





# INTRODUCTION

The remodelled reception at 172 Tottenham Court Road provides a welcoming entrance into the beautifully refurbished office building.

The available first and third floors have been completely refurbished to provide a total of 4,824 sq ft of contemporary, Furnished + Flexible, office space in Fitzrovia.

Ready to go, the floors have been fitted out to a high standard and have good levels of natural light.

172  
TOTTENHAM  
COURT ROAD





# THE BUILDING

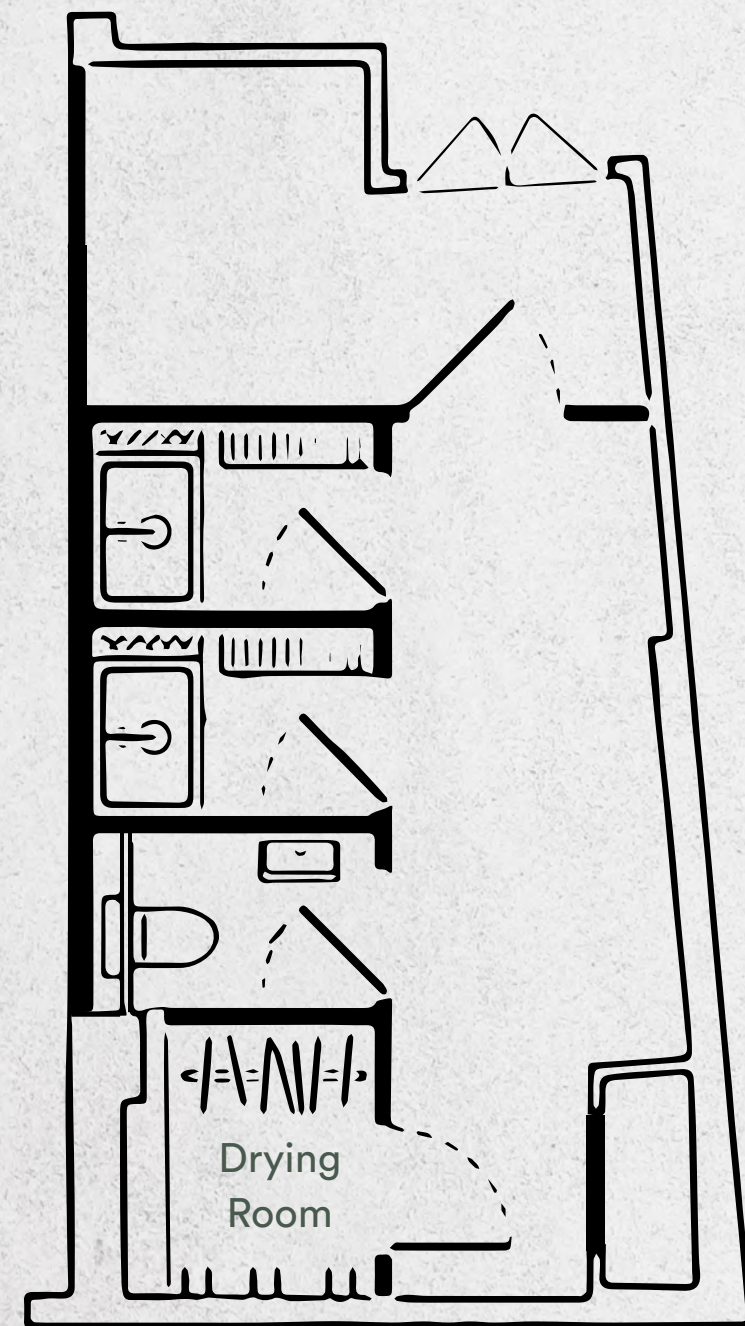
- 2,272 - 4,824 sq ft of Furnished + Flexible office space
- Remodelled office entrance on Tottenham Court Road
- Fully refurbished entrance with waiting area
- New end of journey facilities
- External secure cycle storage
- Passenger lift
- Fully cabled throughout (data and power)
- Openable windows providing natural ventilation





# BUILDING AMENITY

- 2 x showers
- Drying room
- WCs
- Lockers



Lower Ground Floor

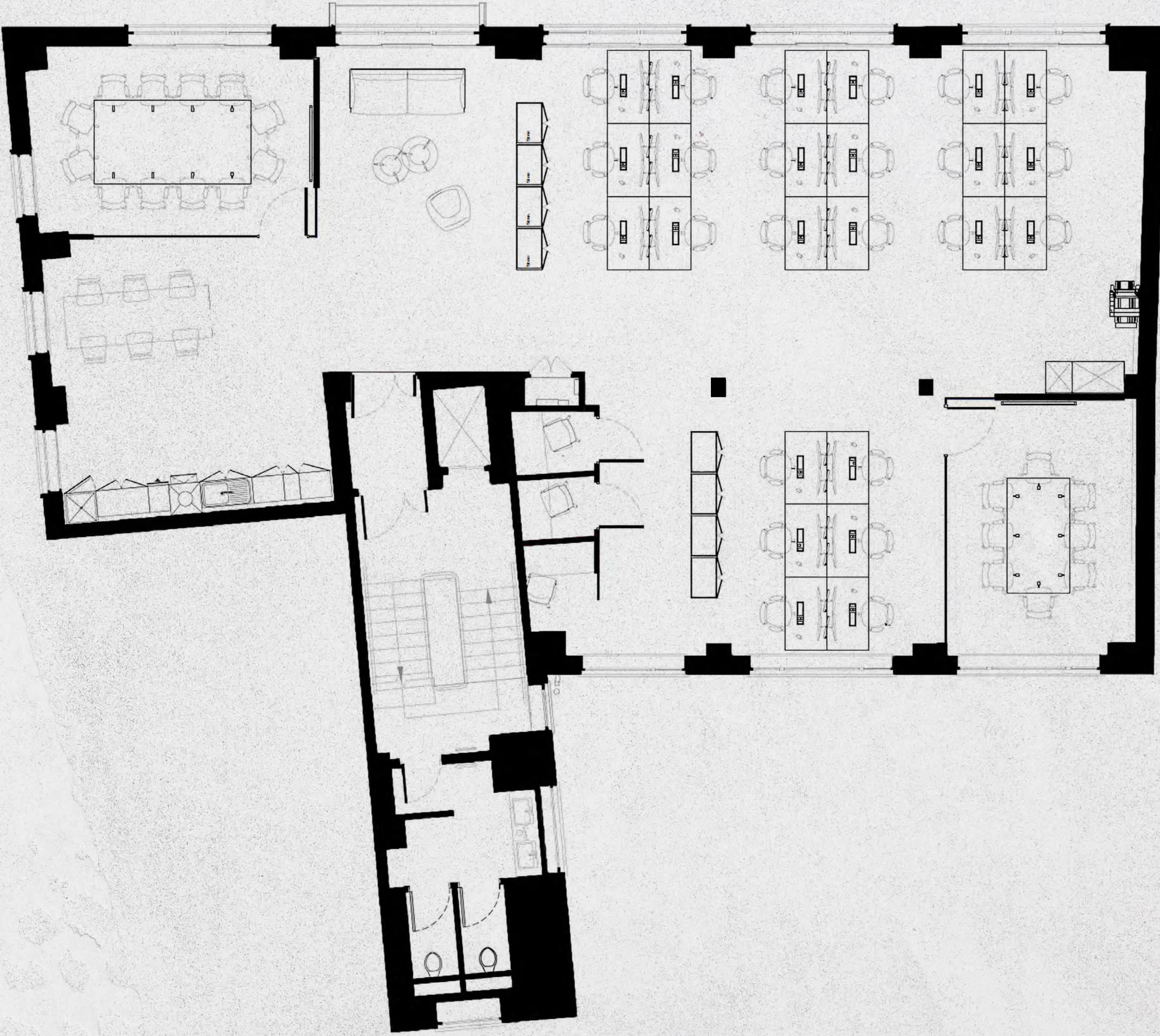




# FIRST FLOOR

2,272 sq ft (211 sq m)\*

-  24 x Open plan desks
-  1 x 12-person meeting room
-  1 x 8-person meeting room
-  6 x Touchdown seats
-  3 x Focus pods
-  Waiting area
-  Breakout area
-  Kitchenette
-  Lockable storage
-  Perimeter mounted air conditioning
-  Fully cabled data and power



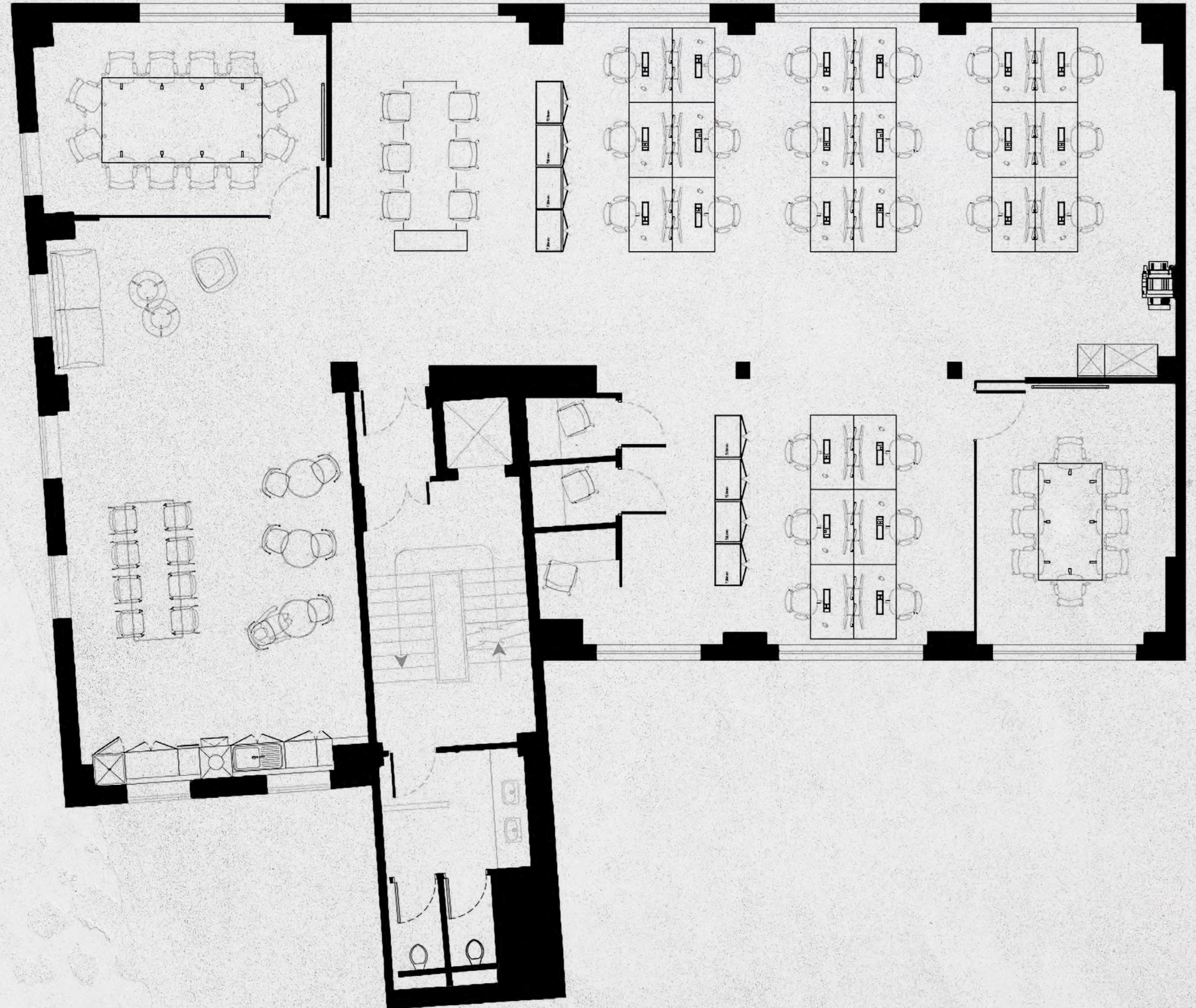
\* Areas subject to measurement on practical completion



# THIRD FLOOR

2,552 sq ft (237 sq m)\*

-  24 x Open plan desks
-  1 x 12-person meeting room
-  1 x 8-person meeting room
-  6 x Touchdown seats
-  3 x Focus pods
-  Waiting area
-  Large collaboration / breakout area
-  Kitchenette
-  Lockable storage
-  Perimeter mounted air conditioning
-  Fully cabled data and power



\* Areas subject to measurement on practical completion



# YOUR SIMPLE CONTRACT

- ALL-IN RENT inclusive of rent, business rates, building insurance and service charge  
*(but excluding utilities)*
- FLEXIBLE lease terms from 12 months
- SIMPLE short form contract

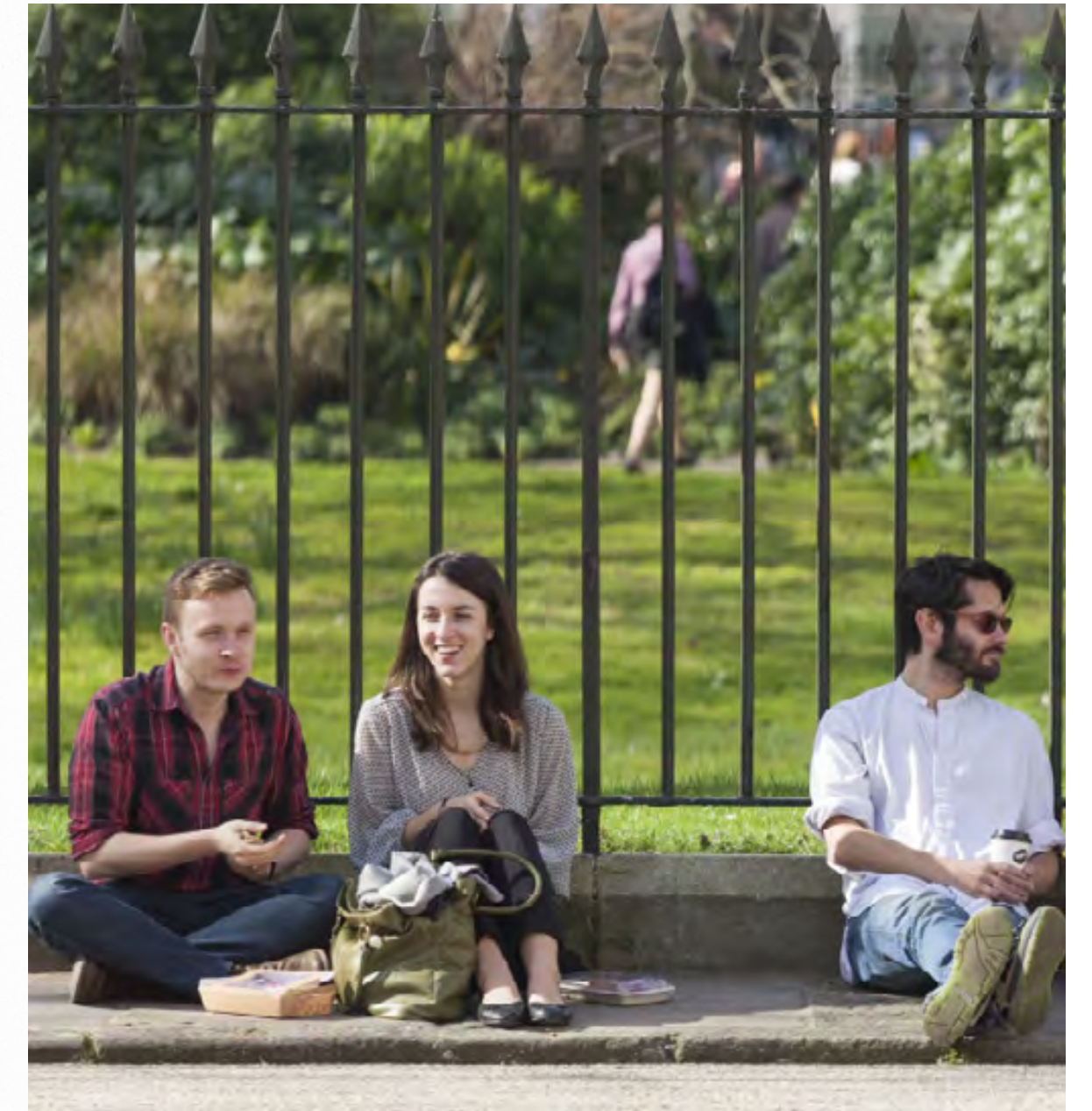




# THE AREA

This well-connected location is also a stone's throw from Fitzrovia and Bloomsbury: historic artisans which offer a mix of architectural style, wide street mingling with cosy side alleys and an abundance of hidden bars and restaurant gems.

Images (clockwise from top left):  
Roka, Charlotte Street / Bedford Square Garden / Charlotte Street Hotel, Charlotte Street / The King & Queen, Foley Street / Caravan, Great Portland Street / Where The Pancakes Are, Charlotte Street





# LOCAL OCCUPIERS & AMENITIES

## 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

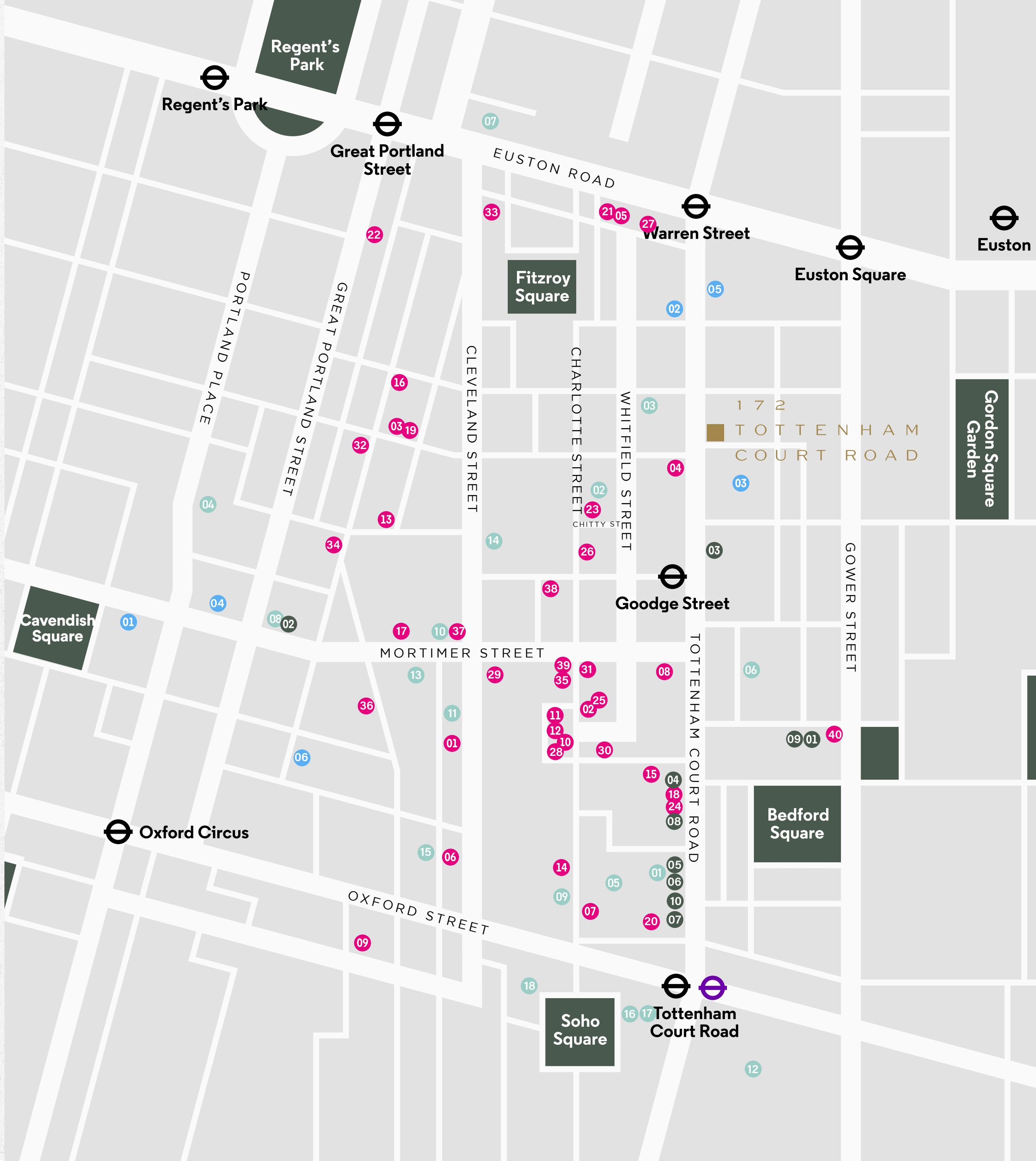
- 01 Barrecore
- 02 F45
- 03 Fitness First
- 04 Psyche
- 05 PureGym
- 06 Rowbots

## 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  
The&Partnership
- 06 Dennis Publishing
- 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





# ON YOUR DOORSTEP

## DL/78 – 78 CHARLOTTE STREET

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.





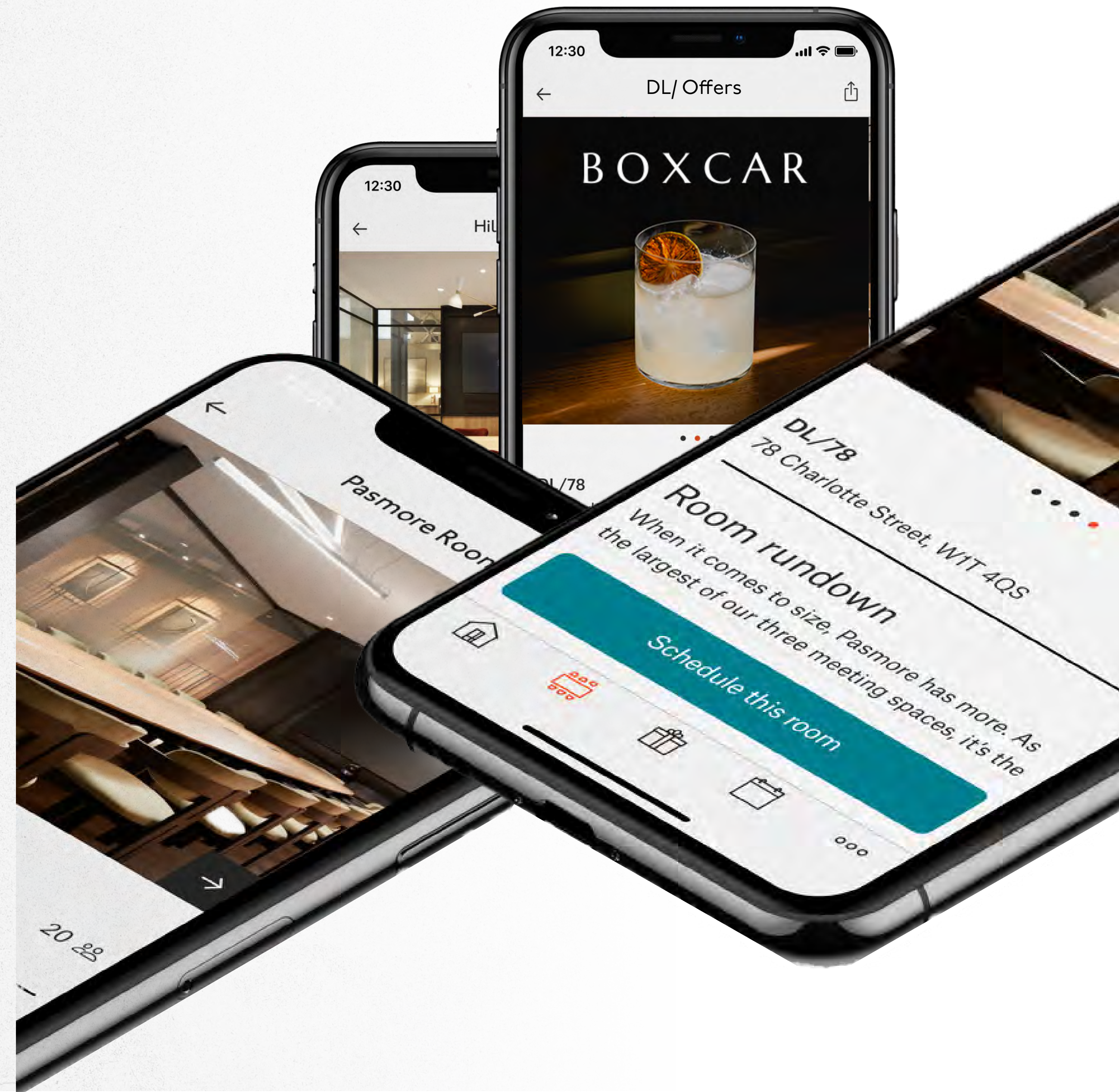
# YOUR CONNECTED COMMUNITY

## DL/28 – 28 FEATHERSTONE STREET

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.

## DL/ 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 exciting events and screenings, and access exclusive offers and discounts on products and services.





## AGENTS

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### ARCHITECTS

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### MISREPRESENTATION ACT

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Date of preparation January 2023.