



89  
WHITFIELD  
STREET  
W1

PART OF THE  
80 CHARLOTTE STREET CAMPUS,  
FITZROVIA W1





# CAMPUS

WHERE WORLD-CLASS AMENITIES  
ARE PART OF THE PACKAGE



## YOUR CURATED CAMPUS

89 Whitfield Street forms part of 80 Charlotte Street - a new, beautifully crafted, all-electric office building in the heart of thriving Fitzrovia.

Commanding an island site and comprising an impressive collection of amenities for its inhabitants, it feels like a microcosm of London life. You'll enjoy effortless access to the Lantana café, the building's bar, a multipurpose community hub, cycle and shower facilities, a communal roof terrace with far-reaching views and a peaceful pocket park.

Already home to Arup, Boston Consulting Group and Lee & Thompson, this is a world-class business destination that serves all your work, social and wellbeing needs in one prime, central location.

CAMPUS

SPACE

AMENITIES

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GOODGE STREET  
STATION (3 MINS)



89  
WHITFIELD  
STREET

SELF-CONTAINED  
ENTRANCE

WHITFIELD STREET  
ENTRANCE

WARREN STREET  
STATION (5 MINS)



TOTTENHAM COURT  
ROAD STATION (8 MINS)



HOWLAND STREET

4,090 SQ FT  
AVAILABLE

COMMON  
PARTS

OFFICES  
(LET TO  
LEE & THOMPSON)

CAFÉ

THE  
POETS'  
PARK

CHITTY STREET

BAR 80

80 CHARLOTTE  
STREET  
RECEPTION

OFFICES  
(LET TO ARUP)

DL/78.W1

80 CHARLOTTE  
STREET  
ENTRANCE

CHARLOTTE STREET

OXFORD CIRCUS  
STATION (14 MINS)





# **SPACE**

4,090 SQ FT OF SELF-CONTAINED,  
GROUND FLOOR SPACE



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## YOUR STATEMENT SPACE

89 Whitfield Street is the last available unit in the market leading 80 Charlotte Street building. With a private entrance and dual frontage on Whitfield Street and Howland Street, the office space will make a distinctive, self-contained home for any aspirational modern business.

With its 4,090 sq ft floorplate and 2.9m ceiling heights, the contemporary, open-plan space offers flexible layout options and an uplifting sense of spaciousness. The large windows provide abundant light and fresh air for an enhanced working environment.

GROUND FLOOR - 4,090 SQ FT

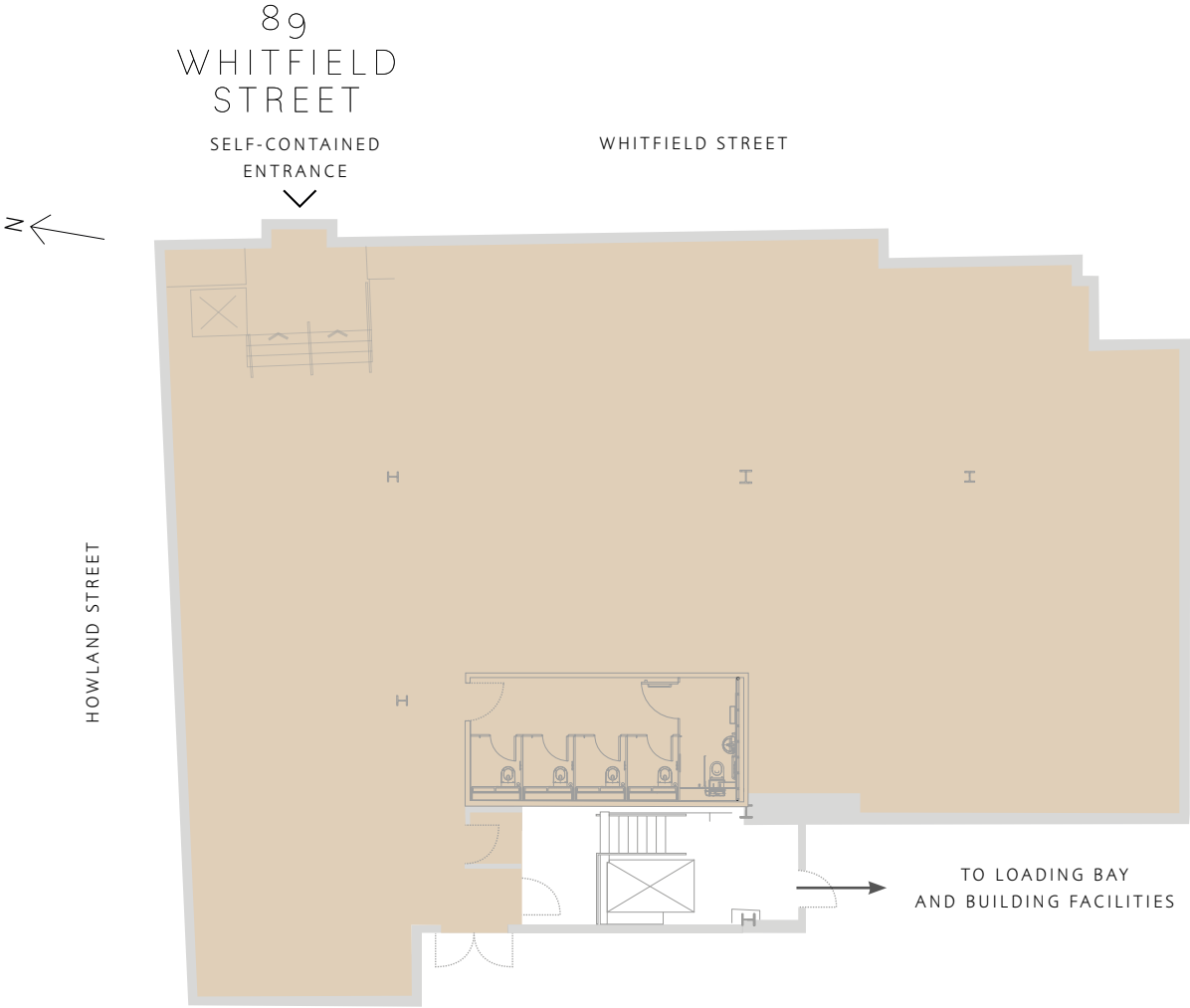
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## SUSTAINABILITY

- All-electric building
- Net zero carbon at construction
- Achieved 28% lower embodied carbon intensity than the RICS benchmark
- All the building's reinforcement has a minimum of 90% recycled content by volume
- BREEAM Excellent, LEED Gold, EPC Rating B

## KEY FEATURES

- Self-contained entrance on Whitfield Street
- Branding opportunities
- Large windows with excellent natural light from Whitfield Street and Howland Street
- Exposed services with clean concrete soffit
- 4 pipe fan coil air conditioning
- 2.9m floor to soffit heights
- Raised floor provides occupational flexibility
- 5 x WCs within the space
- Opportunity to benefit from a vibrant 80 Charlotte Street ground floor amenity with a communal café and bar
- Access to a 2,950 sq ft communal roof terrace on the 9th floor
- Access to the campus cycle and shower facilities (306 cycle spaces for the building including 352 lockers and 36 showers)



# AMENITIES

AN AMENITY-RICH BUSINESS CAMPUS  
WITH A PRIZED W1 POSTCODE



## THE POETS' PARK

Inspired by Paley Park in New York, The Poets' Park is a street-level, landscaped green space tucked away on the Chitty Street side of the 80 Charlotte Street campus.

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 game-changing idea.

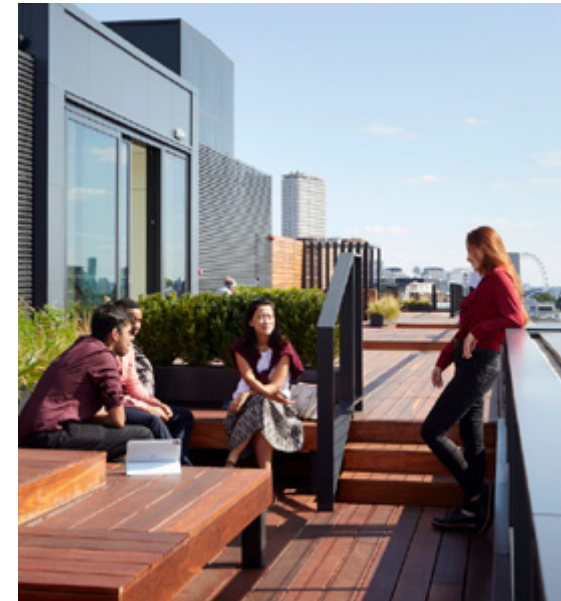
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## COMMUNAL ROOF TERRACE

Along the roof of the building, nine floors up, you'll discover a beautiful outdoor terrace, offering inspiring views of the city and its skyline.

Enjoy it as an alfresco lunchtime retreat, use it as a tranquil sanctuary to refresh your headspace, or hire it as a stunning venue for a private meeting or event.

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## DL/78.W1

DL/78 is an inspiring hybrid space for the exclusive use of our diverse and creative community.

Designed for connection and collaboration, its facilities include formal meeting and conference rooms, a relaxed Club Lounge workspace, an event arena, wellness room, and Lantana's Australian-inspired café.



## BAR 80

Few workplaces boast their own bar, and few bars are as impressive as this.

Found in the impressive main office lobby, Bar 80 is inspired by the monumental sculptures of Donald Judd and softened by exquisite interior details in leather, ceramic and brass. It's a seductive hangout for morning coffee, post-work cocktails, casual meetings or celebratory gatherings.



# VILLAGE

FITZROVIA: A HISTORICALLY  
CREATIVE COMMUNITY



Rovi



Roka



Meraki



Mr Fogg's



Charlotte Street Hotel

## YOUR VIBRANT VILLAGE

The spirit of our 80 Charlotte Street campus is inspired by Fitzrovia's creative community vibe.

With its central location, historic streets and bohemian twist, this sophisticated urban quarter has developed unique depth and diversity. Niche retailers, smart bars, chic brasseries and high-fashion brands rub shoulders with renowned universities, global ad agencies and some of the world's biggest businesses.

And with Soho, Bloomsbury, Mayfair and Covent Garden lying close by, it's an area that palpably resonates with London's quintessential vitality.



Give your brain a morning serotonin hit with a spin class at **Psyche**.



Grab lunch from **Lantana** and graze alfresco on the roof terrace.



Pick up Middle Eastern foodie treasures for dinner at **Honey & Spice**.



Pop out for a casual meeting in **DL/78's** comfortable Club Lounge.



Avoid the mid-afternoon slump with a perfect flat white from **Bar 80**.

## WELL-PLACED WORKPLACE

Fitting in an early-doors training burst is effortless with the number of nearby fitness hubs. Lunchtime foraging becomes a pleasurable treasure hunt through Charlotte Street's copious collection of restaurants and cafés.

The post-work wind-down takes on holiday vibes among the alfresco terraces of Fitzrovia's bars. Dinnermaking plans get elevated with the choice of provisions in the area's food halls and delicatessens.

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## LOCAL AMENITIES AND OCCUPIERS

### Occupiers

- 1 1+2 Stephen Street
  - AnaCap Financial Partners
  - BrandOpus
  - FremantleMedia
  - Freud Communications
- 2 80 Charlotte Street
  - Arup
  - Boston Consulting Group
  - Lee & Thompson
- 3 90 Whitfield Street
  - EDF Energy
  - HOK International
- 4 BBC
- 5 Charlotte Building
  - Moore Kingston Smith
  - The&Partnership
- 6 Dennis Publishing
- 7 Dentsu
- 8 Engine Group
- 9 Facebook
- 10 Estée Lauder Companies
- 11 Google
- 12 Lionsgate Films
- 13 Middlesex House
  - Make Architects
- 14 Palantir
- 15 Soho Place
  - Apollo Global Management
  - G-Research
- 16 TripAdvisor

### Shop

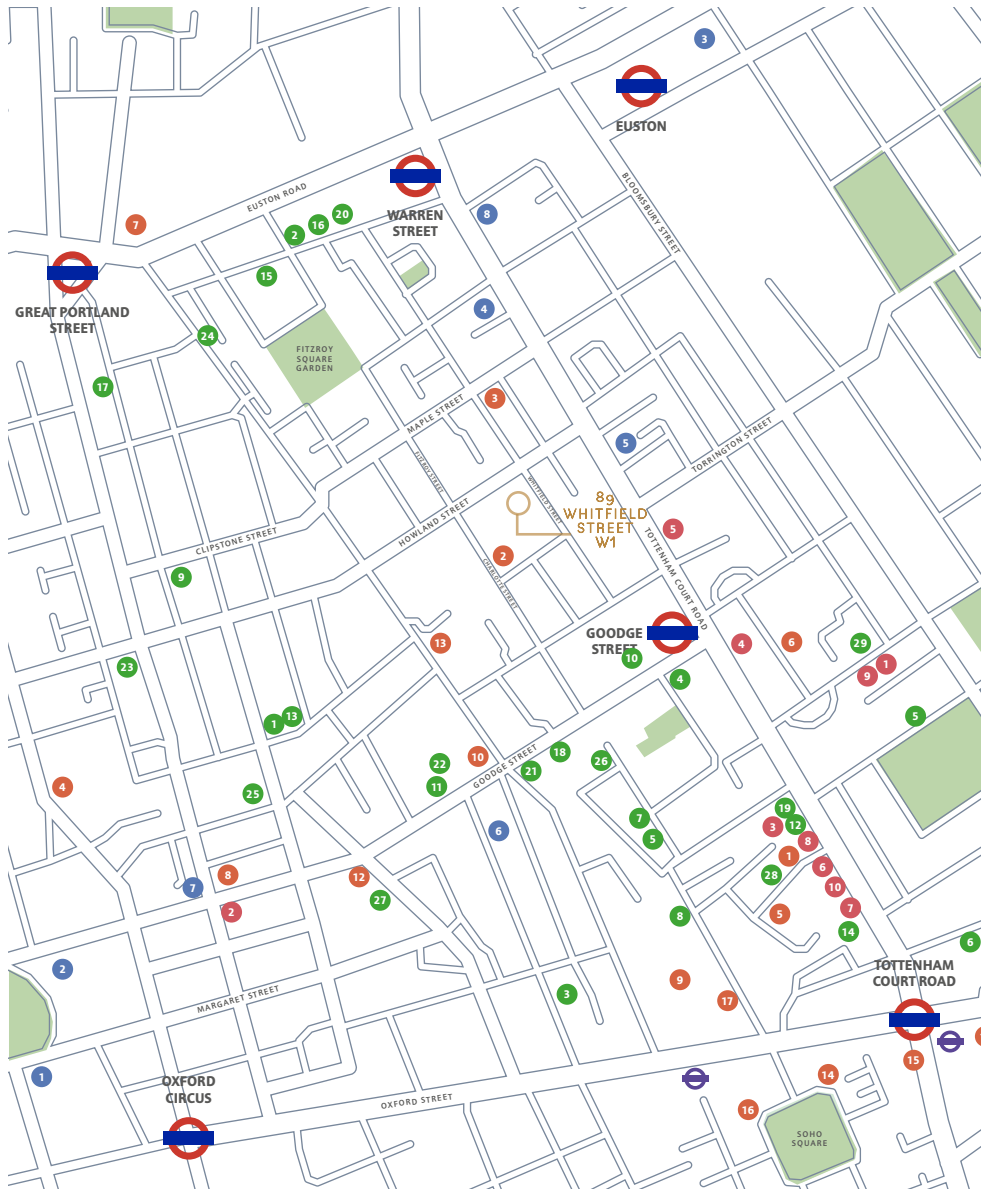
- 1 Cloud 9 Cycles
- 2 Evans Cycles
- 3 Hotel Chocolat
- 4 Paperchase
- 5 Heal's
- 6 Planet Organic
- 7 Sainsbury's
- 8 T2
- 9 Treadwell's Books
- 10 Waterstones

### Gym

- 1 1Rebel
- 2 Barrecore
- 3 Barry's Bootcamp
- 4 F45
- 5 Fitness First
- 6 Frame
- 7 Psycle
- 8 PureGym

### Eat & Drink

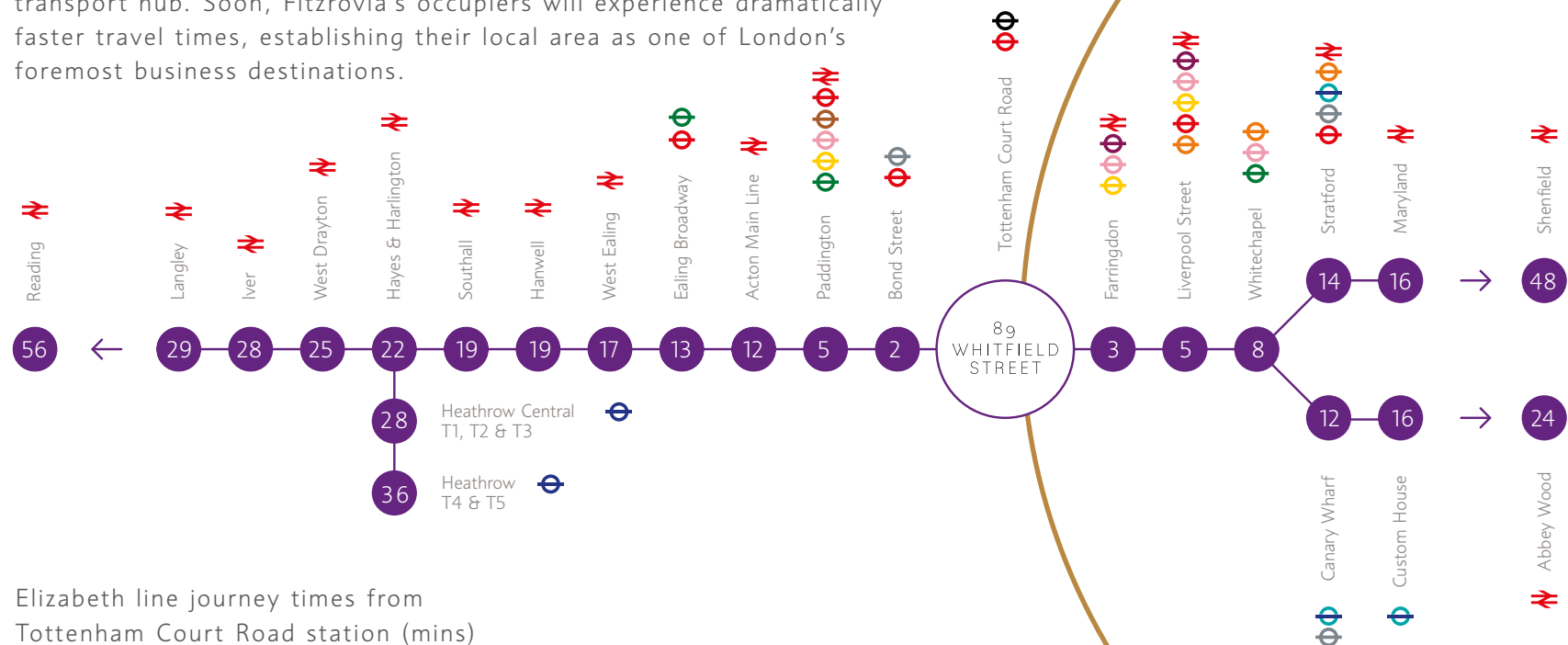
- 1 The Attendant
- 2 Bang Bang Vietnamese Canteen
- 3 Berners Tavern
- 4 Black Sheep Coffee
- 5 Bricco e Bacco
- 6 Centre Point Food Store
- 7 Charlotte Street Hotel
- 8 Circolo Popolare
- 9 Clipstone
- 10 Crazy Bear
- 11 The Detox Kitchen
- 12 DF Tacos
- 13 Foley's
- 14 Hakkasan
- 15 Honey & Co
- 16 Honey & Spice
- 17 Honey & Smoke
- 18 Lantana
- 19 Leon
- 20 Miel Bakery
- 21 Mr Fogg's
- 22 Percy & Founders
- 23 Portland
- 24 The Remedy Wine Bar
- 25 Riding House Café
- 26 Roka
- 27 Rovi
- 28 Stephen Street Kitchen
- 29 Store Street Espresso



## CONNECTIVITY

With its pivotal central position, 89 Whitfield Street enjoys enviable transport connections. Tube-wise, it's just a three-minute walk from Goodge Street station (Northern line) and eight minutes to Tottenham Court Road (Central and Northern lines). Bus-wise, many key routes run through the area and join the dots between the capital's most popular districts.

With the arrival of the new Elizabeth line on the horizon, Tottenham Court Road station is poised to become the West End's dominant transport hub. Soon, Fitzrovia's occupiers will experience dramatically faster travel times, establishing their local area as one of London's foremost business destinations.



## UNDERGROUND

Travel times from Goodge Street or Tottenham Court Road Underground Station (most direct route)

Euston	2 mins	Northern line
Charing Cross	2 mins	Northern line
Waterloo	5 mins	Northern line
King's Cross	7 mins	Northern line and <a href="#">Victoria Line</a>
Liverpool Street	8 mins	<a href="#">Central line</a>
Victoria	8 mins	<a href="#">Central line</a> and <a href="#">Victoria Line</a>
Paddington	13 mins	<a href="#">Central line</a> and Bakerloo Line

## AIRPORTS

Travel times from Goodge Street Underground station

London City	33 mins	Northern line, Jubilee line & DLR
Heathrow	45 mins	Northern line, <a href="#">Central line</a> & Heathrow Express
Luton	52 mins	Northern line, <a href="#">Victoria line</a> & Thameslink
Gatwick	56 mins	Northern line, <a href="#">Victoria line</a> and Gatwick Express
Stansted	65 mins	Northern line, <a href="#">Victoria line</a> & Great Anglia



# TEAM

DEVELOPED WITH VISION FROM A  
BREADTH OF EXPERIENCE

## YOUR TRUSTED TEAM

Derwent London is a different kind of developer - a design-led creative office specialist providing unique workplaces where occupiers become long-term partners. We look for prime sites with hidden potential where we can develop best-in-class buildings with generous volume and excellent natural light. Good transport links are vital. We are known for our flexible approach to changing workspace requirements.

A key part of our business model has been an industry-leading commitment to architecture, research and responsibility. We believe this approach helps us to deliver inherently sustainable spaces which are attractive to occupy and efficient to operate. We are keenly committed to making better places and contributing to our local communities.

OUR JOURNEY TO

**NET ZERO**  
2030

As a responsible business, we understand, balance and manage our environmental, social and governance opportunities proactively; it is visible in our culture, approach and design and management of our buildings. We have recently set a target to achieve Net Zero Carbon by 2030.



25 Savile Row  
W1



1+2 Stephen Street  
W1



Turnmill  
EC1

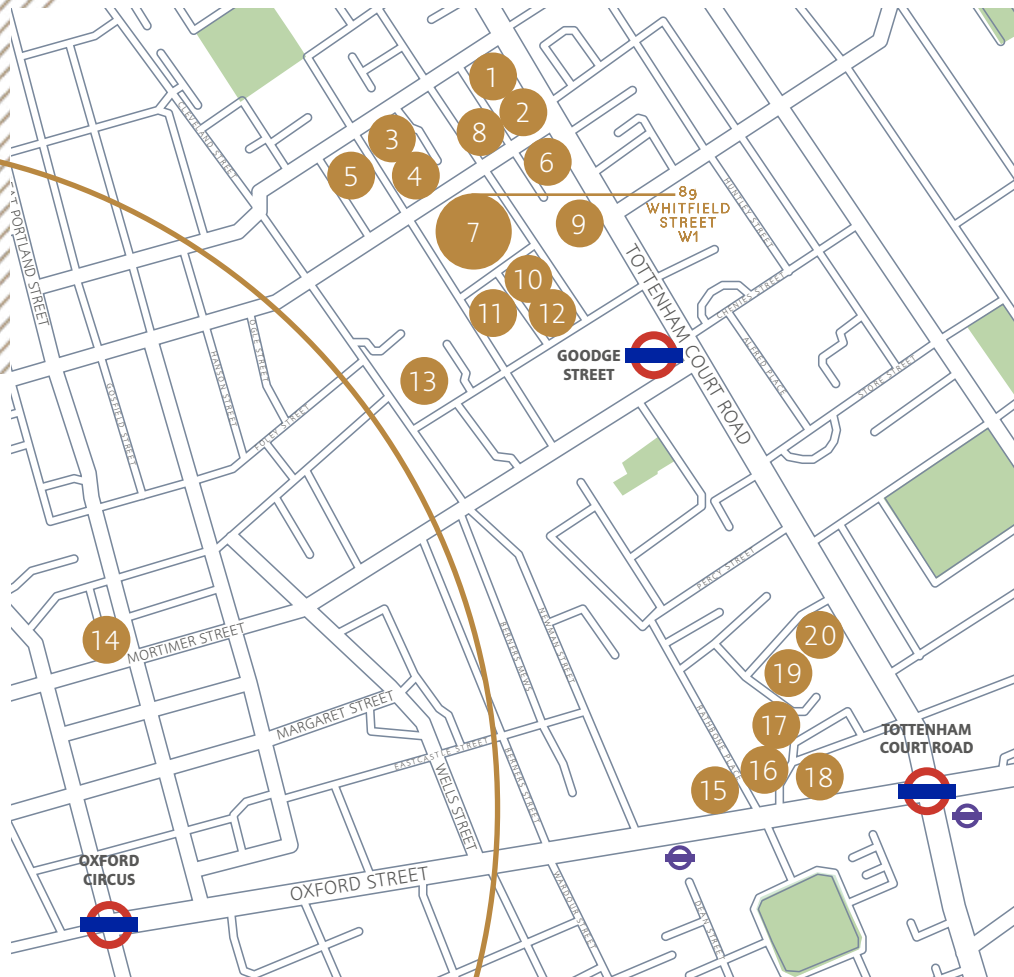
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Derwent London are proud to call Fitzrovia one of our key villages, with 1.4m sq ft of office and retail space. This means we can offer any local company the opportunity to have their office needs met as their business needs change. We are an invested Landlord in this area but our interests lie beyond the bricks and mortar. We pride ourselves in working with our tenants and creating strong long-term partnerships to provide happy and healthy workplace environments where businesses and talent can thrive.

1. 90 Whitfield Street
2. Network Building, 95-100 Tottenham Court Road
3. 18-24 Fitzroy Street
4. 1-5 Maple Place & 12-16 Fitzroy Street
5. 19-23 Fitzroy Street
6. 88-94 Tottenham Court Road  
60 Whitfield Street
7. 80 Charlotte Street & 89 Whitfield Street
8. 78 Whitfield Street
9. 80-85 Tottenham Court Road
10. 45-51 Whitfield Street
11. 76-78 Charlotte Street
12. 43 Whitfield Street
13. Middlesex House, 34-42 Cleveland Street
14. Henry Wood House, 3-7 Langham Place
15. Holden House, 54-68 Oxford Street
16. Rathbone Studios, 3-10 Rathbone Place
17. Charlotte Building, 17 Gresse Street
18. 50 Oxford Street
19. 1+2 Stephen Street
20. Tottenham Court Walk

1+2 Stephen  
Street.

WHITE  
COLLAR  
FACTORY



Fitzrovia W1

Size 266,500 sq ft

Completion 2013-2015

Architects Orms

Tenants Anacap, Brandopus,  
Fremantlemedia,  
Freud Communications,  
The Office Group

Retail DF Tacos, Hotel  
Chocolat, Leon, Odeon, Planet  
Organic, T2 and Waterstones

Old Street EC1

Size 291,400 sq ft

Completion 2017

Architects AHMM

Tenants Adobe, AKT II,  
BGL, Box.com, Capital One,  
Egress, Runpath, Spark44  
and The Office Group

Restaurants Daffodil  
Mulligan and Passo

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Soho Place  
W1



Soho W1

Size 285,000 sq ft

Completion 2021

Architects AHMM

Tenants Apollo Global  
Management and G-Research

**BRUNEL • BUILDING**



Paddington, W2

Size: 243,200 sq ft

Completed: 2019

Architects: Fletcher Priest

Tenants: Alpha FX, Coach,  
Hellman & Friedman,  
Paymentsense, Premier  
League, Sony Pictures  
Entertainment and Splunk

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DERWENTLONDON

### 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 Pilcher London and CBRE. All figures of rates, service charge, VAT and all other outgoings. The agents have not tested the services. All floor areas are approximate. Date of preparation August 2021.