

**CHARLOTTE  
STUDIOS W1**

AVAILABLE IN THE HEART OF FITZROVIA.  
1,500 SQ FT - 3,000 SQ FT OF FULLY  
FITTED, READY TO GO OFFICE SPACE.

DERWENT  
LONDON

# INTRODUCTION

CHARLOTTE STREET STUDIOS, 76 CHARLOTTE STREET OCCUPIES A PROMINENT CORNER POSITION ON CHARLOTTE STREET AND CHITTY STREET. WITH ITS REMINISCENTLY CONSTRUCTIVIST EXTERIOR IT IS ONE OF FITZROVIA'S CONTEMPORARY COMMERCIAL BUILDINGS YET BEHIND ITS BOLD FAÇADE LIES FOUR FLOORS OF FLEXIBLE URBAN SPACE.

THESE FULLY FITTED AND READY TO GO FLOORS WILL PROVIDE A UNIQUE AND DESIRABLE WORKING ENVIRONMENT FOR ANY ASPIRING BUSINESS.



Charlotte Studios entrance

# THE DETAILS

CHARLOTTE STUDIOS OFFERS CONTEMPORARY OFFICE SPACE THAT HAS BEEN DESIGNED WITH THE OCCUPIER IN MIND. STYLISH, EFFICIENT WORKSPACE WITH FLOODS OF NATURAL LIGHT TO EACH FLOOR IN THE HEART OF ONE OF LONDON'S BEST VILLAGES.

- Fully fitted and furnished 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
2nd floor	1,494	139
<b>Total</b>	<b>3,000</b>	<b>279</b>

\* IPMS measurement on request.

## WHAT'S INCLUDED?



- Fully fitted and furnished office space



- 16 desks



- 1 private meeting room (8 person)



- Kitchenette and breakfast bar



- Fully cabled and enabled with high speed fibre internet



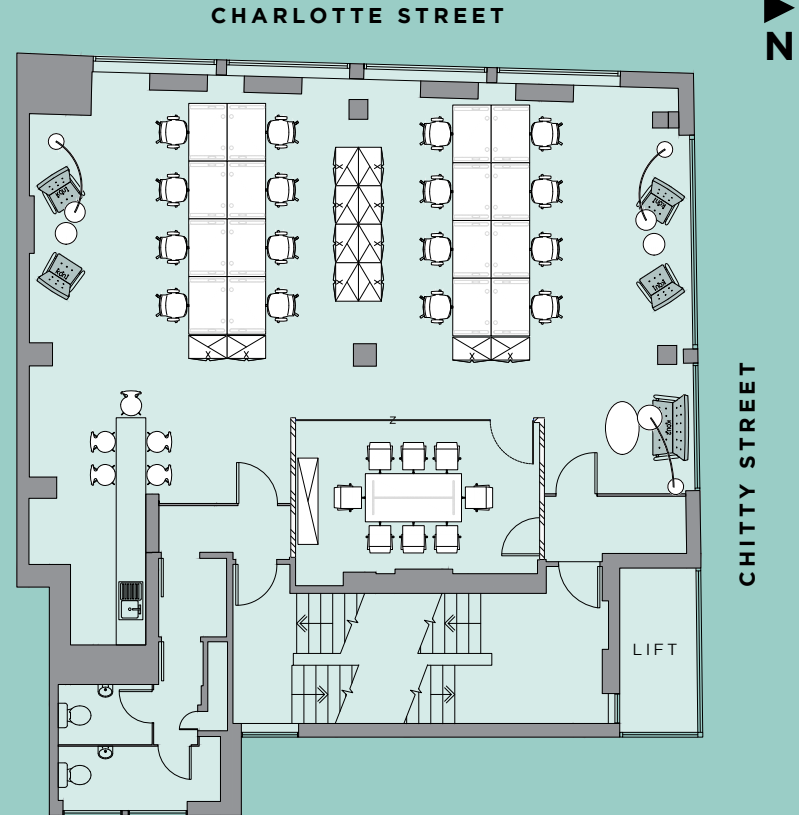
- Air conditioning

## 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 AREA



**MR FOGGS,  
48 NEWMAN STREET, W1**



**SHARPS, 9 WINDMILL STREET, 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.



**ROKA,  
37 CHARLOTTE STREET, W1**



**REBECCA HOSSACK GALLERY,  
28 CHARLOTTE STREET, W1**



**SALT YARD, 54 GOUDGE STREET, W1**



**FITZROY SQUARE, W1**



**CHARLOTTE STREET HOTEL,  
15-17 CHARLOTTE STREET, W1**



**BONNIE GULL SEAFOOD SHACK,  
21A FOLEY STREET, W1**

# LOCAL AMENITIES & OCCUPIERS

## RETAIL

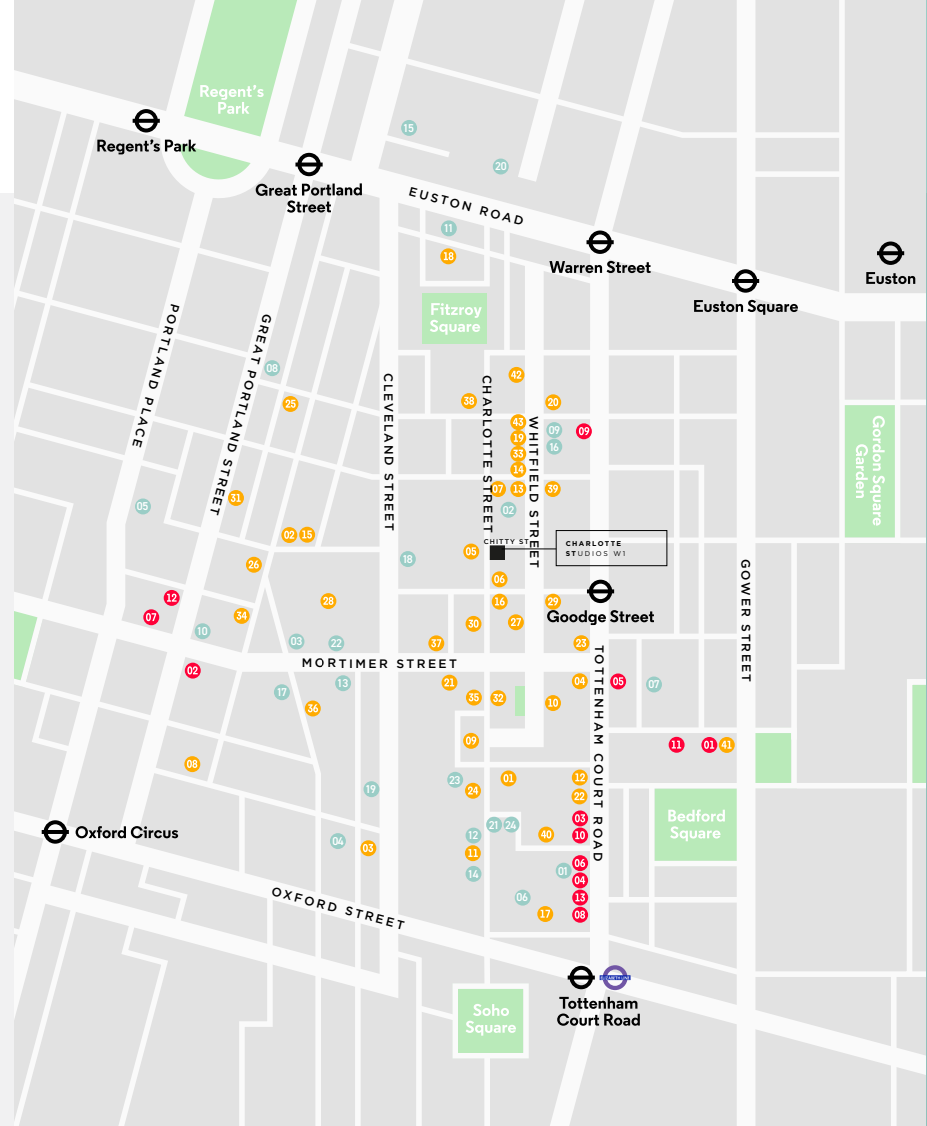
- 01 Cloud 9 Cycles
- 02 Cycle Surgery
- 03 Hotel Chocolat
- 04 Oasis
- 05 Paperchase
- 06 Planet Organic
- 07 Psyche
- 08 Sainsbury's
- 09 Space NK
- 10 T2
- 11 Treadwell's Books
- 12 Velourion
- 13 Waterstones

## RESTAURANTS

- 01 Ahi Poké
- 02 The Attendant
- 03 Berners Tavern
- 04 Black Sheep Coffee
- 05 BOBO Social
- 06 Bubbledogs
- 07 The Carpenters Arms
- 08 Carluccio's
- 09 Charlotte Street Hotel
- 10 Crazy Bear
- 11 Circolo Popolare
- 12 DF Tacos
- 13 EAT.
- 14 Franco Manca
- 15 Foley's
- 16 Gaucho
- 17 Hakkasan
- 18 Honey & Co.
- 19 itsu
- 20 The Japanese Canteen
- 21 Lantana Cafe
- 22 LEON
- 23 Le Pain Quotidien
- 24 Lima
- 25 The Lucky Pig
- 26 Mac and Wild
- 27 Noizé
- 28 Percy & Founders
- 29 The Penny Drop
- 30 Pescatori
- 31 Picture
- 32 Pied a Terre
- 33 Pret A Manger
- 34 Riding House Café
- 35 ROKA
- 36 ROVI
- 37 The Salt Yard
- 38 Simmons Bar
- 39 Starbucks
- 40 Stephen Street Kitchen
- 41 Store Street Espresso
- 42 TAP Coffee
- 43 Yo! Sushi

## OCCUPIERS

- 01 **1+2 Stephen Street**  
AnaCap Financial Partners  
BrandOpus  
Fremantle Group  
Freud Communications
- 02 **80 Charlotte Street**  
Arup  
The Boston Consulting Group
- 03 Allfunds Bank
- 04 Arcadia Group
- 05 BBC
- 06 Converse
- 07 Dennis Publishing
- 08 DNEG
- 09 EDF Energy
- 10 Engine Group
- 11 Entertainment One
- 12 Envy Post Production
- 13 Estée Lauder Companies
- 14 Facebook
- 15 Gazprom Marketing & Trading
- 16 HOK
- 17 Lionsgate Films
- 18 Make Architects
- 19 Overbury
- 20 Santander
- 21 Sony DADC
- 22 Skyscanner
- 23 The&Partnership
- 24 T-Systems



# ON YOUR DOORSTEP

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DERWENT LONDON ARE PROUD TO CALL FITZROVIA ONE OF THEIR KEY VILLAGES WITH 1.4M SQ FT OF OFFICE AND RETAIL SPACE. THIS MEANS THAT WE CAN OFFER ANY LOCAL COMPANY THE OPPORTUNITY TO HAVE THEIR OFFICE NEEDS MET AS THEIR BUSINESS NEEDS CHANGE.



67 Whitfield Street proposed café

## 80 CHARLOTTE STREET

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THIS IS OUR LATEST DEVELOPMENT, ADJACENT TO 76 CHARLOTTE STREET. IT WILL OFFER TWO NEW EXCITING RETAIL/ RESTAURANT UNITS AND THE NEW POET'S PARK, AN URBAN OASIS FOR CENTRAL LONDON, RIGHT ON YOUR DOORSTEP.



89 Whitfield Street proposed restaurant



Poet's Park - Chitty Street

# THE AGENTS

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## EDWARD CHARLES & PARTNERS

### CRAIG NORTON

T: 020 7009 2303

M: 07818 424 764

E: [cnorton@edwardcharles.co.uk](mailto:cnorton@edwardcharles.co.uk)

### SEAN CUNNINGHAM

T: 020 7009 2300

M: 07827 985 858

E: [scunningham@edwardcharles.co.uk](mailto:scunningham@edwardcharles.co.uk)

#### Misrepresentation act

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