

43 Whitfield

43 Whitfield Street
Fitzrovia W1

Introduction

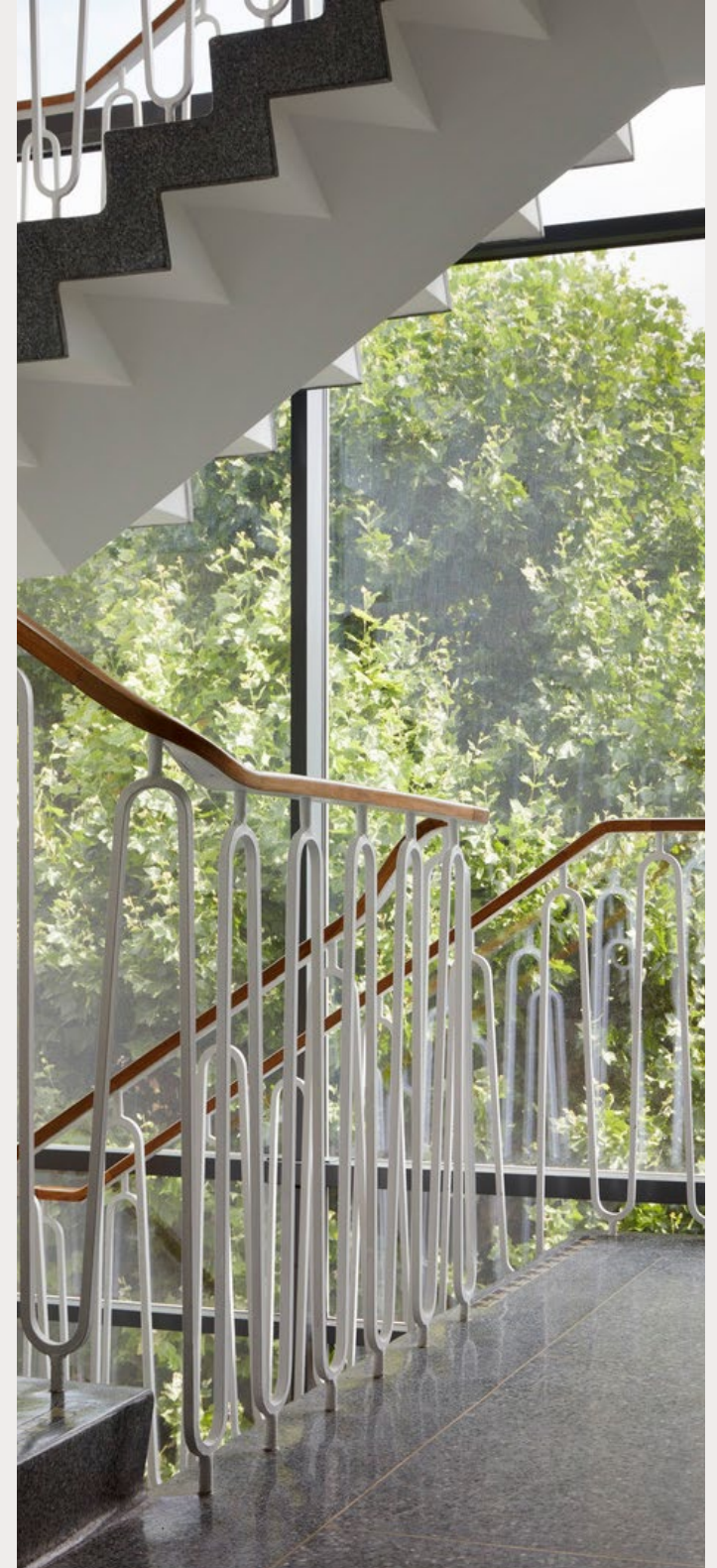
**3,014 sq ft - 6,617 sq ft of quality workspace,
available across the ground and first floors in the
heart of Fitzrovia.**

**An additional 459 sq ft of storage space, available
on the lower ground floor.**

43 Whitfield Street offers flexible options for occupiers with differing requirements. The first floor provides fully fitted Furnished + Flexible space, allowing businesses to move in with speed and ease.

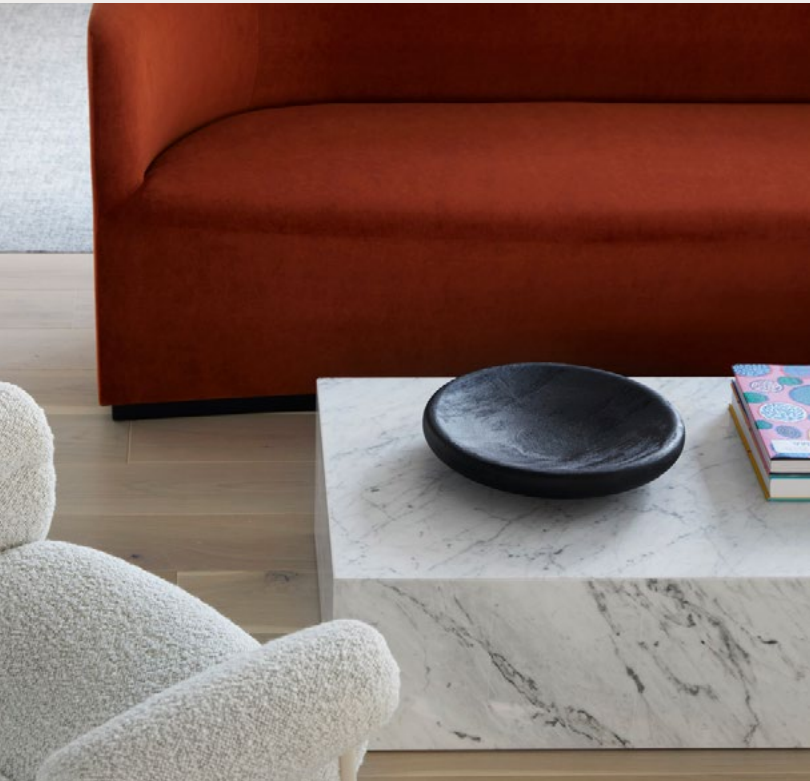
The ground floor space, benefits from a dedicated entrance on the corner of Whitfield Street and Tottenham Street. Delivered to CAT A with two meeting rooms, the potential is there to create a characterful office space, exciting retail unit or curated showroom.

Available September 2026.



Building Features

- Prominent corner building with excellent natural light
- Dedicated entrance on the ground floor
- Terazzo staircase with feature pendant lighting
- Furnished + Flexible office space
- 27 cycle spaces (13 on ground, 14 on lower ground)
- New WCs and shower facilities
- Fully cabled high-speed fibre
- All-electric building
- 2.5kW solar panels support the building’s energy consumption
- EPC Rating B
- Air conditioned



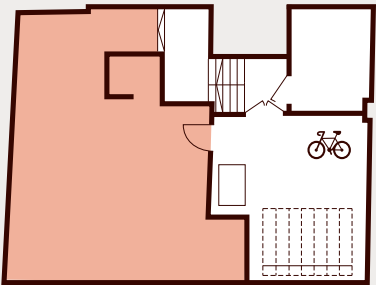
Schedule of Areas

FLOOR	SQ FT*	SQ M*	
First floor	3,014	280	Furnished + Flexible
Ground floor	3,603	334	CAT A
Lower Ground	459	42	Shell & Core
Total	7,076	656	

*Subject to measurement on Practical Completion.

Lower Ground Floor

Shell & Core
459 sq ft / 42 sq m



Key

Demise

Common Areas

Tottenham Street

Ground Floor

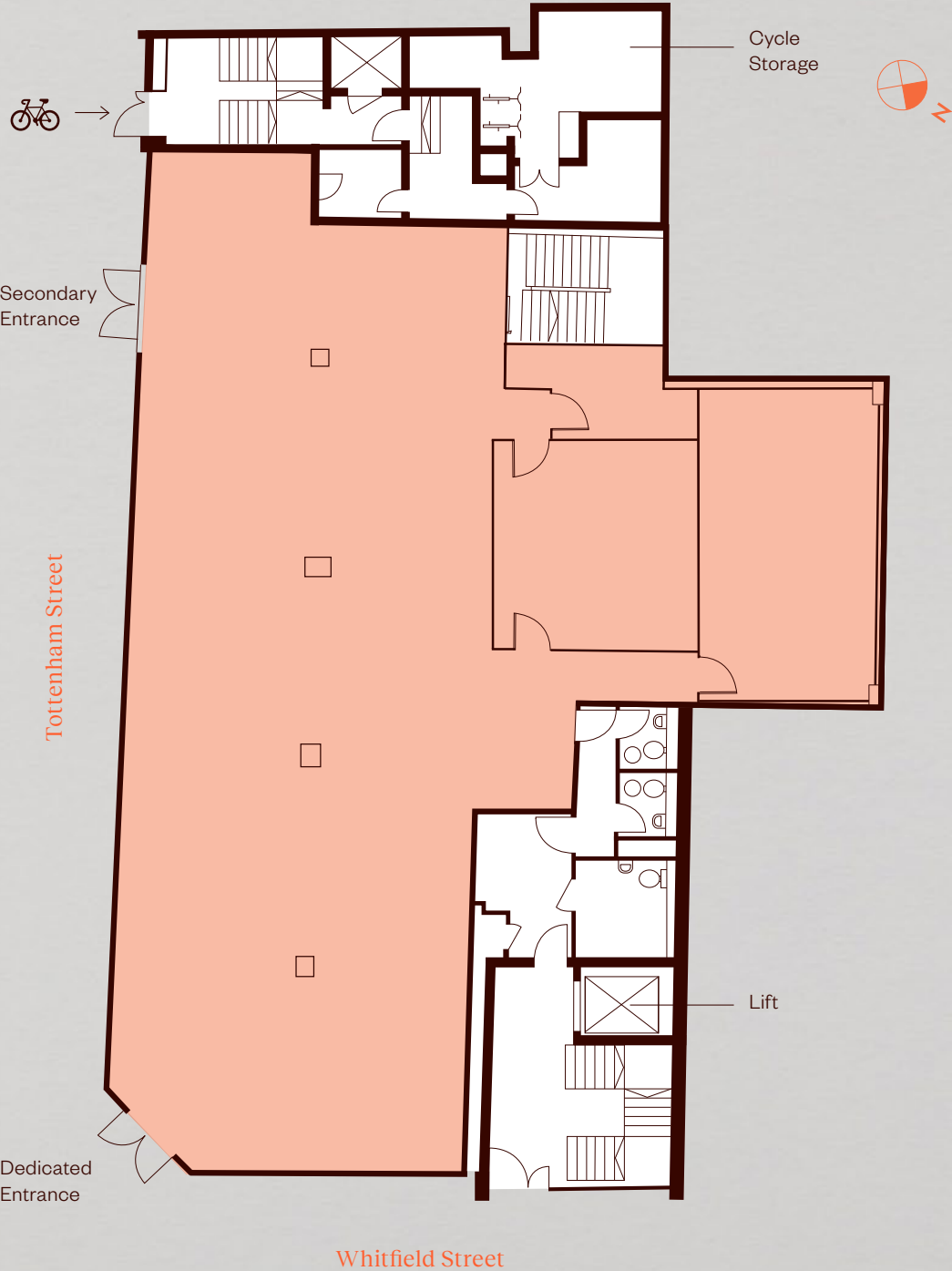
CAT A
3,603 sq ft / 334 sq m

With two meeting rooms included within this CAT A floor, the ground floor offers flexibility for a characterful office space, retail concept or curated showroom.

Key

Demise

Common Areas



Ground Floor

CAT A Indicative Space Planning

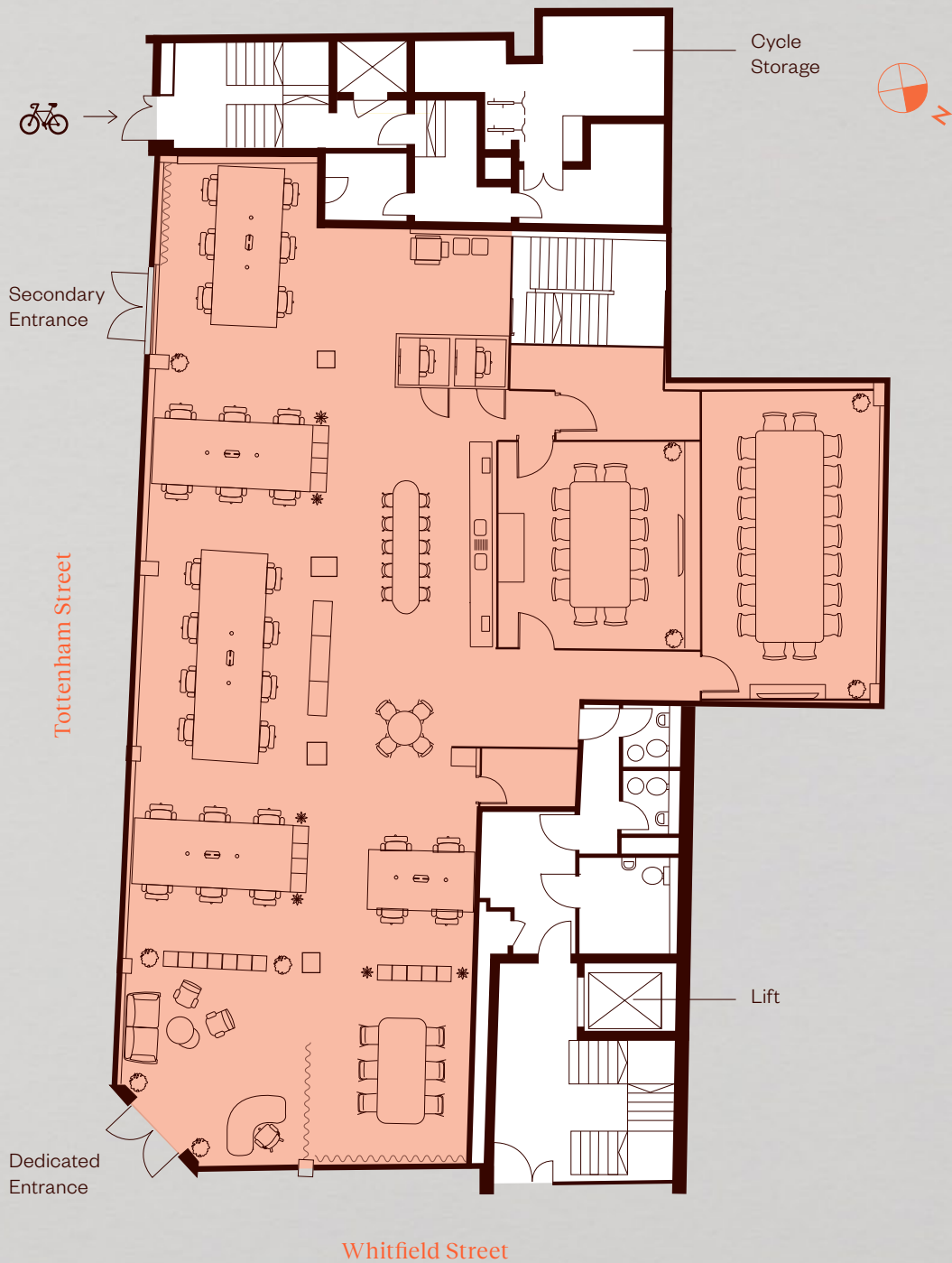
Office
3,603 sq ft / 334 sq m

Occupier Density
1:10

	Fitted desks	30
	Hot desks	6
	12-person meeting room	1
	18-person meeting room	1
	Phone booths	2
	Reception and waiting area	
	Kitchen	
	Breakout areas	
	High-speed fibre enabled	
	On-floor WCs	

Key

-  Demise
-  Common Areas



First Floor

Furnished + Flexible
3,014 sq ft / 280 sq m

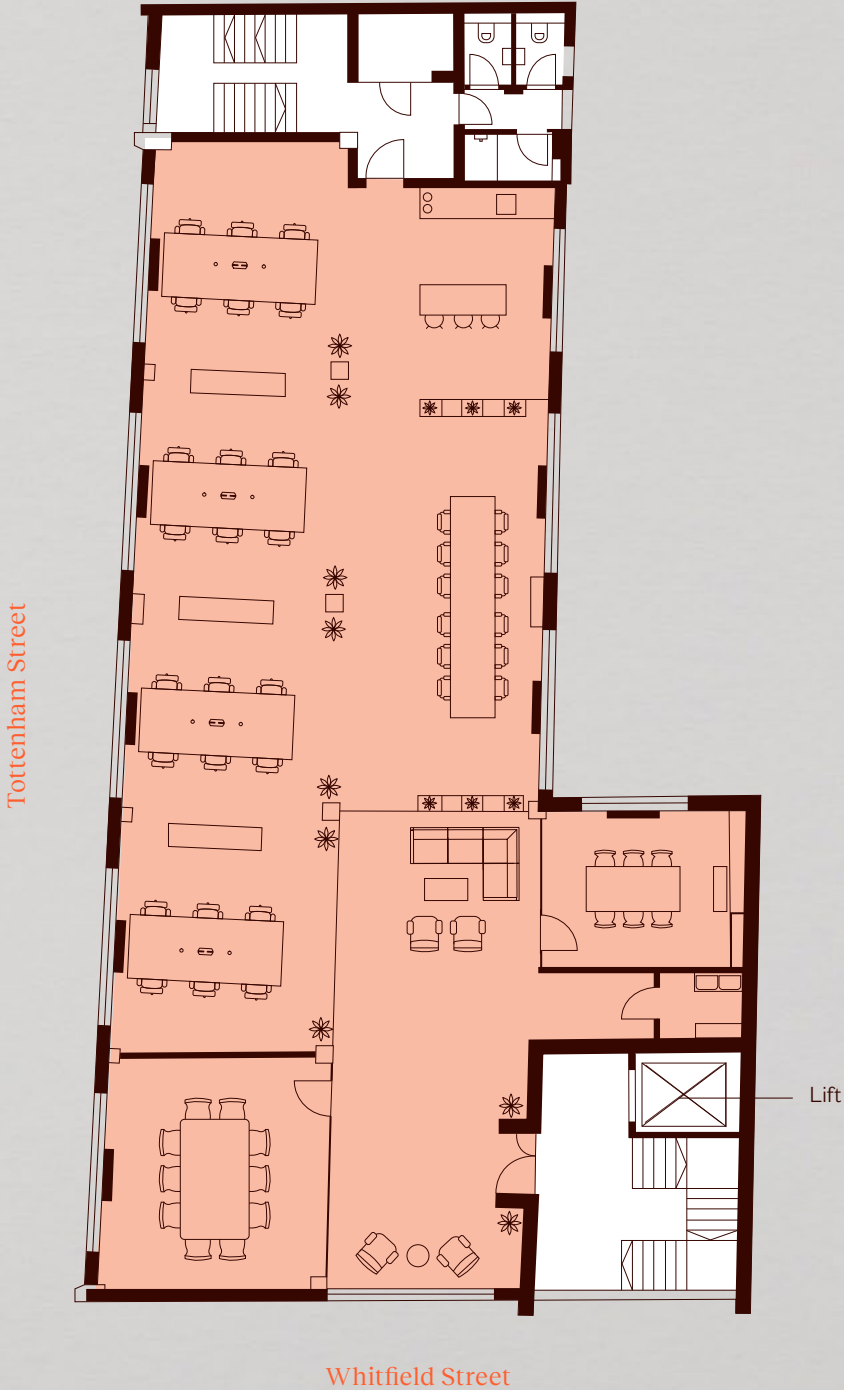


What's included

	24 x Fitted desks
	12 x Hot desks
	1 x 10-person, VC enabled meeting room
	1 x 6-person, VC enabled meeting room
	1 x Phone booth
	Reception and waiting area
	Kitchenette
	Breakout areas
	Fully cabled and enabled with high-speed fibre
	On-floor WCs
	Air conditioning

Key

-  Demise
-  Common Areas



First Floor

Indicative fitout

FURNISHED * FLEXIBLE *



The Area

Fitzrovia is a well established central London neighbourhood, known for its mix of work, leisure and everyday life.

Independent cafés, restaurants, hotels and local shops sit alongside green spaces and well connected streets. Long associated with creative and media businesses, the area continues to attract a broad mix of occupiers.

It's a place where established institutions and modern brands operate side-by-side, supporting a balanced working environment.



Goode Flowers
Charlotte Street



Kiss the Hippo
Mortimer Street



Charlotte Street

The Blue Posts
Newman Street



Charlotte Street Hotel

The Location

Business occupiers

Arup
Boston Consulting Group
Dennis Publishing
Estée Lauder Companies
Gamesys
HOK International
Lionsgate Films
Luso
Moore Kingston Smith
The&Partnership

Restaurants and cafés

Archetype Coffee
Berners Tavern
Blank Street Coffee
Bricco e Bacco
Carousel London
Lantana
Mowgli
Norma
Ousia
Roka
Shoop
Six by Nico

Hotels

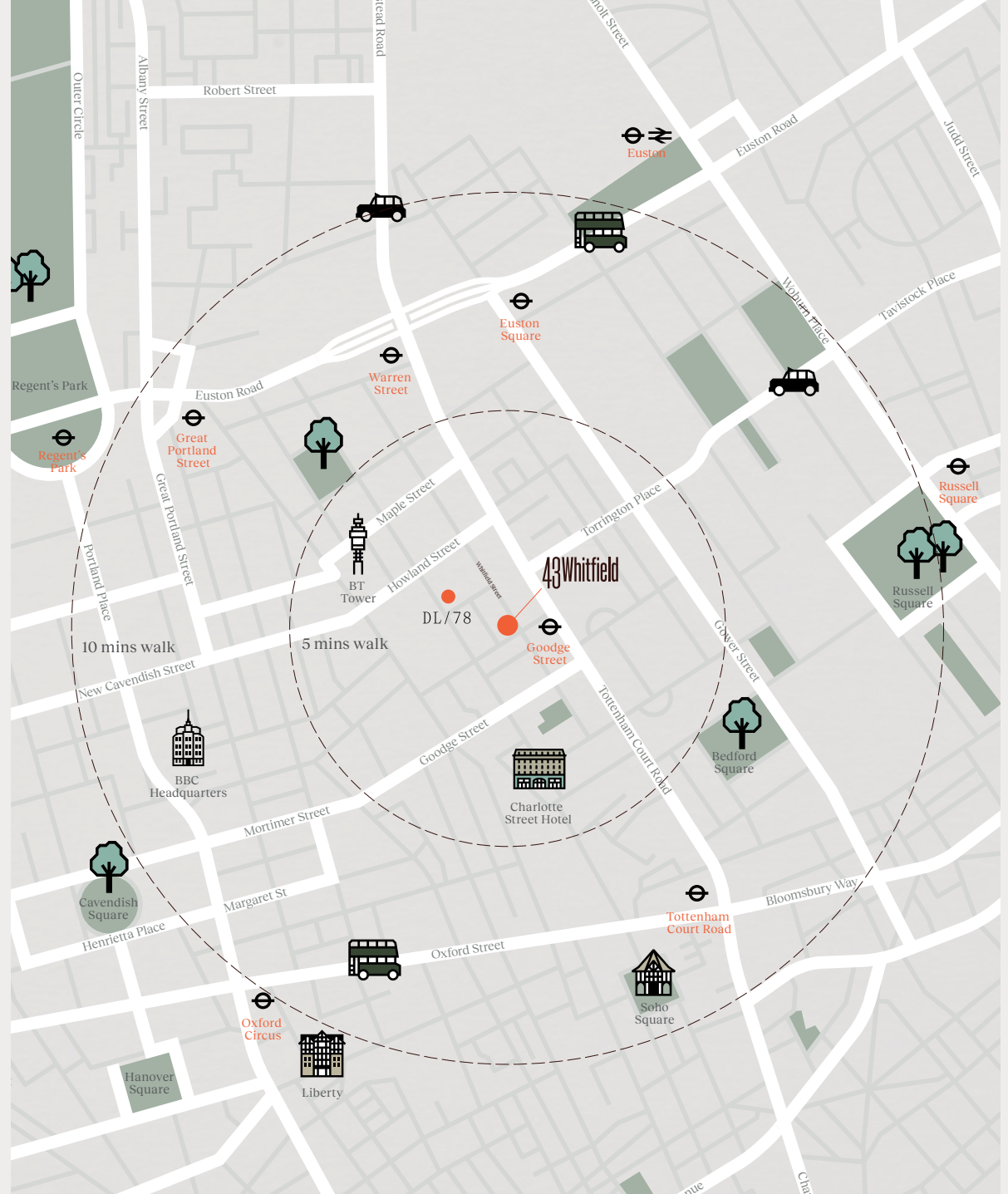
Charlotte Street Hotel
London Edition Hotel
Radisson Blu Hotel
The Langham
The Mandrake
The Rathbone Hotel

Wellbeing

F45
Fitness First
FLOW LDN
PureGym
Psycle
Rathbone Boxing

Fastest direct journey from 43 Whitfield Street to the nearest transport connections:

Goodge Street		2-minutes walk
Warren Street		4-minutes via Underground
Tottenham Court Road		5-minutes via Underground
Euston		6-minutes via Underground
Euston Square		11-minutes walk



Derwent London, Your Landlord

We are London's leading specialist in crafting design-led, sustainable workplaces that inspire, enhance wellbeing, and support business aspirations.

- A proven track record and expertise
- Largest central London office-focused REIT
- £5.0bn investment portfolio
- 5.2m sq ft in central London

We are a different kind of investor, developer and commercial landlord. Our strategic and considered approach focuses on the following areas, setting us apart from others:

- Innovative and inspiring architecture and design
- A personal and relationship-driven ethos
- A unique approach to service and amenity, which authentically considers the needs of the business and the individuals within our buildings
- Complimentary DL/Member benefits package for every office occupier with tangible benefits and enhanced experience for your Talent
- A commitment to sustainability in everything we do

Vision

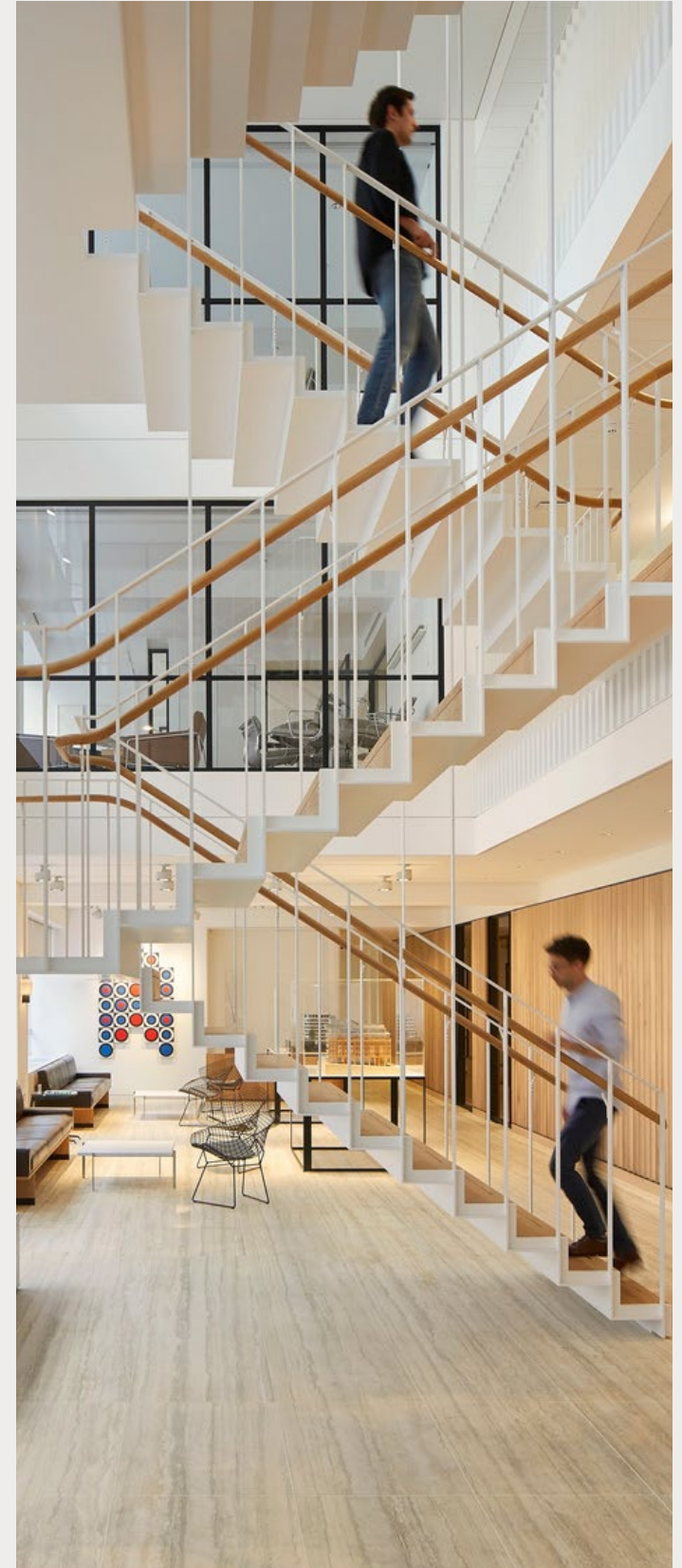
We craft inspiring and distinctive space where people thrive.

Purpose

We design and curate long-life, low carbon, intelligent offices that contribute to London's position as a leading global city.

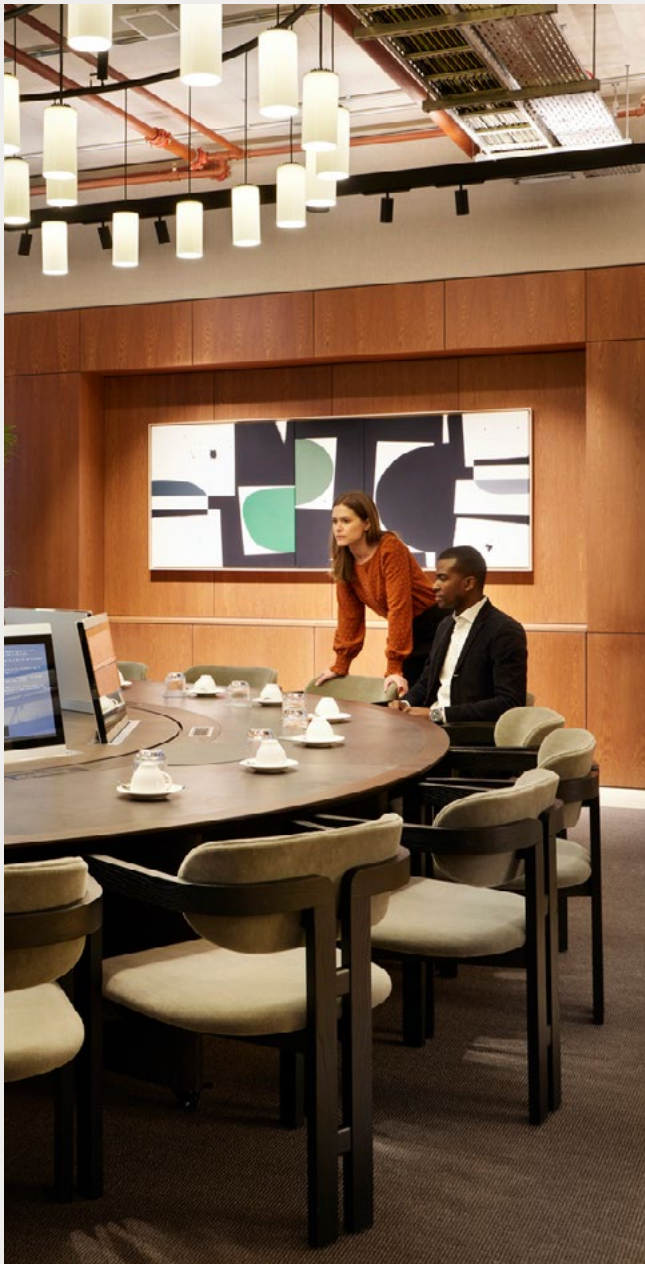
Values

We build long-term relationships.
We lead by design.
We act with integrity.



**Discover more about Derwent London
and our story so far**

DL/Members by Derwent London



DL/78 in Fitzrovia W1

DL/28 in Old Street EC1

Derwent London Membership is a complimentary benefits package available to every occupier and their employees working in a Derwent London building. Membership status is automatic and, as DL/Members, all employees can enjoy access to:

DL/Lounges

Our two Lounges, DL/78 in Fitzrovia W1 and DL/28 in Old Street EC1 for work, meetings and informal catch ups. They include:

- Communal collaboration and working areas
- Bookable meeting rooms configured to your needs
- Phone booths and library for quiet working (DL/28)
- Event / town hall space available for exclusive hire
- DL/Service café serving delicious food and drink
- All connected via the DL/App

DL/Service

Preferential Member rates on high-quality, seasonal, food and drink at the five DL/Service cafés within our buildings and Lounges.

DL/App

An ever-growing package of exclusive benefits on the DL/App, including specially negotiated discounts from a diverse collection of businesses, local coffee shops, restaurants and wellness brands.

Member Events

A packed calendar of exciting events curated by our dedicated DL/Member Experience team.



**Discover what it means
to be a DL/Member**

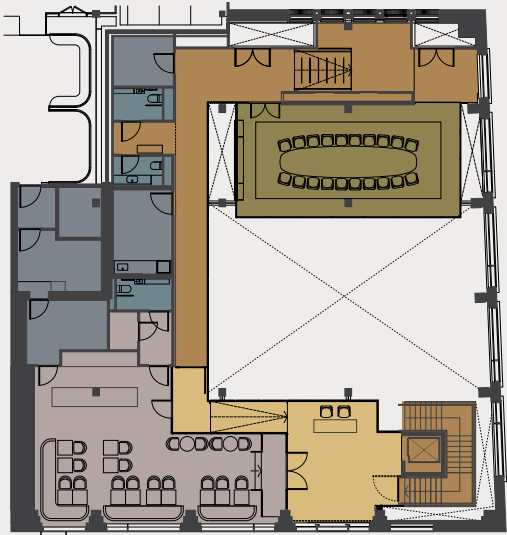
DL / MEMBERS
by DERWENT LONDON

DL/78

78 Charlotte Street W1

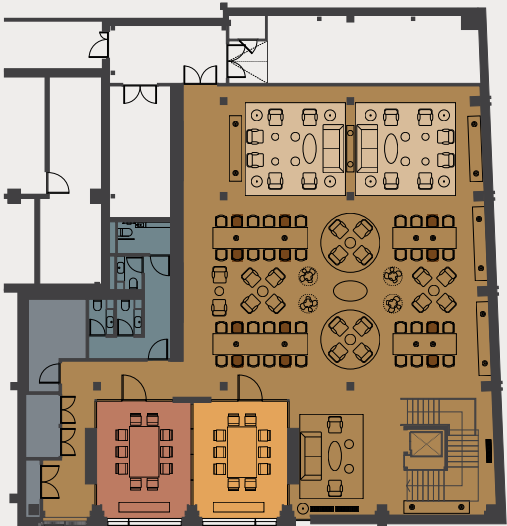
Ground floor

- Members' entrance
- DL/Service café
- Pasmore room
- Lounge
- WCs
- Back of house



Lower ground floor

- Snug
- Lounge
- Hill room
- Martin room
- WCs
- Back of house



The Agents

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MISREPRESENTATION ACT

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