



# 90

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

6,458 sq ft of CAT A office space is available on the part 5th floor and will provide a distinctive and inspiring home for any forward-thinking business.



Corner of Maple Street and Whitfield Street

Images: A warm and welcoming reception

The newly 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.



# Key Features

- 6,458 sq ft of newly refurbished CAT A office space
- Impressive floor-to-ceiling height of 2.8m
- New four pipe fan coil air-conditioning in a raft system
- Upgraded 5th floor common parts
- Newly refurbished reception
- Stunning full-height atrium
- New end-of-journey facilities at ground floor
  - 54 x cycle bays
  - Shower facilities
- 24-hour building security
- EPC Rating 'C'

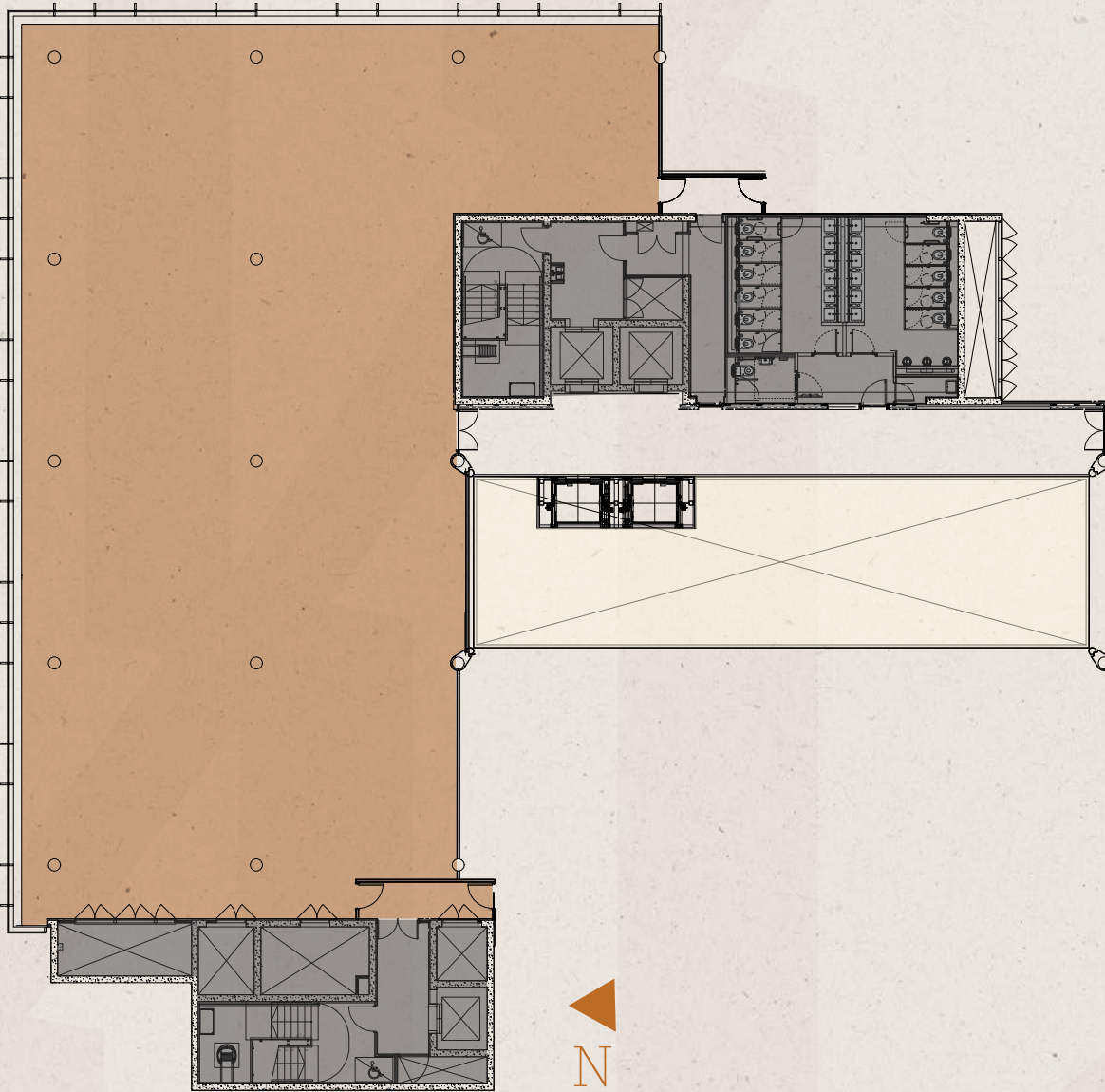
The building is a 1-minute walk to DL/78 on Charlotte Street, a private and complimentary Lounge for DL/ Members.

Images: Newly refurbished reception with multiple breakout spaces

# Schedule of Areas

Whitfield Street

Maple Street



Floor	sq ft*	sq m*
Part 5th	6,458	600

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

-  Demise
-  Common areas
-  Atrium



Newly refurbished 5th floor CAT A office suite



Newly refurbished 5th floor CAT A office suite





## Wellness & Fitness

Prioritising your wellbeing, step off the tube into an early-doors Psytle spin class.



## Culinary Delights

Indulge in a thoroughly authentic Italian lunch at Officina 00, your temptingly close neighbourhood eatery where pasta-making is considered an art form.



## Collaboration & Connection

Take advantage of our complimentary DL/ Members Lounge, DL/78 on Charlotte Street, where Members can work, socialise, or use the on-site cafe, DL/ Service.



## Green Oasis

Escape the urban hustle and relax in The Poets' Park, a bijou public green space at our 80 Charlotte Street building, a 1-minute stroll away.



## Art & Culture Immersion

For a refreshing break take advantage of nearby venues and peruse an art exhibition at Rebecca Hossack Gallery.



## Post-Work Drinks

Kick-start your evening with drinks or dinner in the renowned Charlotte Street Hotel, a Fitzrovia institution loved by the community.



# Your Neighbourhood

## 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 Coremont
- 06 Databricks
- 07 Estée Lauder  
Companies
- 08 Google
- 09 Lapithus Management  
& Aggregate
- 10 Lionsgate Films
- 11 Revcap
- 12 **Middlesex House**  
Fletcher Priest  
Make Architects
- 13 Next 15 Group
- 14 Palantir
- 15 **Soho Place**  
Apollo Global  
Management  
G-Research
- 16 **Wagestream**

## Eat & Drink

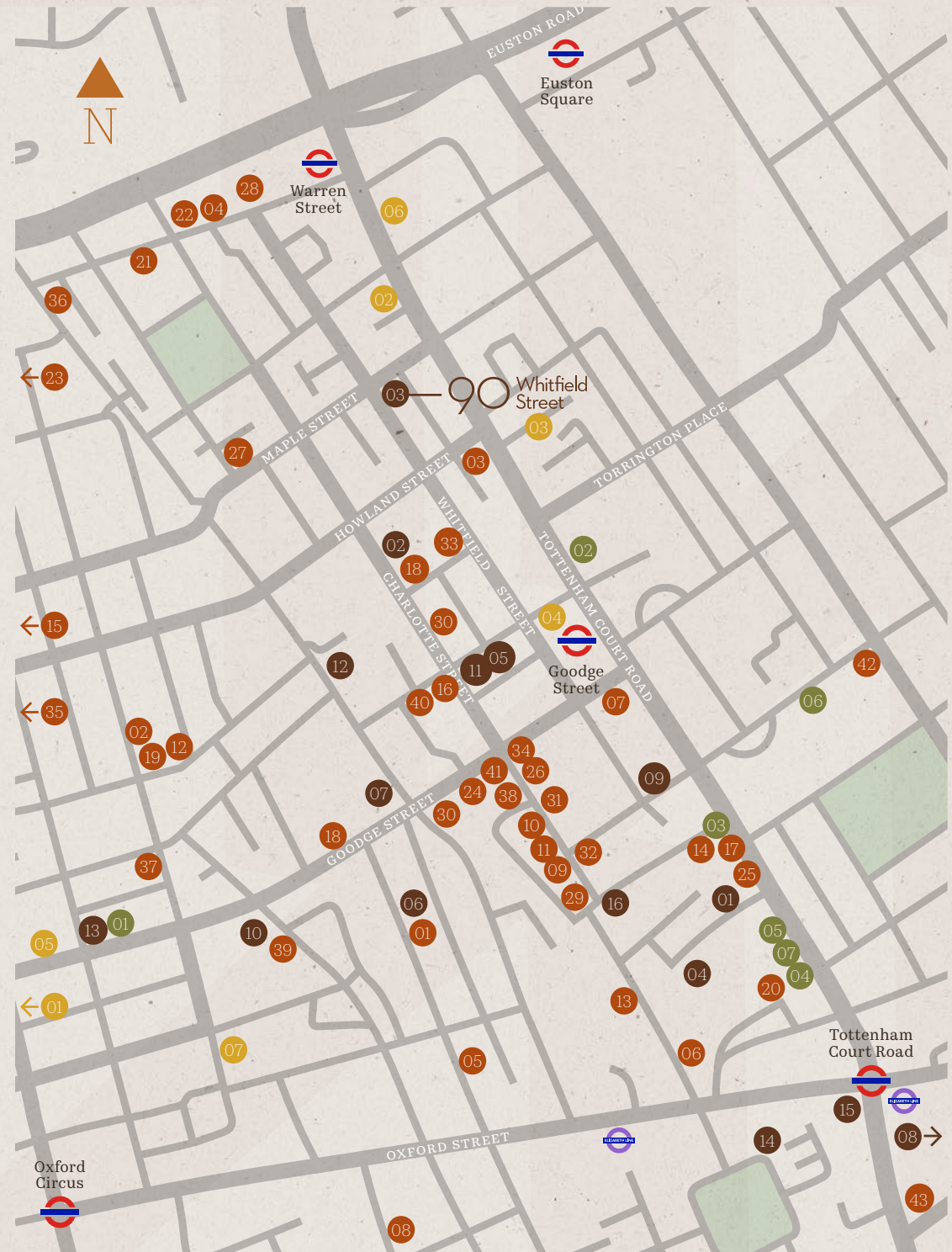
- 01 Akoko
- 02 The Attendant
- 03 B Bagel
- 04 Bang Bang
- 05 Vietnamese Canteen  
Berners Tavern
- 06 The Black Horse
- 07 Black Sheep Coffee
- 08 Brewdog
- 09 Bricco e Bacco
- 10 Carousel London
- 11 Charlotte Street Hotel
- 12 Cin Cin
- 13 Circolo Popolare
- 14 Chettinad
- 15 Clipstone
- 16 Coffee Buro
- 17 DF Tacos
- 18 DL/ Service
- 19 Foley's
- 20 Hakkasan
- 21 Honey & Co.
- 22 Honey & Spice
- 23 Honey & Smoke
- 24 Lantana
- 25 Leon
- 26 Lisboeta
- 27 Lore of The Land
- 28 Miel Bakery
- 29 Mowgli
- 30 Mr Fogg's
- 31 The Ninth
- 32 Norma
- 33 Officina 00
- 34 Ousia
- 35 Portland
- 36 The Remedy Wine Bar
- 37 Riding House Café
- 38 Roka
- 39 Rovi
- 40 Shoop
- 41 Six by Nico
- 42 Store Street Espresso
- 43 Tattu London

## Shop

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

## Gym

- 01 Barrecore
- 02 F45
- 03 Fitness First
- 04 Flow Ldn
- 05 Psyche
- 06 PureGym
- 07 Rowbots



# Connectivity

A Fitzrovia base offers businesses convenient Underground and bus links to all London destinations and beyond.

Goodge Street and Warren Street Underground stations are just a 5-minute walk away, connecting you effortlessly to the Northern and Victoria lines.

A quick walk to Tottenham Court Road station brings you to the Elizabeth line station, London's high-speed east/west connection.

## Underground

Travel times from Goodge Street or Tottenham Court Road Underground (most direct route).

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

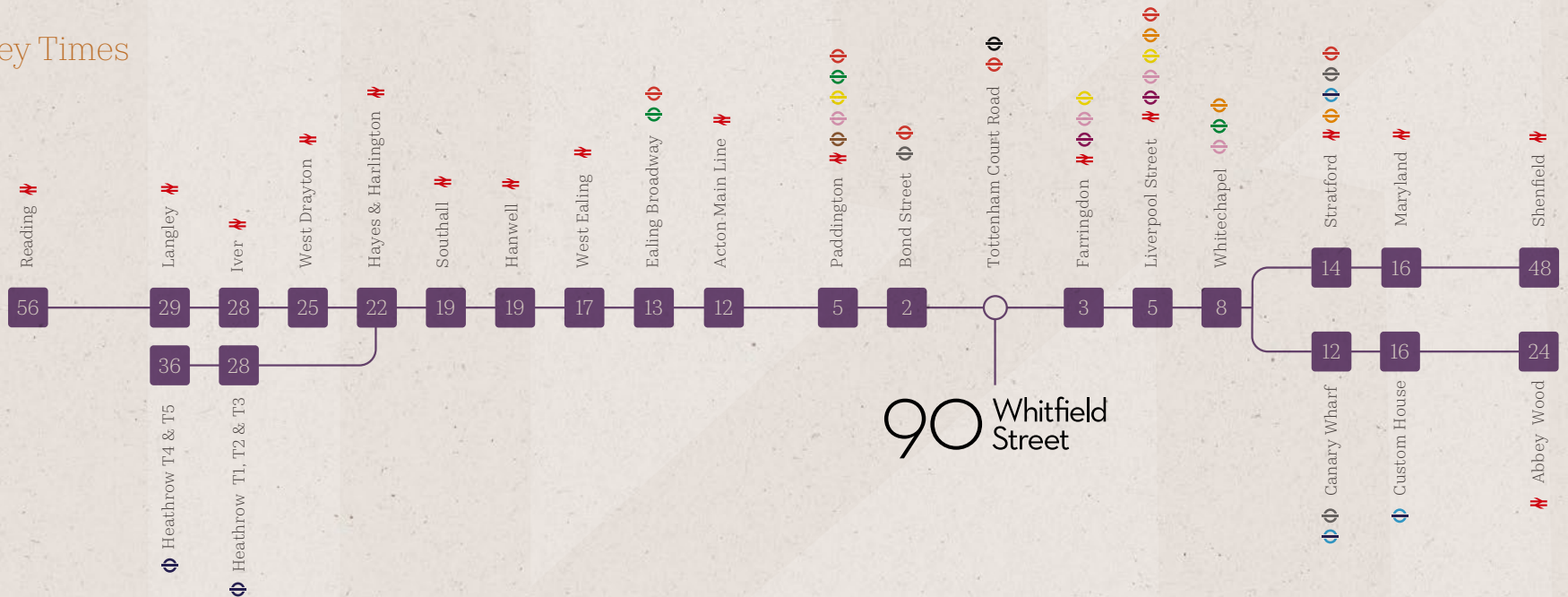
## Airports

Travel times from Goodge Street Underground.

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

Source: tfl.gov.uk

## Elizabeth Line Journey Times





# A Different Kind of Developer

- 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](#).

## 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 and 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.

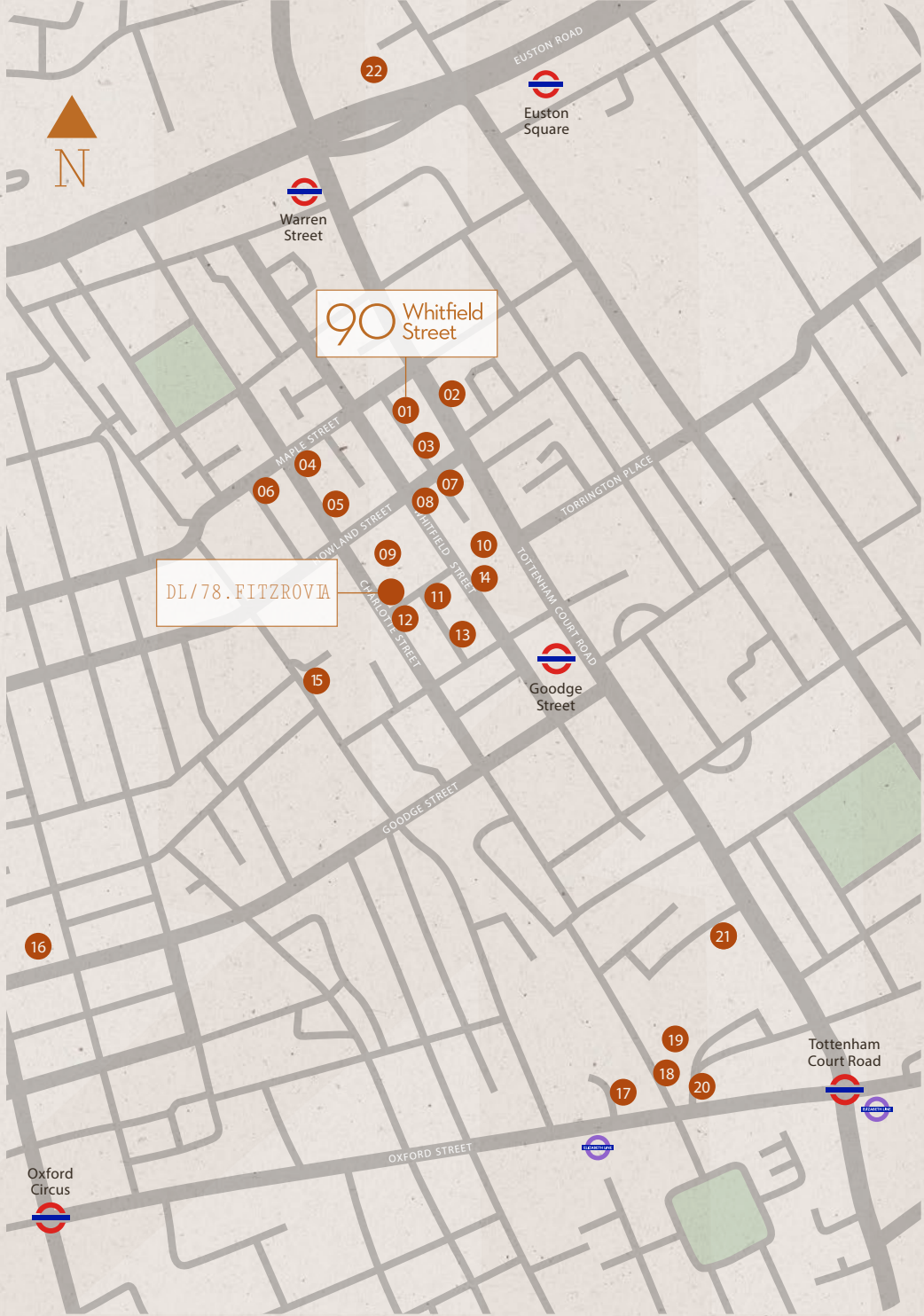
From our brand to our design-led spaces, the Derwent London experience is distinctive, inspiring and user-focused.

# Our Fitzrovia Portfolio

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.

- 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 Street
- 16 Henry Wood House,  
3-7 Langham Place
- 17 Holden House,
- 18 54-68 Oxford Street  
3-10 Rathbone Place
- 19 Charlotte Building,
- 20 17 Gresse Street  
50 Oxford Street
- 21 1+2 Stephen Street  
& Tottenham Court Walk
- 22 250 Euston Road



## DL/ MEMBERS

As a valued tenant of Derwent London, you and your employees will 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.

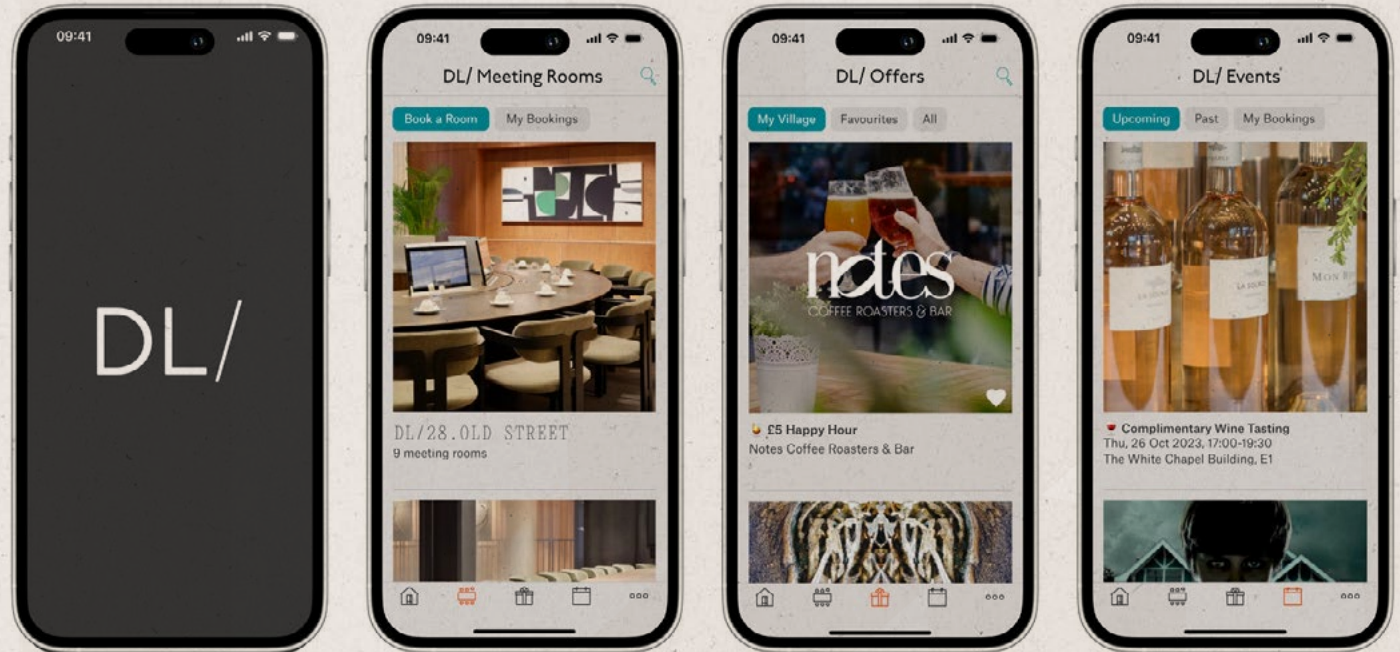
Members also have access to a packed calendar of experience-led events curated by our dedicated team. And the DL/ App is your effortless personal portal to all of it.

## DL/ Experience

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

## DL/ App

Your effortless personal portal to book meeting rooms in our DL/ Lounges, reserve your place at events and access exclusive discounts and offers.





# 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

90 Whitfield Street is located just a 1-minute walk from DL/78 in Fitzrovia.

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

