



19 • FITZROY • ST

FITZROVIA W1

This is 19 Fitzroy Street.



An office space redesigned with intelligence. An advantageous address in Fitzrovia W1. The self-contained, 4,611 sq ft office sends a message of status with its private street entrance, ground-floor reception and feature staircase to the first floor. The furnished and flexible, contemporary studio-style space radiates creativity with its bespoke oak joinery, upholstered breakout areas and classic mid-century furniture. And the prominent corner position creates a double-aspect workspace illuminated by natural light. It's a ready-to-go space that will provide a unique and enviable working environment for any aspiring business. It's a central location that leaves more time for life and for making the most of London.





# THE SPACE







AN OFFICE SPACE REDESIGNED  
WITH INTELLIGENCE



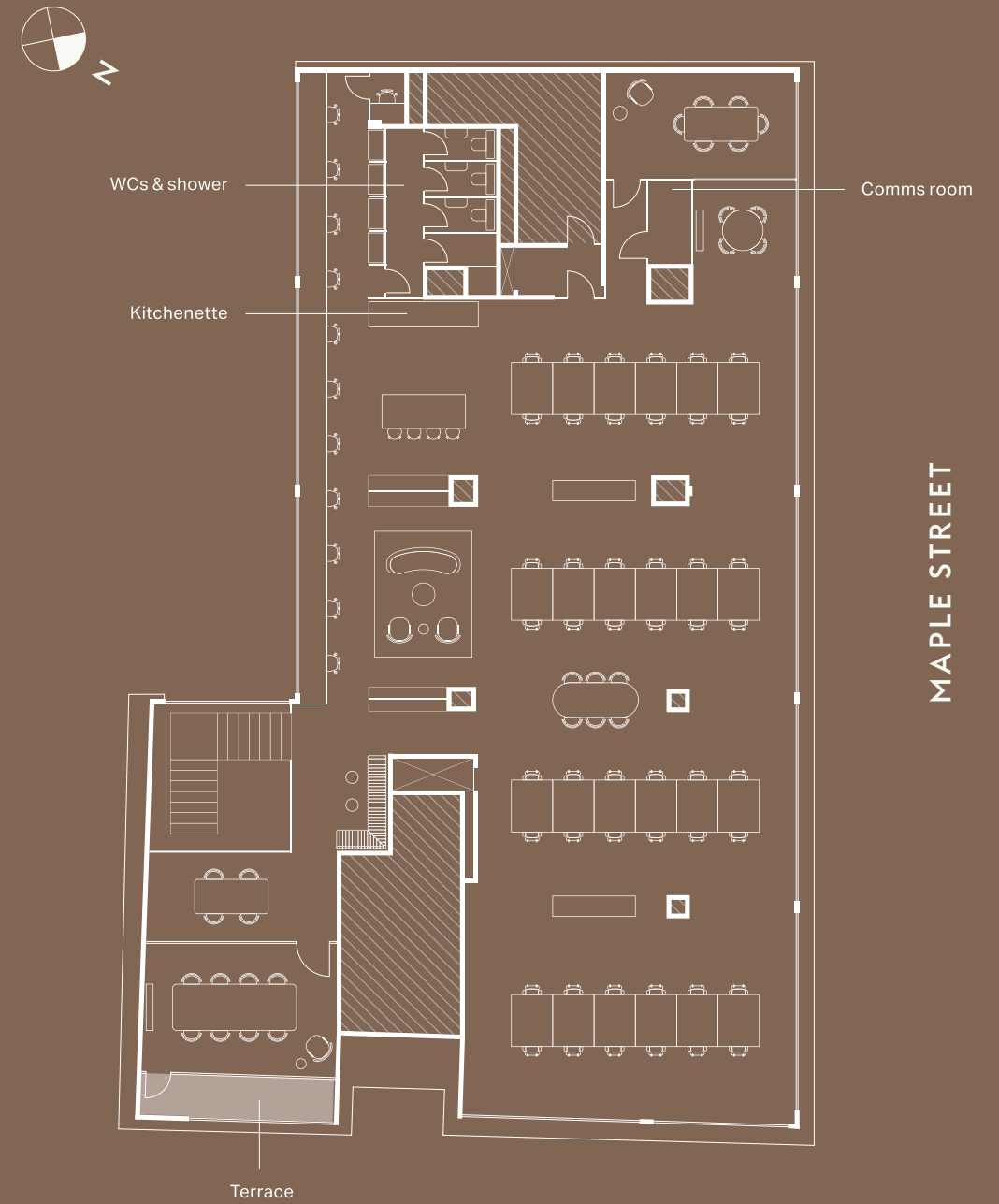
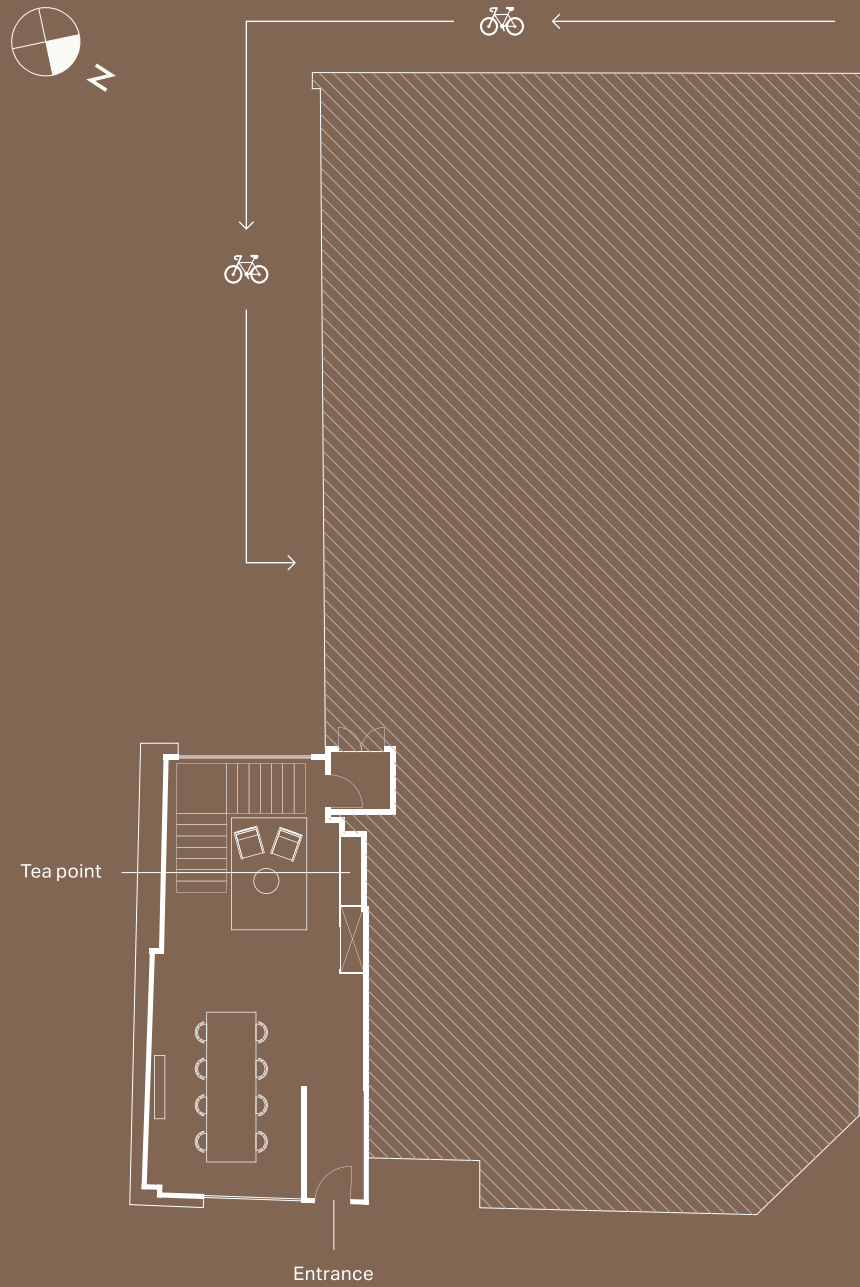


# GROUND FLOOR

462 SQ FT / 43 SQ M

# FIRST FLOOR

4,149 SQ FT / 385 SQ M





SCHEDULE OF AREAS

	SQ FT*	SQ M*
GROUND FLOOR	462	43
FIRST FLOOR	4,149	385
TOTAL	4,611	428















\*Subject to measurement on practical completion.  
IPMS measurements available on request.





## What's included



-  Fully furnished & flexible office space
-  Prominent self-contained entrance offering excellent branding opportunities
-  48 fixed desks & 11 hot desks
-  2 private meeting rooms
-  1 informal meeting room & a phone booth
-  Co-working & breakout areas
-  External terrace
-  Kitchenette & breakfast bar
-  Private WCs & shower
-  Air conditioning
-  Fully cabled & enabled with high speed fibre
-  Office storage units & lockers
-  Provision for Comms room
-  Cycle spaces & car parking available on request

## Your simple contract



- Flexible lease terms
- Simple short form contract
- All-in rent inclusive of rent, service charge, business rates, building insurance, facilities management











# THE AREA







FITZROVIA IS A SOPHISTICATED URBAN  
VILLAGE WITH A BOHEMIAN TONE





## The time-honoured home of the creative set



Fitzrovia is a sophisticated urban village with a bohemian tone. Independently-minded and eclectic, it's a pocket of London where residential, commercial, academic and artistic live together. High-fashion brands share street space with chic brasseries, and global ad agencies sit cheek to cheek with smart bars. And it's a neighbourhood that continues to attract the cream; Arup, Facebook, Estée Lauder, Boston Consulting Group, Netflix and LVMH are just some of the latest names in a line of eminent Fitzrovians.





# Make the most of each new-found moment

When the workplace is well-placed, time expands and presents new opportunities. Fitting in an early-doors training burst is effortless with the number of nearby fitness hubs. Lunchtime foraging becomes a pleasurable treasure hunt through Charlotte Street’s copious collection of restaurants and cafés.



Grab an ease-me-into-the-day cortado from **Black Sheep Coffee**.



Step off the tube and into an early-doors **Psyche** spin class.



Enjoy salmon teryaki robata-style at **Roka**, Charlotte Street.



Peruse an art exhibition at **Rebecca Hossack Gallery** on the way back to work.



Kick-start the evening with a trip to the **Charlotte Street Hotel**.



Pick up Middle Eastern delicacies for dinner at **Honey & Spice**.

The post-work wind-down takes on holiday vibes among the alfresco terraces of Fitzrovia’s bars. Dinner-making plans get elevated with the choice of provisions in the area’s food halls and delicatessens.



# Local Amenities

## Occupiers

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

## Eat & Drink

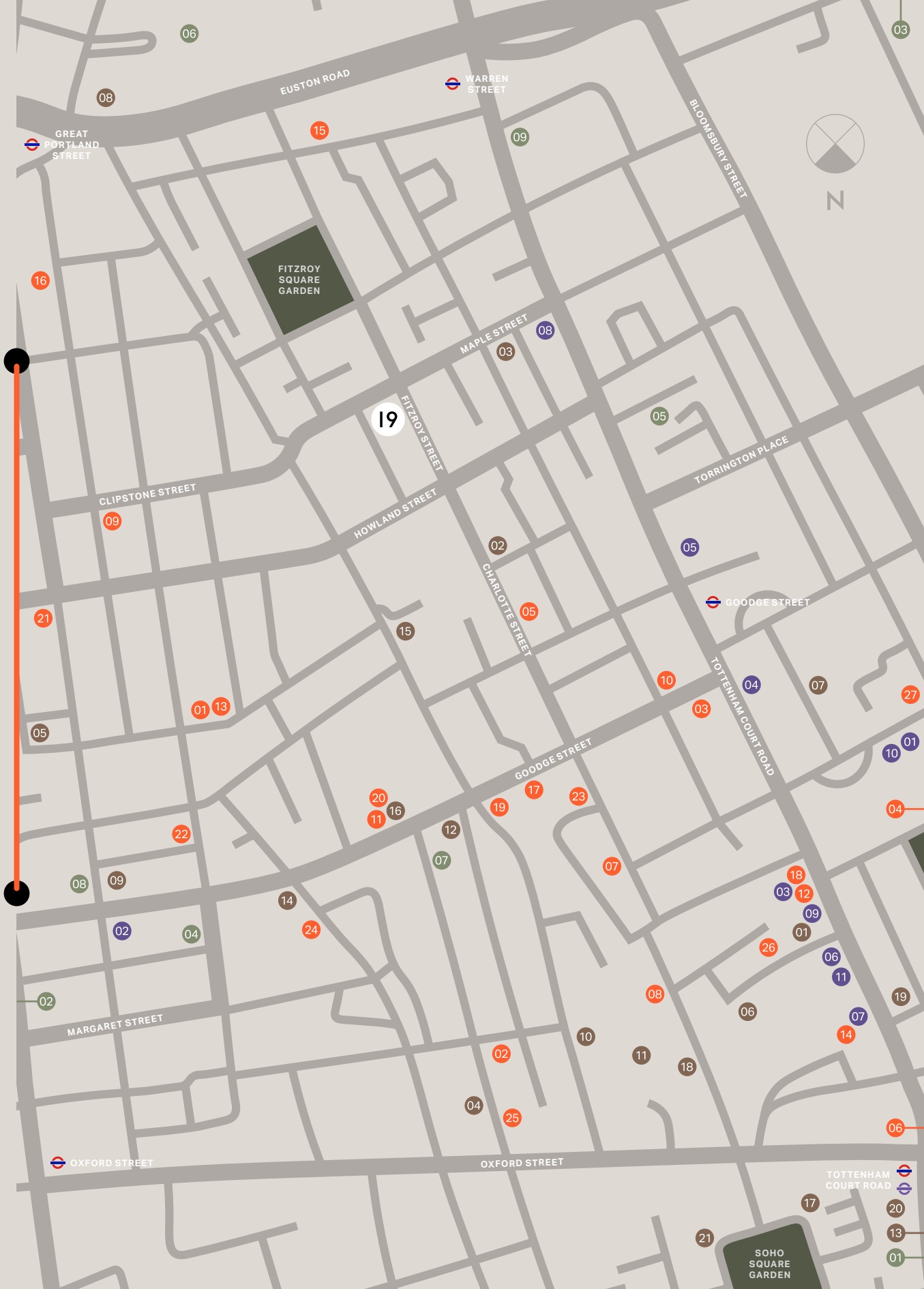
- 01 The Attendant
- 02 Berners Tavern
- 03 Black Sheep Coffee
- 04 The British Museum
- 05 Bubbledogs
- 06 Centre Point Food Store
- 07 Charlotte Street Hotel
- 08 Circolo Popolare
- 09 Clipstone
- 10 Crazy Bear
- 11 The Detox Kitchen
- 12 DF Tacos
- 13 Foley's
- 14 Hakkasan
- 15 Honey & Spice
- 16 Honey & Smoke
- 17 Lantana
- 18 Leon
- 19 Mr Fogg's
- 20 Percy & Founders
- 21 Portland
- 22 Riding House Café
- 23 Roka
- 24 Rovi
- 25 Sainsbury's Local
- 26 Stephen Street Kitchen
- 27 Store Street Espresso

## Shop

- 01 Cloud 9 Cycles
- 02 Cycle Surgery
- 03 Hotel Chocolat
- 04 Paperchase
- 05 Heal's
- 06 Planet Organic
- 07 Sainsbury's
- 08 Space NK
- 09 T2
- 10 Treadwell's Books
- 11 Waterstones

## Gym

- 01 1Rebel
- 02 Barrecore
- 03 Barry's Bootcamp
- 04 F45
- 05 Fitness First
- 06 Flykick
- 07 Frame
- 08 Psyche
- 09 PureGym





## A faster A to B means more time to be free

Travel takes time, but good connectivity shrinks it considerably. A Fitzrovia base offers businesses convenient Underground and bus links to all London destinations and beyond.



19 Fitzroy Street is just a 5-minute walk from both Warren Street (Victoria line) and Goodge Street (Northern line) stations. Oxford Circus (Central, Victoria and Bakerloo lines) and Tottenham Court Road (Central and Northern lines) stations are walkable in under 15 minutes. Crossing the capital will be further expedited when Tottenham Court Road station joins the new Elizabeth line.

26  
•  
27

UNDERGROUND	
Travel times from Goodge Street or Tottenham Court Road Underground (most direct route)	
Euston	2 mins
Charing Cross	2 mins
Waterloo	5 mins
King's Cross	8 mins
Liverpool Street	8 mins
Victoria	10 mins
Paddington	15 mins

AIRPORTS	
Travel times from Goodge Street Underground	
London City	36 mins
Heathrow	45 mins
Luton	52 mins
Gatwick	53 mins
Stanstead	58 mins

Source: [tfl.gov.uk](http://tfl.gov.uk)





# THE TEAM







DERWENT LONDON IS A DIFFERENT  
KIND OF DEVELOPER





Derwent London is a different kind of developer — a design-led creative office specialist providing unique workplaces where occupiers become long-term partners. A key part of our business model has been an industry-leading commitment to architecture, research and responsibility. We believe this approach helps us to deliver inherently sustainable spaces which are attractive to occupy and efficient to operate. We are keenly committed to making better places and contributing to our local communities.

OUR JOURNEY TO  
**NET ZERO**  
2030

As a responsible business, we understand, balance and manage our environmental, social and governance opportunities proactively; it is visible in our culture, approach and design and management of our buildings. We have recently set a target to achieve Net Zero Carbon by 2030.

Clockwise  
from top:

**1+2 Stephen Street**  
Fitzrovia W1  
SIZE: 266,500 sq ft  
COMPLETION: 2013-2015  
ARCHITECTS: Orms  
TENANTS: Anacap,  
BrandOpus,  
FremantleMedia,  
Freud Communications,  
The Office Group,  
London & Newcastle,  
RETAIL: DF Tacos, Hotel  
Chocolat, Leon, Odeon,  
Planet Organic, T2  
and Waterstones

**80 Charlotte Street**  
Fitzrovia W1  
SIZE: 380,000 sq ft  
COMPLETION: 2020  
ARCHITECTS: Make  
TENANTS: Arup, Boston  
Consulting Group and  
Lee & Thompson

**Soho Place**  
Soho W1  
SIZE: 285,000 sq ft  
COMPLETION: 2022  
ARCHITECTS: AHMM  
TENANTS: Apollo  
Global Management  
and G-Research

**White Collar Factory**  
Old Street EC1  
SIZE: 291,400 sq ft  
COMPLETION: 2017  
ARCHITECTS: AHMM  
TENANTS: Adobe,  
AKT II, BGL, Box.com,  
Capital One, Egress,  
Runpath, Spark44  
and The Office Group  
RESTAURANTS: Daffodil  
Mulligan and Passo







- 01 90 Whitfield Street
- 02 Network Building, 95-100 Tottenham Court Road
- 03 18-24 Fitzroy Street
- 04 1-5 Maple Place & 12-16 Fitzroy Street
- 05 19-23 Fitzroy Street
- 06 88-94 Tottenham Court Road  
60 Whitfield Street
- 07 80 Charlotte Street
- 08 80-85 Tottenham Court Road
- 09 45-51 Whitfield Street
- 10 76-78 Charlotte Street
- 11 43 Whitfield Street
- 12 Middlesex House, 34-42 Cleveland Steet
- 13 Henry Wood House, 3-7 Langham Place
- 14 Holden House, 54-68 Oxford Street
- 15 Rathbone Studios, 3-10 Rathbone Place
- 16 Charlotte Building, 17 Gresse Street
- 17 50 Oxford Street
- 18 1+2 Stephen Street
- 19 Tottenham Court Walk

Derwent London are proud to call Fitzrovia one of our key villages, with 1.4m sq ft of office and retail space. This means we can offer any local company the opportunity to have their office needs met as their business needs change. We are an invested Landlord in this area but our interests lie beyond the bricks and mortar. We pride ourselves in working with our tenants and creating strong long-term partnerships to provide happy and healthy workplace environments where businesses and talent can thrive.



# Contact

## Cushman & Wakefield

Joel Randall  
joel.randall@cushwake.com  
07525 897 012

Ed Arrowsmith  
ed.arrowsmith@cushwake.com  
07736 869 320

Andy Tyler  
andy.tyler@cushwake.com  
07973 836 236

## Hedge

Andrew Gibson  
andrew.gibson@hedge-re.co  
07866 602 381

Paul Gold  
paul.gold@hedge-re.co  
07779 100 875

Ben Orchard-Smith  
ben.orchard-smith@hedge-re.co  
07557 988 115

## Architects

dMFK  
dmfk.co.uk

## Design

POST  
deliveredbypost.com



@derwentlondon

DERWENT  
LONDON

### Misrepresentation act

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 Cushman and Wakefield and Hedge. 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 December 2020.



FIND MORE TIME WHEN THE  
WORKPLACE IS WELL-PLACED

19FITZROYSTREET.CO.UK