

80

CHARLOTTE

STREET



## **80 CHARLOTTE STREET: A BOLD REINVENTION**

It's been almost ten years in the making.

80 Charlotte Street – Derwent London's stunning new development – is set to become the focal point of the renowned creative area of Fitzrovia. Demand has been strong with the final 30,000 sq ft of the 3rd floor now let, leaving a 10,000 sq ft brand new CAT A office unit on the part 3rd floor in this landmark building.

In addition, there is also 25,000 sq ft on the part 2nd floor available to let, also in brand new CAT A condition.

## **ABOVE AND BEYOND**

80 Charlotte Street exemplifies the striking design for which Derwent London is renowned. Three-metre high warehouse-style ceilings, a café, a communal roof terrace and cycle bays are just a few of the building's notable features; the development even boasts its own park.

Yet outstanding design is only part of the story.

## **ZERO-CARBON**

Sustainability is in the very DNA of 80 Charlotte Street.

The building is all-electric; the principle being that as electricity generation becomes greener, the ultimate aim of being a true zero-carbon development gets ever closer.



Pocket Park



## 80 CHARLOTTE STREET: ABOUT

- 30,000 sq ft let and 10,000 sq ft available on the 3rd floor
- 25,000 sq ft available on the part 2nd floor
- Large and flexible floor plates
- c.3m floor to ceiling heights
- Four pipe fan coil system integrated into base build design
- Openable windows
- Three large central atria
- Soffit – warehouse appearance
- Multiple entrances on Charlotte and Whitfield Street
- 3,650 sq ft ground floor reception lobby with an accessible bar
- 55 metre communal roof terrace on the 9th floor with a cafe and bar
- Best in class end of journey facilities
- Derwent London's first all electric building
- Separate VIP entrance
- BREEAM Excellent
- EPC achieved is B
- LEED – target Gold



## EXCEPTIONAL FROM BOTTOM TO TOP

The main entrance on Charlotte Street is inspired by the work of renowned American artist Donald Judd. The colours and materials in the 3,650 sq ft lobby have been carefully chosen to create a striking but welcoming environment.

Further inside the building, you discover a series of light and uncluttered spaces connected both horizontally and vertically. Three separate full-height atria add to the sense of openness and size.





Reception area

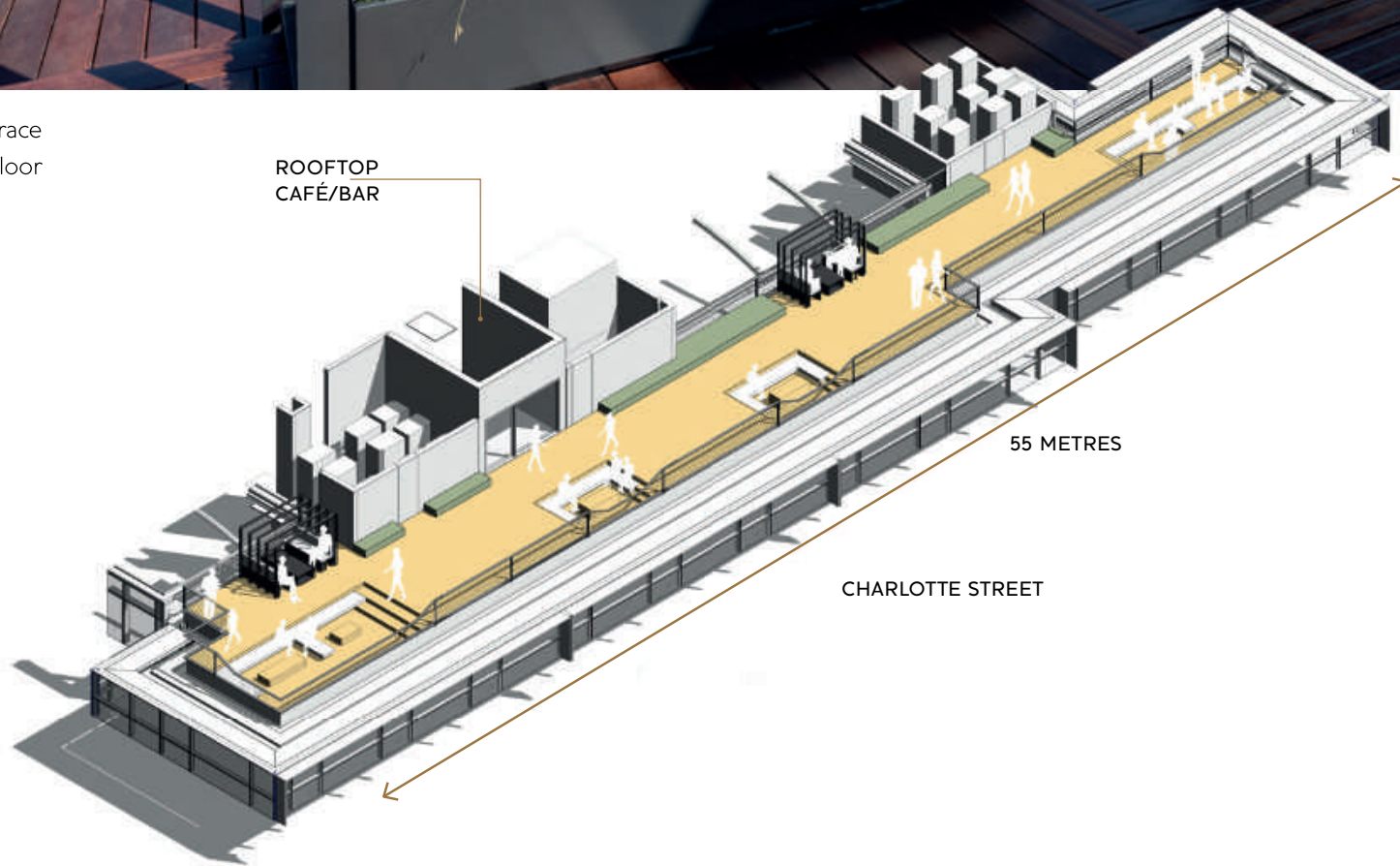


Roof terrace (CGI)





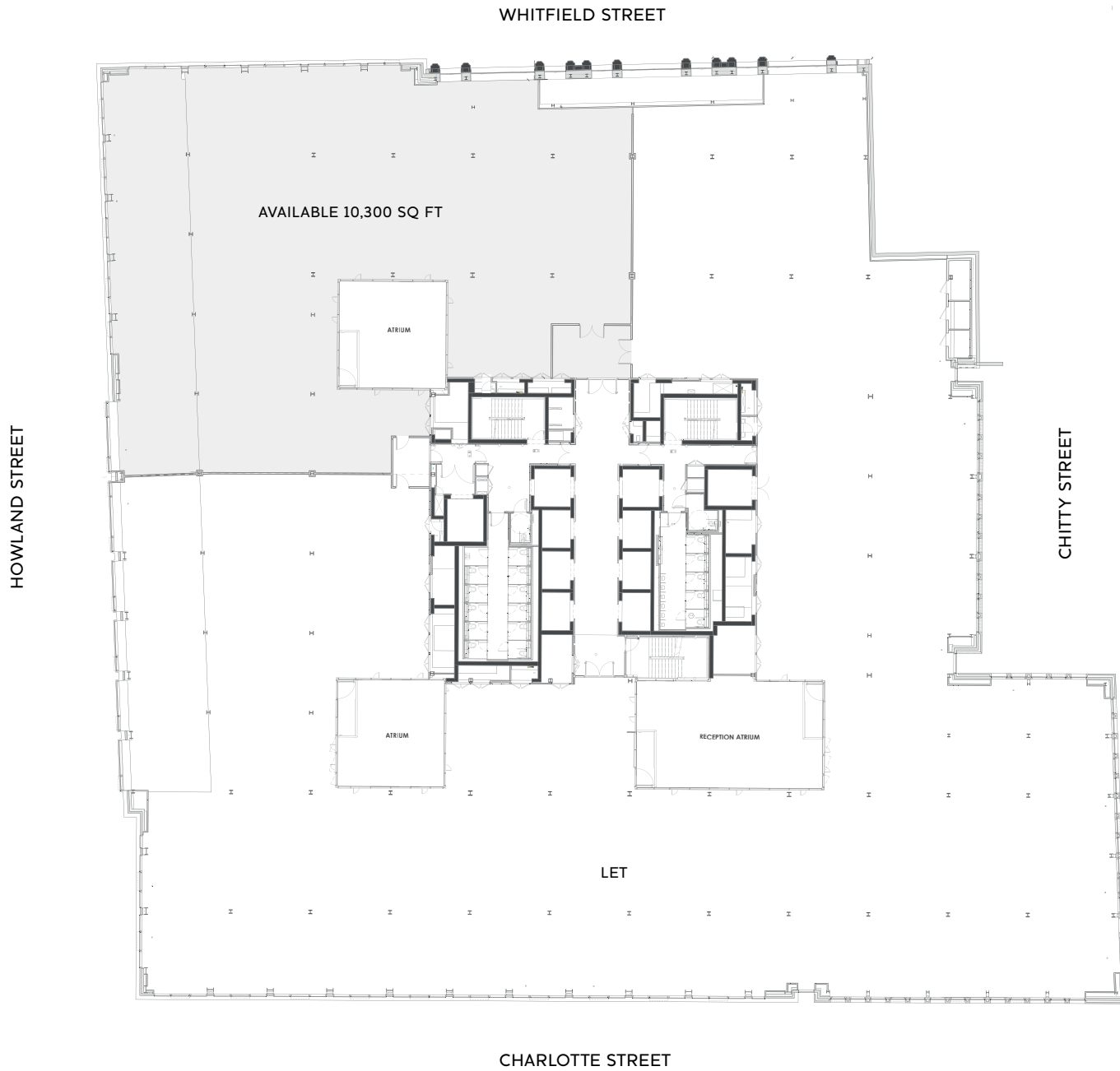
Communal roof terrace  
with café/bar on the 9th floor





3<sup>rd</sup> Floor  
39,964 sq ft / 3712.8 sq m  
FLOORPLAN NOT TO SCALE

■ AVAILABLE AREA







CGI showing indicative fit-out of floor with exposed concrete soffits



The third floor is delivered to CAT A specification.

# THE NEIGHBOURHOOD



## **LOCATION**

The regeneration of London's Fitzrovia area began several years ago.

Pavements have been relaid, public spaces have been enhanced and major road works have led to reduced congestion and improved air quality.

Its excellent central location means that London's main shopping areas, hotels, restaurants, galleries and other cultural institutions are within walking distance.

## **CONNECTIVITY**

Seven Underground stations are located within less than ten minutes' walk of 80 Charlotte Street – and this year the opening of Crossrail will make Tottenham Court Road Station one of the West End's main transport hubs.

VIEW VIRTUAL TOUR ►

LEASE TERM: A new sub-lease of up to 18 years is available.

CONTACT THE LEASING AGENTS FOR MORE INFORMATION:



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