

FURNISHED * FLEXIBLE *

1 7 2
TOTTENHAM
COURT ROAD W1

2,272 SQ FT OF FURNISHED + FLEXIBLE
OFFICE SPACE READY TO MOVE INTO

DERWENT LONDON, YOUR LANDLORD

We are London's leading specialist in crafting design-led, sustainable workplaces that inspire, enhance wellbeing, and support business aspirations.

- A proven track record and expertise
- Largest central London office-focused REIT
- £5bn investment portfolio
- 5.4m sq ft in central London

We are a different kind of investor, developer and commercial landlord. Our strategic and considered approach focuses on the following areas, setting us apart from others:

- Innovative and inspiring architecture and design
- A personal and relationship-driven ethos
- A unique approach to service and amenity, which authentically considers the needs of the business and the individuals within our buildings
- Complimentary DL/Member benefits package for every office occupier with tangible benefits and enhanced experience for your Talent
- A commitment to sustainability in everything we do



Discover more about Derwent London
and our story so far

Vision

We craft inspiring and distinctive space where people thrive.

Purpose

We design and curate long-life, low carbon, intelligent offices that contribute to London's position as a leading global city.

Values

We build long-term relationships. We lead by design. We act with integrity.

DL/MEMBERS BY DERWENT LONDON

Derwent London Membership is a complimentary benefits package available to every occupier and their employees working in a Derwent London building. Membership status is automatic and as DL/Members, all employees can enjoy access to:

- Communal collaboration and working areas
- Bookable meeting rooms configured to your needs
- Phone booths and library for quiet working (DL/28)
- Event / town hall space available for exclusive hire
- DL/Service café serving delicious food and drink
- All connected via the DL/App

DL/Service

Preferential Member rates on high-quality, seasonal food and drink at the five DL/Service cafés within our buildings and Lounges.

DL/App

An ever-growing package of exclusive benefits on the DL/App, including specially negotiated discounts from a diverse collection of businesses, local coffee shops, restaurants and wellness brands.

Member Events

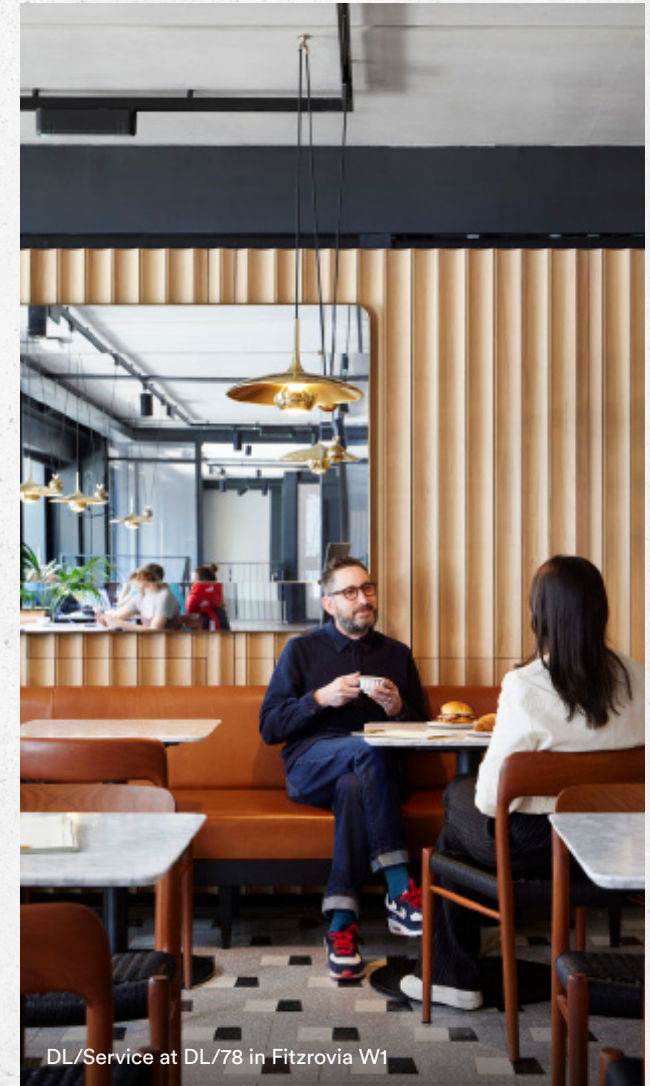
A packed calendar of exciting events curated by our dedicated DL/Member Experience team.

172 Tottenham Court Road is a 4-minute walk from the DL/78 Lounge in Fitzrovia W1.

DL/ Discover what it means to be a DL/Member



DL/78 in Fitzrovia W1



DL/Service at DL/78 in Fitzrovia W1

DL/MEMBERS
by DERWENT LONDON



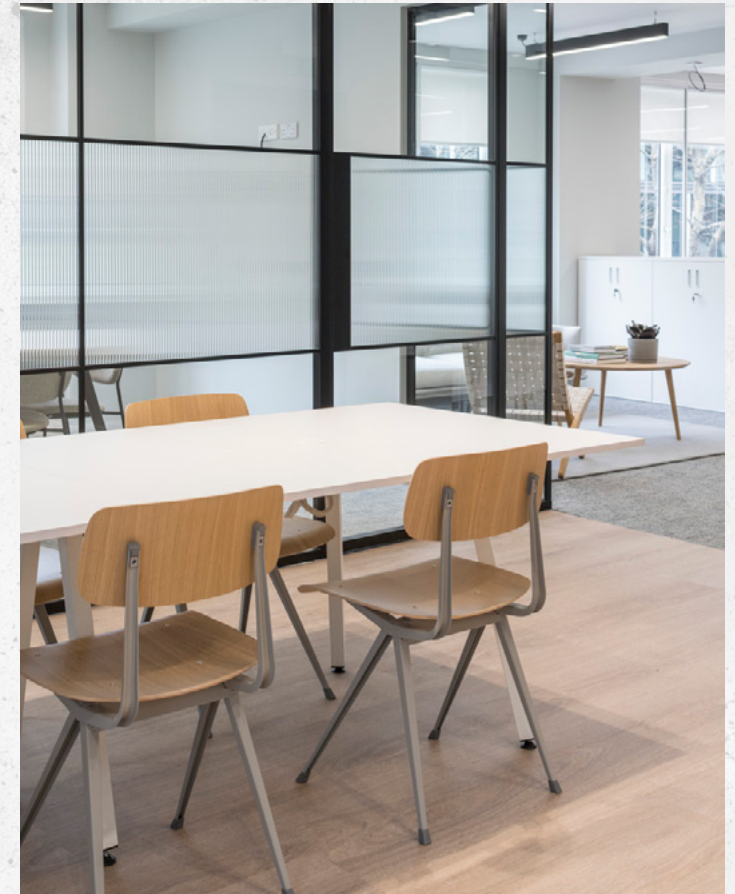
INTRODUCTION

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

The available first floor provides 2,272 sq ft of contemporary, Furnished + Flexible office space in Fitzrovia. Ready to go, the floors have been fitted out to a high standard and benefit from excellent natural light.

Located just a few-minutes walk from DL/78, a complimentary Members' Lounge for Derwent London occupiers to work, meet, eat, socialise and be inspired.













THE BUILDING

- 2,272 sq ft of Furnished + Flexible office space situated on the first floor
- End-of-journey facilities including showers, drying room and lockers
- External secure cycle storage
- Passenger lift
- Fully cabled throughout (data and power)
- Openable windows providing natural ventilation

FIRST FLOOR

2,272 SQ FT / 211 SQ M

-  24 x desks
-  1 x 12-person meeting room
-  1 x 8-person meeting room
-  3 x focus pods
-  Breakout space
-  Kitchenette
-  Lockable storage
-  Perimeter mounted air conditioning
-  Fully cabled data and power

YOUR SIMPLE CONTRACT

- ALL-IN RENT inclusive of rent, business rates, building insurance and service charge (but excluding utilities)
- FLEXIBLE lease terms from 24-months
- SIMPLE short-form contract





LOCATION

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



CONNECTIVITY

Fitzrovia has become a prime destination for creative businesses and benefits from excellent transport links across the city, including the Elizabeth line at Tottenham Court Road station, ensuring its continuing growth as a thriving commercial centre.

Within 5-minutes:

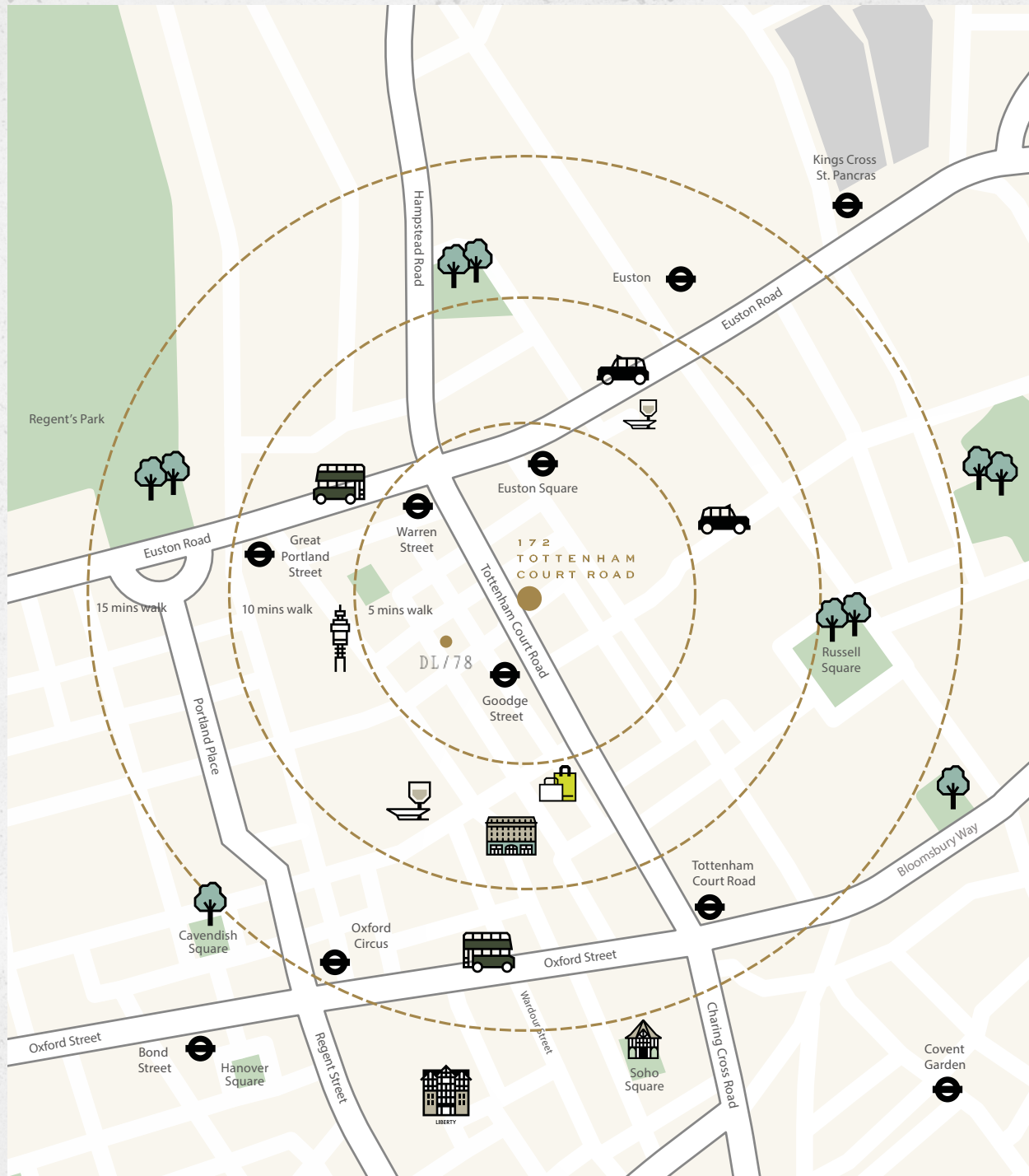
- Berners Tavern
- The Black Horse
- Brewdog
- Carousel
- Circolo Popolare
- F45
- Hakkasan
- Heal & Son Ltd.
- Lisboeta
- Miel Bakery
- Psycle
- Waterstones

Within 10-minutes:

- Charlotte Street Hotel
- Cloud 9 Cycles
- Evans Cycles
- The Fitzroy Tavern
- The Langham Court Hotel
- Mortimer House
- ProCook
- PureGym
- Rowbots
- Treadwell's Books

Walking times from 172 Tottenham Court Road to the nearest Underground stations:

Goodge Street		3 mins
Warren Street	 	4 mins
Euston Square	  	5 mins
Tottenham Court Road	  	12 mins
Euston	 	12 mins
Oxford Circus	  	14 mins



GET IN TOUCH

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MISREPRESENTATION ACT

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Date of preparation May 2025.

**DERWENT
LONDON**

     [derwentlondon.com](https://www.derwentlondon.com)