

SPACE HOUSE SECURES FIVE MORE OFFICE LETTINGS TOTALLING c.60,700 SQ FT



Space House has made a strong start to the year, with 60,700 sq ft of office lettings complete, and a further 4,460 sq ft under offer, taking the offices to 45% leased or under offer.

QuadReal, a global real estate investment, development and operating company, and HB Reavis, a preeminent European real estate developer and investor, have accelerated leasing activity with five major lettings at Space House totalling 60,700 sq ft across its Tower and Block buildings.

Located at the axis of Holborn and Covent Garden where technology, creative and legal sectors intersect with academia, Space House's workplace offering is amplified by a focus on employee experience, rich in-house amenity and sustainable design. Space House's latest wave of occupiers will join its existing business community: Blackline, Spectris and HiBob, now totalling 45% occupied across the Space House campus.

- John Laing, a leading international infrastructure investor, has committed to 8,093 sq ft on the fifth floor of the Block.
- Wiggin, an award-winning law firm specialising in media, technology and intellectual property, has taken 10,339 sq ft on the 12th floor of the Tower.
- A global technology company has taken 10,333 sq ft of space on the Tower's 13th floor for a new HQ.
- QuadReal will relocate its UK offices to the ninth and part of the eighth Tower floors.
- Additionally, part of Tower's fifth floor of 4,460 sq ft is now under offer.

Space House is an award-winning one-acre campus comprising 267,000 sq ft of workspace and retail. The Grade II Listed scheme has undergone extensive redevelopment, bringing together two distinct buildings. The Tower is Covent Garden's tallest office building at 17

floors, and the Block is an eight-storey building connected to the Tower at its lower levels. At ground floor, retail activates the site for office occupiers and the local community, linking Kingsway with Covent Garden.

Space House's location - where Covent Garden meets Holborn - continues to be a big part of its appeal for occupiers, positioned as a multi-disciplinary, progressive hub in central London. Space House's ability to attract leading names across professional services including law, investment, technology and finance reflects its role as a sophisticated modern building that appeals to progressive, diverse occupiers seeking innovative quality and an environment for long-term growth.

The building also contains high-quality retail units with a combined floorspace of 24,000 sq ft, ensuring occupiers will have access to amenities within the one-acre island site.

Space House's revitalisation has transformed the campus into a characterful net-zero carbon, BREEAM Outstanding workplace where occupiers can be part of its iconic next chapter.

Jay Kwan, Co-President, International Equity at QuadReal, said: "Recent leasing momentum demonstrates the appeal of Space House, which has been reimaged as a contemporary workplace for high-performing teams. We look forward to joining other new occupiers on this exceptional campus in the heart of central London."

Louise Ioannou, Head of Workspace & Clients for HB Reavis UK, said: "Space House has huge potential for occupiers to mark their home. Since our appointment, we have been working hard to ensure that the benefits of the iconic Space House are clear to diverse businesses. These new transactions clearly demonstrate that Space House is an exceptional workplace and will be home to some of the capital's most ambitious and progressive companies."

HB Reavis were appointed by QuadReal at the end of 2025 to deliver the leasing and asset management services for Space House. HB Reavis has recently refreshed its office leasing agency team with Compton and CBRE onboard, alongside Bruce Gillingham Pollard on the retail space, to drive the remaining space to full occupancy.

David Quli, Managing Partner at Wiggin, commented: "This relocation represents an important milestone for Wiggin. We wanted an inspiring space that would support our culture, encourage collaboration and deliver improvements in sustainability. Space House is an architecturally striking building which has an abundance of natural light and outstanding views. We're excited to see the fit-out come to life in the coming months and we're looking forward to the move to our new London home."

Claire Silver, Chief People Officer at John Laing, said: "We're a business built on care, creativity and transparency, with a genuine commitment to excellence - and Space House gives us the environment to reflect that. It's flexible, it's considered, it gives people a place to think and collaborate. Just as importantly, it's our new Global HQ where our expert teams can be proud of and that helps us deliver complex infrastructure with confidence."

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For more information, please contact:
HB Reavis press office: HBReavis@thisislca.com

Find images in the [Dropbox link here](#)

About Space House

- Space House is a 267,000 sq ft campus on a one-acre island site a short walk from Covent Garden and Holborn stations
- Two buildings, the Tower and the Block, connected at Levels 1, 2 and 3.
- Private tenant terrace opportunities at Level 3 (Block/Tower) 1,345 sq ft and Tower Level 17 c. 3,452 sq ft providing panoramic views
- The Clubhouse located on the 8th floor rooftop of the Block provides an all-day café and events amenity for occupiers, including a 3,997 sq ft rooftop terrace overlooking the Tower on one side and Lincoln's Inn Fields on the other.
- High quality retail spaces at Ground and Lower Ground levels:
 - Tower "Filling Station" at Ground floor - 2,239 sq ft
 - Kingsway ground floor (4,975 sq ft) and basement 1 & 2 floors with a combined area of 19,086 sq ft.
- Highly designed end of trip facilities include 550 bike spaces, 536 lockers and 65 showers for Space House office occupiers.
- Achieved BREEAM Outstanding, EPC rating A, Fitwel 2*, WiredScore Platinum and certified target rating of NABERS 4.5*

About QuadReal Property Group

QuadReal Property Group is a global real estate investment, development, and operating company headquartered in Vancouver, British Columbia. Its assets under management are \$94 billion. From its foundation in Canada as a full-service real estate operating company, QuadReal has expanded its capabilities to invest in equity and debt in both the public and private markets. QuadReal invests directly through operating platforms in which it holds an ownership interest and via programmatic partnerships.

QuadReal seeks to deliver strong investment returns while creating sustainable environments that bring value to the people and communities it serves. Now and for generations to come.

QuadReal: Excellence lives here.

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About HB Reavis

HB Reavis is a pan-European investor that designs, develops and manages places that focus on community connection, social value and the wellbeing of our clients. Operating across the UK, Germany, Poland, Slovakia and Hungary the company has delivered close to 20 million sq ft of new development. HB Reavis currently manages an investment portfolio of 7.3 million sq ft and has a development pipeline of c. 2 million sq ft across multiple sectors.

For more information visit www.hbreavis.com/en/.