45 WARREN ST

FITZROVIA

42,000 SQ FT NEW GRADE A OFFICE
ARRIVING IN Q3 2026

Discover a more considered way to work at 45 Warren Street, a Fitzrovia headquarters building defined by the thoughtfulness and calm of high-end hospitality.

For businesses seeking a long-term presence, moments from Warren Street, Great Portland Street and Regent's Park, the experience of daily use is as carefully considered as the architecture itself.

An indicative CGI view of front facade

MARYLEBONE HIGH STREET
REGENT'S PARK
REGENT'S PARK STATION
OXFORD CIRCUS
REGENT STREET
GREAT PORTLAND STREET
FITZROY SQUARE
CHARLOTTE STREET
WARREN STREET
TOTTENHAM COURT ROAD
EUSTON STATION
GOODGE STREET STATION

1

The Location

Fitzrovia is one of central London's most distinctive and well-connected neighbourhoods, celebrated for its refined village character, cultural depth and enduring appeal.

Set moments from Fitzroy Square and Regent's Park, and just two minutes from Warren Street and Great Portland Street station, 45 Warren Street is surrounded by leading institutions, independent cafés, restaurants and boutiques. The area's elegant blend of historic architecture and contemporary design has long attracted global brands and progressive businesses, offering a setting that supports creativity, collaboration and a more balanced quality of working life.

Local amenities

Bars

1. Must & Lees
2. Smugglers Tavern
3. The Prince Of Wales Feathers
4. Fitzroy Wine Cellar & Kitchen
5. Toast Brewing
6. The Court
7. Marlborough Arms
8. The College Arms
9. Rising Sun
10. Fitzrovia
11. One Tun
12. The Wigmore
13. The Stags Head

Restaurants

1. Honey & Smoke Grill House
2. Steak & Lobster
3. Seventeen O Seven
4. The Remedy
5. Caravan Fitzrovia
6. Arado Restaurant
7. Hugs & Bites
8. Lore of the Land
9. Kitchen Table
10. ROKA
11. Mortimer House Kitchen
12. Lima
13. Melia White House

Cafes

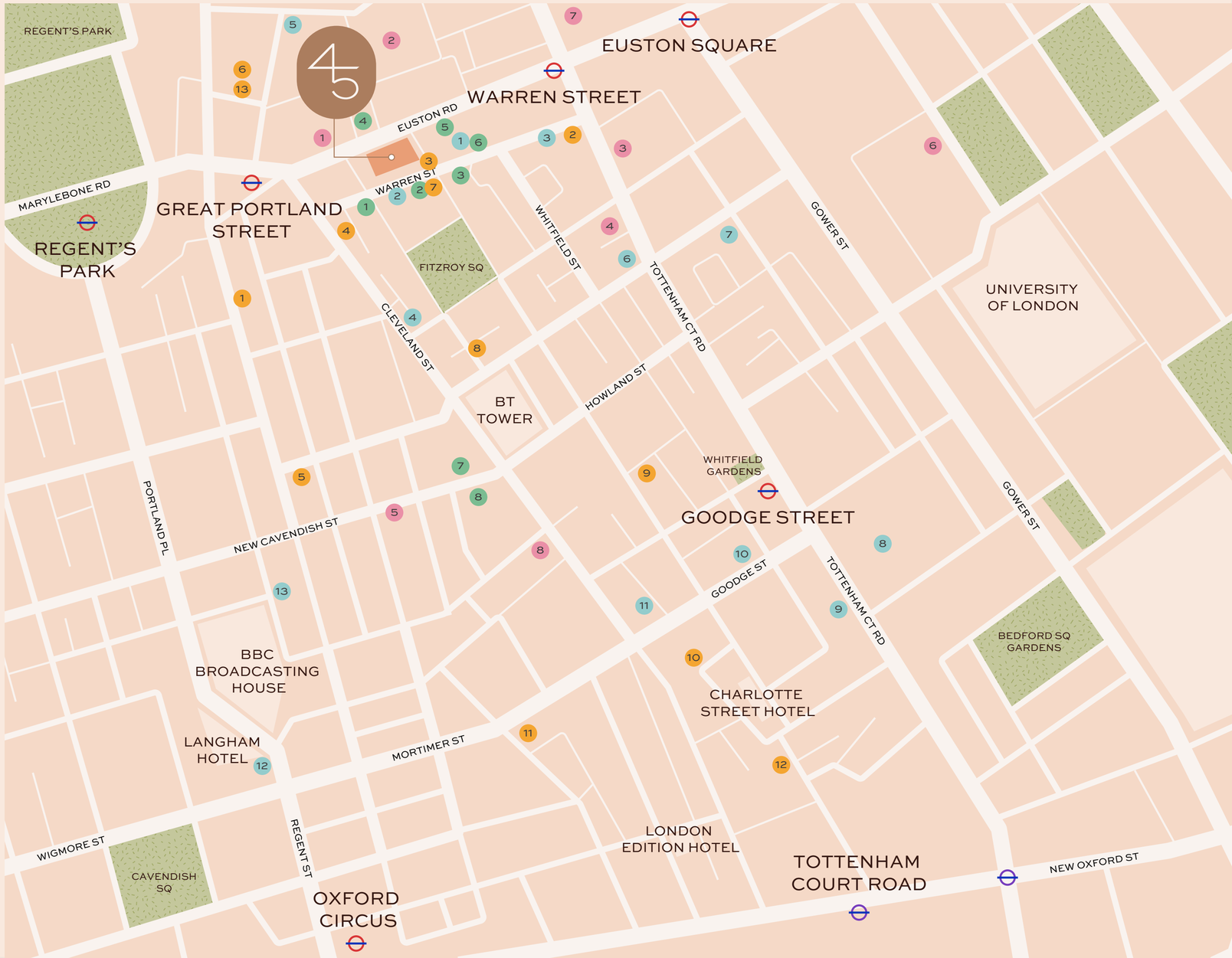
1. Farmer Cafe
2. Ohho Cafe
3. Qima Café and Pâtisserie
4. Black Sheep Coffee
5. Double J's Cafe
6. Miel Bakery
7. Kasa Café
8. Mudcha

Fitness

1. EustonWall Climbing Centre
2. The Gym Group
3. PureGym
4. F45
5. RUMBLE - Fitzrovia
6. Bloomsbury Fitness
7. Anytime Fitness
8. Epoch Fitness

Local occupiers

NETFLIX
databricks
BCG
P/W/P / PERELLA WEINBERG PARTNERS
T2
REV | CAPITAL
The Blair Partnership
Meta
ESTĒE LAUDER



1.

2.

From historic pubs to Michelin-starred restaurants and distinctive independent retail, Fitzrovia is one of London’s most vibrant neighbourhoods.

7.

3.

4.

5.

6.

Food & Drink

1. Lore of the Land
2. Honey & Co.
3. Caravan
4. Luso
5. Clipstone
6. Regent’s Place Plaza
7. The Lucky Saint

Reimagining Warren Street, the gateway to Fitzrovia

Recent public-realm improvements have transformed Warren Street into a calmer, more pedestrian-friendly arrival to Fitzrovia, with new landscaping and an increasing emphasis on outdoor dining. Identified as a key neighbourhood gateway, the street continues to evolve with further people-focused enhancements planned.

Connections

45 Warren Street is situated just a two minute walk from both Great Portland Street and Warren Street stations, and a 12-minute walk to Tottenham Court Road station for the Elizabeth line. With a further five Underground stations plus Elizabeth line, national and international rail connections nearby, the location makes commuting straightforward from across London and beyond.

5 tube stations within a 12 mins walk

12 mins to all major mainline stations via the Tube

45 mins to a Heathrow airport

WALKING TIMES

2 MINS	WARREN STREET STATION
2 MINS	GREAT PORTLAND STREET
5 MINS	REGENT'S PARK STATION
7 MINS	EUSTON SQUARE STATION
12 MINS	TOTTENHAM COURT ROAD

CYCLING TIMES

10 MINS	KINGS CROSS STATION
13 MINS	MARYLEBONE STATION
14 MINS	WATERLOO STATION
16 MINS	PADDINGTON STATION
20 MINS	LONDON BRIDGE STATION

TRAVEL TIMES

45 MINS	HEATHROW
45 MINS	CITY AIRPORT
55 MINS	LUTON
60 MINS	GATWICK
60 MINS	STANSTED

2

The Building

Schedule of areas

FLOOR	USE	SQ FT	TERRACE
4	OFFICE	4,672	484 PRIVATE
	EVENT SPACE	570	1,345 COMMUNAL
3	OFFICE	8,482	1,184 COURTYARD
2	OFFICE	9,741	
1	OFFICE	9,741	
GROUND	OFFICE	6,975	
	RECEPTION	1,722	
TOTAL:		41,904 SQ FT	3,013 SQ FT

Thoughtfully refurbished workspaces designed for modern working life

A high-quality refurbishment by Ben Adams Architects has reimagined the building around shared experience, with generous amenities including a communal lounge and roof terrace, and well-appointed meeting spaces designed to support modern working life.

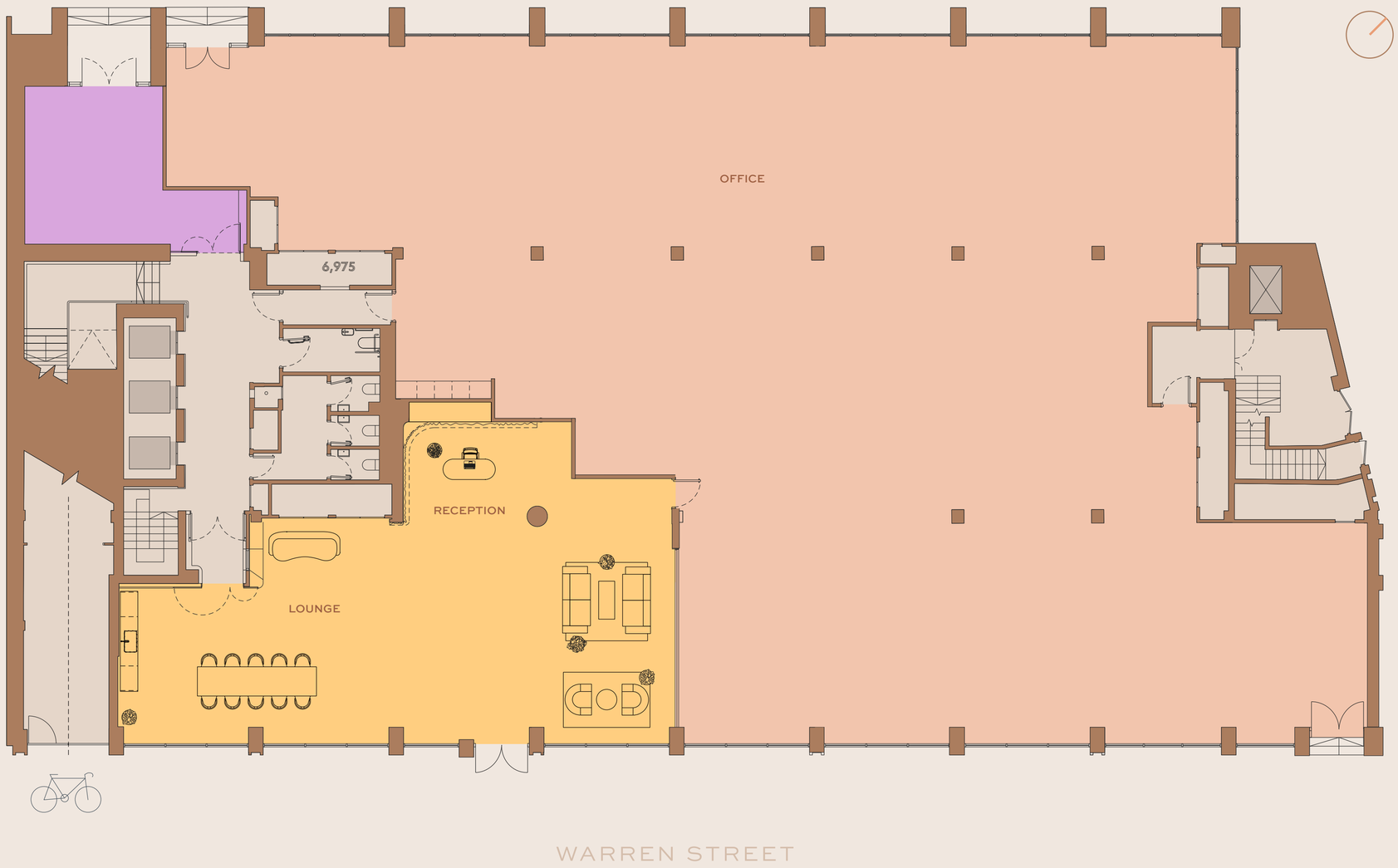
Ground floor

OFFICE
6,975 SQ FT

RECEPTION
1,722 SQ FT

MEETING ROOMS
732 SQ FT

SECONDARY ENTRANCE
Direct access from Euston Road



Key

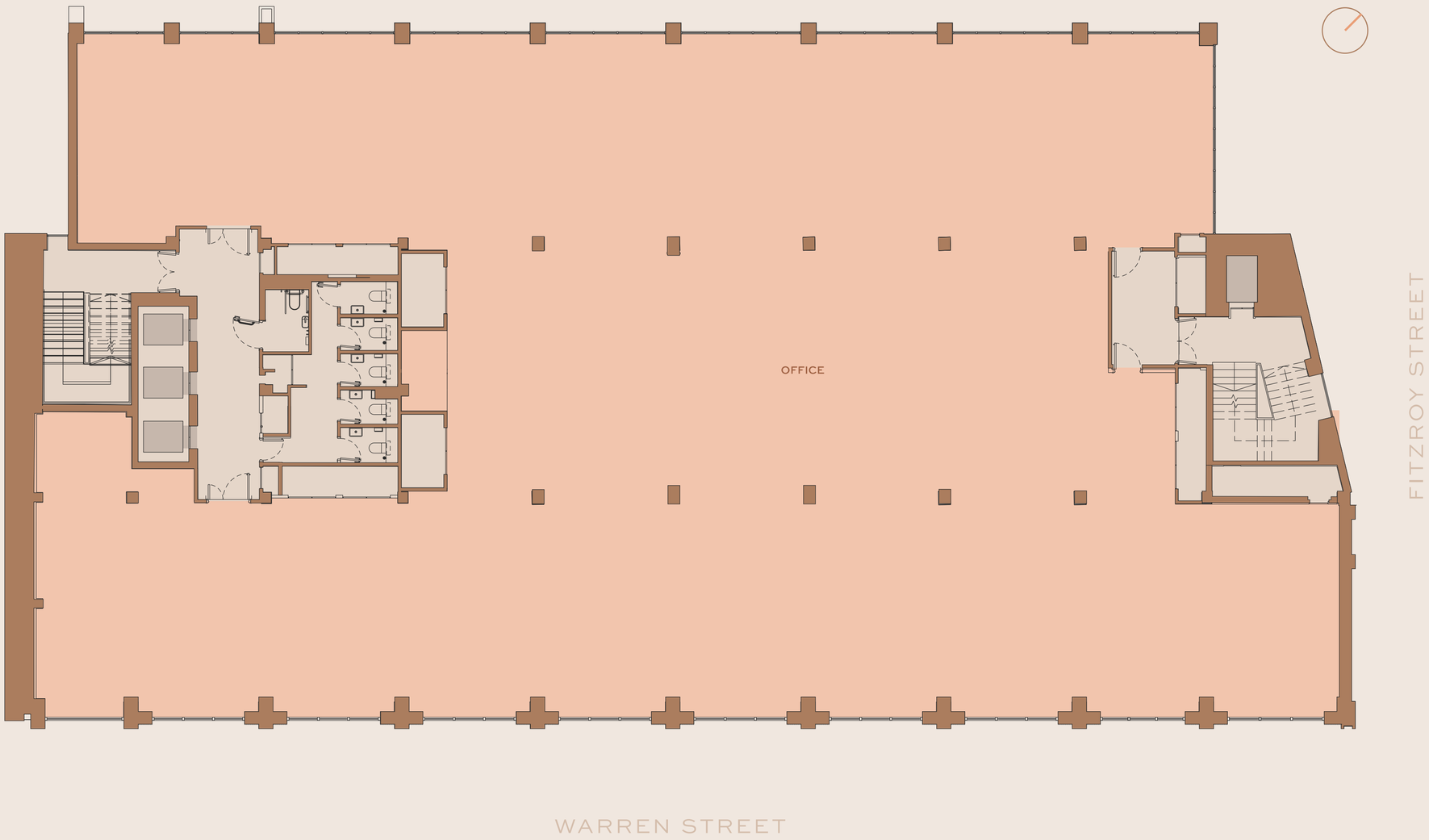
- Office
- Core
- Reception
- Bookable Meeting Rooms
- Euston Road Entrance

Check in to excellence: your day begins here

An indicative CGI view of reception

First floor

OFFICE
9,741 SQ FT



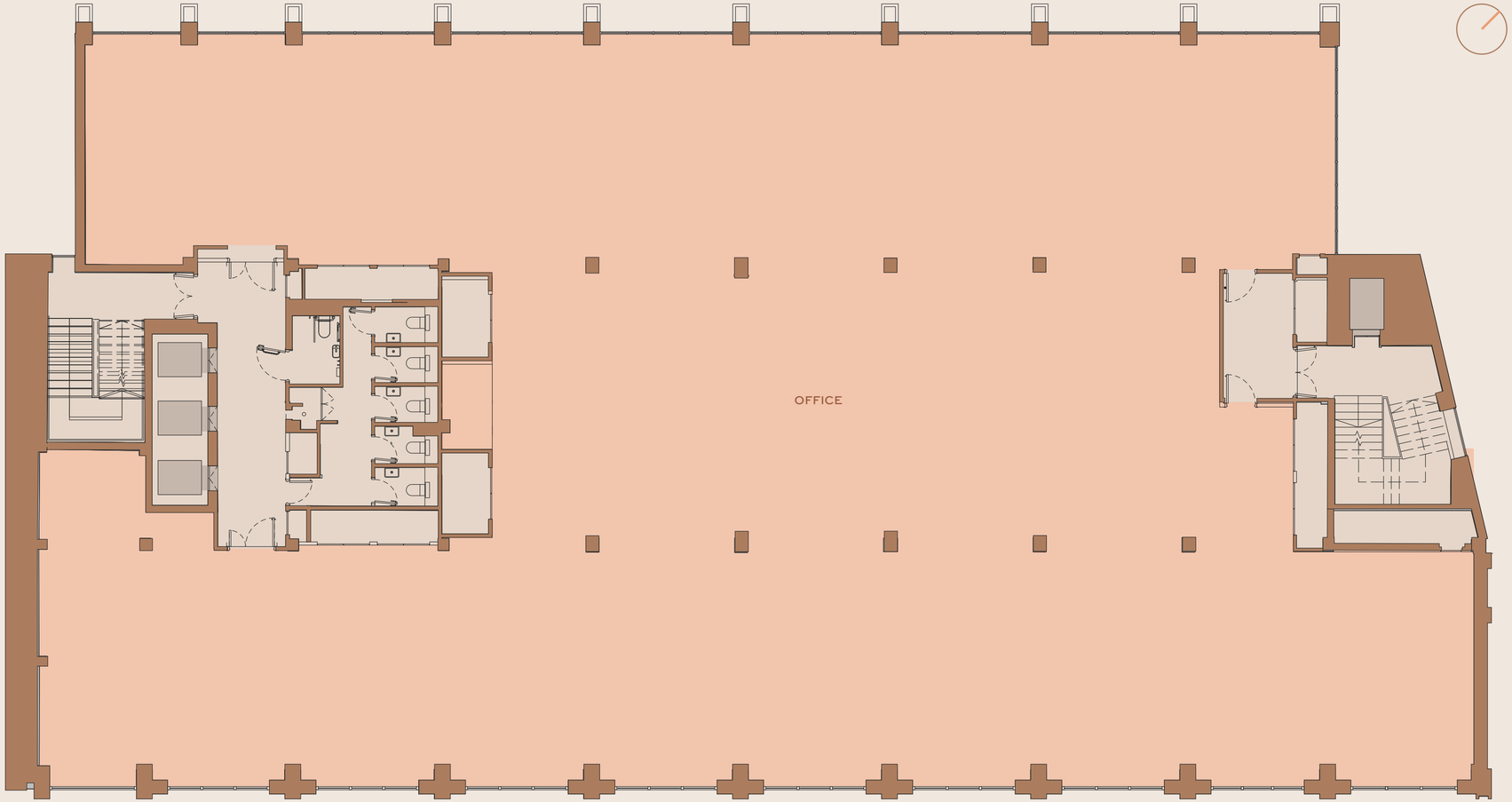
Key

- Office
- Core

An indicative CGI view of first floor

Second floor

OFFICE
9,741 SQ FT



Key

- Office
- Core

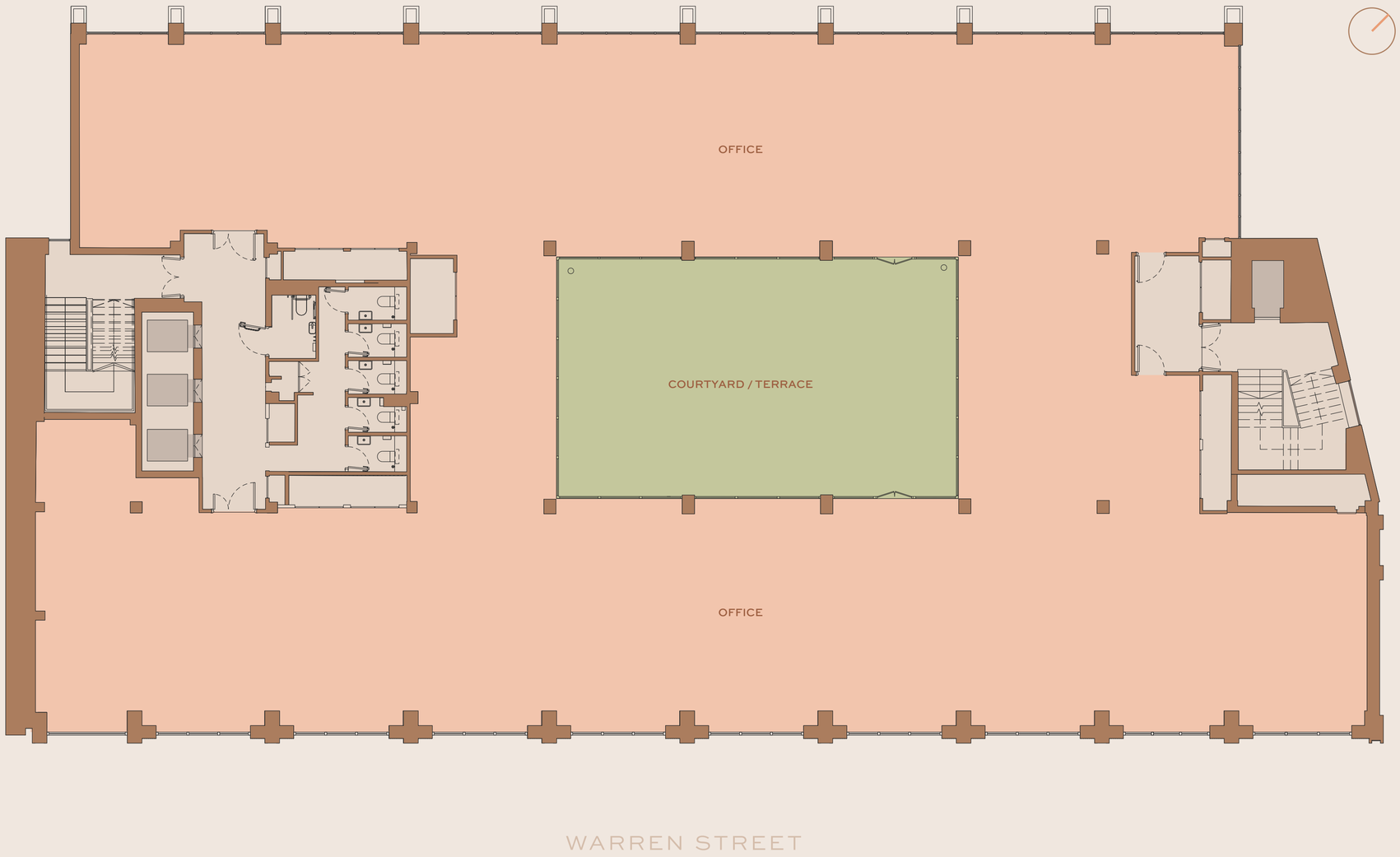
Third floor

OFFICE
8,482 SQ FT

COURTYARD
1,184 SQ FT

Key

- Office
- Core
- Courtyard/Terrace



Third floor test fit

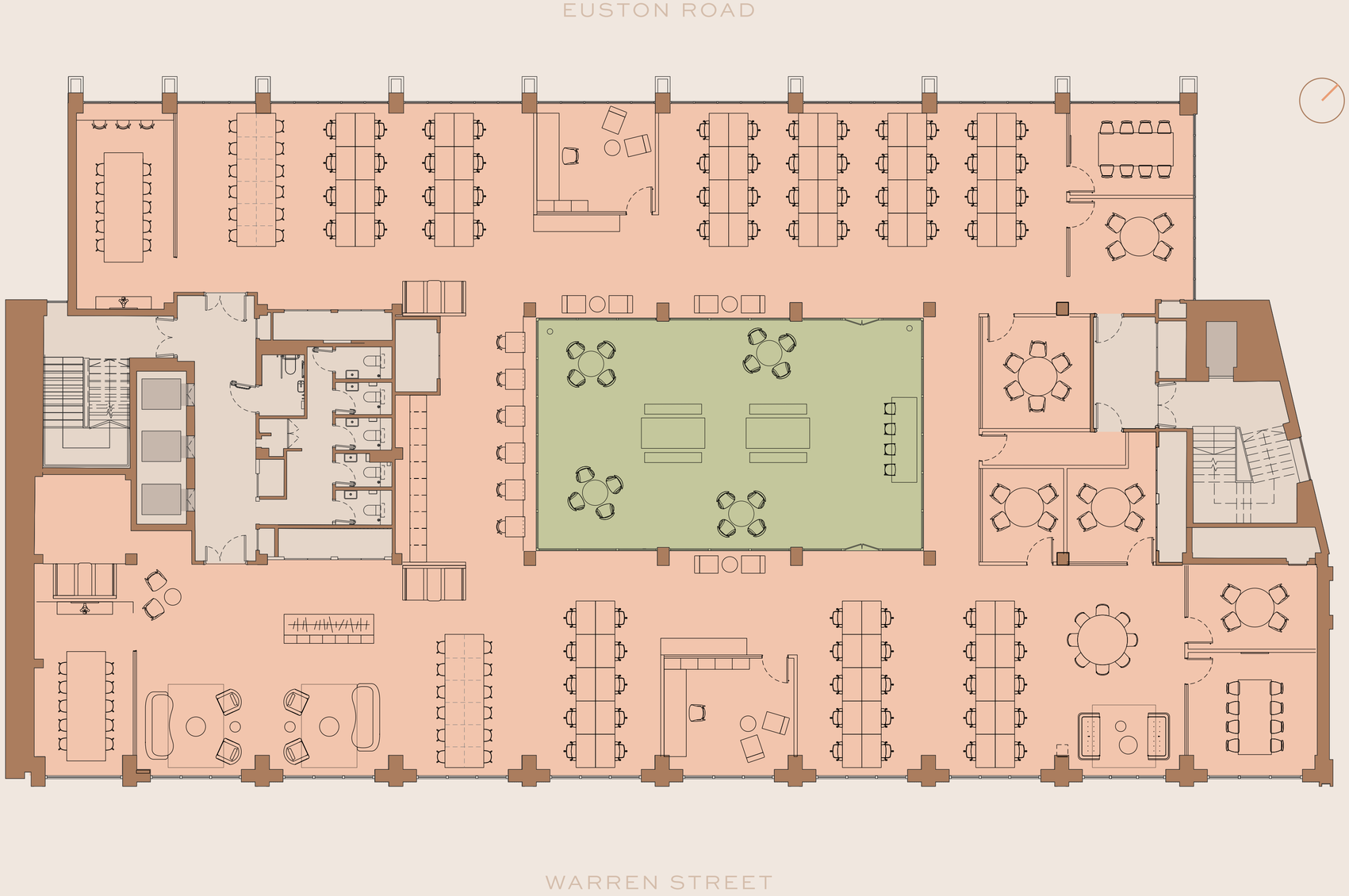
OFFICE
8,482 SQ FT

COURTYARD
1,184 SQ FT

Desks	78
Workstations/hot desks	24
10 person boardrooms	2
8 person meeting rooms	2
4 person meeting rooms	4
6 person meeting rooms	2
Private offices	2
Kitchen breakout area	1
Reception/waiting area	1

Key

- Office
- Core
- Courtyard/Terrace



INDICATIVE FIT OUT

An indicative CGI view of third floor courtyard

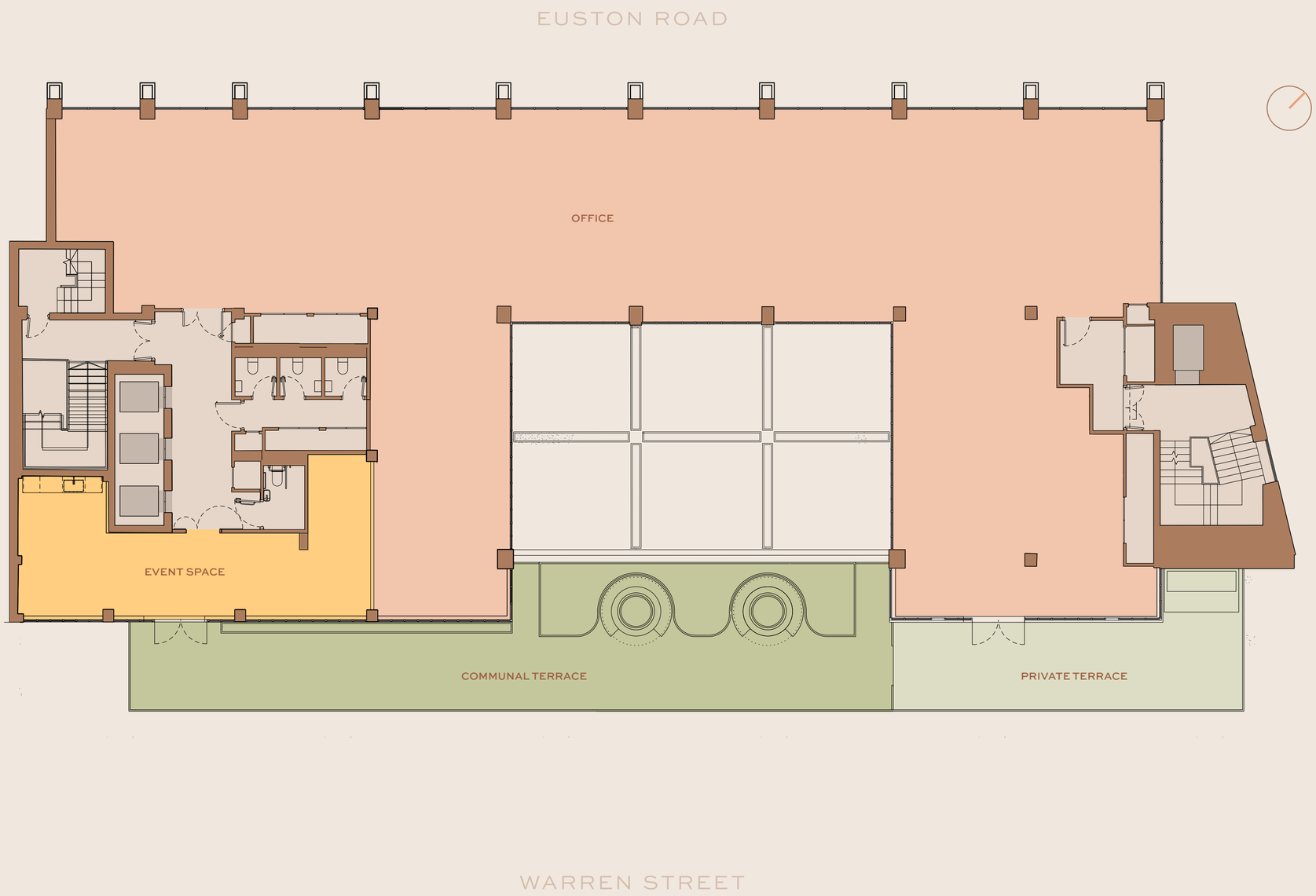
Fourth floor

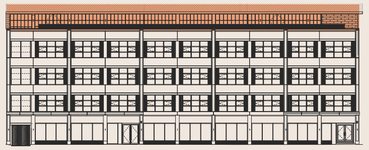
OFFICE
4,672 SQ FT

EVENT SPACE
570 SQ FT

COMMUNAL TERRACE
1,345 SQ FT

PRIVATE TERRACE
484 SQ FT





Key

- Office
- Core
- Communal terrace
- Private terrace
- Event space

INDICATIVE FIT OUT

Fourth floor test fit

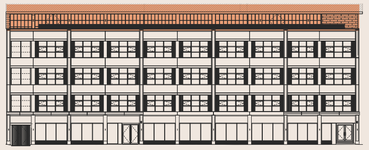
OFFICE
4,672 SQ FT

EVENT SPACE
570 SQ FT

COMMUNAL TERRACE
1,345 SQ FT

PRIVATE TERRACE
484 SQ FT

Desks	16
Private offices	2
10 person boardrooms	2
Kitchen breakout area	1



Key

- Office
- Core
- Communal terrace
- Private terrace
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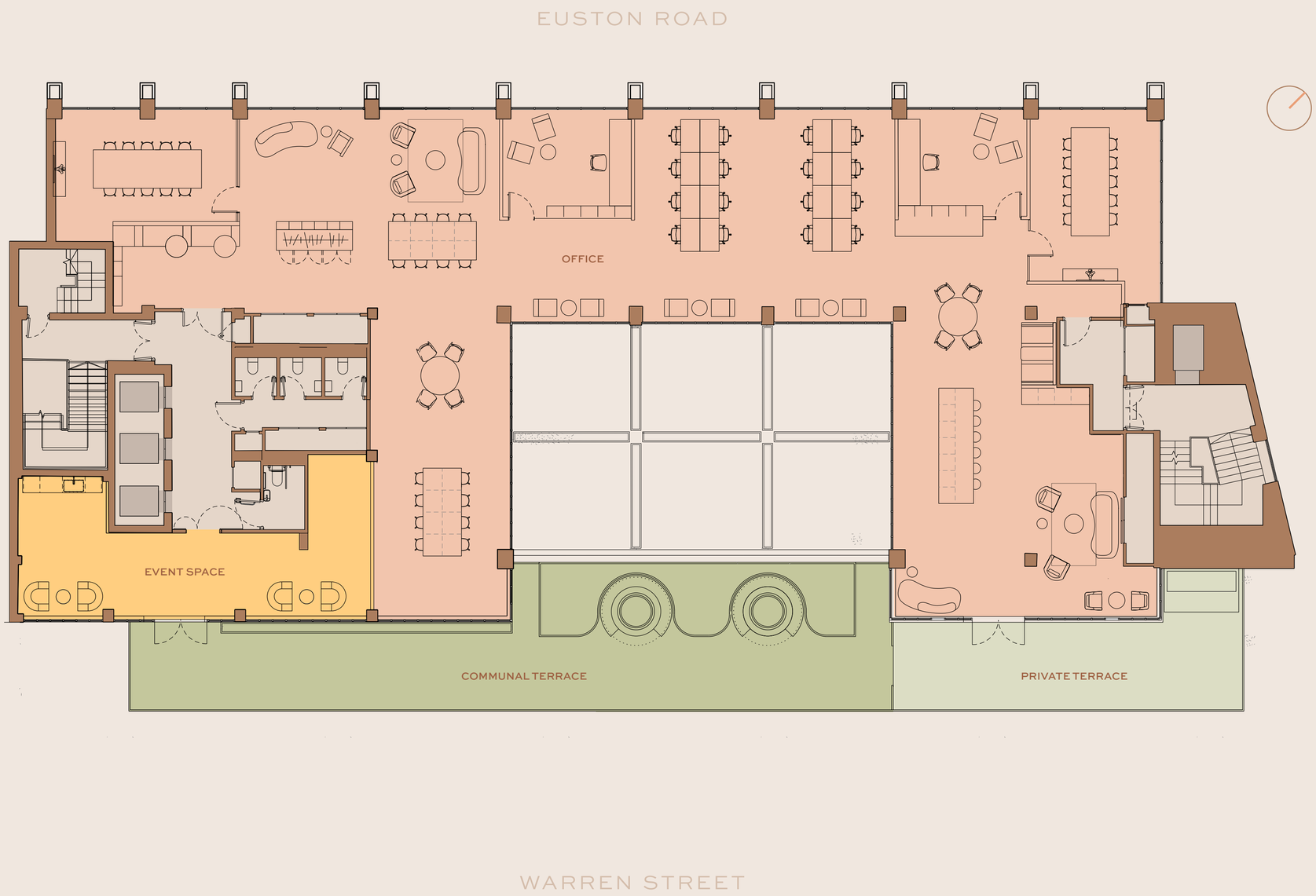


INDICATIVE FIT OUT

An indicative CGI view of communal lounge

An indicative CGI view of communal terrace

An indicative CGI view of fourth floor private terrace

An indicative CGI view of communal terrace

End of trip

Whether it's a lunchtime run in Regent's Park or a morning commute by bike, the lower ground floor provides high-quality end-of-trip facilities, with generous provision for showers, lockers and secure cycle storage.

64 bike spaces

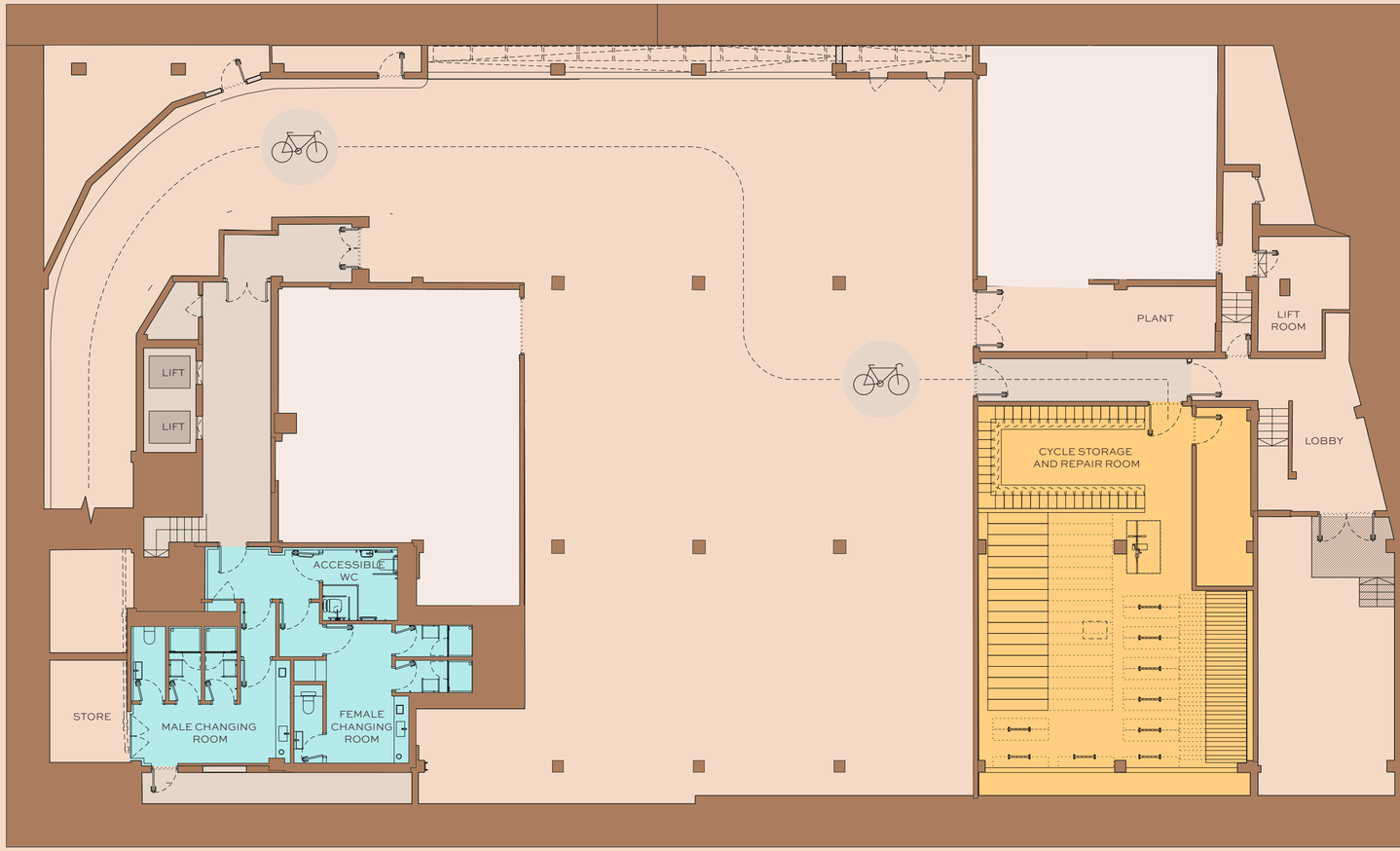
Vanity units

5 showers

92 lockers including 17 heated Z lockers

Cycle repair station

Male & Female changing rooms



Key

- Core
- Bike store
- Changing facilities

Specification

BUILDING SPECIFICATION

VRF system for simultaneous heating and cooling

3.1 m ceiling heights (from raised floor to soffit)

LED lighting

3x 8 person passenger lifts

BUILDING AMENITIES

4th floor private terrace: 484 sq ft

3rd floor courtyard: 1,184 sq ft

4th floor events space

4th floor communal terrace: 1,345 sq ft

Ground floor lounge

Ground floor boardrooms

Sustainability

Sustainability is embedded through the retention of the existing structure, reducing embodied carbon, alongside triple glazing, insulation upgrades and new planting at street level and the fourth-floor terrace to improve performance and wellbeing.

BREEAM

EXCELLENT (Targeting)

A

EPC A (Targeting)

All electric buidling

45WARRENSTREET.COM

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