



FURNISHED \* FLEXIBLE \*

## CHARLOTTE STUDIOS W1

1,473 SQ FT OF FURNISHED + FLEXIBLE  
OFFICE SPACE AVAILABLE NOW WITH  
FLEXIBLE LEASE TERMS AND A  
SHORT-FORM CONTRACT.

LOCATED IN THE HEART OF FITZROVIA.

# INTRODUCTION

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**Charlotte Studios occupies a prominent corner position on Charlotte Street and Chitty Street, directly opposite DL/78, a complimentary Lounge for all Derwent London tenants to enjoy.**

Behind its bold façade lies 1,473 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.









- Furnished + Flexible office space
- Perimeter mounted air conditioning
- Fully cabled throughout (data and power)
- 2.7m floor-to-ceiling heights
- Openable windows providing natural ventilation
- Feature industrial light fittings
- New LED up and down lighting throughout
- Demised WC
- Passenger lift
- Shower and changing facilities on lower ground floor
- EPC rating: B

# THE FLOOR

Schedule of areas	sq ft*	sq m*
First floor	1,473	137

\* IPMS measurement on request.

## What's Included?

-  18 x desks
-  2 x meeting rooms
-  Tea point
-  Breakout area
-  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
- **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 bars and restaurant gems.

# DERWENT LONDON

- London's leading creative office specialist with 40 years' experience
- Inspiring and innovative architecture and design
- Largest central London office-focused REIT
- £4.9bn investment portfolio
- 5.4 million sq ft in central London
- Net zero carbon business by 2030

## **We Design & Innovate...**

We are experts in our industry, delivering transformative, design-led spaces that become thriving places.

## **...to Build & Connect Communities...**

We invest in our communities and provide best-in-class service, offering all office tenants complimentary DL/ Membership with exceptional amenity, service & benefits.

## **...With an Unrivalled Brand & Expertise**

We take pride in our track-record as London's leading design-led developer of world-class commercial buildings. Our buildings have, and always will be, our brand.

**From our brand to our design-led spaces, the Derwent London experience is distinctive, inspiring & user-focused.**



25 SAVILE ROW W1



45 WHITFIELD STREET W1

# DERWENT LONDON

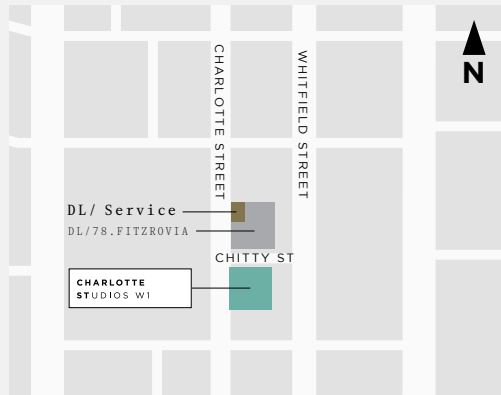
## DL/ MEMBERS

As a valued tenant of Derwent London, you will automatically enjoy complimentary DL/ Membership status.

DL/ Members have access to an ever-growing package of exclusive benefits. Across the road is DL/78 our dedicated Members Lounge, for touch-down workspace, meeting rooms, private hire event space and somewhere to connect and collaborate. You can also use our second Lounge, DL/28 in Old Street.

You'll receive specially negotiated discounts from a diverse collection of businesses, including local coffee shops, restaurants and wellness brands.

Members also have access to a packed calendar of experience-led events curated by our dedicated team. And the DL/ App is your effortless personal portal to all of it.



### Our DL/ Lounges include:

- Communal collaboration and working areas in the Lounge
- Bookable meeting rooms configured to your needs
- Library for quiet working (DL/28)
- Outdoor terrace (DL/28)
- Event / town hall space available for exclusive hire
- On-site café operated by DL/ Service
- Curated events programme
- All connected via the DL/ App

**DL/78, 78 Charlotte Street, Fitzrovia W1**  
**DL/28, 28 Featherstone Street, Old Street EC1**



# LOCAL AMENITIES & OCCUPIERS

## RETAIL

- 01 Cloud 9 Cycles
- 02 Heal's
- 03 Hotel Chocolat
- 04 Sostrene Grene
- 05 ProCook
- 06 Sainsbury's
- 07 Treadwell's Books
- 08 Waterstones

## GYM

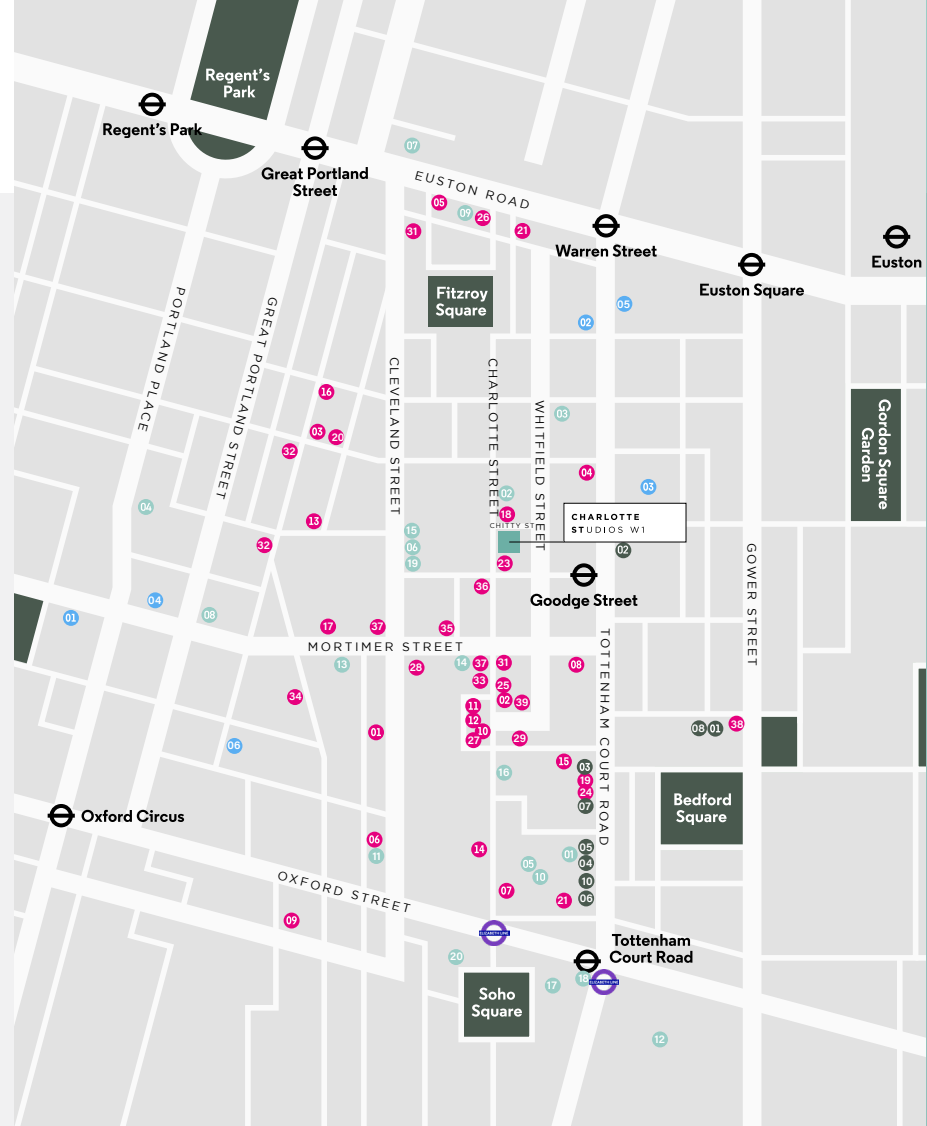
- 01 Barrecore
- 02 F45
- 03 Fitness First
- 04 Psyche
- 05 PureGym
- 06 Rowbots

## 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 DF Tacos
- 18 DL/ Service
- 19 Foley's
- 20 Hakkasan
- 21 Honey & Spice
- 22 Honey & Smoke
- 23 Kazu
- 24 Leon
- 25 Lisboeta
- 26 Miel Bakery
- 27 Mowgli
- 28 Mr Fogg's
- 29 Norma
- 30 Portland
- 31 The Remedy Wine Bar
- 32 Riding House Café
- 33 Roka
- 34 Rovi
- 35 Salt Yard
- 36 Shoop
- 37 Six by Nico
- 38 Store Street Espresso
- 39 The Ninth

## OCCUPIERS

- 01 **1+2 Stephen Street**  
AnaCap Financial Partners  
FremantleMedia  
Freud Communications
- 02 **80 Charlotte Street**  
Arup  
Boston Consulting Group  
Lee & Thompson
- 03 **90 Whitfield Street**  
EDF Energy  
HOK International  
BBC
- 04 **Charlotte Building**  
Moore Kingstom Smith  
The&Partnership
- 05 **Charlotte Building**  
Dennis Publishing  
Dentsu  
Engine Group  
Entertainment One UK  
Facebook
- 06 **Middlesex House**  
Fletcher Priest  
Make Architects  
Netflix  
Palantir
- 07 **Soho Place**  
Apollo Global Management  
G-Research  
Take-Two  
TripAdvisor



# 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 May 2024.

