

CHARLOTTE BUILDING

**—
A DYNAMIC W1 LOCATION
IN A RARE POCKET OF CALM.**

**CHARLOTTE BUILDING
17 GRESSE STREET W1**

**—
5,958 SQ FT OF STUNNING,
OPEN PLAN OFFICE SPACE
FEATURING A PRIVATE TERRACE,
ON THE TOP FLOOR OF THIS
AWARD-WINNING DEVELOPMENT.**





Charlotte Building, 17 Gresse Street

KEY FEATURES

- FULLY REFURBISHED SIXTH FLOOR PROVIDING 5,958 SQ FT OF BRIGHT, OPEN PLAN OFFICE SPACE
- 732 SQ FT LANDSCAPED TERRACE OFFERING PANORAMIC VIEWS OF LONDON
- 3.1M FLOOR TO CEILING HEIGHT
- NEW RAISED FULLY ACCESSIBLE METAL TILED FLOOR
- SUPERB NATURAL LIGHT
- DISPLACEMENT AIR CONDITIONING SYSTEM
- LOW ENERGY, INTELLIGENT LIGHTING SYSTEM WITH CIRCULAR FEATURE FITTINGS
- LANDSCAPED COURTYARD
- BRIGHT AND CONTEMPORARY RECEPTION AREA
- THREE PASSENGER LIFTS AND ONE GOODS LIFT
- THREE UNISEX SUPERLOOS AND ONE FULLY ACCESSIBLE WC
- BICYCLE STORE AND FULLY ACCESSIBLE SHOWERS
- ACCESS TO RATHBONE PLACE FROM GRESSE STREET



Reception featuring bespoke circular light fittings

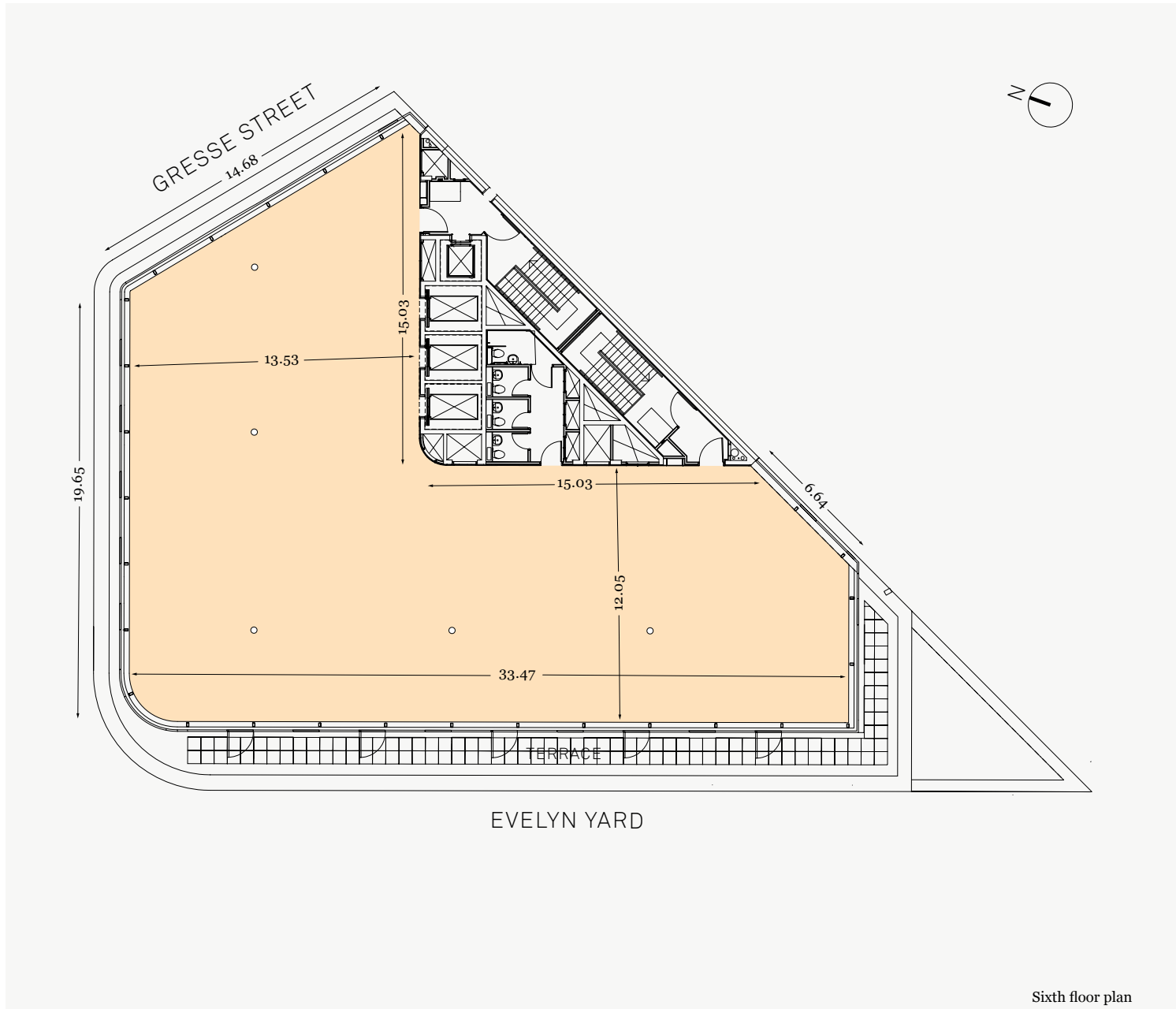
AVAILABILITY

—

SCHEDULE OF AREAS:

| FLOOR | SQ FT | SQ M |
|-------|--------|------|
| SIXTH | 5,958* | 553* |

*Excludes external terrace





Sixth floor penthouse office



Charlotte Building, Evelyn Yard



Reception featuring bespoke circular lighting



Sixth floor terrace



Sixth floor penthouse office

LOCATION

OCCUPIERS

01. 1 Stephen Street
AnaCap
BrandOpus, Encompass
Digital Media, Fremantle and
Freud Communications
02. 2 Stephen Street
Fremantle
The Office Group
03. 20th Century Fox Film Co
04. 9 & 10 Rathbone Place
Made Thought, Zest Design &
Marketing and Londonewcastle
05. The Arcadia Group
06. Arup Associates
07. Betgenius
08. British Film Institute
09. Charlotte Building
The BIO Agency, Converse and
CHI & Partners
10. Dolby Europe
11. Double Negative Visual Effects
12. The Engine Group
13. Estee Lauder
14. The Fashion Retail Academy
15. Gardiner & Theobald
16. Google London
17. Holden House
Envy Post Production and
Cubo Communications
18. Lionsgate Film
19. Make Architects
20. NBC Universal
21. Nike
22. Qube
Hok International and EDF Energy
23. Specific Media
24. Sony DADC UK
25. Universal Pictures

RESTAURANTS

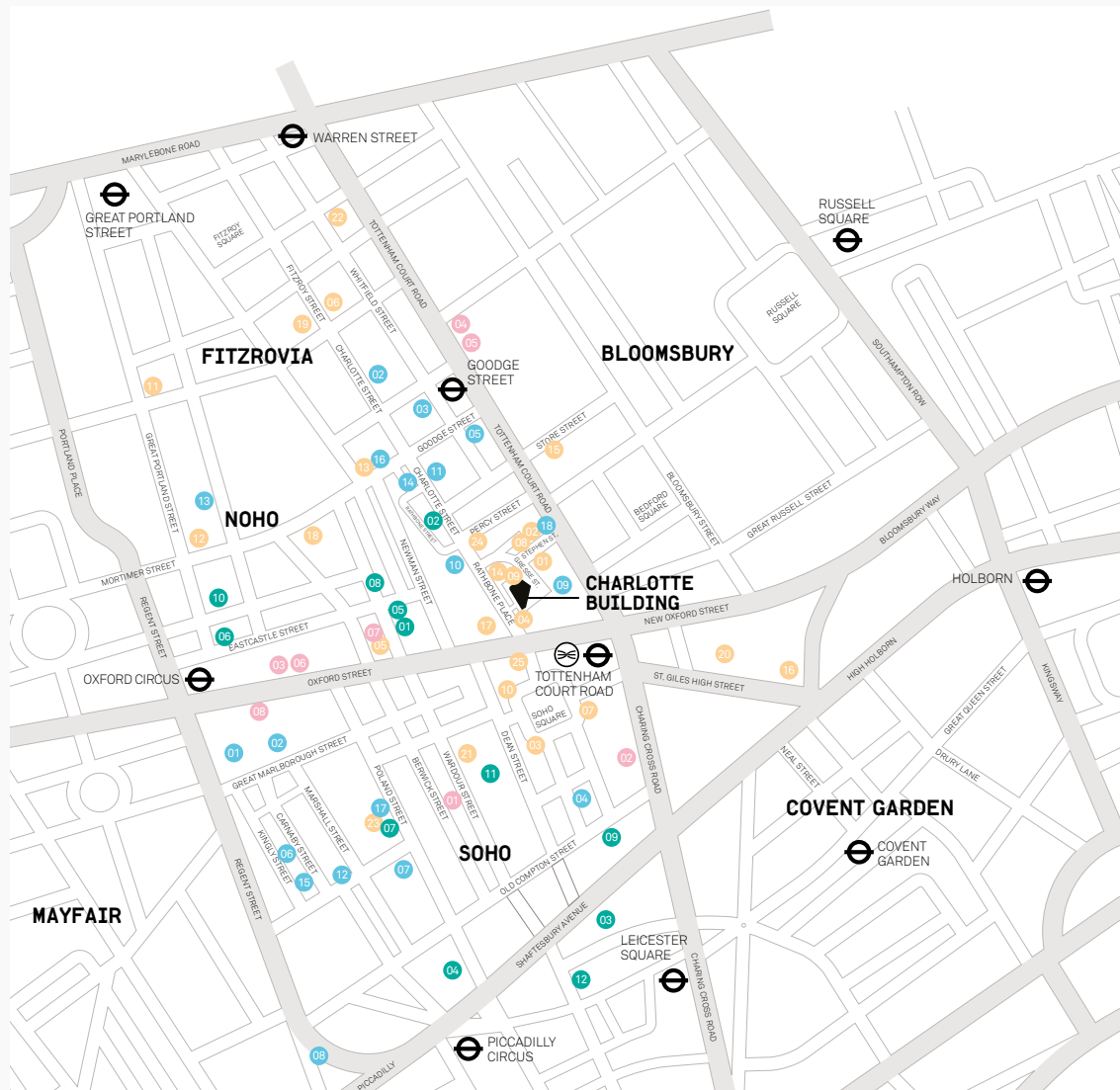
01. Aqua London
02. Bubbledogs
03. Dabbous
04. Ceviche
05. Crazy Bear
06. Dehesa
07. Fernandez & Wells
08. Gaucho
09. Hakkasan
10. Lima
11. Pied A Terre
12. Polpo
13. Riding House Cafe
14. Roka
15. Rum Kitchen
16. Salt Yard
17. Social Eating House
18. Stephen Street Kitchen

RETAIL

01. Agent Provocateur
02. Foyles Bookshop
03. H&M
04. Habitat
05. Heals
06. Uniqlo
07. Waterstones
08. Zara

BARs + HOTELS

01. Berners Tavern
02. Charlotte Street Hotel
03. Experimental Cocktail Club
04. Ham Yard Hotel
05. The London Edition
06. Market Place
07. Milk & Honey
08. Sanderson Hotel
09. Soho House
10. The Social
11. The Soho Hotel
12. W Hotel



SURROUNDINGS



Dean Street Townhouse, Dean Street



Charlotte Street, W1



Drakes Tabanco, Windmill Street



Crazy Bear Fitzrovia, Whitfield Street



Charlotte Street Hotel, Charlotte Street



Social Eating House, Poland Street



Lima, Rathbone Place



Dabbous, Whitfield Street

TEAM

ARCHITECT

Lifschutz Davidson Sandilands

AGENTS

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ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: B

WEBSITE

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PHOTOGRAPHERS

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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 Messrs Ashwell Rogers and HMC. 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 June 2015

DERWENT LONDON

Derwent London plc owns a 5.7m sq ft portfolio of commercial real estate which is predominantly located in central London, making it the largest London focused real estate investment trust (REIT).

Our experienced team has a long track record of creating value throughout the property cycle by regenerating our buildings via development or refurbishment, effective asset management and capital recycling.

Fitzrovia is an important element of our portfolio and comprises 1.6m sq ft in over 35 properties. We are committed to supporting the local community and since 2013 we have enabled the delivery of many worthwhile projects through our Fitzrovia Community Fund.

OTHER DERWENT LONDON PROPERTIES

80 CHARLOTTE STREET W1

Size: 380,000 sq ft
Architects: Make
Completion: 2018



1+2 STEPHEN STREET W1

Size: 266,500 sq ft
Architects: Orms
Completion: 2013-2015



DAVIDSON BUILDING WC2

5 Southampton Street
Size: 41,700 sq ft
Architects: Lifschutz Davidson Sandilands
Completion: 2003



ONE OXFORD STREET W1

Size: 275,000 sq ft
Architects: AHMM
Completion: 2020



DERWENT
LONDON

derwentlondon.com