

One  
Stephen  
Street.

Fitzrovia W1

# Step Into One Stephen Street

Step back off one of London's vital central thoroughfares and discover One Stephen Street. Walk past the flowing double-height steel and glass façade under the flying canopy.

Step through into the voluminous reception, with its steel walls and giant pendant lights. Look within to the advanced workspaces from 11,060 sq ft to 31,960 sq ft.

Step out into vibrant Fitzrovia village and discover the enriching lifestyle it offers. Enjoy complimentary access to Derwent London's exclusive Lounges, DL/78 in Fitzrovia and DL/28 in Old Street.



The distinctive corten steel building signage

THE SPACE — A MULTI-LAYERED EXPERIENCE

THE AREA — A PLACE OF EXPANDING POSSIBILITIES

THE TEAM — A STRONG PARTNERSHIP ON MANY LEVELS

A Multi-layered  
Experience

One  
Stephen  
Street.

## The Arrival

The striking double-height façade has an immense presence at road level, creating a welcoming and memorable first impression. Constructed of glass and perforated stainless steel panels, it is designed as a dynamic, rippling ribbon that wraps the building.

## The Reception

Once inside, the double-height reception makes a statement with extraordinary volume and light. The design is bold and inspiring, featuring a dramatic black steel feature wall, seamless terrazzo flooring, and bespoke large-scale light fittings in polished brass.

Two-wheeled commuters will appreciate the high-spec end-of-journey facilities, including 197 cycle racks, 236 lockers and 20 showers.



The voluminous entrance



Light-filled reception area

THE AREA — A PLACE OF EXPANDING POSSIBILITIES

THE TEAM — A STRONG PARTNERSHIP ON MANY LEVELS

## Building Features

- Striking double-height reception with black mild steel feature wall, terrazzo floor and bespoke circular light fittings
- Excellent natural light
- 3.4m floor-to-ceiling height
- 6 x passenger lifts and 2 x goods lifts
- Newly refurbished lift lobbies with stainless steel architraves, terrazzo flooring and suspended feature lights
- Newly refurbished on-floor WCs
- Upgraded cycle and changing facilities  
197 x cycle racks  
236 x lockers  
20 x showers
- EPC Rating 'B'
- Access to Derwent London's Members Lounge DL/78, a 7-minute walk from the building

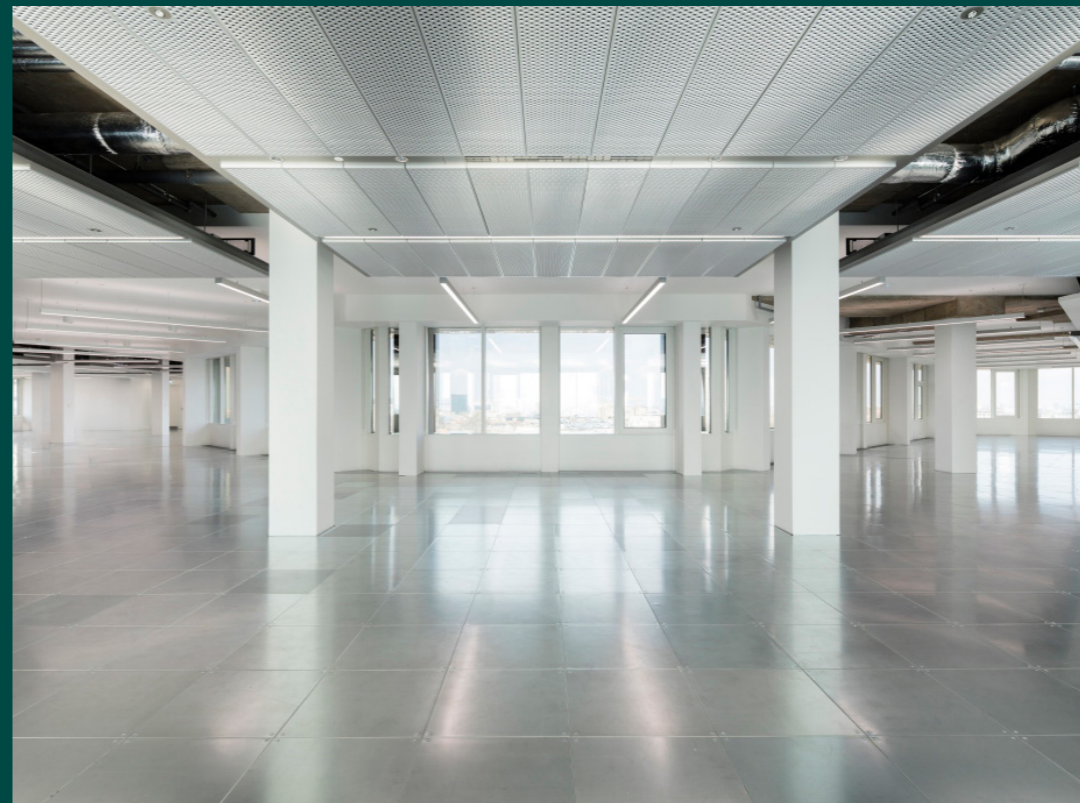
## Schedule of Areas

Floor	sq ft*	sq m*
Second	20,900	1,942
Seventh	11,060	1,028
Total	31,960	2,970

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



One Stephen Street's striking façade



Indicative view of CAT A floor plate

THE AREA — A PLACE OF EXPANDING POSSIBILITIES

THE TEAM — A STRONG PARTNERSHIP ON MANY LEVELS

## Second Floor 20,900 sq ft / 1,942 sq m

- Newly refurbished CAT A office space
- Excellent floor-to ceiling height of 3.4m to soffit and 2.8m to underside of the raft
- Glazing surrounding the floor offering fantastic natural light
- New four pipe fan coil system housed within rafting system
- Suspended / recessed linear LED lighting
- Highly efficient floor plates
- 1:10 occupational density
- Newly refurbished WCs, including accessible WC and on-floor shower

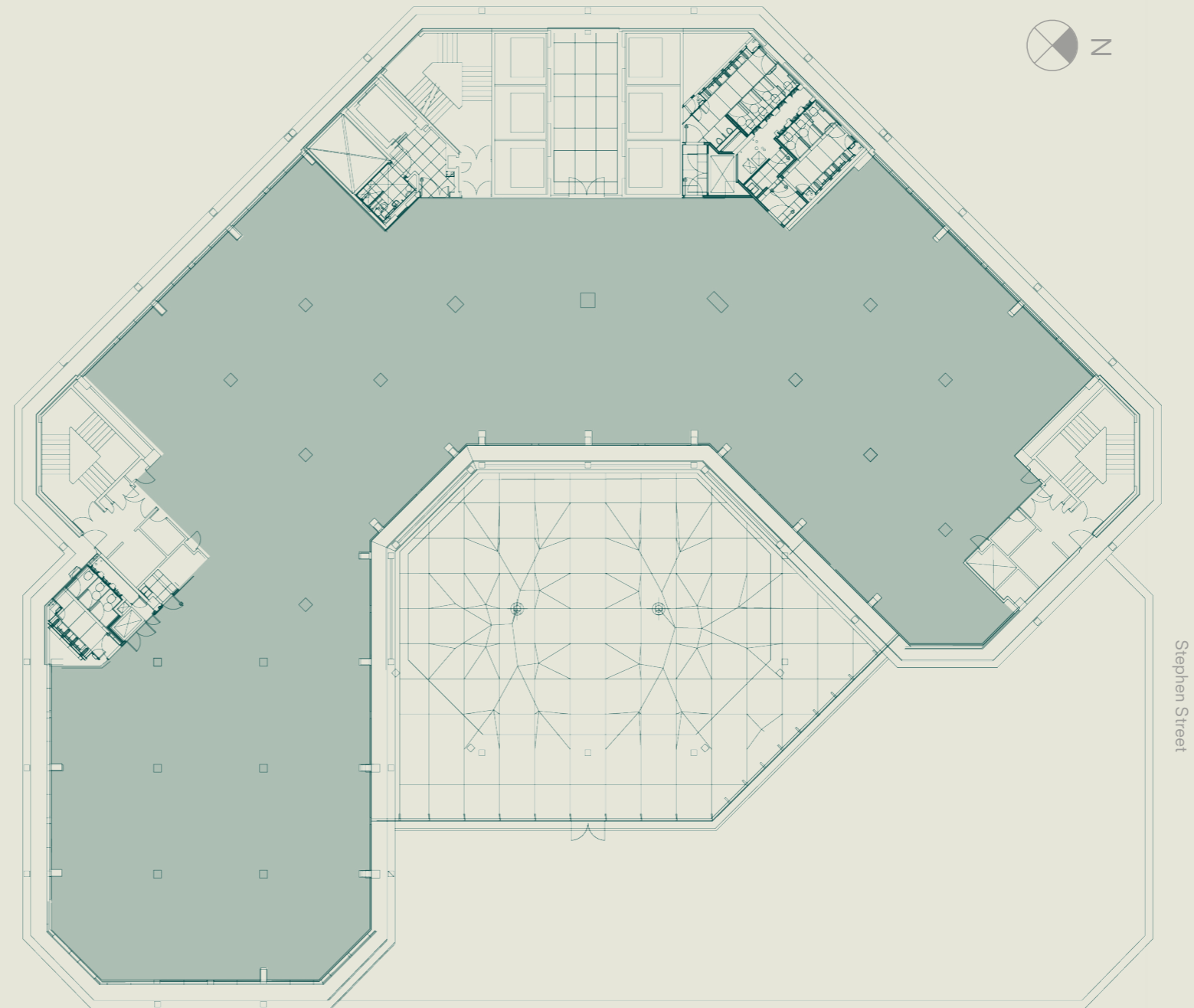


THE AREA — A PLACE OF EXPANDING POSSIBILITIES

THE TEAM — A STRONG PARTNERSHIP ON MANY LEVELS

## Seventh Floor 11,060 sq ft / 1,028 sq m

- Newly refurbished CAT A office space
- Generous floor-ceiling heights of 2.8m to underside of the raft and 3.6m to soffit
- New four pipe fan coil system housed within rafting system
- Suspended / recessed linear LED lighting
- Highly efficient floor plates
- 1:10 occupational density
- Newly refurbished WCs
- Panoramic views across London



Demise

THE AREA — A PLACE OF EXPANDING POSSIBILITIES

THE TEAM — A STRONG PARTNERSHIP ON MANY LEVELS

# A Place of Expanding Possibilities





## On the Doorstep

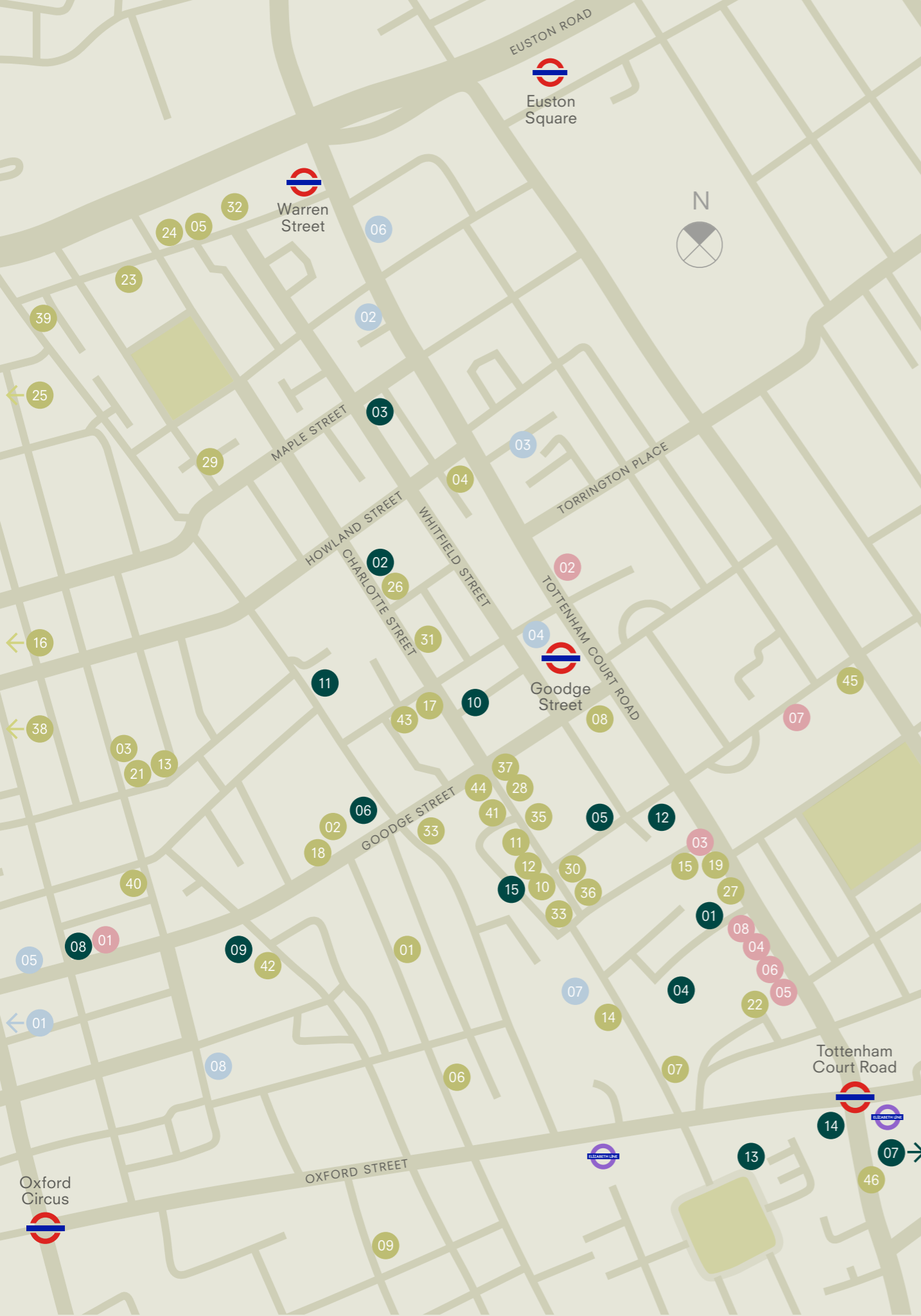
Oxford Street, one of London's busiest and most vibrant shopping streets, is a short distance away. Directly below One Stephen Street is the exciting retail parade of Tottenham Court Walk, one of Derwent London's shopping, leisure and dining destinations, hosting brands such as Waterstones, Leon, and Hotel Chocolat.



Tottenham Court Walk retail and restaurants



Charlotte Street, Fitzrovia's social epicentre



## Into Fitzrovia

Stephen Street is part of the Fitzrovia neighbourhood, a sophisticated urban village, where commercial, residential, academic and creative coexist in harmony. The area's historic tree-lined streets, notably Rathbone Place and Charlotte Street, are home to niche retailers, cool coffee shops, smart bars, chic brasseries, and boutique hotels.

And because Fitzrovia lies within London's Knowledge Quarter, many global megabrands have made the area their base in the capital. It's undeniably a strategic central London position, just moments from Bloomsbury, Covent Garden, Soho, the West End, and Mayfair.

### OCCUPIERS

- 01 1+2 Stephen Street:  
Fremantle  
Freud Communications
- 02 80 Charlotte Street:  
Arup  
Boston Consulting Group  
Lee & Thompson  
Perella Weinberg Partners
- 03 90 Whitfield Street:  
EDF Energy  
HOK International  
Michael Kors
- 04 Charlotte Building:  
Moore Kingston Smith  
Overbury  
The&Partnership
- 05 Databricks
- 06 Estée Lauder Companies
- 07 Google
- 08 Lapithus Management &  
Aggregate Industries
- 09 Lionsgate Films
- 10 Revcap & Coremont
- 11 Middlesex House:  
Fletcher Priest  
Make Architects
- 12 Next 15 Group
- 13 Palantir
- 14 Soho Place:  
Apollo Global Management  
G-Research
- 15 Wagestream

### EAT & DRINK

- 01 Akoko
- 02 The Arber Garden
- 03 The Attendant
- 04 B Bagel
- 05 Bang Bang  
Vietnamese Canteen
- 06 Berners Tavern
- 07 The Black Horse
- 08 Black Sheep Coffee
- 09 Brewdog
- 10 Bricco e Bacco
- 11 Carousel London
- 12 Charlotte Street Hotel
- 13 Cin Cin
- 14 Circolo Popolare
- 15 Chettinad
- 16 Clipstone
- 17 Coffee Buro
- 18 Detox Kitchen
- 19 DF Tacos
- 20 DL/ Service
- 21 Foley's
- 22 Hakkasan
- 23 Honey & Co.
- 24 Honey & Spice
- 25 Honey & Smoke
- 26 Lantana
- 27 Leon
- 28 Lisboeta
- 29 Lore of The Land
- 30 Lupo Bros
- 31 Mere
- 32 Miel Bakery
- 33 Mowgli
- 34 Mr Fogg's
- 35 The Ninth
- 36 Norma
- 37 Ousia
- 38 Portland
- 39 The Remedy Wine Bar
- 40 Riding House Café
- 41 Roka
- 42 Rovi
- 43 Shoop
- 44 Six by Nico
- 45 Store Street Espresso
- 46 Tattu London

### SHOP

- 01 Evans Cycles
- 02 Heal's
- 03 Hotel Chocolat
- 04 ProCook
- 05 Sainsbury's
- 06 Søstre Grene
- 07 Treadwell's Books
- 08 Waterstones

### GYM

- 01 Barrecore
- 02 F45
- 03 Fitness First
- 04 Flow Ldn
- 05 Psycle
- 06 PureGym
- 07 Rathbone Boxing Club
- 08 Rowbots

## And Beyond

Looking further afield, the rest of London is effortlessly accessible. One Stephen Street is less than a minutes' walk from Tottenham Court Road's Central and Elizabeth line services. The latter offers high-speed, high-frequency connections across London and the south of England, including a 28-minute service to Heathrow Airport.

More destination options are available at nearby Goodge Street and Warren Street tube stations. The national and international rail terminals of Euston, King's Cross St Pancras and Waterloo are only a quick cab ride away.

### Underground

Travel times from Goodge Street (Northern Line) or Tottenham Court Road Underground (Northern, Central or Elizabeth line) – most direct route.

Euston	2 mins
Charing Cross	2 mins
Farringdon	3 mins
Liverpool Street	5 mins
Paddington	5 mins
Waterloo	5 mins
King's Cross	8 mins
Victoria	10 mins

### Airports

Heathrow	28 mins
London City	36 mins
Luton	52 mins
Gatwick	53 mins
Stansted	58 mins

Source: [tfl.gov.uk](https://tfl.gov.uk)



The independent retailers of Store Street



A Strong Team  
on Many Levels

## The Derwent London Experience

### We design and innovate...

We are experts in our industry, delivering transformative, design-led spaces that become thriving places.

### ...to build and connect our communities.

We invest in our communities and provide best-in-class service, offering all office tenants complimentary DL/ Membership with exceptional amenity, service & benefits.

### ...with an unrivalled brand and expertise.

We take pride in our track-record as London's leading design-led developer of world-class commercial buildings. Our buildings have, and always will be, our brand.

From our brand to our design-led spaces, the Derwent London experience is distinctive, inspiring and user-focused.



Our inspiring home at 25 Saville Row W1

- London's leading creative office specialist with 40 years' experience
- Inspiring and innovative architecture and design
- Largest central London office-focused REIT
- £4.9bn investment portfolio
- 5.4m sq ft in central London
- Net zero carbon (NZC) business by 2030

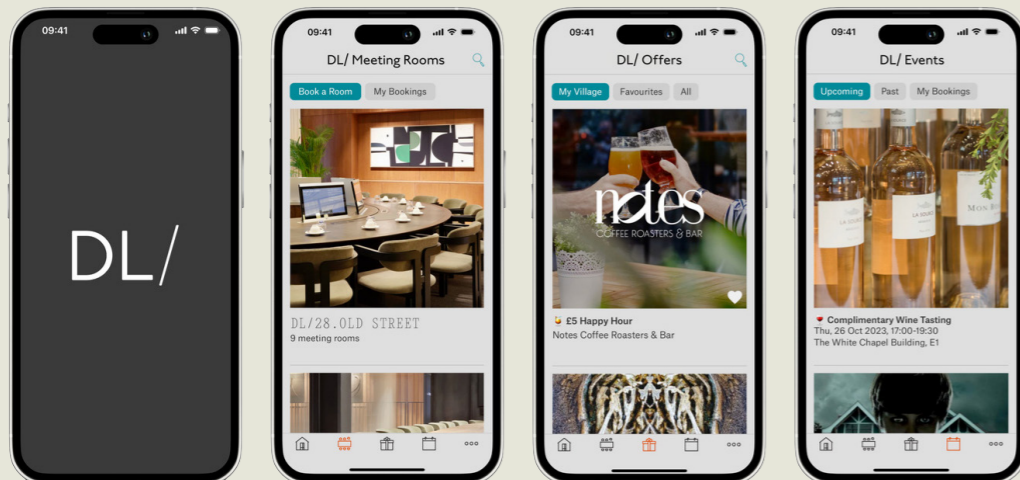
Watch our Net Zero Carbon pathway video [here](#).  
Watch our Intelligent Buildings video [here](#).

## DL / MEMBERS

Derwent London tenants automatically enjoy complimentary DL/ Membership status. DL/ Members have access to an ever-growing package of exclusive benefits. You can use our Lounges, DL/ 78 in Fitzrovia W1 and DL/ 28 in Old Street EC1, for meetings, connecting and collaboration. You'll receive specially negotiated discounts from a diverse collection of businesses, including local coffee shops, restaurants and wellness brands. Members also have access to a packed calendar of experience-led events curated by our dedicated team. And the DL/ App is your effortless personal portal to all of it.

## DL / App

Book meeting rooms in our DL/ Lounges, reserve your place at events and access exclusive discounts and offers in just a few steps.



DL/78, a space for connection and collaboration



DL/28, our exclusive Members lounge in Old Street EC1



DL/Service

## DL/ Experience

Our dedicated team provide an excellent front-of-house experience to Members in our buildings. From networking events, rooftop yoga, film screenings and charity activities to connect with local communities.

## DL/ Lounges

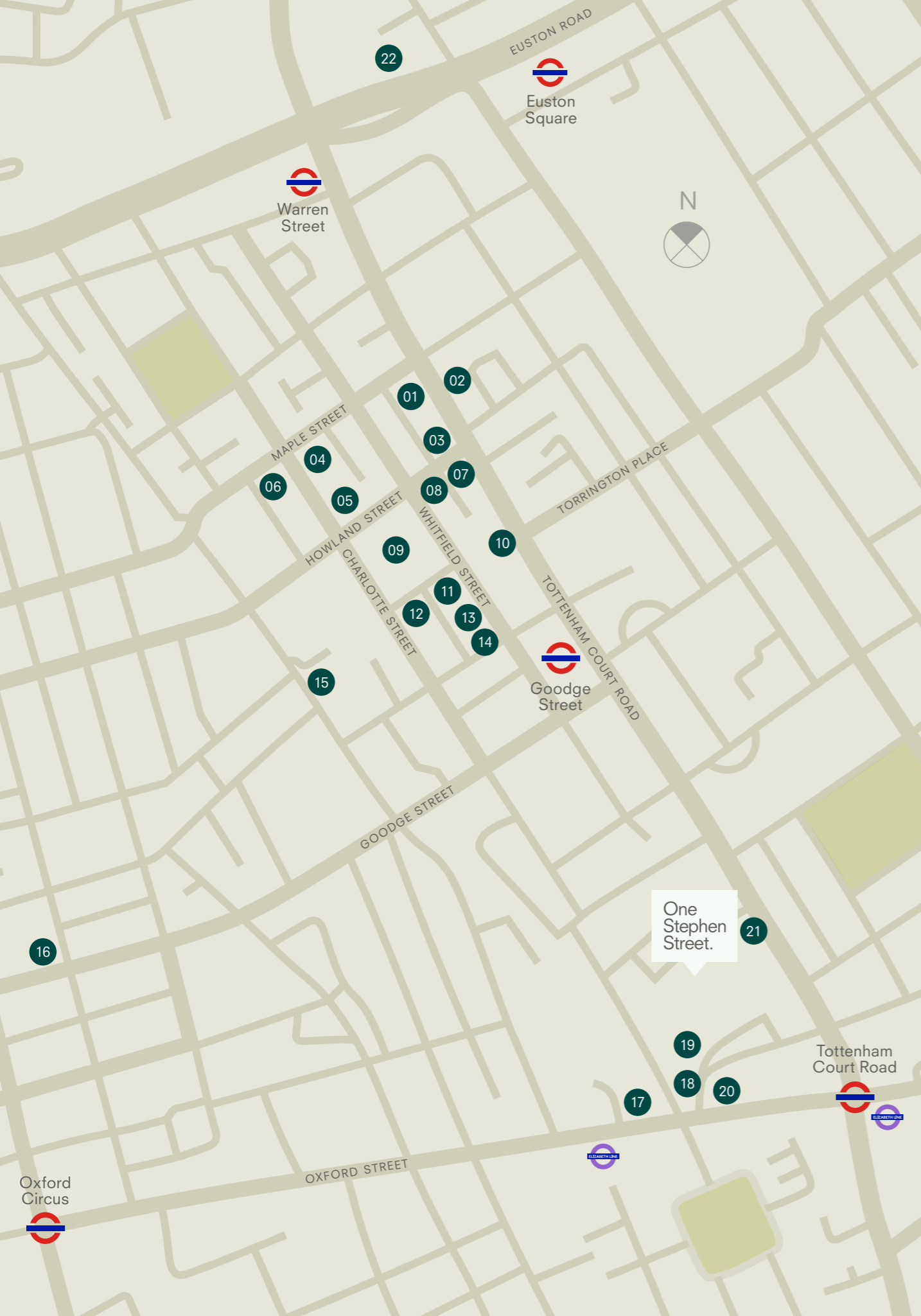
Created for connection and collaboration, DL/78 and DL/28 are inspiring spaces where DL/ Members can work, meet, eat, socialise and be inspired. Drop in and work or network in these complimentary and private Lounges, each with their own on-site café, high-spec bookable meeting rooms and private event spaces.

Our DL/ Lounges include:

- Communal collaboration and working areas in the Lounge
- Bookable meeting rooms configured to your needs
- Library for quiet working (DL/28)
- Outdoor terrace (DL/28)
- Event / town hall space available for exclusive hire
- On-site café operated by DL/ Service
- Curated events programme
- All connected via the DL/ App

One Stephen Street is a 7-minute walk from DL/78 in Fitzrovia.

[Discover what it means to be a DL/ Member.](#)



## Portfolio highlights

Derwent London are proud to call Fitzrovia one of our key villages, with 1.6m sq ft of office and retail space. This means we can offer any local company the opportunity to have their office needs met as their business needs change. We are an invested Landlord in this area but our interests lie beyond the bricks and mortar. We pride ourselves in working with our tenants and creating strong long-term partnerships to provide happy and healthy workplace environments where businesses and talent can thrive.

### BUILDINGS

- 01 90 Whitfield Street
- 02 171-174 Tottenham Court Road
- 03 Network, 95-100 Tottenham Court Road
- 04 18-24 Fitzroy Street
- 05 Maple Place
- 06 19-23 Fitzroy Street
- 07 88-94 Tottenham Court Road
- 08 60 Whitfield Street
- 09 80 Charlotte Street
- 10 80-85 Tottenham Court Road
- 11 Asta House, 65 Whitfield Street
- 12 76 Charlotte Street
- 13 43 Whitfield Street
- 14 45 Whitfield Street
- 15 Middlesex House, 34-42 Cleveland Steet
- 16 Henry Wood House, 3-7 Langham Place
- 17 Holden House, 54-68 Oxford Street
- 18 3-10 Rathbone Place
- 19 Charlotte Building, 17 Gresse Street
- 20 50 Oxford Street
- 21 1+2 Stephen Street & Tottenham Court Walk
- 22 250 Euston Road



# One Stephen Street.

## Agents

### BLUEBOOK

Chris Watkin  
07730 066 523  
chris@bluebooklondon.co.uk

Joe Fuller  
07803 937 733  
joe@bluebooklondon.co.uk

### JLL

Alex Browning  
07872 107 536  
alex.browning@jll.com

Sarah Brisbane  
07769 201 458  
sarah.brisbane@jll.com

### PILCHER LONDON

David Jackson  
07801 415 957  
davidjackson@pilcher.london

Simon Rinder  
07734 488 286  
simonrinder@pilcher.london



Architects  
Orms

Identity Design  
Delivered by POST

### 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 Bluebook, JLL and Pilcher London. 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 2024.