

90 Whitfield
Street

Fitzrovia W1

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
- £5.2bn investment portfolio
- 5.3m 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 of 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



25 Savile Row W1

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 & drink
- All connected via the DL/App

90 Whitfield Street is a 4-minute walk from the DL/78 Lounge in Fitzrovia W1.

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 Lounge



DL/Service café

90 Whitfield Street

Proudly occupying the corner of Maple Street and Whitfield Street in Fitzrovia, the distinctive glazed elevations of 90 Whitfield Street set a dramatic architectural tone, with a contemporary design.

24,665 sq ft of newly refurbished CAT A office space will be available from December 2025 over the part fourth and part fifth floors. It will provide a distinctive and inspiring home for any forward-thinking business.



Corner of Maple Street and Whitfield Street

The Welcome Experience

The recently refurbished and remodelled ground floor reception creates a welcoming and stylish office entrance.

Oak panels create a backdrop behind the beautifully crafted travertine reception desk, and pops of colour in the soft furnishings add warmth and comfort to the space.



Refurbished reception with multiple breakout spaces

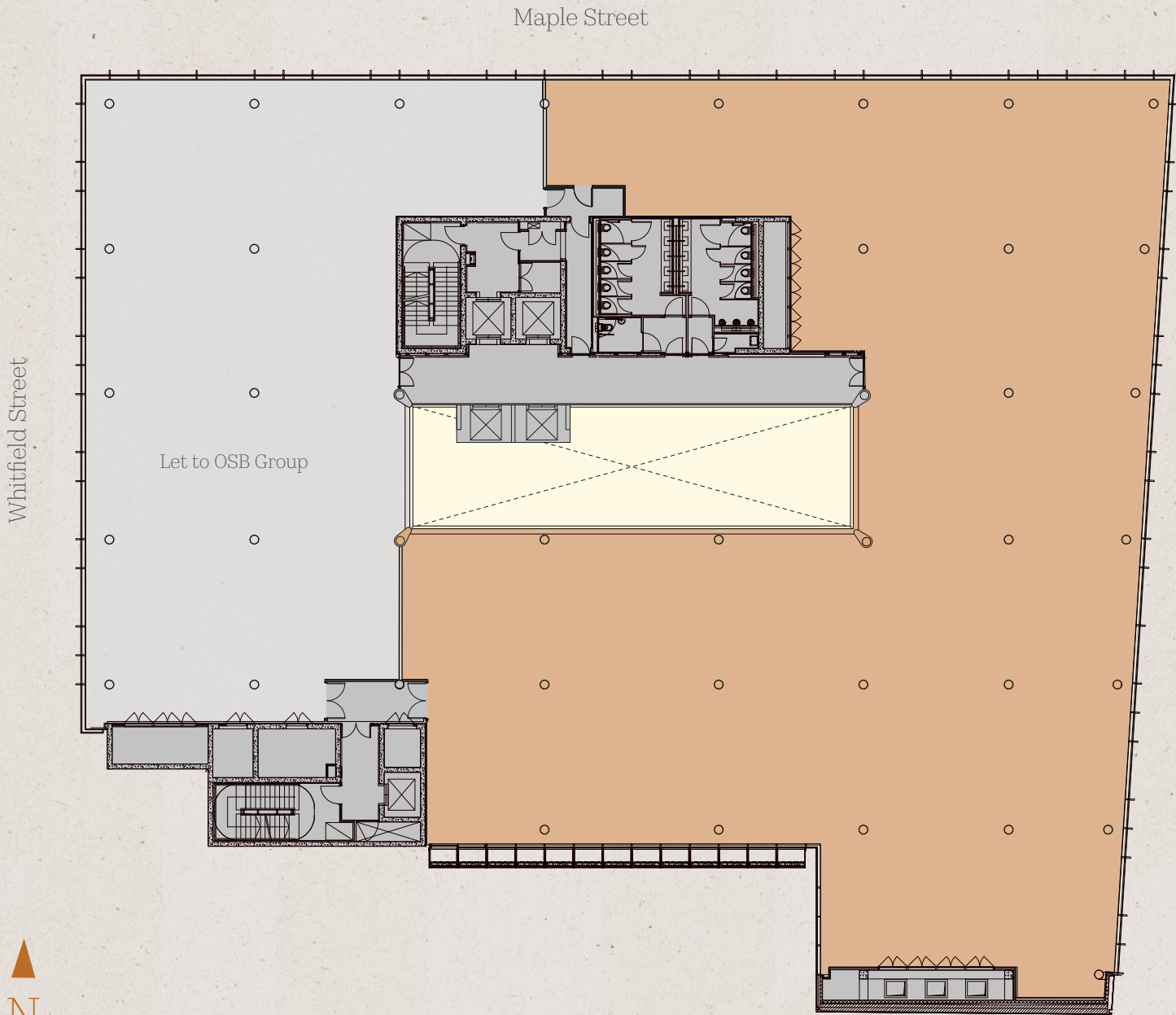
Key Features

- Newly refurbished reception
- Stunning full-height atrium
- 24,665 sq ft of recently refurbished CAT A office space across two units
 - Part fifth floor 11,820 sq ft
 - Part fourth floor 12,845 sq ft
- Impressive floor-to-ceiling height of 3.2m to soffit
- New four pipe fan coil air-conditioning in a raft system
- 925 sq ft private terrace on the fifth floor
- End-of-journey facilities at ground floor
 - 54 x cycle bays
 - Shower facilities
- 24-hour building security
- EPC Rating 'C' (to achieve B upon PC)
- Complimentary DL/Member benefits package, including access to two Members' Lounges, DL/78 in Fitzrovia W1 and DL/28 in Old Street EC1



Fourth Floor

12,845 sq ft / 1,193 sq m



Schedule of Areas

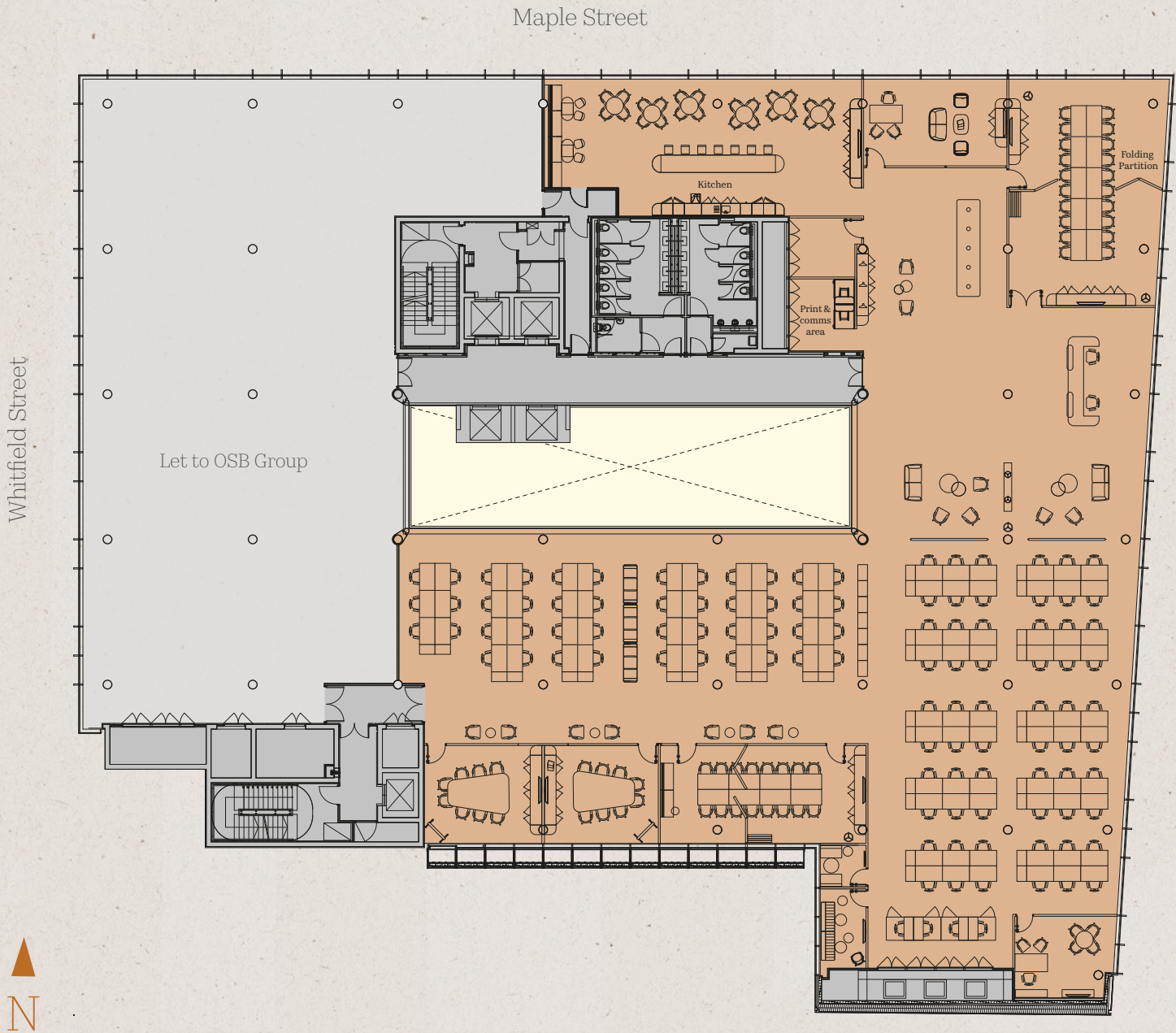
Floor	sq ft*	sq m*
Fifth floor	11,820	1,098
Fourth floor	12,845	1,193
Total	24,665	2,291

*Subject to measurement on practical completion.
IPMS measurements available on request

- Demise
- Common areas
- Atrium

Fourth Floor

Open Plan Layout



Indicative Space Planning

Office
12,845 sq ft / 1,193 sq m

Occupier density
1:10

Fitted desks	106
Private offices	2
8-person meeting rooms	2
16-person meeting room (with folding partition)	1
20-person meeting room (with folding partition)	1
Phone booths	
Breakout spaces	
Reception	

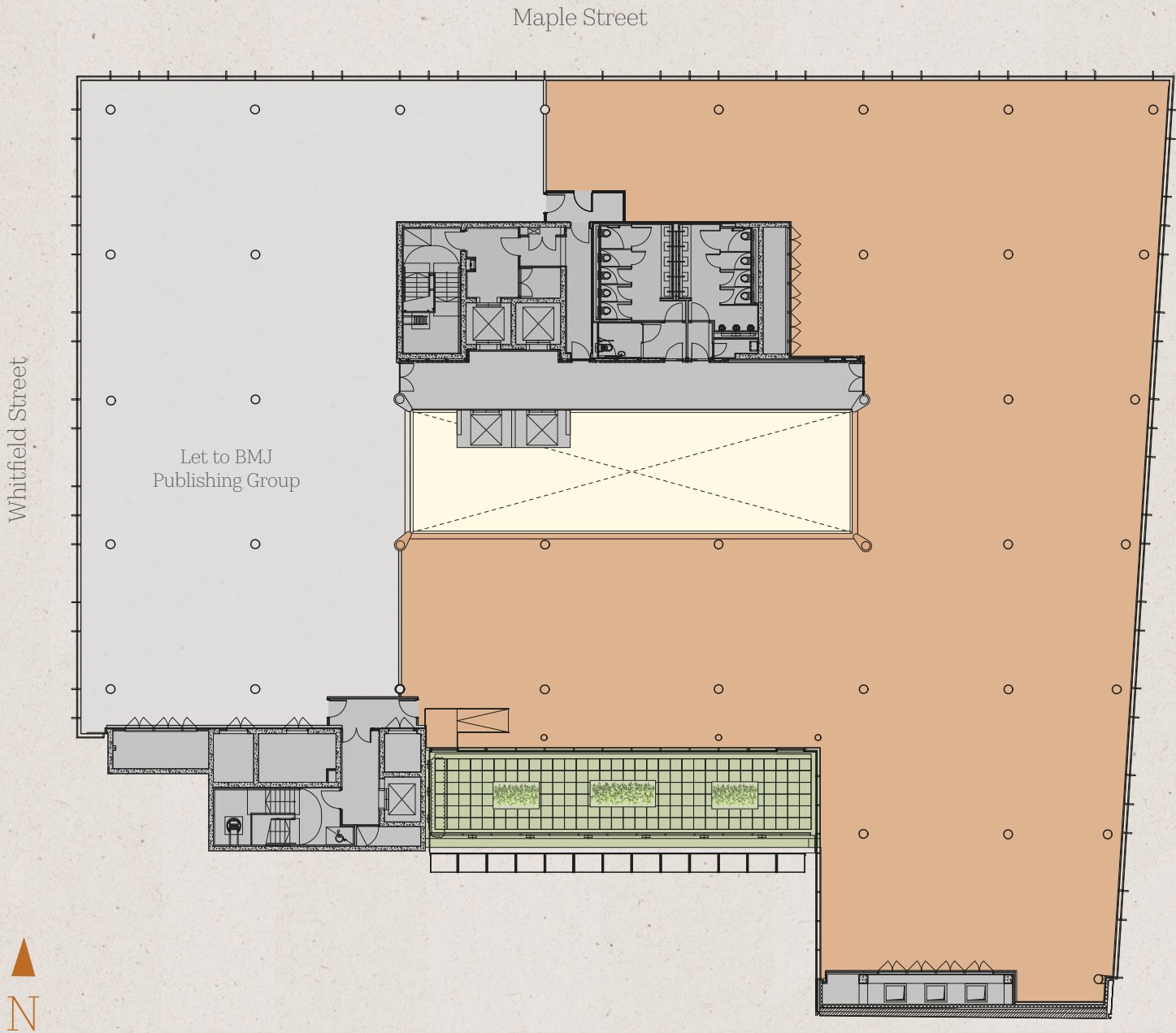
Fourth Floor



CGI: Flexible, open plan layouts with collaborative breakout spaces

Fifth Floor

11,820 sq ft / 1,089 sq m



Schedule of Areas

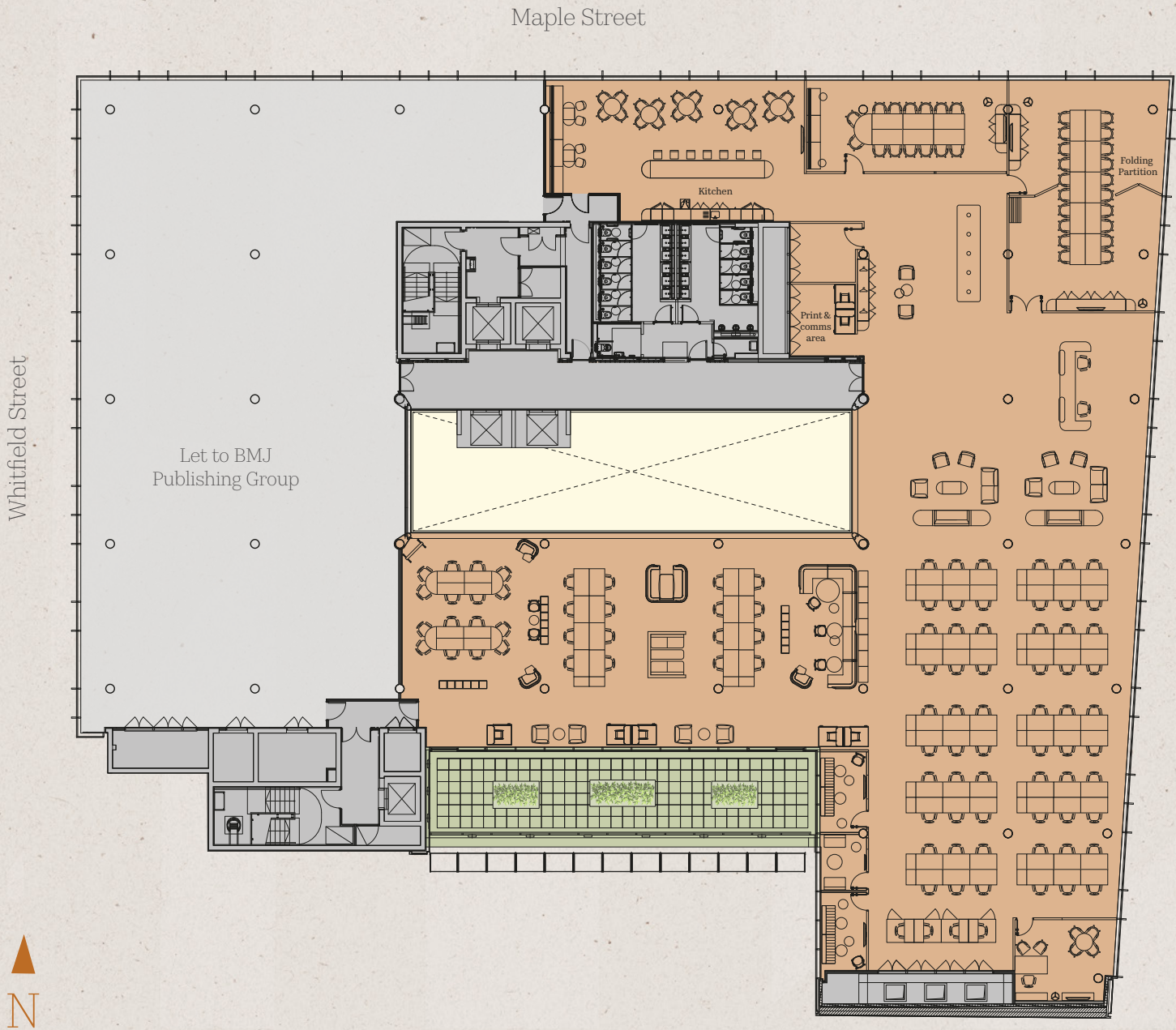
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- Demise
- Common areas
- Atrium
- Terrace

Fifth Floor

Open Plan Layout



Indicative Space Planning

Office
11,820 sq ft / 1,098 sq m

Occupier density
1:10

Fitted desks	76
Private office	1
14-person meeting room	1
20-person meeting room (with folding partition)	1
Phone booths	
Breakout spaces	
Reception	

- Demise
- Common areas
- Atrium
- Terrace

Fifth Floor



CGI: Open-plan floor with breakout zones and a private terrace

On Your Doorstep



Charlotte Street Hotel



Mortimer House Kitchen



Norma



Tap Coffee



Rebecca Hossack Art Gallery



Fitzroy Square

Fitzrovia boasts an impressive array of amenities other London areas strive to match. All of them are just moments away from 90 Whitfield Street, where every corner reveals hidden gems waiting to be discovered.

Location

Within 5 minutes walk

Arup (HQ)
B Bagel
Black Sheep Coffee
Boston Consulting Group (HQ)
Bricco e Bacco
Carousel London
Charlotte Street Hotel
Dennis Publishing (HQ)
Estée Lauder Companies (HQ)
Gamesys (HQ)
Heal's
HOK International (HQ)
Lantana
Lionsgate Films (HQ)
Luso (HQ)
Moore Kingston Smith (HQ)
Mowgli
Mr Fogg's Botanical Tavern
Norma
Ousia
Roka
Salt Yard
Shoop
Six by Nico
The&Partnership (HQ)

Within 10 minutes walk

Chettinad
Circolo Popolare
Cloud 9 Cycles
F45
Fitness First
PureGym
Sainsbury's
Store Street Espresso
The Black Horse
Treadwell's Books
Waterstones

Walking times from 90 Whitfield Street to the nearest Underground stations

Warren Street		4 mins
Goodge Street		5 mins
Euston Square		6 mins
Tottenham Court Road		10 mins
Oxford Circus		15 mins



