



## CHARLOTTE STUDIOS W1

### 4TH FLOOR

1,541 SQ FT OF FURNISHED + FLEXIBLE,  
READY-TO-GO, OFFICE SPACE WITH  
FIBRE CONNECTION.

AVAILABLE IN THE HEART OF FITZROVIA.



DERWENT  
LONDON

# INTRODUCTION

**Charlotte Studios occupies a prominent corner position on Charlotte Street and Chitty Street, opposite our member's amenity space DL/78.**

Behind it's bold façade lies 1,541 sq ft of Furnished + Flexible contemporary office space, thoughtfully designed with the occupier in mind. It's stylish, has plenty of natural light and adaptable layouts for easy and efficient occupation.



Charlotte Studios entrance

- Furnished + Flexible office space
- Perimeter mounted air conditioning
- Fully cabled throughout (data and power)
- 2.7m floor to ceiling heights
- Openable window providing natural ventilation
- Feature industrial light fittings
- New LED up and down lighting throughout
- Demised male and female WCs
- Passenger lift
- Shower and changing facilities on lower ground floor
- EPC rating: B

# THE FLOORS

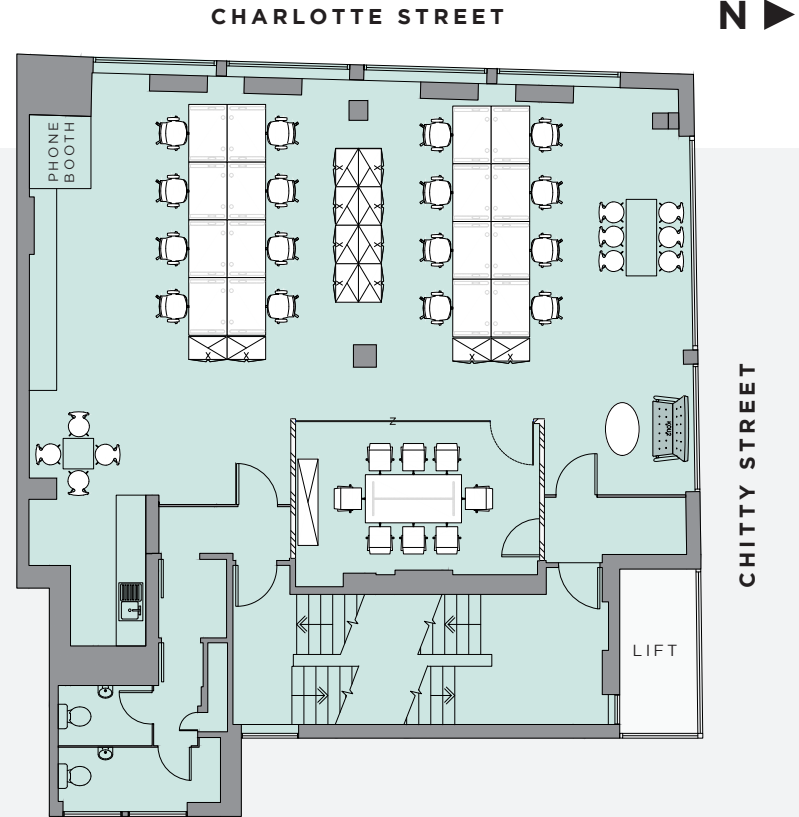
Schedule of areas	sq ft	sq m
4th floor	1,541	143

## WHAT'S INCLUDED?

-  Furnished + Flexible office space
-  16 x desks
-  1 x private meeting room (8 person)
-  Kitchenette and breakfast bar
-  Co-working and breakout area
-  Phone booth
-  Storage units
-  Fully cabled and enabled with high-speed fibre internet
-  Air conditioning

## YOUR SIMPLE CONTRACT

- **ALL-IN RENT** inclusive of rent, service charge, business rates, building insurance, facilities management
- **FLEXIBLE** lease terms from 1 year
- **SIMPLE** short form contract



# THE SPACE





# THE SPACE



# THE AREA



MR FOGGS,  
48 NEWMAN STREET, W1



SHARPS, 9 WINDMILL STREET, W1



ROKA,  
37 CHARLOTTE STREET, W1



SALT YARD, 54 GOODGE STREET, W1



CHARLOTTE STREET HOTEL,  
15-17 CHARLOTTE STREET, W1



FITZROY SQUARE, W1

This historic artisan district brings its eclectic story to the fore with a mix of architectural styles, wide streets mingling with cosy side alleys and an abundance of hidden bar and restaurant gems.

# LOCAL AMENITIES & OCCUPIERS

## 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

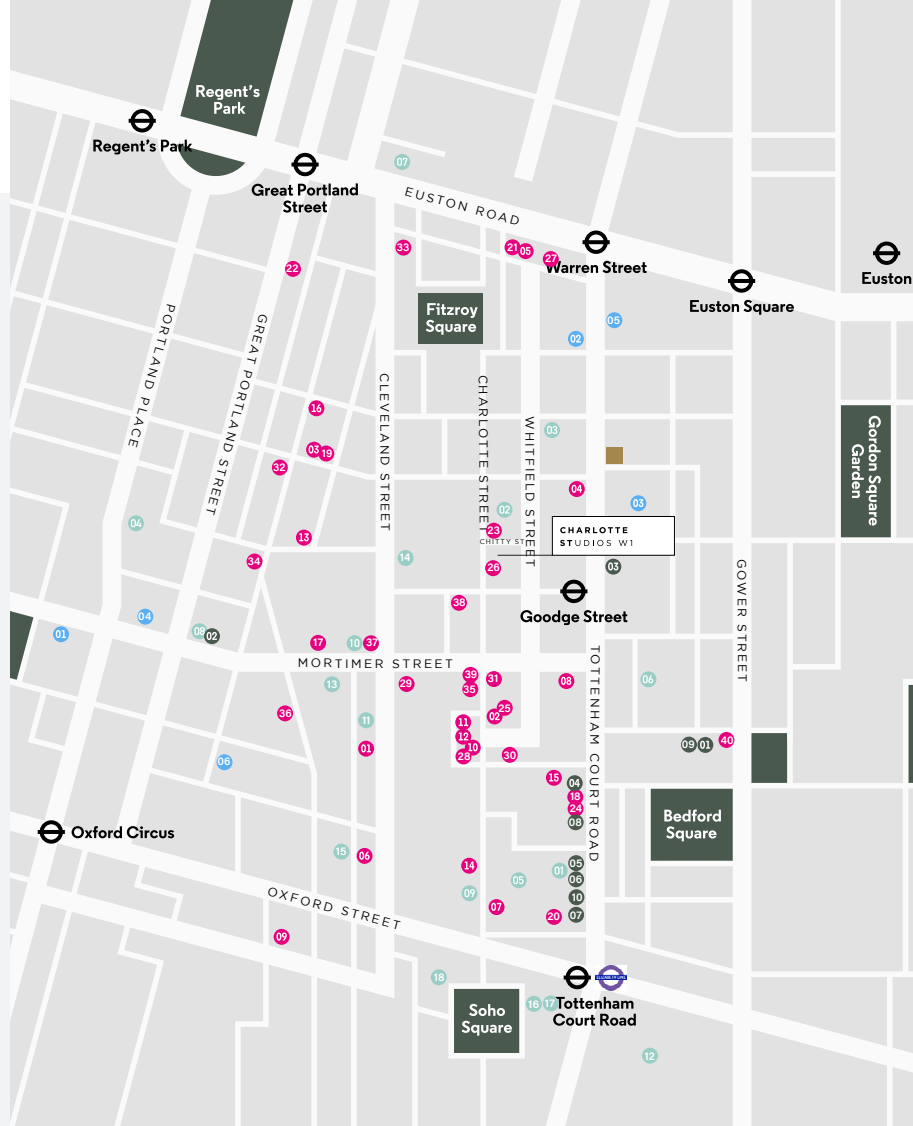
- 01 Barrecore
- 02 F45
- 03 Fitness First
- 04 Psycle
- 05 PureGym
- 06 Rowbots

## 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
- 04 BBC
- 05 **Charlotte Building**  
Moore Kingston Smith  
Chettinad  
The&Partnership  
Dennis Publishing
- 06
- 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





# AMENITIES ON YOUR DOORSTEP

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## DL/78 - 78 CHARLOTTE STREET

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A new hybrid space for connection and collaboration, housed within our 80 Charlotte Street campus, opposite Charlotte Studios.

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.

Following the success DL/78, we are excited to be creating our second multi-purpose destination in the heart of our Old Street community, at 28 Featherstone Street, EC1, with a targeted opening in 2023.



## THE DL APP

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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.

## THE POETS' PARK - CHITTY STREET

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Inspired by Paley Park in New York, The Poets' Park is a street-level, landscaped green space opposite Charlotte Studios. Screened from the road and shaded by trees, it's a secluded refuge from urban life – a place to meet, relax or dream up your next gamechanging idea.



# THE AGENTS

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## MISREPRESENTATION ACT

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No representation or warranty whatever is made or given either during negotiations or in particular by the vendor, lessors or agents Messrs Edward Charles & Partners and Gerald Eve. 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 February 2023.