

78 Whitfield Street
Fitzrovia W1

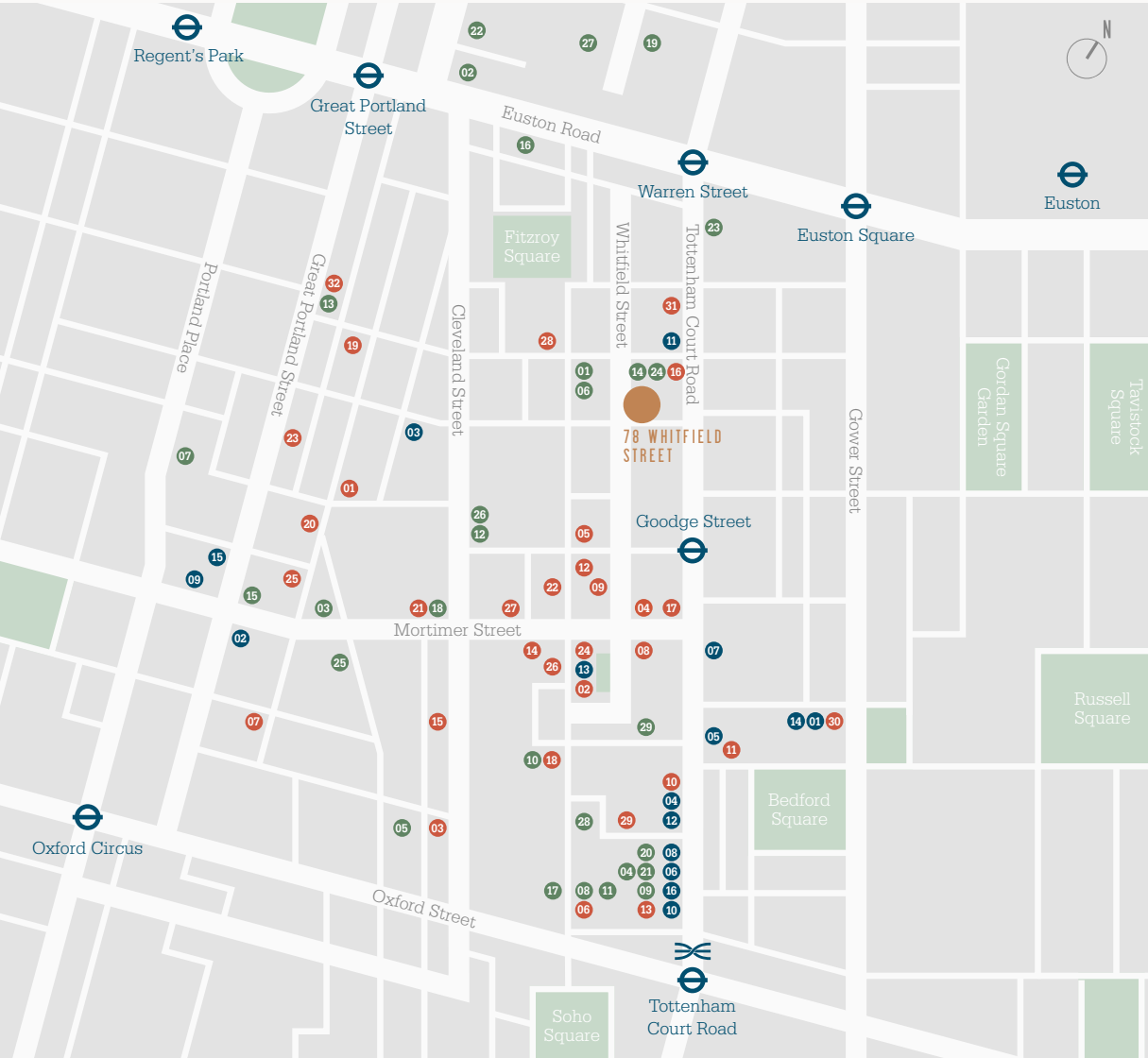
**78
WHITFIELD
STREET**

BUILDING



A thoughtfully, re-crafted workspace at the centre of Fitzrovia featuring large terraces. Behind the original façade is a modern but understated interior. Calm colours, warm textures and clean linear detailing finish the space.

THE LOCATION



OCCUPIERS

01. Adobe
02. Aegis Media
03. Allfunds Bank
04. AnaCap Financial
05. Arcadia Group
06. Arup Associates
07. BBC
08. The BIO Agency
09. BrandOpus
10. CHI & Partners
11. Converse
12. Dennis Publishing
13. Double Negative Visual Effects
14. EDF Energy
15. The Engine Group
16. Entertainment One
17. Envy Post Production
18. Estée Lauder
19. Facebook
20. Fremantle Media
21. Freuds
22. Gazprom
23. HIT Entertainment
24. HOK International
25. Lionsgate Film
26. Make Architects
27. Santander
28. Sony DADC
29. Zenith Optimedia

RETAIL

01. Cloud 9 Cycles
02. Cycle Surgery
03. Fitzrovia Bicycles
04. Hotel Chocolat
05. Little Waitrose
06. Oasis
07. Paperchase
08. Planet Organic
09. Psycle
10. Sainsbury's
11. Space NK
12. T2
13. Ted's Grooming Room
14. Treadwell's Books
15. Velorution
16. Waterstones

RESTAURANTS

01. The Attendant
02. Barnyard
03. Berners Tavern
04. Black Sheep Coffee
05. Bubbledogs
06. Byron
07. Carluccio's
08. Crazy Bear Fitzrovia
09. Dabbous
10. DF / Mexico
11. Gail's Kitchen
12. Gaucho
13. Hakkasan
14. Lantana
15. Latium
16. Leon
17. Le Pain Quotidien
18. Lima
19. The Lucky Pig
20. Mac and Wild
21. Percy & Founders
22. Pescatori
23. Picture
24. Pied à Terre
25. Riding House Café
26. Roka
27. Salt Yard
28. Simmons
29. Stephen Street Kitchen
30. Store Street Espresso
31. TAP Coffee No.114
32. Villandry

NEIGHBOURHOOD



Fitzroy Square Garden

Situated between Marylebone, Soho and Bloomsbury, Fitzrovia is peaceful but active. An established reputation for creative and media companies, the area is lined with a variety of architectural styles, boutique shops, cafés and restaurants.

Three minutes walk away; Fitzroy Square Garden provides local green space.



Black Sheep Coffee, Goodge Street



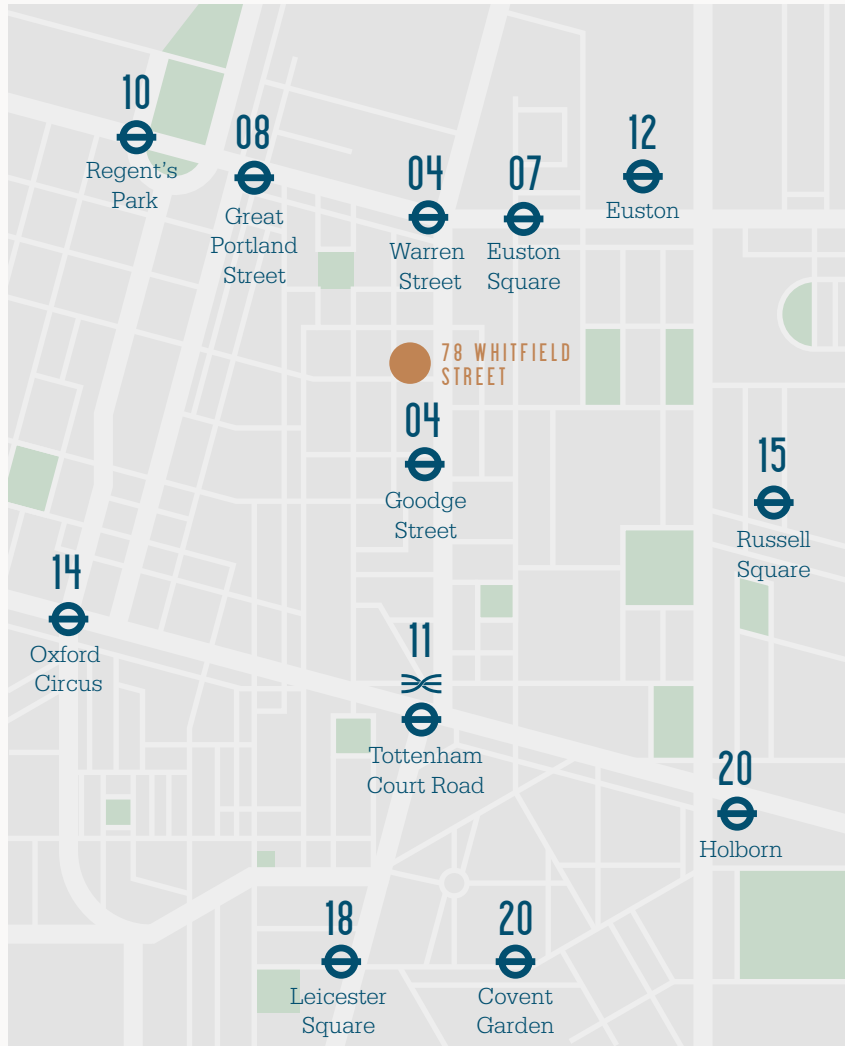
Gail's Kitchen, Bayley Street

Hotel Chocolat, Tottenham Court Road



Lantana, Charlotte Place

CONNECTIVITY



Walking times in minutes from 78 Whitfield Street

78 Whitfield Street is within walking distance of central London's major attractions, shopping and cultural institutions.

Excellent local transport connections give access to 12 London Underground stations and one main line terminal within a 20 minute radius. The arrival of Crossrail in 2018 will see the station become the West End's main transport hub.

TRAVEL:

AIRPORTS

Tottenham Court Road to:

City Airport	_____	33 mins
Gatwick	_____	49 mins
Stansted	_____	60 mins
Heathrow	_____	35 mins

UNDERGROUND

Tottenham Court Road to:

Charing Cross	_____	02 mins
Bond Street	_____	03 mins
Euston	_____	04 mins
Liverpool Street	_____	08 mins
King's Cross St. Pancras	_____	09 mins
Victoria	_____	09 mins
Paddington	_____	13 mins

Source: tfl.gov.uk

WALKING

78 Whitfield Street to:

Goodge Street	_____	04 mins
Warren Street	_____	04 mins
Great Portland Street	_____	08 mins
Tottenham Court Road	_____	11 mins
Oxford Circus	_____	14 mins
Russell Square	_____	15 mins
Covent Garden	_____	20 mins
Holborn	_____	20 mins
Leicester Square	_____	18 mins

Source: google.co.uk

FUTURE CONNECTIVITY

Travel times in minutes from Tottenham Court Road station



Source: Fitzrovia Partnership, crossrail.co.uk

TOTTENHAM COURT ROAD STATION



Tottenham Court Road Station



Tottenham Court Road Station

CROSSRAIL IN NUMBERS

- 260m length of platform tunnels
- 25m platform depth
- 102,000 passengers are estimated to use Crossrail station each day
- 24 trains per hour service at peak time in each direction
- £1bn — total investment to build Crossrail and upgrade capacity of existing tube

TOTTENHAM COURT ROAD STATION

- The new station will be the length of three football pitches
- The new ticket hall will be nearly six times the current size
- There will be four new or modernised entrances
- New escalators and improved interchange
- An additional Crossrail ticket hall at Dean Street
- A new public piazza around Centrepoint will be created providing a distinctive new landmark for the West End

REGENERATION

Source: DSDHA

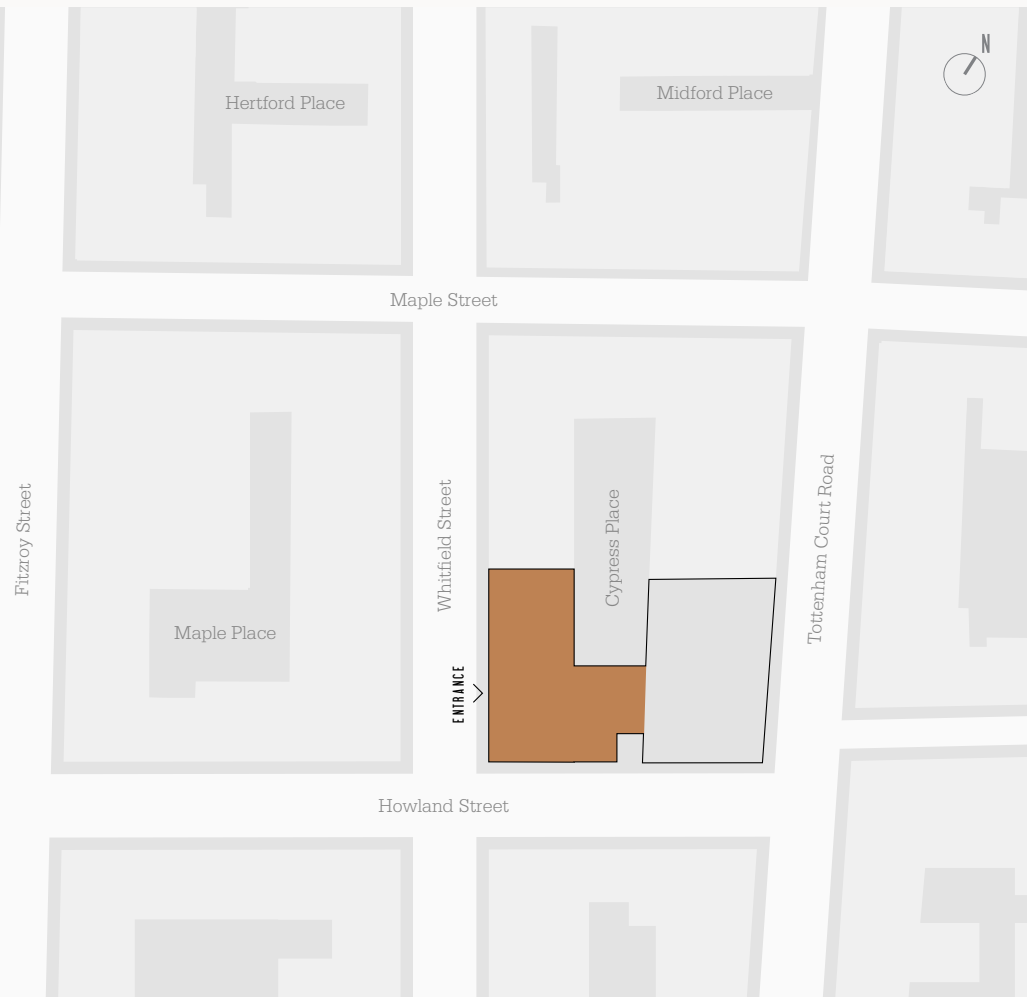
The West End Project is being led by Camden Council — a £26m vision to transform the Tottenham Court Road area over the next four years. The project is committed to improving congestion and air quality and there are plans to convert the one way system of Tottenham Court Road and Gower Street for two-way traffic. The West End Project sits mostly within The Fitzrovia Partnership Business Improvement District area: fitzroviapartnership.com

Find out more at:
camden.gov.uk/westendproject



THE BUILDING

SITE PLAN



SCHEDULE OF AREAS

OFFICE FLOORS

FLOOR	SQ FT*	SQ M*
Sixth	873	81
Fifth	8,665	805
Fourth	3,786	352
Third	4,846	450
Second	4,828	449
First	5,872	546
Ground	5,310	493
TOTAL	34,180	3,176

TERRACES

FLOOR	SQ FT*	SQ M*
Sixth	1,278	119
<i>Communal</i>	530	49
<i>Demised</i>	748	70
Fifth	911	85
Fourth	968	90
TOTAL	3,157	294

*Areas subject to final measurement on practical completion.

KEY FEATURES



Contemporary office space

New portal entrance

New glass front doors with security access controls

Newly designed, staffed reception area with bespoke reception desk, new LED light fittings and feature wall finish

Refurbished lift lobby and staircase with new finish to the lift cars

Fully refurbished WCs and showers (x3)

Overhauled exposed two-pipe fan coil air conditioning

1:10 office density

3.1m floor to soffit height

Contemporary office space featuring new light installations and openable windows

Fully accessible raised floors carpeted throughout

Private terraces on floors 4, 5 and 6

Communal building terrace on sixth floor

Car parking available by special arrangement

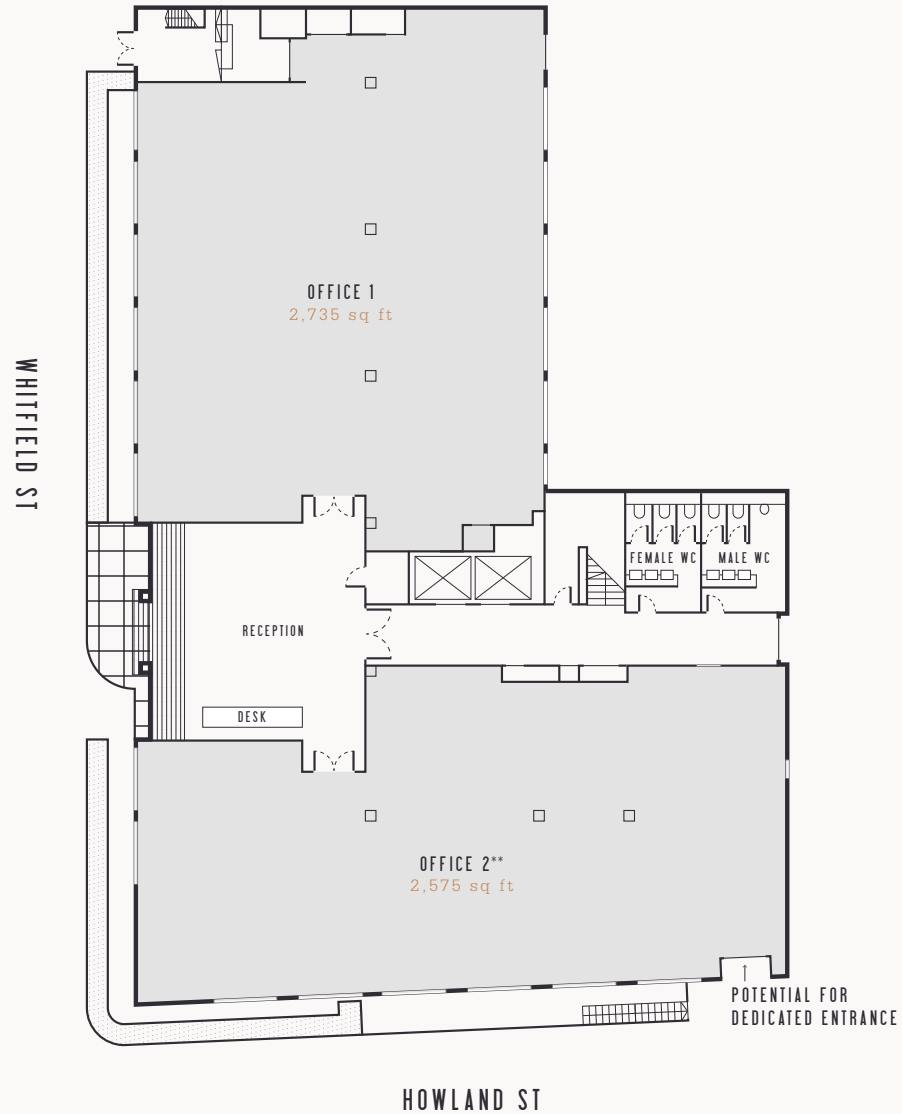
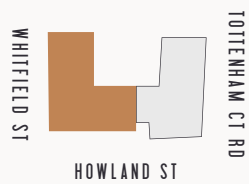
Cycle storage

GROUND FLOOR



SCHEDULE OF AREAS

	SQ FT*	SO M*
Office 1	2,735	254
Office 2**	2,575	239
TOTAL	5,310	493



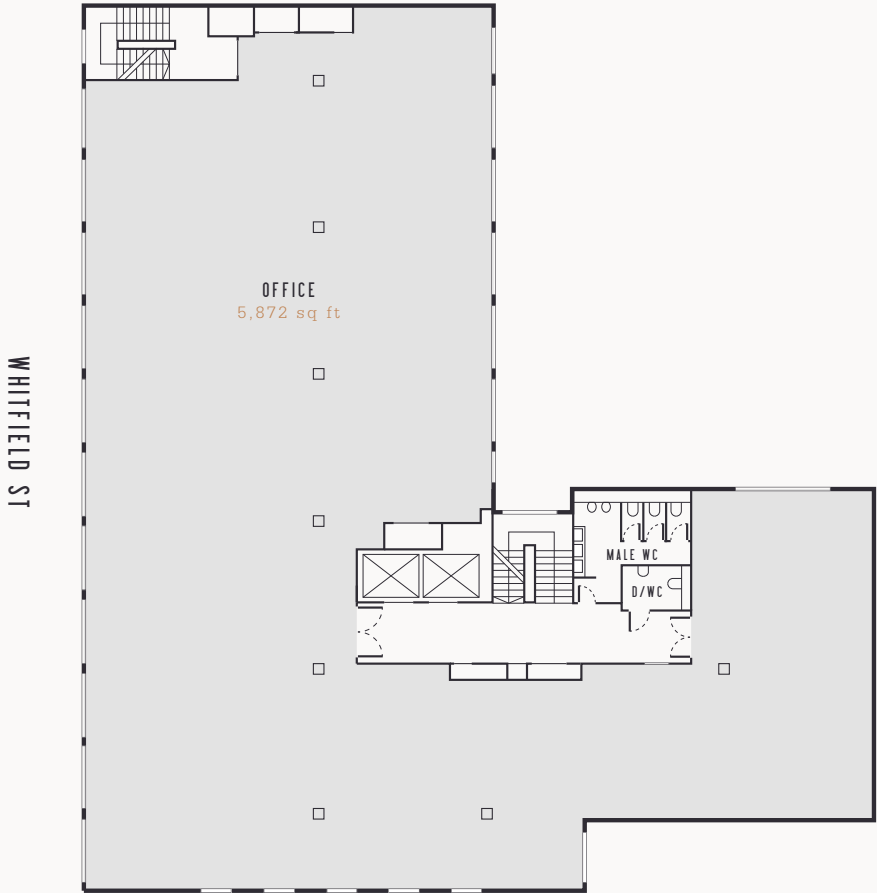
*Areas subject to final measurement on practical completion
 **Potential for dedicated entrance along Howland Street

FIRST FLOOR



SCHEDULE OF AREAS

	SQ FT*	SO M*
Office	5,872	546



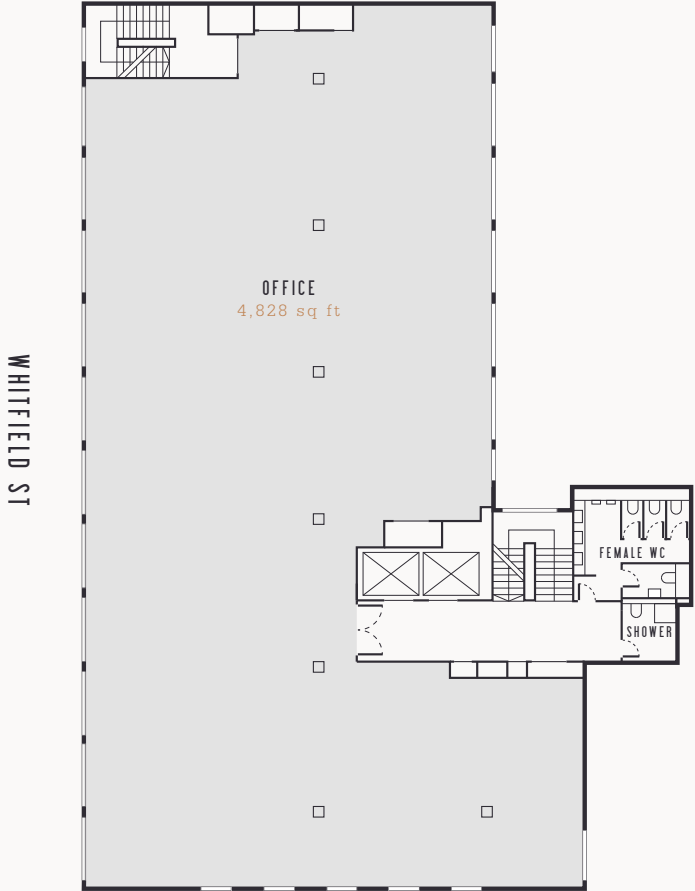
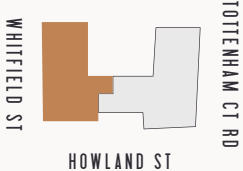
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SECOND FLOOR



SCHEDULE OF AREAS

	SQ FT *	SO M *
Office	4,828	449



WHITFIELD ST

HOWLAND ST

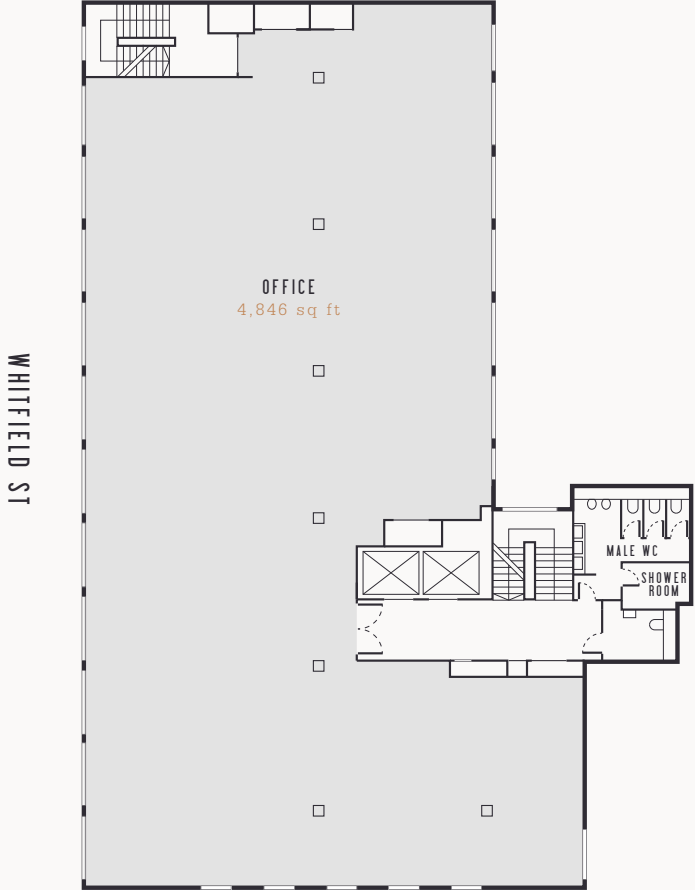
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THIRD FLOOR



SCHEDULE OF AREAS

	SQ FT *	SO M *
Office	4,846	450



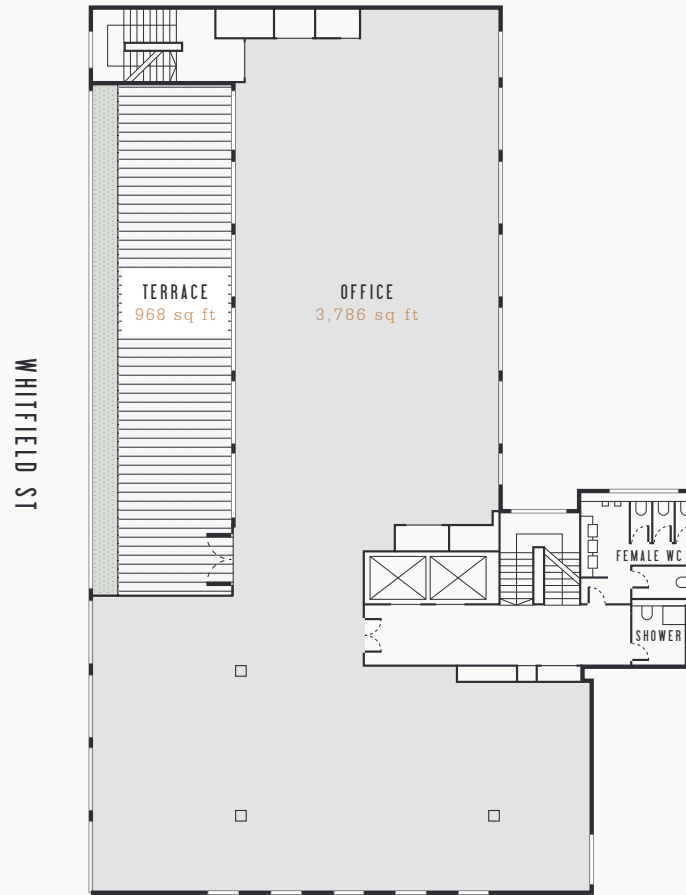
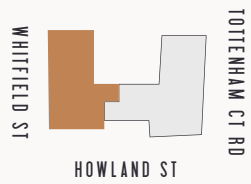
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FOURTH FLOOR



SCHEDULE OF AREAS

	SQ FT *	SO M *
Office	3,786	352
Terrace	968	90
TOTAL	4,754	442



HOWLAND ST

*Areas subject to final measurement on practical completion



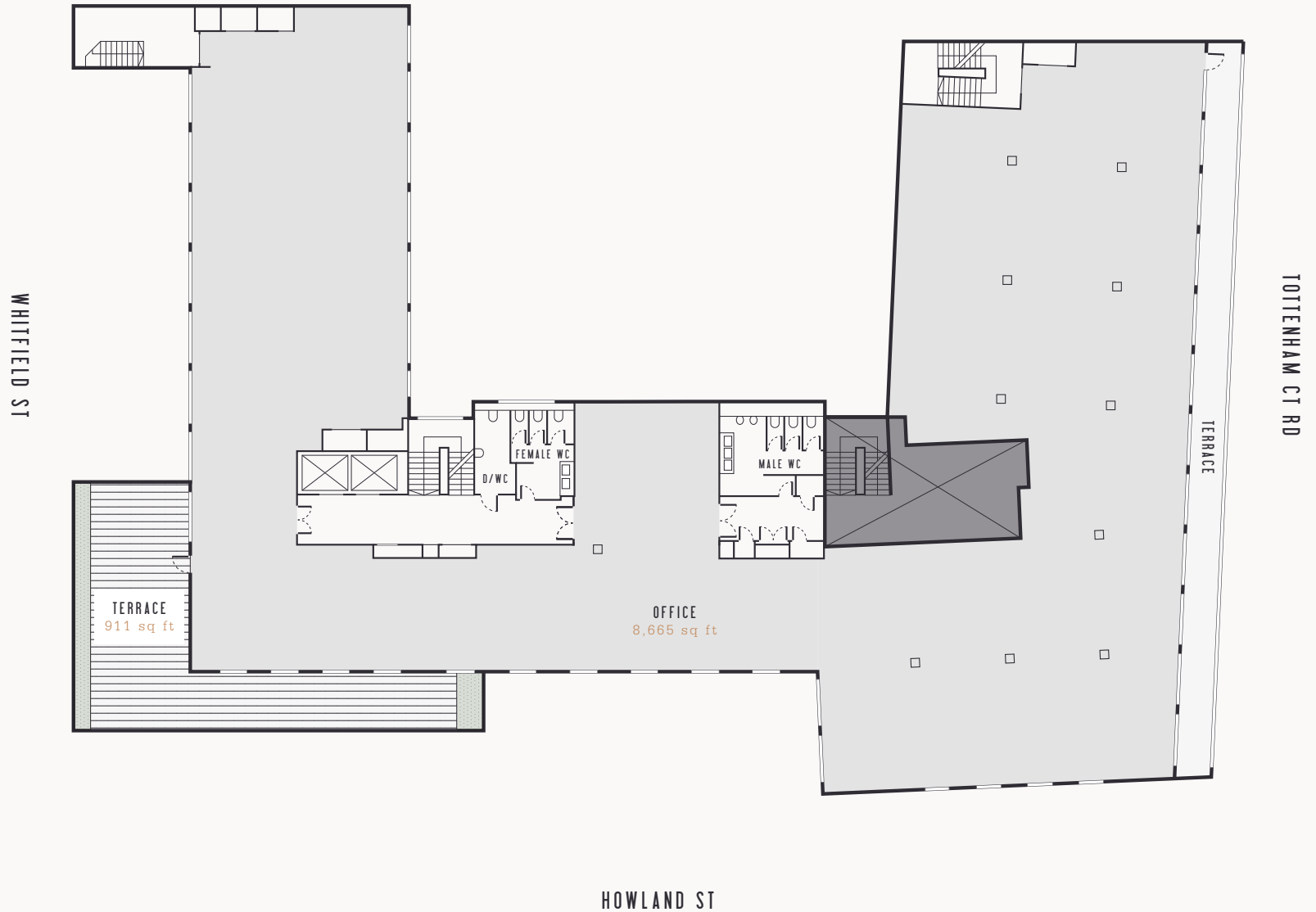
New private terrace on fourth floor

FIFTH FLOOR



SCHEDULE OF AREAS

	SQ FT*	SQ M*
Office	8,665	805
Terrace	911	85
TOTAL	9,576	890



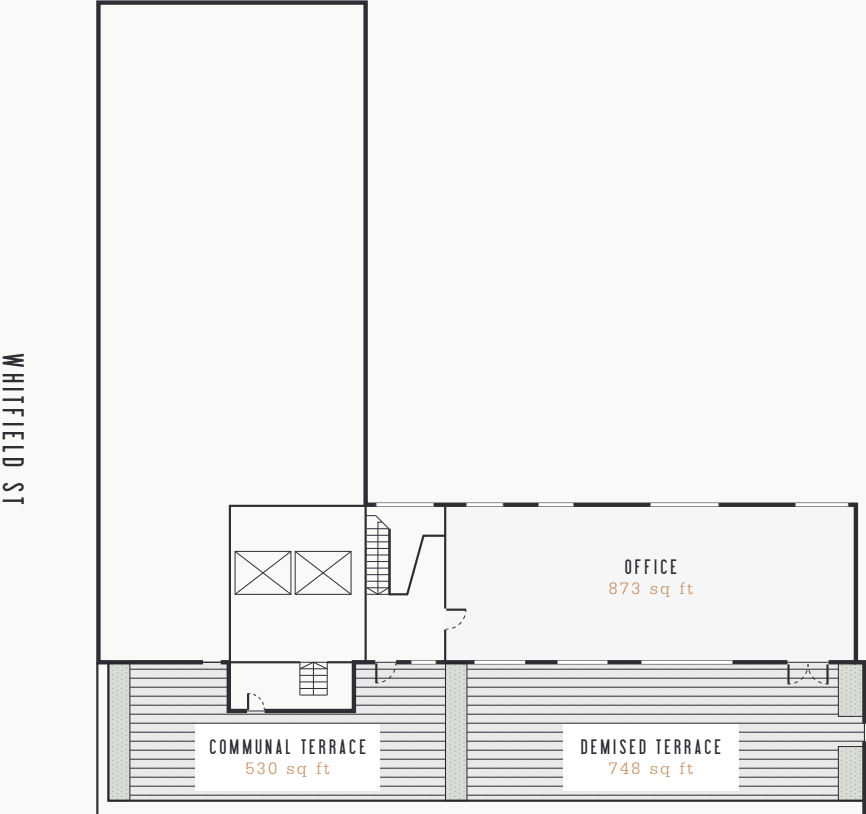
*Areas subject to final measurement on practical completion

SIXTH FLOOR



SCHEDULE OF AREAS

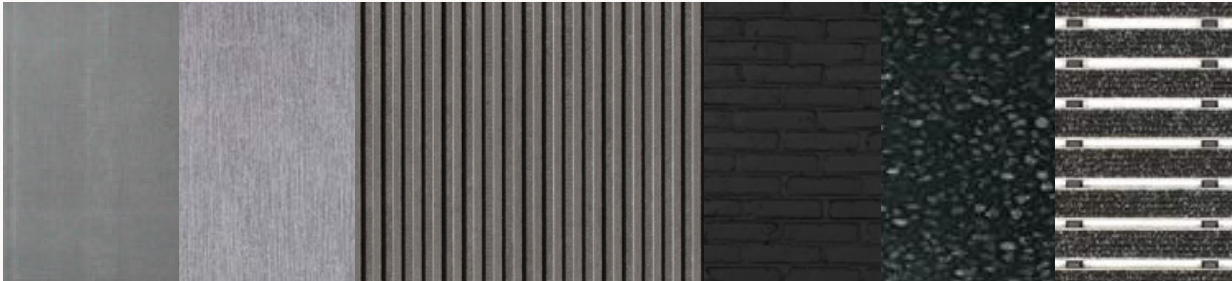
	SQ FT *	SQ M *
Office	873	81
Terrace	1,278	119
<i>Communal</i>	530	49
<i>Demised</i>	748	70
TOTAL	2,151	200



*Areas subject to final measurement on practical completion

ENTRANCE

The Equitone clad portal defines the entrance to 78 Whitfield Street. Crisp, linear details create the signature finish, with stone treads leading up to automatic sliding doors.



Planter
Black Steel

Entrance canopy
Equitone Tectiva T20

Entrance canopy
Equitone Linea T20

Existing brick
Painted black

Steps
Basalt

Matwell
EMCO

RECEPTION



Entrance canopy
Equitone Linea T20

Routed Timber
Panelling

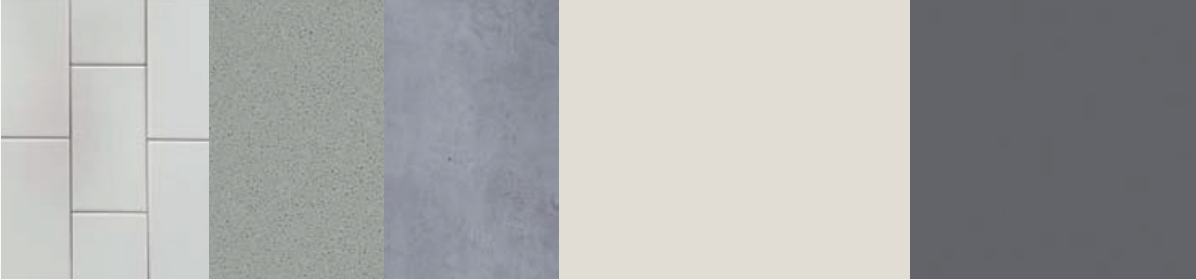
Farrow and Ball
Colour Cornforth T20

Bespoke strip lighting and routed oak timber panels reference the entrance portal, further enhancing the building's material palette.

WC DETAILS



Modernist bathrooms utilise geometric shapes, patterns and clean, cool colours.



Tile White
100 x 200 mm

Zodiaq Stone Grey

Resin Flooring

Farrow and Ball
Colour Cornforth

Formica Laminate
Storm

TECHNICAL SPECIFICATIONS

EXTERNAL FINISHES

Entrance portal – Striated, through colour commontation chamfered to new portal with integrated building signage.

Entrance steps – Flame finished basalt stone steps.

Entrance doors – New full height sliding entrance doors and side panels.

Brickwork plinth – Existing plinth made good and decorated with feature black paint.

Terraces – Composite plank decking with bespoke meta handrail and integrated lighting.

RECEPTION AND GROUND FLOOR LIFT LOBBY

Floor – New resin floor finish with integrated matwell and ribbed entrance mat.

Feature wall – Bespoke oat mounted timber wall cladding behind reception desk.

Reception desk – Bespoke reception desk with oak mounted timber fascia.

Lighting – Suspended colour coded feature lighting.

Tenant signboard – Bespoke feature signboard.

Lift lobby – Feature commontation, through colour cladding lift surrounds.

Lobby doors – Bespoke double door set with feature oak beading to vision panels.

OFFICE AREAS

Walls – Made good and decorated throughout.

Floors – Good quality carpet tiles on existing raised metal access floor tiles.

Ceiling – Made good and decorated throughout. Exposed services co-ordinated and decorated to match.

Lights – Suspended colour coded controllable light fittings.

Doors – Bespoke double door set with feature oak beading to vision panels and stainless steel ironmongery.

LIFT LOBBIES AND LIFT CAR

Walls – Made good and decorated throughout. Feature signage to walls.

Ceiling – Made good and decorated throughout with new integrated lighting.

Floors – Good quality carpet tiles.

Lift car – Timber feature oak panel wall, other walls decorated. Rubber stud floor finish.

WCs

Floor – Refurbished existing ceramic tiles, re-grouted.

Walls – Made good and decorated throughout. Gloss ceramic tile splash backs and feature mirrors. Feature oak timber panelling.

Ceilings – New plastered ceilings with integrated lighting and extract.

Sanitary ware – White ceramic sanitary ware.

Brass ware – Stainless steel brass ware and fixings.

MECHANICAL SYSTEMS

Refurbished heating and cooling systems on all office floors.

High level cooling, air side control fan coil units, low level perimeter LPHW heating.

Central roof top chiller plant and basement boiler plant.

High level fan coil units provide cooling to open plan office areas. Perimeter radiators provide heating.

Refrigerant heating and cooling via high level fan coil units in reception.

Ventilation

Office Areas – 10 litres per second per person of outside air, based on one person per 10 sq m.

Openable windows provide natural ventilation in addition to mechanical fresh air supply.

Occupancy

Workplace Density – 1 person per 10 sq m NIA for purposes of ventilation system capacity.

LIGHTING

LIGHT LEVELS

Offices – 350-400 lux.

WC Lobby – 150-200 lux.

LIGHTING CONTROL

Offices – PIR presence detection and dimming.

WC's – PIR presence detection.

Systems Controls – DALI lighting control system.

PROTECTIVE INSTALLATIONS

Fire Alarm – L1 System.

Dry Rising Main – The main building core will be served by a dry-rising fire main to aid the fire service.

Accessible WCs – Equipped with emergency call system, linked to the main reception area.

ELECTRICAL INSTALLATION

Lighting (office) – 10W/sq m (including task lighting and CAT B allowance).

Small Power (office) – 25W/sq m (100% diversity).

ACCESS CONTROL

Door Entry System

Linked from the main entrance door to the reception and tenanted areas on all floors.

Security Systems – CCTV

The building shall be provided with a CCTV system to monitor key areas throughout the building and its surrounding streets.

Controlled Access

To ground floor building entrances.

WCs

Six air changes per hour extract.

THE TEAM



DERWENT LONDON PIPELINE PROJECTS

**White Collar Factory
Old Street Yard EC1**

Size: 293,000 sq ft
Completion: 2016
Architects: AHMM

**Brunel Building
Paddington W2**

Size: 240,000 sq ft
Completion: 2019
Architects: Fletcher Priest

**80 Charlotte Street
Fitzrovia W1**

Size: 380,000 sq ft
Completion: 2019
Architects: Make

**One Oxford Street
Fitzrovia W1**

Size: 275,000 sq ft
Completion: 2020
Architects: AHMM



White Collar Factory EC1



80 Charlotte Street W1



One Oxford Street W1



Brunel Building W2

AGENTS

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DMFK

www.dmfk.co.uk

ENERGY

ENERGY PERFORMANCE CERTIFICATING RATING

TBC

MISREPRESENTATION ACT
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