



Kings Annexe

38 WHITFIELD ST.
FITZROVIA, W1



Establish yourself in this 7,429sq ft self-contained HQ workspace.

With excellent street presence in the centre of Fitzrovia, the space has been designed and built with well-being & sustainability at its core achieving an EPC rating of A.



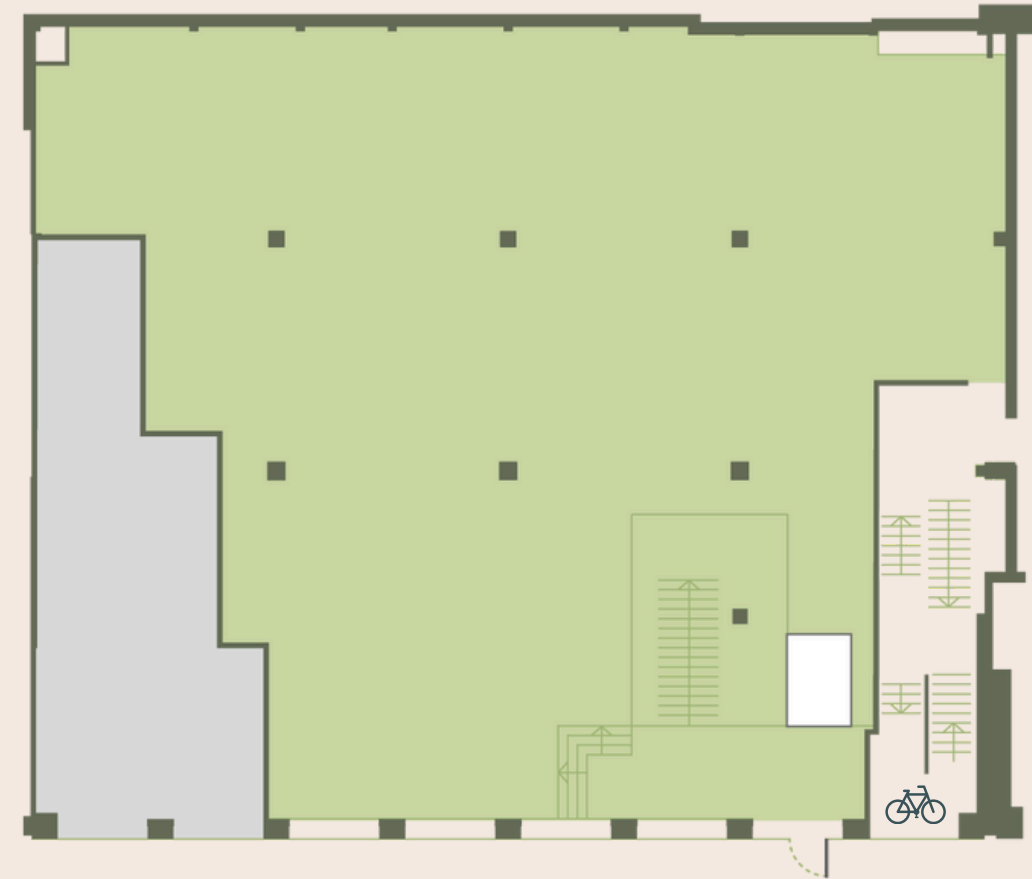
Set over two floors to create a flexible, exciting working environment for both staff and visitors.





Floor Plans

NET INTERNAL AREA - 7,429 Sq Ft



GROUND FLOOR 4,028 Sq Ft

CAT A FLOORPLATES



LIBRARY FLOOR 3,401 Sq Ft



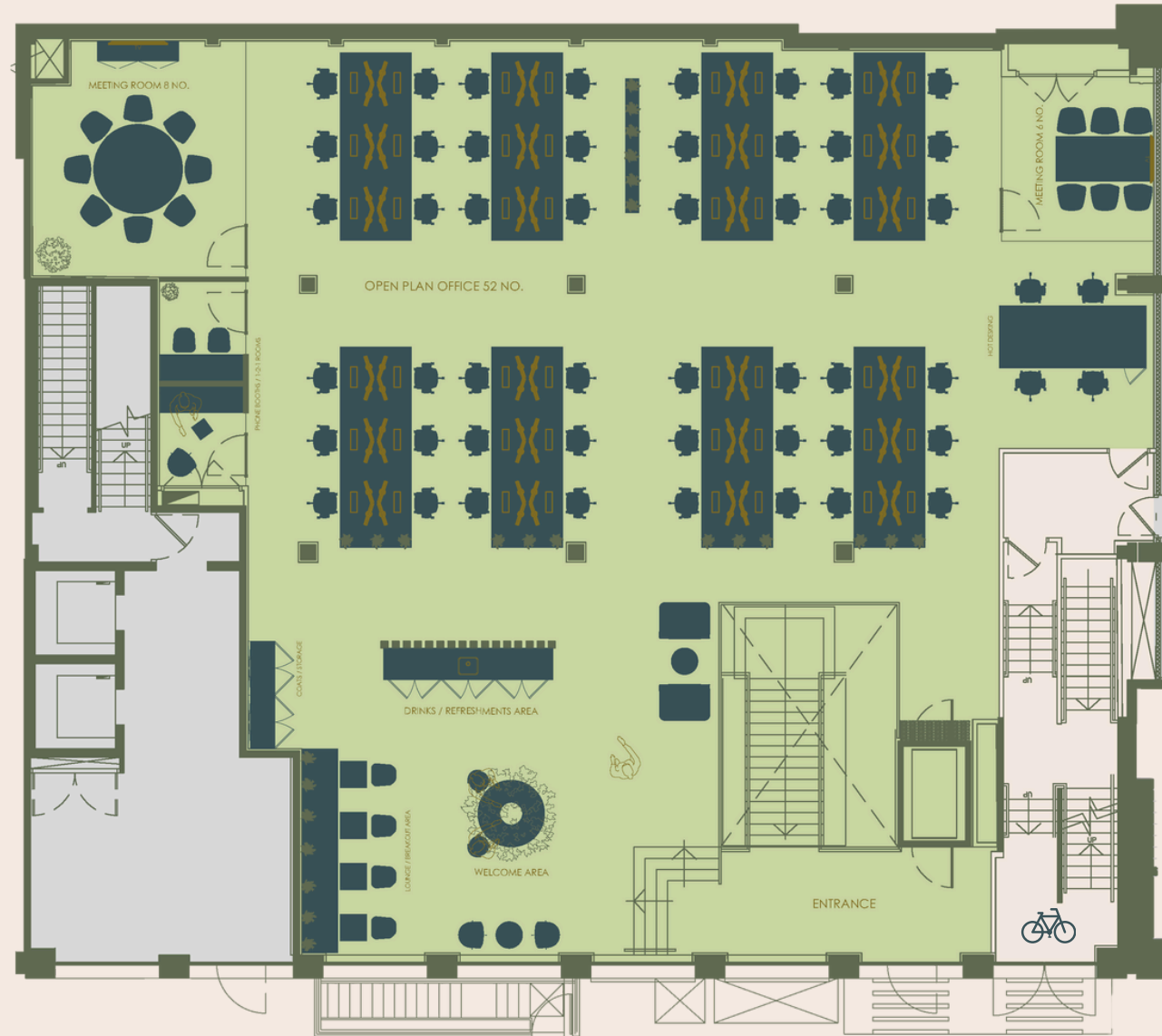
The Ground Floor

NET INTERNAL AREA - 4,028 Sq Ft

INDICATIVE FIT OUT

- Open Plan Office for 52* occupants
- Reception & welcome area
- Breakout Lounge
- Kitchen
- Eight person meeting room
- Six person meeting room
- 2 Phone booths

*Planned on 1400 x 800mm per person



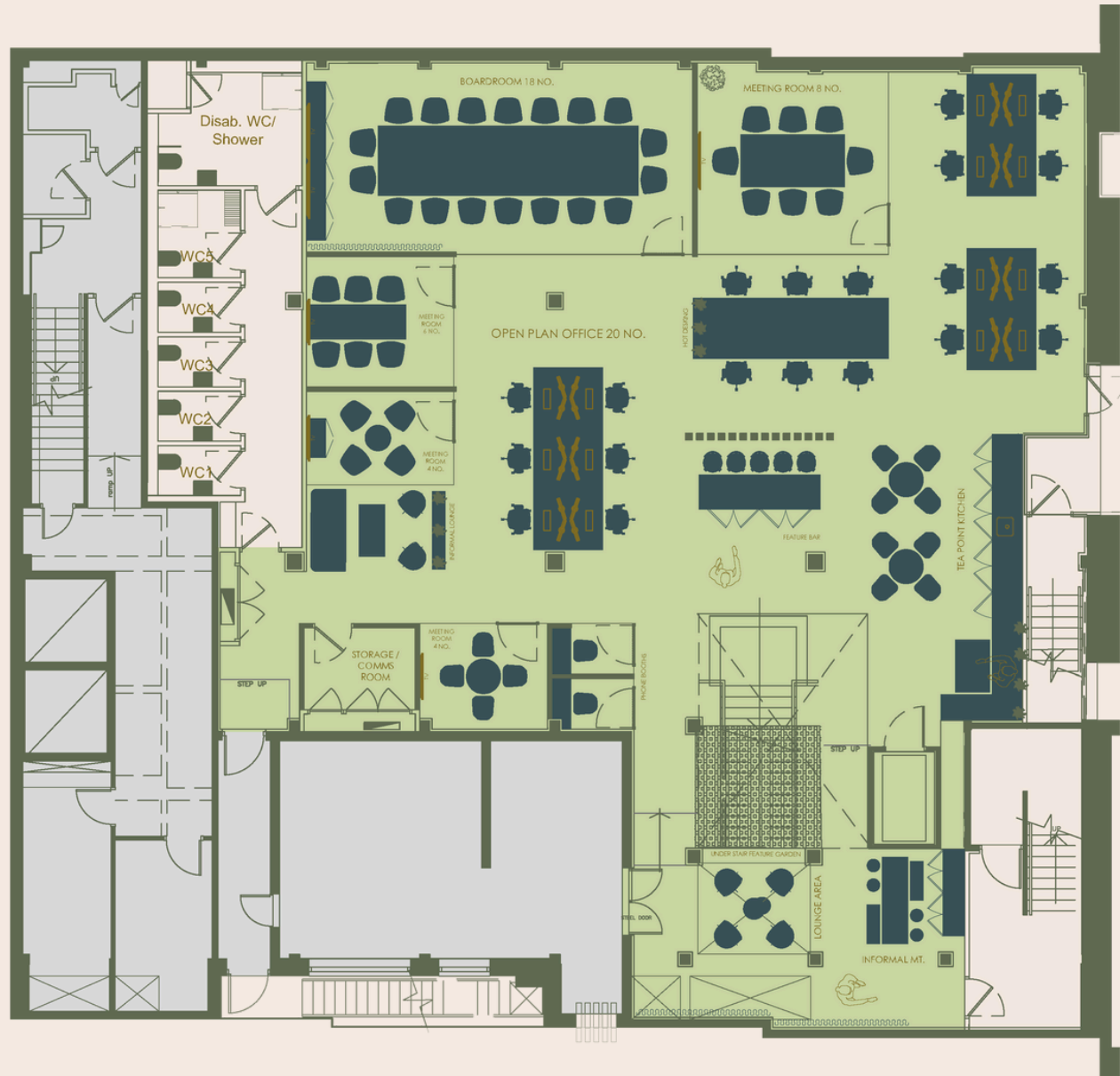
The Library Floor

NET INTERNAL AREA - 3,401 Sq Ft

INDICATIVE FIT OUT

- Open Plan Office for 20* occupants
- 2 Lounge areas
- Tea point and breakout area
- Eight person informal meeting room
- Eighteen person boardroom
- Eight person meeting room
- Six person meeting room
- 2 Four person meeting rooms
- 2 Phone booths
- General storage and comms room

*Planned on 1400 x 800mm per person

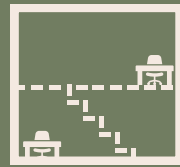




Built for the future with sustainability, accessibility and well-being at the forefront of its blueprint.

Kings Annexe has been designed to reflect modern working.

The space blends a refreshing and calming aesthetic with practical solutions which bolster any organizations ESG charter.



Self-contained workspace.



Extensive frontage with good natural light



Excellent street presence & branding opportunities



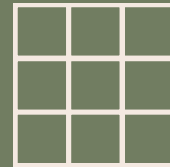
Grand staircase utilising natural materials



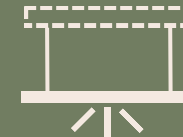
New air handling system throughout



Solid wood flooring at Ground Floor



Fully-raised metal tile floor on Library Floor



New LED lighting and semi-exposed raft services



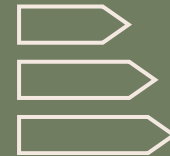
Superloos



Exceptional communal facilities



Up to 10GB fibre and back up line provided by Portman Tech



EPC rating of A



Fully DDA compliant



Interior living garden



New DDA compliant passenger lift





With a culturally rich & bohemian history, Fitzrovia is a bustling neighbourhood which has something for everyone.



A thriving and diverse neighbourhood

OCCUPIERS

- 1 Titan Investors | Investment Management
- 2 Take Two Interactive | Gaming
- 3 HCA Healthcare | Private Healthcare
- 4 Netflix | Entertainment Services
- 5 Dyson | Technology
- 6 Boston Consulting | Management Consulting
- 7 Meta | Social Media
- 8 De Metz Forbes Knight | Architects

LEISURE

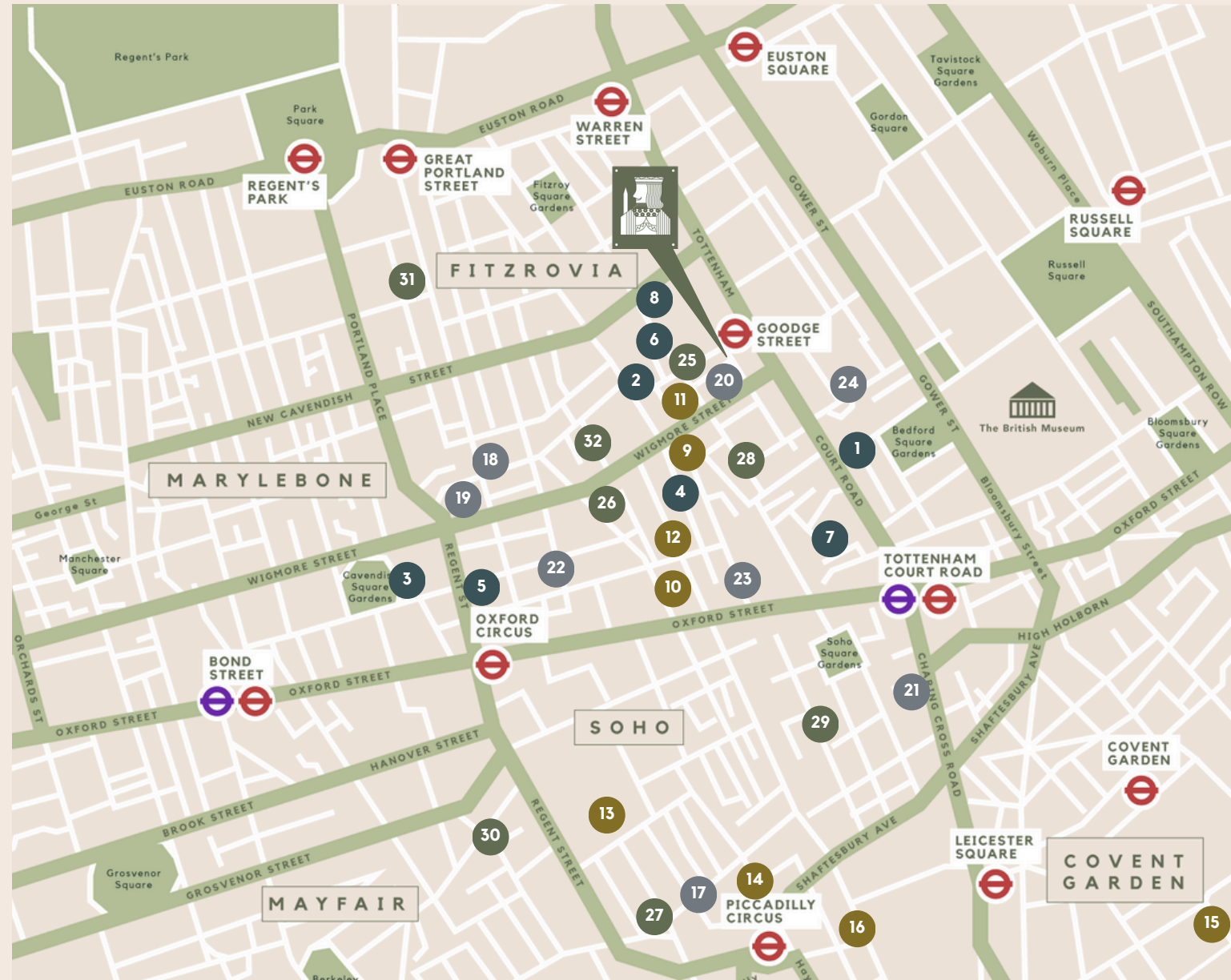
- 17 Third Space | Fitness
- 18 Clutch | Clothing & Cafe
- 19 Psyche | Fitness
- 20 The Penny Drop | Artisan Coffee
- 21 Until | Fitness
- 22 Rowbots | Fitness
- 23 Omotesando Koffee | Artisan Coffee
- 24 Honey & Co Daily | Deli

HOTELS & BARS

- 9 The Newman (opening 2024) | Hotel
- 10 The London Edition | Hotel
- 11 Reverend J W Simpson | Cocktail Bar
- 12 The Mandrake | Hotel
- 13 The Night Jar | Bar
- 14 Ham Yard | Hotel
- 15 Radio Rooftop | Bar
- 16 W London | Hotel

RESTAURANTS & MEMBERS CLUBS

- 25 Noize | Restaurant
- 26 Roka | Restaurant
- 27 1 Warwick | Members Club
- 28 Lisboeta | Restaurant
- 29 Soho House | Members Club
- 30 Sketch | Michelin Star Restaurant
- 31 Portland | Michelin Star Restaurant
- 32 64 Goodge Street | Restaurant



Superb Connectivity

Whether commuting, travelling around the Capital or flying in for business Kings Annexe is in easy reach.



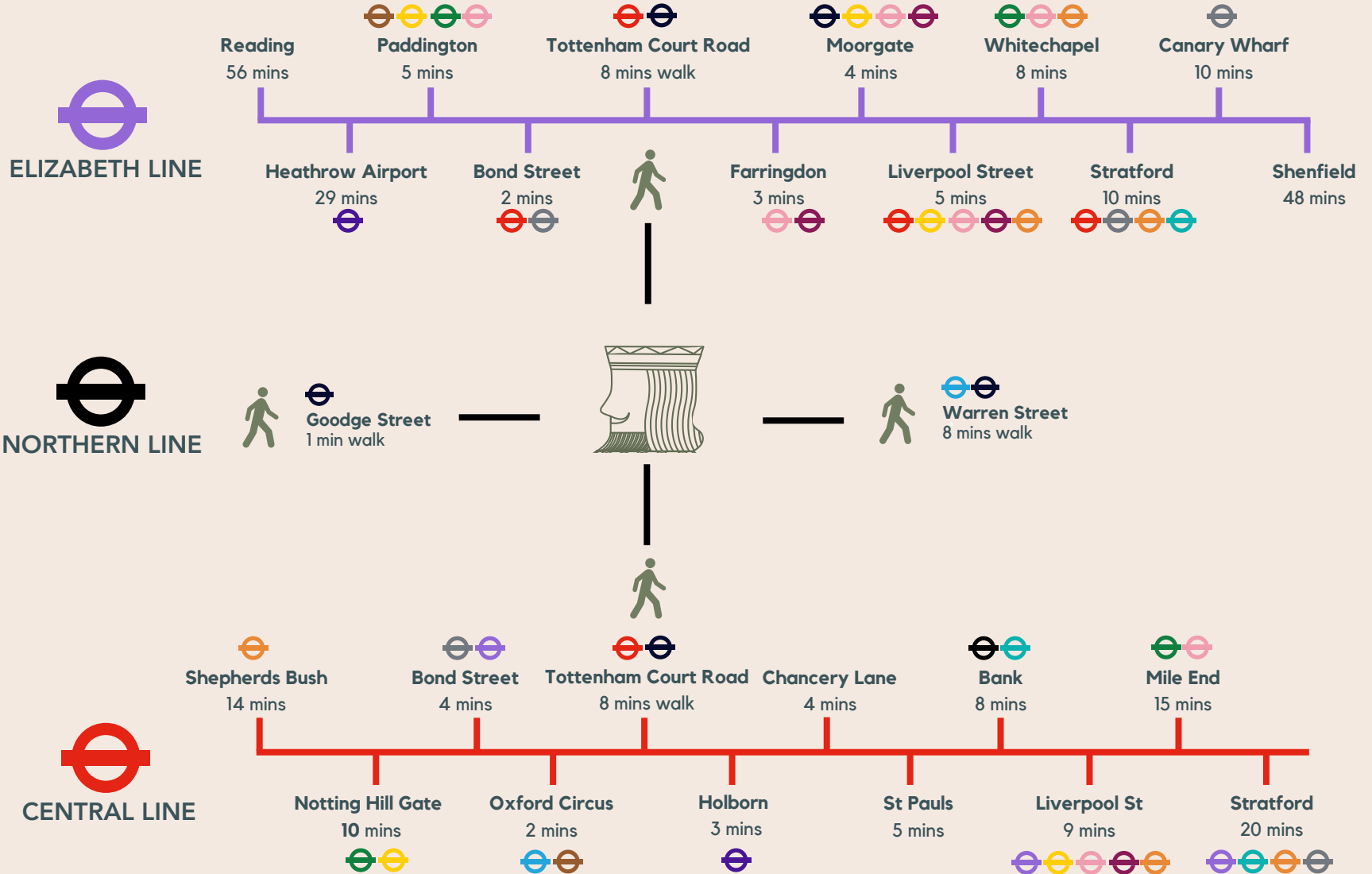
Underground Trains
Every 2.5 mins during rush hour



Heathrow Airport
29 mins



Kings Cross Eurostar
11 mins



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Delivery Team

Client



Design & Build

BASE

Project Management



Fibre Broadband



PORTMANTECH

MISREPRESENTATION ACT 1967

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. January 2024

