

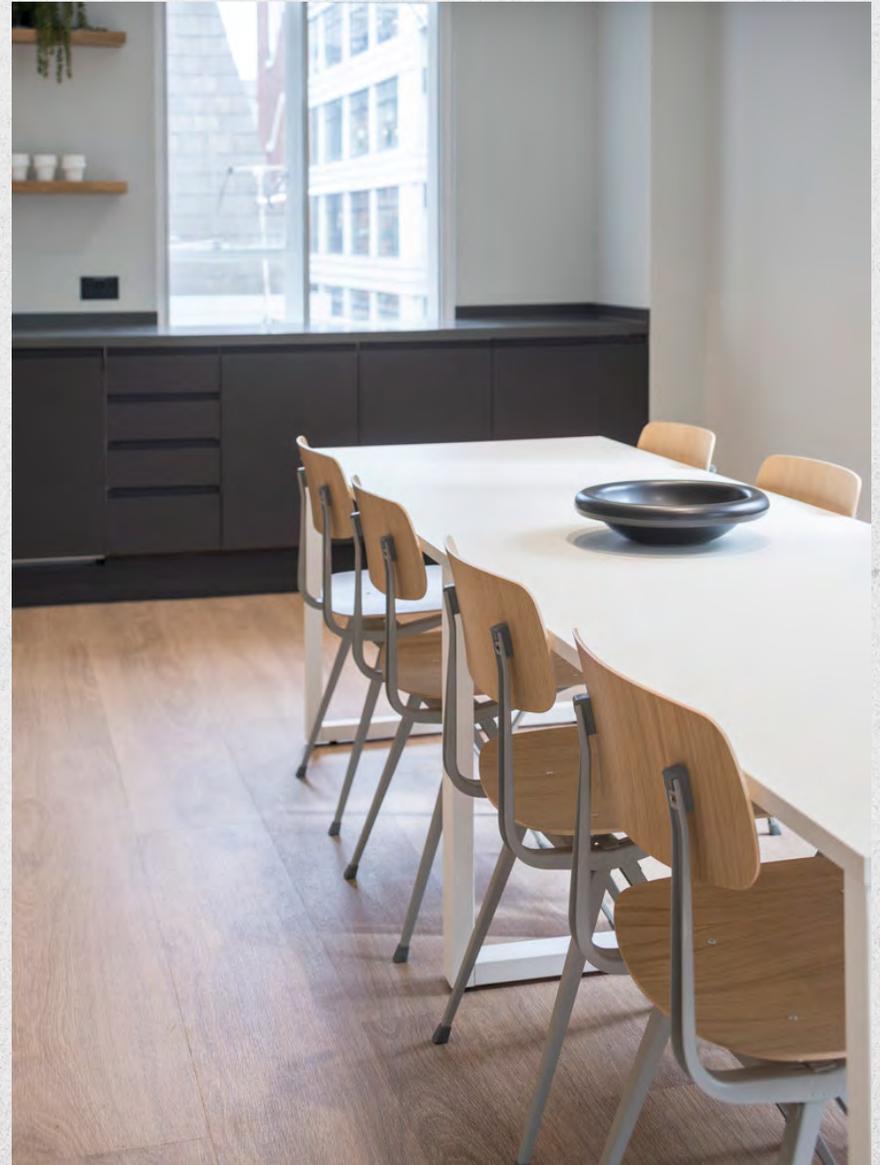


INTRODUCTION

The remodelled reception at 172 Tottenham Court Road provides a welcoming entrance into this recently refurbished office building.

The available first and third floors have been completely refurbished to provide a total of 4,824 sq ft of contemporary, Furnished + Flexible office space in Fitzrovia. Ready to go, the floors have been fitted out to a high standard and have good levels of natural light.

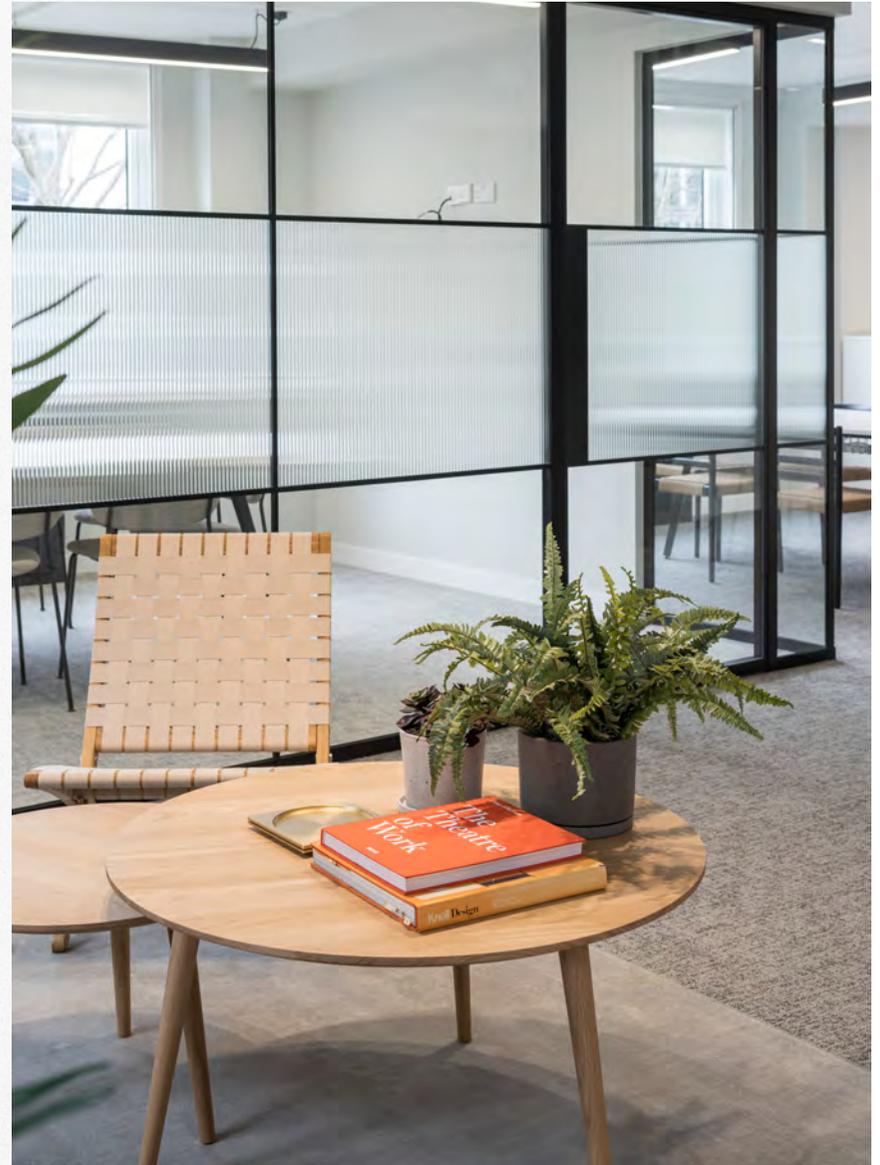
Located only a few minutes walk away is DL/78, a hybrid members space for the Derwent London community to work, meet, eat, socialise and be inspired.





THE BUILDING

- 2,272 - 4,824 sq ft of Furnished + Flexible office space situated over the 1st and 3rd floors
- Remodelled office entrance on Tottenham Court Road
- Fully refurbished entrance lobby
- New end of journey facilities including showers, drying room and lockers
- External secure cycle storage
- Passenger lift
- Fully cabled throughout (data and power)
- Openable windows providing natural ventilation

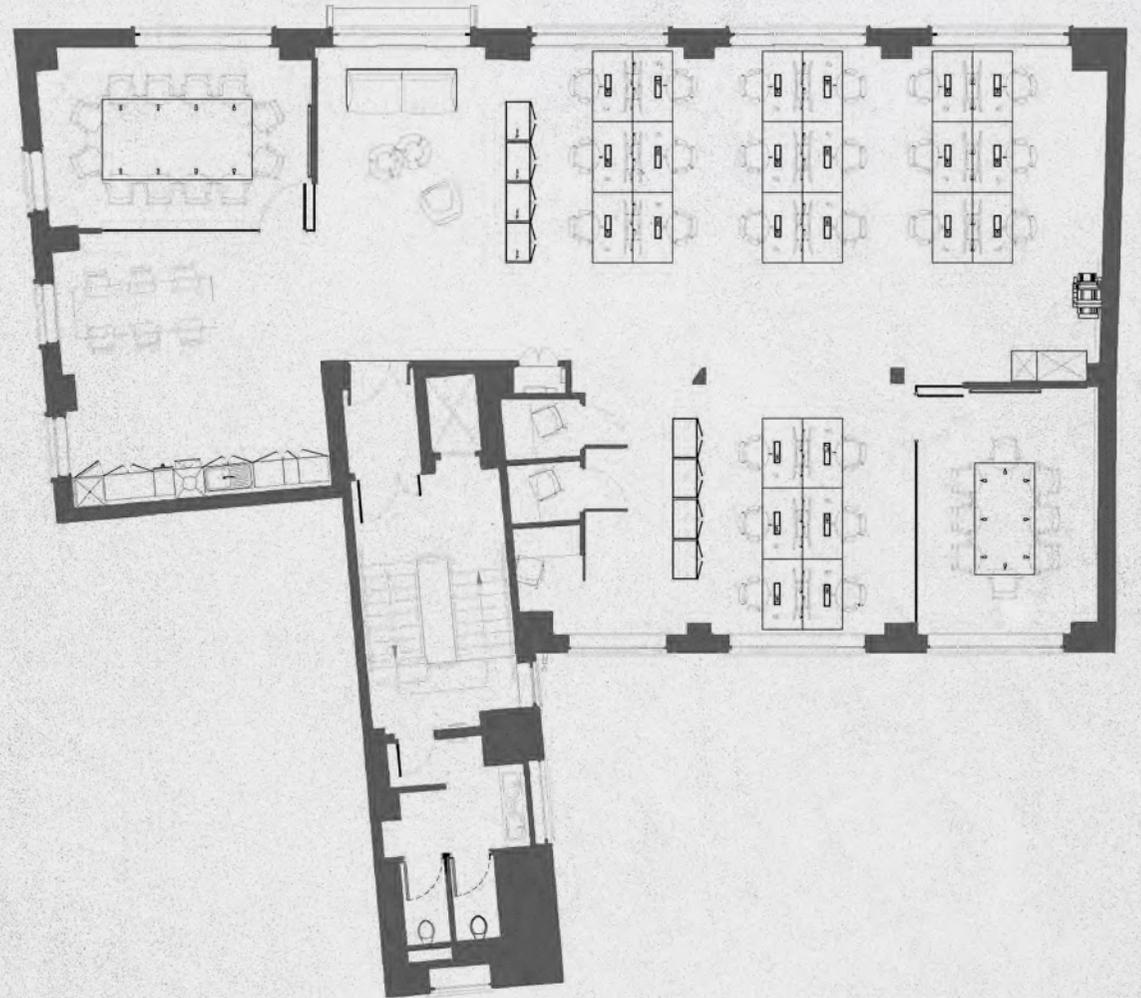


1ST FLOOR

2,272 sq ft (211 sq m)*

-  24 x Open plan desks
-  1 x 12-person meeting room
-  1 x 8-person meeting room
-  6 x Touchdown seats
-  3 x Focus pods
-  Waiting area
-  Breakout area
-  Kitchenette
-  Lockable storage
-  Perimeter mounted air conditioning
-  Fully cabled data and power

* Areas subject to measurement on practical completion

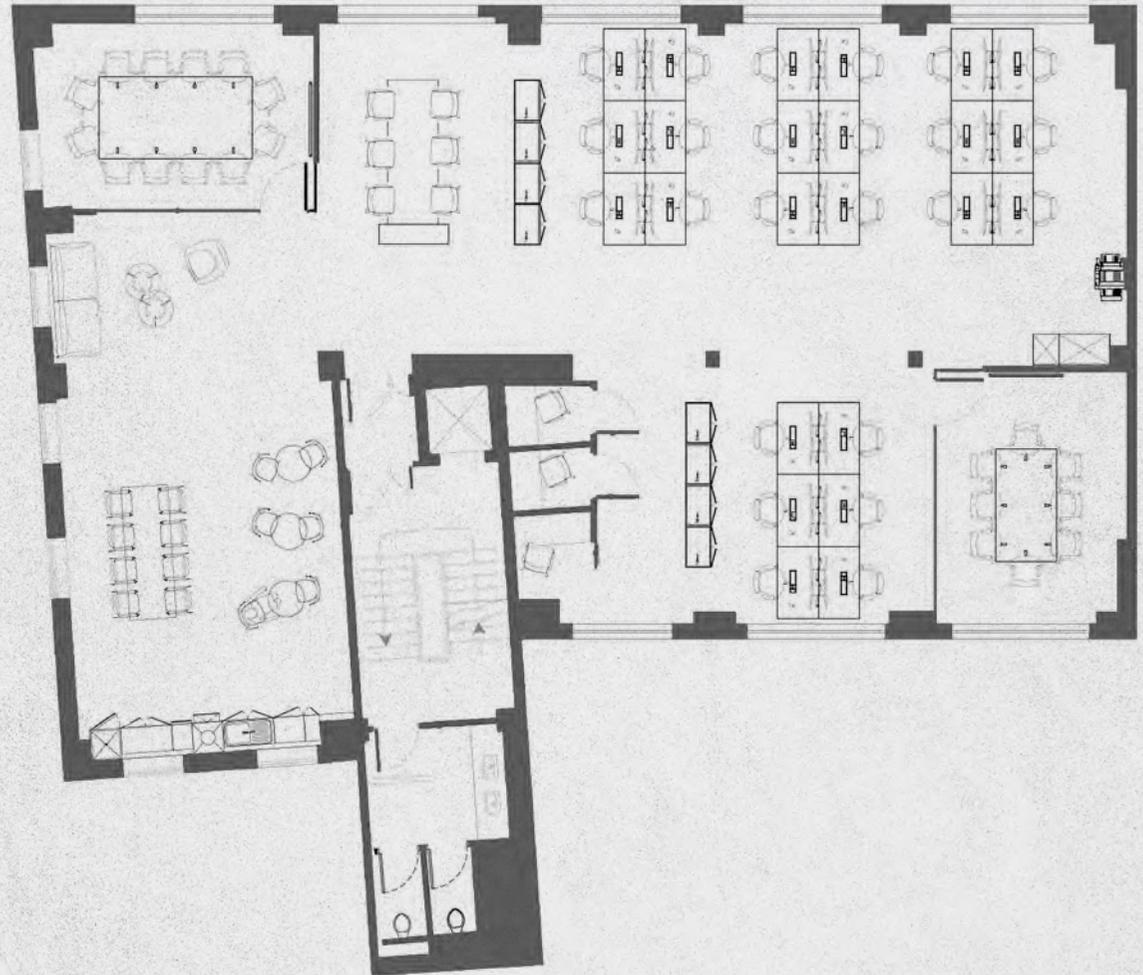


3RD FLOOR

2,552 sq ft (237 sq m)*

-  24 x Open plan desks
-  1 x 12-person meeting room
-  1 x 8-person meeting room
-  6 x Touchdown seats
-  3 x Focus pods
-  Waiting area
-  Breakout area
-  Kitchenette
-  Lockable storage
-  Perimeter mounted air conditioning
-  Fully cabled data and power

* Areas subject to measurement on practical completion





YOUR SIMPLE CONTRACT

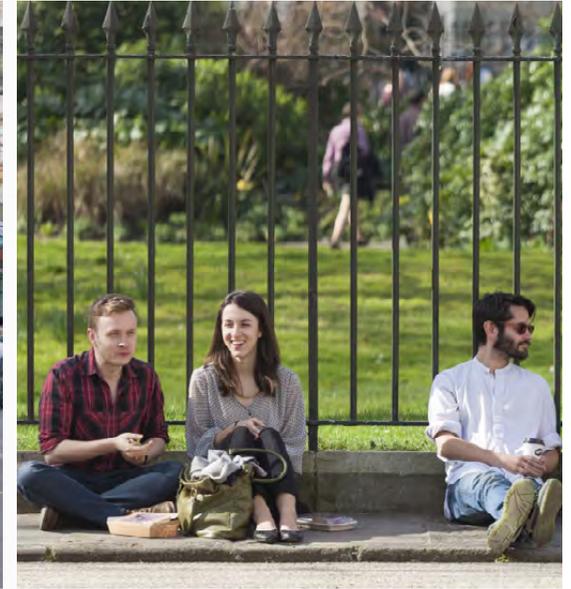
- ALL-IN RENT inclusive of rent, business rates, building insurance and service charge (but excluding utilities)
- FLEXIBLE lease terms from 12 months
- SIMPLE short form contract





THE AREA

This well-connected location is also a stone's throw from Fitzrovia and Bloomsbury: historic artisans which offer a mix of architectural style, wide streets mingling with cosy side alleys and an abundance of hidden bars and restaurant gems.



LOCAL OCCUPIERS & AMENITIES

RETAIL

- 01 Cloud 9 Cycles
- 02 Evans Cycles
- 03 Heal's
- 04 Hotel Chocolat
- 05 Planet Organic
- 06 ProCook
- 07 Sainsbury's
- 08 T2
- 09 Treadwell's Books
- 10 Waterstones

GYM

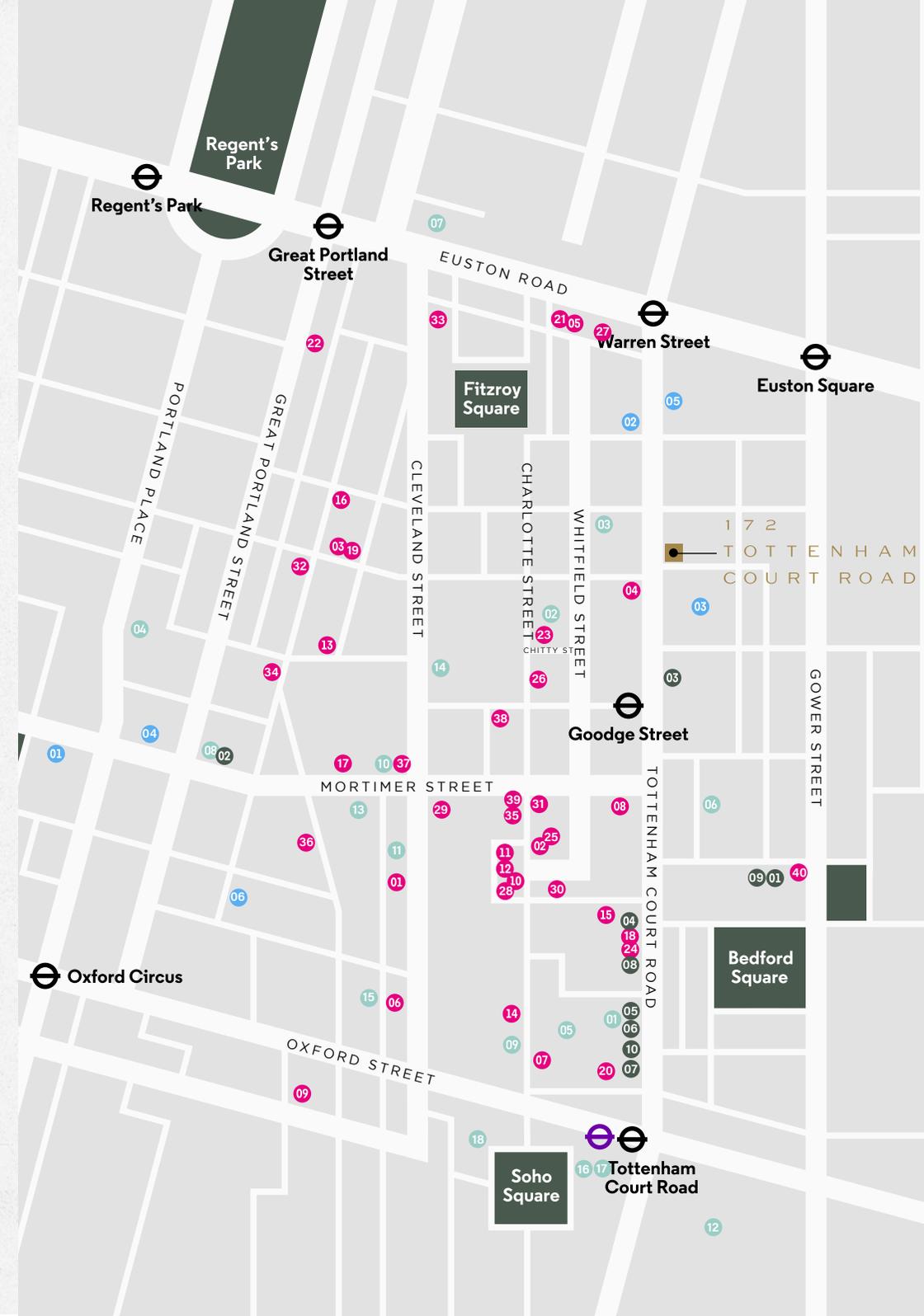
- 01 Barrecore
- 02 F45
- 03 Fitness First
- 04 Psycle
- 05 PureGym
- 06 Rowbots

RESTAURANTS

- 01 Akoko
- 02 Ampeli
- 03 The Attendant
- 04 B Bagel
- 05 Bang Bang Vietnamese Canteen
- 06 Berners Tavern
- 07 The Black Horse
- 08 Black Sheep Coffee
- 09 Brewdog
- 10 Bricco e Bacco
- 11 Carousel London
- 12 Charlotte Street Hotel
- 13 Cin Cin
- 14 Circolo Popolare
- 15 Chettinad
- 16 Clipstone
- 17 Detox Kitchen
- 18 DF Tacos
- 19 Foley's
- 20 Hakkasan
- 21 Honey & Spice
- 22 Honey & Smoke
- 23 Lantana
- 24 Leon
- 25 Lisboeta
- 26 Mere
- 27 Miel Bakery
- 28 Mowgli
- 29 Mr Fogg's
- 30 Norma
- 31 Ousia
- 32 Portland
- 33 The Remedy Wine Bar
- 34 Riding House Café
- 35 Roka
- 36 Rovi
- 37 Salt Yard
- 38 Shoop
- 39 Six by Nico
- 40 Store Street Espresso

OCCUPIERS

- 01 **1+2 Stephen Street**
AnaCap Financial
Partners
BrandOpus
FremantleMedia
Freud
Communications
- 02 **80 Charlotte Street**
Arup
Boston Consulting
Group
Lee & Thompson
- 03 **90 Whitfield Street**
EDF Energy
HOK International
Michael Kors
- 04 BBC
- 05 **Charlotte Building**
Moore Kingston Smith
The&Partnership
- 06 Dennis Publishing
- 07 Dentsu
- 08 Engine Group
- 09 Facebook
- 10 Estée Lauder Companies
- 11 Gamesys
- 12 Google
- 13 Lionsgate Films
- 14 **Middlesex House**
Fletcher Priest
Make Architects
- 15 Netflix
- 16 Palantir
- 17 **Soho Place**
Apollo Global
Management
G-Research
- 18 TripAdvisor



ON YOUR DOORSTEP

DL/78.FITZROVIA

Created for connection and collaboration, our DL/Lounges are inspiring hybrid spaces where Members can come to work, meet, eat, socialise and be inspired.

Designed for our community to gather, learn and share meaningful and productive experiences. DL/78 includes:

- Communal collaboration and working areas in the Club Lounge
- Bookable meeting rooms configured to your needs
- Event / town hall space available for exclusive hire
- Street-level café operated by Lantana
- Curated events programme
- All connected via the DL/ App

78 Charlotte Street, Fitzrovia W1



YOUR CONNECTED COMMUNITY

DL/28.OLD STREET

Following the launch of DL/78 in Fitzrovia, we are creating our second DL/Lounge, DL/28, over ground and lower ground floors at The Featherstone Building.

We designed these spaces for our community to gather, learn and share meaningful and productive experiences.

DL/ APP

Available for our community to download, the Derwent London app offers a curated collection of features and benefits. Get discounted rates on DL/78 meeting rooms, secure a place at exciting events and screenings, and access exclusive offers and discounts on products and services.



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MISREPRESENTATION ACT

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