

29,522 sq ft of fully reimagined, refurbished
and remixed Grade-A HQ workspace.

BEAT TCR

FITZROVIA

The beat drops Q2 2027
[BEAT-TCR.COM](https://beat-tcr.com)

85 Tottenham Court Road London W1T 4TE

Feel what it means to BE AT TCR

Tottenham Court Road is always moving. A constant rhythm of people, places, energy and possibility.

And now, 29,522 sq ft of fully reimagined, Grade-A HQ workspace across seven floors is about to drop.

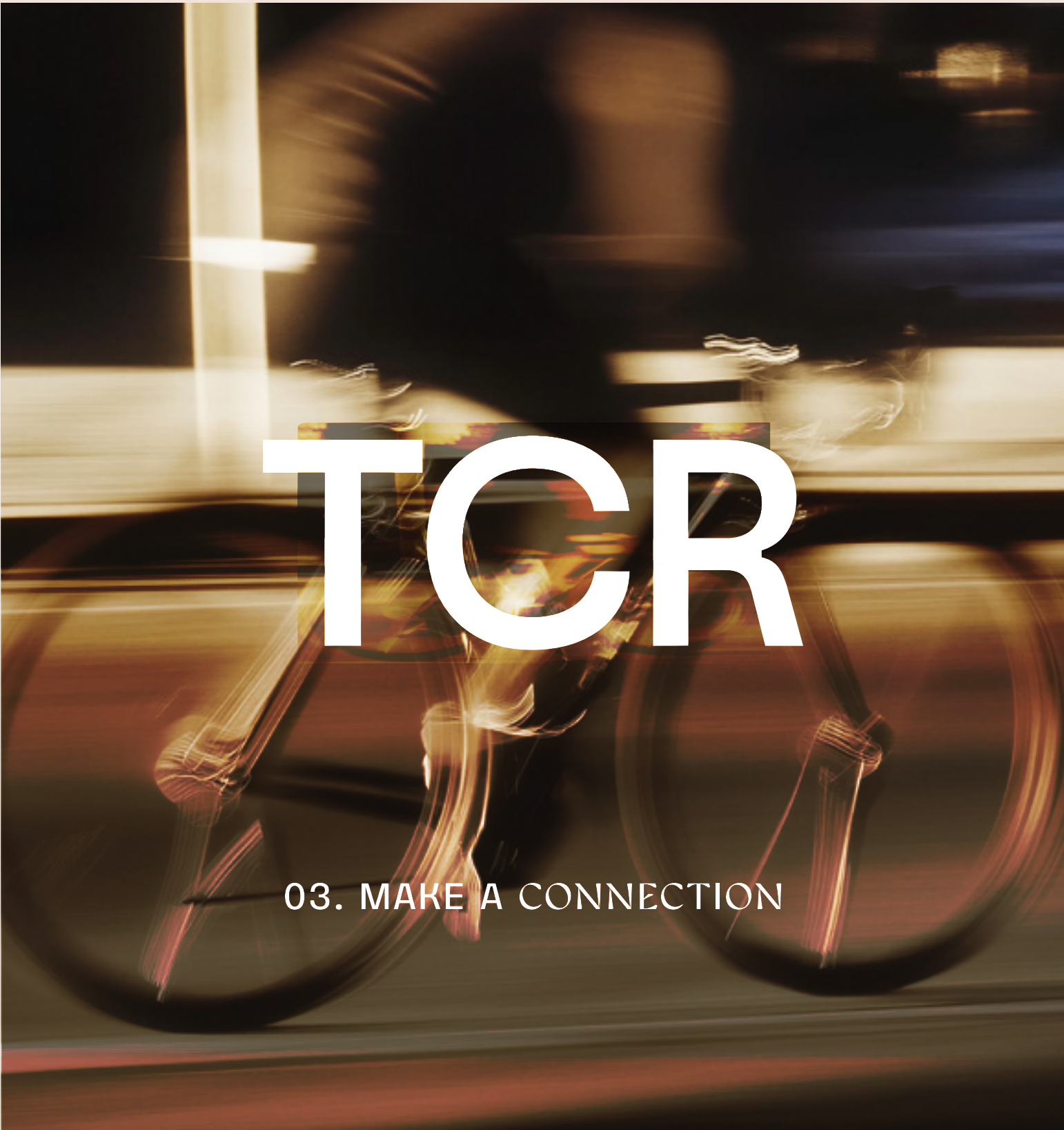
BEAT TCR FITZROVIA



01. DISCOVER THE BUILDING



02. FEEL THE LOCATION



03. MAKE A CONNECTION

WORK TO A NEW BEAT

BEATTICR FITZROVIA

01.

DISCOVER THE BUILDING

TOTTENHAM COURT
ROAD 85

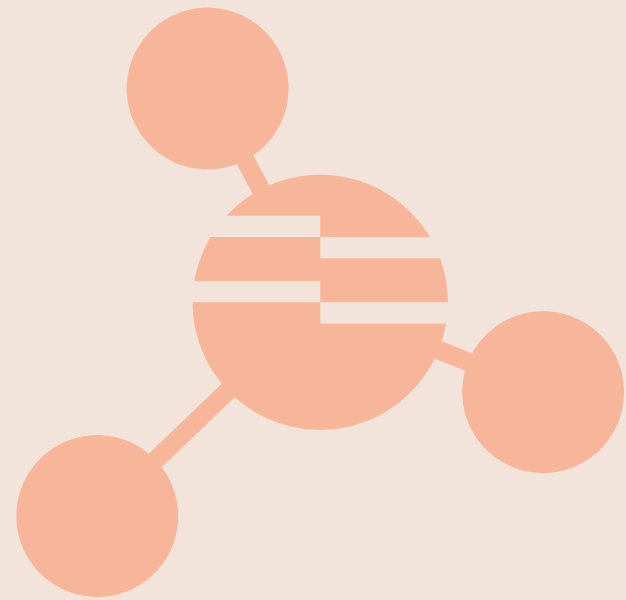
OPENING
Q2 / 2027

ENTRANCE RIGHT THIS WAY

CGI for illustrative purposes only

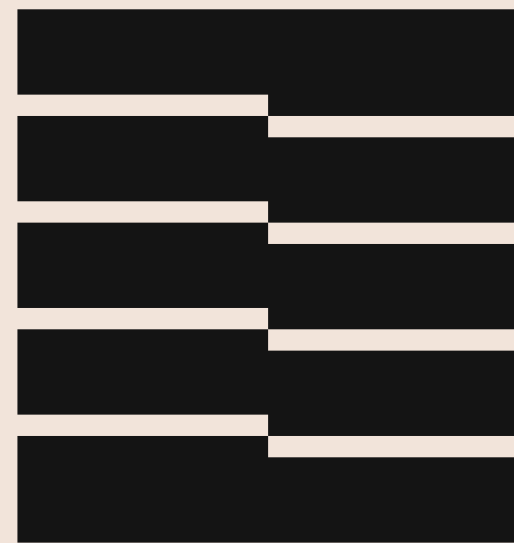
Why BEAT TCR?

The countdown to a new release has begun.
29,522 sq ft of fully reimagined, Grade-A
HQ workspace coming Q2 2027.



1. Part of London's Innovation Corridor

BEAT TCR sits within one of
London's most influential
AI / tech clusters.



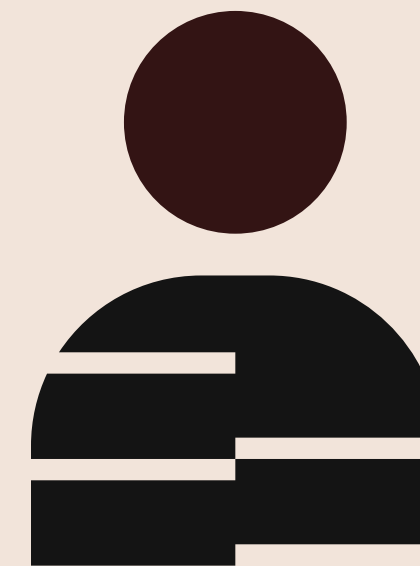
2. Five floors. One Headquarters

Featuring a reimagined arrival
experience, premium end-of-
trip facilities, two terraces and
wellbeing-focused spaces.



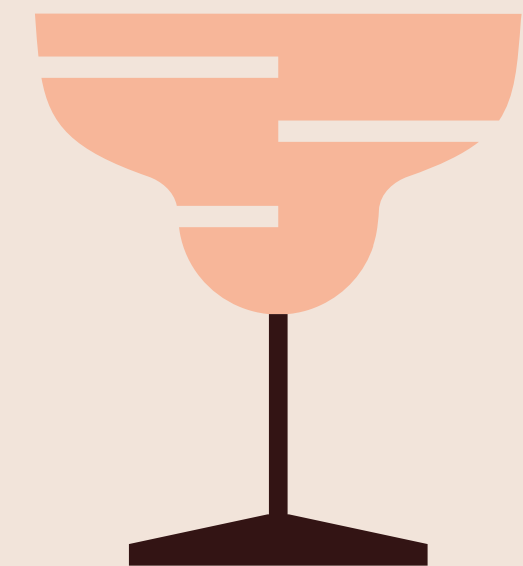
3. Connected to everything that matters

Direct access to the Elizabeth
line, the Knowledge Quarter
and London's West End.



4. A home to talent

With the likes of UCL and the
Francis Crick Institute in close
proximity, a wealth of talent is
right on your doorstep.



5. Fitzrovia's culture & energy

Where independent cafés,
destination restaurants, wellness,
culture and commerce combine.

Feel the rhythm of the building
& newly redesigned facade on
Tottenham Court Road

Brand new reception
& entrance experience

85 Tottenham
Court Road
5 TENANT
4 TENANT
3 TENANT
2 TENANT
1 TENANT
GF RECEPTION
LG TENANT

Exceptional workfloors
tailored for every pace
of the workday

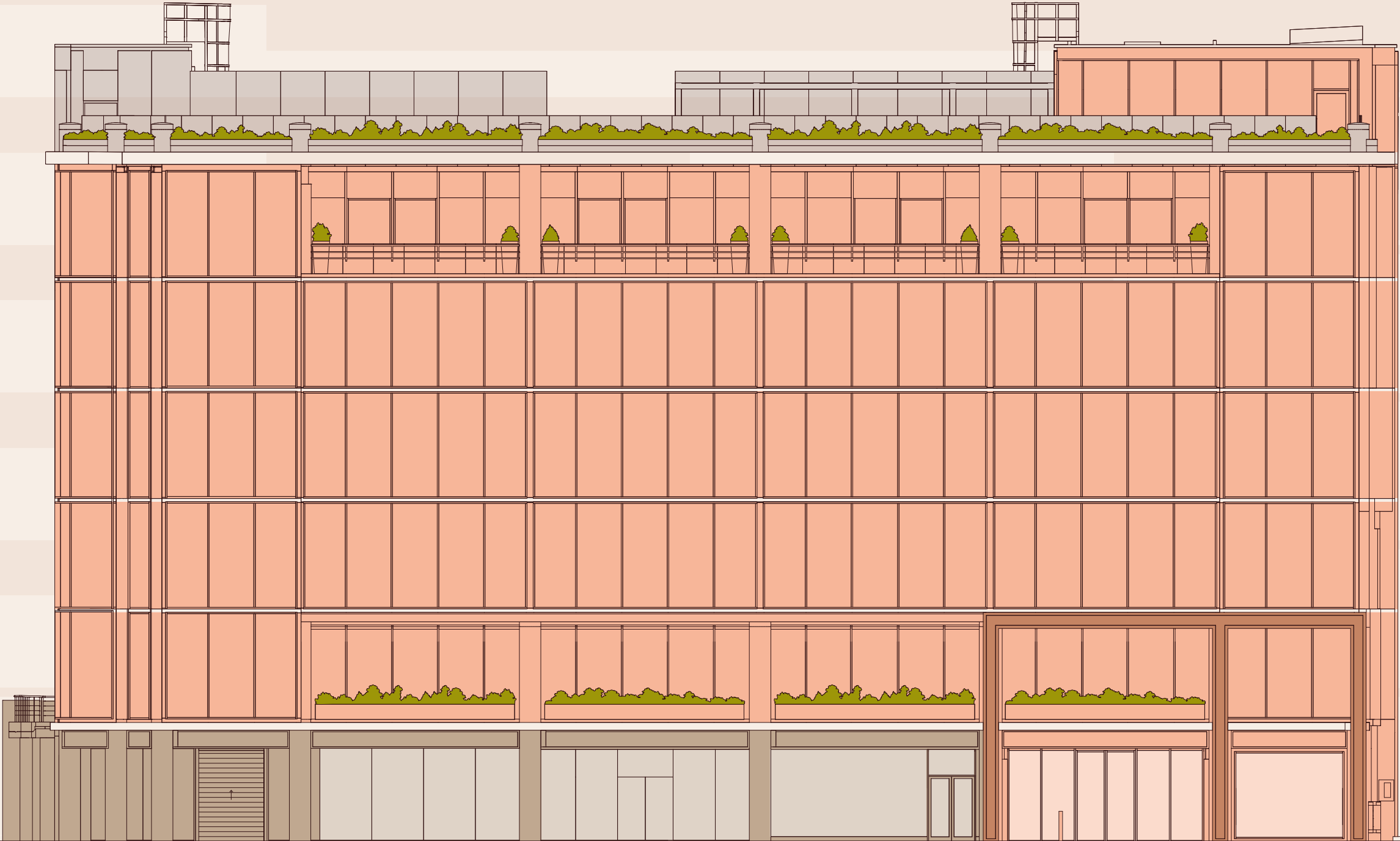
SCHEDULE OF AREAS

Accommodation

FLOOR	NIA (sq ft)	TERRACE (sq ft)
Sixth	485	2,472
Fifth	5,273	282
Fourth	5,741	
Third	5,734	
Second	5,717	
First	5,438	1,826
Ground Reception	855	
Lower Ground	279	

TOTAL29,5224,580

Approx net internal areas subject to final measurement.



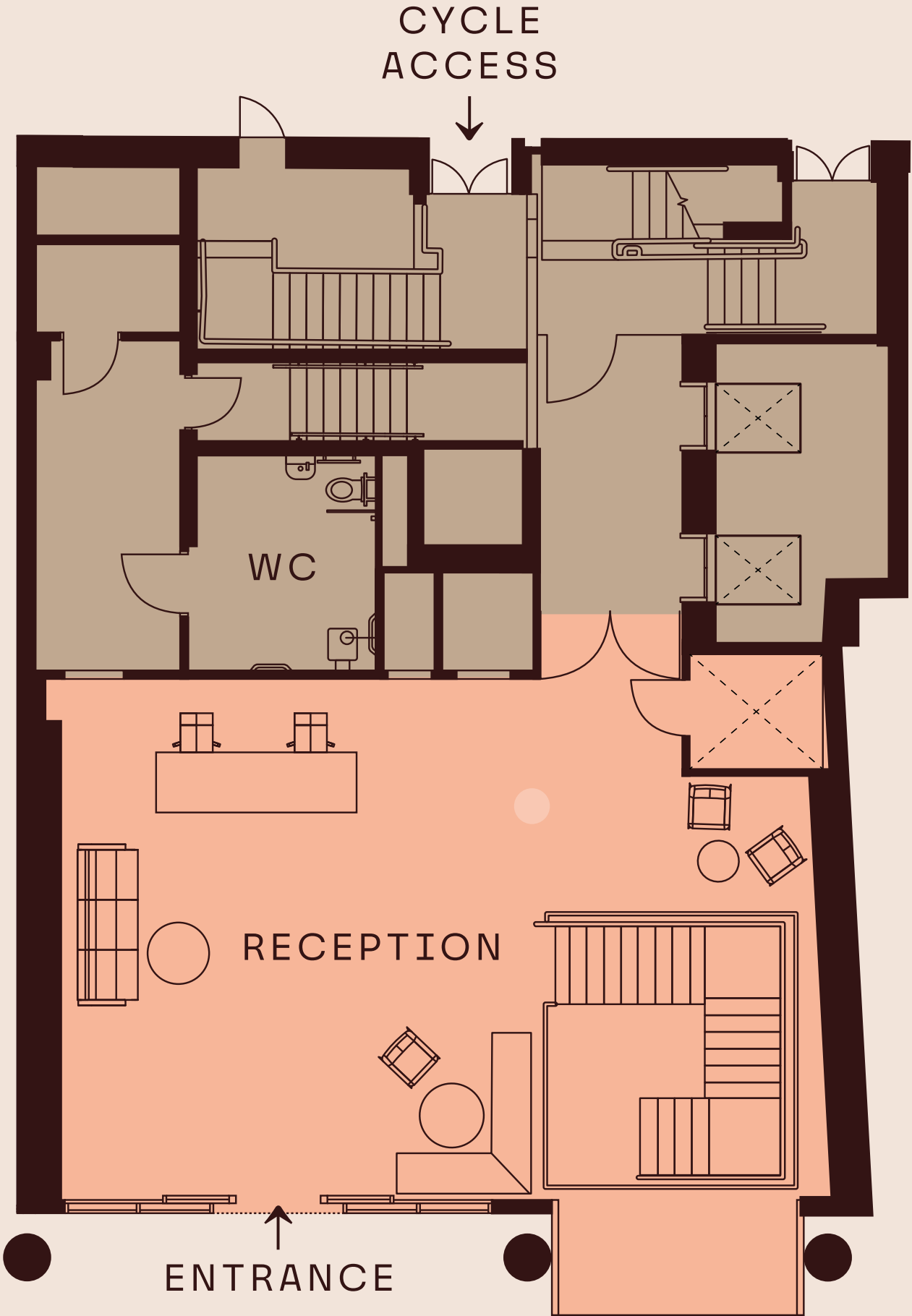
TOTTENHAM COURT ROAD

FLOORPLANS

Ground Reception

NIA 855 sq ft

- RECEPTION
- CORE



TOTTENHAM COURT ROAD

Plans not to scale and for indicative purposes only.

FLOORPLANS



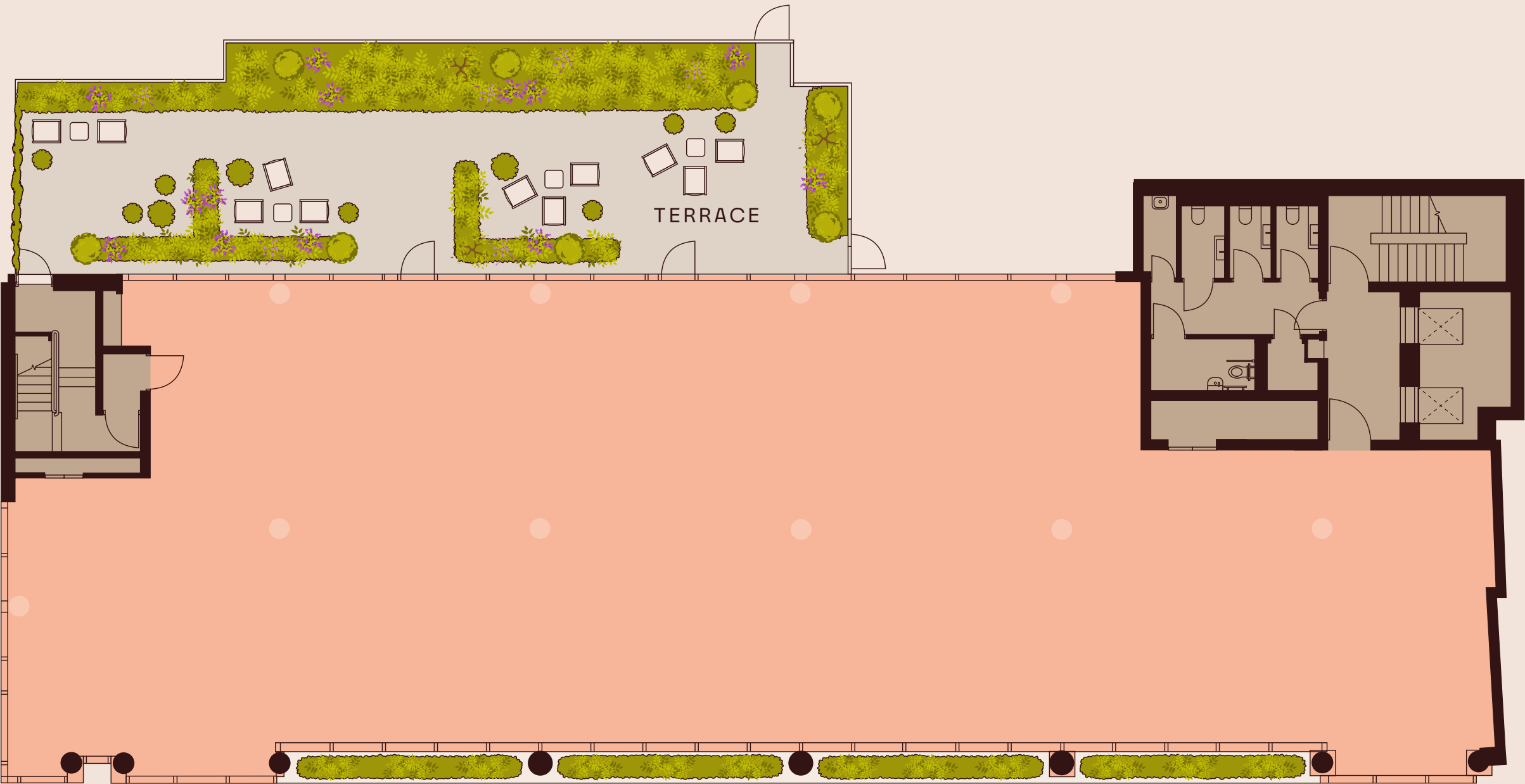
First floor

With private terrace

NIA 5,438 sq ft

TERRACE 1,826 sq ft

- OFFICE
- CORE
- TERRACE



TOTTENHAM COURT ROAD

Plans not to scale and for indicative purposes only.

BEAT TCR is designed to move between all of them — floors that can run quick or quiet, breakout space for the conversations that matter, and roof terraces for when the best thing you can do is step away from the screen.

Same building, whatever pace the day asks for.

First floor
private terrace

CHANGE
UP
THE
TEMPO

First Floor Cat-A

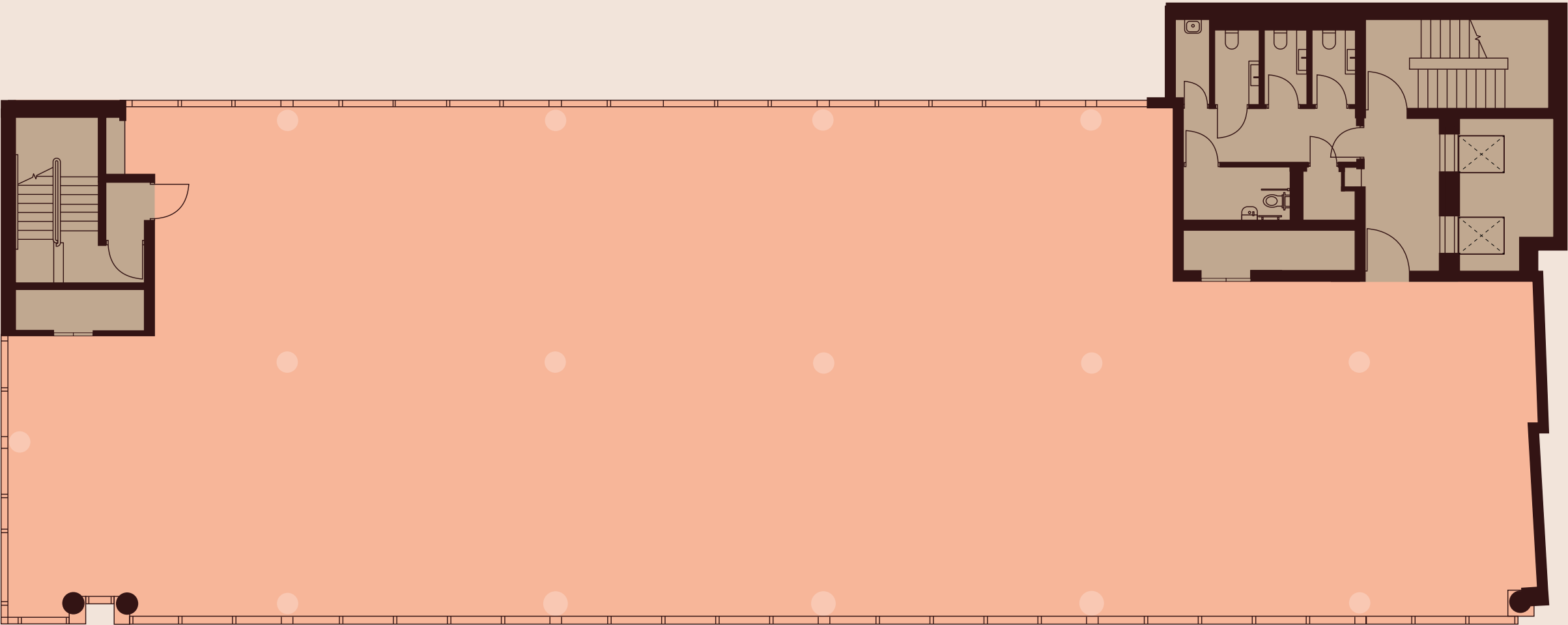
FLOORPLANS

Typical floor

2nd to 4th floor

NIA 5,734 sq ft

- OFFICE
- CORE



TOTTENHAM COURT ROAD

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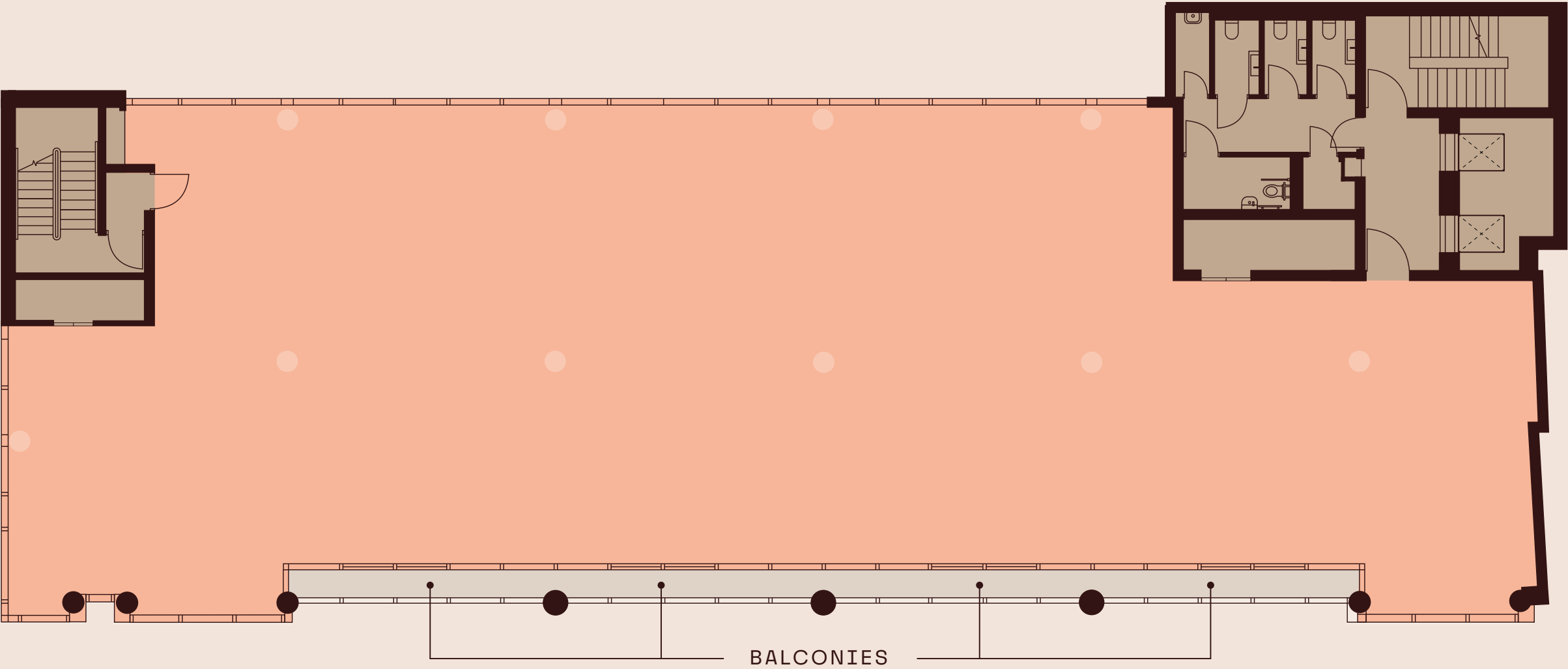
Fifth floor

With balconies

NIA 5,273 sq ft

BALCONIES 282 sq ft

- OFFICE
- CORE
- BALCONIES



TOTTENHAM COURT ROAD

Plans not to scale and for indicative purposes only.

Fifth Floor – Indicative Fitted

Exceptional workflows
tailored for every pace
of the workday



Sixth floor

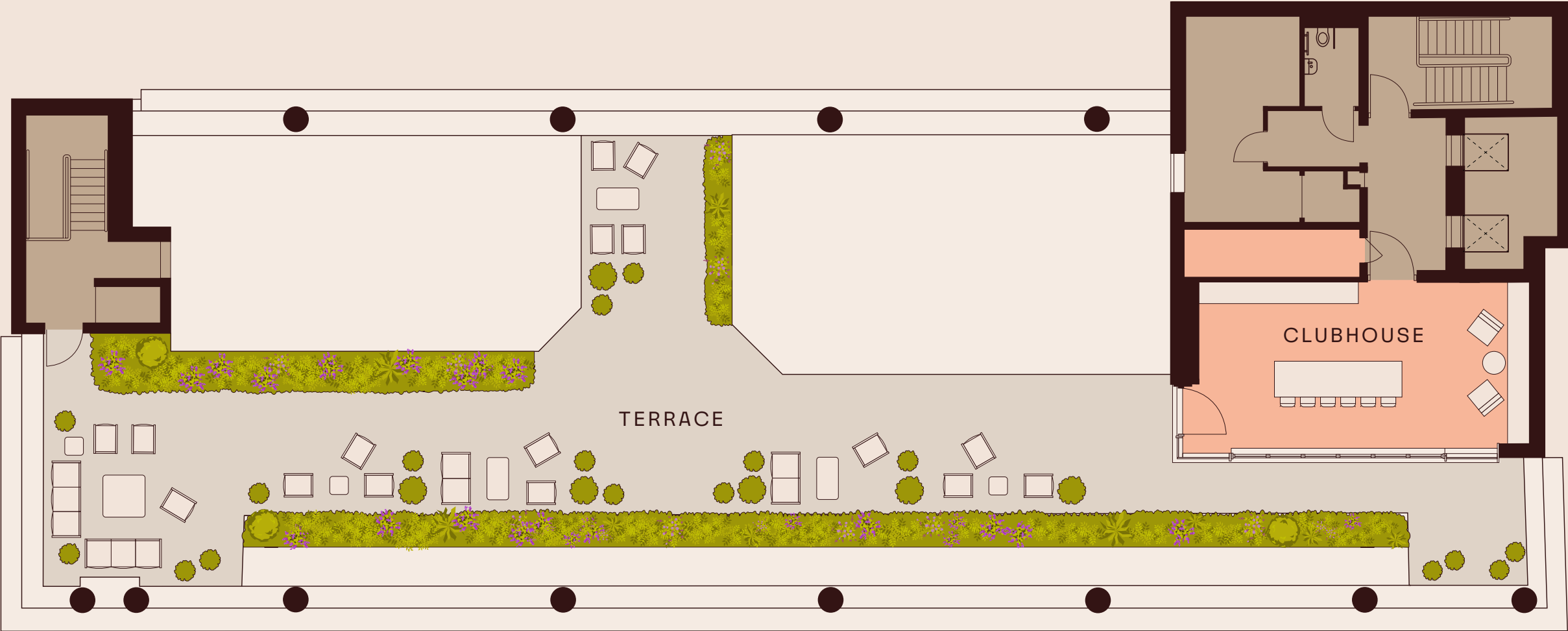
With roof terrace

CLUBHOUSE 485 sq ft

TERRACE 2,472 sq ft

Flexible, in-house spaces for events, breakout sessions, and collaboration, both indoor and out.

- CLUB HOUSE
- CORE
- TERRACE



TOTTENHAM COURT ROAD

Plans not to scale and for indicative purposes only.

Exclusive rooftop
clubhouse



Relax & unwind
on the roof terrace

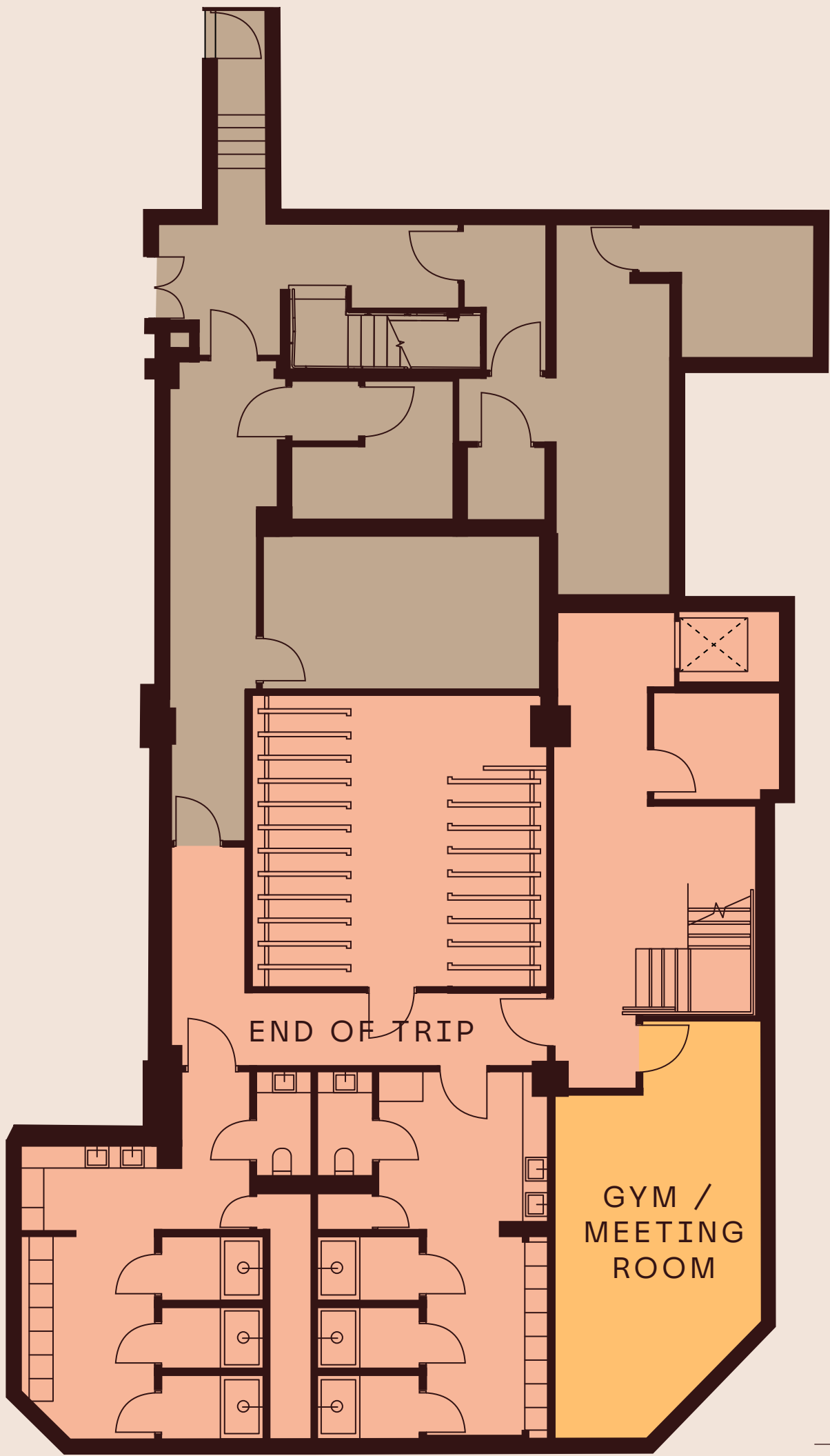
Lower Ground

NIA 279 sq ft

SHOWERS 6 [+1 ACCESSIBLE ON GROUND FLOOR]

BIKE STORE 42

- END OF TRIP
- GYM/MEETING ROOM
- CORE (PLANT/CIRCULATION)



TOTTENHAM COURT ROAD

Plans not to scale and for indicative purposes only.

Prepare for the day at your own pace

3 DRYING LOCKERS IN EACH MALE
& FEMALE CHANGING ROOM. 6 IN TOTAL

TOWEL SERVICE

HIGH SPEC HAIR DRYING FACILITIES

CYCLE STORE AND REPAIR STATION

ON-SITE GYM FACILITIES

HIGH END FIXTURES AND FINISHES

BEATTICR FITZROVIA



42

SECURE BIKE
STORAGE



279

SQUARE FOOT
GYM SPACE



7

SHOWER INCL.
1x ACCESSIBLE



42

CHANGING
ROOM LOCKERS

Flexible studio space on the Lower Ground — Gym fit-out

A dedicated studio space on the Lower Ground to support wellbeing throughout the working day. Move, reset and recharge before, during or after work and promote positive wellbeing.



Flexible studio space on the Lower Ground — Meeting room

A considered meeting space for focused sessions and conversations that move things forward. Designed to bring people together, change the pace and keep ideas in motion.

BEAT TCR FITZROVIA



Summary specification

From arrival to departure, BEAT TCR is designed around how modern teams work, move and connect.

A considered specification and wellbeing-focused amenities create a headquarters designed for the working day.

TARGETING BREEAM EXCELLENT

BREEAM

ENERGY PERFORMANCE

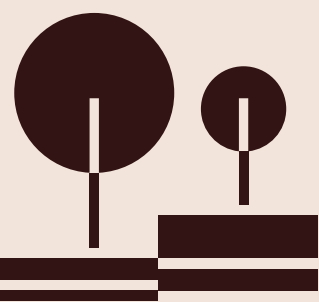


Highly efficient VRF systems. Central ventilation with demand control. New glazing

TARGETING EPC A

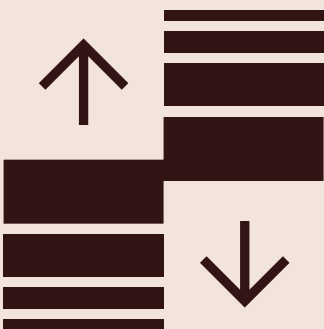


TERRACES



4,580 sq ft terraces located on first, fifth as well as the roof

LIFTS



2 x passenger lifts. 1 x wheelchair platform lift

IN-HOUSE GYM



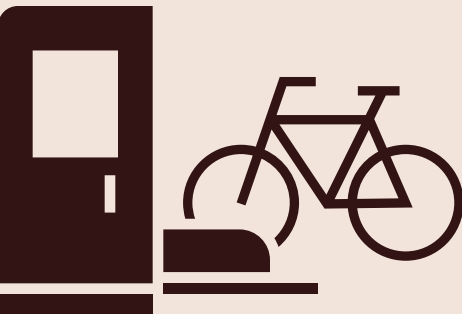
279 sq ft gym space on the Lower Ground floor

EOT FACILITIES



42 changing room lockers 7 showers incl. 1x accessible

EOT FACILITIES



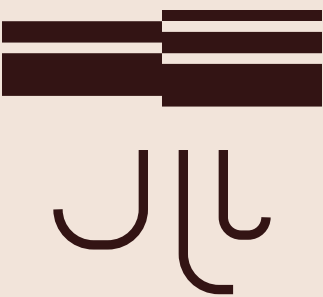
Private bicycle entrance at rear 42 cycle spaces

EVENT SPACE



Clubhouse located on 6th floor

AIR CONDITIONING & VENTILATION



4-pipe FCUs providing heating & cooling Fresh air ventilation: 14 l/s/person Demand-controlled ventilation to adjust airflow based on occupancy

FLOOR-CEILING



OCCUPANCY DENSITY



AT ONE WITH
THE BUILDING

BEATTOR FITZROVIA

02.

FEEL THE LOCATION

GRAB AN ARTISANAL COFFEE

Fitzrovia is surrounded by great coffee spots, with plenty of choice for your morning coffee, flaky pastries and breakfast.

MORNING

PICK UP THE TEMPO WITH THE BEST BREAKFAST SPOTS IN FITZROVIA

- | | | |
|-----|----------------|---------|
| 01. | Mike1 Coffee | 30 secs |
| 02. | The Penny Drop | 3 mins |
| 03. | Maya | 3 mins |
| 04. | Lantana | 5 mins |
| 05. | Dillons Coffee | 6 mins |
| 06. | BlackBörk | 6 mins |

THE PENNY DROP



DILLONS COFFEE



AT TCR

MIKEL COFFEE



FLOW LDN PILATES STUDIO



PICK UP THE PACE AT FLOW LDN

Wake up, work out and experience the perfect blend of strength and control with Barre at FLOW LDN.

Centred around music, each class targets deep stabilising muscles using small movements, high-repetition sequences and precise holds. The perfect way to wake up and get ready for the day.

SAMPLING FITZROVIA

With an array of excellent eateries nearby, there's plenty of choice for leisurely lunches, relaxed dinners and catching up over good food.



CHARLOTTE STREET HOTEL

FOOD MARKET



NOON

GET INTO YOUR GROOVE WITH A LONG LUNCH

- | | | |
|-----|------------------------|---------|
| 01. | Pastino | 1 min |
| 02. | B Bagel | 1 min |
| 03. | Food Market | 1 min |
| 04. | Charlotte Street Hotel | 5 mins |
| 05. | Norma | 5 mins |
| 06. | Salt Yard | 6 mins |
| 07. | 64 Goodge Street | 7 mins |
| 08. | St. John Bakery & Wine | 13 mins |

FIND YOUR FLOW WITH GOOD COMPANY

Whether it's stepping away for a well-earned break, collaborating over lunch or entertaining clients, the neighbourhood's vibrant dining scene offers the perfect setting.



AT TCR



BEAT TCR FITZROVIA

NIGHT

SOUNDS REFRESHING

From traditional pubs to stylish cocktail bars, the neighbourhood offers plenty of places to grab a drink, unwind after work or catch up with colleagues and clients.



THE CORAL ROOM



THE MARQUIS OF GRANBY

AT TCR

MOVE TO A NEW RHYTHM EACH AND EVERY NIGHT

- | | | |
|-----|--------------------------|---------|
| 01. | London Cocktail Exchange | 4 mins |
| 02. | Fitzroy Tavern | 5 mins |
| 03. | ROKA | 6 mins |
| 04. | Mr Fogg's | 6 mins |
| 05. | The Coral Room | 12 mins |
| 06. | The Marquis of Granby | 13 mins |
| 07. | Noble Rot | 15 mins |

THE PERFECT MIX

From neighbourhood favourites to renowned restaurants such as Noble Rot, the area offers an exciting mix of dining options, perfect for leisurely lunches, relaxed dinners and memorable evenings.



NOBLE ROT

THE NEW TCR

BEAT TCR FITZROVIA

03.

MAKE A CONNECTION

LOCAL OCCUPIERS

Tottenham Court Road:
Home to London's most
rhythmic lineup.

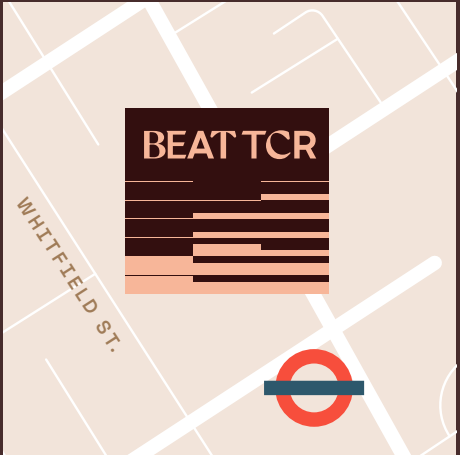
BEAT TCR FITZROVIA

Great places to eat, meet, shop, relax and connect are never far away. From the creative energy of Soho to the green spaces of Fitzrovia, the cultural pull of Bloomsbury and the innovation of King's Cross, there's a different tempo to discover in every direction.

Nine major Tube lines are within a 10-minute walk, while leading businesses and a growing cluster of global AI and tech companies are all close by — including Microsoft, Google, Meta, OpenAI, Anthropic and Databricks.



View maps:



Connectivity



Local Occupiers



AI & Tech





Never miss a beat

The Elizabeth line put Tottenham Court Road within reach of more of London than ever before — Canary Wharf in eleven minutes, Heathrow in twenty-three, Stratford in thirteen. Wherever your team is coming from, they'll get here faster than they expect, and they'll be glad they did.



SITUATED IN THE
HEART OF FITZROVIA

1

MINUTES WALK
TO BLOOMSBURY

8

MINUTES WALK
TO SOHO

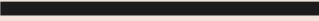
14

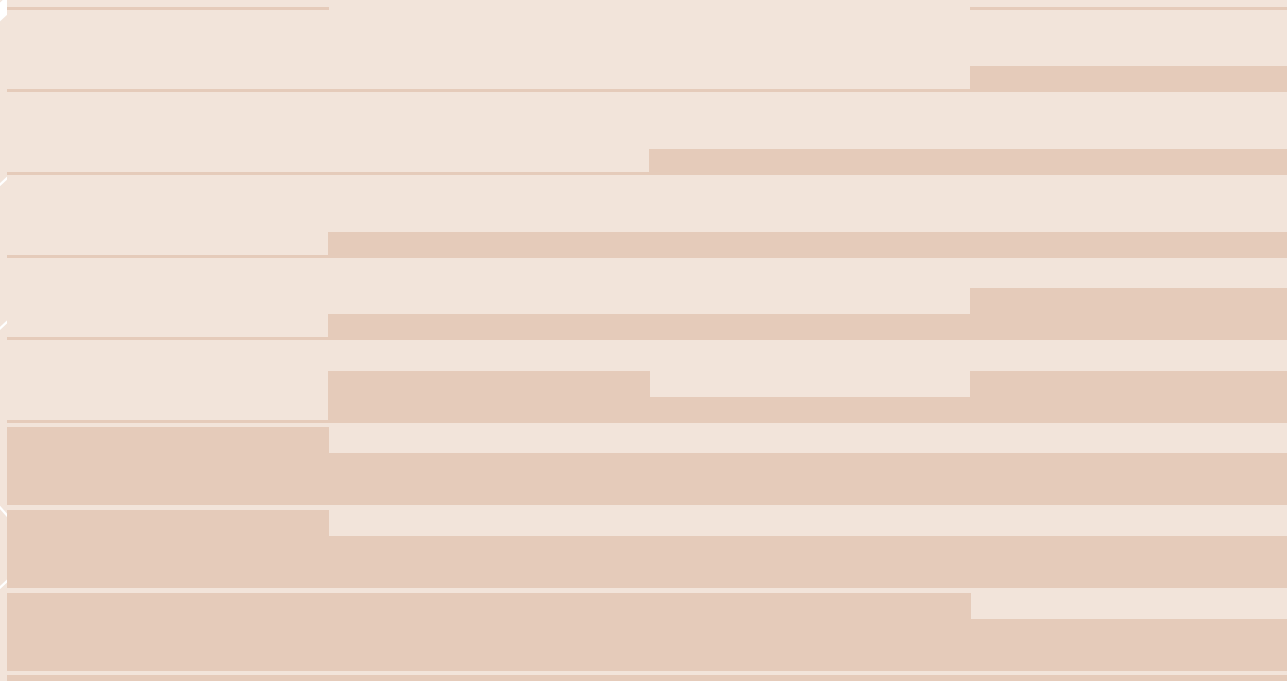
MINUTES WALK
TO KING'S CROSS STATION



A connected Fitzrovia address

85 Tottenham Court Road's central location puts nine major Tube lines within a 10-minute walk

-  TUBE LINES
-  Elizabeth Line
 -  Central Line
 -  Hammersmith & City Line
 -  Metropolitan Line
 -  Northern Line
 -  Piccadilly Line
 -  Victoria Line
 -  Bakerloo Line
 -  Circle Line
-  LIME BIKE (1-minute walk)



MOVE,
FEEL,
RISE,
BREATHE,
THINK,
EVOLVE,
CHANGE,
PONDER,
COLLAB,
TALK,
GROW,
WORK **AT TCR**

15+ Universities and major
higher education
institutions within a
20-minute walk

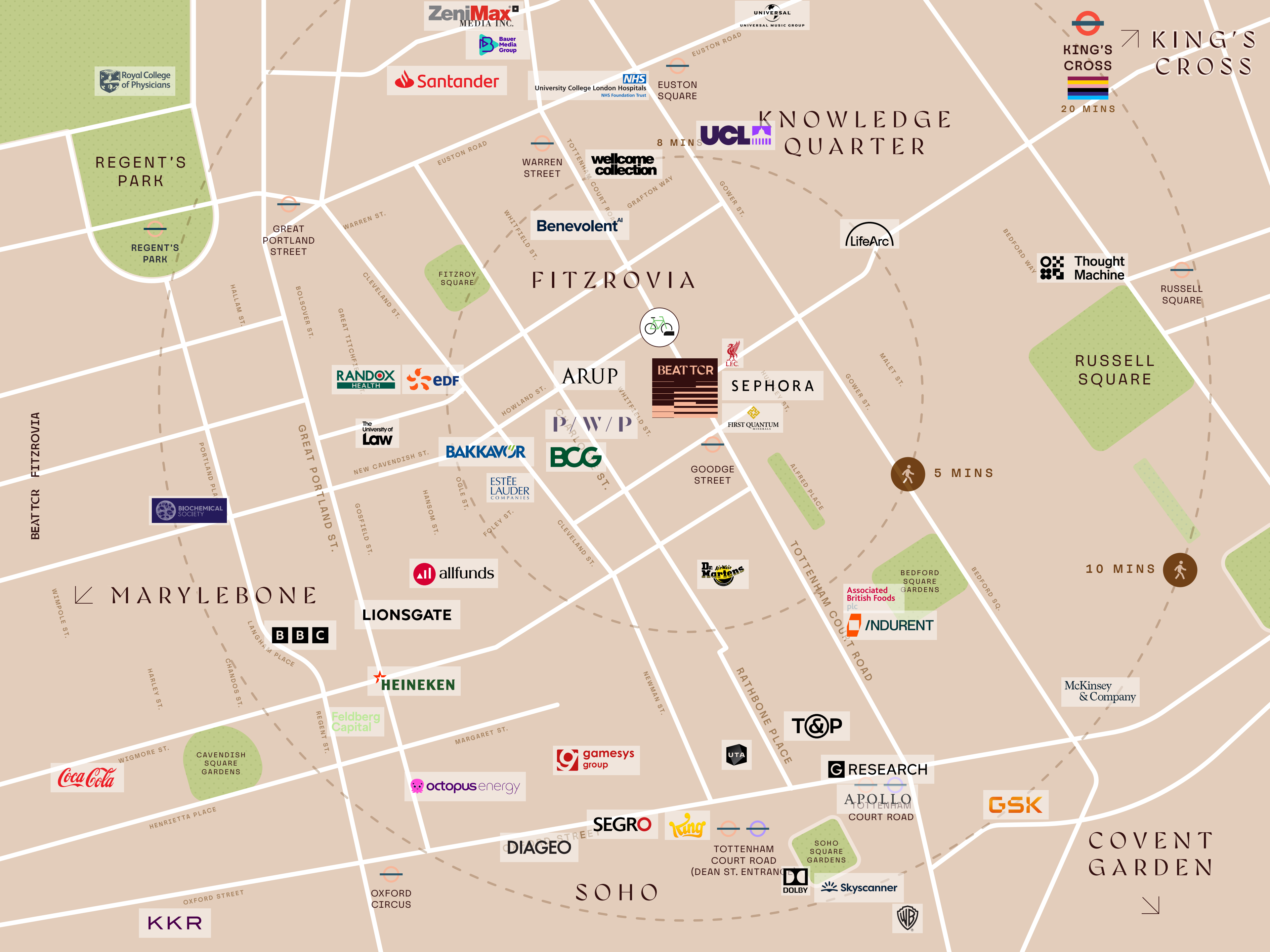
64M people passing through the
Elizabeth line station at
Tottenham Court Road each year

580 Research Institutes
make their home in the
Knowledge Quarter

75% of the entire London
Underground network
accessible from BEAT TCR.

22+ Established museums,
theatres, galleries and
other cultural venues in
the local area

57k Tottenham Court Road is a major
thoroughfare and retail destination,
with over 57,000 people passing by
the building each week.



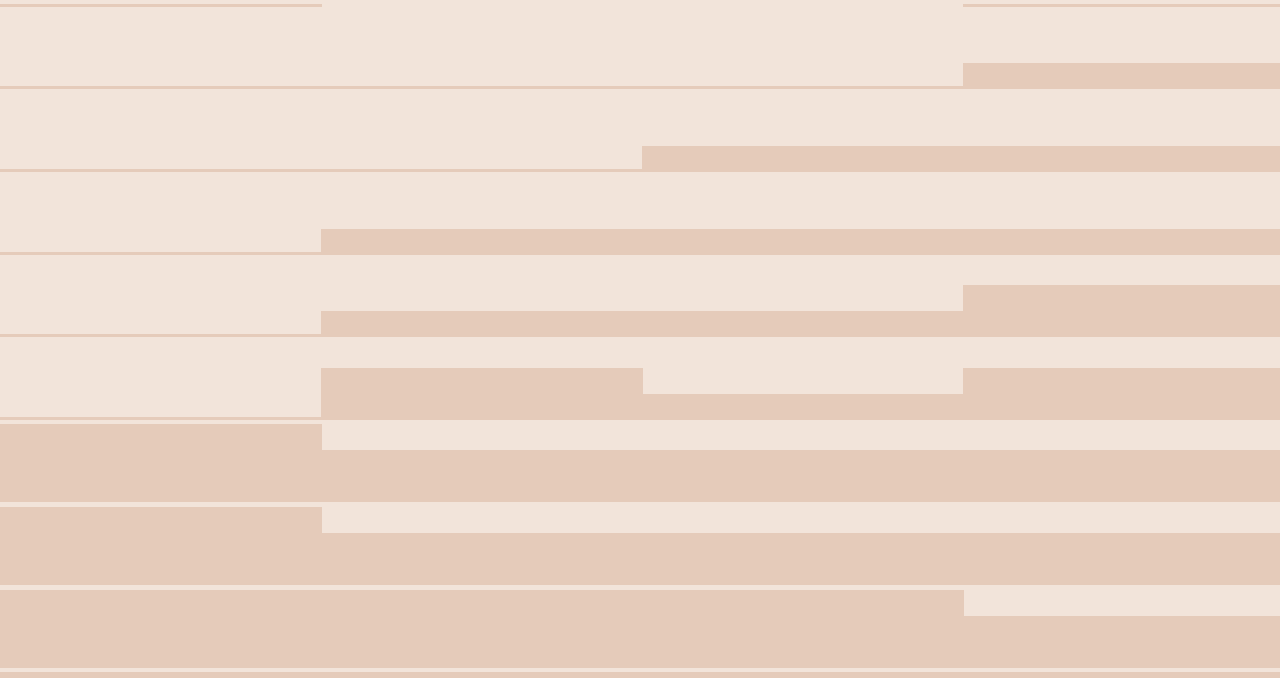
Travel Map

Local
Occupiers

AI & Tech
Occupiers

Surrounded by industry leaders

Big brands from every industry have set up their offices here to attract leading talent and ensure staff get to benefit from the best that the West End has to offer.





Travel Map

Local Occupiers

AI & Tech Occupiers

From Fitzrovia to King's Cross: An innovative community

The corridor from Soho through Fitzrovia to King's Cross is fast emerging as London's leading technology hub. A growing number of global AI and tech firms, including Microsoft, Google, Meta, OpenAI, Anthropic and Databricks, are choosing to locate here, drawn by the area's talent, connectivity and concentration of like-minded businesses.

First floor
secluded terrace

BEAT TCR

FITZROVIA

29,522 SQ FT
AVAILABLE

85 TOTTENHAM COURT ROAD
LONDON W1T 4TE

A DEVELOPMENT BY
BPS PURESTONE

Designed by award-winning
architects, HUT.

Compton

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