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TOTTENHAM

COURT ROAD W1

FURNISHED \* FLEXIBLE \*

2,552 sq ft of Furnished + Flexible  
office space available now



The newly available third floor at 172 Tottenham Court Road provides 2,552 sq ft of contemporary, Furnished + Flexible office space in the heart of Fitzrovia.

Finished to a high standard, the floor offers high quality workspace with excellent levels of natural light.



## THE BUILDING



Contemporary Furnished + Flexible workspace



Excellent natural light throughout



Fully cabled and enabled with high-speed fibre internet



Openable windows for natural ventilation



End-of-journey facilities including showers, lockers and drying room



Secure cycle storage



Passenger lift



Complimentary DL/Member benefits package, including access to two Members' Lounges, DL/78 in Fitzrovia W1 and DL/28 in Old Street EC1

# THIRD FLOOR

2,552 SQ FT (237 SQ M)



## WHAT'S INCLUDED



24 x Open plan desks



1 x 12-person meeting room



1 x 8-person meeting room



6 x Hot desks



3 x Focus pods



Soft seating reception area



Breakout spaces



Kitchenette



Lockers



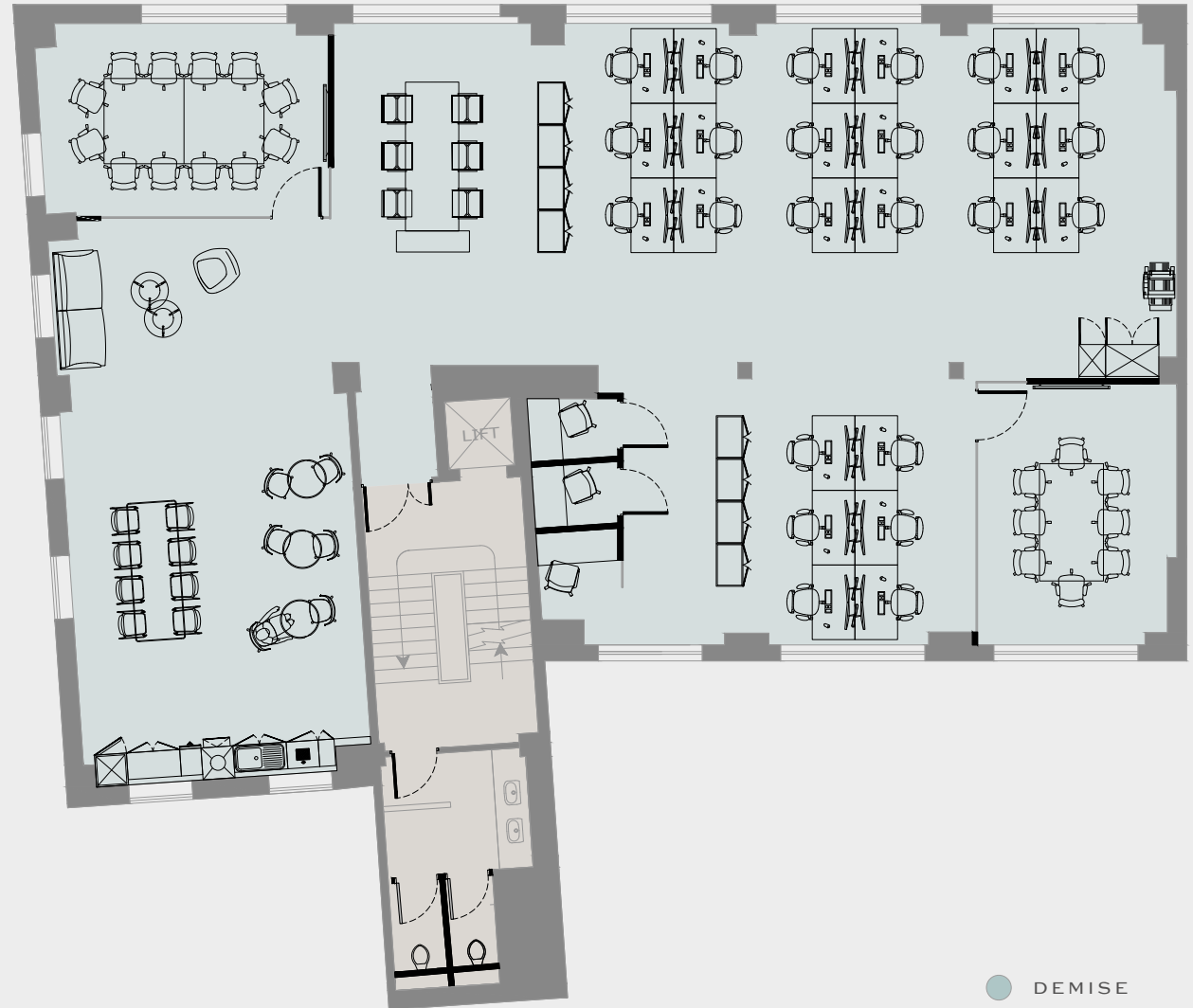
Air conditioning



Fully cabled and enabled  
with high-speed fibre internet

CAPPER STREET

TOTTENHAM COURT ROAD



● DEMISE  
● COMMON PARTS



## LOCATION

Set in Fitzrovia, one of central London's most dynamic and creative neighbourhoods, 172 Tottenham Court Road places occupiers at the centre of it all. Characterful streets blend heritage architecture with a thriving mix of cafés, restaurants and wellness destinations, while excellent transport connections including the Elizabeth line at Tottenham Court Road offers seamless access across the city.





## CONNECTIVITY

### WITHIN 5-MINUTES:

- Berners Tavern
- The Black Horse
- Carousel
- Circolo Popolare
- Heal's
- Kiss the Hippo
- Luso
- Lore of the Land
- Miel Bakery
- Psycle
- Waterstones

### WITHIN 10-MINUTES:

- Charlotte Street Hotel
- Eggslut
- EustonWall Climbing
- Farmer J
- The Fitzroy Tavern
- Honi Poke
- The Newman
- Mortimer House
- ProCook
- PureGym
- Rowbots
- Salad Project
- Treadwell's Books
- Urban Baristas

### WALKING TIMES TO THE NEAREST UNDERGROUND STATIONS:

|                      |                                                                                                                                                                                                                                                                   |         |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| Goodge Street        |                                                                                                                                                                              | 3 mins  |
| Warren Street        |                                                                                         | 4 mins  |
| Euston Square        |    | 5 mins  |
| Tottenham Court Road |    | 12 mins |
| Euston               |    | 12 mins |
| Oxford Circus        |    | 14 mins |

# 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
- £5bn investment portfolio
- 5.4m 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



DISCOVER MORE ABOUT  
DERWENT LONDON  
AND OUR STORY SO FAR



## 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.

# DL/MEMBERS BY DERWENT LONDON

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.

172 Tottenham Court Road is a 3-minute walk from DL/78 in Fitzrovia W1.



DISCOVER WHAT  
IT MEANS TO BE A  
DL/MEMBER HERE

DL/MEMBERS  
by DERWENT LONDON

# GET IN TOUCH

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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 RX London and Cushman & Wakefield. 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 September 2026.

DERWENT  
LONDON



derwentlondon.com