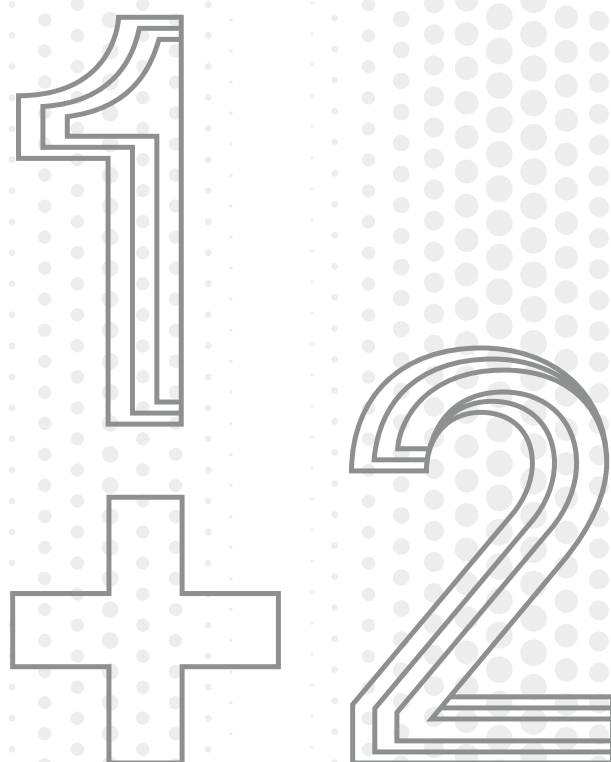


Stephen  
Street.





# Contents

6	See the Light
8	Design that Invites the Outside In
10	Details that Dazzle
12	Scheme Overview
13	One Stephen Street
18	Ninth & Tenth Penthouse Floors
20	Key Features
24	Floor Plans
29	Two Stephen Street
36	Key Features
38	Floor Plans
42	Technical Specifications
44	The Location
48	Future Connections
49	Current Connections
51	Occupiers and Amenities
53	Tottenham Court Walk
54	Orms — Architects
55	Derwent London
56	The Team













Artwork by Noémie Goudal  
Flooding part of a building might seem a perverse way to celebrate it, but this, surreally, is what happened at the 1+2 Stephen Street development

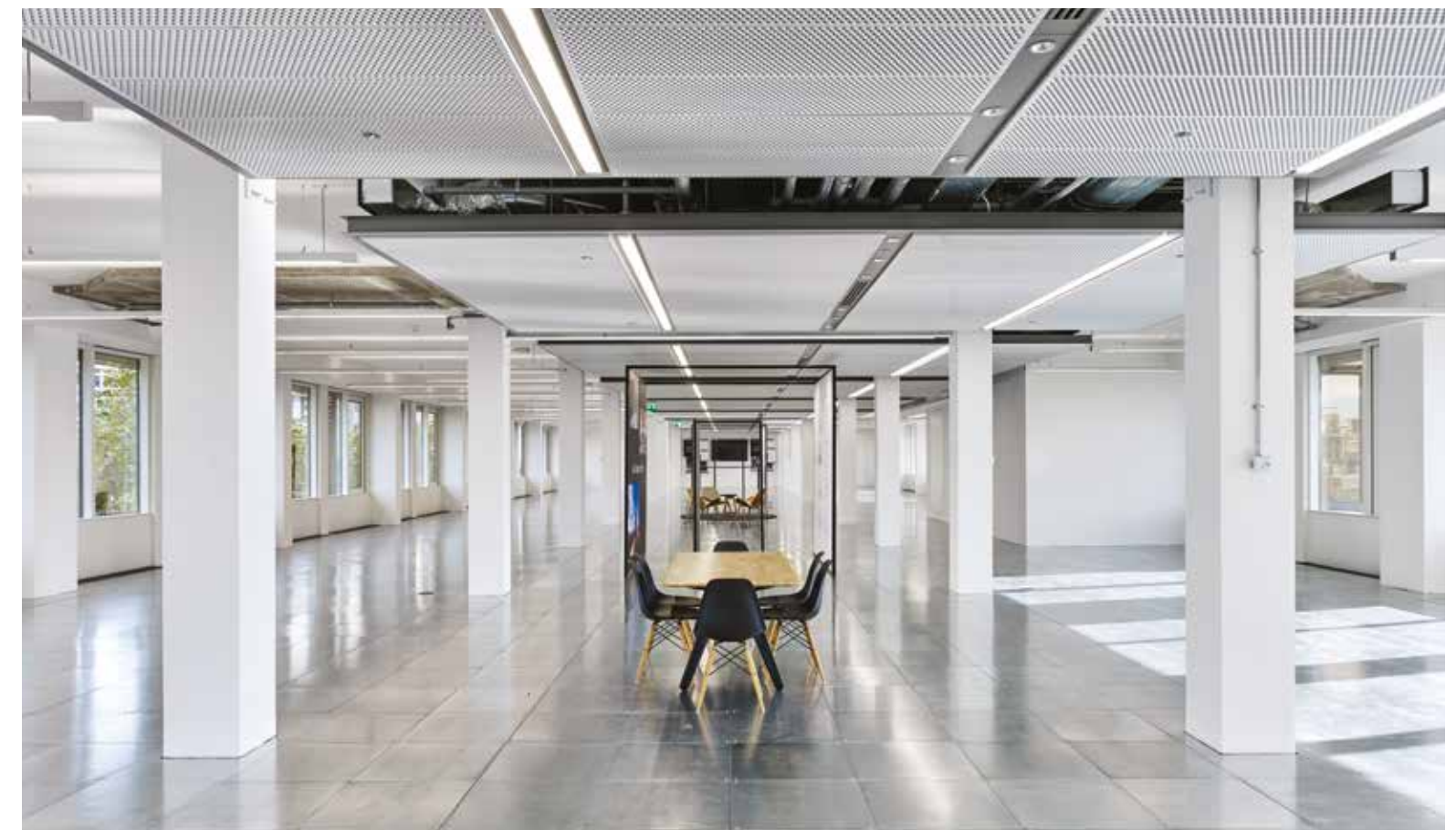
The reinvention of 1 + 2 Stephen Street represents a striking design journey from darkness to light. Opening up the building at street-level with a new façade of glass and steel, this stunning refurbishment has the power to transform not just a landmark building, but its surrounding area too.



Ninth floor, One Stephen Street

# See the Light

Third floor, Two Stephen Street — excellent natural light and highly efficient floorplates



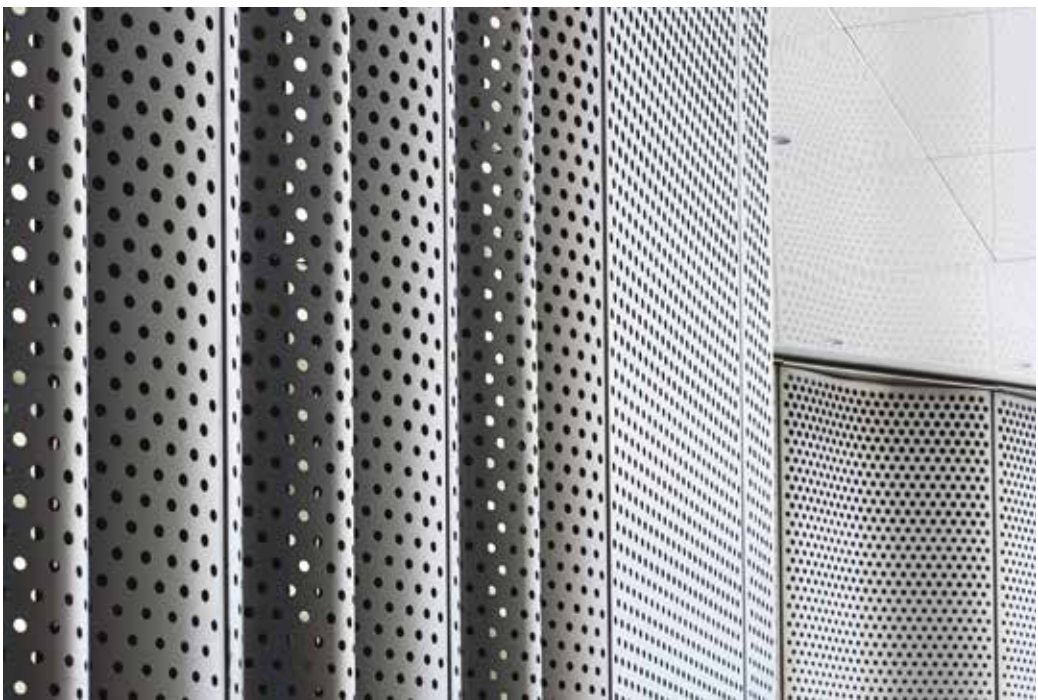




New reflective white canopy overhead redefining the streetscape

Designed as a dynamic ribbon that encircles the building, the new façade brings an unexpected fluidity to the building's exterior. Stretching over 150m along both Stephen Street and Gresse Street, it combines double-height glass with curved panels of stainless steel mesh to welcome in an abundance of light. At night, recessed lighting and motion sensitive LEDs ensure the streetscape remains bright and well-lit.

Above the façade, a striking canopy in the form of a narrow white blade slices through the building to visually dissect the ground floor studios from the upper floors. Sharp and angular, it creates a 7.5m projection over the reception for a confident and impressive entrance to the building.



New double-height façade with stainless steel perforated panels at ground floor

# Design that Invites the Outside In

Bespoke tenant signage



Impressive Ronchetti steel building signage







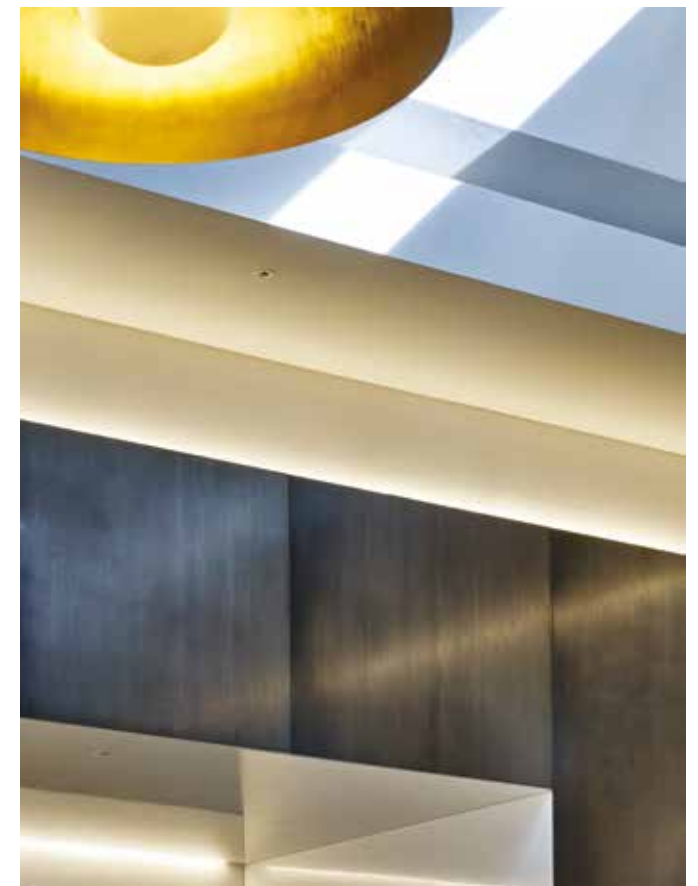
WCs with textured ceramic wall tiles with feature Tom Dixon pendant lighting



Bespoke feature oak slat bench set into alcove in One Stephen Street reception

# Details that Dazzle

Black Ronchetti mild steel feature wall panels



The reception areas for both 1 + 2 Stephen Street have been extended and refurbished to create a generous welcome. Volume and light characterise these spaces and giant pendant lights in polished brass bring a curvaceous feel to the interiors. To ensure the approachability of the building, these elegant and sophisticated design details are cleverly offset with industrial Ronchetti black steel panels, each featuring its own unique natural patina.

At One Stephen Street the daylight floods in through the skylight subtly catching the mother of pearl fragments in the pale grey Terrazzo floor.

The bathrooms in both 1 + 2 Stephen Street echo this polished yet raw aesthetic, combining glossy white cubicles and ceramic tiles with a Terrazzo trough sink, individual brass taps and Tom Dixon pendant lighting.



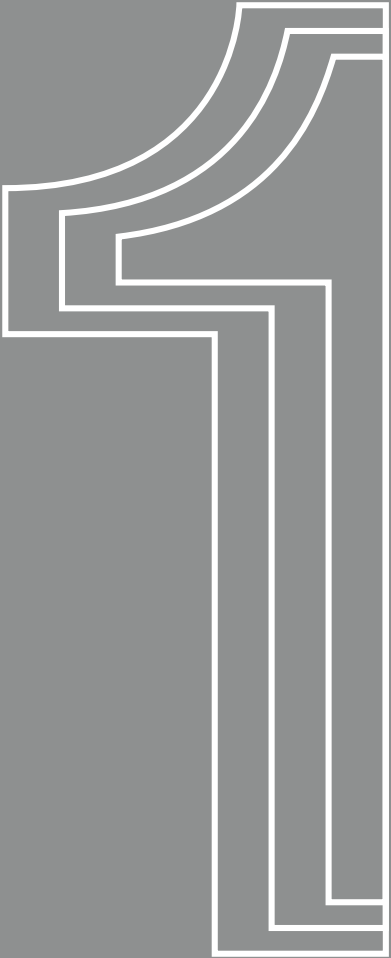
One Stephen Street — generous terrace at ninth floor offering fantastic views over central London

# Scheme Overview

One Stephen Street	sq ft	sq m	Terrace	sq ft	sq m
Tenth	8,082	751			
Ninth	8,066	749		2,368	220
Total	16,148	1,500			

Two Stephen Street			Terrace		
Fourth	6,522	606	West	592	55
Third	11,947	1,110	North	645	60
Second	12,511	1,162			
First	9,694	901			
Total	40,674	3,779			

Total Lettable Area	56,822	5,279
---------------------	--------	-------







Passenger lifts with back painted glass and black leather wrapped handrails



New four pipe fan coil air-conditioning in a unique raft system

New tiled shower facilities with spacious changing area



The abundance of natural light the refurbishment has brought into the building, along with a brand new air-conditioning system, has helped transform its energy efficiency, and led to a BREEAM rating of 'Very Good'. The building also features a green roof area, secure cycle storage and a gym-quality shower-block.

View from ninth floor, One Stephen Street



Giant pendant light fittings in reception









The ninth and tenth floors offer 16,000 sq ft of modern ‘penthouse’ office space. Adaptable open plan space with amazing natural light from windows on all elevations. Outside on the ninth floor a generous timber-decked roof terrace of 2,368 sq ft with trough planters give the tenants client entertainment space. The terrace also offers the opportunity for a breath of fresh air, as well as a 360° experience across central London, and great views over the bustling streets.



Ninth floor lift lobby with Terrazo flooring, large pendant lights and layered signage

# Ninth & Tenth Penthouse Floors

View over London from the tenth floor



Stunning light filled spaces



# Key Features

⊕  
Unique design aesthetic with enhanced floor  
to ceiling height, 3.4m to plaster ceilings

⊕  
New four pipe fan coil air-conditioning  
in a unique raft system

⊕  
Metal tile raised access floor with 100mm clear void

⊕  
Suspended/recessed linear light fittings

⊕  
Highly efficient floorplates

⊕  
2,368 sq ft timber decked terrace on ninth floor  
offering stunning views over central London

⊕  
Abundance of natural light

⊕  
Six passenger lifts and two goods lift

⊕  
2,486 sq ft reception with black Ronchetti mild  
steel feature wall, Terrazo floor and large  
bespoke circular light fittings

⊕  
102 secure covered bicycle spaces

⊕  
Ten showers with integral changing area  
and lockers available

⊕  
New double-height façade with stainless steel  
perforated panels at ground floor

⊕  
New reflective white canopy redefining  
the streetscape



Suspended linear light fittings

Recessed linear light fittings within unique raft system



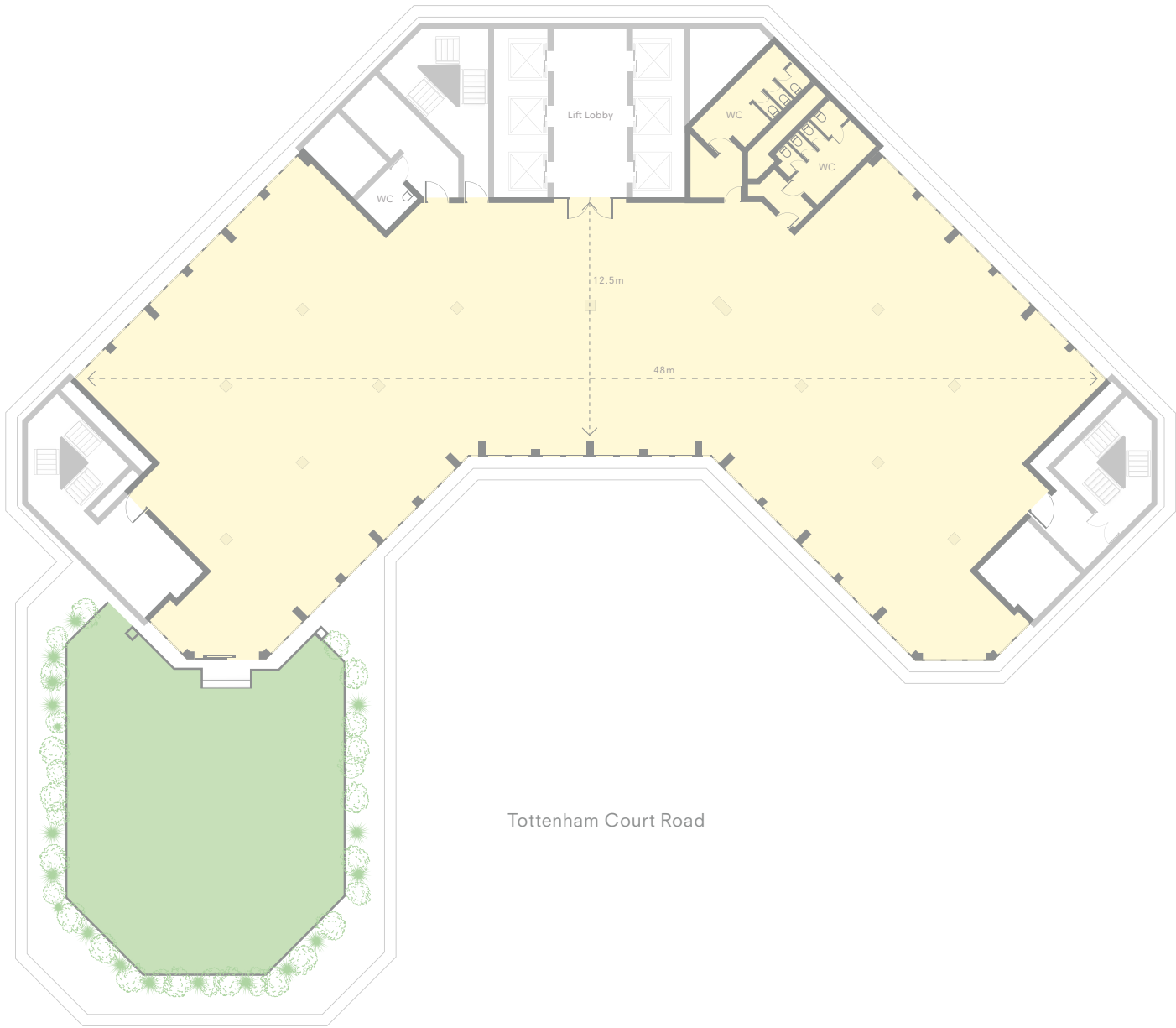






# Ninth Floor

Ninth floor  
Tenant's demise  
(8,066 sq ft / 749sqm)  
  
Terrace  
(2,368 sq ft / 220sqm)

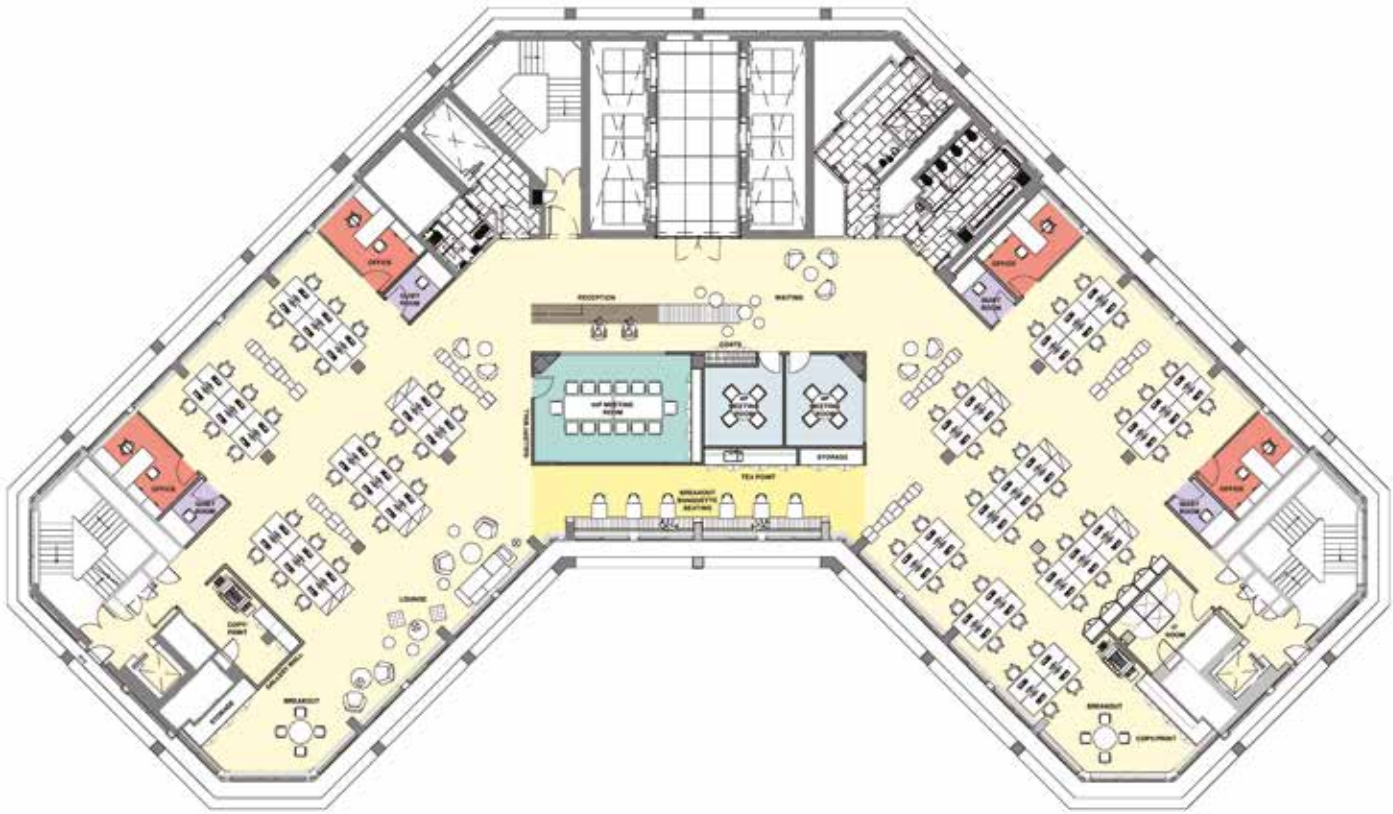


Stephen Street

# Tenth Floor

Tenth floor  
Tenant's demise  
(8,082 sq ft / 751sqm)

Activity based workplace (open plan)  
Occupancy: 1:10 (1 person per 10m<sup>2</sup>)  
  
Open plan: 68 desks  
Office: 4 (4 persons)  
Reception: 1 (2 persons)  
  
1x14 person meeting room (14 persons)  
2x4 person meeting room (8 persons)  
4xquiet room (4 persons)  
  
Total capacity: 100 persons

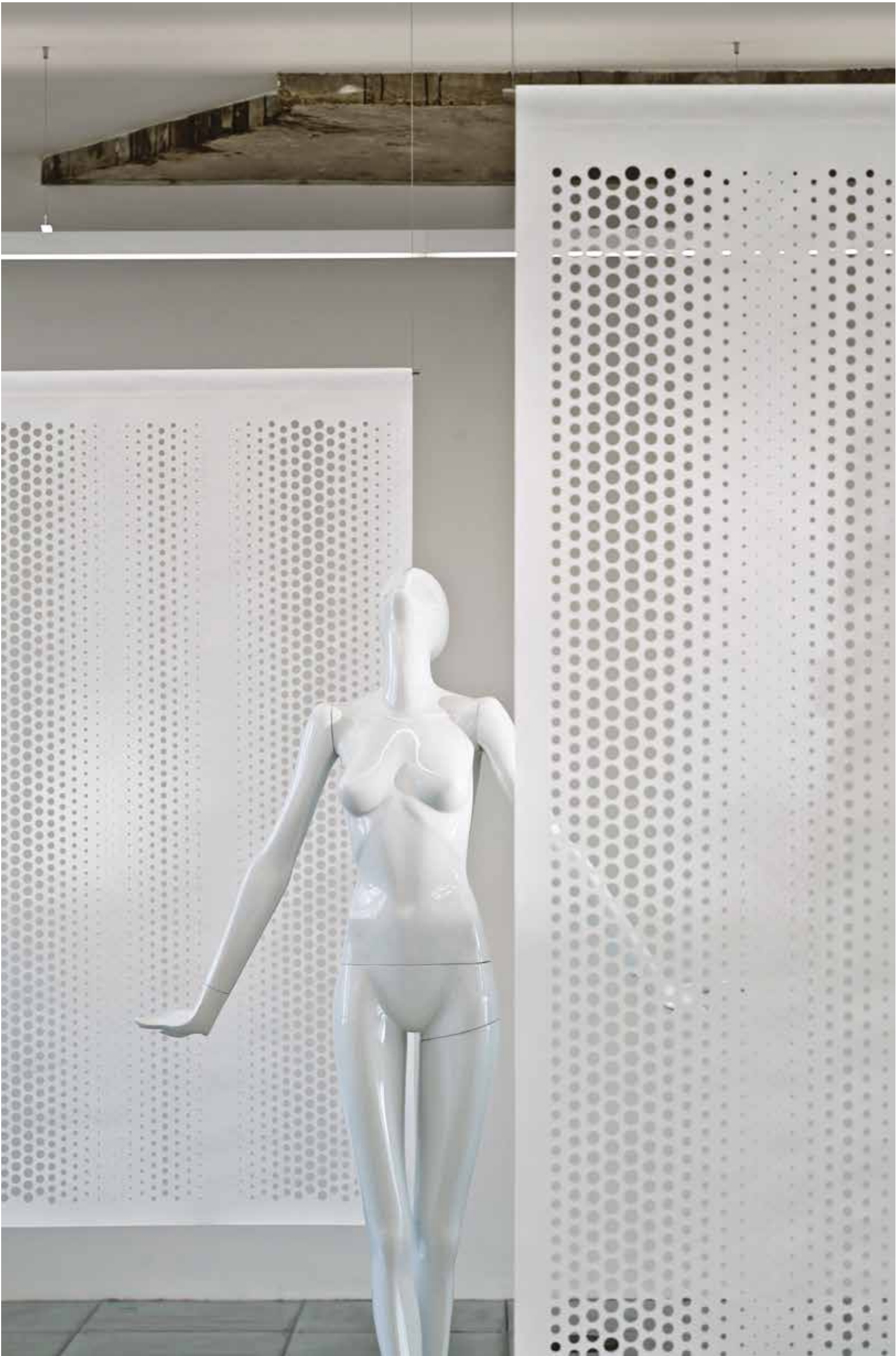


Stephen Street











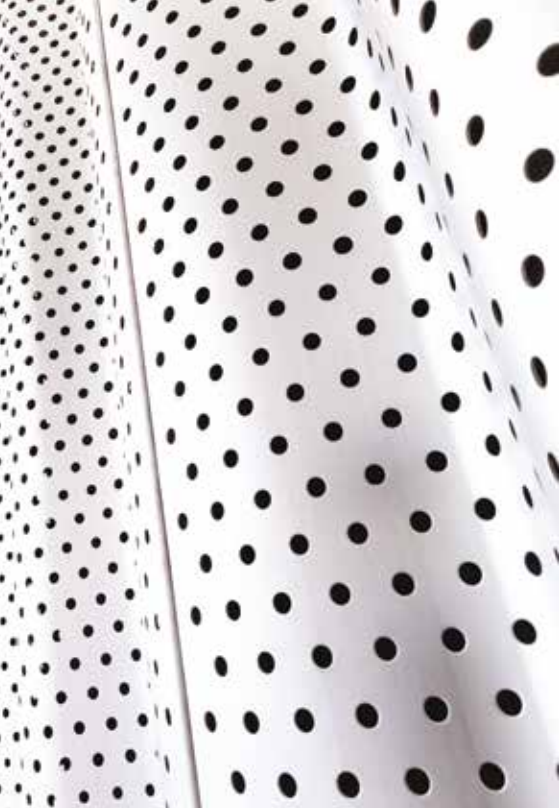


Demised generous north terrace on fourth floor, offering fantastic views over central London

Bespoke brass building signage



Stainless steel perforated panel façade at ground floor



Black Ronchetti mild steel feature wall leading to generous double-height reception





Third floor, Two Stephen Street



Artwork by Noémie Goudal above gilded metal brass and white Corian desk

# Two Stephen Street

Positioned directly opposite One Stephen Street, the same sense of design ethos and high specification has been introduced to Two Stephen Street. From the new reflective white canopy overhead, unifying the buildings, to the meticulous level of detail in the stunning new reception area.

Two Stephen Street provides modern office space over four floors, with a generous 3.4m floor to ceiling height. Beautiful decked terraces offer much sought after outdoor space with fabulous views over London.

There is also the opportunity for the building to be let as an entirely self-contained unit with its own separate entrance, reception area and two large terrace areas. The building also offers shared secure cycle storage and a gym-quality shower block within One Stephen Street.

Beautifully lit reception









# Key Features

- ✚ Unique design aesthetic with enhanced floor to ceiling height, 3.4m to plaster ceilings
- ✚ New four pipe fan coil air-conditioning in a unique raft system
- ✚ Metal tile raised access floor with 100mm clear void
- ✚ Suspended/recessed linear light fittings
- ✚ Highly efficient floorplates
- ✚ Two timber decked terraces on the fourth floor offering stunning views over central London, one communal and one exclusive for use of fourth floor tenants
- ✚ Abundance of natural light
- ✚ Two passenger lifts and one goods lift
- ✚ 861 sq ft reception with black Ronchetti mild steel feature wall, Terrazo floor and large bespoke circular light fittings
- ✚ 102 secure covered bicycle spaces
- ✚ Ten showers with integral changing area and lockers available
- ✚ New double-height façade with stainless steel perforated panels at ground floor
- ✚ New reflective white canopy redefining the streetscape



Enhanced 3.4m floor to ceiling height

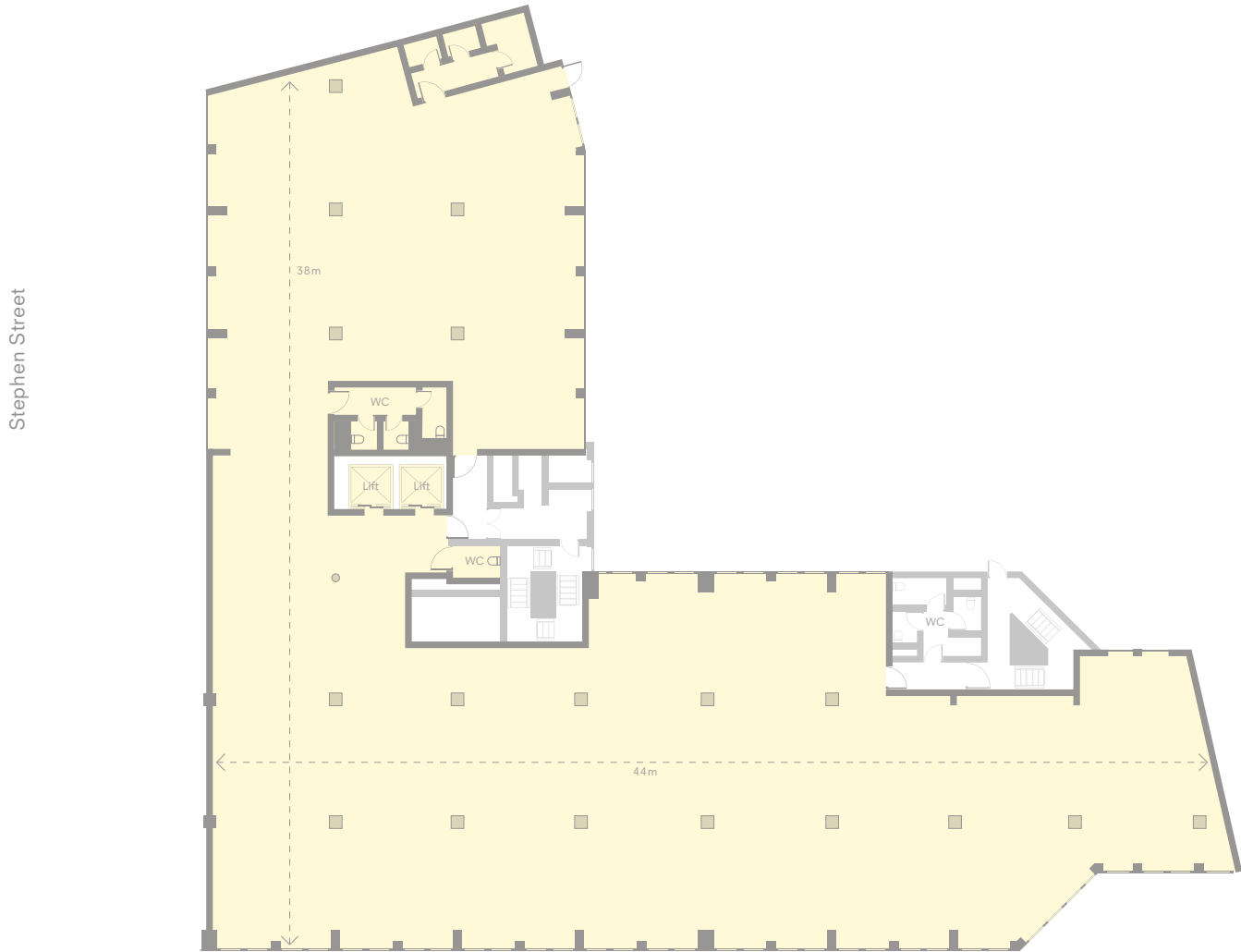
Two Stephen Street reception





# First Floor

First floor  
Tenant's demise  
(9,694 sq ft / 901 sq m)



Tottenham Court Road

# Second Floor

Second floor  
Tenant's demise  
(12,511 sq ft / 1,162 sq m)



Activity based workplace (open plan)  
Occupancy: 1:10 (1 person per 10m<sup>2</sup>)

- Open plan: 112 desks
- Executive office: 1 (1 person)
- Reception: 1 (2 persons)
- 1x10 person meeting room (10 person)
- 2x8 person meeting room (16 persons)
- 3x6 person room (18 persons)
- 1x4 person room (4 persons)
- 5xhuddle room (10 persons)

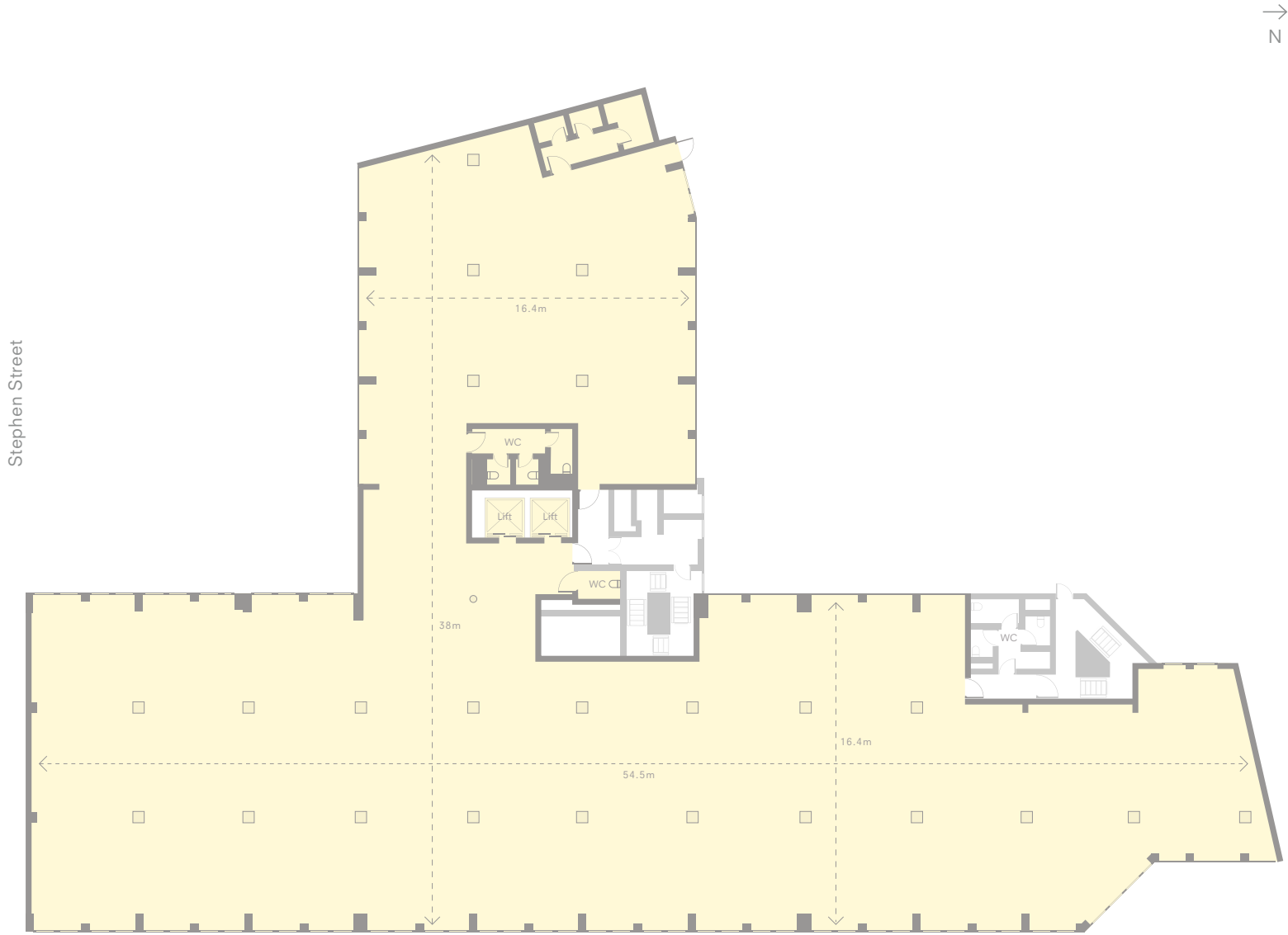
Total capacity: 173 persons

Tottenham Court Road



# Third Floor

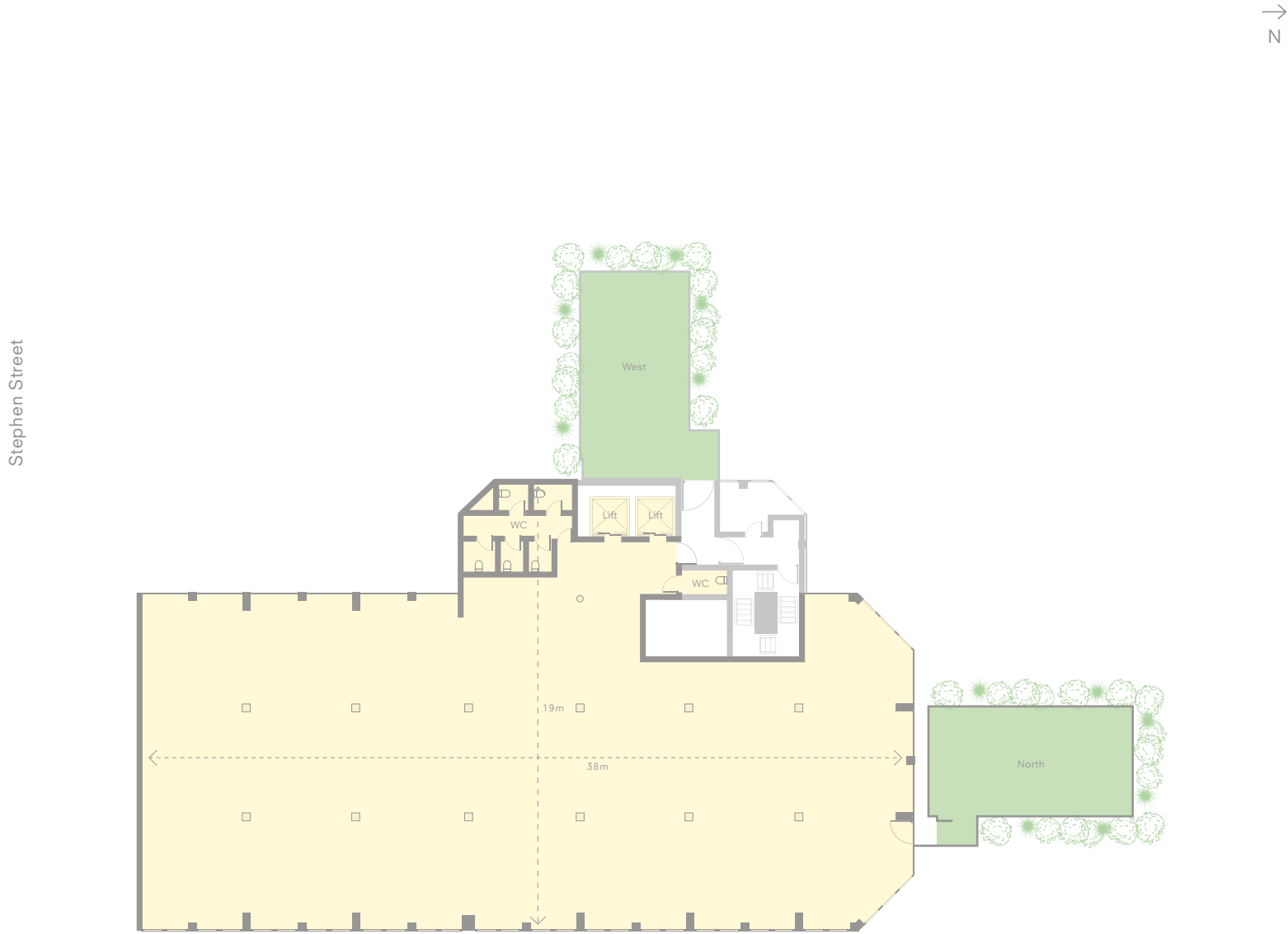
Third floor  
Tenant's demise  
(11,947 sq ft / 1,110sqm)



→  
N

# Fourth Floor

Fourth floor  
Tenant's demise  
(6,522 sq ft / 606 sq m)  
  
Terrace  
West (592 sq ft / 55 sq m)  
North (645 sq ft / 60 sq m)



→  
N



# Technical Specifications

## Structural Design Standards (Office Floors)

**Clear floor to ceiling heights —**  
**1st – 10th floor** — 2,850mm / 3,400mm.

Floorloading:        2.5 kN/m2  
                             1.0 kN/m2

### Structure

Retained structural reinforced concrete frame.  
New infills have steelwork frame with composite deck infill construction.

### External Finishes

- **Windows**  
Ground floor — New full-height, double glazed facade to Stephen Street elevation. Upper Floors — Existing windows retained throughout.

- **External Cladding Ground Level**  
Full height perforated stainless steel panels over insulated render.

- **Doors**  
**One Stephen Street Main Reception**  
Two glass revolving doors to main entrance with two steel framed glass pass doors.

- **Two Stephen Street Reception**  
Glass sliding door.

- **Service Doors**  
New steel doors overlaid with perforated stainless steel panels as façade cladding.

- **Roof Terraces**  
Southern Yellow Pine timber decked roof terraces with planting installed to fourth floor of Two Stephen Street, and ninth floor of One Stephen Street.

### Lift Lobbies / Common Parts

- **Floors** — Large format, rectangular, grey Terrazzo floor tiles to match reception.

- **Walls/Columns** — Painted plastered partitions lift lobby walls at ground floor in white lacquered panels. ‘Layered’ signage to lobby areas.

- **Ceilings** — Painted plasterboard ceiling.

- **Lighting** — Large circular feature pendants.

- **Doors** — Metal framed glazed doors to offices.

- **WCs** — Unisex WC blocks in Two Stephen Street. Separate male and female WC cores on upper levels in One Stephen Street.

### Stair Cores

- **Walls** — Emulsion paint on plaster.

- **Floors** — Existing Terrazzo floor tiles retained.

- **Handrails and Balustrades** — Existing timber handrails and metal balustrades refurbished.

### Internal Finishes — Upper floors

- **Walls** — Painted plastered partitions.

- **Floors** — 600mm x 600mm fully accessible raised access floor. 100mm clear floor void.

- **Ceilings** — Plasterboard ceilings to perimeter zones, painted white.

- **Doors** — Steel framed glazed doors to office entrance. Full height white painted flush timber doors with stainless steel pull handles and access control to cores.

- **Blinds** — Levulux blinds from Capaca range – internal, manually operated, light grey colour.

### Lighting

#### 1+2 Stephen Street

Fagerhult notor suspended linear up / downlights to plasterboard ceilings at perimeter. Fagerhult notor recessed linear downlights incorporated into metal ceiling rafts with perforated metal tiles.

#### One Stephen Street — Reception

- **Walls** — Black Ronchetti mild steel feature wall panels. Lacquered MDF panels to lift lobby. Emulsion paint to plasterboard.

- **Floors** — Pre-cast grey Terrazzo floor.

- **Ceilings** — Emulsion paint on plasterboard to suspended ceiling.

- **Entrance Doors** — Two x glass revolving doors to main entrance with two x steel framed glass pass doors.

- **Internal Doors** — Overclad black steel ‘hidden’ doors to WCs and post room.

- **Heating** — Vertical air curtain heater located adjacent to front doors. Local heating provided to reception desk and seating area.

- **Cooling** — Concealed fan coil unit with high level supply grille.

- **Lighting** — Large circular feature pendants. Concealed recessed feature lighting detail to head of lift reveals. Additional recessed spotlights over desk and entrance.

- **Reception Desk** — Offset gilded metal brass effect panel and white Corian to desk frontage. White Corian work surface to desk top.

- **Reception Seating** — Bespoke feature oak slat bench set in to alcove.

- **Floor to ceiling height** — 4,840mm

#### Two Stephen Street — Reception

- **Walls** — Black Ronchetti mild steel feature wall panels. Lacquered MDF panels to lift wall. Emulsion paint to plasterboard.

- **Floors** — Pre-cast grey Terrazzo floor.

- **Ceilings** — Emulsion paint on plasterboard to suspended ceiling.

- **Entrance Doors** — Glass sliding door.

- **Internal Doors** — Overclad black steel ‘hidden’ doors.

- **Heating** — Concealed air curtain heater located over front doors. Local heating provided to reception desk.

- **Cooling** — Concealed fan coil units with high level supply grille.

- **Lighting** — Large circular feature pendants. Additional recessed spotlights over desk and entrance.

- **Reception Desk** — Offset gilded metal brass effect panel and white Corian to desk frontage. White Corian work surface to desk top.

- **Reception Seating** — Feature timber bench.

### Washrooms

#### One Stephen Street

- **Floor** — 750mm x 450mm mid grey porcelain floor tiles.

- **Ceiling** — White painted plasterboard suspended ceiling with pendant lighting.

- **Entrance Doors** — Full height, solid core, laminated, flush doors.

- **Lobbies** — Plasterboard and feature tiles.

- **Cubicles (to upper floors)** — White gloss HPL flush cubicle system with warm grey division panels.

- **Sinks** — Precast Terrazzo trough sink with automatic sensor tips.

- **Wall Finishes** — Textured wall tile, white gloss finish to feature walls.

- **Lighting** — Concealed LED lamps to rear of mirror and Tom Dixon feature pendant lighting over trough sink.

#### Two Stephen Street

- **Floor** — 7750mm x 450mm mid grey porcelain floor tiles.

- **Ceiling** — White painted plasterboard suspended ceiling with Tom Dixon pendant lighting in the lobbies. Accessible metal access panels flush with plasterboard in the cubicles (levels 1–3).

- **Entrance Doors** — Full height, solid core, painted, flush doors.

- **Lobbies** — Plasterboard and feature tiles.

- **Superloos** — Gloss grey laminate wall panels.

- **Sinks** — Corian vanity units with integrated basins.

- **Wall Finishes** — Textured wall tile, white gloss finish to feature walls. Painted plasterboard.

- **Lighting** — Concealed LED lamps to rear of mirror plus recessed lights in the cubicles – Tom Dixon lights in the lobbies plus concealed LED lights to the top of tiled wall.

### Lifts

#### One Stephen Street

Six existing passenger lifts (19 person, 1425 kg).  
Two goods lifts (24 Person, 1800 kg).

#### Passenger lifts

- **Floor** — Terrazzo tiles to match reception floor.

- **Walls** — Back painted glass to side walls with full height mirror to rear wall and black leather wrapped around brass handrail and skirting.

- **Ceilings** — White PPC aluminium, with flush back-lit light detail.

- **Doors** — Brushed stainless steel.

#### Two Stephen Street

Two existing passenger lifts (12 person, 900kg)  
and one goods lift (12 person, 900kg).

#### Passenger lifts

- **Floor** — Terrazzo tiles to match reception floor.

- **Walls** — Back painted glass to side walls with full height mirror to rear wall and black leather wrapped around brass handrail and skirting.

- **Ceilings** — White PPC aluminium, with flush back-lit light detail.

- **Doors** — Brushed stainless steel.

### Mechanical Design Criteria

All new systems designed in accordance with BCO and CIBSE recommendations.

- **External design temperatures**  
Winter — -4°C dry bulb, -4°C wet bulb.  
Summer — 30.3°C dry bulb, 20.8°C wet bulb.

- **Internal design temperatures**  
Office Areas  
Heating mode — 20°C minimum  
Cooling mode — 24°C ±2°C.

High level fan coil units provide heating and cooling to office areas. Perimeter trench heating enhances comfort near the facade.

**Toilets**  
18°C – 25°C.

**Reception**  
Heating mode — 20°C minimum.  
Cooling mode — 26°C ±2°C.

Vertical fan coil units provide heating and cooling to the reception.

- **Ventilation**  
Office Areas — 14.4 litres per second per person minimum outside air, based on one person per 10 sq m.  
Toilets — Six air changes per hour extract.

- **Occupancy**  
Workplace Density — 1 person per 10 sq m NIA for purposes of comfort cooling and ventilation system design.  
Means of Escape — 1 person 6 sq m NIA.

- **Noise — Internal**  
Office Areas — NR38.  
Toilets — NR40.  
Reception — NR40.  
External — Plant and equipment will be selected such that the background noise level meets the planning conditions.

- **Heat Gains**  
Occupancy — 80W (typical) 60W (latent) per person.  
Equipment — 15W/sq m to office areas, with an additional allowance of 10W/sq m at the central plant and within chilled water risers to permit future use by tenants.

Lighting — 12W/sq m (including task lighting and CAT B allowance).

#### Electrical Installation — Power

The office space allowances are as follows:  
Lighting (office) — 12W/sq m (including task lighting and CAT B allowance).  
Small Power (office) — 25W/sq m (100% diversity).

#### Lighting — Light Levels

**Offices** — 350 lux.  
**WC Lobby** — 200 lux.  
**Receptions** — 150 lux on floor with 270 lux provided to reception desk on working plane.  
**Lift Lobby** — 100–130 lux on floor.  
**Showers** — 200 lux.

#### Lighting — Lighting Control

**Offices** — PIR presence detection and daylight dimming to perimeter fittings.  
**WCs** — PIR presence detection.  
**Showers** — PIR presence detection.  
**Plantrooms** — Local switching.  
**Reception & Lift Lobby** — Pre-set fully automated lighting scenes.

- **Systems Controls** — DALI lighting control system with automatic emergency testing.

### Air-Conditioning

- Four pipe fan coil air-conditioning system.

The general office areas will be served with a fresh air ventilation system providing outside air to serve each office space. Cooling and heating is provided by high level fan coil units.

#### Proactive Installations

- **Fire Alarm** — L1 System.
- **Dry Rising Main** — The main building core will be served by two dry-rising fire main to aid the fire service.

- **Accessible WCs** — Equipped with emergency call system, linked to the main reception area.

- **Disabled Refuge** — Call system.

#### Electrical Installation Access Control

**Audio/Visual Door Entry System** — Linked from the main entrance door to the reception and tenanted areas on all floors.

**Security Systems** — CCTV: the building shall be provided with a CCTV system to monitor key areas throughout the building and its surrounding streets.

**Controlled Access** — To bike stores and changing areas.

#### Building Facilities

- **Cyclists** — Secure covered bicycle parking is provided for 102 bicycles at lower ground floor.

- **Showers** — 10x lower ground showers, and one x accessible WC/shower room, with integral changing area, and cyclists storage lockers are provided adjacent to the changing area at lower ground level.

(These are shared between One and Two Stephen Street).

#### Building Maintenance

- **Façade Maintenance** — The new ground floor windows to be cleaned from the street, with reach and wash poles. Windows to upper floors to be cleaned via the maintenance walkway around the perimeter.

- **Internal Maintenance** — Cleaner’s cupboard with hot and cold water supply is provided within the riser between the male and female WCs on levels 9–10 at One Stephen Street and in the north core of Two Stephen Street on levels 1–3.

- **Refuse Storage** — Designated refuse storage area for general waste and mixed recyclables is provided at lower ground level, accessed via the goods lift.





Drakes Tabanco, 3 Windmill Street



Charlotte Street Hotel , 15-17 Charlotte Street



Bubbledogs, 70 Charlotte Street

# The Location

Located just moments from Centre Point, 1+2 Stephen Street truly lies in the heart of central London. The building is nestled behind Tottenham Court Road, close to the bars, restaurants and hotels of popular Rathbone Place and Charlotte Street. Its close neighbour, the Charlotte Building, is another successful development by Derwent London, and testament to the area's popularity among the media and advertising industries.

The nearest tube is barely two minutes away at the junction of Tottenham Court Road and Oxford Street, and the building is excellently located for bus routes across London. The national and international rail terminals of Euston, King's Cross St Pancras and Waterloo are just a short ride away. Situated at the heart of the West End, 1+2 Stephen Street offers endless opportunities for afterwork entertainment and retail therapy, with the flagship stores of some of the world's most famous brands lining nearby Oxford Street, Regent Street and Tottenham Court Road.

Tottenham Court Road Crossrail station is under construction, which will become a key Crossrail hub, offering high speed rail travel across London and the south of England.

Dabbous, 39 Whitfield Street



Roka, 37 Charlotte Street







Lantana Café, 13 Charlotte Place



Berners Tavern, 10 Berners Street



Ducksoup, 41 Dean Street

# The Location

Burger & Lobster, 36 Dean Street



Charlotte Place

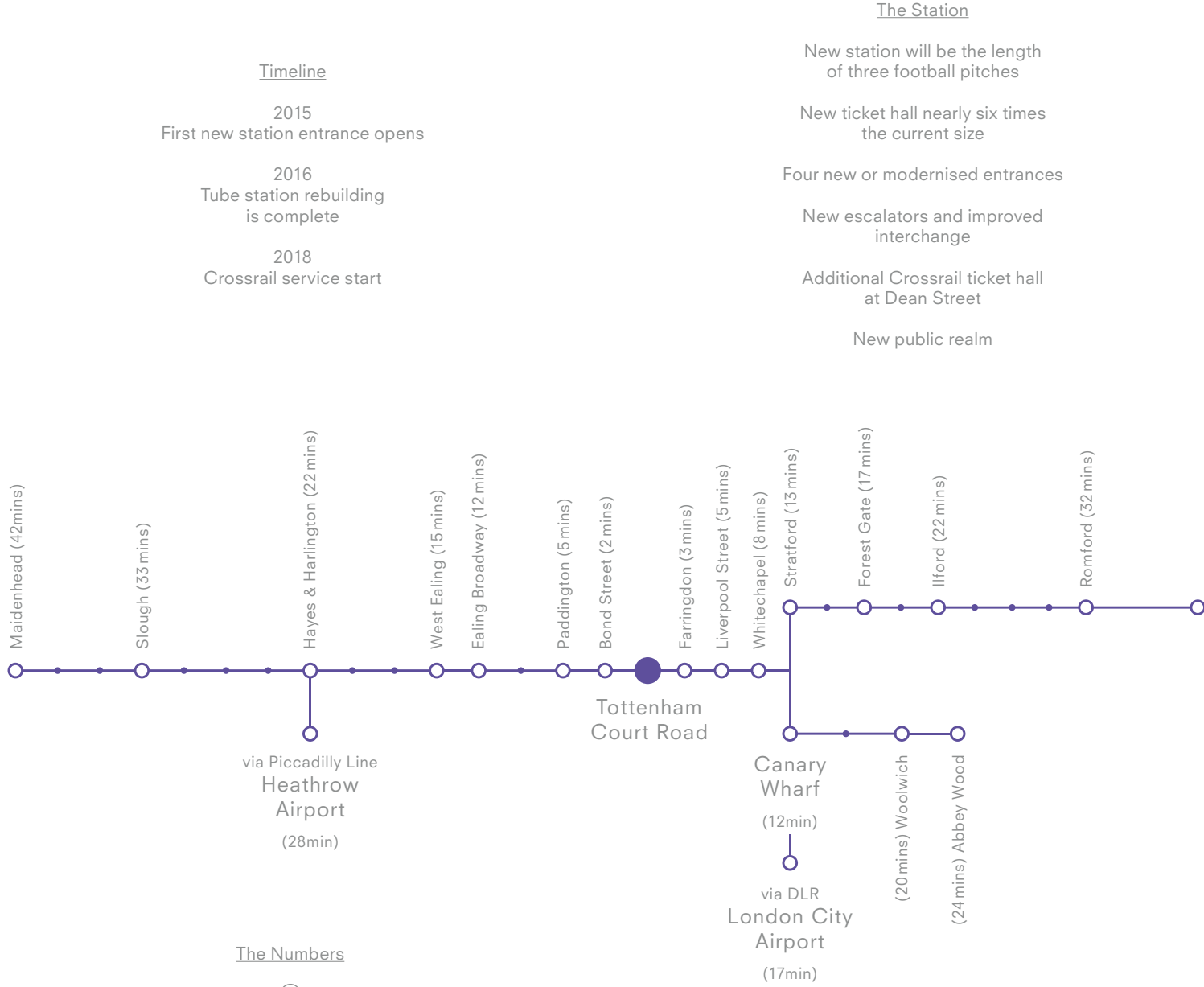


No. 26, 26 Rathbone Place





# Future Connections



- The Numbers
- ① 260m length of platform tunnels
  - ② 25m platform depth
  - ③ 102,000 passengers are estimated to use Crossrail station each day
  - ④ 24 trains per hour service at peak time in each direction
  - ⑤ £1bn — total investment to build Crossrail and upgrade capacity of existing tube



Farringdon Station



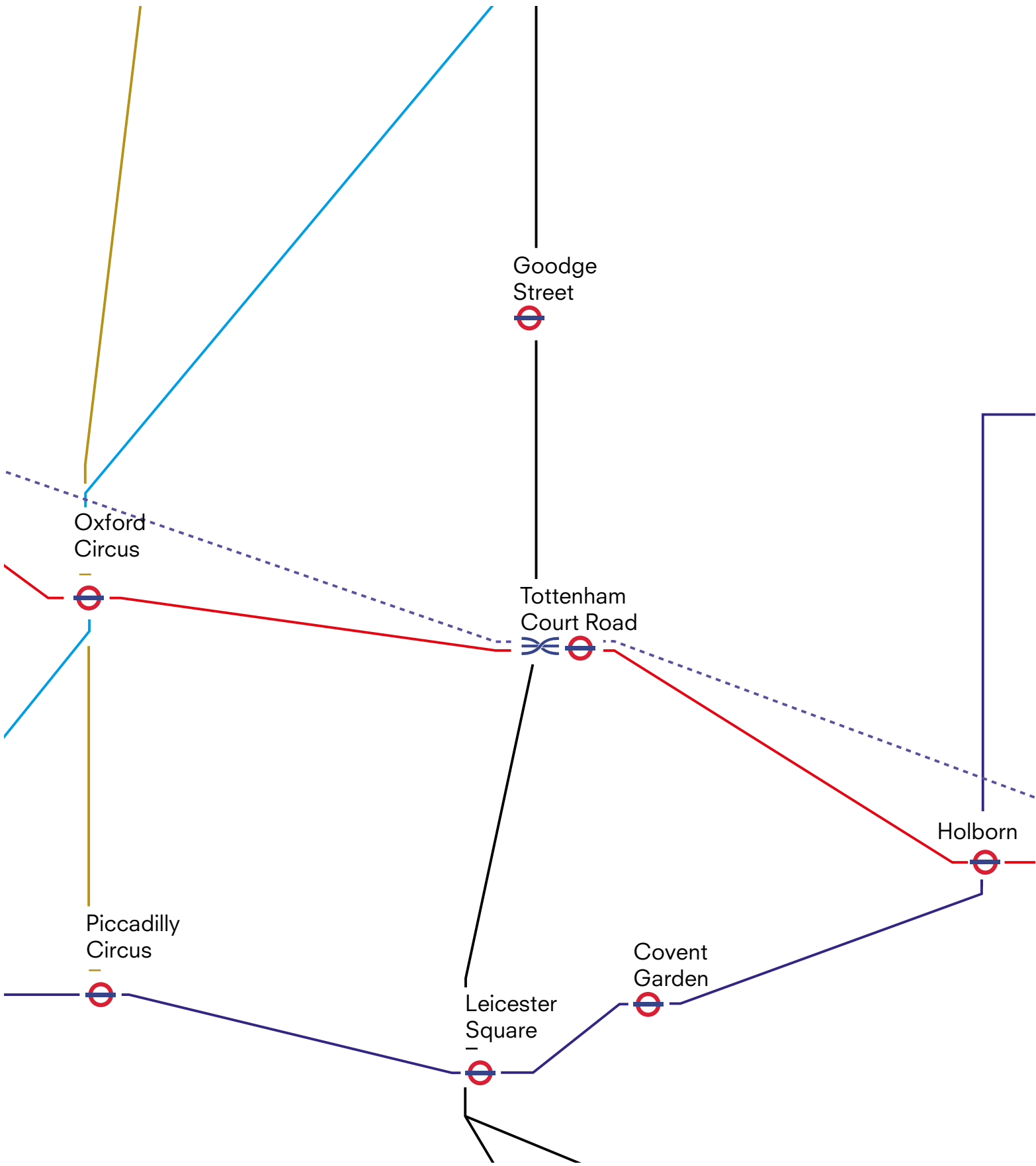
Tottenham Court Road Station



Tottenham Court Road Station

- Crossrail will link Tottenham Court Road to:
- ① Canary Wharf in 12 minutes
  - ② Stratford in 13 minutes
  - ③ Heathrow in less than 30 minutes
  - ④ Liverpool Street in 5 minutes
  - ⑤ And in some cases, cut journey times by up to half

# Current Connections





- Companies

1.

1 Stephen Street

Freud Communications,  
BrandOpus, Encompass  
Digital Media and Fremantle

2.

20th Century Fox Film Co

3 Monkeys Communications

4.

9 & 10 Rathbone Place

Made Thought, Zest Design  
& Marketing and Londonewcastle  
The Arcadia Group

5.

The Arcadia Group

6. Arup Associates

7.

Betgenius

8. British Board of Film  
Classification

9.

British Film Institute

10. Burson Marsteller

11.

Charlotte Building

The BIO Agency, Converse,  
and CHI & Partners

12.

Dennis Publishing

13. Digital UK

14.

Dolby Europe

15. Double Negative Visual Effects

16.

The Engine Group

17. Estée Lauder

18.

Farm Group

19. Fashion Retail Academy

20.

Gardiner & Theobald

21. Gloucester Research Software

22.

GML International

23. Google London

24.

Holden House

Envy Post Production  
and Cubo Communications

25.

Lionsgate Film

26. Make Architects

27.

MindShare

28. NBC Universal

29.

Nike

30. OMK Design

31.

Psion

32. Qube

Hok International  
and EDF Energy

33.

Sheridans

34. Specific Media

35.

Sony DADC UK

36. Thoughtworks

37.

Time Out

38. tripadvisor

39.

Universal Pictures

40. ZenithOptimedia
- Restaurants

1.

Arbutus

2.

Aqua London

3.

Bam Bou

4.

Bar Italia

5.

Bubbledogs

6.

Byron Burger

7.

Dabbous

8.

Carluccio's

9.

Ceviche

10.

Crazy Bear

11.

Ember Yard

12.

Dehesa

13.

Fernandez & Wells

14.

Fino

15.

Gail's Kitchen

16.

Gaucho

17.

Hakkasan

18.

Hummingbird Bakery

19.

L'Atelier De Joel Robuchon

20.

Lantana

21.

Latium

22.

Lima

23.

Paramount at Centre Point

24.

Pied A Terre

25.

Princi
26.

Polpo
27.

Quo Vadis
28.

Red Fort
29.

Riding House Cafe
30.

Roka
31.

Ronnie Scott's
32.

Rum Kitchen
33.

Salt Yard
34.

Stephen Street Cafe
35.

The Court at The British  
Museum
36.

The House of Ho
37.

The Ivy
38.

Union Jacks
39.

Vinoteca
40.

Yauatcha

Bars & Hotels

1.

Berners Tavern

2.

Charlotte Street Hotel

3.

Covent Garden Hotel

4.

Experimental Cocktail Club

5.

Ham Yard Hotel

6.

Milk & Honey

7.

My Hotel

8.

Sanderson Hotel

9.

Soho House

10.

The London Edition

11.

The Soho Hotel

12.

St Martins Lane Hotel

13.

The Social

Retail

1.

Agent Provocateur

2.

Almost Famous

3.

Foyles Bookshop

4.

Habitat

5.

Heals

6.

Primark

7.

Waterstones

Tube Lines

Northern Line

Piccadilly Line

Victoria Line

Metropolitan Line

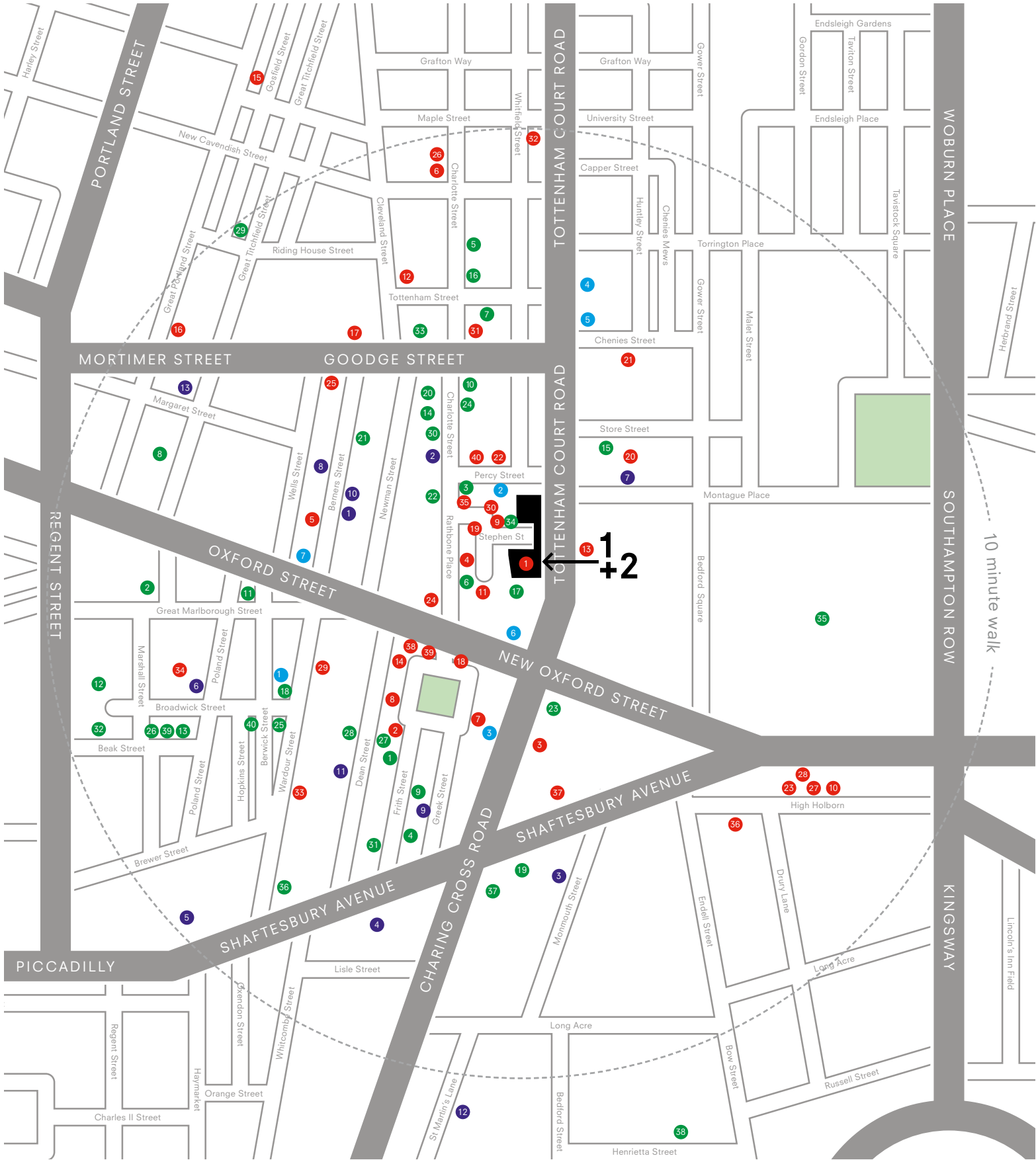
Circle Line

Hammersmith & City Line

Crossrail

Source: tfl.gov.uk

# Occupiers and Amenities







New retail offering

# Tottenham Court Walk

As part of the reinvention of 1+2 Stephen Street, the retail element fronting Tottenham Court Road is undergoing a major transformation. Re-branded as Tottenham Court Walk and due for completion in mid-2015, it offers a new shopping, leisure and dining destination designed to transform the southern end of Tottenham Court Road. Moments from London's transport network and Oxford Street, this reimagined stretch of eight retail units will help extend the West End's shopping district eastward.

This is in addition to Camden Council's West End Project, which will transform the Tottenham Court Road area, making it safer and more attractive for residents, boosting business and creating new public spaces. The one-way system will be replaced with two-way tree-lined streets, some protected cycle lanes and new public space. The scheme will reduce congestion and pollution, widen pavements and make bus journeys quicker.

Exciting new dining destination







Project: 1 Oliver's Yard  
Client: Derwent London  
Completion: 2003  
Size: 186,000 sq ft

# Orms — Architects

Orms enjoy finding creative solutions to the opportunities of the great, mature world-city that is London.

Whether they are designing new or existing award-winning buildings, they create details which are visionary and yet practical. They think from the inside to the outside and deliver buildings which people can engage with and enjoy using. They design for people while creating a sense of place.

Their designs for 1 + 2 Stephen Street combine these skills to re-imagine and re-interpret this landmark building and the impact it will have on the street life around it.

Project: The Charter Building  
Client: Highgate School  
Completion: August 2012  
Size: 18,000 sq ft

Photography: Kilian O'Sullivan



Charlotte Building, Fitzrovia W1  
Size: 47,000 sq ft  
Architects: Lifschutz Davidson Sandilands  
Completion: October 2009  
Tenants include: The Bio Agency, CHI & Partners and Converse



One Oxford Street W1  
Size: 275,000 sq ft  
Architects: AHMM  
Completion: 2020

# Derwent London

Derwent London plc owns a portfolio of commercial real estate predominantly in central London valued at £3.7bn as at 30 June 2014, making it the largest London-focused real estate investment trust (REIT).

Our experienced team has a long track record of creating value throughout the property cycle by regenerating our buildings via development or refurbishment, effective asset management and capital recycling.

We typically acquire central London properties off-market with low capital values and modest rents in improving locations, most of which are either in the West End or the Tech Belt.

We capitalise on the unique qualities of each of our properties – taking a fresh approach to the regeneration of every building with a focus on anticipating tenant requirements and an emphasis on design.

80 Charlotte Street W1  
Size: 380,000 sq ft  
Architects: Make  
Completion: 2017





Professional Team

Project Managers. Jackson Coles  
Architect. ORMS  
Lighting. Pritchard Themis Lighting Design  
Quantity Surveyor. Quantum Consulting LLP (London)  
Transport Consultant. Savell Bird & Axon  
Lawyers. Speechly Bircham  
Services & Structural Surveys. The Concrete  
& Corrosion Consultancy  
Structural and M&E Engineers. Arup (London)  
Party Wall. Botley Byrne (London)  
Approved Inspector. BRCS (Building Control)  
Planning Consultant. Gerald Eve (London)  
Noise Consultants. Hann Tucker Associates

Energy Efficiency

One Stephen Street  
Energy performance certificate rating: C  
Two Stephen Street  
Energy performance certificate rating: C

Words. Lisa Desforges  
Photography. Nick Rochowski  
Design. Made Thought

[www.1and2stephenstreet.com](http://www.1and2stephenstreet.com)

Letting Agents

DTZ  
Call. 020 3296 3000

Richard Howard  
[richard.howard@dtz.com](mailto:richard.howard@dtz.com)  
Call. 020 3296 4616

Craig Norton  
[craig.norton@dtz.com](mailto:craig.norton@dtz.com)  
Call. 020 3296 4620

[www.dtz.com](http://www.dtz.com)

JLL  
Call. 020 7493 6040

Lillian Chandler  
[lillian.chandler@eu.jll.com](mailto:lillian.chandler@eu.jll.com)  
Call. 020 7399 5640

Philippa Lambert  
[philippa.lambert@eu.jll.com](mailto:philippa.lambert@eu.jll.com)  
Call. 020 3147 1299

[www.jll.co.uk](http://www.jll.co.uk)

# The Team

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations or in particular by the vendor, lessors or agents Messrs DTZ and JLL. All figures are exclusive of rates, service charge,VAT and all other outgoings. The agents have not tested the services. All floor areas are approximate. Date of preparation October 2014.

DERWENT  
LONDON

