

Fitzrovia W1

# 67 Whitfield Street

Class E restaurant / café  
opportunity in a landmark building



# Contents

## Scheme

- 4 Introduction
- 5 Campus plan

## The Area

- 7 The Poets' Park
- 8 Local amenities
- 9 Local occupiers
- 10 Current connections
- 11 Elizabeth line
- 12 Out & about

## 67 Whitfield Street Class E Restaurant / Café Opportunity

- 14 Overview
- 16 Restaurant summary
- 17 Floor plan & schedule of areas
- 18 MEP provision
- 19 Section plan
- 20 Whitfield Street elevation
- 21 Chitty Street elevation

## The Team

- 23 Project team
- 24 Derwent London
- 26 Agents

## Appendices



# Scheme



# Introduction

67 Whitfield Street forms part of the 80 Charlotte Street campus offering a 1,758 sq ft Class E restaurant / café opportunity in an exciting catchment area.

Right >  
80 Charlotte Street  
main entrance

80 Charlotte Street is an all-electric island site providing over 300,000 sq ft of creative office space. Largely let to Arup, Boston Consulting Group and Lee & Thompson. It's a world-class business destination providing a captive audience of over 3,000 people on your doorstep, in a prime, central location.





# Campus plan





# The Area



The Area

## The Poets' Park



The creation of the neighbouring Poets' Park at 80 Charlotte Street – a brand new urban oasis for central London – has transformed the street level landscape into a welcoming place.

< Left  
The Poets' Park  
Chitty Street



# Local amenities

## Restaurants

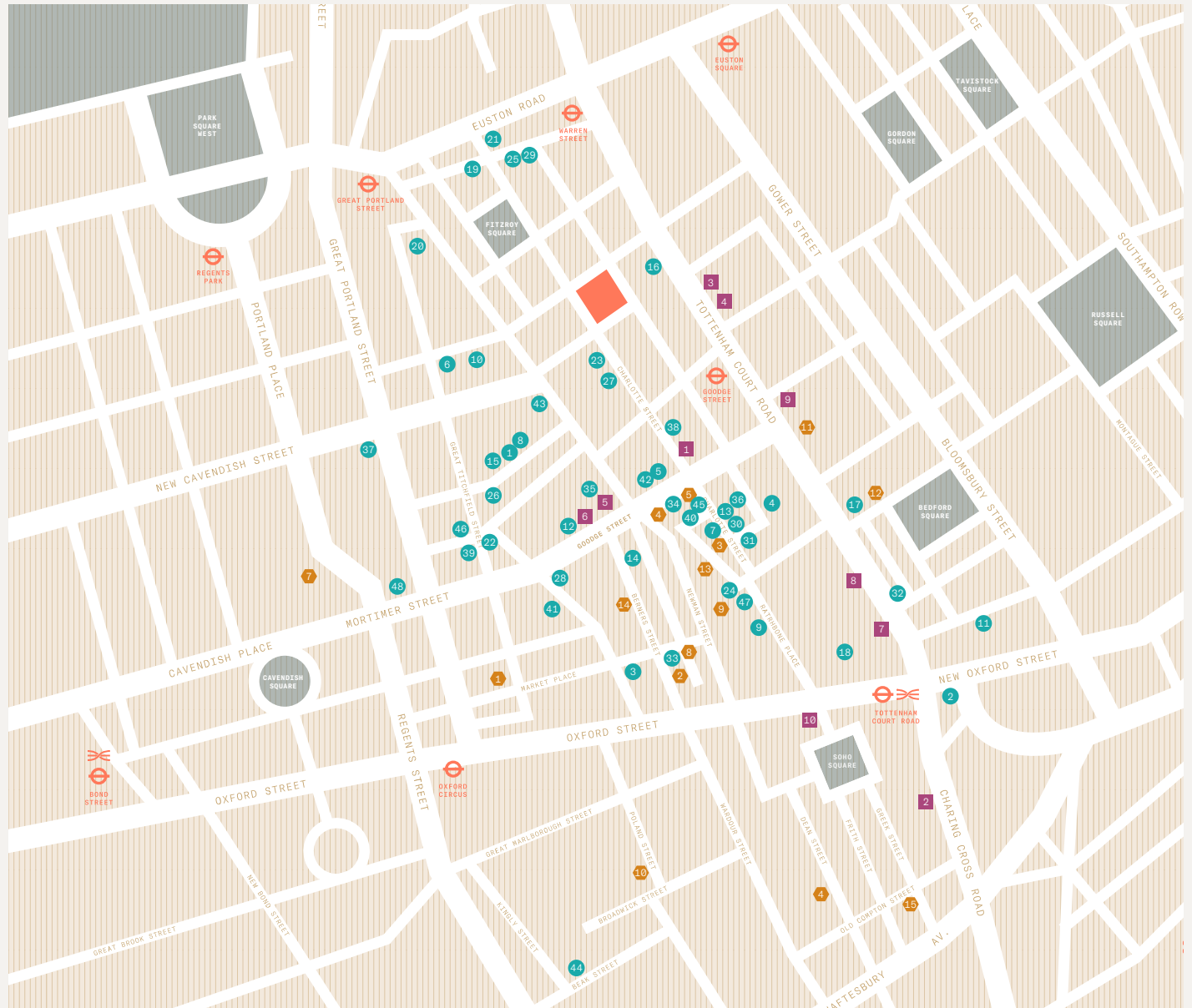
1. Almost Saturday
2. Arcade Food Theatre
3. Arros QD
4. Bao
5. Barrica
6. Caravan
7. Carousel
8. Cin Cin
9. Circolo Popolare
10. Clipstone
11. Dalloway Terrace
12. Detox Kitchen
13. The Fitzroy Tavern
14. Flesh & Buns
15. Foley's
16. Franco Manca
17. GAIL's Kitchen
18. Hakkasan
19. Honey & Co.
20. Honey & Smoke
21. Honey & Spice
22. Kaffeine
23. Lantana Café
24. Lima
25. Little Nan's
26. Meraki
27. Mere
28. Mortimer House
29. Nazuki Garden
30. The Ninth
31. Norma
32. Ole & Steen
33. Patara
34. Patty & Bun
35. Percy & Founders
36. Pied a Terre
37. Portland
38. Reynolds
39. Riding House Café
40. Roka
41. Rovi
42. Salt Yard
43. Santa Maria Pizzeria
44. Señor Ceviche
45. Six by Nico
46. Scandi Kitchen
47. White Pine
48. Workshop Coffee

## Retail

1. Cubitts
2. Foyles
3. Habitat
4. Heal's
5. Jo Malone
6. Smashbox
7. Tottenham Court Walk  
South Parade:  
Planet Organic,  
Waterstones
8. Tottenham Court Walk  
North Parade:  
Hotel Chocolat / T2
9. West Elm
10. Zara

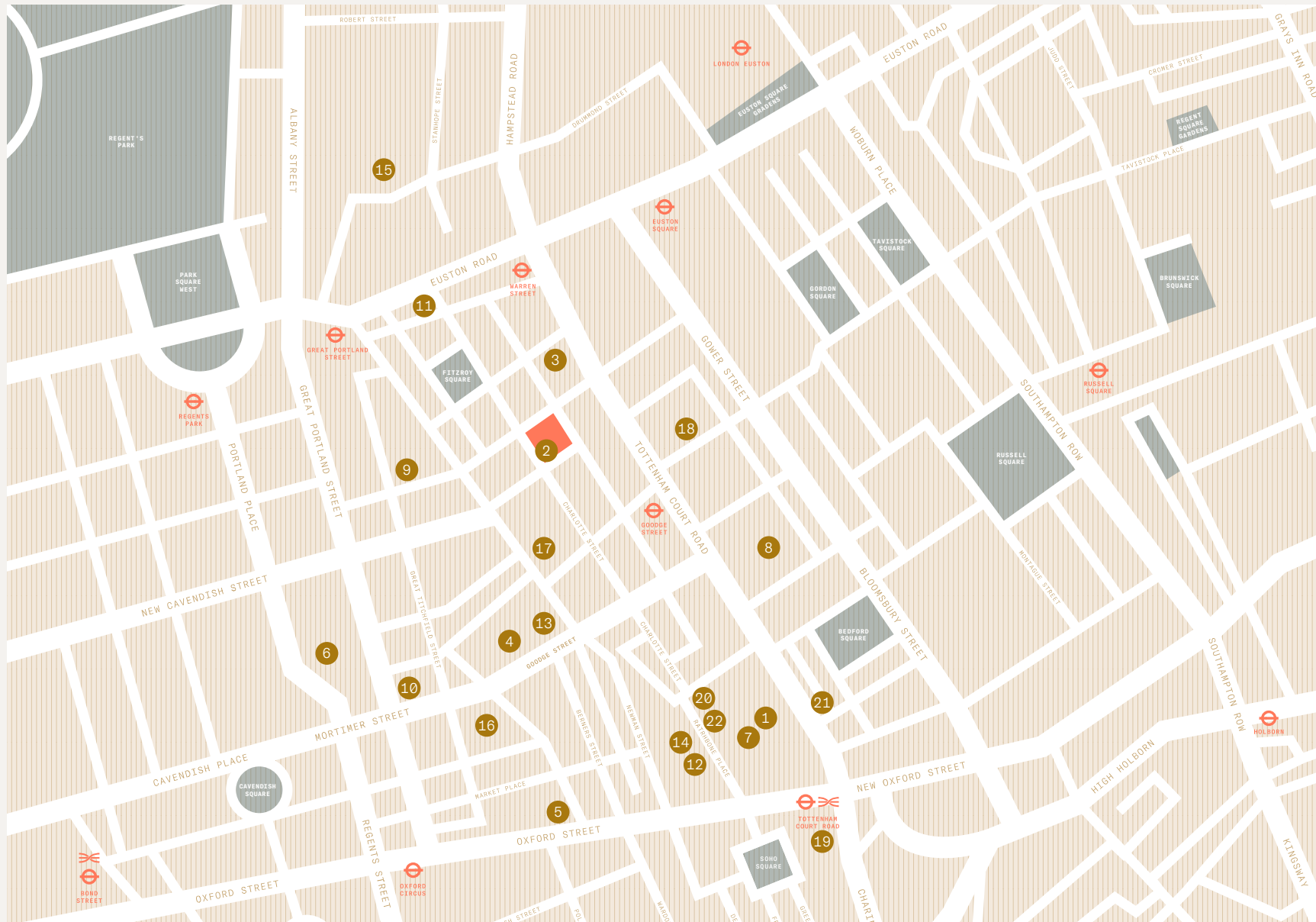
## Bars & Hotels

1. Bar La Rampa
2. Berners Tavern
3. Charlotte Street Hotel
4. Dean Street Townhouse
5. House of Botanicals
6. Draft House
7. The Langham, London
8. The London Edition
9. The Mandrake Hotel
10. Milk & Honey
11. Monopoly Life Size
12. My Bloomsbury
13. The Newman Arms
14. Sanderson London
15. Soho House





# Local occupiers



## Office Occupiers

1. 1+2 Stephen Street:
  - > AnaCap Financial Partners
  - > BrandOpus
  - > Fremantle Group
  - > Freud Communications
2. 80 Charlotte Street:
  - > Arup
  - > Boston Consulting Group
  - > Lee & Thompson
3. 90 Whitfield Street:
  - > EDF Energy
  - > HOK International
4. Allfunds Bank
5. Arcadia
6. BBC
7. Charlotte Building:
  - > Moore Kingston Smith
  - > The&Partnership
8. Dennis Publishing
9. DNEG
10. Engine Group
11. Entertainment One Films
12. Envy Post Production
13. Estée Lauder Companies
14. Facebook
15. Gazprom Marketing & Trading
16. Lionsgate Films
18. Middlesex House:
  - > Fletcher Priest
  - > Make Architects
18. Santander
19. Soho Place
  - > Apollo Global Management
  - > G-Research
20. Sony DADC
21. Skyscanner
22. T-Systems



# Current connections



**67 Whitfield Street has excellent transport connections.** It is less than a five minute walk from Oxford Circus, Tottenham Court Road, Warren Street and Goodge Street stations. After the arrival of the Elizabeth line, Tottenham Court Road will be the West End's main transport hub.

Underground journey times from  
Tottenham Court Road, Warren Street,  
Oxford Circus & Goodge Street stations

Station	Time*	Changes
<b>Charing Cross</b> Northern Line	2 mins	0
<b>Euston</b> Northern Line	2 mins	0
<b>King's Cross</b> Victoria Line	2 mins	0
<b>Victoria</b> Victoria Line	3 mins	0
<b>Waterloo</b> Northern Line	5 mins	0
<b>Bank</b> Northern Line > Central Line	7 mins	1
<b>Paddington</b> Bakerloo Line	8 mins	0
<b>Liverpool Street</b> Central Line	10 mins	1
<b>London Bridge</b> Northern Line	15 mins	1

Source: TfL.gov.uk

\*Most direct route

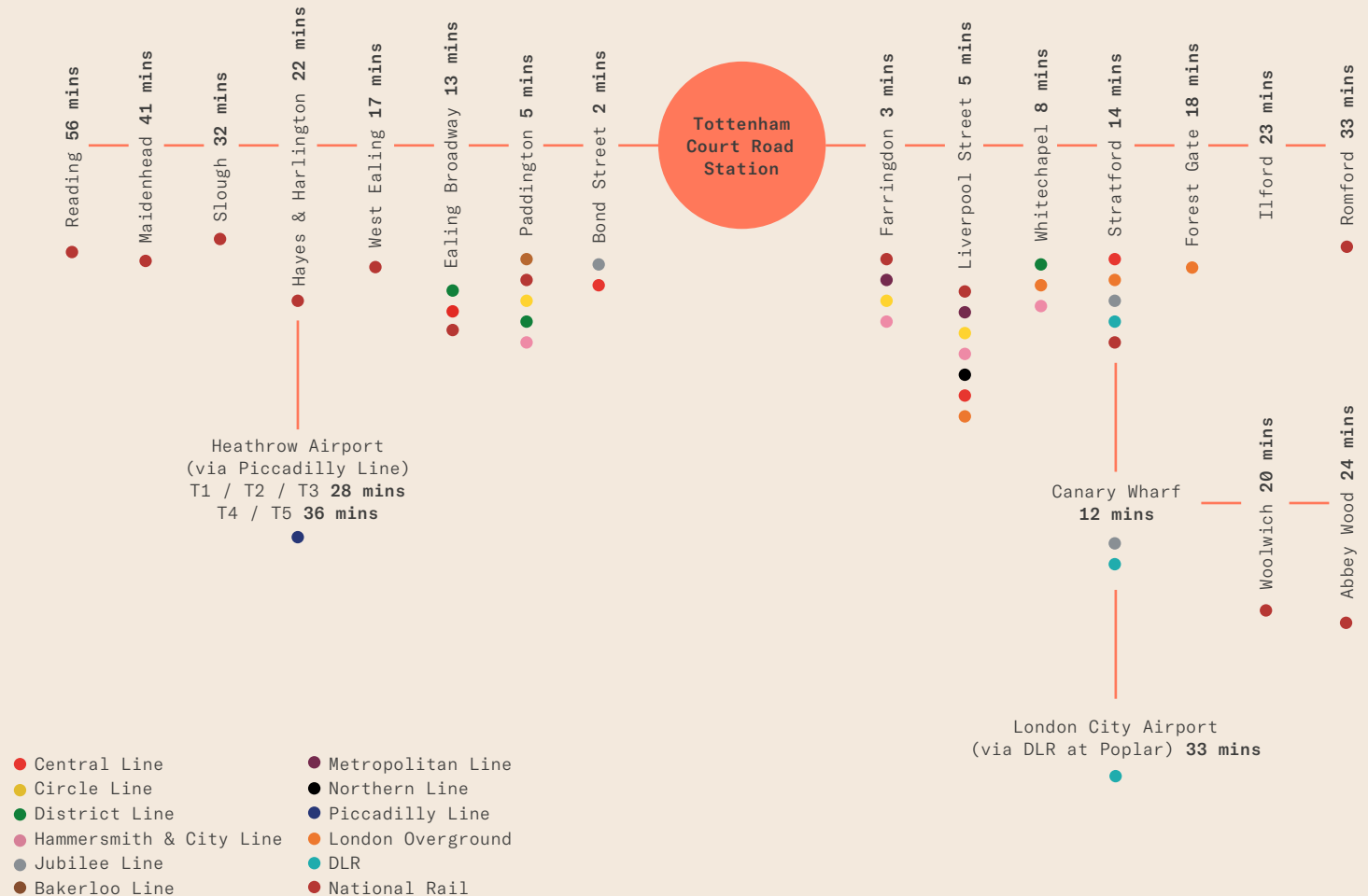


# Elizabeth line

The Elizabeth line will deliver a major new rail service for London and the South-East. It will connect the West End, City, Canary Wharf and Heathrow Airport to commuter areas from Reading in the West to Romford in the East.

Tottenham Court Road sits at the very heart of the Elizabeth line. 24 trains per hour will run at peak times in both directions. Over £1bn is being spent on the new Elizabeth line Underground station including improvements to public realm. The new entrance to the ticket hall on Dean Street is just 9 minutes walk from 67 Whitfield Street.

## Future Connectivity





## Out & about



**Caravan**  
152 Great Portland Street



**Clipstone**  
5 Clipstone Street



**Honey & Smoke**  
216 Great Portland Street



**Circolo Popolare**  
40-41 Rathbone Place



**Charlotte Street Hotel**  
15-17 Charlotte Street



**Rovi**  
59 Wells Street



**Mortimer House Kitchen**  
41 Mortimer Street



**Foley's**  
23 Foley Street



**Little Nan's**  
20 & 21 Warren Street





# **67 Whitfield Street Class E Restaurant / Café Opportunity**



67 Whitfield Street

## Overview

**67 Whitfield Street** provides 1,758 sq ft of accommodation for a single unit with dual frontage on Whitfield Street and Chitty Street with direct access to The Poets' Park.

< Left  
67 Whitfield Street





67 Whitfield Street



< Left and right >  
67 Whitfield Street



# Restaurant summary

## Restaurant unit summary Base build specification

### Architectural works

#### Use Classification

- Class E

#### Height Dimensions

- Max height: 3.475m
- Min height: 3.085m

#### Retail Frontage

- The retail frontage of the building is installed as part of the Landlord works. To be in keeping with style and quality of overall development
- External louvres incorporated into the retail façade to allow for ventilation and heat rejection

#### Signage Strategy

- Signage will be available on the glazed frontage, subject to a maximum 10% coverage

#### Internal Finishes

- Walls: Exposed concrete and blockwork
- Columns: Mixture of new / existing columns
- Floors: Existing finish concrete slab
- Ceilings/soffits: Exposed concrete

#### Servicing / Deliveries

- Deliveries: Serviced from street level

#### Servicing / Waste

- Collection: Serviced from street level (bin store to rear of unit)

#### Fire Rating

- Unit walls range from 90min to 120min fire compartment construction (integrity and insulation)

### Structural works

#### Structural Grid

- 6m x 8m (existing frame)

#### Dead Loadings

- New Ground: 1.00 kN/m<sup>2</sup>

#### Live Loadings

- New Ground: 4.00 kN/m<sup>2</sup>

#### MEP works

- Reco-Air units can be installed by the operator to manage treatment of grease and odour at source for kitchen extract
- For MEP requirements, please refer to specific base build and recommended provision for unit at page 18

## Single restaurant unit Recommended services specification

Based on the base build specification of the unit, see below assumptions for potential fit out for café use.

#### Ventilation

- Packaged air handling plant to be installed by tenant in their demise

#### Louvres - Pocket Park undercroft

- 1.55m<sup>2</sup> total louvre area for exhaust and intake

#### Toilets

- 1 space provided for DDA toilet, fit out by tenant, with capped services to space provided by Landlord

#### Heating and Cooling

- Heating and cooling of space is done through condensers
- Condensers to be located in the lightwell or if placed in the retail demise to discharge to street level via high level louvres in the façade
- Condensers to be supplied by the tenant

#### Smoke Ventilation

- Natural smoke clearance by façade openings on ground level façade

#### Fire Alarm Installation

- Connection to main fire alarm system provided. Dedicated interface unit provided for the space

#### Electrical Provision

- 3 phase 200A for lower ground and ground levels

#### Telecoms

- Cable route from intake room to dedicated “comms” riser in ground and lower ground levels

#### Generator Power

- No provision

#### Fire Compartmentation

- 90 min fire compartmentation

#### Kitchen Extract

- No provision

#### Drainage

- Ø100mm stub stack drainage point within riser
- Any drainage within plantroom space would requires pumping

#### Water Services

- Ø28mm capped water supply in the riser
- Metering done at the main in the basement of 67 Whitfield Street

#### Gas

- Ø150mm sleeve has been provided in the gas meter room in the basement of 67 Whitfield Street
- Tenant to make application, provide a capped of connection and metering

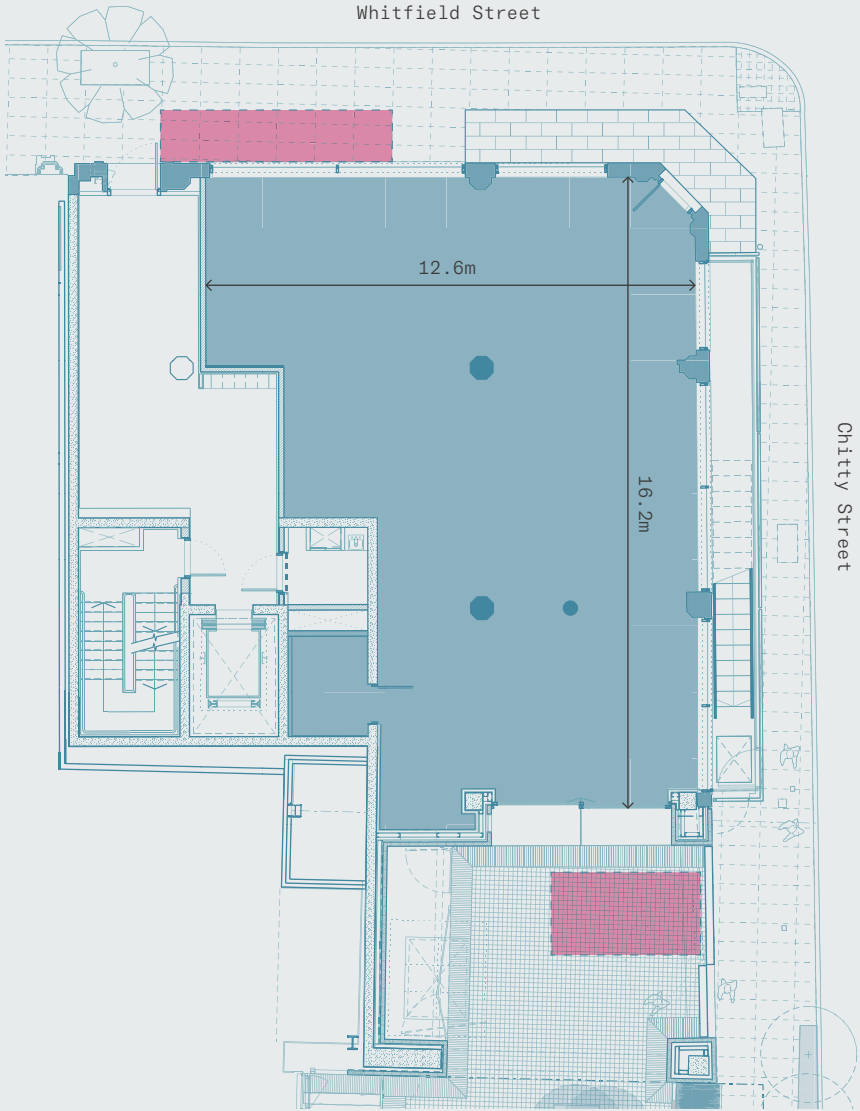
#### Licencing Requirements

- For licensed use of the unit the Tenant will need to consult with Camden Council regarding any specific requirements having prior Landlord consent



# Floor plan & schedule of areas

Ground Floor		
Sq ft*	Sq m*	Use
1,758	163.3	A3



KEY  
Outdoor Seating Area

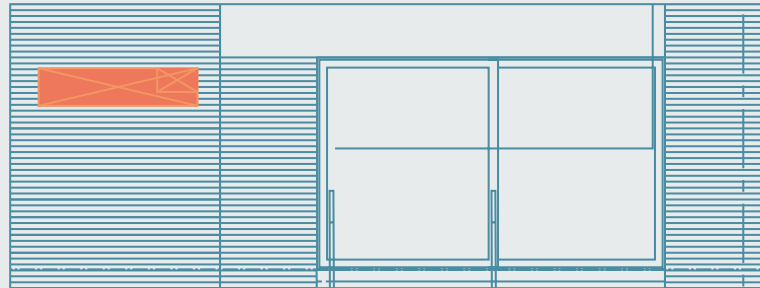


\* IPMS measurement on request.



# MEP provision

Outline of exhaust (500mm x 300mm), increased opening proposal (2000mm x 400mm). Located in undercroft wall/bin store enclosure. Concealed by external wall and full height bin store louvres.

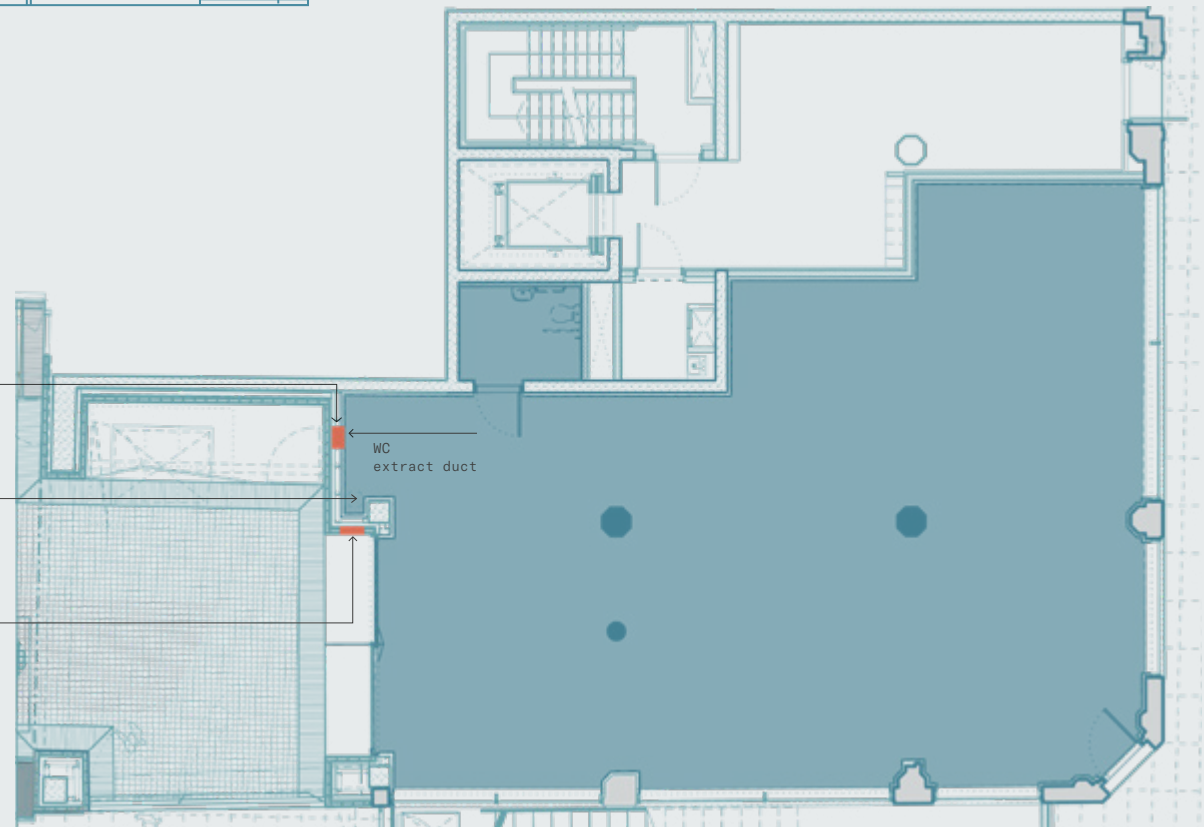


Louvre

300x150mm vent in wall to outside for WC extract at high level (as per base build provision). Additional extents of vent opening to incorporate new general extract vent in change of use.

Dedicated zone for tenant MEP

Full height louvre for intake for ventilation (500mm W x 3100mm H). Note This is installed as part of base build provision, no increase required.



Proposed ground floor plan - services

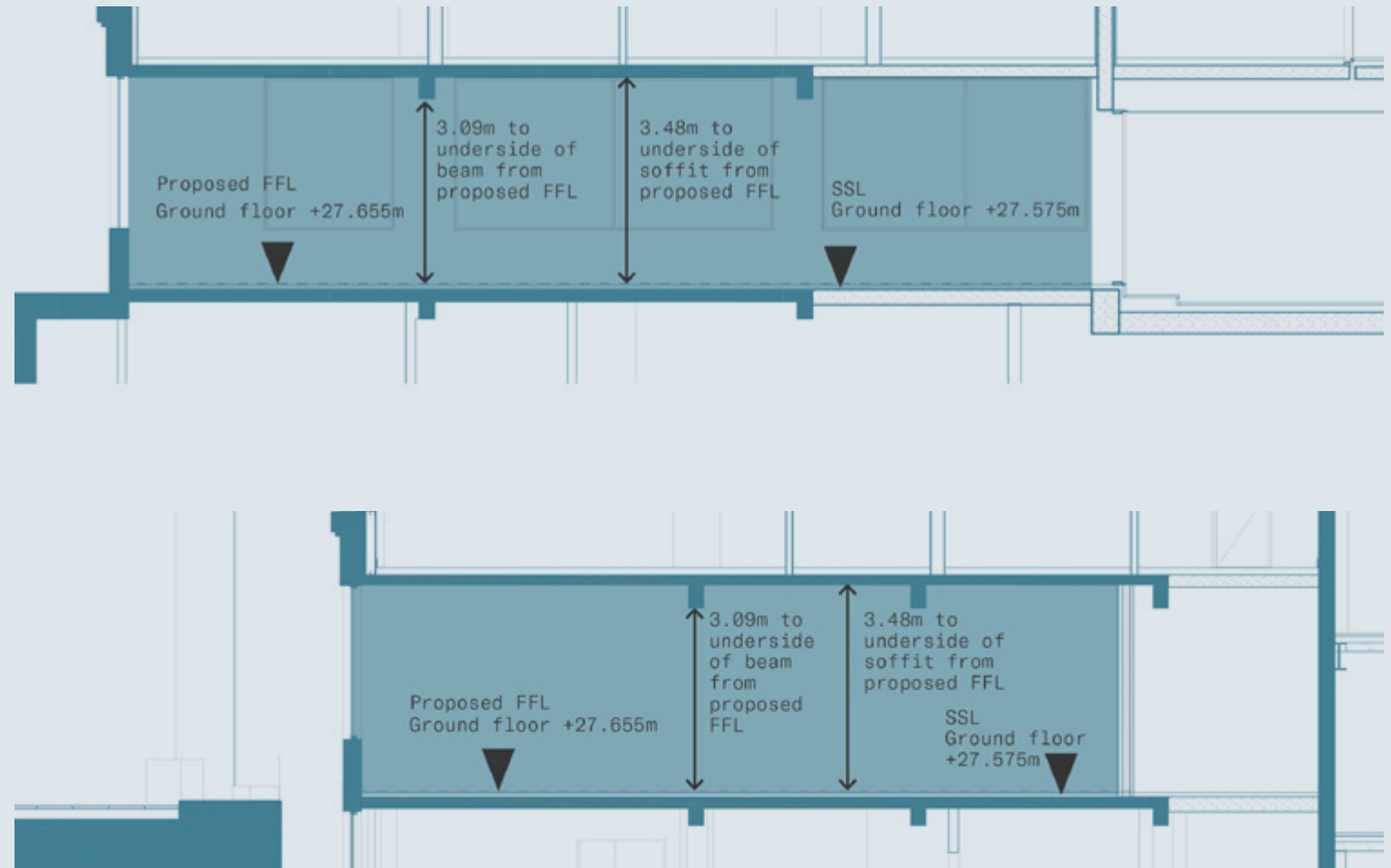


# Section plan

## New and existing concrete structure

The structure is formed by an existing reinforced concrete frame typically supporting the in-situ reinforced concrete slab. Giving a nominal 3.48m floor to soffit.

- FFL assumes a 80mm floor finishes zone
- Beam support for the first floor slab reduces height around the downstands to 3.09m nominally

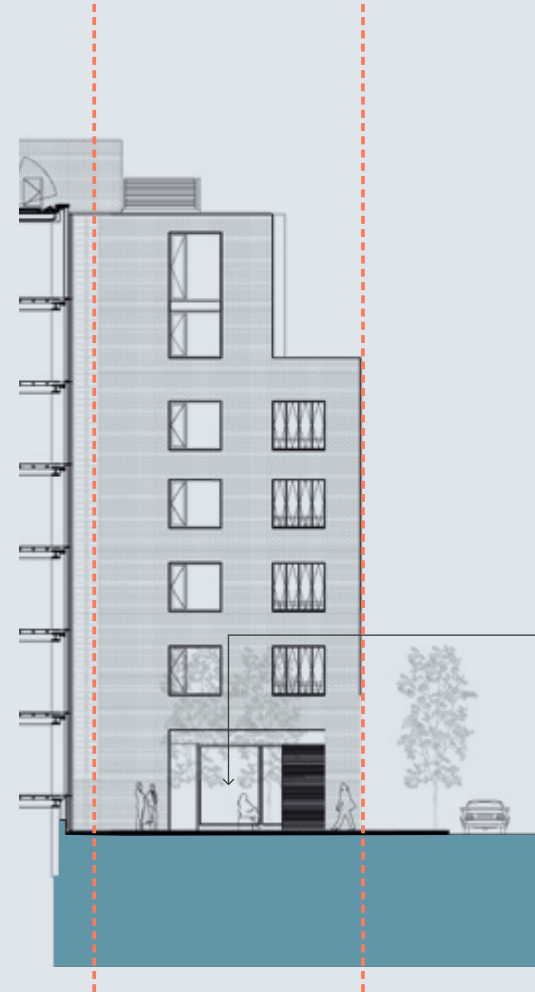




# Whitfield Street elevation



Whitfield Street  
elevation



Sliding doors from  
retail unit with  
undercroft beyond

The Poets' Park  
elevation



# Chitty Street elevation



Chitty Street  
elevation



# The Team





17 Whitfield Street

## Project team

### **Architect**

> Make Architects

### **Structural Engineer**

> Arup

### **Services Engineer**

> Arup

### **Project Manager**

> Avison Young

### **Planning Consultant**

> DP9

### **Cost Consultant**

> AECOM

### **Acoustic Consultant**

> Clarke Saunders

### **Fire Engineer**

> Arup

### **Building Control**

> BRCS

### **Main Contractor**

> Multiplex



# Derwent London

**Derwent London** is the largest real estate investment trust focussing on the London property market.

Derwent's ethos has always been distinctive and design-led. Specialists in pinpointing vibrant locations and properties, with potential to create interesting space, we combine innovative architecture, striking design and active asset management to produce dynamic and exciting places to work.



Top to bottom > Leon, DF/Tacos



Top to bottom > Bondi Green

**Tottenham Court Walk**  
18-30 Tottenham Court Road W1

**Retail size:** 38,000 sq ft  
**Completion:** 2015  
**Architects:** Orms  
**Tenants:** DF/Tacos, Leon, Hotel Chocolat, T2, Planet Organic, Procook & Waterstones

**Brunel Building**  
55 North Wharf Road W1

**Retail size:** 5,500 sq ft  
**Completion:** 2019  
**Architects:** Fletcher Priest  
**Tenants:** Daisy Green



# Derwent London



Top to bottom > Lyle's, Pizza East



Top to bottom > Daffodil Mulligan, Passo



Top to bottom > Fare

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## Tea Building

56 Shoreditch High Street E1

**Retail size:** 48,000 sq ft

**Completion:** 2003

**Architects:** AHMM

**Tenants:** BRAT, Cowshed, Dirty Burger  
Lyle's, Pizza East, Shoreditch  
House & Smoking Goat

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## White Collar Factory

1 Old Street Yard EC1

**Retail size:** 7,100 sq ft

**Completion:** 2017

**Architects:** AHMM

**Tenants:** Passo & Daffodil Mulligan

---

## Morelands

5-27 Old Street EC1

**Retail size:** 4,200 sq ft

**Completion:** 2018

**Architects:** AHMM

**Tenants:** Fare



## Agents

### Distrkt

0203 828 0498

**Camilla Topham**

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**Soraya Tavakoli**

soraya@distrkt.uk

### Shackleton

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**Tony Moore**

tony.moore@shackletonproperty.com

**Jon Puddifant**

jp@shackletonproperty.com

67whitfieldstreet.com

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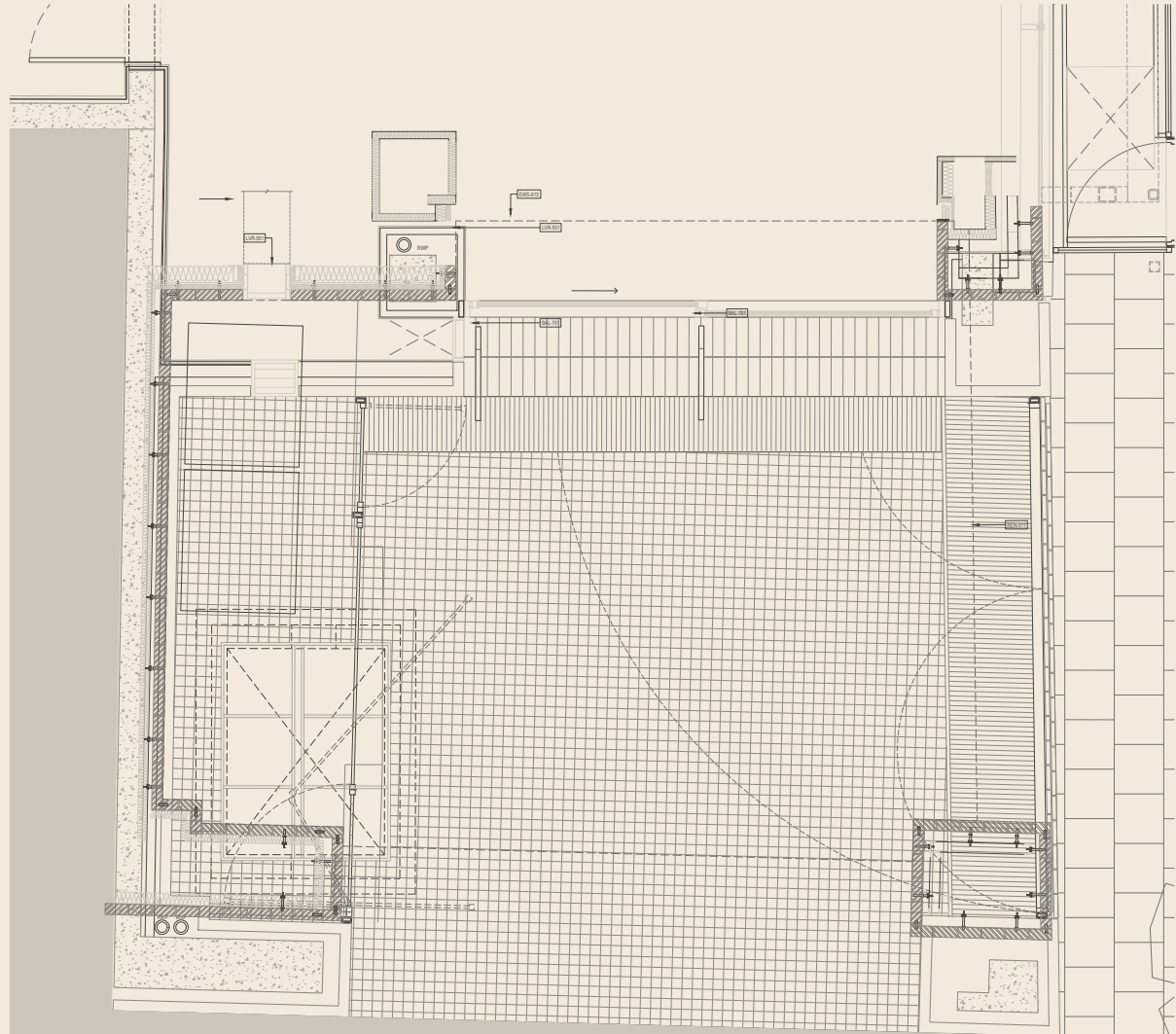
# Appendices



# Appendices

## 67 Whitfield Street

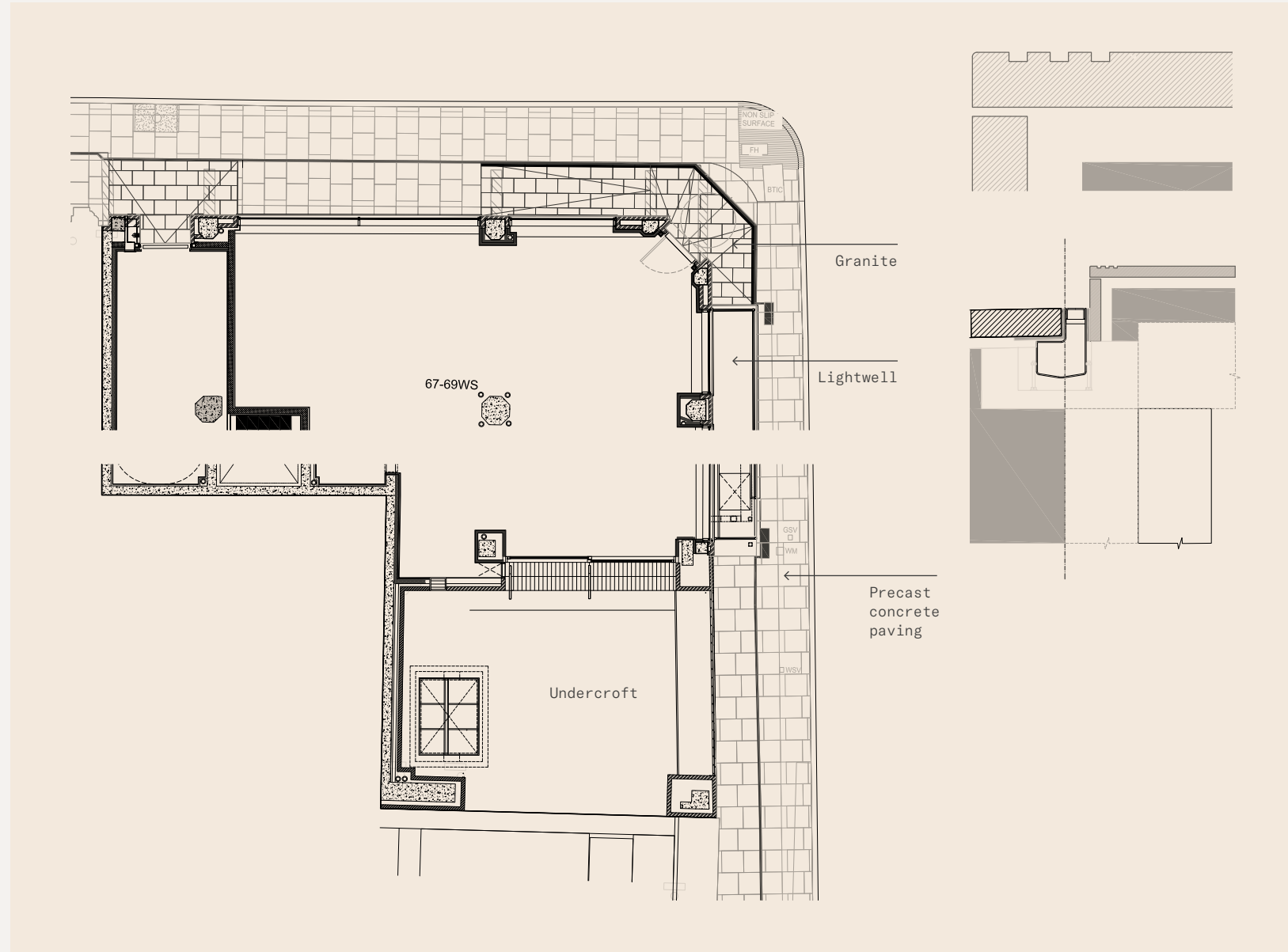
Cladding details The Poets' Park entrance





# Appendices

67 Whitfield Street  
External entrance pavement

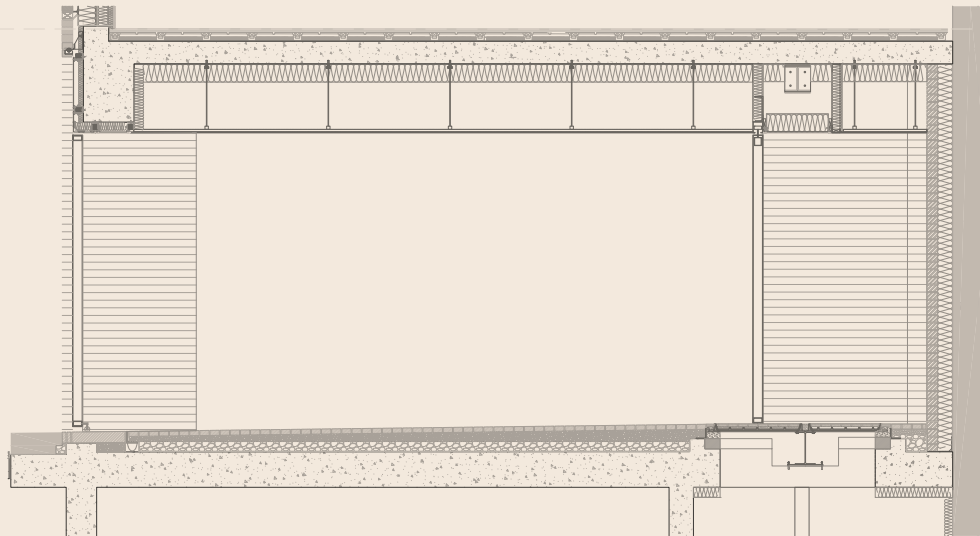
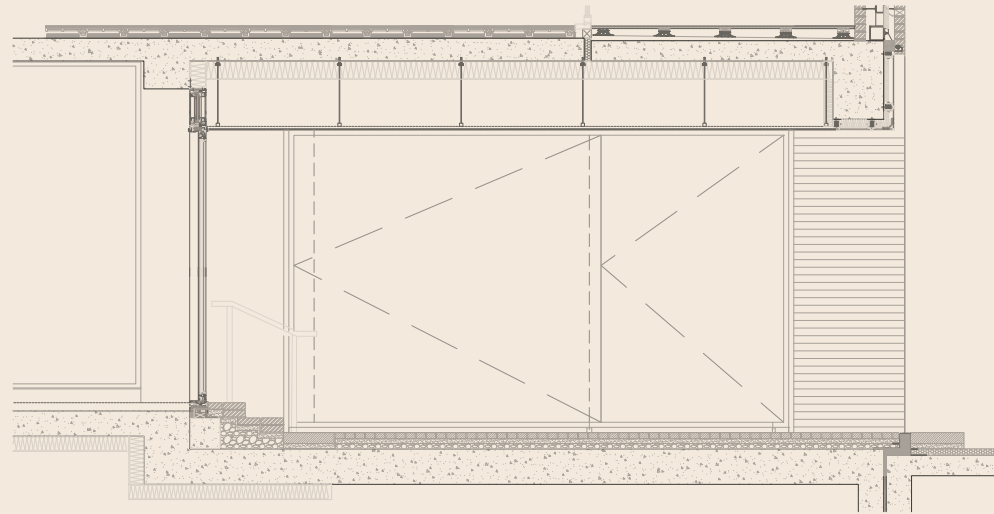




# Appendices

## 67 Whitfield Street

The Poets' Park façade sections

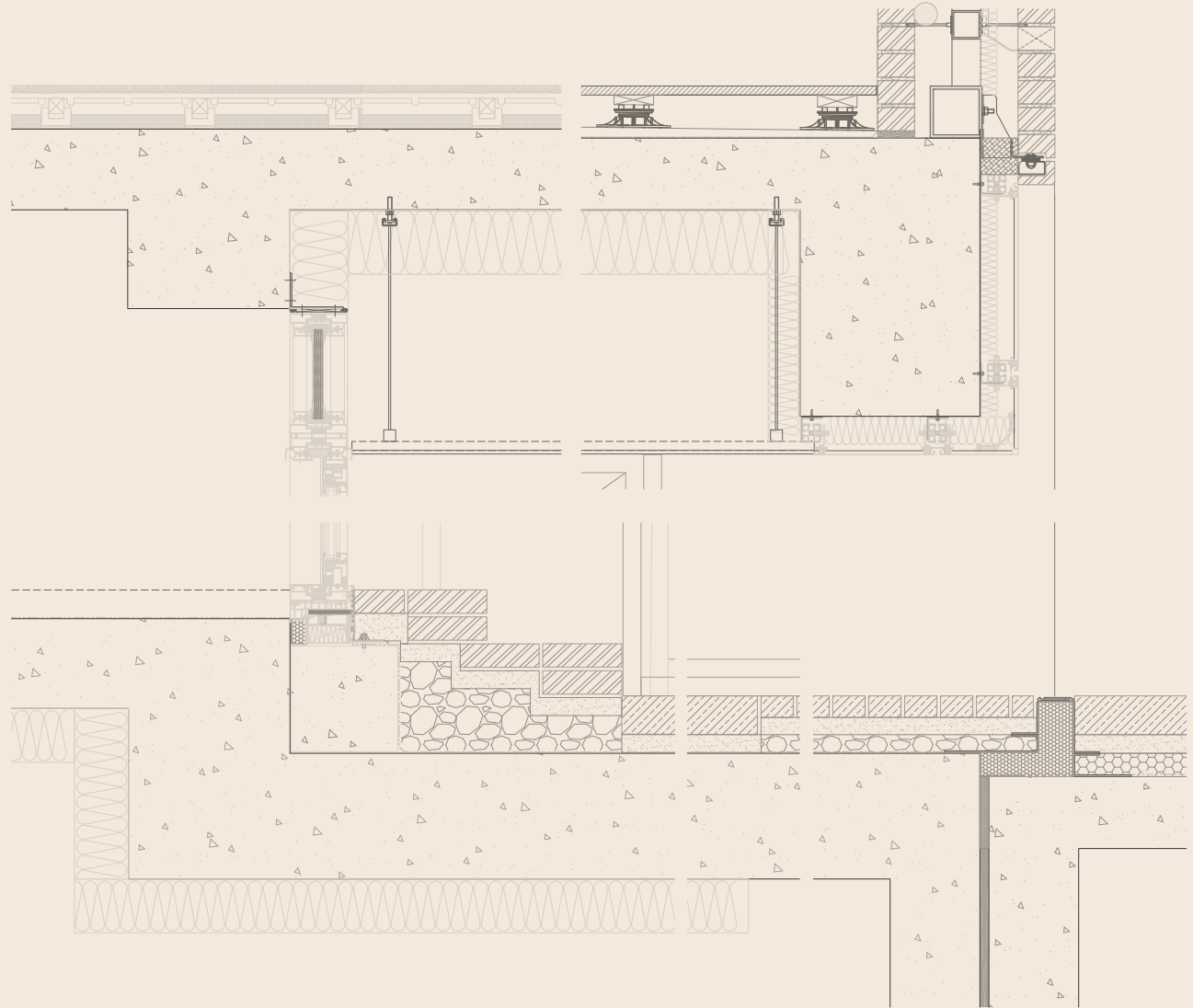




# Appendices

## 67 Whitfield Street

The Poets' Park sectional details

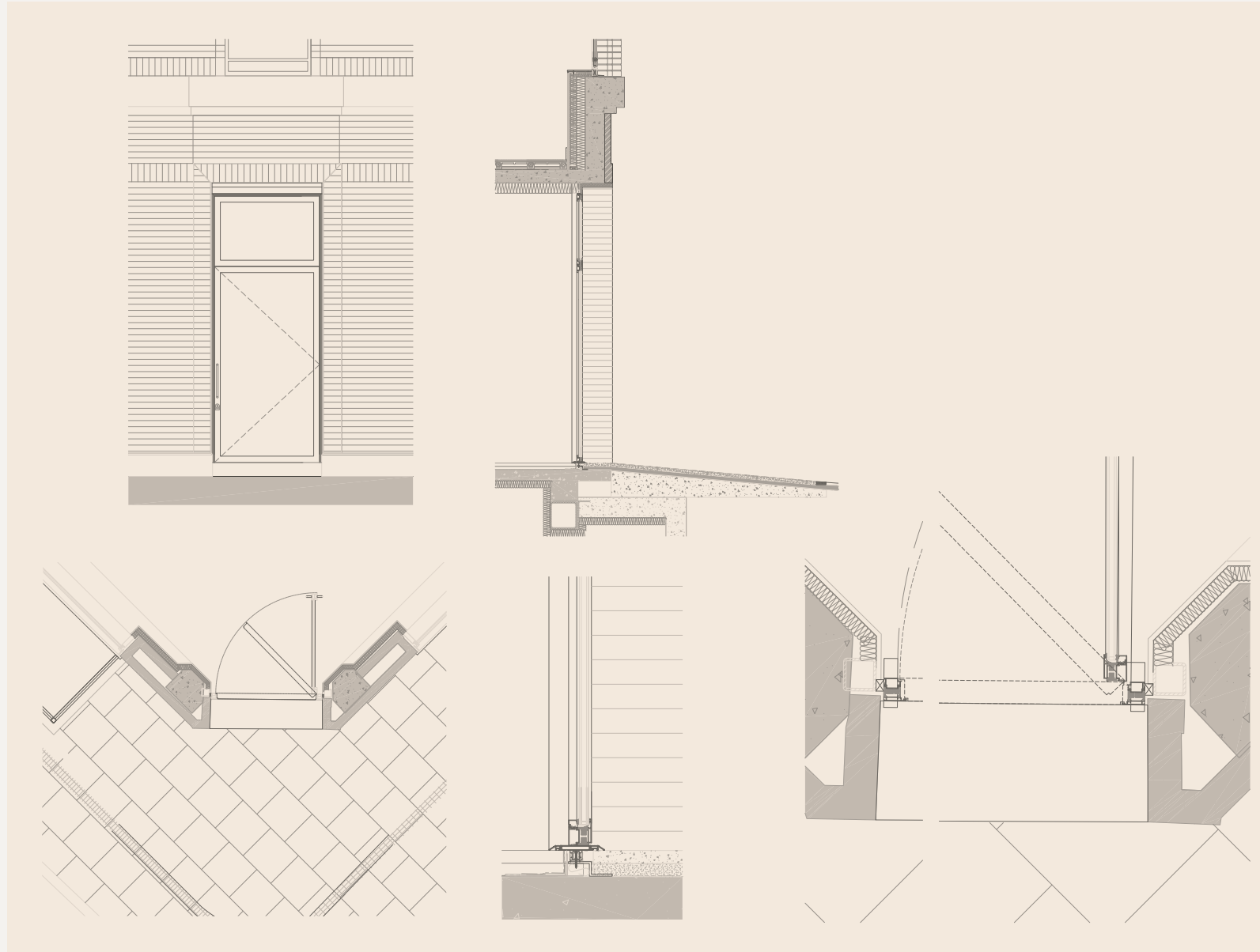




# Appendices

## 67 Whitfield Street

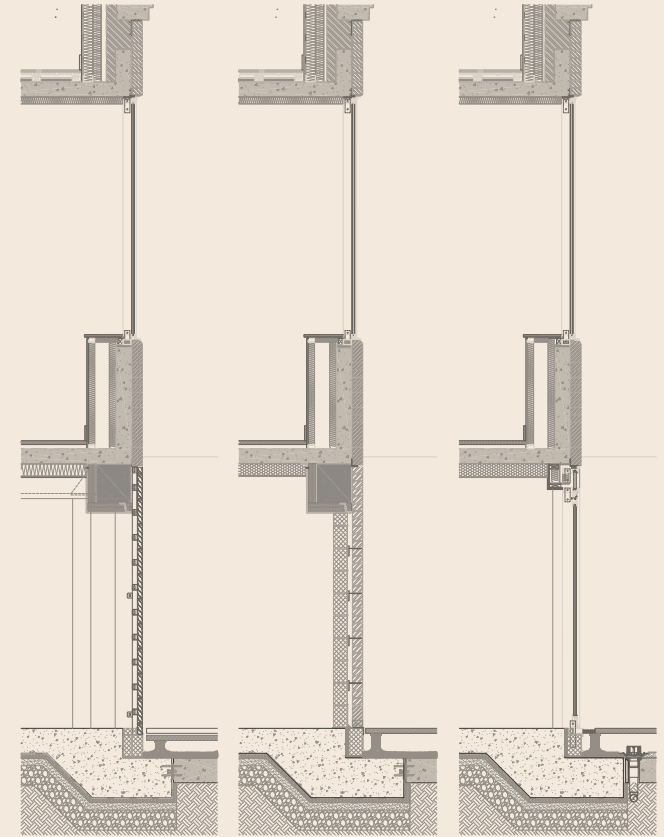
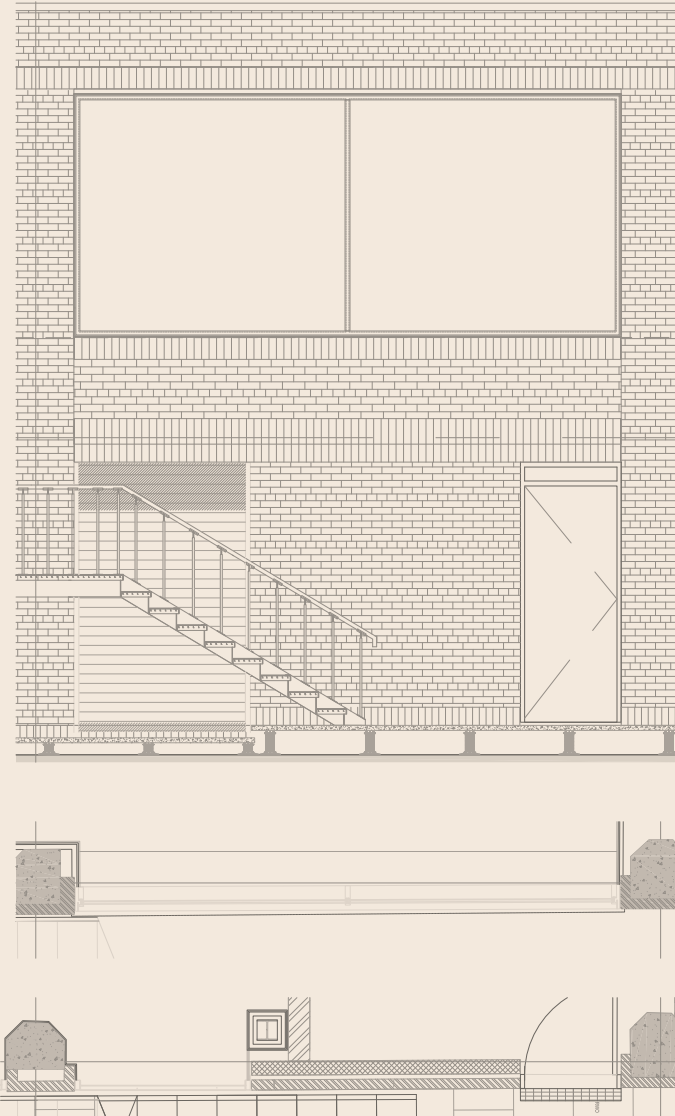
Retail entrance door elevation  
and section details





# Appendices

**67 Whitfield Street**  
Typical window bay





# DERWENT LONDON

