



CHARLOTTE STUDIOS W1

4TH FLOOR

1,506 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 1,506 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 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	1,506	140

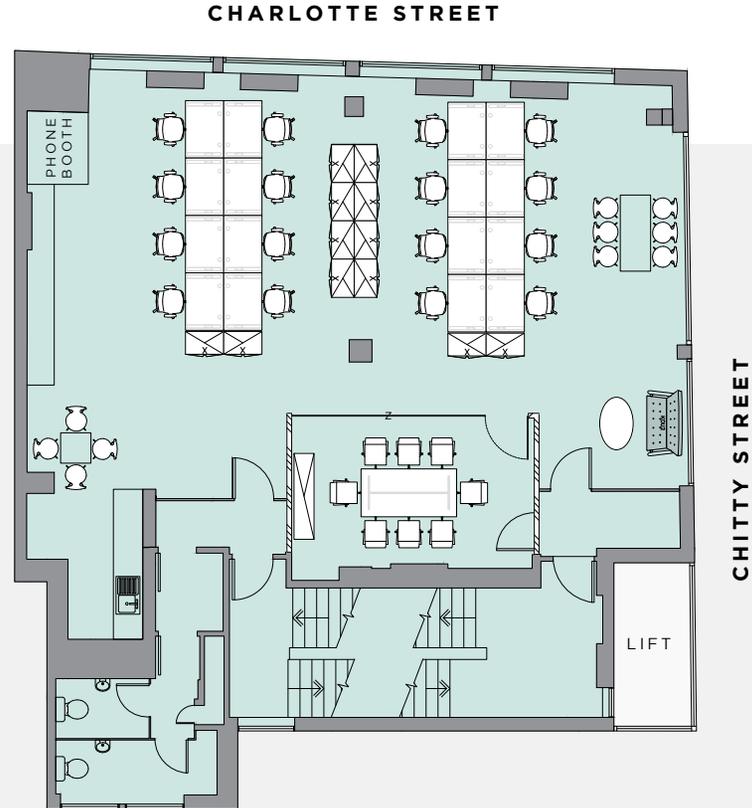
* IPMS measurement on request.

WHAT'S INCLUDED?

-  - Furnished+Flexible office space
-  - 16 desks
-  - 1 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

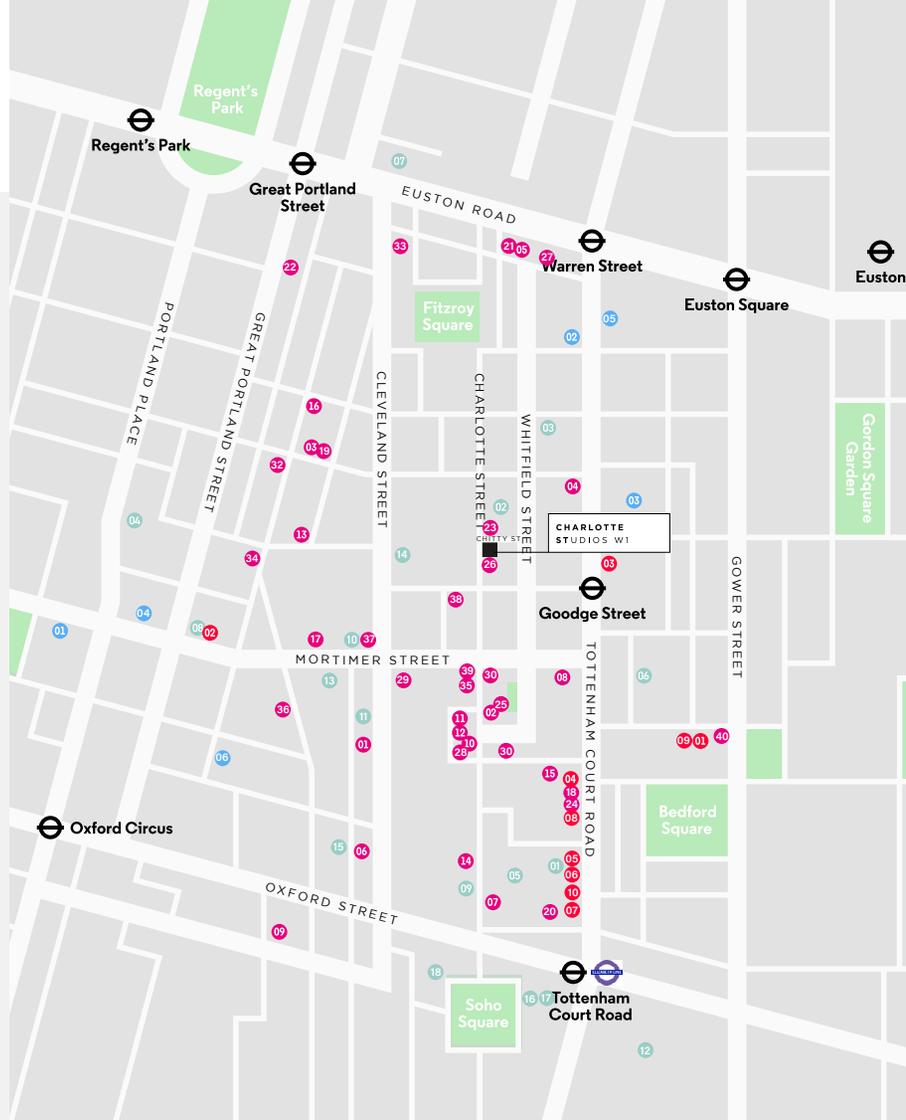
- 01 Barrecore
- 02 F45
- 03 Fitness First
- 04 Psycle
- 05 PureGym
- 06 Rowbots

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
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

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.

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



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 POET'S PARK - CHITTY STREET

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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