

80

CHARLOTTE

STREET

London, W1

Managed
Workspace

The image shows the exterior of a modern building at night. The building features a grid of windows and a prominent glass entrance with two revolving doors. The scene is illuminated by warm, golden light, likely from the building's interior or streetlights. The text is overlaid on the upper portion of the image.

80 CHARLOTTE STREET
FITZROVIA, W1

BEST IN CLASS
WORKSPACE

This Prime West End island site was originally built as a 1960s post office headquarters and was previously occupied by Saatchi & Saatchi. The architecture by Make Architects imaginatively combines some heritage façades with a largely new building and has been let to both Arup and BCG amongst others.

The opportunity exists for a forward thinking occupier to seamlessly take 'ready to occupy' space in this best-in-class, Derwent London developed building.

Available as Managed Workspace across two separate units as split below. Can be offered as two separate units or a single demise.

Floor	Sq Ft	Desks	Total Monthly Cost (£psf)
2nd (B)	11,254	120	from £168,810 (£180 psf)
2nd (C)	15,870	198	from £238,050 (£180 psf)



BUILDING FEATURES



Net-Zero Carbon Footprint
This is an all-electric development, leading the way in sustainability.



Grand Arrival Experience
Step into a space designed to awe from the first moment.



Reception & Entertainment Space
A reception area that serves as a space for social and corporate events.



Communal Roof Terrace
Designed to entertainment standards, this space offers panoramic views across north London and the City.



Cyclist-Friendly Amenities
Facilities to accommodate over 300 bicycles, encouraging green commuting.



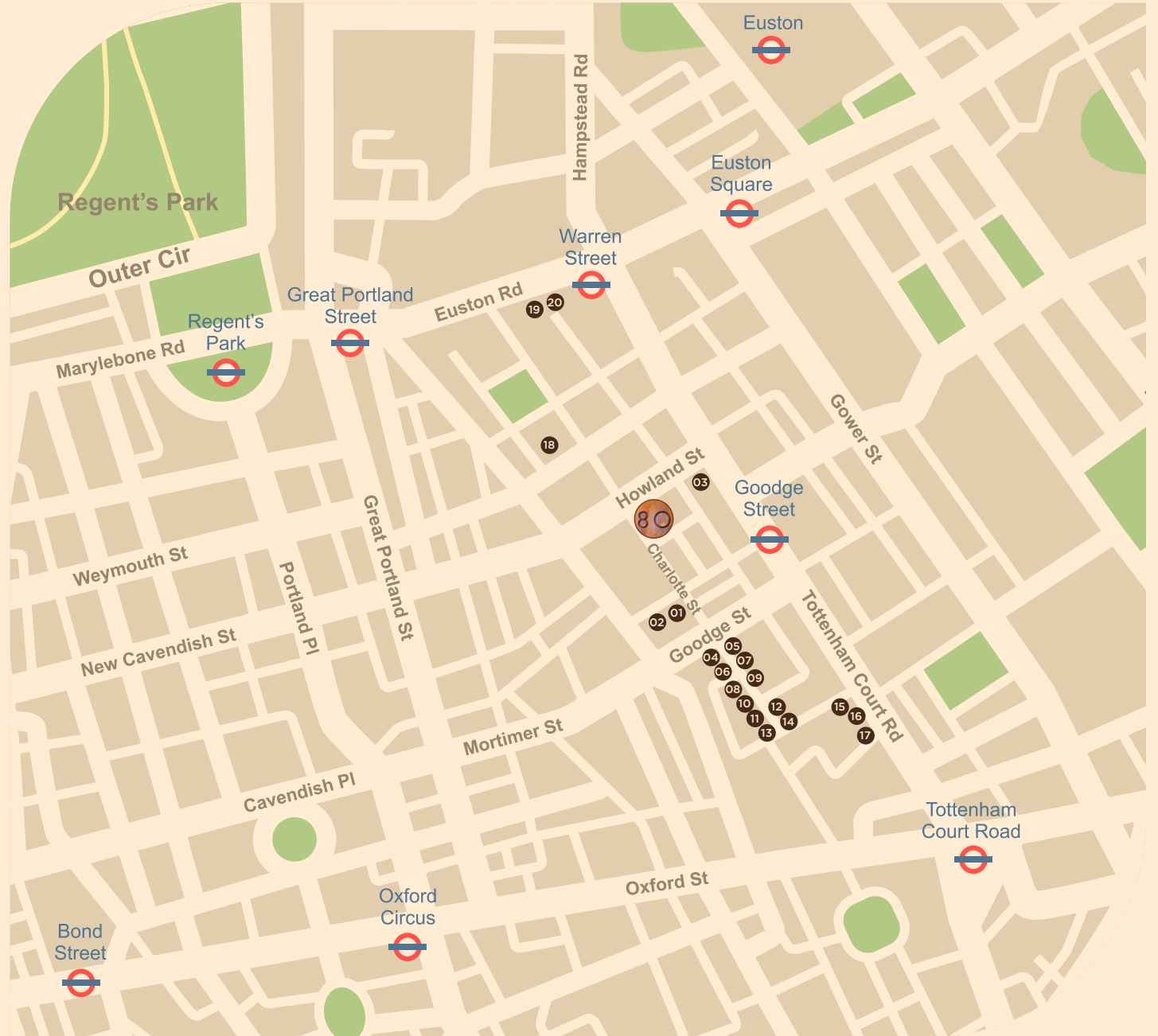
DL Service
A neighbourhood coffee and food spot conveniently located on the ground floor.

AN UNPARALLELED LOCALE

In the heart of Fitzrovia, 80 Charlotte Street benefits a plethora of local amenities and some of the best transport facilities the capital has to offer including Elizabeth Line from Tottenham Court Road.

Amenities

- | | | | |
|----|------------------------|----|------------------|
| 01 | Coffee Buro | 11 | Bricco e Bacco |
| 02 | The Arber Garden | 12 | Lupo Bros |
| 03 | B Bagel | 13 | Mowgli |
| 04 | Six by Nico | 14 | Norma |
| 05 | Ousia | 15 | Chettinad |
| 06 | Roka | 16 | DF Tacos |
| 07 | Lisboeta | 17 | Leon |
| 08 | Carousel London | 18 | Lore of The Land |
| 09 | The Ninth | 19 | Honey & Spice |
| 10 | Charlotte Street Hotel | 20 | Miel Bakery |



THE MANAGED OFFICE

THE SMARTER WAY TO USE OFFICE SPACE.



Your workspace, your way

A turnkey and fully managed office solution powered by The Instant Group, the global leaders in flexible workspace solutions.

One partner, seamless delivery, all-inclusive cost. Simple. A private, branded workspace delivered at speed by The Instant Group; they look after you and your workspace.

The Managed Office solution bridges the gap between a flexible office and a traditional lease. Your brand, your culture, and your office – all on flexible terms.

These personalised, sustainable and agile workspace options help teams achieve their best work life every day with the comfort of hospitality and the wider amenity offering at 80 Charlotte Street.

Benefits:

- Your own front door and private facilities
- Personalise and brand your space
- Move within 12 weeks
- Flexible lease terms from 18 months
- Focus on sustainability and net zero
- Suite of hospitality services
- Employee wellbeing
- Everything managed end-to-end by an expert team
- Single supplier, single invoice
- Fixed, all-inclusive cost

We're powering a smarter working world for everyone. Get started today with your Managed Office.

The Instant Group is the world's largest independent marketplace for flexible workspace, enabling agility, hybrid working solutions and improved operational resilience for over 250,000 businesses globally.

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InstantManaged**

2ND FLOOR

SUITE B

11,254 sq ft
Upto 141 persons
Total Monthly Cost from £168,810 (£180 psf)

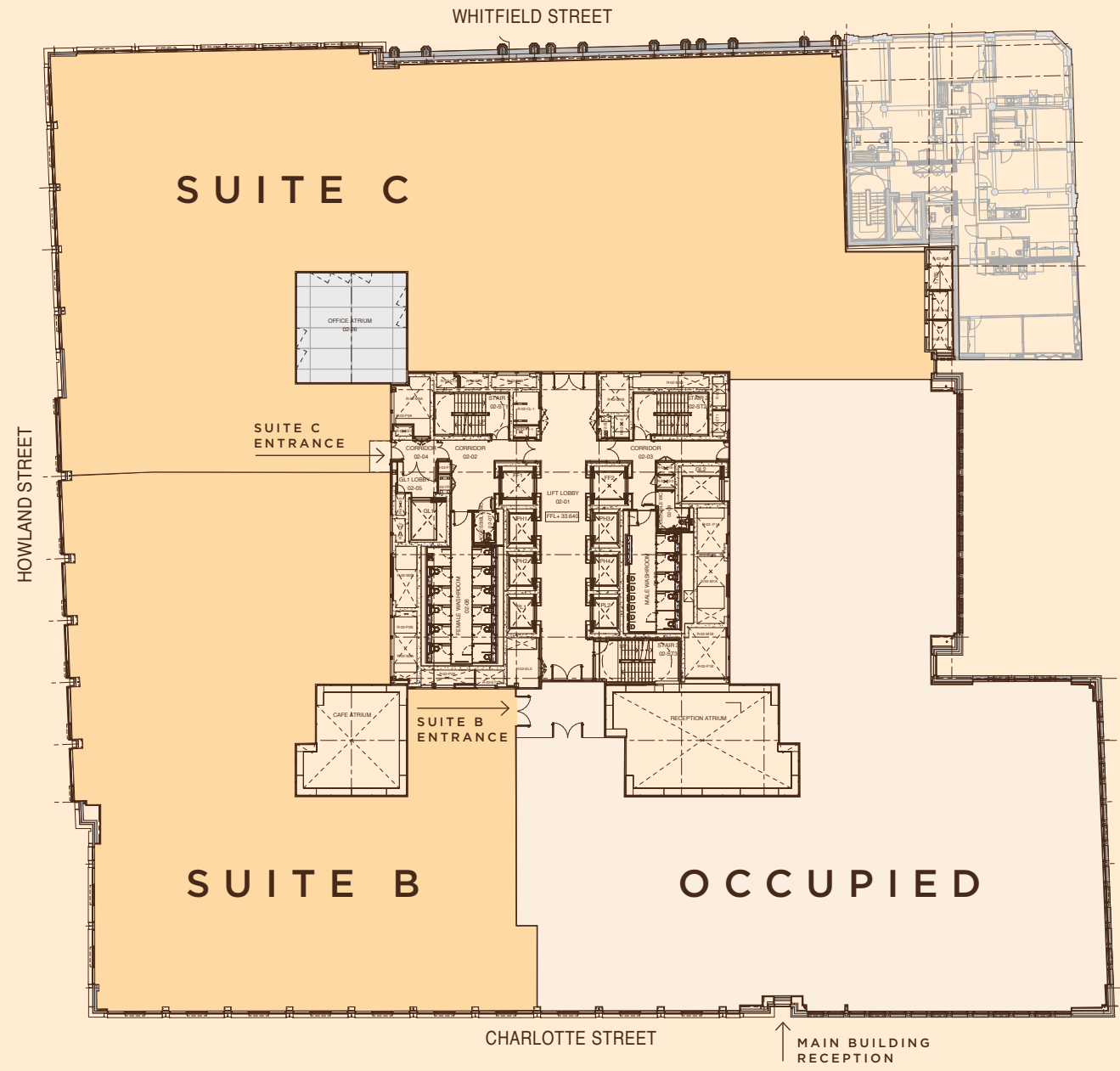
[VIEW THE WALKTHROUGH](#)

SUITE C

15,870 sq ft
upto 198 persons
from £238,050 (£180 psf)

[VIEW THE WALKTHROUGH](#)

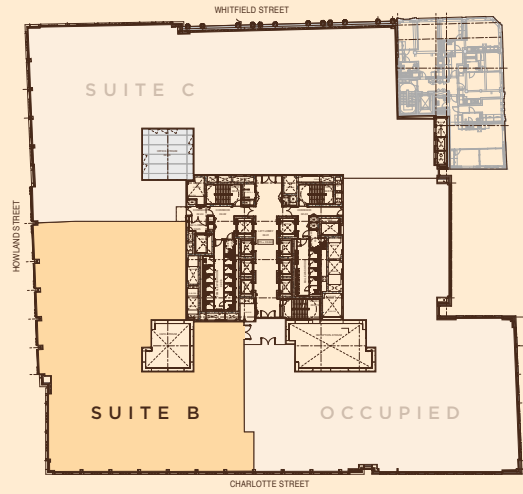
FLEXIBLE DESIGN
SUSTAINABILITY INTEGRATED
WELLNESS FOCUS
PREMIUM EXPERIENCE



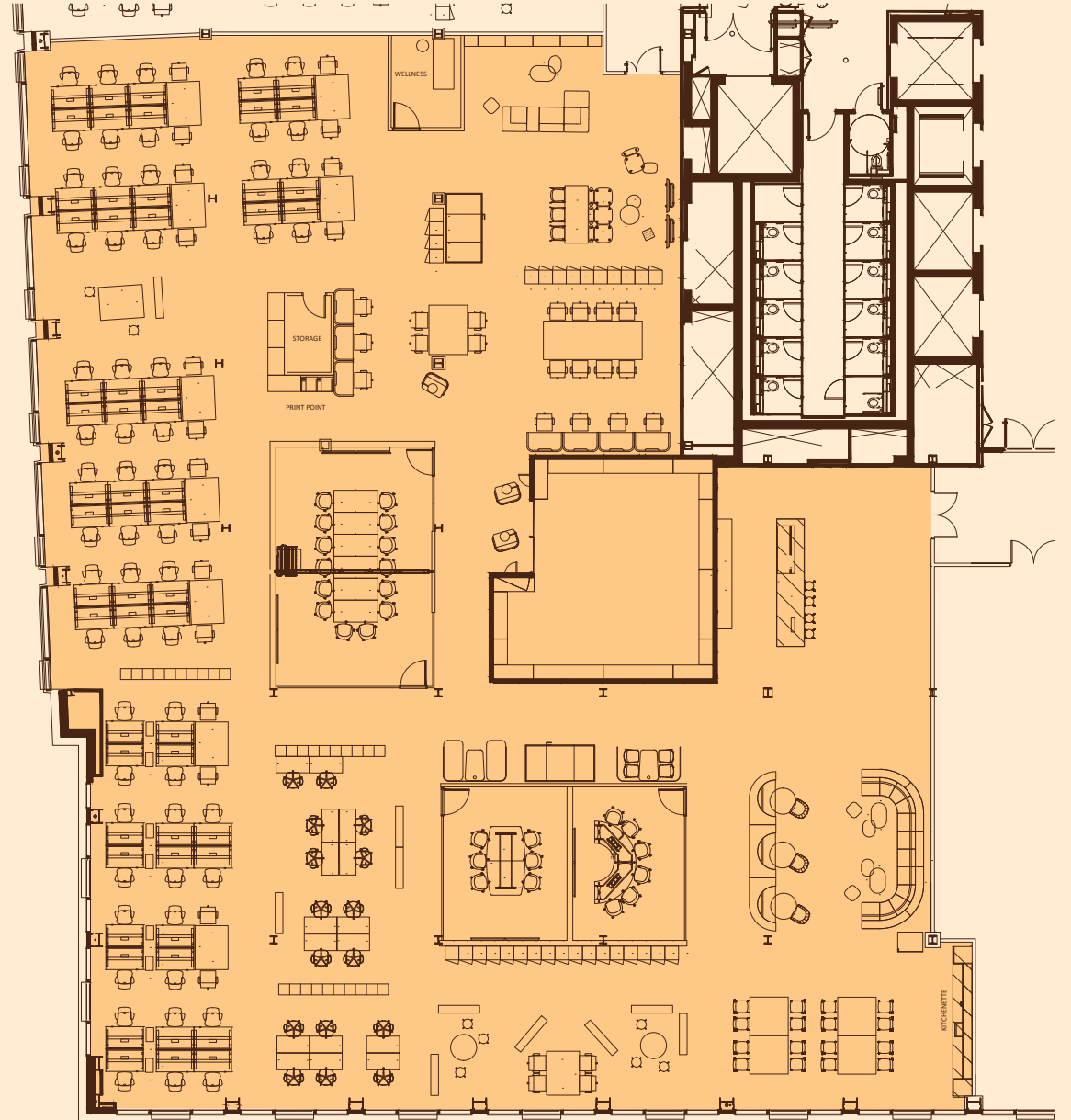
2ND FLOOR
SUITE B
11,254 SQ FT

Flexible layouts including Arrival, Wellness and Support Facilities.

- Primary Workpoints 93
- Flexible Workpoints 39
- Mix of Collaboration and Meeting Spaces 9



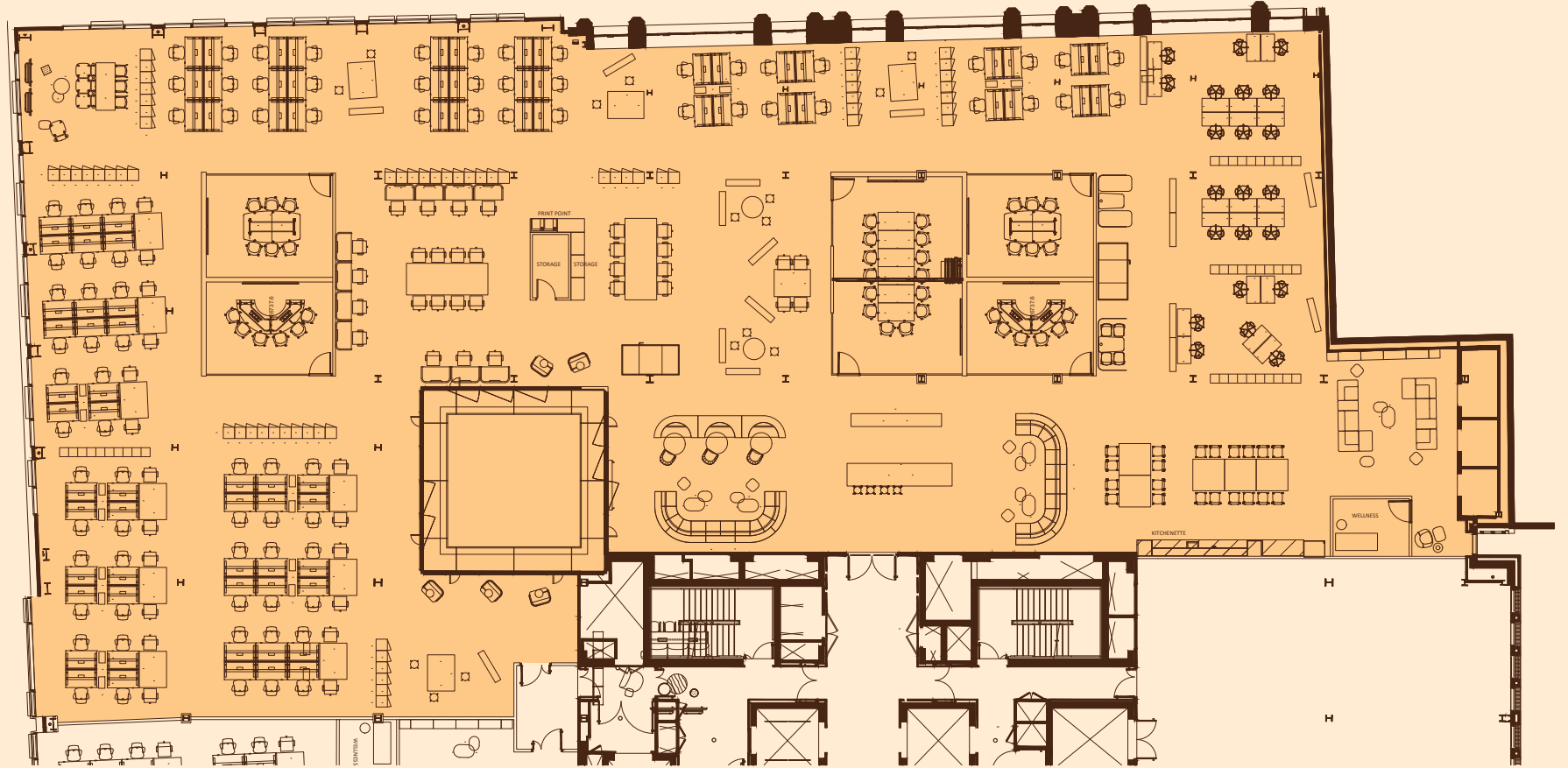
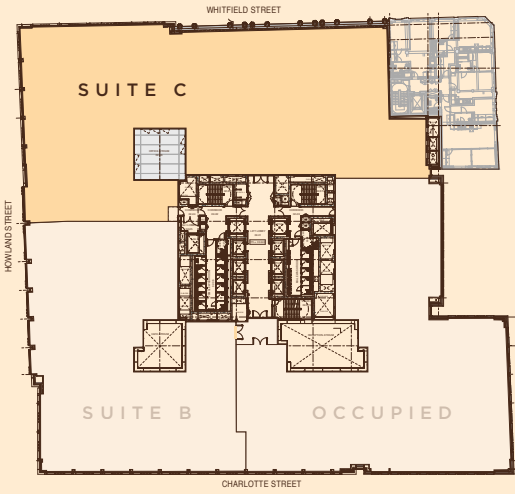
VIEW THE WALKTHROUGH



2ND FLOOR SUITE C 15,870 SQ FT

Flexible layouts including Arrival, Wellness and Support Facilities.

- Primary Workpoints 131
- Flexible Workpoints 51
- Mix of Collaboration and Meeting Spaces 10



[VIEW THE WALKTHROUGH](#)

WHAT SERVICES ARE INCLUDED IN THE TOTAL COST OF OCCUPATION?

CLEANING

Delivery of a detailed cleaning service/schedule (upon completion of fit out works). Updated periodically in consultation with the Occupier.

Proactive management of cleaning, routine daily janitorial services, pest control and reactive response to cleaning incidents such as spillages.

- Provision of daily clean from Monday Friday excluding Public Holidays
- Quarterly periodic cleans
- Monthly cleaning quality audit
- Removal of General waste and mixed recycling
- Confidential waste removal

TECHNICAL MAINTENANCE

- Implementation of a planned preventative maintenance programme
- Reactive maintenance and remedial works when required
- Routine inspection and monitoring
- Provision of 24-hour emergency call out cover in respect of mechanical and electrical maintenance
- Reactive response to any mechanical and electrical (M&E) and building fabric issues within the Property
- Frequent planned engineer visits to provide preventative maintenance and ad-hoc tasks within the Property (but not for the avoidance of doubt the Common Parts)
- All parts and labour for reactive and proactive remedials/replacements (for assets in scope)
- All asset schedules and planners will be details in contract

All planned and reactive maintenance shall be carried out in accordance with the SFG20 Standard Maintenance Specification for Building Services (as updated from time to time), developed by the Building & Engineering Services Association (www.sfg20.co.uk). To also include but not limited to original equipment manufacturers recommendations, CIBSE Guidelines (Guide F - Energy, Guide M (Maintenance), CIBSE Building Operation manual, BSRIA, Relevant BS standards.

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COMPLIANCE AND HEALTH AND SAFETY

- Provision of assurance and governance on all services delivered by the Occupier of the Property
- Provision of fire risk assessment prior to initial occupation of the Property by the Occupier and an annual review thereafter.
- Provision of water risk assessment upon completion of fit out works and reviewed at statutory compliant intervals

OFFICE SERVICES

- Supply of an introductory guide to the Property and the Workspace Services
- Payment of the Utilities Costs
- Quarterly reporting
- Provision and maintenance of bean to cup coffee machines & Vivereau taps
- 24/7 helpdesk service
- Management of all head landlord services
- All services backed up by SLAs and KPIs

SECURITY

Through the delivery of the below security services, the Landlord will assist the Occupier with the safeguarding of the Occupier's people and assets from both external and internal threats, through the management of security controls protecting the Property.

- Access Control
- Incident management support
- Clear desk policy support (as defined by the Occupier)

RESOURCE

- Provision of sufficient management across the contract to ensure service delivery excellence.



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CHARLOTTE

STREET

GET IN TOUCH

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