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2,130 sq ft - 11,025 sq ft of high-quality office space, available over four upper floors in a prime Fitzrovia position.

43 Whitfield Street is the optimum home for a broad spectrum of businesses, with Furnished + Flexible floors available for swift and effortless occupation.

The space is the epitome of flexibility and efficiency. The design is a fusion of functionality and sensitivity. The address is a positive paradox of exclusivity and diversity.

The Beauty of Contrasts



The Space



Modernism meets material comfort.
Functionality meets flexibility and flow.



Bringing Light and Shade to the Working Day

The glazed façade sets a dramatic architectural tone. And this solid modernist stance is upheld with confidence throughout the internal spaces. The terrazzo floors and staircase make a bold statement, set off by feature pendant lighting in the entrance and stairwell. The conjunction of flexible workspaces and formal meeting rooms create an efficient, professional environment, fully cabled and enabled with high-speed fibre.

A creative vibe is conjured by mid-century-style furniture, hand-crafted tables and bespoke oak joinery. Leather and velvet-like upholstery soften the scene, while a colour palette of soft neutrals, olive, brown and tan evokes a calm and natural mood. Breakout hubs, informal meeting areas and an inviting outdoor terrace embrace relaxed ways of working. Large windows pull natural light into the offices, radiating positivity throughout the day. From sunrise to sunset, ever-changing shadows animate the inhabited environment.





Schedule of Areas

FLOOR	SQ FT*	SQ M*
FIFTH	2,130	198
FOURTH	2,961	275
THIRD	2,976	277
SECOND	2,958	275
TOTAL	11,025	1,025

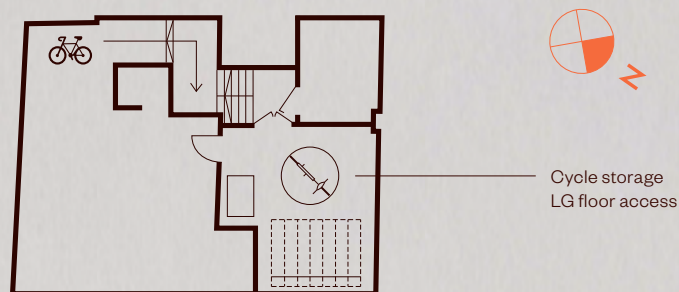
Private Terrace

	SQ FT*	SQ M*
FIFTH FLOOR	851	79

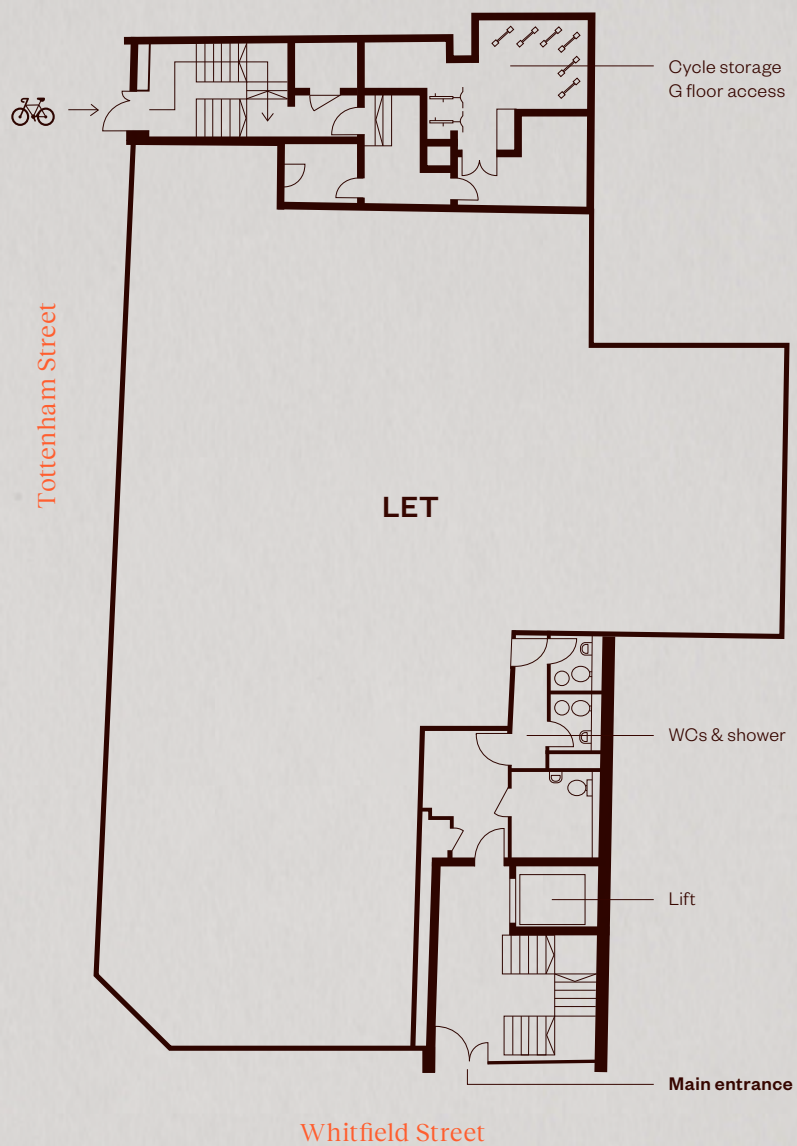


* IPMS MEASUREMENTS AVAILABLE ON REQUEST.

LOWER GROUND



GROUND FLOOR



Building Features

- Prominent corner building with excellent natural light
- Terrazzo staircase with feature pendant lighting
- Furnished + Flexible office space
- 27 cycle spaces (13 on ground, 14 on lower ground)
- New WCs and shower facilities
- Fully cabled high-speed fibre
- Fossil-fuel free, all-electric building
- 12.5kW solar panels support the building's energy consumption
- EPC Rating: B
- Air purifying paint

GROUND FLOOR (+ LOWER GROUND CYCLE STORE)

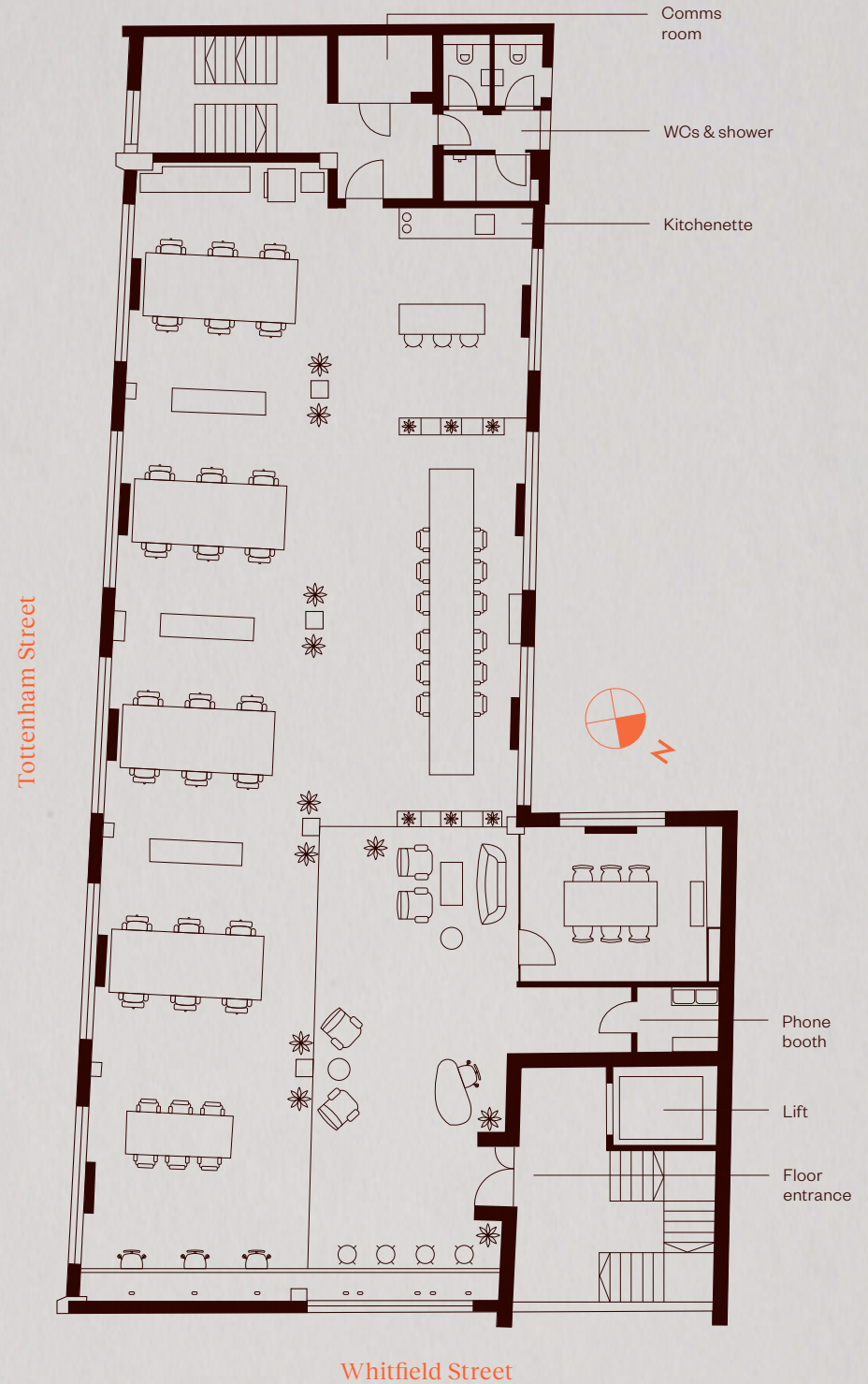


What's Included

- Furnished + Flexible office space
- Reception and waiting area
- 24 fixed desks
- 25 hot desks
- 1 private meeting room
- 1 phone booth
- Multiple breakout areas
- Kitchenette with breakfast bar
- Office storage units
- Comms room
- On-floor WCs and shower
- Air conditioning
- Fully cabled and enabled with high speed fibre

TYPICAL FLOOR
(SECOND, THIRD, FOURTH)
c. 3,000 SQ FT / c. 275 SQ M

TYPICAL FLOOR



FIFTH FLOOR + TERRACE



What's Included

- Furnished + Flexible office space
- Private terrace
- Reception and waiting area
- 24 fixed desks
- 2 private meeting rooms
- 2 phone booths
- Multiple breakout areas
- Kitchenette with breakout table
- On-floor WCs
- Air conditioning
- Fully cabled and enabled with high speed fibre

FIFTH FLOOR
2,130 SQ FT / 198 SQ M

TERRACE
851 SQ FT / 79 SQ M



Your Simple Contract

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





High-powered business meets heritage.
Sophistication meets simple pleasures.

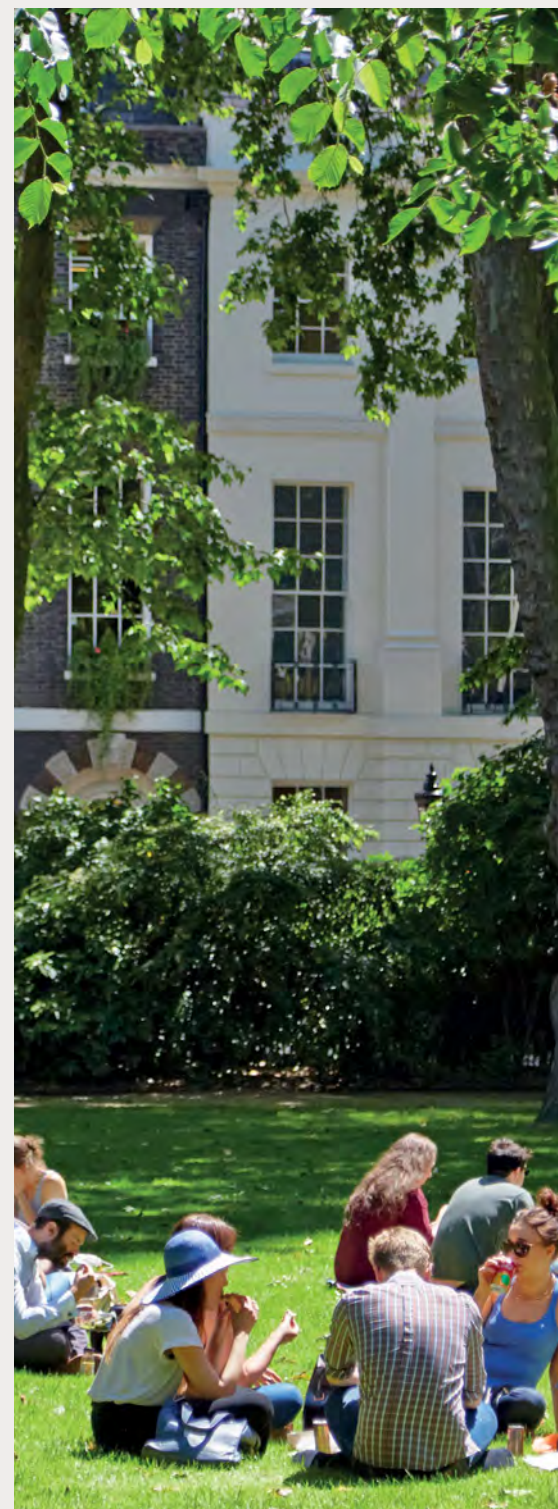
The Area



Village-like in vibe, Fitzrovia has an old-world charm and a self-contained state of mind. Its Bohemian legacy still flavours the area's aura. Stately streets, leafy green spaces and independent shops make it a place to take pleasure in, stroll around and explore.

In modern times, Fitzrovia was the mecca for the media and advertising set. They brought a vibrancy to the spirit and enriched the mix. Now, residential, retail and commercial co-exist. And global names in digital live alongside high-fashion brands and the sleekest of bars and eateries.

A Tale of Two Identities



TOP LEFT: Black Horse, 6 Rathbone Place
LEFT: Carousel, 19-23 Charlotte Street
RIGHT: Fitzroy Square

Fitzrovia the Cornucopia

Fitzrovia lavishes us with exceptional variety. Quick smart or easy-breezy, dressed up or off-the-cuff, first-class or without frills. There are few things you can't find and few moods you can't satisfy. Luxuriate in a rich array of local amenities, just minutes from your desk.



Throw yourself into a high-octane workout at Psycle.

Nurture inner peace with a tranquil yoga session at Flow Ldn.



Grab your morning caffeine hit to go at Lantana Café.

Slope off for a latte and waffle break at Black Sheep Coffee.



Knuckle down and get stuff done in a DL/78 meeting room.

Settle in for a relaxed head-to-head in the DL/78 Lounge.

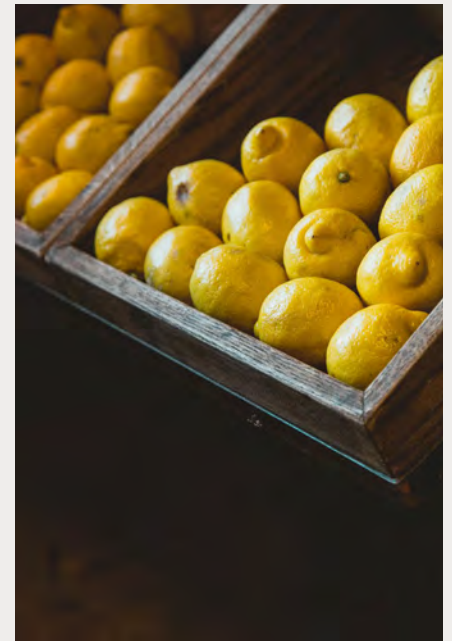
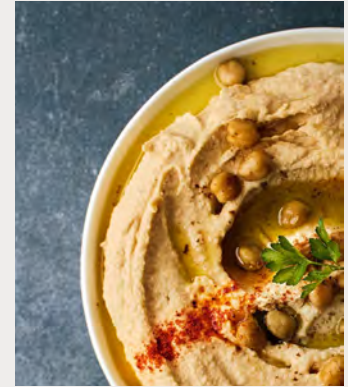


Squeeze in a post-work drink at The Remedy Wine Bar & Kitchen.

Indulge yourself with a night of Italian dining at Circolo Popolare.

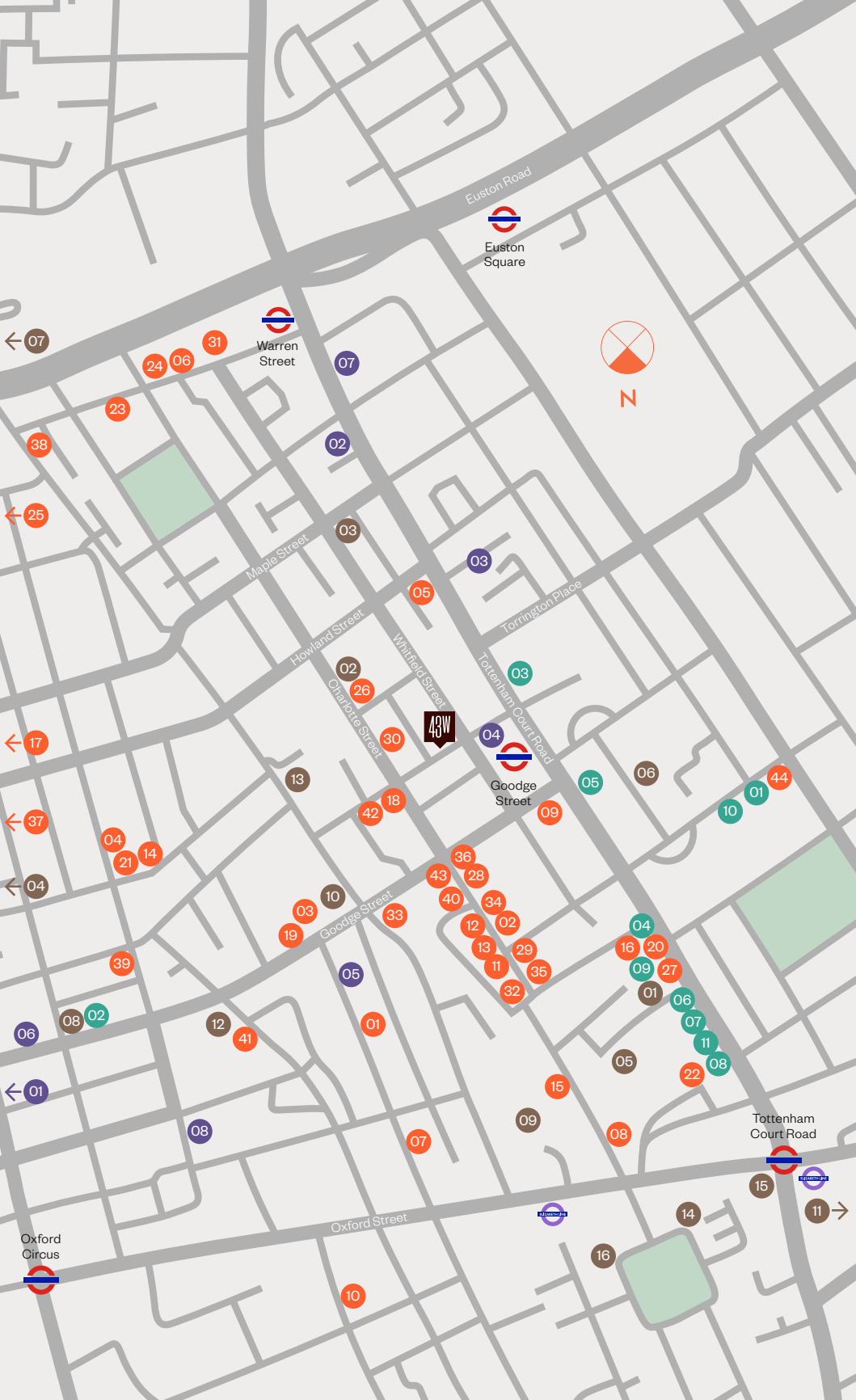
Snatch a quick takeout bite from the busy kitchen at B Bagel.

Linger over a lazy Middle Eastern lunch at Honey & Smoke.



Dash in for ingredients on the way home at your Planet Organic.

Fritter away an hour or two browsing luxury treats at Heal's.



Occupiers

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

Eat & Drink

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

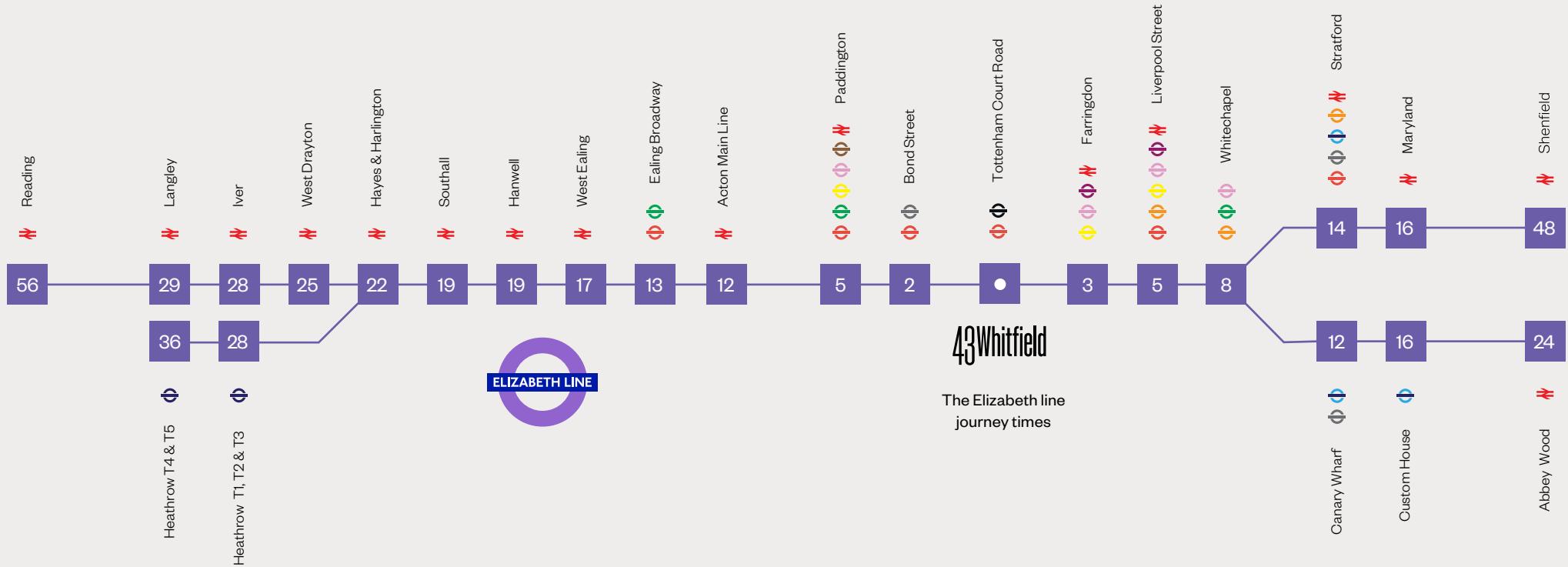
Shop

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

Gym

- 01 Barrecore
- 02 F45
- 03 Fitness First
- 04 Flow Ldn
- 05 Frame
- 06 Psyche
- 07 PureGym
- 08 Rowbots

Roam Near or Far, Go Fast or Slow



Underground

Travel times from Goodge Street or Tottenham Court Road Underground (most direct route)

EUSTON	2 MINS
CHARING CROSS	2 MINS
LIVERPOOL STREET	5 MINS
PADDINGTON	5 MINS
WATERLOO	5 MINS
KING'S CROSS	8 MINS
VICTORIA	10 MINS

Airports

Travel times from Goodge Street Underground

HEATHROW	28 MINS
LONDON CITY	36 MINS
LUTON	52 MINS
GATWICK	53 MINS
STANSTED	58 MINS

Source: tfl.gov.uk

With so much within your grasp, walking can take you a long way in Fitzrovia. You're no more than a one-minute wander from the nearest tube. You can be rambling around Regent's Park or the many other green spaces within moments. And cultural icons like the British Museum are just a pleasant meander away.

If your sights are set further afield, the nearby Northern, Victoria and Central line stations will whisk you anywhere in London tout de suite. Euston Station is your handy national rail link. And now Tottenham Court Road has hooked up to the new Elizabeth line, you'll be spoilt rotten with London's speediest East/West connection.

The Team



Development
meets design.
Creativity meets
community.

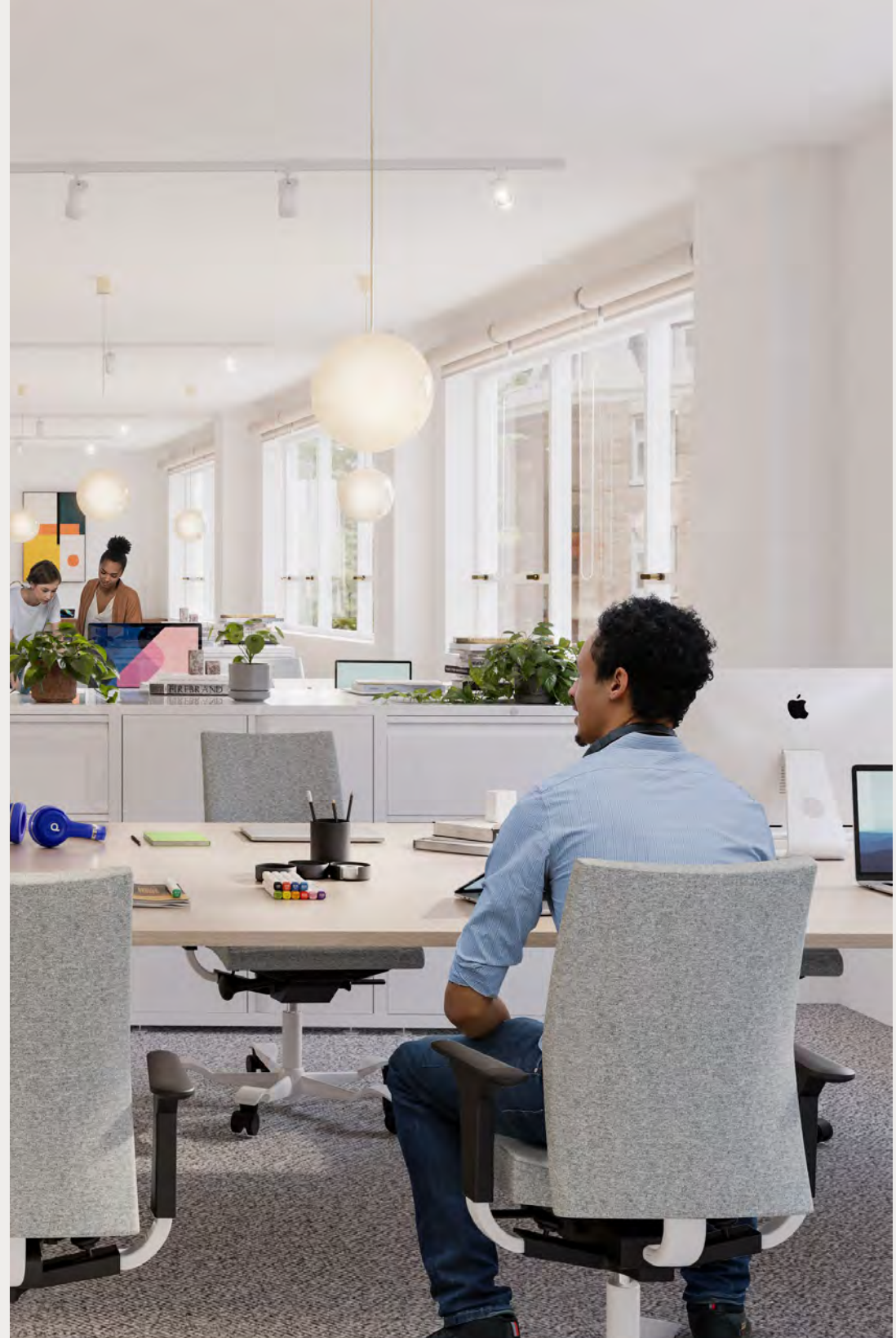
Derwent London is a different kind of developer – a design-led creative office specialist providing unique workplaces where occupiers become long-term partners.

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 set a target to achieve net zero carbon by 2030.

Watch our Net Zero Carbon video [here](#)



Your Connected Community

DL/78.W1

A new hybrid space built for connection and collaboration, a two minute walk from 43 Whitfield Street.

Drop in, find a seat in the Club Lounge or book a conference room configured to your needs. The space is also available for exclusive hire for townhalls or other large gatherings. It hosts regular cultural events, talks and lectures. The street-level café operated by Lantana offers a diverse all-day menu and the Wellness Room offers a range of treatments created to relax and reinvigorate.

It's a place for the Derwent community to gather, socialise, learn and share experiences and inspiration.

78 CHARLOTTE STREET, W1



DL/ The Derwent London 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 cultural events, lectures and screenings, access exclusive offers and discounts on products and services, and browse our available Furnished + Flexible workspace available across central London.

Portfolio Highlights



1.



2.



3.



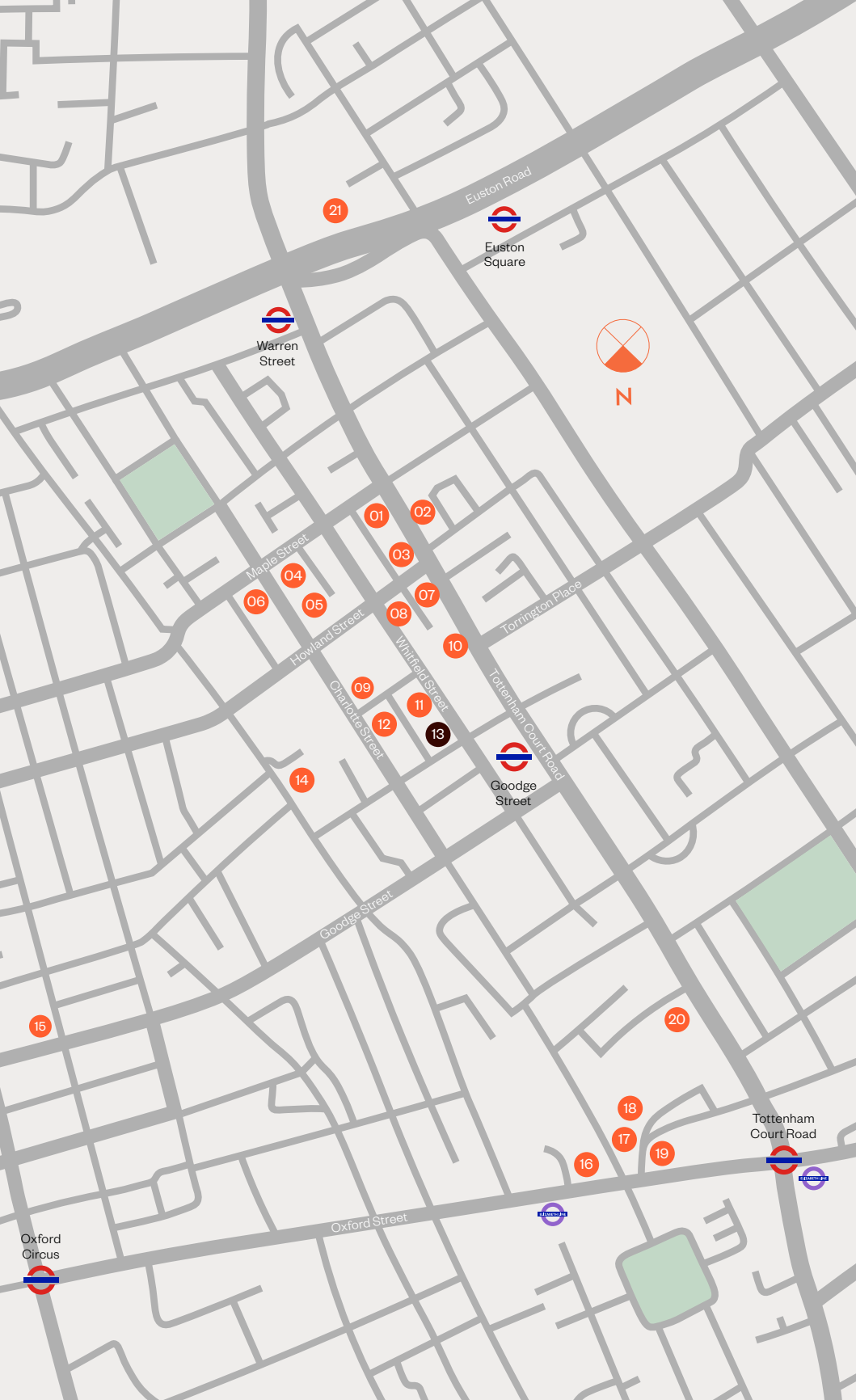
4.

**1. SOHO PLACE
SOHO W1**
Size: 285,000 sq ft
Completion: 2022
Architects: AHMM
Tenants: Apollo Global Management
and G-Research

**2. THREE RATHBONE PLACE
FITZROVIA W1**
Furnished + Flexible:
Size: 6,900 sq ft
Completion: 2021
Architects: dMFK
Tenants: Atelier Capital Partners,
Hillwood Investment and Vengrove

**3. 19 FITZROY STREET
FITZROVIA W1**
Furnished + Flexible:
Size: 4,600 sq ft
Completion: 2021
Architects: dMFK
Tenant: Mission

**4. 80 CHARLOTTE STREET
FITZROVIA W1**
Size: 380,000 sq ft
Completion: 2020
Architects: Make
Tenants: Arup, Boston Consulting Group
and Lee & Thompson



Derwent London are proud to call Fitzrovia one of our key villages, with 1.7m 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.

- | | | | |
|----|--|----|--|
| 01 | 90 Whitfield Street | 14 | Middlesex House,
34-42 Cleveland Street |
| 02 | 171-174 Tottenham Court Road | 15 | Henry Wood House,
3-7 Langham Place |
| 03 | Network Building,
95-100 Tottenham Court Road | 16 | Holden House,
54-68 Oxford Street |
| 04 | 18-24 Fitzroy Street | 17 | Rathbone Studios,
3-10 Rathbone Place |
| 05 | 1-5 Maple Place | 18 | Charlotte Building,
17 Gresse Street |
| 06 | 19-23 Fitzroy Street | 19 | 50 Oxford Street |
| 07 | 88-94 Tottenham Court Road | 20 | 1+2 Stephen Street
& Tottenham Court Walk |
| 08 | 60 Whitfield Street | 21 | 250 Euston Road |
| 09 | 80 Charlotte Street | | |
| 10 | 80-85 Tottenham Court Road | | |
| 11 | 45-51 Whitfield Street | | |
| 12 | 76-78 Charlotte Street | | |
| 13 | 43 Whitfield Street | | |

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IDENTITY DESIGN

POST

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 & 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 May 2022.

