

**Title** Landsec welcomes Third Space to O2 Centre, North London  
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Landsec has today announced that Third Space, London’s leading collection of luxury health clubs, will open at The O2 Centre on Finchley Road in 2027, transforming its fitness and wellness offering.

Occupying almost 50,000 sq ft, the new Third Space club will include state-of-the-art gym facilities, an extensive class programme, swimming pool, and dedicated areas for health, recovery, and relaxation.

The opening of Third Space forms part of Landsec’s commitment to delivering immediate improvements to this important community amenity as it progresses the wider transformation of the 14-acre site over the next decade.

Alongside planned investment in the O2 Centre’s public spaces, the luxury health club brings high-quality wellness and leisure experiences to West Hampstead. Beyond leisure and retail, a live regeneration planning application proposes thousands of new homes, vibrant community spaces, and improved connections, creating a cohesive and thriving neighbourhood.

This vision has been shaped over the last 15 years of O2 Centre ownership, through deep ongoing engagement to understand and respond to local needs.

Mark Warne, Director of Hospitality and Leisure at Landsec, said: “Third Space will bring a best-in-class wellness experience to Finchley Road, helping to create a destination that people can enjoy every day.

“It’s an exciting first step in the wider transformation of The O2 Centre into a thriving, well-connected residential neighbourhood. With further investment committed, our longer-term vision encompasses not only a top-tier retail, dining, leisure and wellness destination, but a vibrant community designed to strengthen local connections and benefit everyone who lives, works and spends time here.”

Colin Waggett, CEO, at Third Space, said: “This is a fabulous opportunity to bring Third Space to this underserved part of North London. The high quality space will allow us to create something truly special, that matches the high aspirations that Landsec have for the transformation of the wider development. We are excited to be part of it.”

Thomas Rose, Co-founder at P-Three, commented: “It’s fantastic to secure another acquisition for Third Space as we continue to expand their presence across both central London and affluent residential catchments outside of Zone 1. Third Space shares in Landsec’s vision for O2

## Landsec

Centre and this investment plays into the growing demand for premium fitness space as people put a growing importance on health and wellbeing.”

Victoria Broadhead, Director at Bruce Gillingham Pollard said: “It's great to be involved in the first Third Space opening within the Landsec portfolio and hope we can build on this relationship further. To give the local residents this high-class gym on their doorstep will really transform the scheme and area as a whole.”

P-Three acted for Third Space and Bruce Gillingham Pollard advised Landsec.

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## ABOUT LANDSEC

We identify and shape places that create opportunity, enhance quality of life, and bring joy to the people connected to them.

This is how we've created the UK's leading portfolio of urban places and one of the largest real estate companies in Europe.

Our £10 billion portfolio is built around premium workplaces, the country's pre-eminent retail platform, and a residential pipeline that will redefine urban life.

We've honed this ability over 80 years. Spotting the opportunities, building the partnerships, and continually adapting to shape the places that meet the needs of a changing world.

Places where life happens. Where businesses grow. And where cities are defined.

Find out more at [Landsec.com](https://www.landsec.com)

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