



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.



OXFORD CIRCUS

REGENT STREET

MARYLEBONE HIGH STREET

REGENT'S PARK STATION

REGENT'S PARK

GREAT PORTLAND STREET

FITZROY SQUARE

CHARLOTTE STREET

WARREN STREET

TOTTENHAM COURT ROAD

GOODGE STREET STATION

EUSTON 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

## ● 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

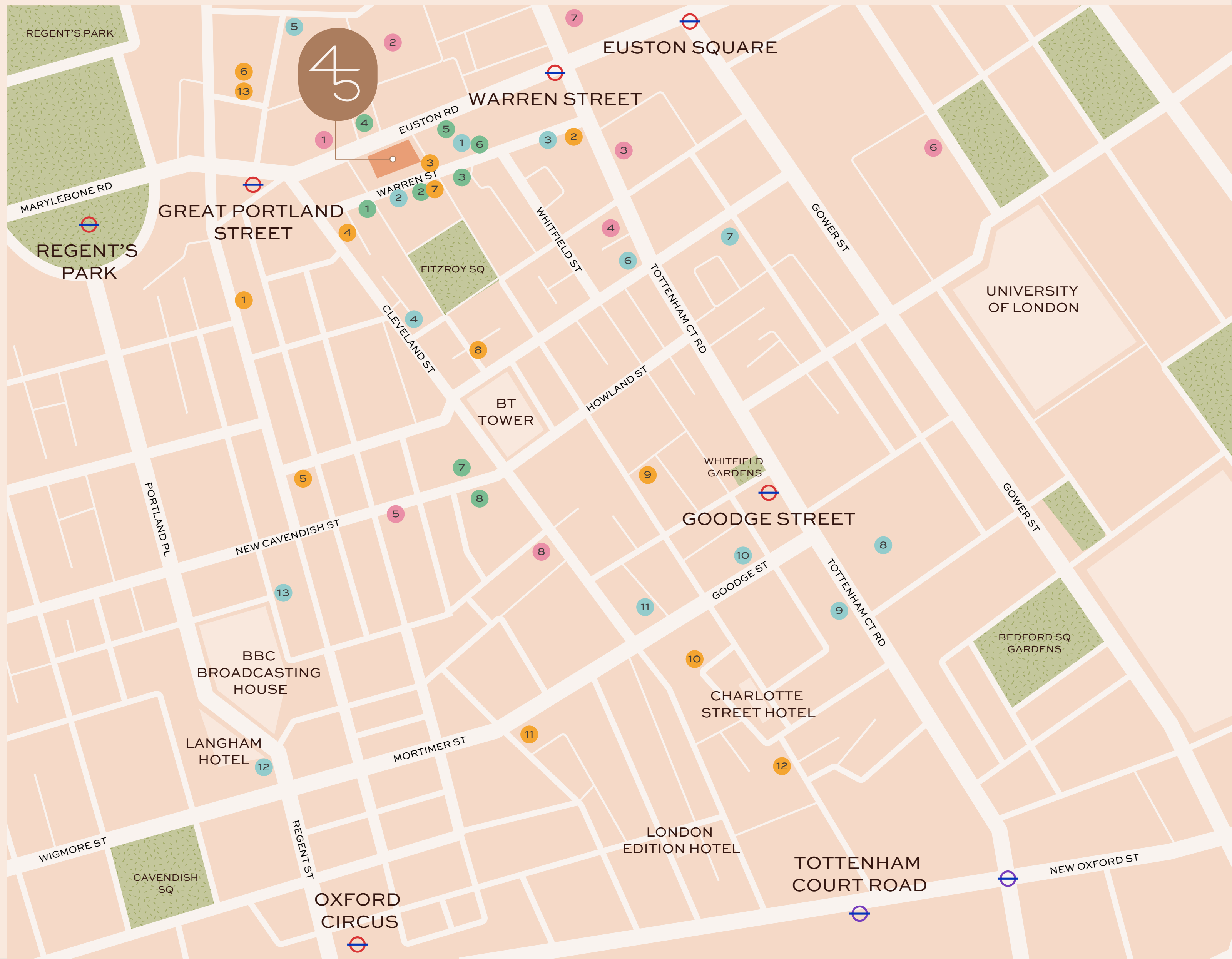
## ● Restaurants

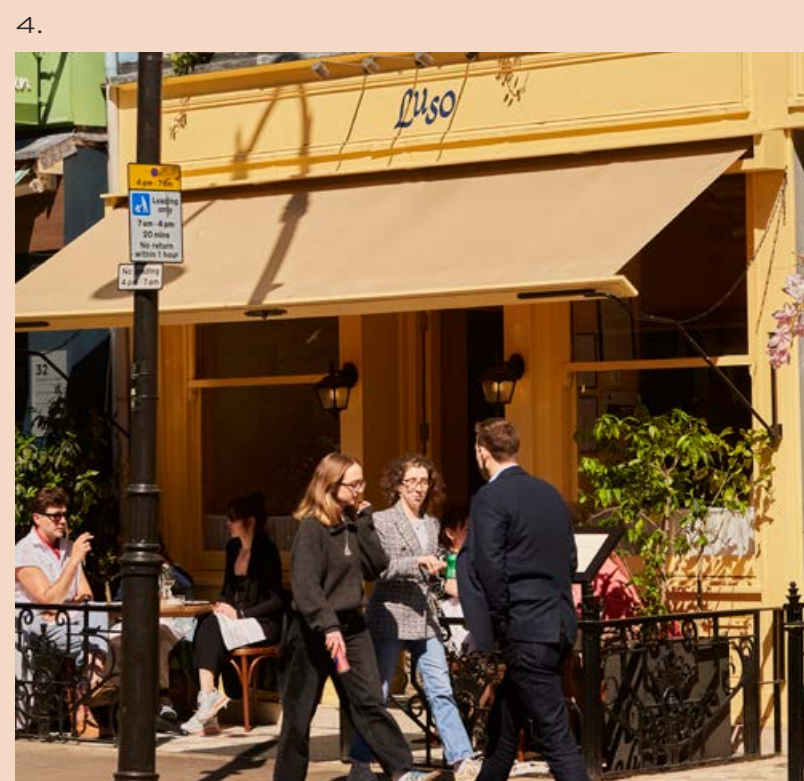
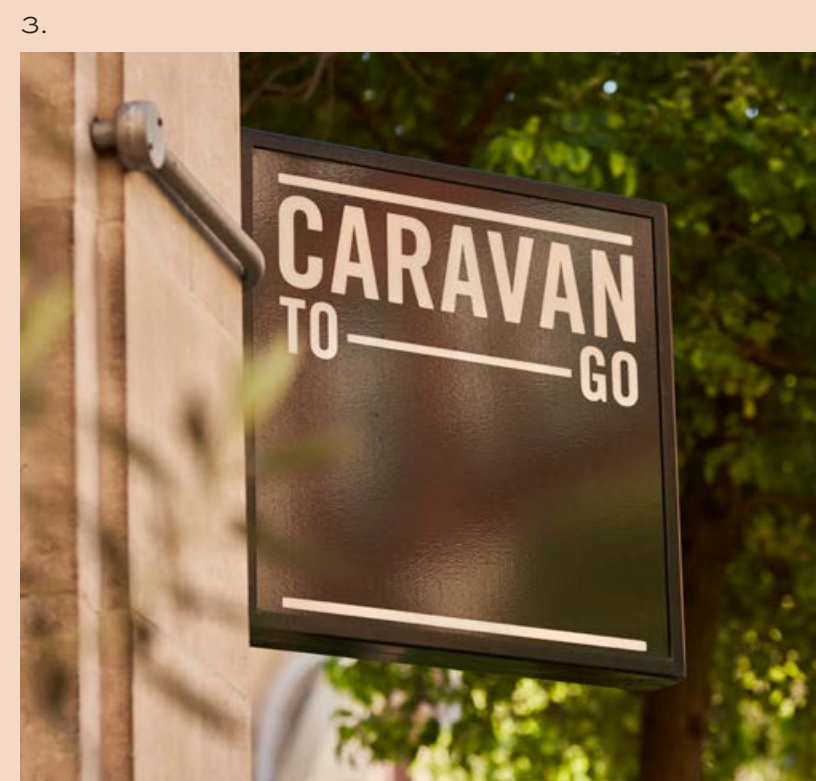
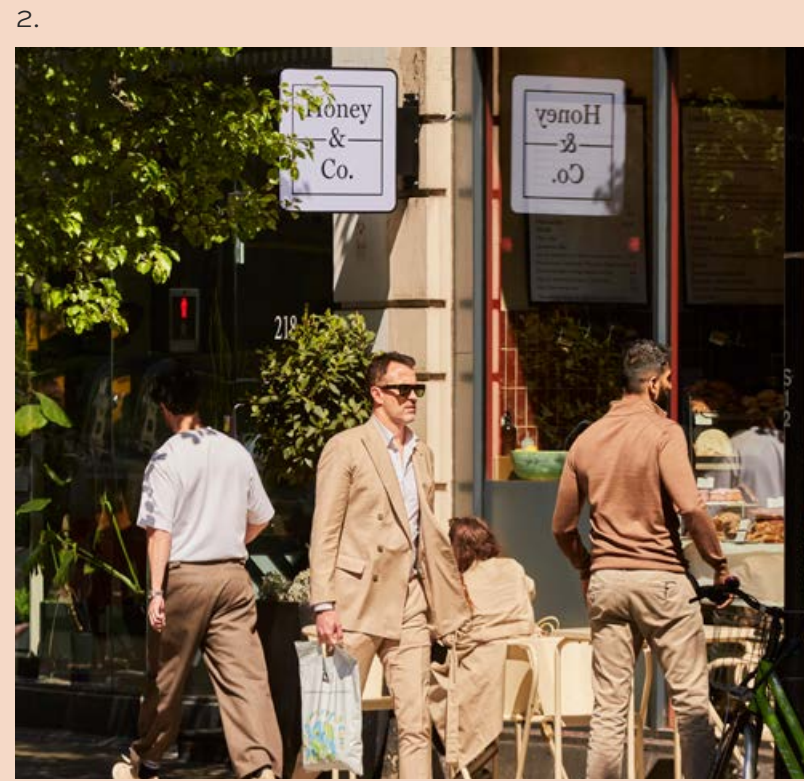
1. Honey & Smoke Grill House
2. Steak & Lobster
3. Seventeen O Seven
4. The Remedy
5. Caravan Fitzrovia
6. Arado Restaurant
7. Hugs & Bites
8. Lore of the Land
9. Kitchen Table
10. ROKA
11. Mortimer House Kitchen
12. Lima
13. Melia White House

## ● 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





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



**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

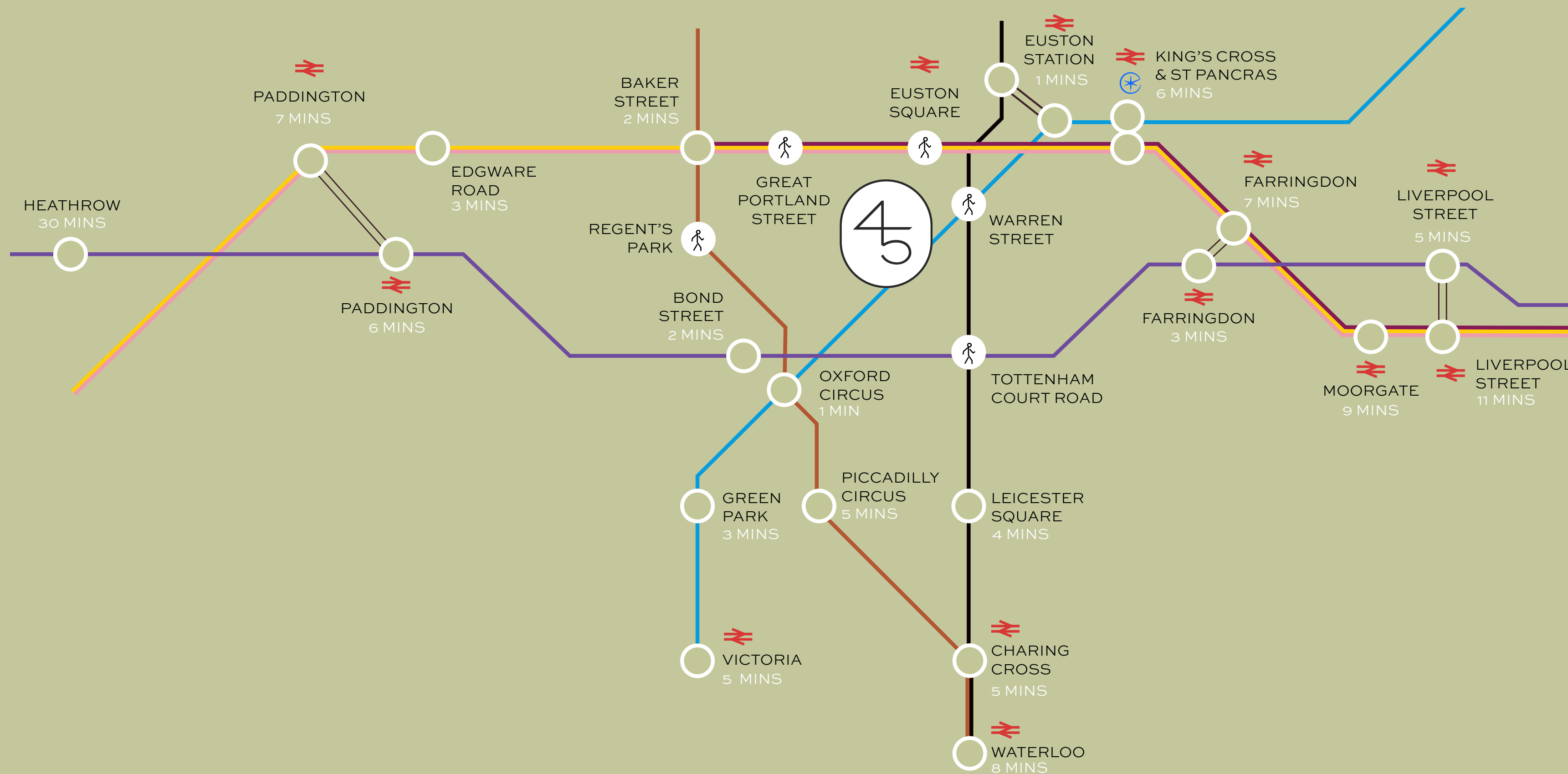
# Reimagining Warren Street, the gateway to Fitzrovia

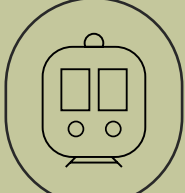



Recent public-realm improvements have transformed Warren Street into a calmer, more pedestrian-friendly arrival to Fitzrovia, with new landscaping and an increasing emphasis on outdoor dining. Identified as a key neighbourhood gateway, the street continues to evolve with further people-focused enhancements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

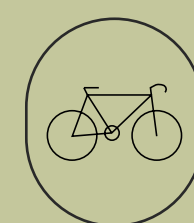
 **12** mins to all major mainline stations via the Tube

 **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	4,292	484 PRIVATE
	EVENT SPACE	921	1,345 COMMUNAL
3	OFFICE	8,374	1,184 COURTYARD
2	OFFICE	9,644	
1	OFFICE	9,644	
GROUND	OFFICE	6,181	
	RECEPTION	1,695	
	MEETING ROOMS	732	
<b>TOTAL:</b>		<b>41,483 SQ FT</b>	<b>3,013 SF FT</b>



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  
6,181 SQ FT

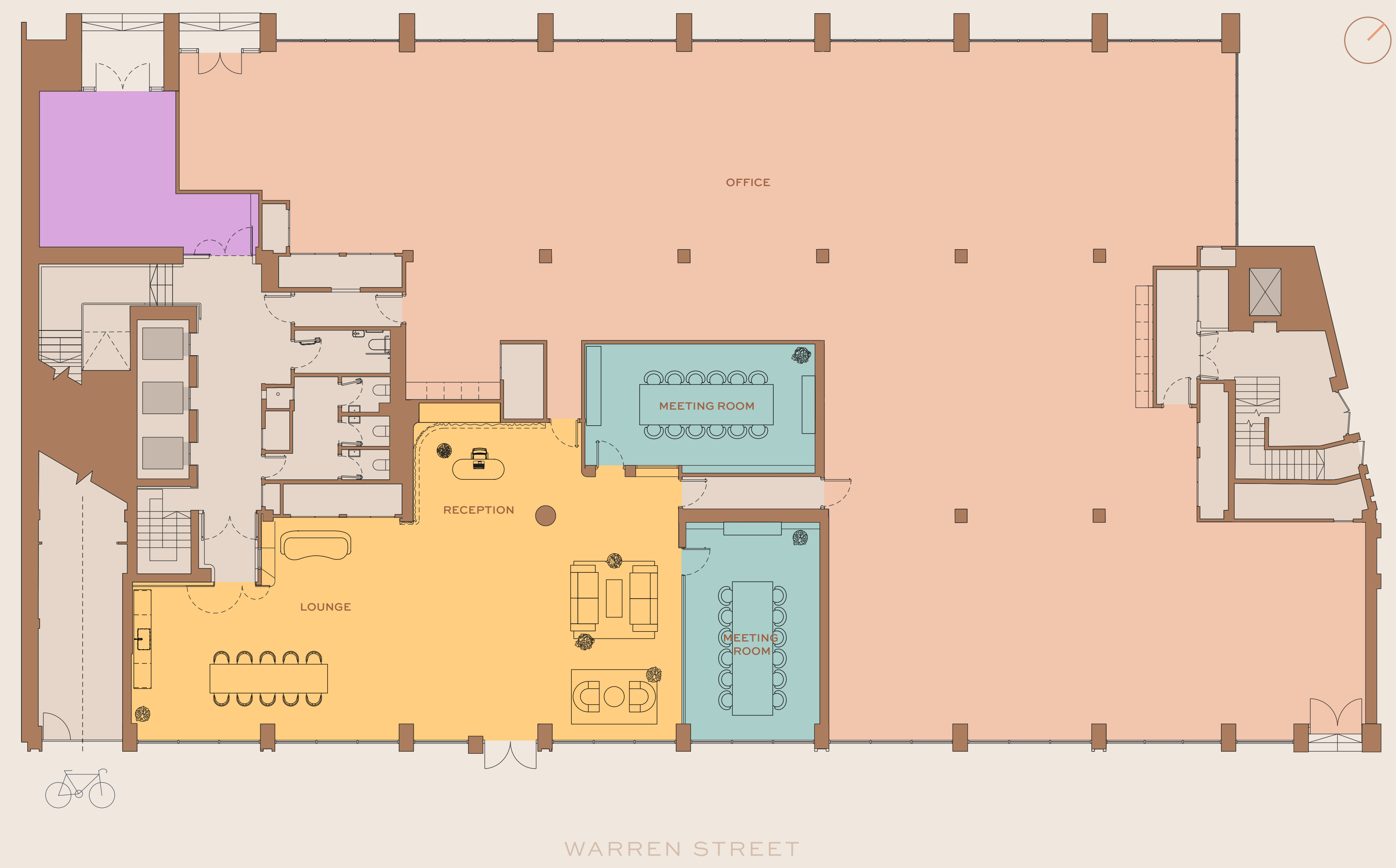
RECEPTION  
1,695 SQ FT

MEETING ROOMS  
732 SQ FT

SECONDARY ENTRANCE  
Direct access from Euston Road



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



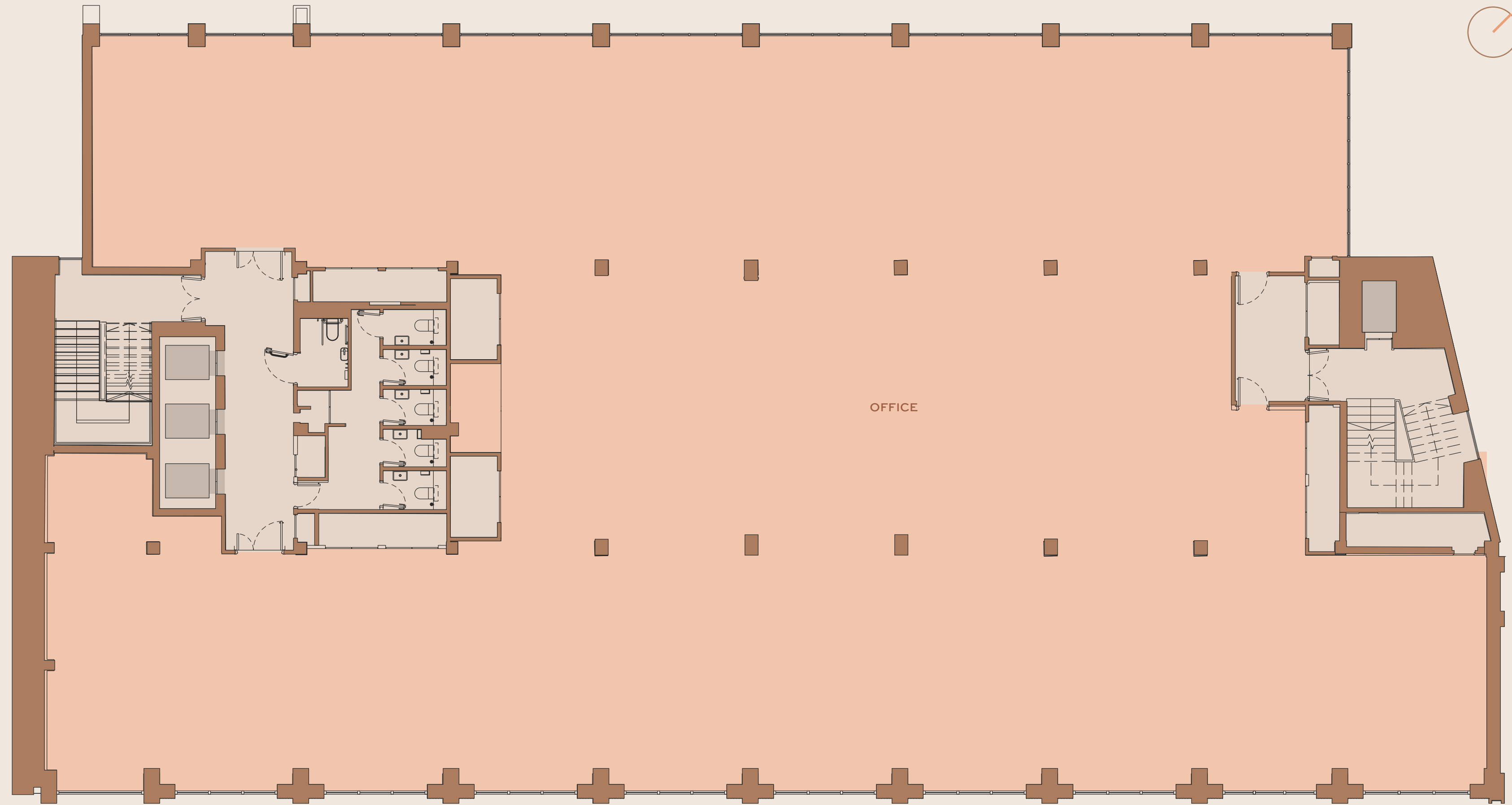
Check in to excellence:  
your day begins here



An indicative CGI view of reception

# First floor

OFFICE  
9,644 SQ FT



### Key

- Office
- Core

EUSTON ROAD

FITZROY STREET

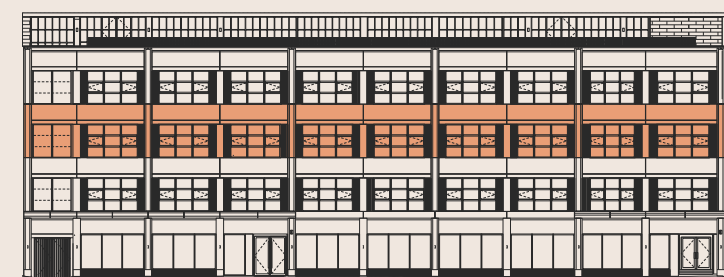
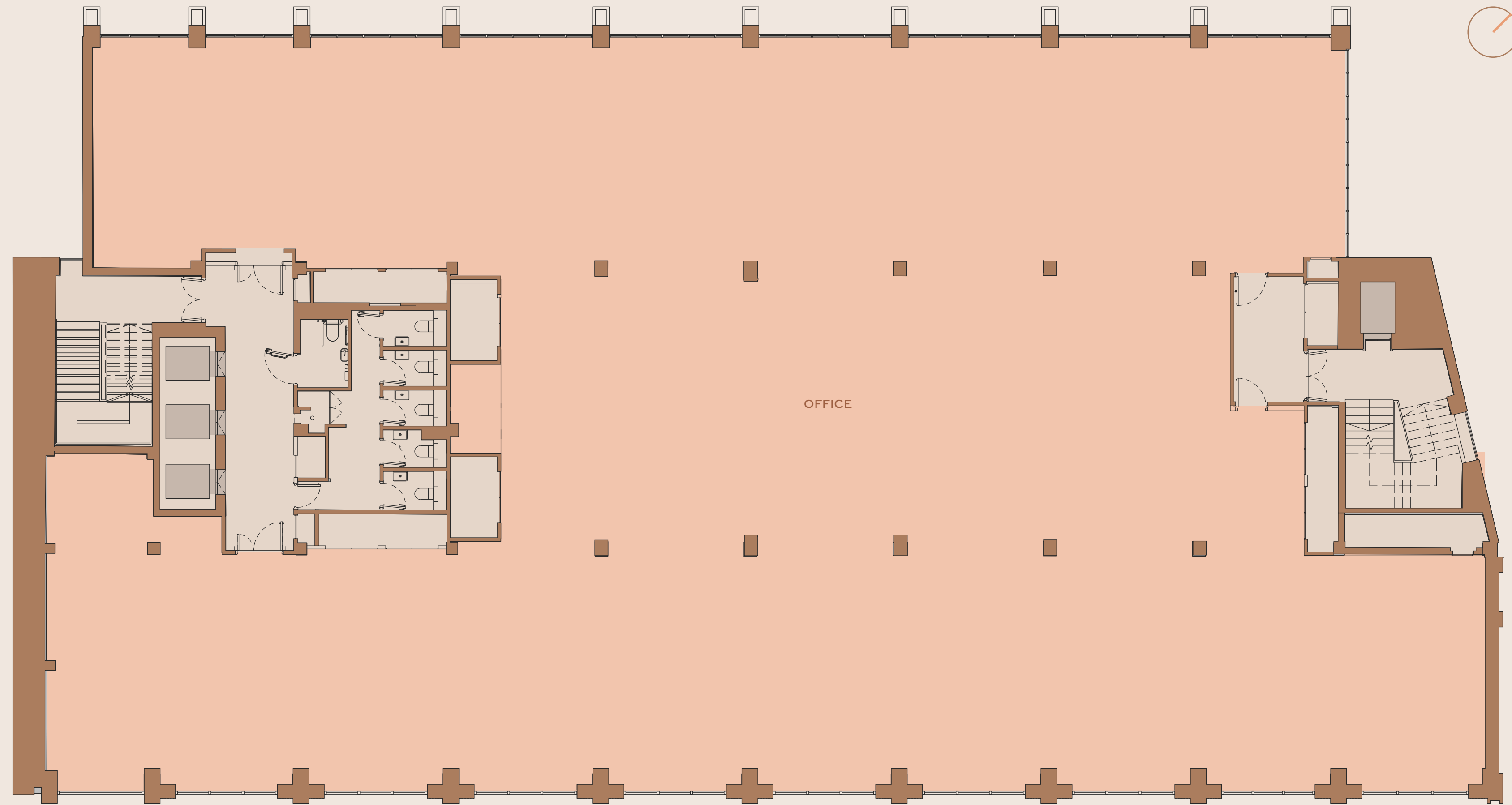
WARREN STREET



An indicative CGI view of first floor

# Second floor

OFFICE  
9,644 SQ FT



### Key

- Office
- Core

EUSTON ROAD

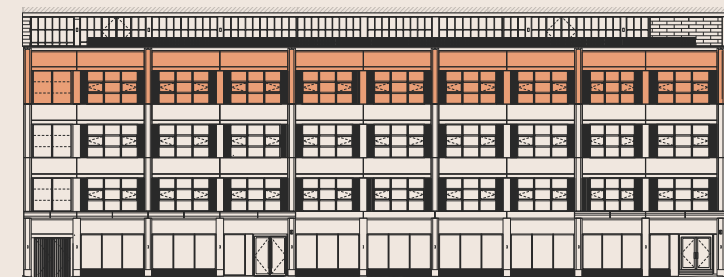
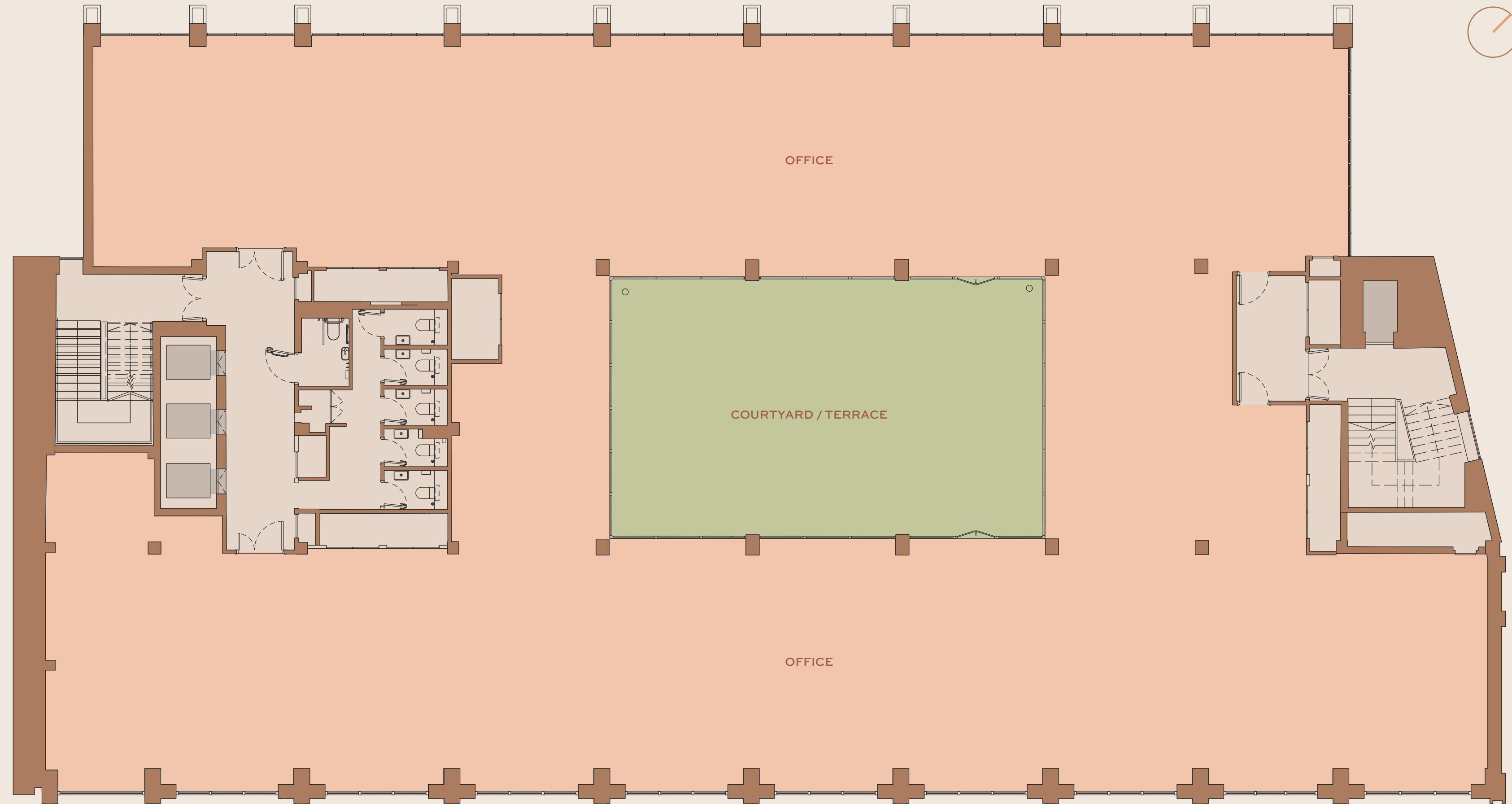
FITZROY STREET

WARREN STREET

# Third floor

OFFICE  
8,374 SQ FT

COURTYARD  
1,184 SQ FT



### Key

- Office
- Core
- Courtyard/Terrace

EUSTON ROAD

FITZROY STREET

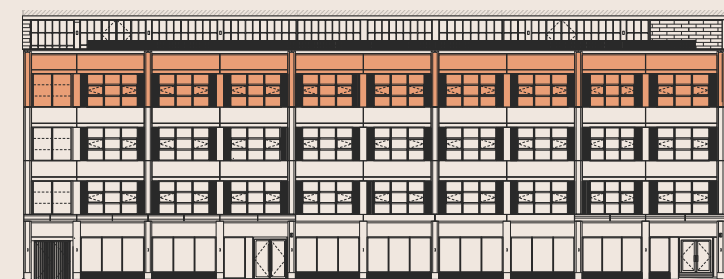
WARREN STREET

# Third floor test fit

OFFICE  
8,374 SQ FT

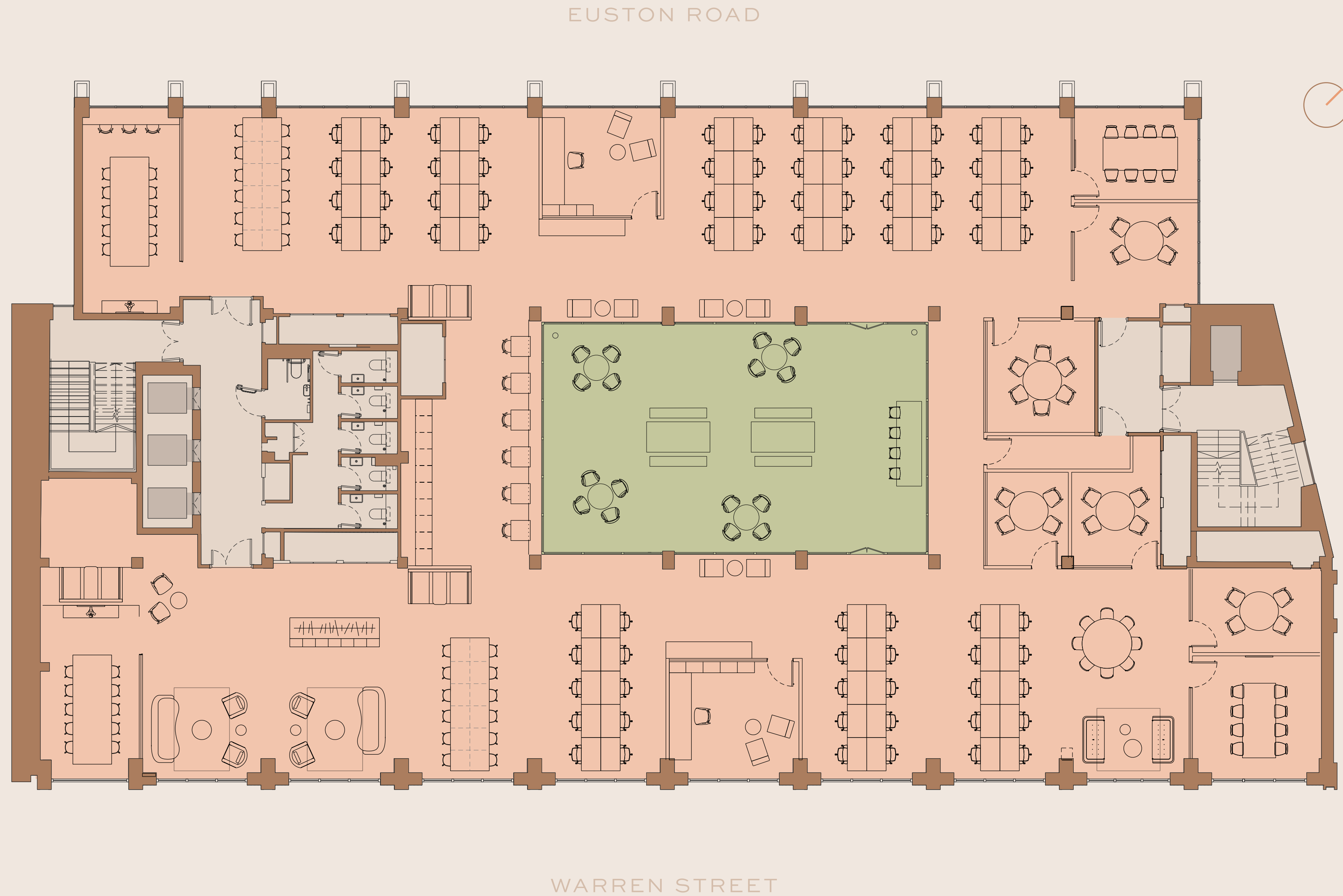
COURTYARD  
1,184 SQ FT

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



WARREN STREET

FITZROY STREET



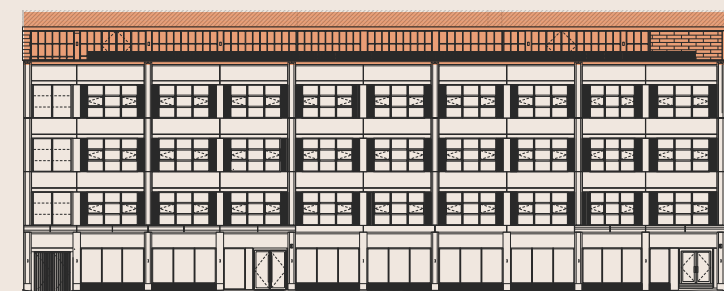
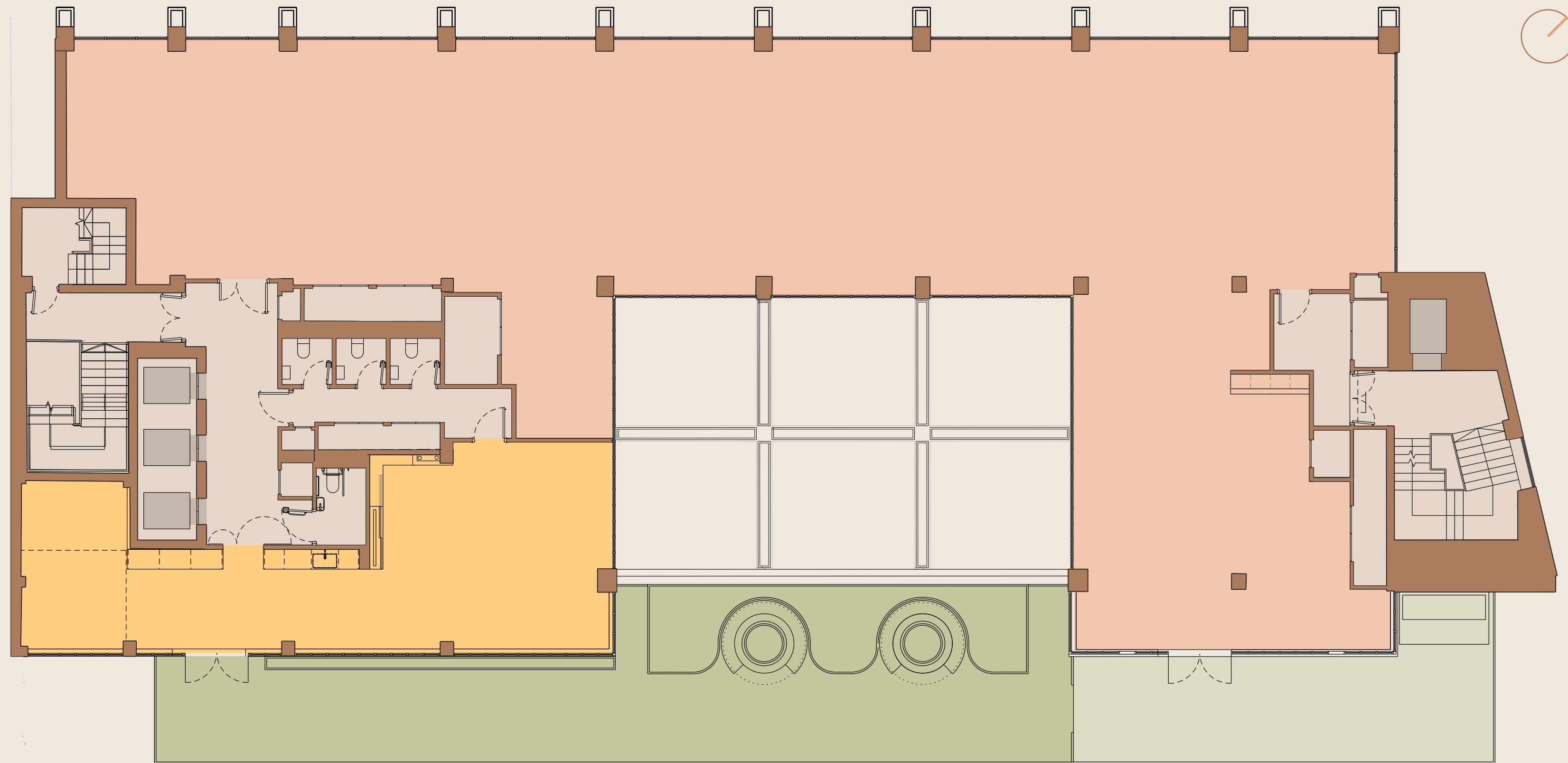
# Fourth floor

OFFICE  
4,292 SQ FT

EVENT SPACE  
921 SQ FT

COMMUNAL TERRACE  
1,345 SQ FT

PRIVATE TERRACE  
484 SQ FT



### Key

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

# Fourth floor test fit

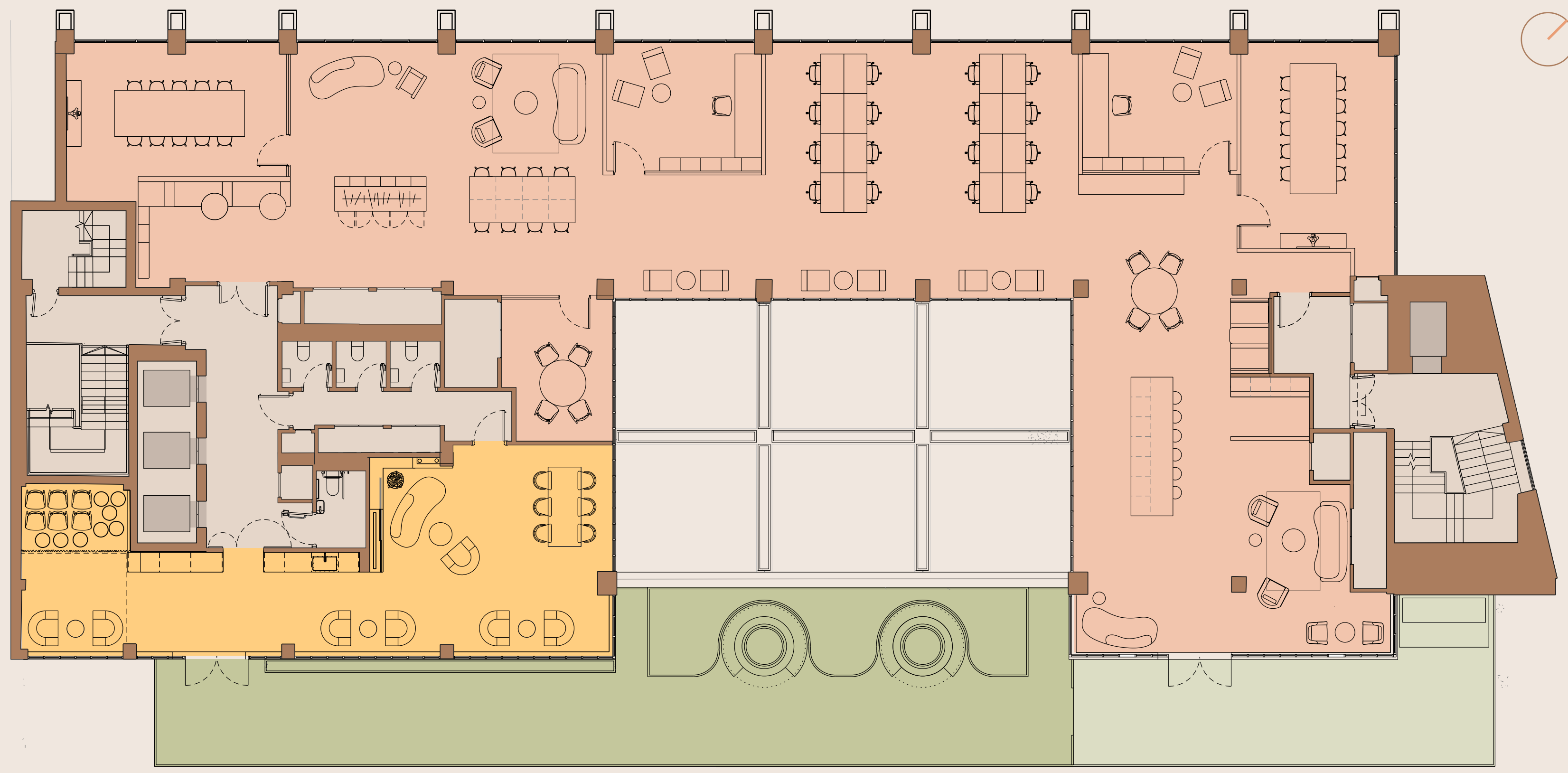
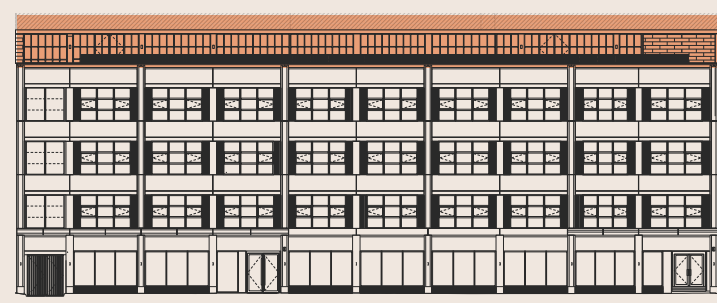
OFFICE  
4,292 SQ FT

EVENT SPACE  
921 SQ FT

COMMUNAL TERRACE  
1,345 SQ FT

PRIVATE TERRACE  
484 SQ FT

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



EUSTON ROAD

FITZROY STREET

WARREN STREET

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





An indicative CGI view of communal terrace



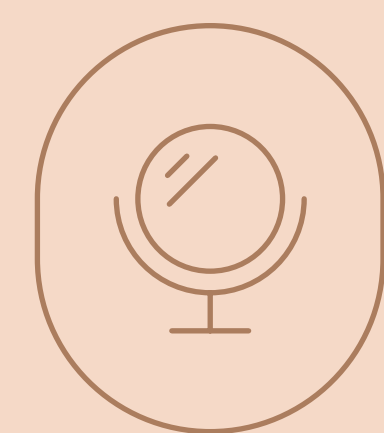


# End of trip

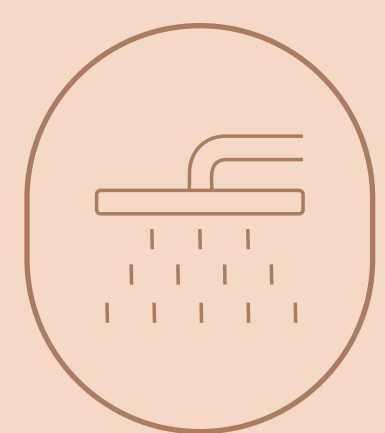
Whether it's a lunchtime run in Regent's Park or a morning commute by bike, the lower ground floor provides high-quality end-of-trip facilities, with generous provision for showers, lockers and secure cycle storage.



64 bike spaces



Vanity units



5 showers



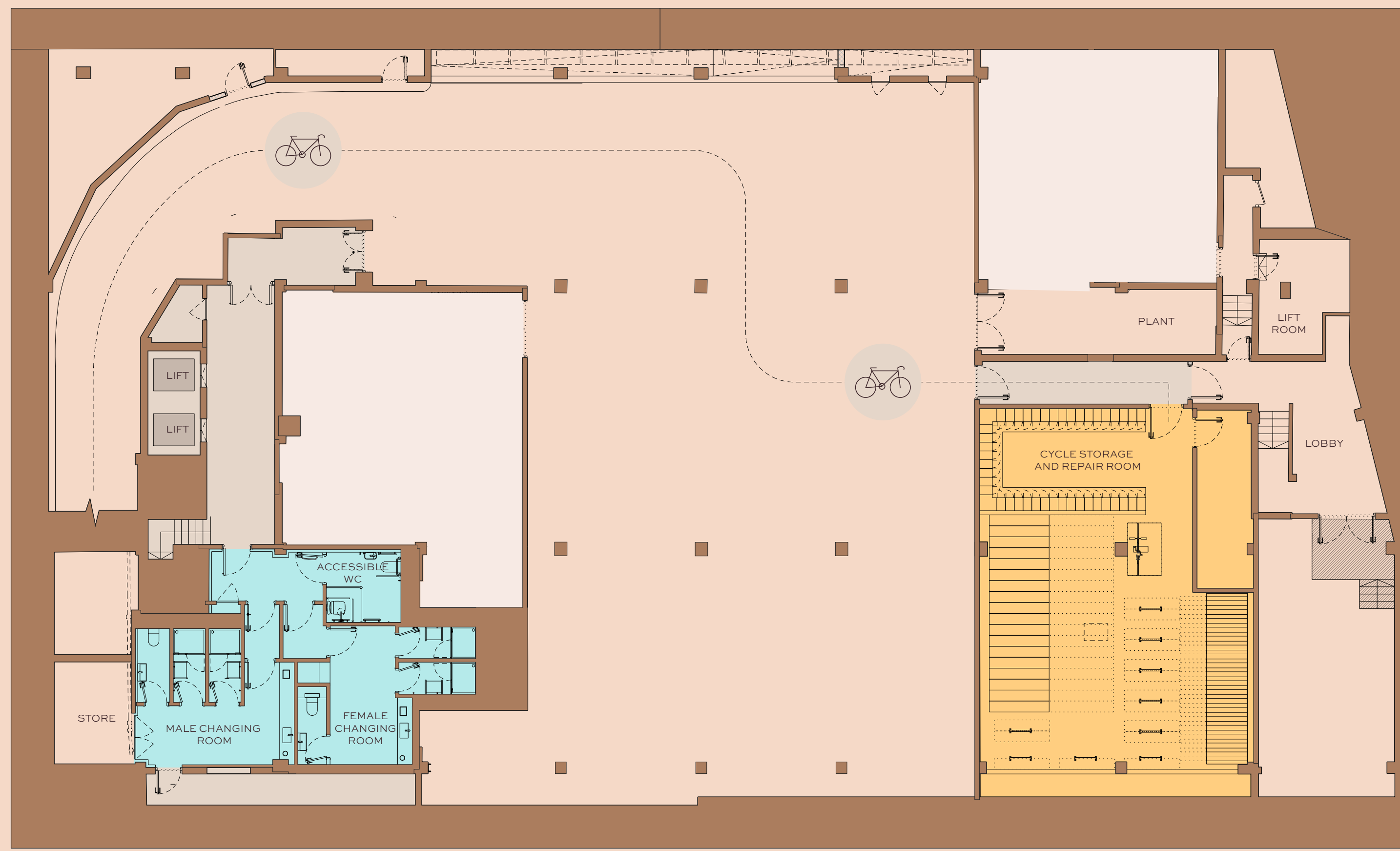
92 lockers including 17 heated Z lockers



Cycle repair station



Male & Female changing rooms



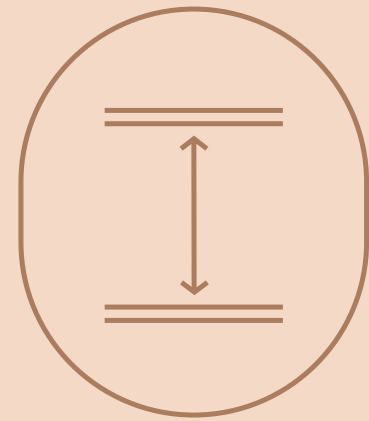
- Key
- Core
  - Bike store
  - Changing facilities

# Specification

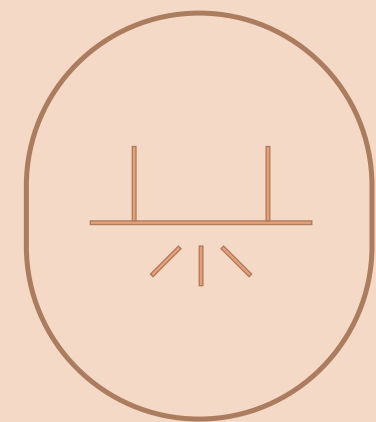
## BUILDING SPECIFICATION



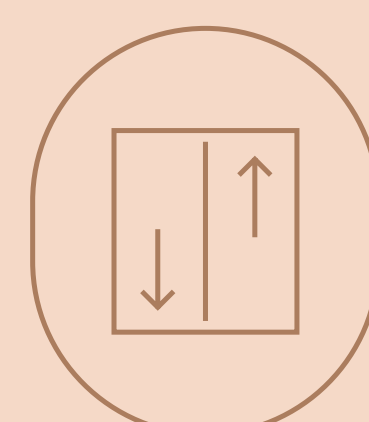
VRF system for simultaneous heating and cooling



3.1 m ceiling heights (from raised floor to soffit)



LED lighting

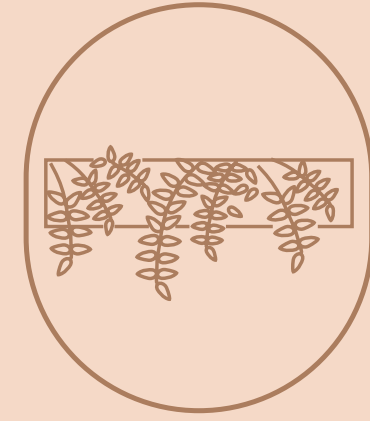


3x 8 person passenger lifts

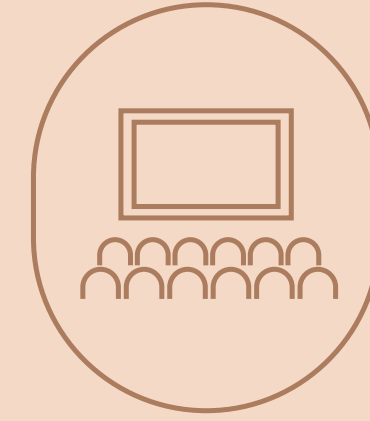
## BUILDING AMENITIES



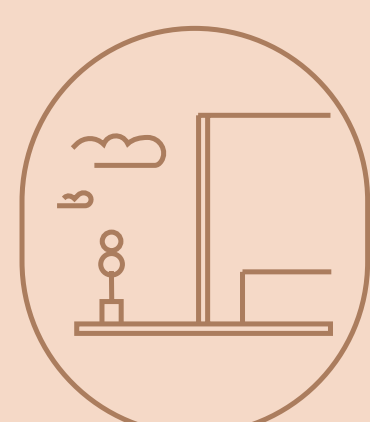
4th floor private terrace: 484 sq ft



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.



EXCELLENT (Targeting)



EPC A (Targeting)



All electric building



45WARRENSTREET.COM

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