

45 WHITFIELD

FITZROVIA W1

A WINDOW  
INTO AN ENRICHED  
WORKING LIFE

Picture yourself  
in a sophisticated  
statement-making  
workplace in Fitzrovia.

From 2,106 sq ft - 4,400 sq ft of high-quality  
Furnished + Flexible office space in a  
distinctive five-floor modernist building.

A prized neighbourhood in a highly  
connected central location with the  
cream of the capital's amenities.

45 Whitfield Street – the perfect  
home for future-focused businesses.





Exterior Façade

# S



# P A

See yourself surrounded  
by thoughtful design



# C



# E

45 Whitfield Street is a modern, all-electric building featuring advanced technology and progressive enhancements supporting occupier wellbeing. It is a bold expression of the modernist design ethos through its unique architecture and crafted details.

What strikes you in the first instance is the standout façade. The retained steel-framed lozenge windows puncturing moulded concrete make for a memorable arrival experience. Timber veneer panelling frames the street-level glazing and double doors, creating an impressive entrance into the reception lobby.

Inside, the interiors continue the design vision with a complementary palette of materials and finishes. Porcelain floor tiles, brushed stainless steel, crown-cut European oak, and muted colours create an apt setting for feature pendant lights and statement furniture pieces.

The office floors are spacious and bathed in natural light, and the design narrative comes alive in the mid-century-style chairs, hand-crafted tables and bespoke oak joinery. The kitchenettes feature oak veneer units and timber terrazzo splashbacks made from waste material sourced in Britain.

The private outdoor terraces at the rear are a compelling component of the building. New timber decking, balustrades, low-level external lighting and seating make these go-to spaces for relaxation and alfresco meetings.





### Building Key Features

- Fully refurbished and furnished to a superior specification with outdoor terraces
- Fully air-conditioned
- All-electric building
- Dedicated reception
- 32 x cycle spaces
- Shower facilities (3 x on lower ground floor and 1 x DDA WC and shower on ground floor)
- Cabled and enabled with high-speed fibre
- EPC Rating 'B'

### 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

### Schedule Of Areas

Floor	Offices sq ft	Terraces		
		sq m	sq ft	sq m
Fourth	UNDER OFFER	–	–	–
Third	2,106	196	97	9
Second	LET	–	–	–
First	LET	–	–	–
Ground	2,334	217	–	–
<b>Total</b>	<b>4,400</b>	<b>413</b>	<b>97</b>	<b>9</b>

IPMS measurement on request.



Ground Floor Reception



Ground Floor Office Space



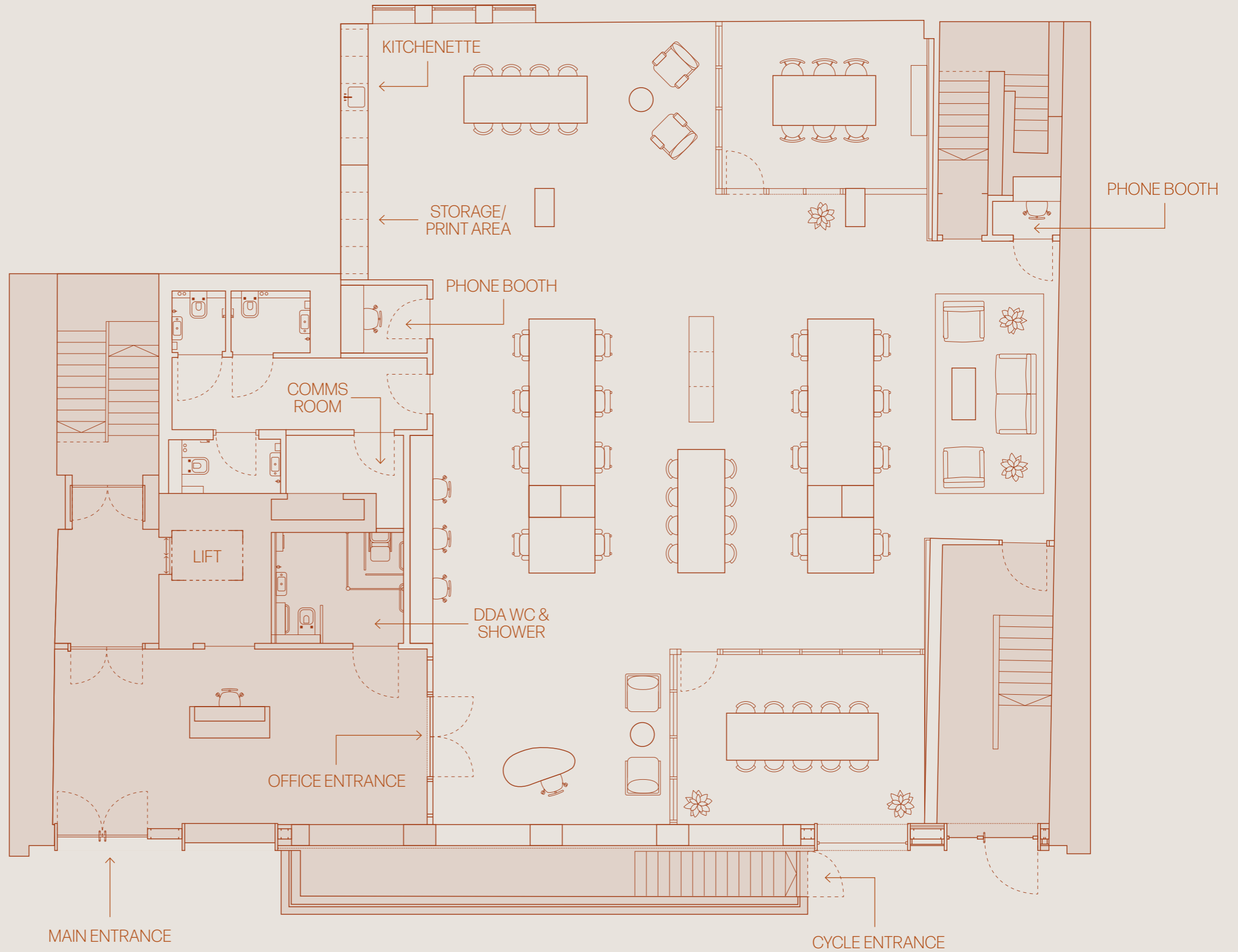


**Size:**

2,334 sq ft / 217 sq m

**What's Included:**

- 16 x fitted desks
- 11 x hot desks
- 1 x 6-person private meeting room
- 1 x 10-person private meeting room
- 2 x private phone booths
- Reception and waiting area
- Breakout space
- Kitchenette and seating area
- Comms room
- Private on-floor WCs



Common parts



Third Floor Office Space



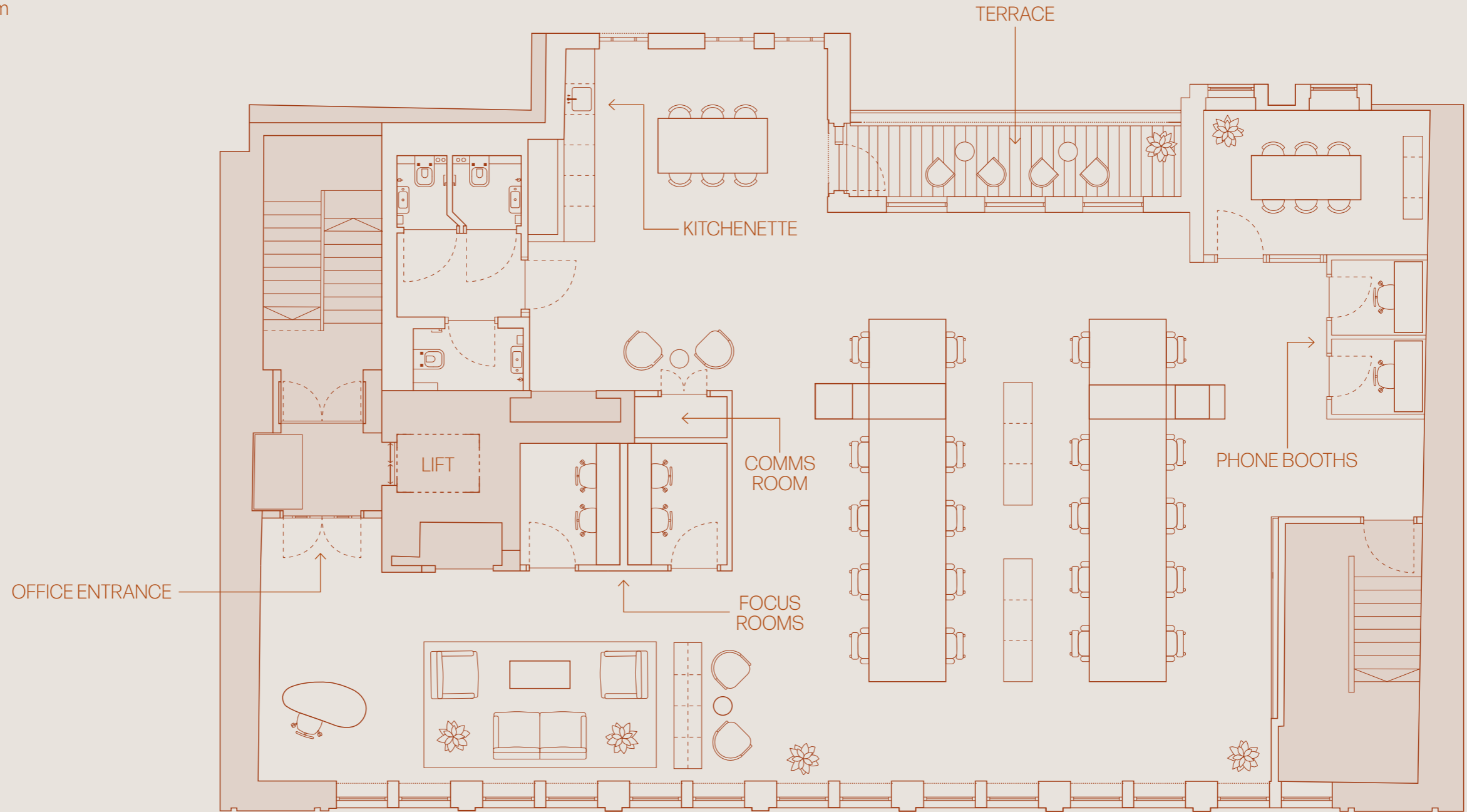


**Size:**

2,106 sq ft / 196 sq m

**What's Included:**

- 20 x fitted desks
- 1 x 6-person private meeting room
- 2 x focus rooms
- Reception and waiting area
- Breakout space
- Private terrace
- Kitchenette and seating area
- Comms room
- Private on-floor WCs



3

WHITFIELD STREET

Common parts



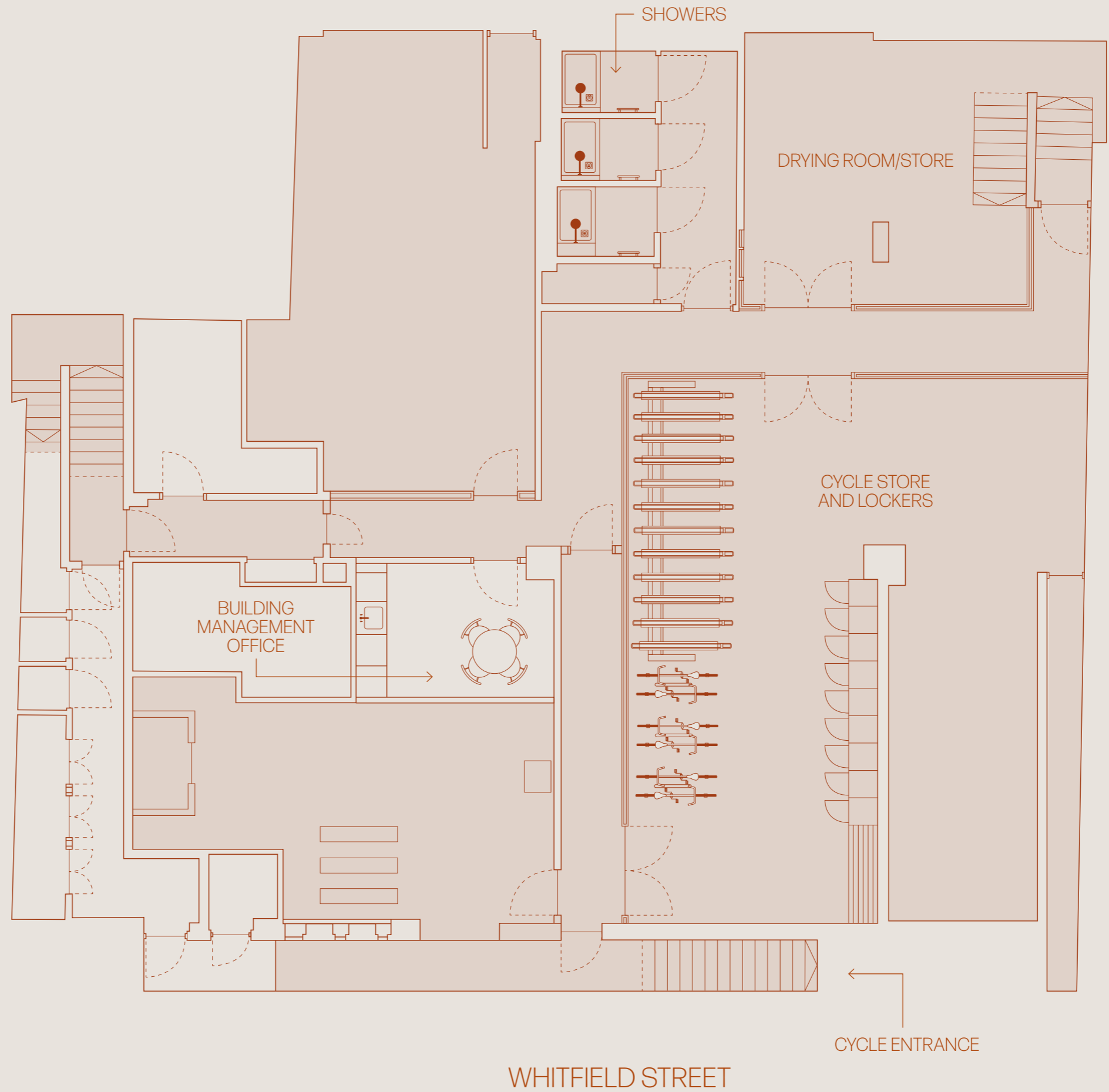
Exterior Façade



To promote green commuting and healthy lifestyles, the building's end-of-journey facilities include a dedicated cycle entrance with fob access on Whitfield Street, plus 32 bike storage spaces and three showers at lower ground level.

**What's Included:**

- 32 x cycle spaces
- 32 x lockers
- 3 x showers



# LG

 Common parts

# AR



# E

Visualise the variety  
of a fulfilling local life



# A



LEFT:  
Check out the lunchtime World Food Market outside the Whitfield Memorial Church on Tottenham Court Road for tantalising global street food.

RIGHT:  
Discover Fitzrovia's beautifully preserved Georgian and Victorian streets and squares, resounding with echoes of bygone eras and the whirl of modern life.



Fitzrovia is the product of its bohemian history and modern vitality, achieving a balance of elegance and ebullience. Dignified townhouses, tree-fringed streets, and passionately curated independent shops and cafés make it the quintessential London village. The flourishing restaurant and bar scene and big-name businesses based here put the spring in its step.

The area boasts an impressive array of amenities other London areas strive to match. All of them just a matter of moments from your office. Examine this hand-picked selection of Fitzrovia's finest offerings at close range and imagine yourself there.



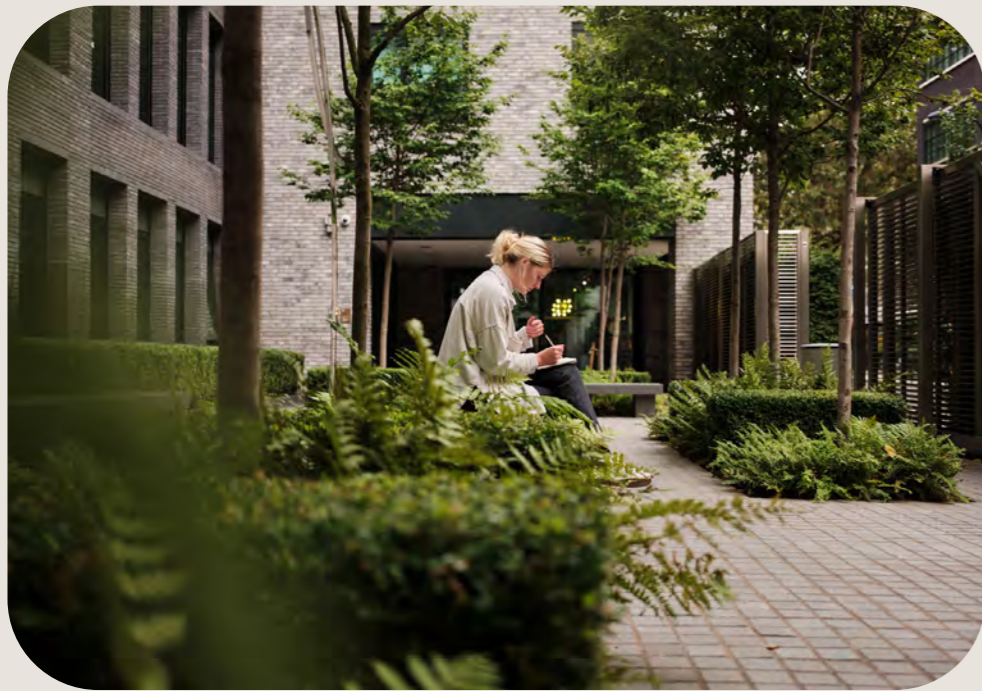
Indulge in a thoroughly authentic Italian lunch at Officina 00, your temptingly close neighbourhood eatery where pasta-making is considered an art form.



Drop in for divine afternoon tea, drinks or dinner at The Oscar Bar & Restaurant in the renowned Charlotte Street Hotel, a Fitzrovia institution loved by the community.



Embrace the village vibes on bustling, shop-lined Goodge Street, once the favoured London home of literary greats like Virginia Woolf and George Bernard Shaw.



Snatch an hour to kick back and relax in The Poets' Park, a bijou public green space at our 80 Charlotte Street building, just a two-minute stroll away.



Push your physical and mental wellness to new levels with effective team training at F45, your local fitness and lifestyle community on Tottenham Court Road.



Take advantage of our hybrid workspace at DL/78 on Charlotte Street, where DL/ Members can work, meet, eat, socialise and be inspired at community events.

OCCUPIERS

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

EAT & DRINK

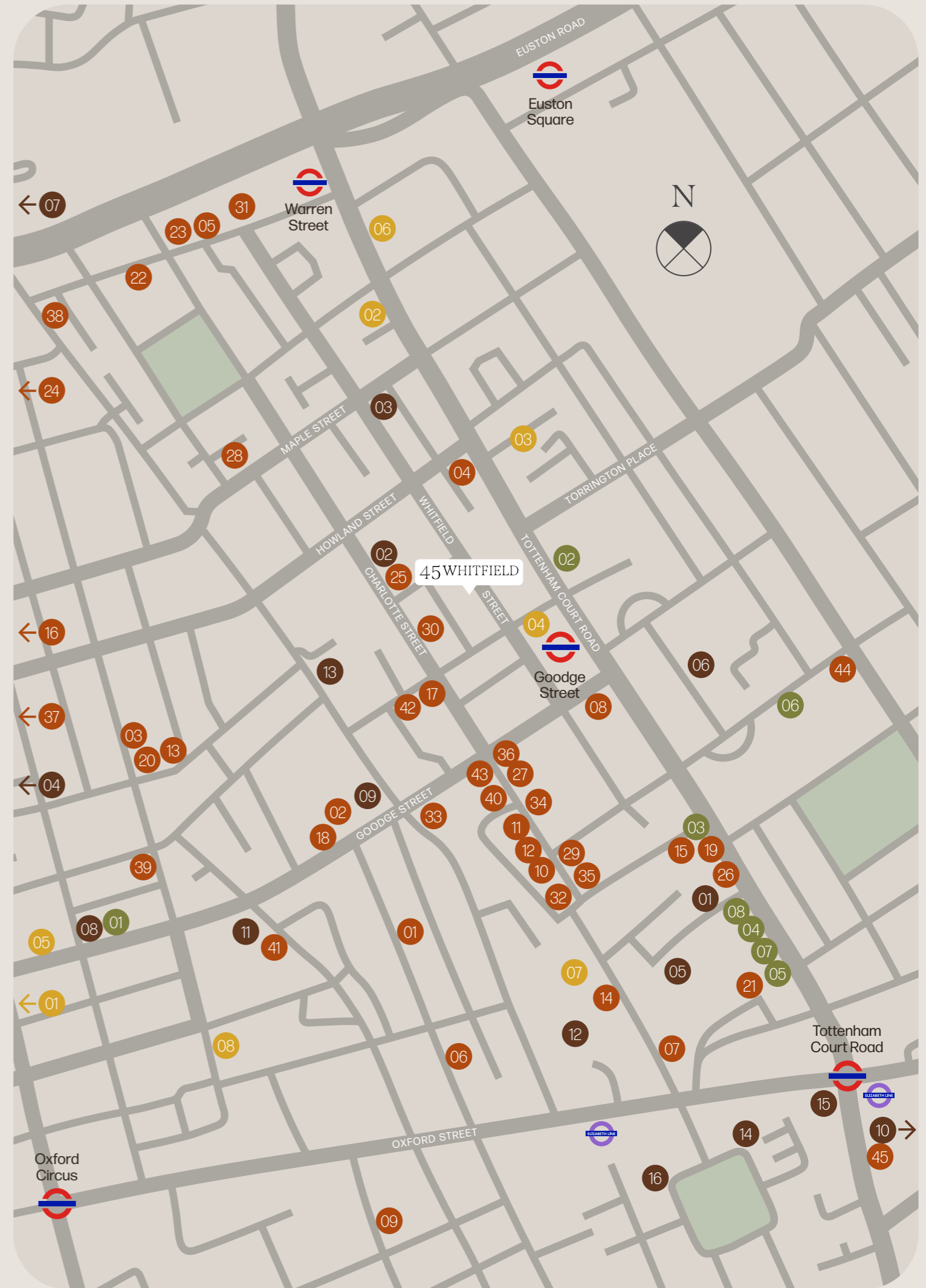
- 01 Akoko
- 02 The Arber Garden
- 03 The Attendant
- 04 B Bagel
- 05 Bang Bang  
Vietnamese Canteen
- 06 Berners Tavern
- 07 The Black Horse
- 08 Black Sheep Coffee
- 09 Brewdog
- 10 Bricco e Bacco
- 11 Carousel London
- 12 Charlotte Street Hotel
- 13 Cin Cin
- 14 Circolo Popolare
- 15 Chettinad
- 16 Clipstone
- 17 Coffee Buro
- 18 Detox Kitchen
- 19 DF Tacos
- 20 Foley's
- 21 Hakkasan
- 22 Honey & Co.
- 23 Honey & Spice
- 24 Honey & Smoke
- 25 Lantana
- 26 Leon
- 27 Lisboeta
- 28 Lore of The Land
- 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
- 45 Tattu London

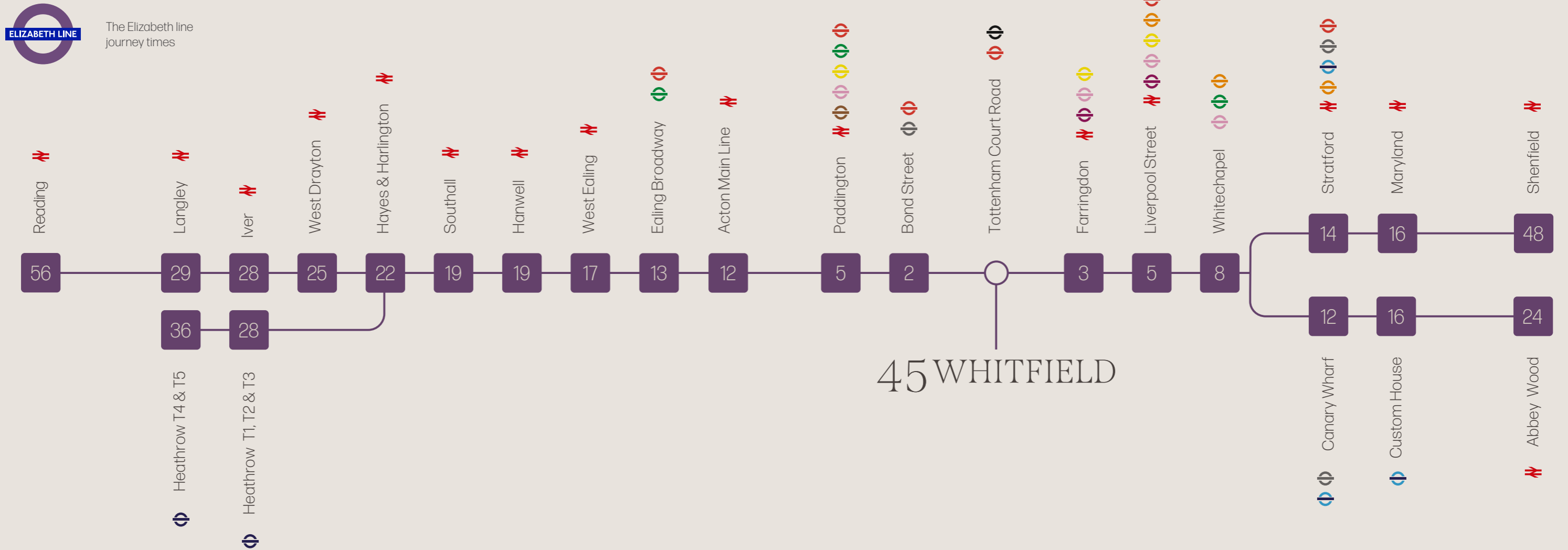
SHOP

- 01 Evans Cycles
- 02 Heal's
- 03 Hotel Chocolat
- 04 ProCook
- 05 Sainsbury's
- 06 Treadwell's Books
- 07 Waterstones
- 08 Søstrene Grene

GYM

- 01 Barrecore
- 02 F45
- 03 Fitness First
- 04 Flow Ldn
- 05 Psycle
- 06 PureGym
- 07 Rathbone Boxing Club
- 08 Rowbots





Fitzrovia is a comprehensively connected area with many essential destinations within easy walking distance, including the West End, Soho, Covent Garden, Bloomsbury and Regent's Park.

Nearby underground stations put the rest of the capital firmly in your sights. The Northern line serves nearby Goodge Street (2 minute walk), and Warren Street (7 minute walk) is your handy stop on the Victoria line.

A quick march to Tottenham Court Road (10 minute walk) brings you to the city's newest transport hub, where the Central line is now joined by London's high-speed east/west connection, the Elizabeth line.

### 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
Stanstead	58 mins

T



Derwent London is a different kind of developer

E A



M

# Derwent London

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.

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 (NZC) by 2030.

Watch our NZC video [here](#)



CLOCKWISE FROM TOP LEFT:

**Soho Place  
Soho W1**  
Size: 285,000 sq ft  
Completion: 2022  
Architects: AHMM  
Tenants: Apollo Global  
Management and  
G-Research

**Three Rathbone Place  
Fitzrovia W1**  
Furnished + Flexible  
Size: 6,900 sq ft  
Completion: 2021  
Architects: dMFK  
Tenants: Atelier Capital Partners,  
Hillwood Investment and Vengrove

**43 Whitfield Street  
Fitzrovia W1**  
Furnished + Flexible  
Size: 18,100 sq ft  
Completion: 2022  
Architects: dMFK  
Tenants: Fielden Clegg Bradley Studios,  
Pollination and Sine Digital

**80 Charlotte Street  
Fitzrovia W1**  
Size: 380,000 sq ft  
Completion: 2020  
Architects: Make  
Tenants: Arup, Boston Consulting  
Group and Lee & Thompson



## DL / MEMBERS

As a valued occupier of a Derwent London building, you and your employees will automatically enjoy complimentary DL/ Membership status.

As a DL/ Member, you'll have access to an ever-growing package of exclusive benefits. You'll love our DL/78 and DL/28 Lounges for meetings, connecting and collaboration.

You'll save money with our specially negotiated discounts from a diverse collection of businesses, including local coffee shops, restaurants and wellness brands.

You'll be a welcome participant in our packed calendar of experience-led events curated by our dedicated team. The DL/ App is your effortless personal portal to all of it, brimming with a curated collection of features and DL/ Member benefits.

Why? Because we see our role going way beyond the responsibilities of a traditional landlord. We want to create a positive sense of community among all of us in the Derwent London family. DL/ Membership is us inviting you to be part of it and make the most of it.

## DL / 78 . FITZROVIA

Created for connection and collaboration, our DL/ Lounges are inspiring hybrid spaces where DL/ Members can come to work, meet, eat, socialise and be inspired. Designed for our community to gather, learn and share meaningful and productive experiences.

Just a 2-minute walk from 45 Whitfield Street, DL/78 includes:

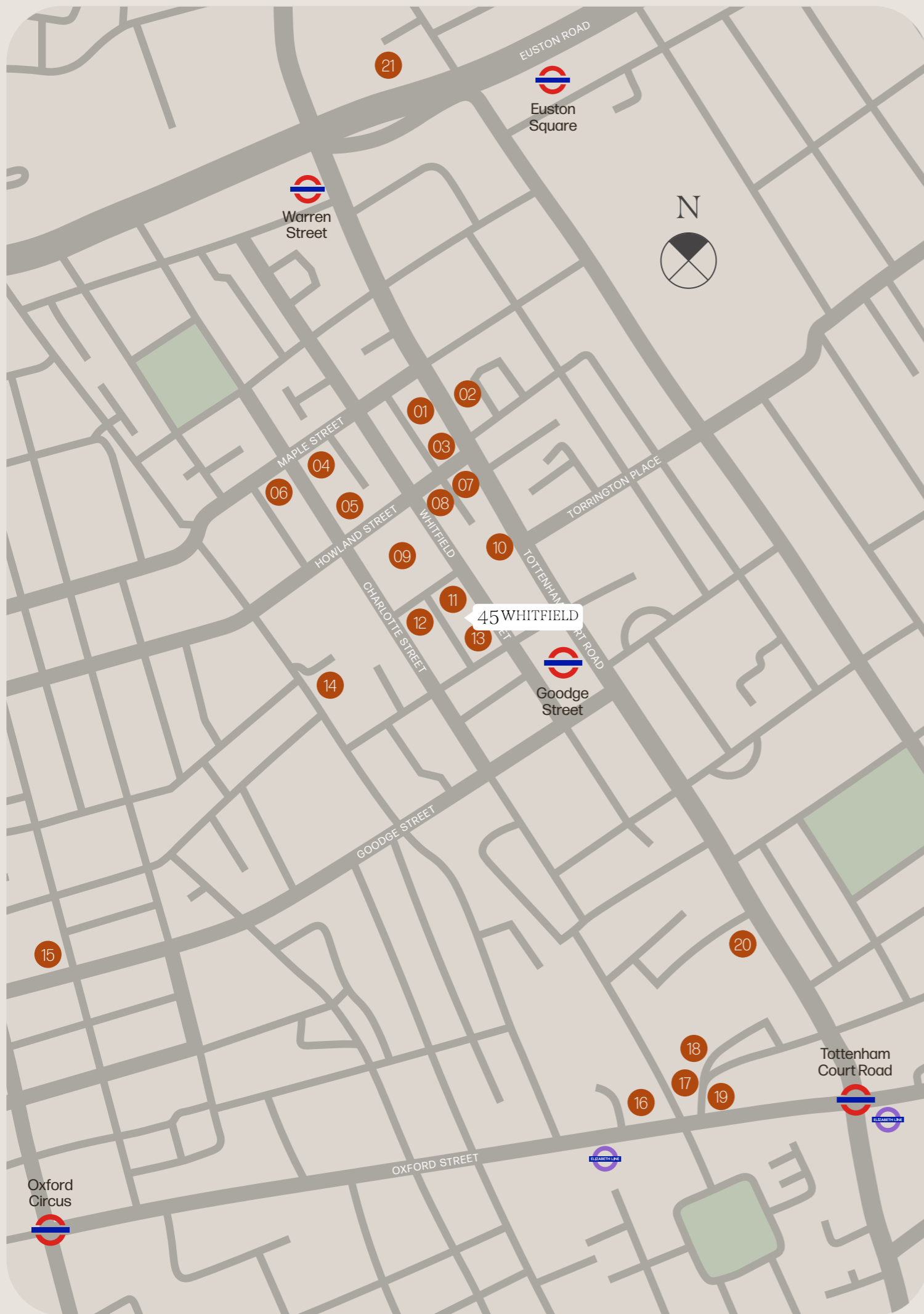
- Communal collaboration and working areas in the Lounge
- Bookable meeting rooms configured to your needs
- Event / town hall space available for exclusive hire
- Street-level café operated by Lantana
- Curated events programme
- All connected via the DL/ App

78 Charlotte Street, Fitzrovia W1

Our second Lounge, DL/28, is now open at 28 Featherstone Street, Old Street EC1



ABOVE:  
DL/78, Fitzrovia W1



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

Derwent London are proud to call Fitzrovia one of our key villages, with 1.6m 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.

# 45WHITFIELDSTREET.COM

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## Architects

dMFK

**Identity Design**  
POST

DERWENT  
LONDON



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