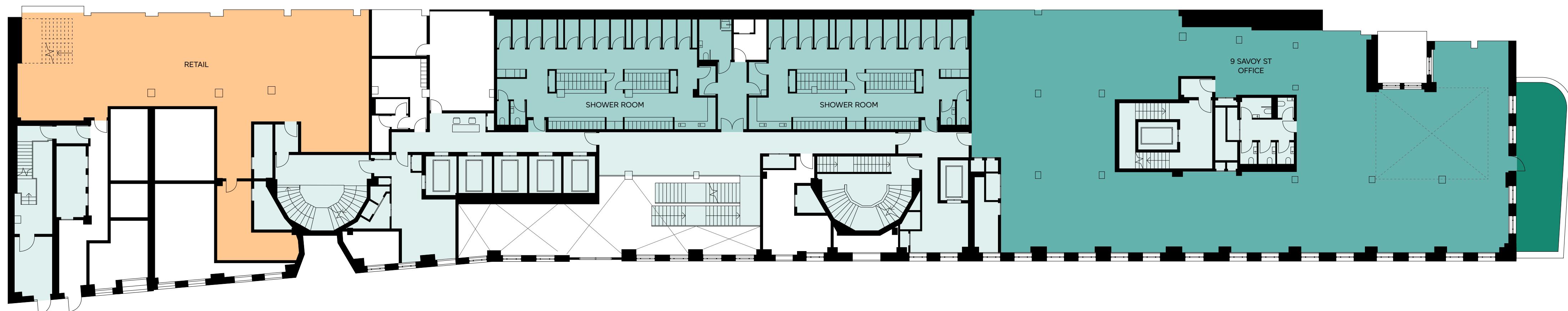


LOWER GROUND FLOOR

5,769 SQ FT

LANCASTER PLACE

SAVOY STREET

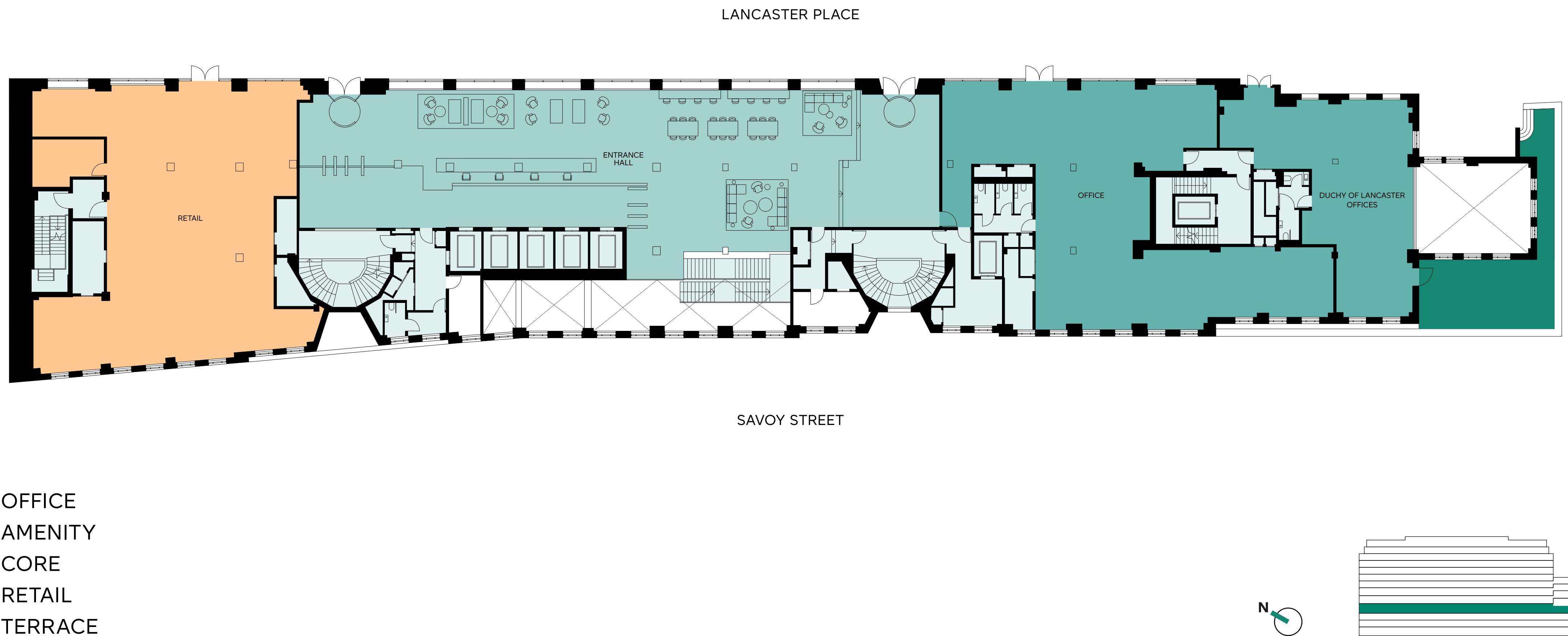


- OFFICE
- AMENITY
- CORE
- RETAIL
- TERRACE



GROUND FLOOR

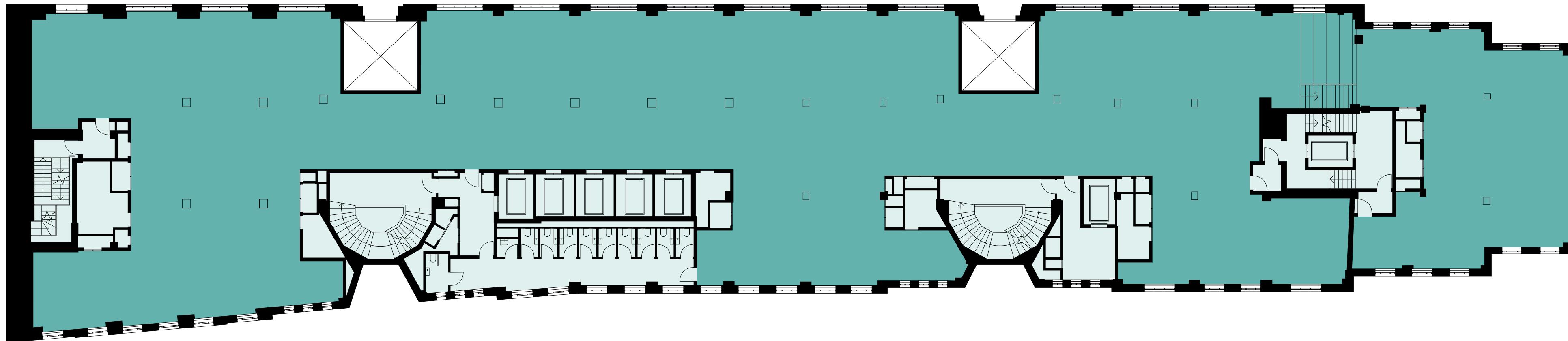
3,068 SQ FT



FIRST FLOOR

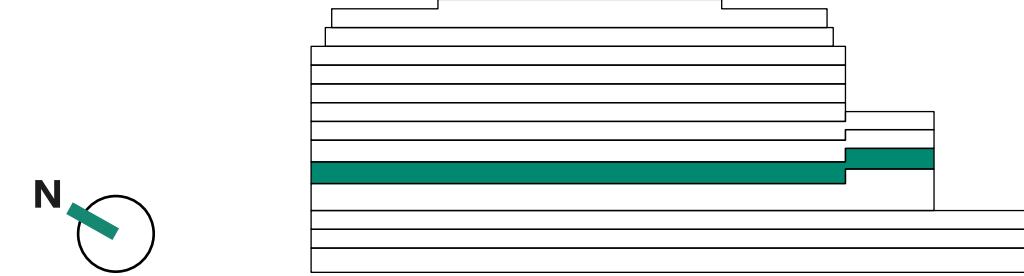
13,552 SQ FT

LANCASTER PLACE



SAVOY STREET

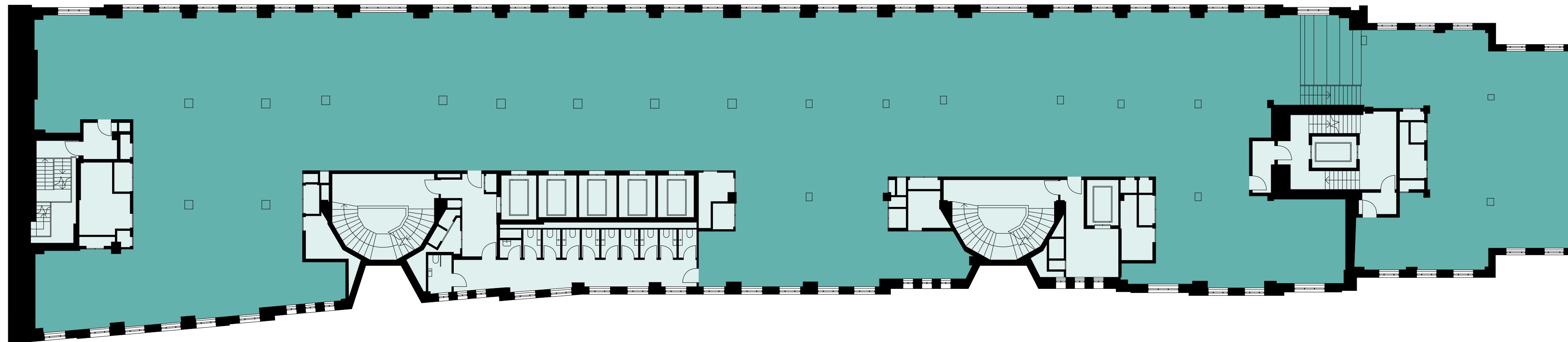
■ OFFICE
■ CORE



SECOND FLOOR

13,993 SQ FT

LANCASTER PLACE



SAVOY STREET

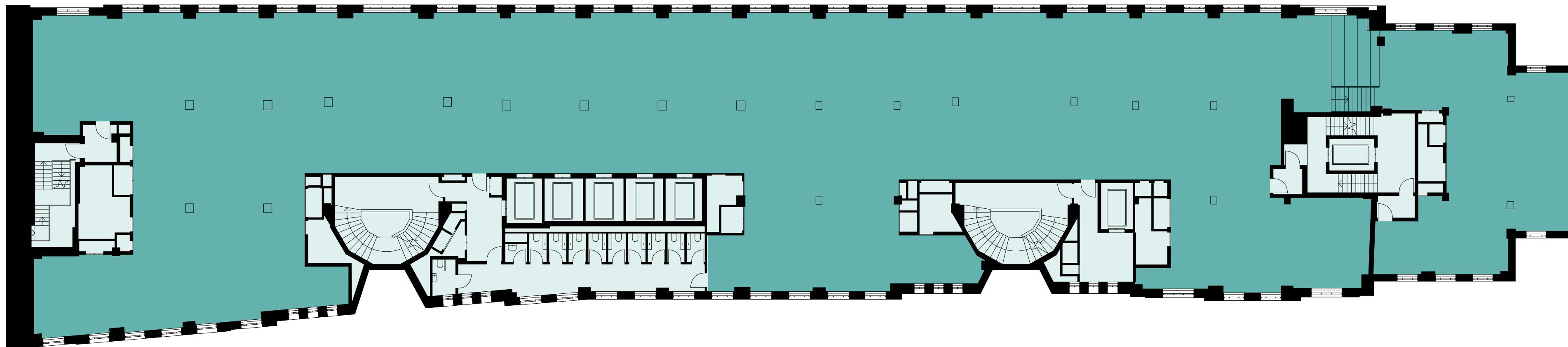
■ OFFICE
■ CORE



THIRD FLOOR

13,778 SQ FT

LANCASTER PLACE



SAVOY STREET

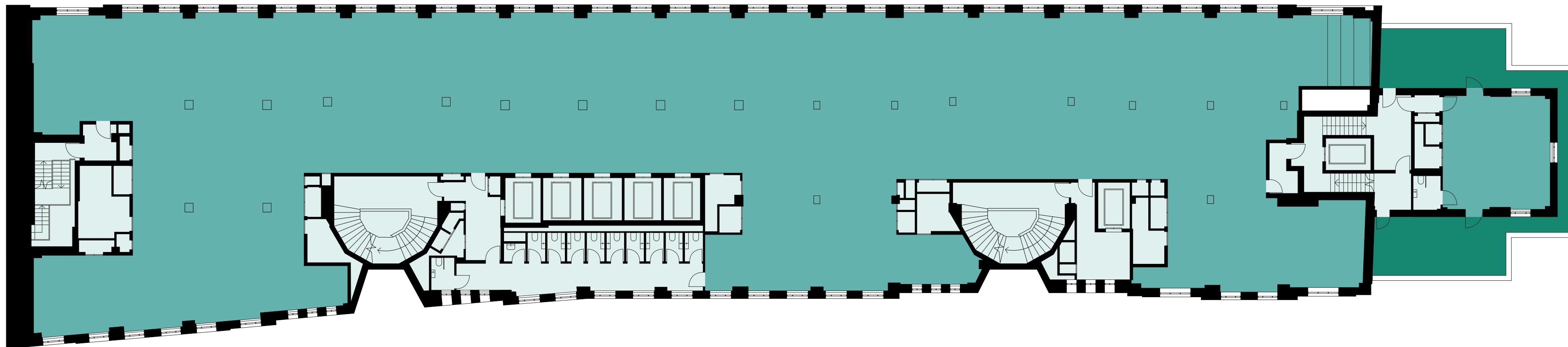
■ OFFICE
■ CORE



FOURTH FLOOR

12,669 SQ FT

LANCASTER PLACE



SAVOY STREET

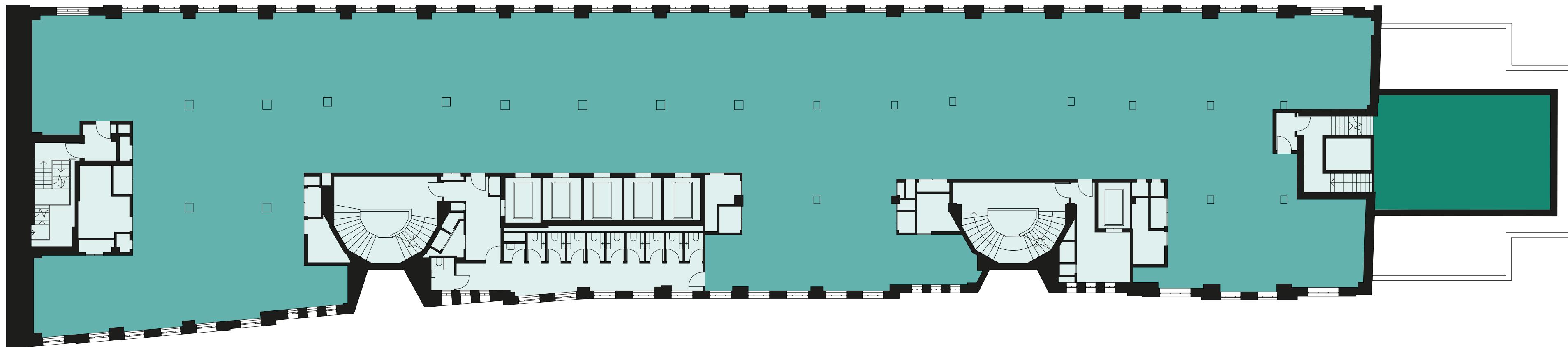
- OFFICE
- CORE
- PRIVATE TERRACE



FIFTH FLOOR

12,271 SQ FT

LANCASTER PLACE



SAVOY STREET

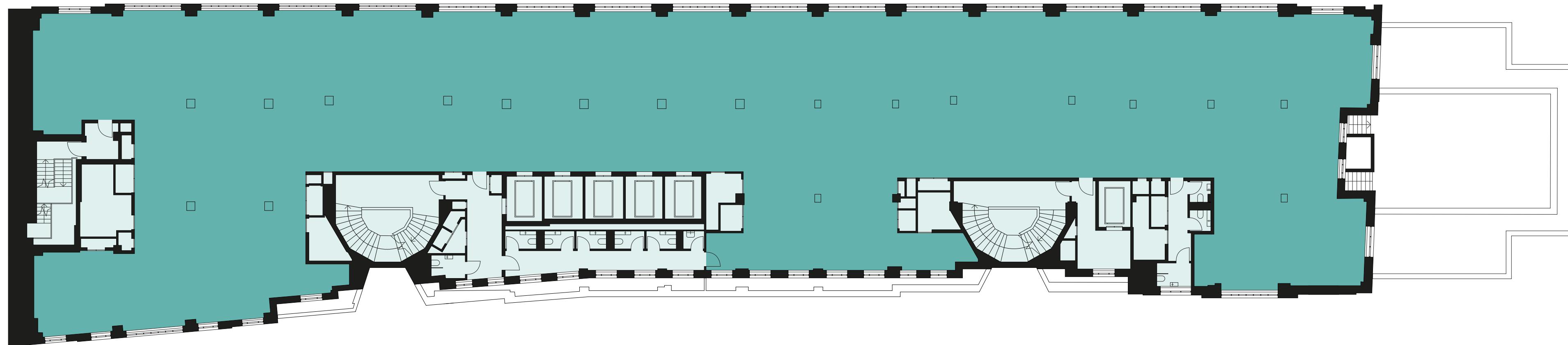
- OFFICE
- CORE
- PRIVATE TERRACE



SIXTH FLOOR

12,088 SQ FT

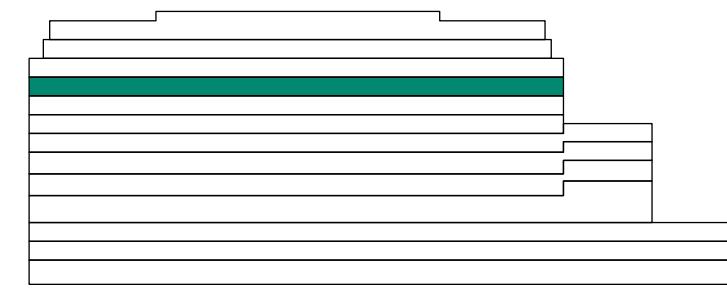
LANCASTER PLACE



SAVOY STREET

■ OFFICE
■ CORE

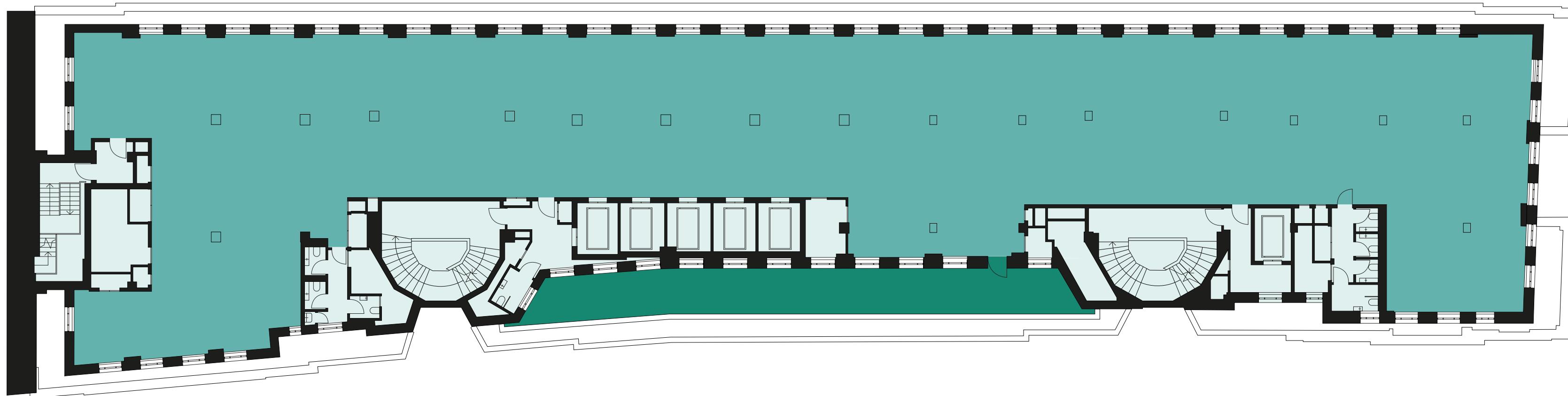
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SEVENTH FLOOR

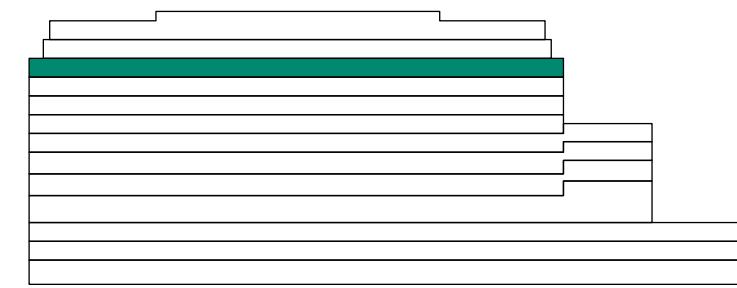
9,623 SQ FT

LANCASTER PLACE



SAVOY STREET

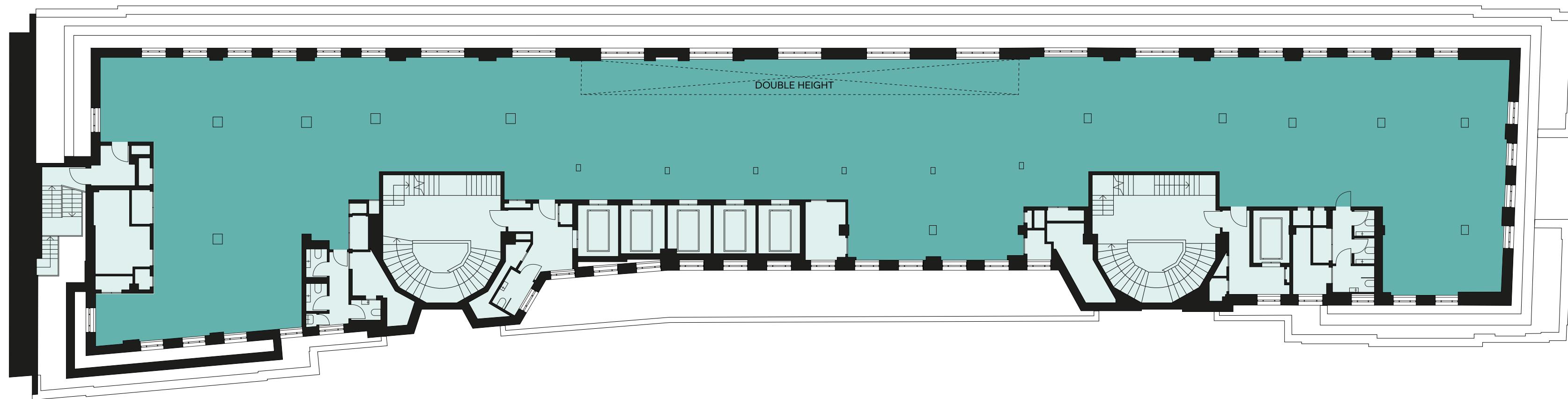
- OFFICE
- CORE



EIGHTH FLOOR

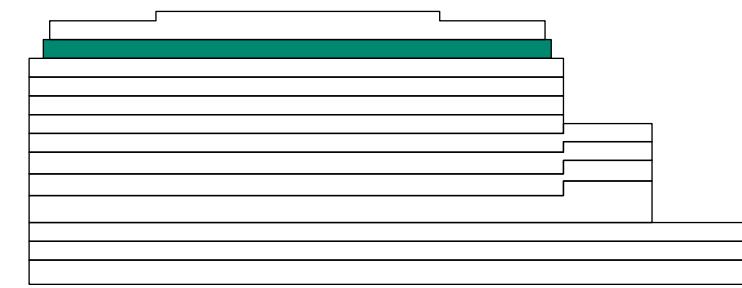
7,858 SQ FT

LANCASTER PLACE



SAVOY STREET

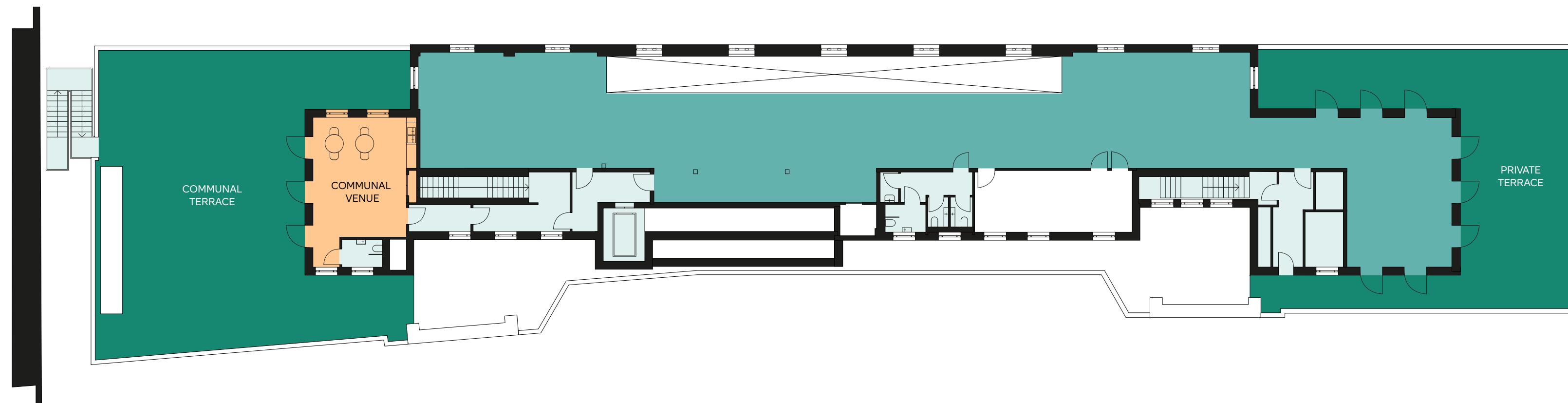
OFFICE
 CORE



NINTH FLOOR

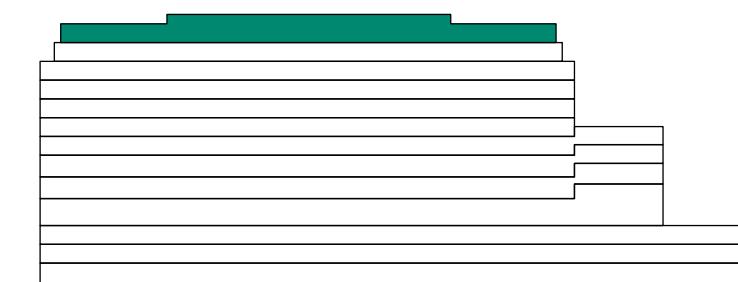
3,283 SQ FT

LANCASTER PLACE



SAVOY STREET

- OFFICE
- AMENITY
- CORE
- COMMUNAL VENUE
- TERRACE



OFFICE SPACES

- Office occupancy: 1:10m²
- Means of escape: 1:6m²
- Raised floor: 220mm - 330mm depending on location to accommodate underfloor displacement ventilation system
- Ventilation rate: 16 litres per second per person at 1:10 occupancy. 0 – 1.6 l/s/m² (fresh air)
- Air conditioning: Heating and comfort cooling to Brettenham House levels 1-8 and 9 Savoy Street are via an underfloor air conditioning system. The 9th floor and ground floor are conditioned by a 4 pipe fan coil unit system.
- Lighting: 300-500 lux average at the working plane. LED lighting throughout.

AMENITIES

- 310 cycle storage spaces
- 324 lockers split over two changing rooms.
- Bike repair and washdown stations.
- 24 showers equally split over two changing rooms.
- Extensive collaboration and casual working amenity areas.

SUSTAINABILITY TARGETS

- BREEAM Refurbishment and Fit-Out Outstanding
- WELL Platinum
- EPC A
- Nabers 5*
- Net zero carbon
- All electric building

CONNECTIVITY

- Wired Score Platinum

LIFTS

- CORE 2: 5no 17-person high speed passenger lifts (one performing as fire fighting lift and another as goods lift).
- CORE 3: 1no 17 person evacuation/fire fighting lift.
- CORE 4: 1no 17-person passenger/evacuation lift.

3

AMENITIES



TERRACES



The 9th floor houses two impressive terraces with some of London's best views, thanks to the building's prime position on the elbow of the River Thames.

The north terrace is intended for communal use, accessible to all occupiers in the building. Sensitively landscaped by Townshend, this space offers a stunning amenity for occupiers on a day to day basis or a wonderful location for a one off party or event.

The southern terrace benefits the 8th and 9th floor demise exclusively, making this a truly special space within the building. River facing terraces are also provided to the 4th and 5th floors, as well as private outdoor space for the occupier of the 9 Savoy Street southern element of the building.

PANORAMIC

VIEWS

From the City cluster in the east to Big Ben in the west, all of London's major landmarks can be seen not only from the terraces at Brettenham House but, thanks to the building's dual aspect, from the office floors below, with each floor having its own unique viewpoint from this special part of the capital.



ACTIVE TRAVEL



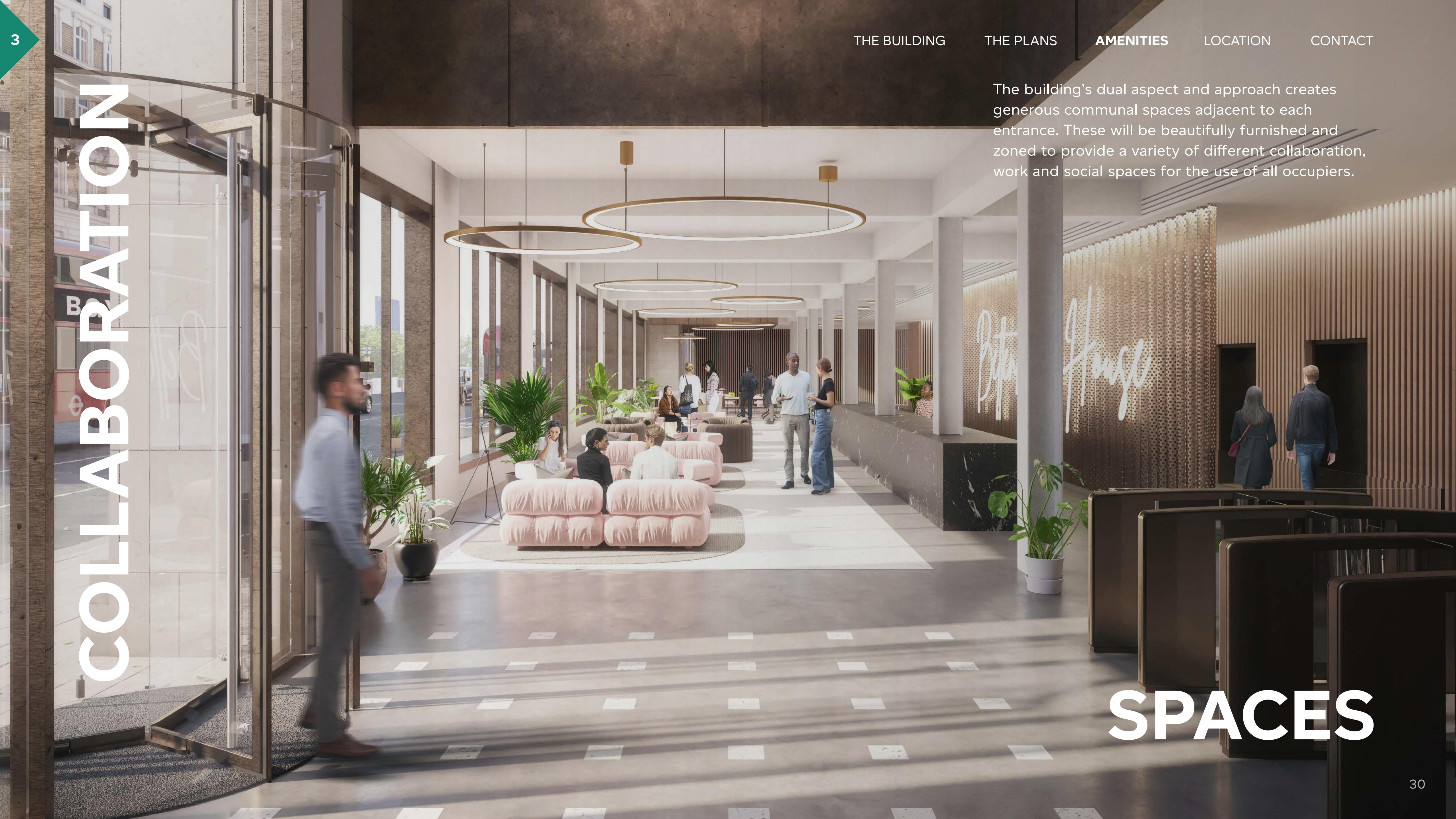
Accessed directly from Savoy Street, the characterful basement vaults of the building house 310 bike storage spaces, including spaces for a variety of cycle types, a wash down facility, a bike repair area and automatic water fountains.

High quality showers and changing rooms are located at lower ground level, providing 24 showers, evenly split across two changing rooms, ample lockers, drying rooms, shoe cleaning stations, hairdryers, straighteners, irons and complementary towels and toiletries.

COLLABORATION

SPACES

The building's dual aspect and approach creates generous communal spaces adjacent to each entrance. These will be beautifully furnished and zoned to provide a variety of different collaboration, work and social spaces for the use of all occupiers.



4



LOCATION

A COLOURFUL


[THE BUILDING](#)
[THE PLANS](#)
[AMENITIES](#)
[LOCATION](#)
[CONTACT](#)

Brettenham House's location embodies the spirit of the building, a seamless blend of fascinating heritage with the very best in modern culture and offering a space where great things can be achieved. With illustrious neighbours Somerset House and the world famous Savoy Hotel to either side of the building, the vibrant Covent Garden to the north and the South Bank immediately opposite to the south, there really is everything that you could want on your doorstep, and plenty of hidden gems to uncover.

DESTINATION

■ BARS, RESTAURANTS, CAFES

- 1 La Goccia
- 2 Cafe Murano
- 3 Ikoyi
- 4 Balthazar
- 5 180 House
- 6 Bancone
- 7 Blacklock
- 8 Barrafina

■ HOTELS

- 9 The Savoy
- 10 ME London
- 11 One Aldwych
- 12 The Walforf
- 13 Nomad London
- 14 Henrietta Hotel

■ GREEN SPACES AND WELLNESS

- 15 The River - running path
- 16 Lincoln's Inn Fields
- 17 The Southbank
- 18 Victoria Embankment Gardens
- 19 St James's Park
- 20 Soho Square Gardens

■ LOCAL OCCUPIERS

- 21 Google
- 22 Conde Nast
- 23 Goldman Sachs
- 24 McKinsey & Company
- 25 Coutts
- 26 Mishcon De Reya



LOCAL



NYU



CONDÉ NAST

McKinsey
& Company

Paul Smith



APOLLO

GSK

Goldman
Sachs

CONDÉ NAST



BAIN & COMPANY



DARKTRACE

CVC

Rothesay
Asset Management

Mishcon de Reya



OCCUPIERS

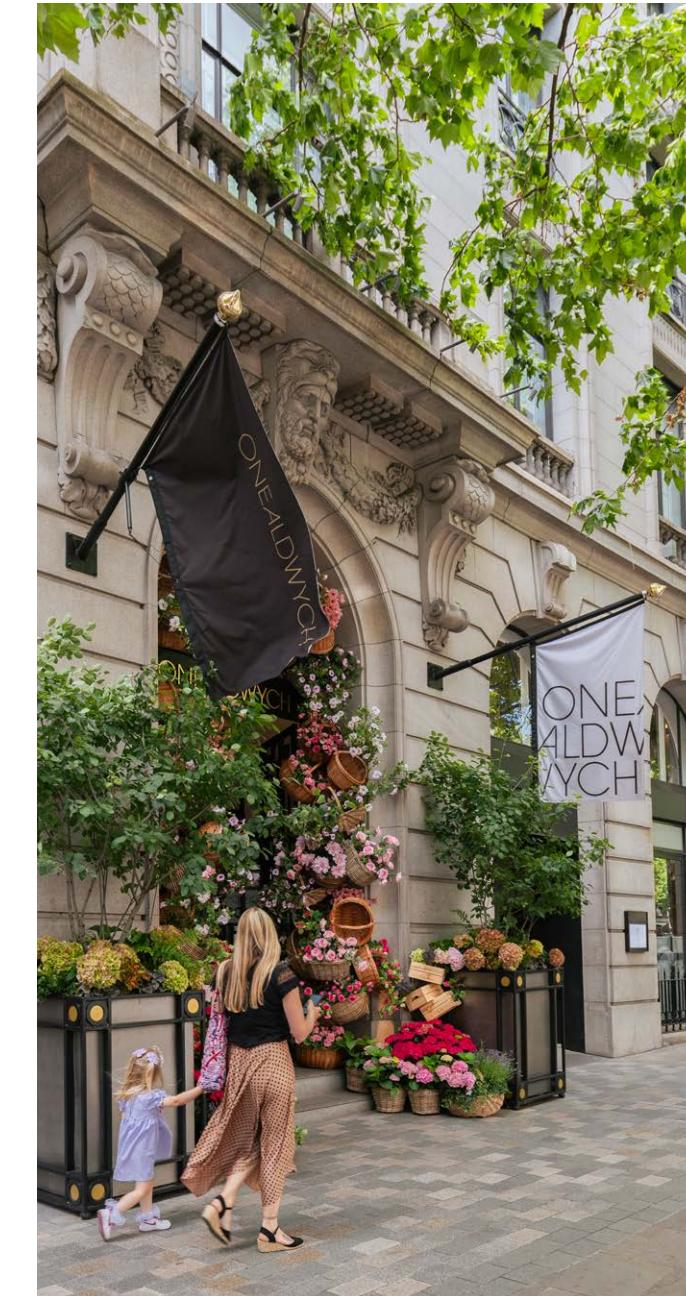
HOTELS

**THE SAVOY**

🚶 3 mins away

**ME LONDON**

🚶 5 mins away

**ONE ALDWYCH**

🚶 5 mins away

**THE WALDORF**

🚶 6 mins away

**NOMAD LONDON**

🚶 9 mins away

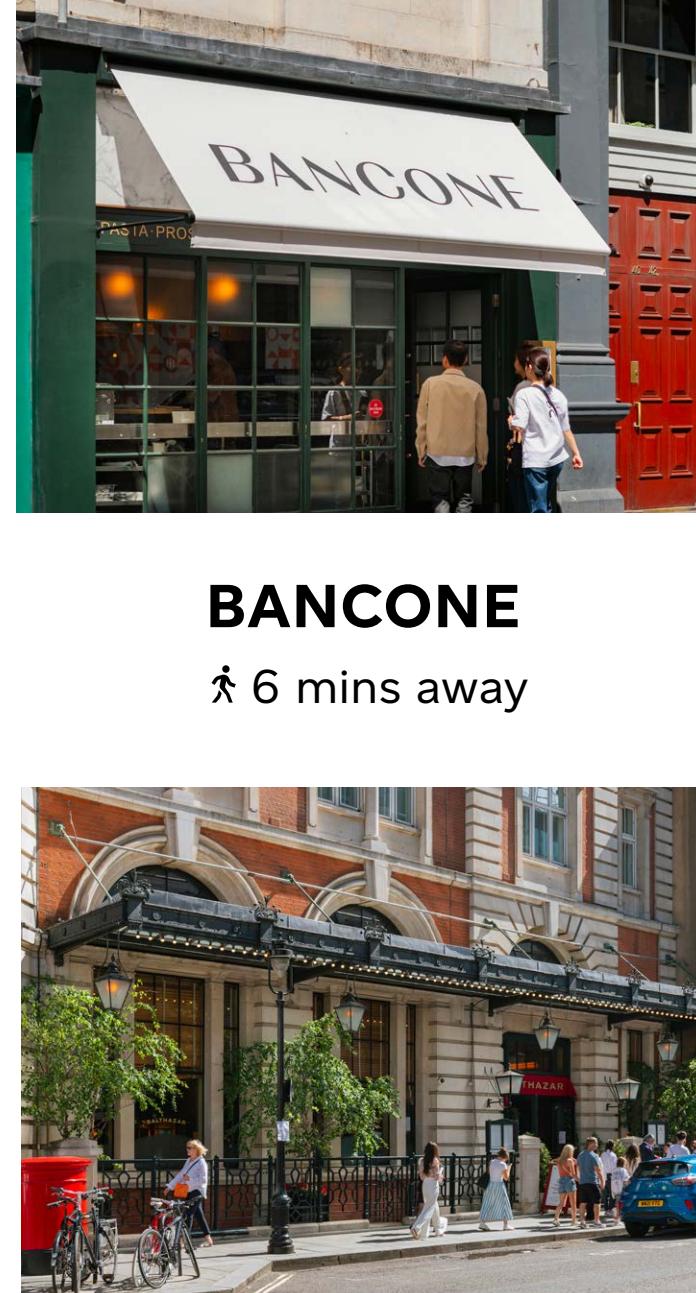
**HENRIETTA HOTEL**

🚶 6 mins away

BARS, RESTAURANTS & CAFES

**BLACKLOCK**

🚶 6 mins away

**BANCOME**

🚶 6 mins away

**IKOYI**

🚶 8 mins away

**BARRAFINA**

🚶 5 mins away

**LA GOCCIA**

🚶 8 mins away

**BALTHAZAR**

🚶 7 mins away

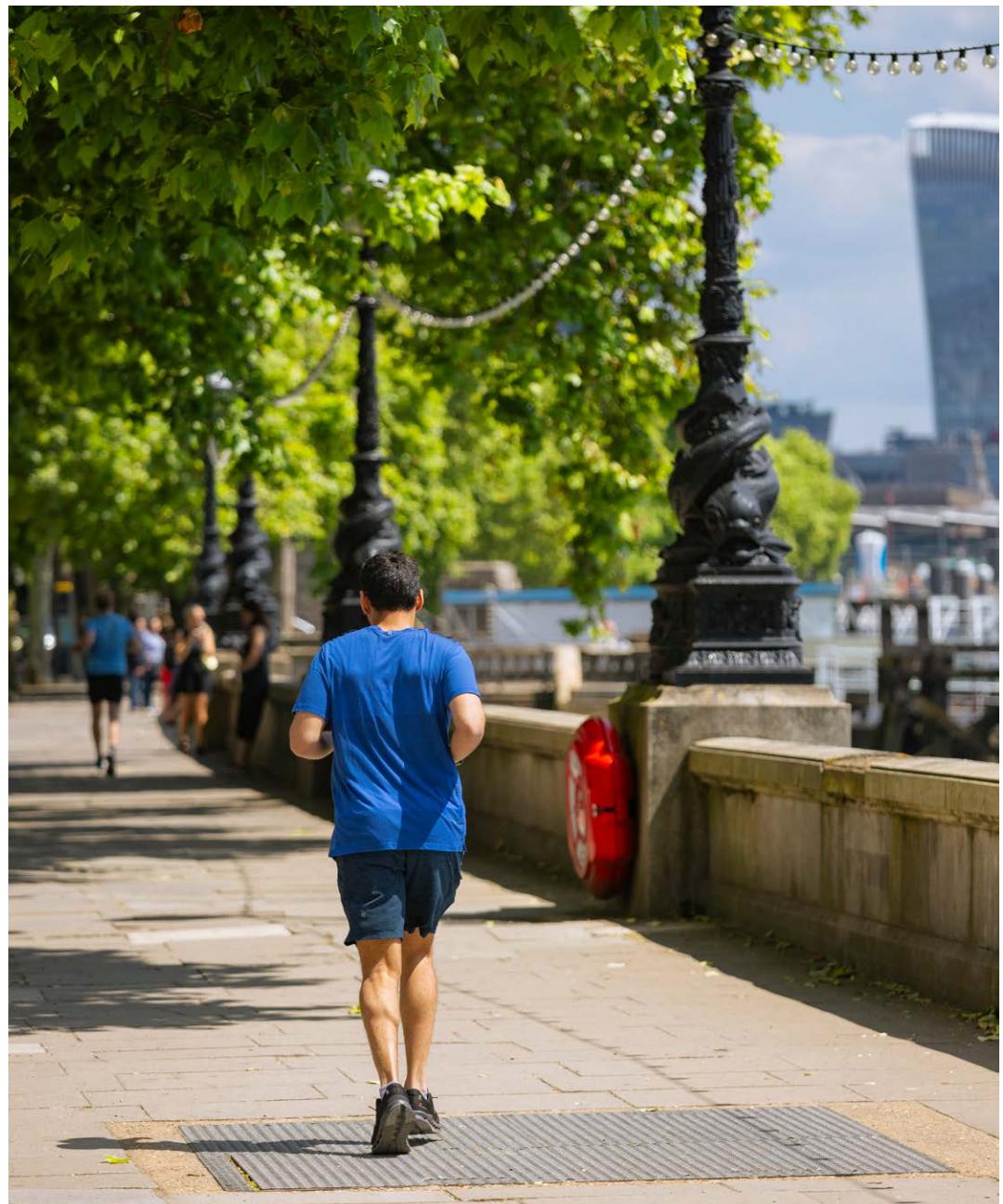
**CAFE MURANO**

🚶 6 mins away

**180 STUDIO**

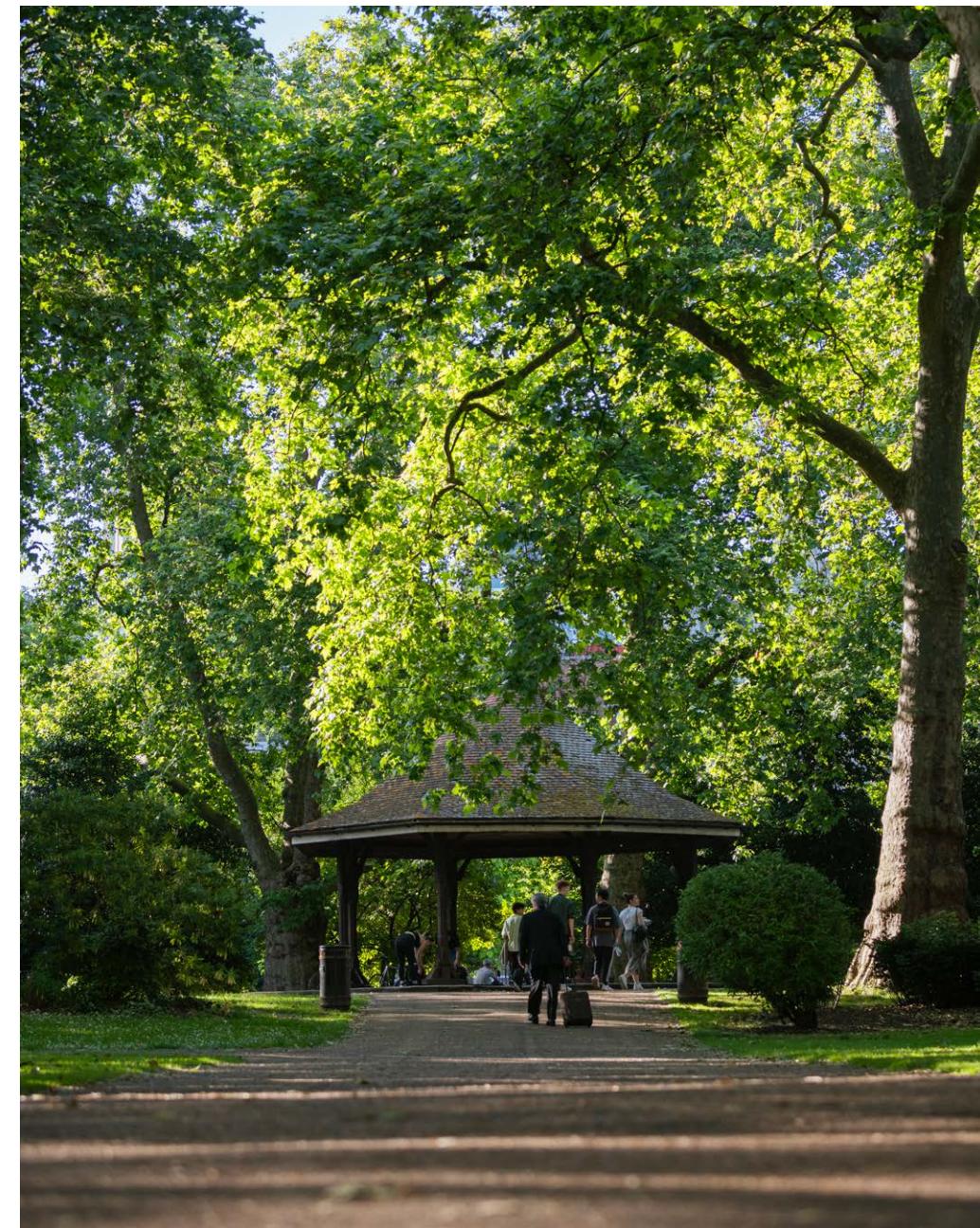
🚶 8 mins away

GREEN SPACES & WELLNESS



THE RIVER (RUNNING PATH)

🚶 2 mins away



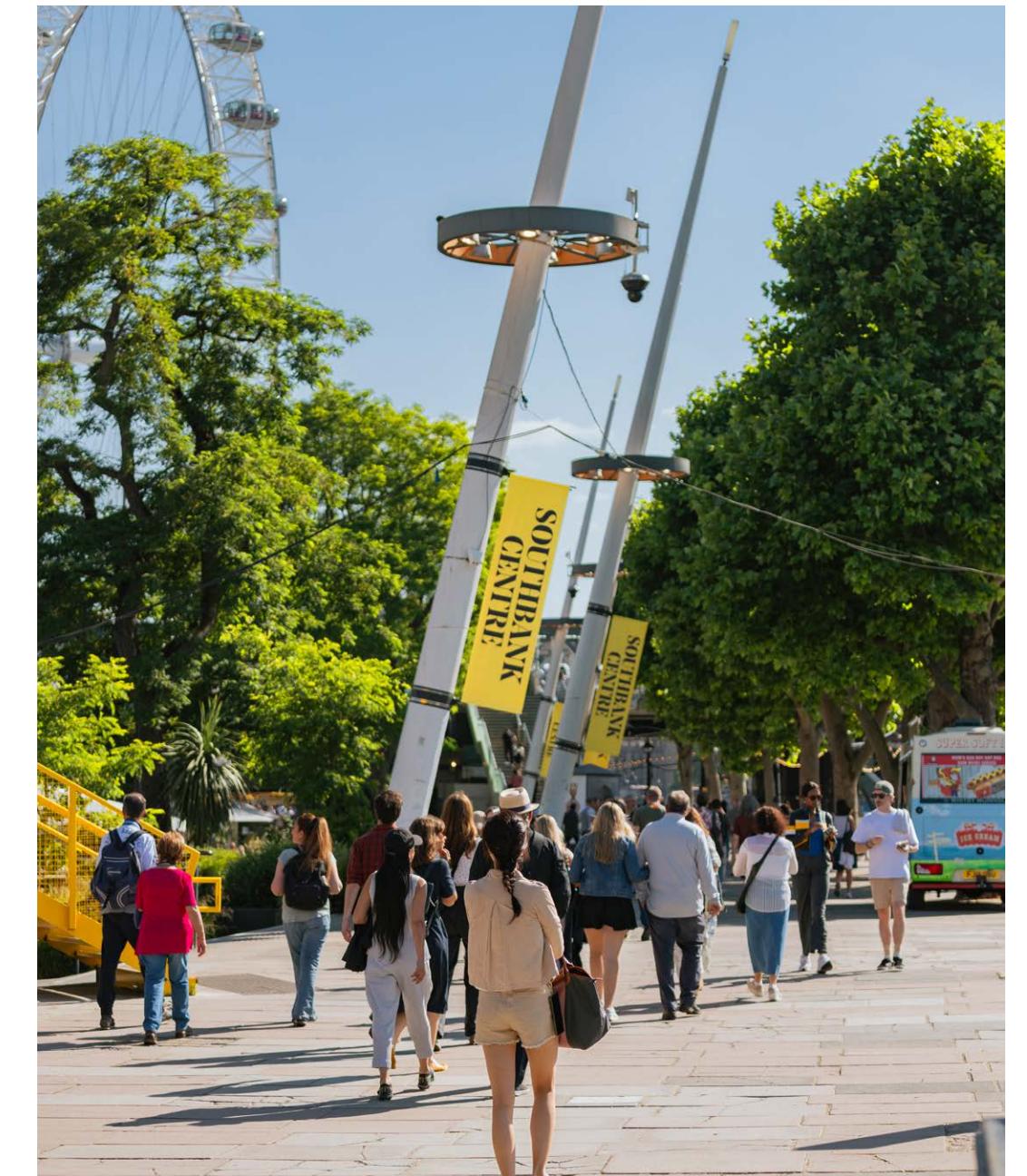
LINCOLN'S INN FIELDS

🚶 12 mins away



**VICTORIA EMBANKMENT
GARDENS**

🚶 2 mins away



SOUTHBANK

🚶 9 mins away

WALKING

COVENT GARDEN

06 MINS

CHARING CROSS

08 MINS

LEICESTER SQ

13 MINS

WATERLOO

15 MINS

CYCLING

LONDON BRIDGE

10 MINS

FARRINGDON

10 MINS

OXFORD CIRCUS

11 MINS

KING'S CROSS

16 MINS

Ø TUBE & TRAIN (FROM CHARING CROSS)

WATERLOO

02 MINS

TOTTENHAM
COURT ROAD

02 MINS

FARRINGDON

08 MINS

VICTORIA

11 MINS

CONNECTIVITY

5



CONTRACT

HELICAL

Helical plc are a leading London-focused property investment and development company who create sustainable and inspiring workplaces which are technologically smart, rich in amenities and promote employee wellbeing.

Market leaders in their approach to both sustainability and smart building technology, Helical strive to minimise carbon during both the construction of buildings and crucially, throughout the building's ongoing operation. Smart technology is seamlessly integrated into the building fabric to allow truly sustainable and informed occupation.

Most importantly, occupier wellbeing and enjoyment is at the heart of all Helical buildings with amenity provision, access to outside space and beautiful design at the forefront of their activities.

BGY

Buckley Gray Yeoman are Shoreditch originals. Based in east London since the practice was established in 1997, they create architecture that balances depth and delight. They describe themselves as agents of opportunity.

They take what they find – on the ground and in the brief – and uncover unanticipated possibilities. Their work is sensitive, thorough and authentic, but it is also unapologetically joyful and surprising. The practice has grown from a group of three friends to a team of over one hundred, which now has collective ownership of the practice.

They have also spread their geographical wings, delivering projects across the UK and Europe, each carefully tuned to its own specific place and time.

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DETAILS



A

HELICAL

JOINT VENTURE