

1 MAPLE PLACE

FITZROVIA W1

FURNISHED + FLEXIBLE AND
CAT A FLOORS AVAILABLE

1 MAPLE PLACE



Maple Place self-contained entrance

Maple Place is a newly refurbished office space in a quiet mews in central London's vibrant Fitzrovia neighbourhood. It's available on a floor-by-floor basis offering from 2,760 sq ft to 8,750 sq ft across three floors.

The first and third floors are available as Furnished + Flexible. The second floor is finished to CAT A, with new flooring, lighting and kitchenettes. All workspaces feature efficient floorplates and abundant natural light and ventilation, with openable windows running the length of the building's two façades.

BRIGHT
WORKSPACES
WITH
EFFICIENT
FLOORPLATES

KEY FEATURES

Furnished + Flexible and partially-fitted options available

Full-height rotating glazed panels to ground floor façade

Floor-to-soffit height of 3.7m on the ground floor

Floor-to-soffit heights range from 2.8m to 2.9m on the first, second and third floors

LED lighting

Timber framed double-glazed windows

Openable windows throughout

Ceiling mounted fan coil units

Exposed ceilings and perimeter heating

Passenger lift

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

Access to DL/28 Lounge in Old Street EC1

SCHEDULE OF AREAS

Floor	sq ft*	sq m*
Third (Furnished + Flexible)	2,757	256
Second (CAT A)	3,000	279
First (Furnished + Flexible)	2,913	271
Ground (CAT A)	LET	
Total	11,497	1,068

*Subject to measurement on practical completion



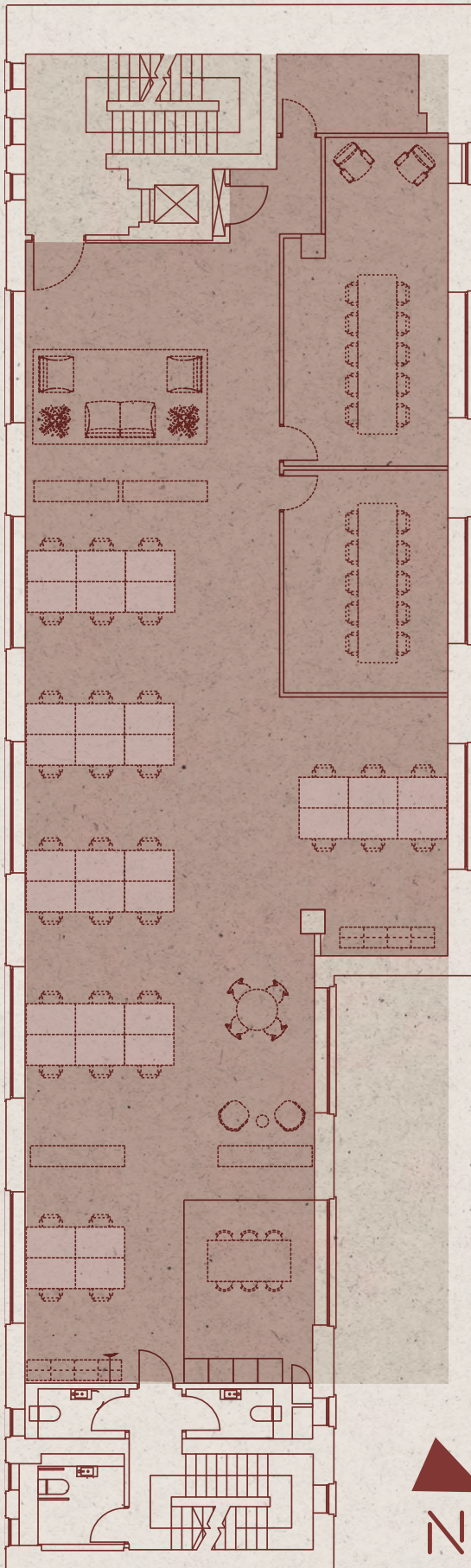
FIRST FLOOR

FURNISHED * FLEXIBLE *

2,913

SQ FT OF
FURNISHED
+ FLEXIBLE
SPACE

MAPLE PLACE



WHAT'S INCLUDED

- 34 x fitted desks
- 2 x 10-person meeting rooms
- Breakout spaces
- Print and comms hub
- Kitchenette

YOUR SIMPLE CONTRACT

ALL-IN RENT inclusive of service charge, business rates and building insurance

FLEXIBLE lease term

SIMPLE short-form contract



Newly refurbished workspace with open plan desking



Modern meeting room



Collaborative breakout area

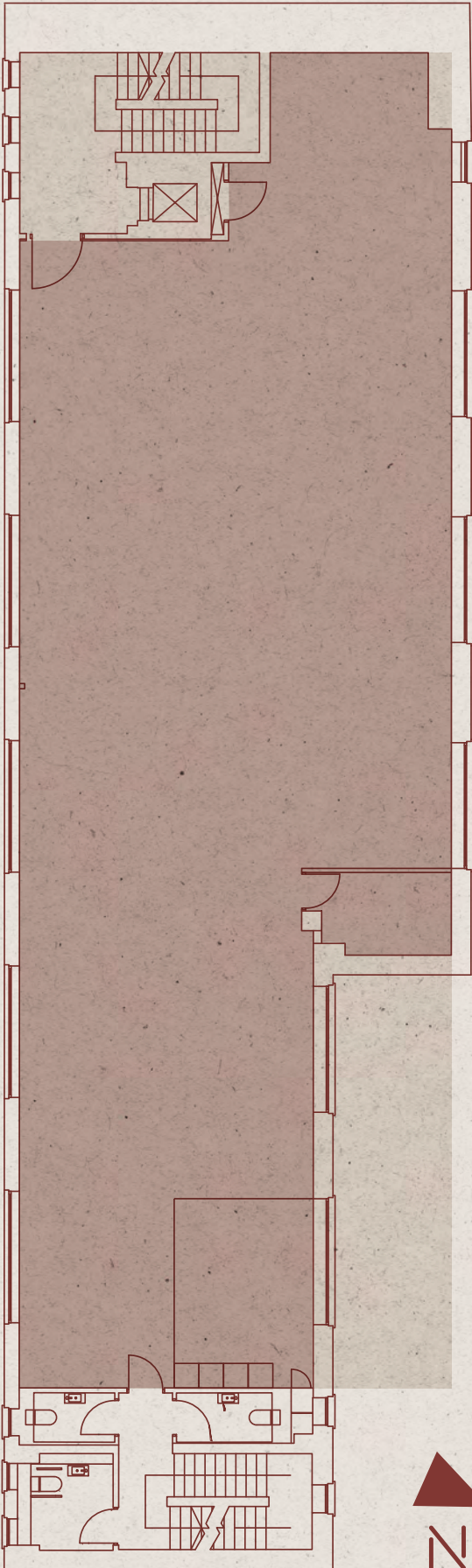


Kitchen and breakout area

SECOND FLOOR

3,000
SQ FT OF
CAT A SPACE

MAPLE PLACE



FULLY FURNISHED AND
FITTED OPTION AVAILABLE

THIRD FLOOR

FURNISHED * FLEXIBLE *

2,757

SQ FT OF
FURNISHED
+ FLEXIBLE
SPACE

WHAT'S INCLUDED

- 24 x fitted desks
- 6 x hot desks
- 1 x 10-person meeting room
- 1 x 6-person meeting room
- Breakout spaces
- Print and comms hub
- Kitchenette

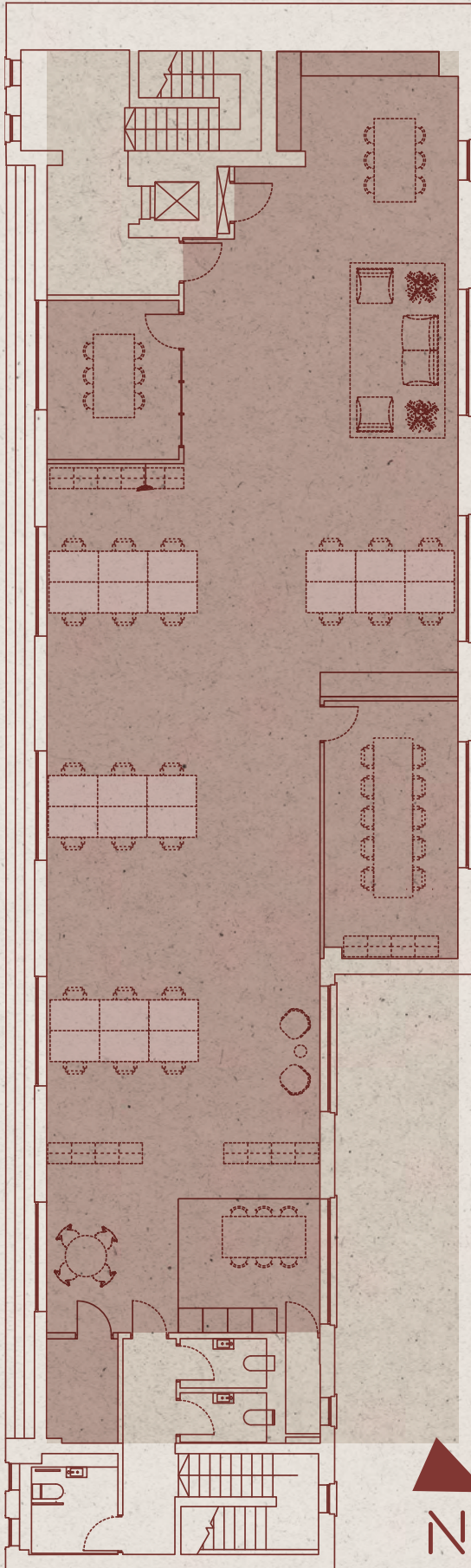
YOUR SIMPLE CONTRACT

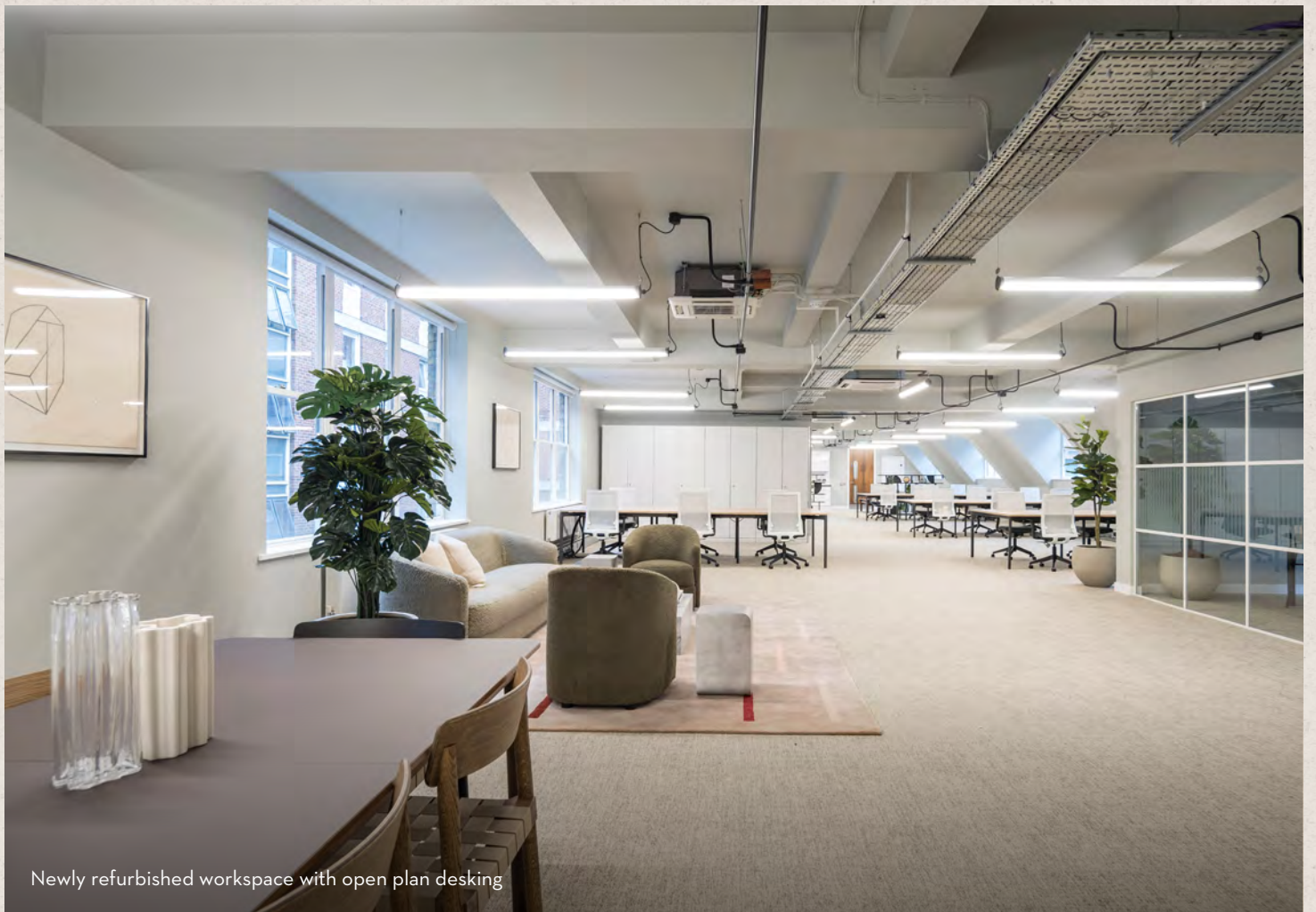
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FLEXIBLE lease term

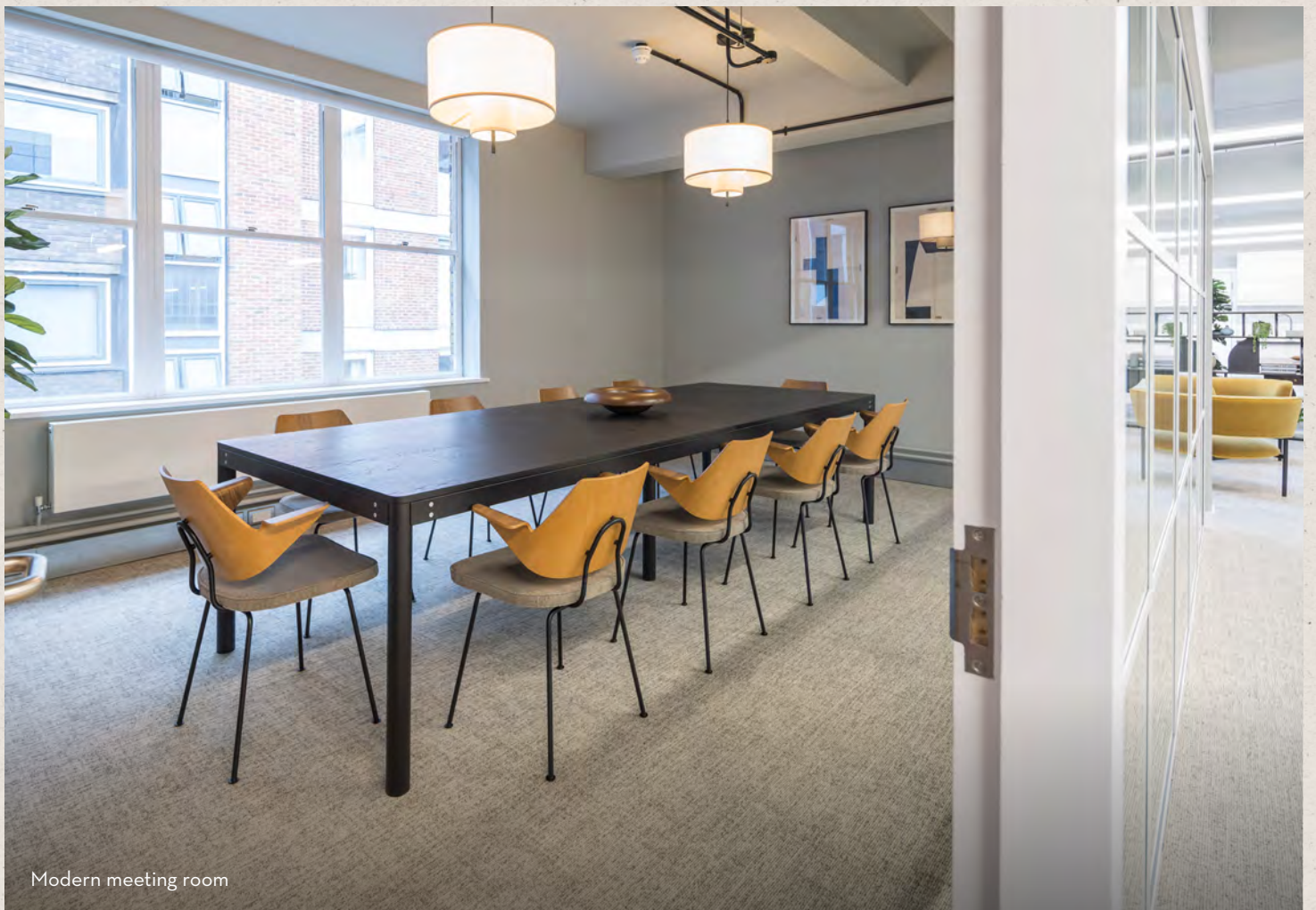
SIMPLE short-form contract

MAPLE PLACE





Newly refurbished workspace with open plan desking



Modern meeting room



Desking



Collaborative breakout area

LOCAL AMENITIES

Fitzrovia is a village-like pocket of central London, sought after as a location for its beautiful architecture, leafy spaces, strong community vibe, and wide array of world-class amenities. Businesses of every scale thrive here and enjoy the culture of dining, nightlife, café going, and independent shopping.

Within 5 minutes:

- B Bagel
- Blank Street Coffee
- DL/ Service
- Honey & Co.
- Honey & Spice
- Lore of the Land
- Notes Coffee
- Officina oo

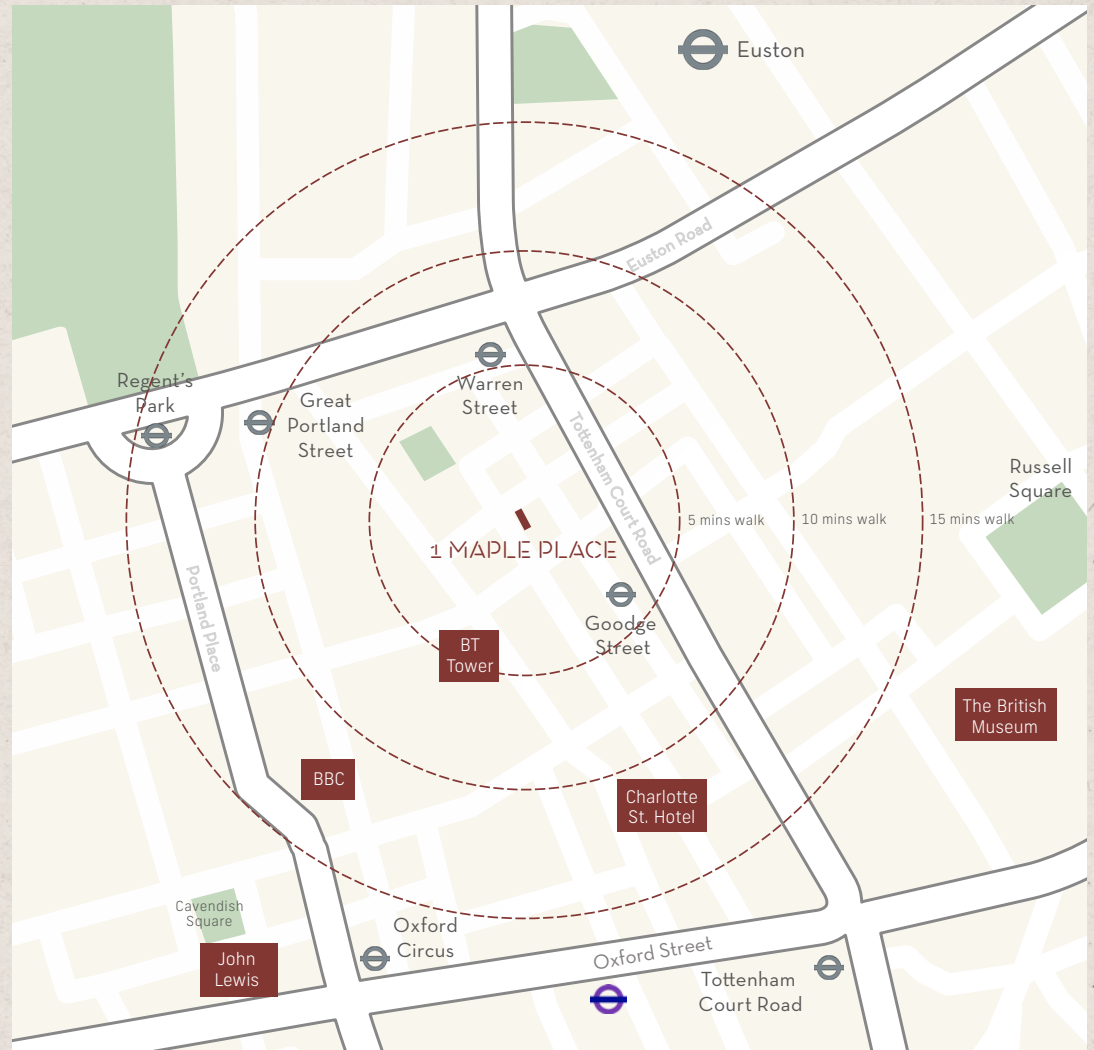
Within 10 minutes:

- Carousel London
- Circolo Pololare
- Foley's
- Lisboeta
- Mr Foggs
- Norma
- Ousia
- Roka
- Salt Yard

UNDERGROUND

Walking times from 1 Maple Place to the nearest Underground stations:

Warren Street		3 mins
Goodge Street		4 mins
Great Portland Street		8 mins
Regent's Park		11 mins
Euston		12 mins
Tottenham Court Road		14 mins
Oxford Circus		15 mins



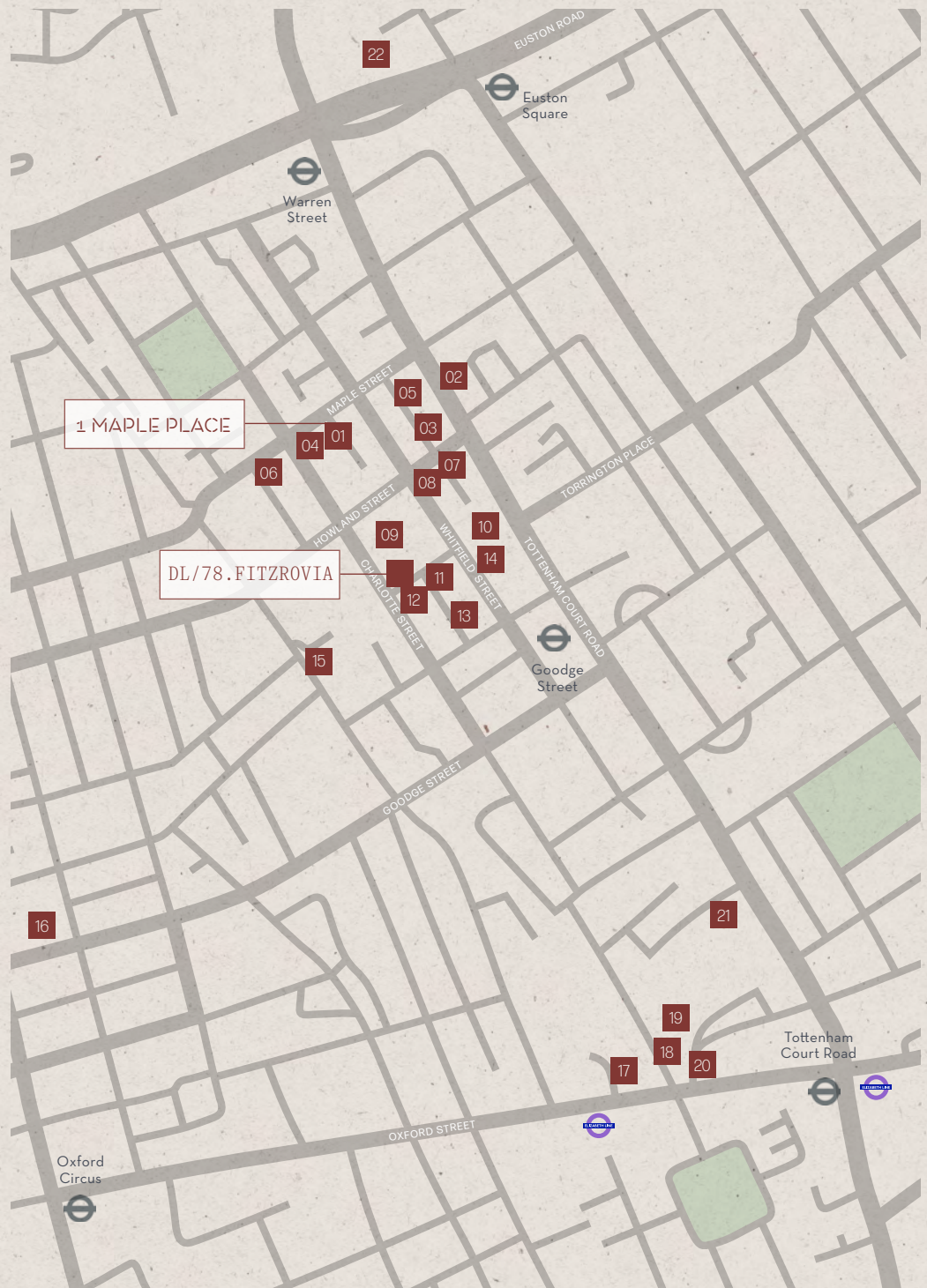
ABUNDANT LIFESTYLE AMENITIES AT HAND

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 1 Maple Place
- 02 171-174 Tottenham Court Road
- 03 Network,
95-100 Tottenham Court Road
- 04 18-24 Fitzroy Street
- 05 90 Whitfield Street
- 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,
54-68 Oxford Street
- 18 3-10 Rathbone Place
- 19 Charlotte Building,
50 Oxford Street
- 20 17 Gresse Street
50 Oxford Street
- 21 1+2 Stephen Street
& Tottenham Court Walk
- 22 250 Euston Road



THE DERWENT LONDON EXPERIENCE

We Design & Innovate...

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

...to Build & Connect 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 & Expertise

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



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

London's leading office specialist with 40 years' experience

Inspiring and innovative architecture & design

Largest central London office-focused REIT

£4.8bn investment portfolio

5.3m sq ft in central London

Net zero carbon business by 2030

DL/ Membership benefits for every office occupier

DL / MEMBERS

As a valued tenant of Derwent London, you 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 and DL/28 in Old Street for touch-down workspace, meeting rooms, private hire event space and somewhere to connect and collaborate.

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.

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

DL/78, 78 Charlotte Street, Fitzrovia W1
DL/28, 28 Featherstone Street, Old Street EC1



Discover what it means to be a DL/ Member.



DL/28 Members Lounge, The Featherstone Building EC1



DL/78 Members Lounge, 78 Charlotte Street W1

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Date of preparation January 2025.

DERWENT
LONDON