



CHARLOTTE STUDIOS W1

THIRD FLOOR

1,418 SQ FT OF PREMIUM,
FURNISHED + FLEXIBLE,
OFFICE SPACE IN THE HEART
OF FITZROVIA

AVAILABLE JUNE 2026

DERWENT LONDON, YOUR LANDLORD

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

- A proven track record and expertise
- Largest central London office-focused REIT
- £5.1bn 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 for your Talent
- A commitment to sustainability in everything we do



Discover more about Derwent London and our story so far



25 Savile Row W1

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:

- 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.

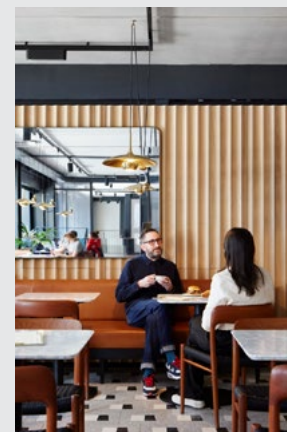
Member Events

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

Charlotte Studios is across the road from the DL/78 Lounge in Fitzrovia W1.



Images of DL/78 in Fitzrovia W1



Discover what it means to be a DL/Member

DL/MEMBERS
by DERWENT LONDON

INTRODUCTION

Charlotte Studios occupies a prominent corner position on Charlotte Street and Chitty Street, directly opposite our member's amenity space DL/78 in Fitzrovia W1.

Behind its bold façade lies 1,418 sq ft of the highest quality Furnished + Flexible office space, thoughtfully designed by dMFK architects with the occupier in mind. Its contemporary style, warm furnishings, and bespoke joinery, creates a sophisticated office environment with plenty of natural light.

KEY FEATURES

- Fully cabled throughout (data, power and AV enabled)
- 2.7m floor-to-ceiling heights
- Openable windows providing natural ventilation
- LED lighting throughout
- Perimeter heating and cooling
- Demised male and female WC's
- Passenger lift
- Shower and changing facilities on lower ground floor
- EPC Rating B
- Demised kitchenette



Indicative fit out



Indicative fit out

FURNISHED +
FLEXIBLE

THIRD FLOOR

1,418 SQ FT

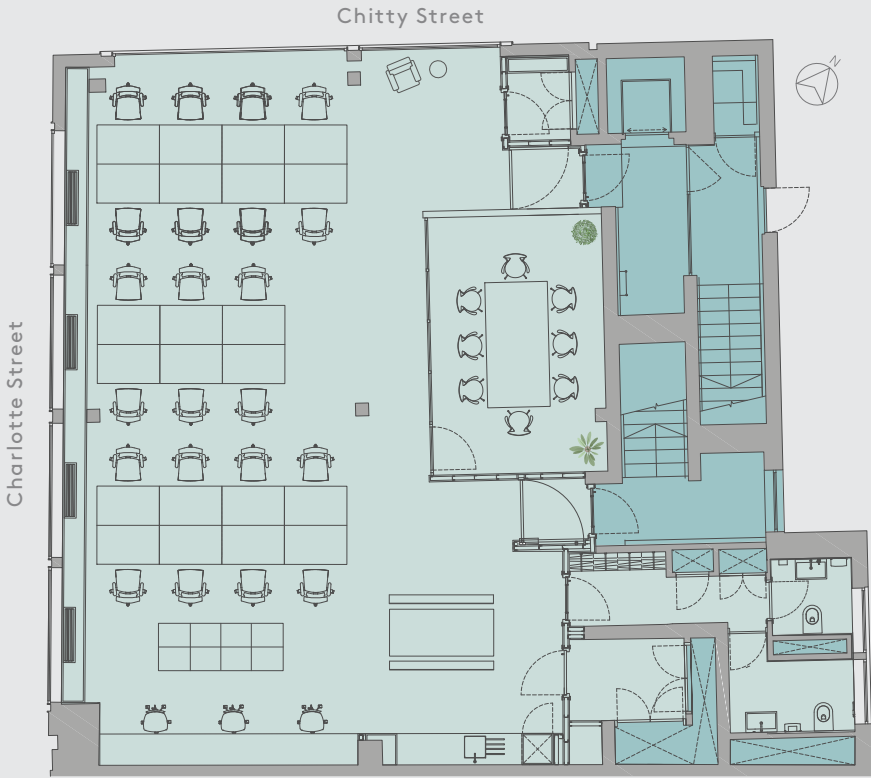
WHAT'S INCLUDED

-  22 x desks
-  1 x 8-person meeting room
-  Hot desking and breakout area
-  Phone booth
-  Kitchen and breakfast bar
-  Storage space and comms room
-  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
- **FLEXIBLE** lease terms from 2 years
- **SIMPLE** short form contract

-  Demise
-  Common Area



THE SPACE



THE SPACE



Indicative fit out

THE AREA

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.



Poets' Park, directly opposite Charlotte Studios W1

LOCAL AMENITIES + OCCUPIERS

Within 5 minutes:

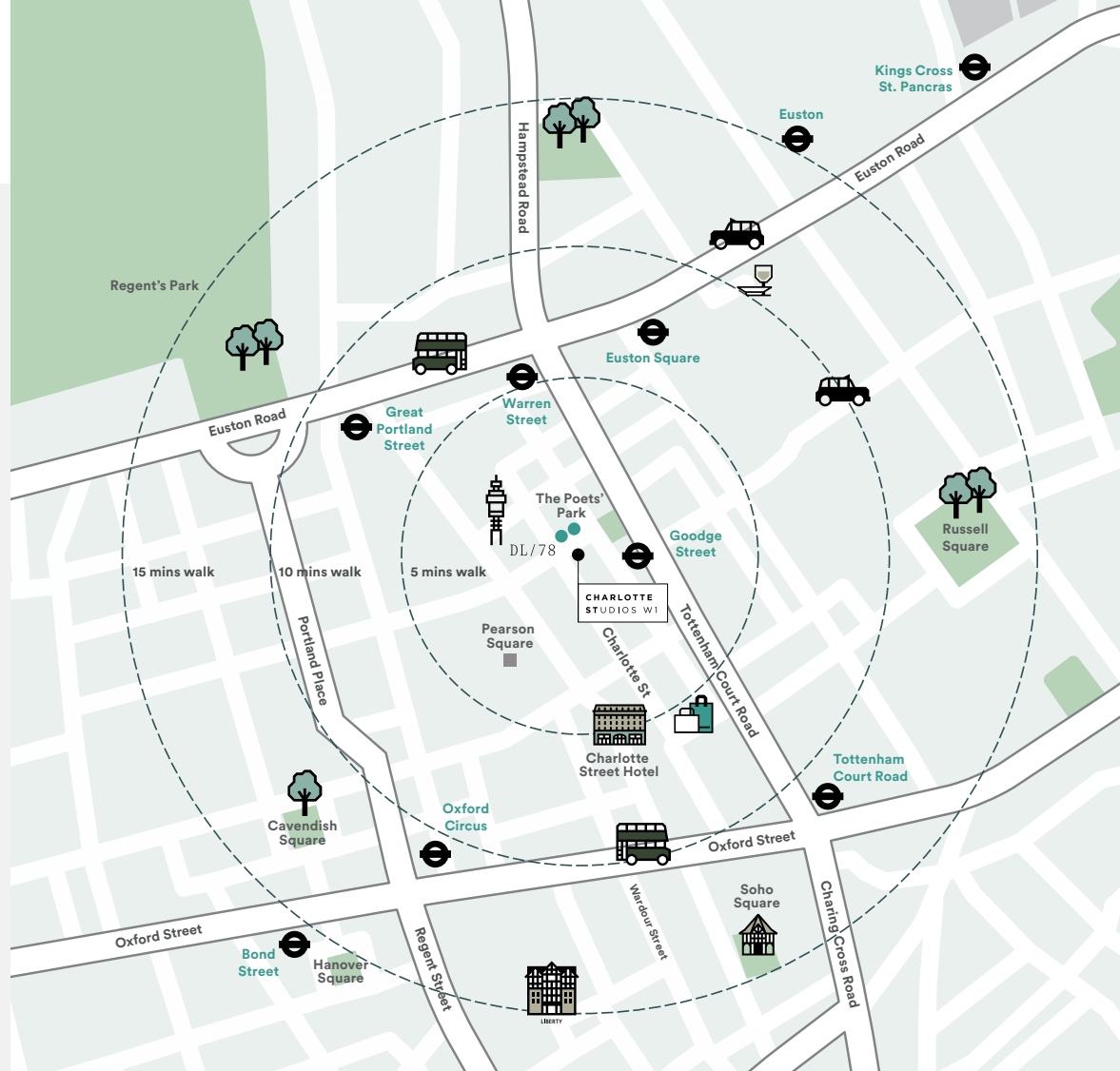
- Arup (HQ)
- B Bagel
- Black Sheep Coffee
- Boston Consulting Group (HQ)
- Bricco e Bacco
- Carousel London
- Charlotte Street Hotel
- Dennis Publishing (HQ)
- Estee Lauder Companies (HQ)
- Heal's
- HOK International (HQ)
- Lantana
- Lisboeta
- Make Architects (HQ)
- Mowgli
- Mr Fogg's
- Norma
- Ousia
- Roka
- Salt Yard
- Shoop
- Six by Nico
- The&Partnership (HQ)

Within 10 minutes:

- Chettinad
- Circolo Popolare
- F45
- Gamesys (HQ)
- Lionsgate Films (HQ)
- Moore Kingston Smith (HQ)
- PureGym
- Sainsbury's
- Store Street Espresso
- The Black Horse
- Treadwell's Books
- Waterstones

Walking times from Charlotte Studios to the nearest Underground stations

Goodge Street		3 minutes
Warren Street	 	8 minutes
Tottenham Court Road	  	9 minutes
Euston Square	  	10 minutes
Oxford Circus	  	13 minutes



THE AGENTS

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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. 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 June 2026.