

A photograph of a modern building with large windows and a teal vertical stripe running down its side. The building is white with dark window frames. The teal stripe is a solid color and runs vertically from the top to the bottom of the frame. The background is a light teal color.

CHARLOTTE STUDIOS W1

1,500 SQ FT OF FULLY FITTED, READY
TO GO OFFICE SPACE. AVAILABLE IN
THE HEART OF FITZROVIA

DERWENT
LONDON

INTRODUCTION

CHARLOTTE STREET STUDIOS, 76 CHARLOTTE STREET OCCUPIES A PROMINENT CORNER POSITION ON CHARLOTTE STREET AND CHITTY STREET. WITH ITS REMINISCENTLY CONSTRUCTIVIST EXTERIOR IT IS ONE OF FITZROVIA'S CONTEMPORARY COMMERCIAL BUILDINGS YET BEHIND ITS BOLD FAÇADE LIES FOUR FLOORS OF FLEXIBLE URBAN SPACE.

THIS FULLY FITTED AND READY TO GO FLOOR WILL PROVIDE A UNIQUE AND DESIRABLE WORKING ENVIRONMENT FOR ANY ASPIRING BUSINESS.



Charlotte Studios entrance

THE DETAILS

CHARLOTTE STUDIOS OFFERS CONTEMPORARY OFFICE SPACE THAT HAS BEEN DESIGNED WITH THE OCCUPIER IN MIND. STYLISH, EFFICIENT WORKSPACE WITH FLOODS OF NATURAL LIGHT TO EACH FLOOR IN THE HEART OF ONE OF LONDON'S BEST VILLAGES.

- Fully fitted and furnished 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 up and down lighting throughout
- Demised male and female WC's
- Passenger lift
- Shower and changing facilities on lower ground floor



THE FLOORS

Schedule of areas	sq ft*	sq m*
4th floor	Let to Aparto (Hines)	
2nd floor	1,494	139
Total	1,494	139

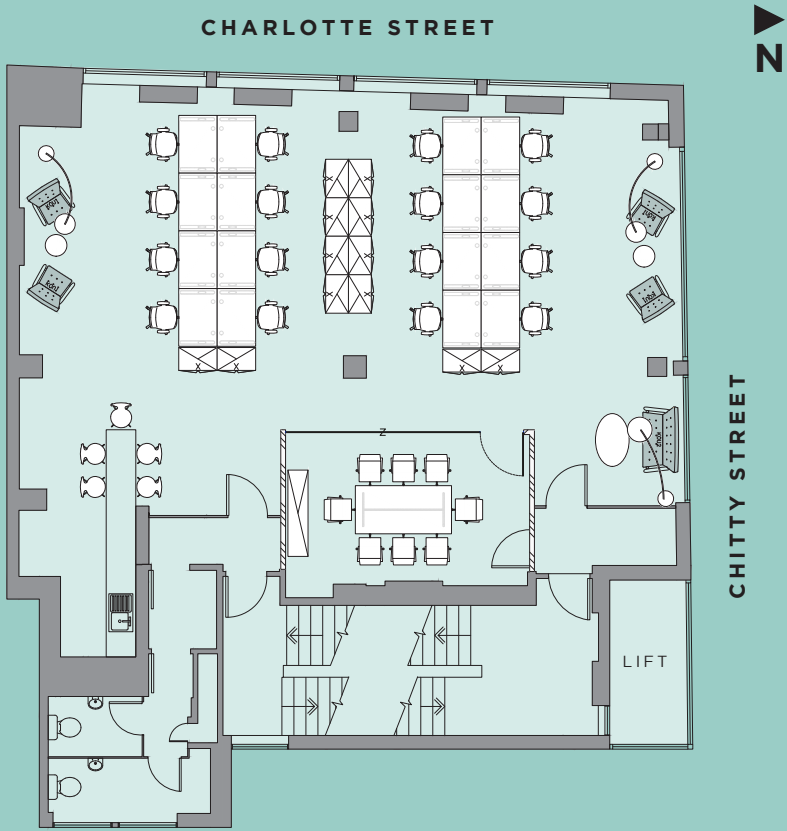
* IPMS measurement on request.

WHAT'S INCLUDED?

-  - Fully fitted and furnished office space
-  - 16 desks
-  - 1 private meeting room (8 person)
-  - Kitchenette and breakfast bar
-  - 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 AREA



**MR FOGGS,
48 NEWMAN STREET, W1**



SHARPS, 9 WINDMILL STREET, W1



**ROKA,
37 CHARLOTTE STREET, W1**



**REBECCA HOSSACK GALLERY,
28 CHARLOTTE STREET, W1**



SALT YARD, 54 GOODGE STREET, W1



FITZROY SQUARE, W1



**CHARLOTTE STREET HOTEL,
15-17 CHARLOTTE STREET, W1**



**BONNIE GULL SEAFOOD SHACK,
21A FOLEY STREET, 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

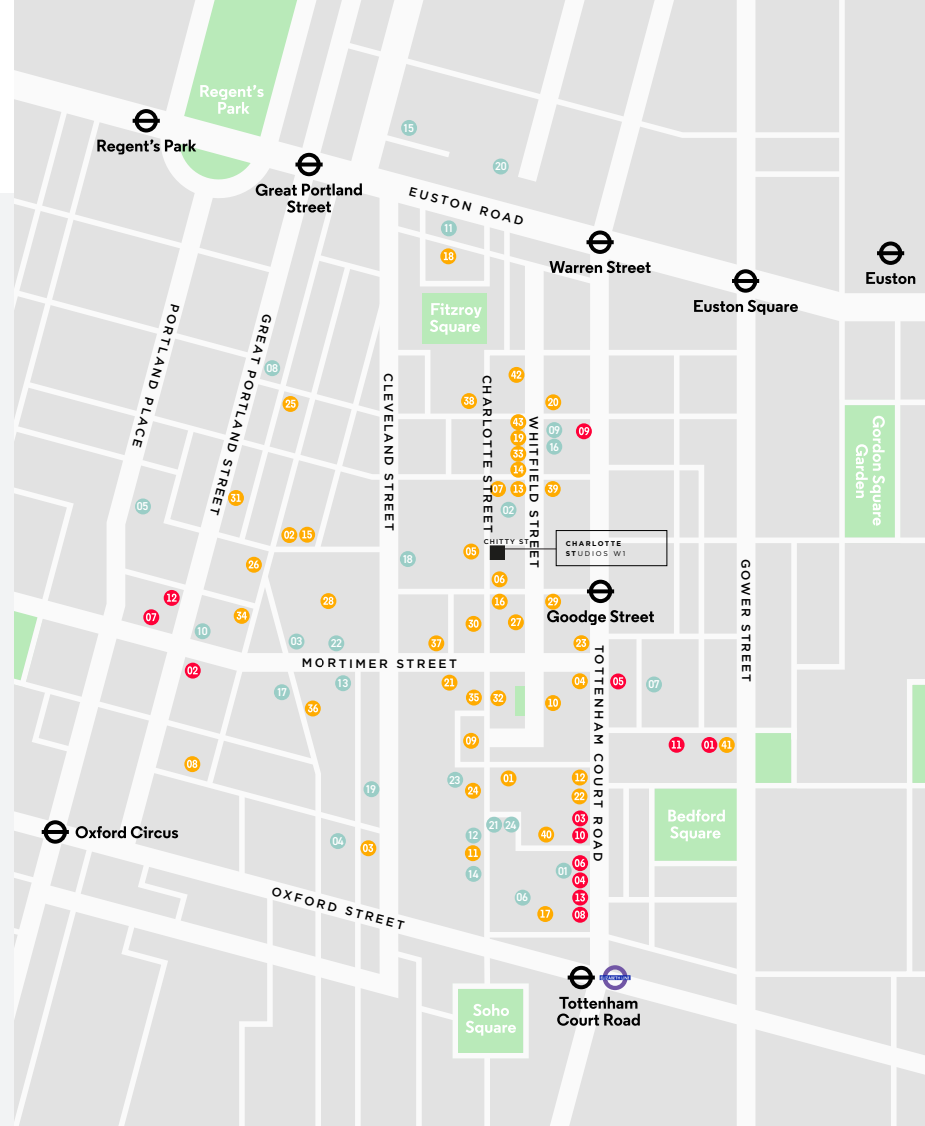
- 01 Cloud 9 Cycles
- 02 Cycle Surgery
- 03 Hotel Chocolat
- 04 Oasis
- 05 Paperchase
- 06 Planet Organic
- 07 Psyche
- 08 Sainsbury's
- 09 Space NK
- 10 T2
- 11 Treadwell's Books
- 12 Velourtion
- 13 Waterstones

RESTAURANTS

- 01 Ahi Poké
- 02 The Attendant
- 03 Berners Tavern
- 04 Black Sheep Coffee
- 05 BOBO Social
- 06 Bubbledogs
- 07 The Carpenters Arms
- 08 Carluccio's
- 09 Charlotte Street Hotel
- 10 Crazy Bear
- 11 Circolo Popolare
- 12 DF Tacos
- 13 EAT.
- 14 Franco Manca
- 15 Foley's
- 16 Gaucho
- 17 Hakkasan
- 18 Honey & Co.
- 19 itsu
- 20 The Japanese Canteen
- 21 Lantana Cafe
- 22 LEON
- 23 Le Pain Quotidien
- 24 Lima
- 25 The Lucky Pig
- 26 Mac and Wild
- 27 Noizé
- 28 Percy & Founders
- 29 The Penny Drop
- 30 Pescatori
- 31 Picture
- 32 Pied a Terre
- 33 Pret A Manger
- 34 Riding House Café
- 35 ROKA
- 36 ROVI
- 37 The Salt Yard
- 38 Simmons Bar
- 39 Starbucks
- 40 Stephen Street Kitchen
- 41 Store Street Espresso
- 42 TAP Coffee
- 43 Yo! Sushi

OCCUPIERS

- 01 **1+2 Stephen Street**
AnaCap Financial Partners
BrandOpus
Fremantle Group
Freud Communications
- 02 **80 Charlotte Street**
Arup
The Boston Consulting Group
- 03 Allfunds Bank
- 04 Arcadia Group
- 05 BBC
- 06 Converse
- 07 Dennis Publishing
- 08 DNEG
- 09 EDF Energy
- 10 Engine Group
- 11 Entertainment One
- 12 Envy Post Production
- 13 Estée Lauder Companies
- 14 Facebook
- 15 Gazprom Marketing & Trading
- 16 HOK
- 17 Lionsgate Films
- 18 Make Architects
- 19 Overbury
- 20 Santander
- 21 Sony DADC
- 22 Skyscanner
- 23 The&Partnership
- 24 T-Systems



ON YOUR DOORSTEP

DERWENT LONDON ARE PROUD TO CALL FITZROVIA ONE OF THEIR KEY VILLAGES WITH 1.4M SQ FT OF OFFICE AND RETAIL SPACE. THIS MEANS THAT WE CAN OFFER ANY LOCAL COMPANY THE OPPORTUNITY TO HAVE THEIR OFFICE NEEDS MET AS THEIR BUSINESS NEEDS CHANGE.



67 Whitfield Street proposed café

80 CHARLOTTE STREET

THIS IS OUR LATEST DEVELOPMENT, ADJACENT TO 76 CHARLOTTE STREET. IT WILL OFFER TWO NEW EXCITING RETAIL/RESTAURANT UNITS AND THE NEW POET'S PARK, AN URBAN OASIS FOR CENTRAL LONDON, RIGHT ON YOUR DOORSTEP.



89 Whitfield Street proposed restaurant



Poet's Park - Chitty Street

THE AGENTS

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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 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 September 2019.



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