



## Kings Annexe

38 WHITFIELD ST.  
FITZROVIA, W1



# Establish yourself in this 7,429sq ft self-contained HQ workspace.

With excellent street presence in the centre of Fitzrovia, the space has been designed and built with well-being & sustainability at its core.



Indicative CGI of building entrance

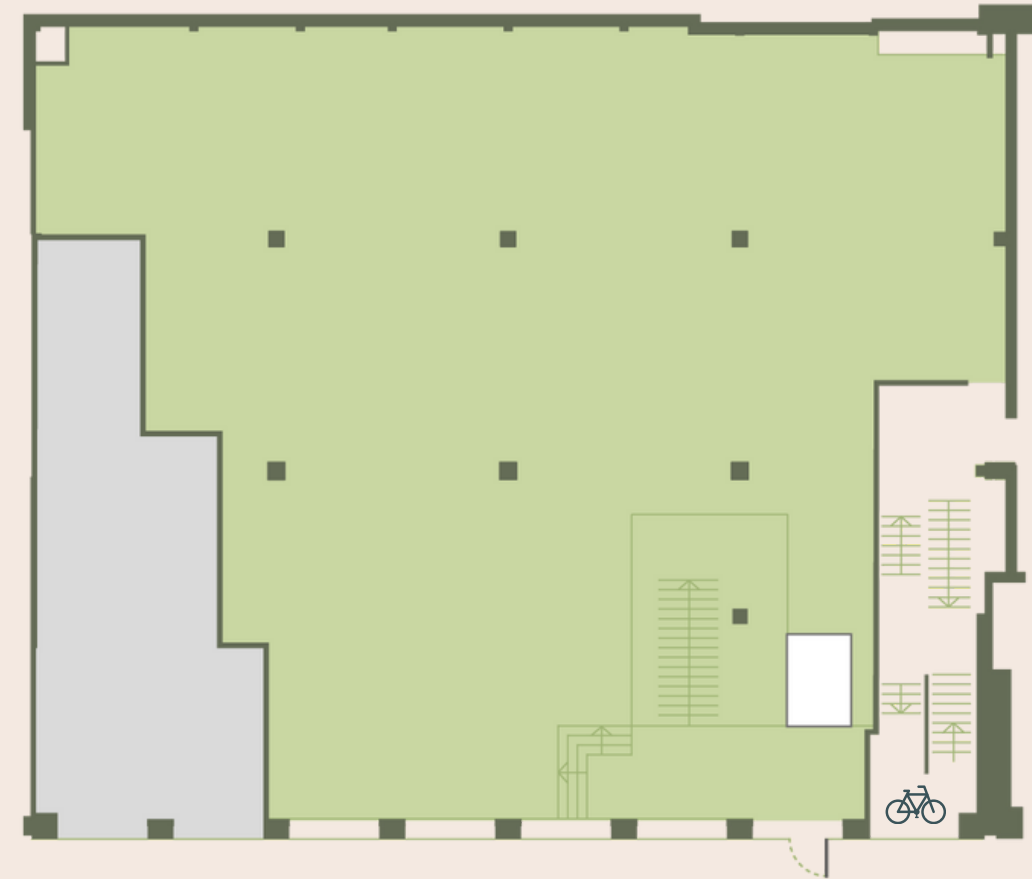
Set over two floors to create a flexible, exciting working environment for both staff and visitors.





# Floor Plans

NET INTERNAL AREA - 7,429 Sq Ft



GROUND FLOOR 4,028 Sq Ft

CAT A FLOORPLATES



LIBRARY FLOOR 3,401 Sq Ft



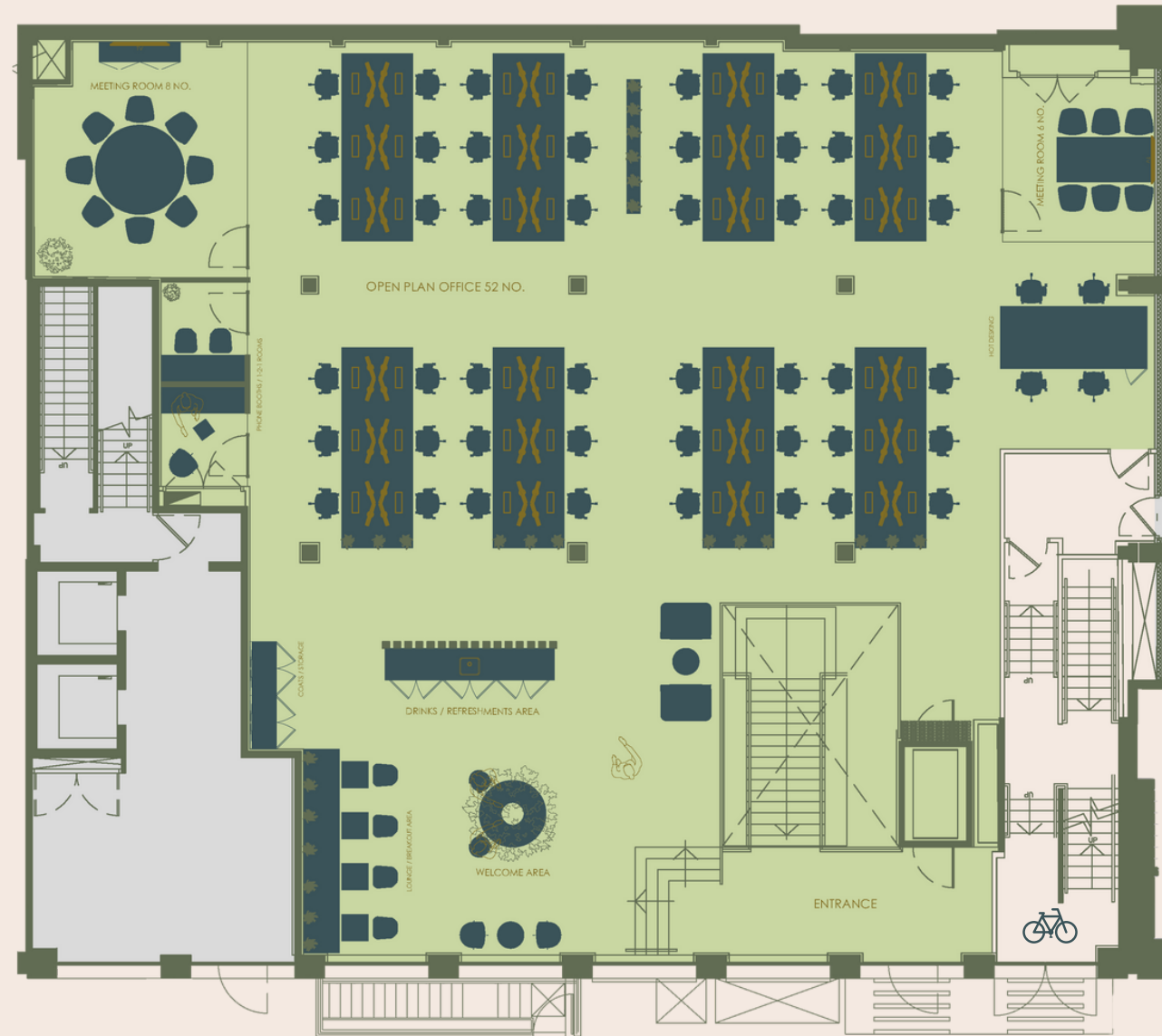
# The Ground Floor

NET INTERNAL AREA - 4,028 Sq Ft

## INDICATIVE FIT OUT

- Open Plan Office for 52\* occupants
- Reception & welcome area
- Breakout Lounge
- Kitchen
- Eight person meeting room
- Six person meeting room
- 2 Phone booths

\*Planned on 1400 x 800mm per person



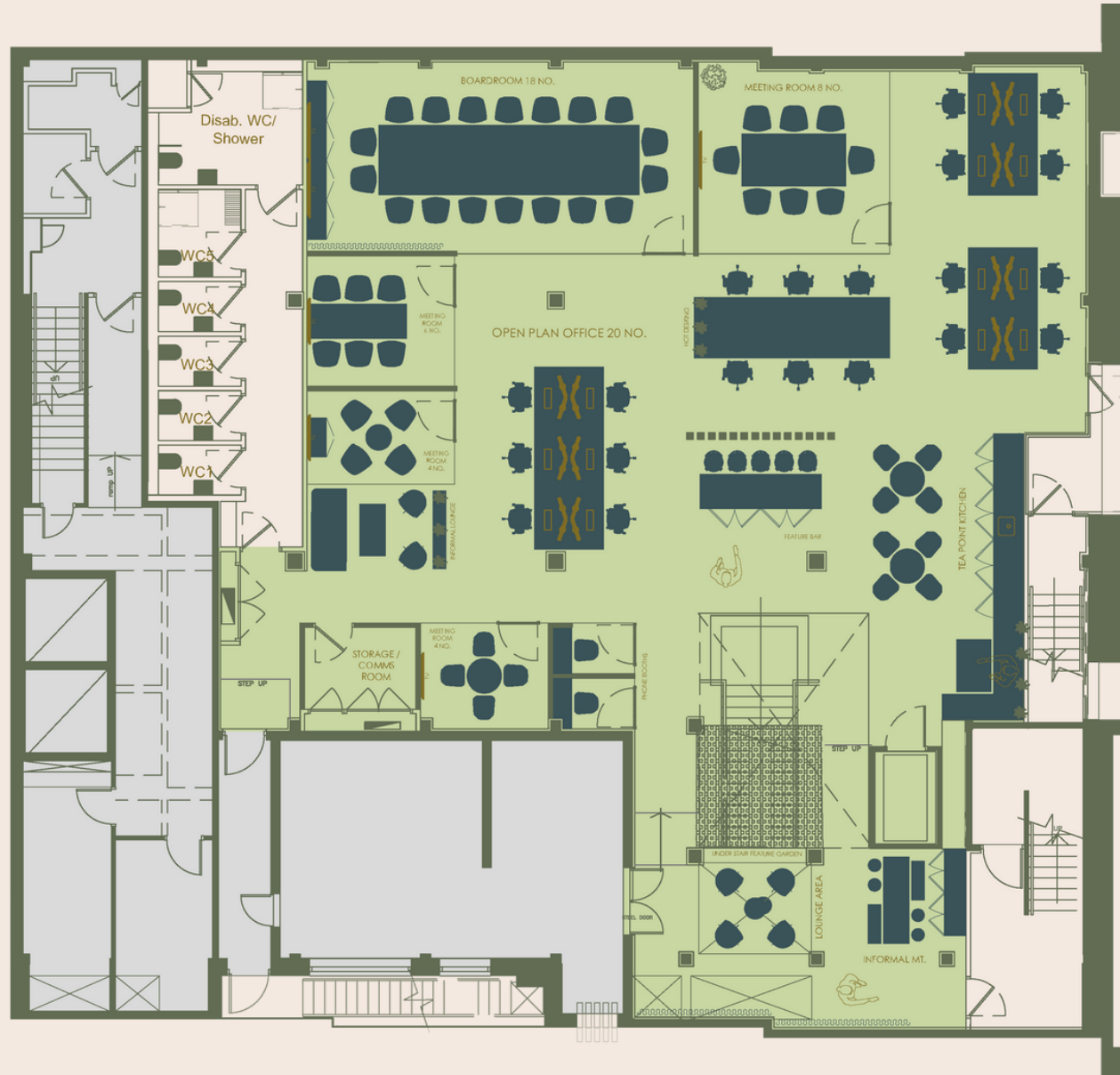
# The Library Floor

NET INTERNAL AREA - 3,401 Sq Ft

## INDICATIVE FIT OUT

- Open Plan Office for 20\* occupants
- 2 Lounge areas
- Tea point and breakout area
- Eight person informal meeting room
- Eighteen person boardroom
- Eight person meeting room
- Six person meeting room
- 2 Four person meeting rooms
- 2 Phone booths
- General storage and comms room

\*Planned on 1400 x 800mm per person

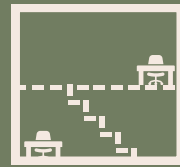




# Built for the future with sustainability, accessibility and well-being at the forefront of its blueprint.

Kings Annexe has been designed to reflect modern working.

The space blends a refreshing and calming aesthetic with practical solutions which bolster any organizations ESG charter.



Self-contained workspace.



Extensive frontage with good natural light



Excellent street presence & branding opportunities



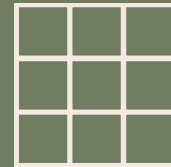
Grand staircase utilising natural materials



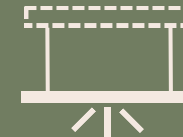
New air handling system throughout



Solid wood flooring at Ground Floor



Fully-raised metal tile floor on Library Floor



New LED lighting and semi-exposed raft services



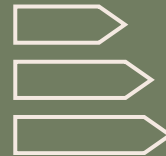
Superloos



Exceptional communal facilities



Up to 10GB fibre and back up line provided by Portman Tech



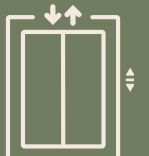
Provisional EPC rating of B



Fully DDA compliant



Interior living garden



New DDA compliant passenger lift



# SHOWERS



With a culturally rich & bohemian history, Fitzrovia is a bustling neighbourhood which has something for everyone.



# A thriving and diverse neighbourhood

## OCCUPIERS

- 1 Titan Investors | Investment Management
- 2 Take Two Interactive | Gaming
- 3 HCA Healthcare | Private Healthcare
- 4 Netflix | Entertainment Services
- 5 Dyson | Technology
- 6 Boston Consulting | Management Consulting
- 7 Meta | Social Media
- 8 De Metz Forbes Knight | Architects

## LEISURE

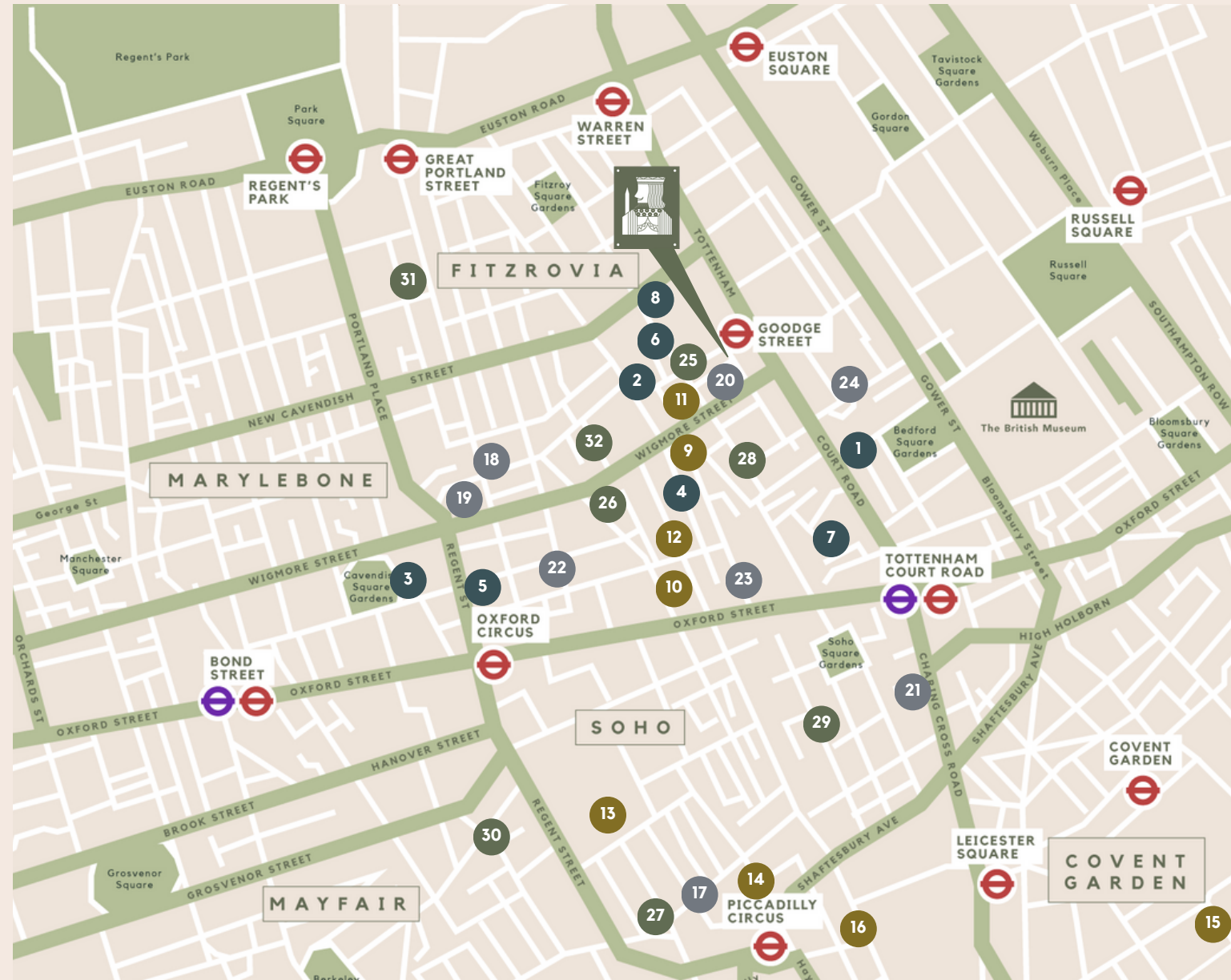
- 17 Third Space | Fitness
- 18 Clutch | Clothing & Cafe
- 19 Psyche | Fitness
- 20 The Penny Drop | Artisan Coffee
- 21 Until | Fitness
- 22 Rowbots | Fitness
- 23 Omotesando Koffee | Artisan Coffee
- 24 Honey & Co Daily | Deli

## HOTELS & BARS

- 9 The Newman (opening 2024) | Hotel
- 10 The London Edition | Hotel
- 11 Reverend J W Simpson | Cocktail Bar
- 12 The Mandrake | Hotel
- 13 The Night Jar | Bar
- 14 Ham Yard | Hotel
- 15 Radio Rooftop | Bar
- 16 W London | Hotel

## RESTAURANTS & MEMBERS CLUBS

- 25 Noize | Restaurant
- 26 Roka | Restaurant
- 27 1 Warwick | Members Club
- 28 Lisboeta | Restaurant
- 29 Soho House | Members Club
- 30 Sketch | Michelin Star Restaurant
- 31 Portland | Michelin Star Restaurant
- 32 64 Goodge Street | Restaurant



# Unparalleled Connectivity

Whether commuting, travelling around the Capital or flying in for business Kings Annexe is in easy reach.



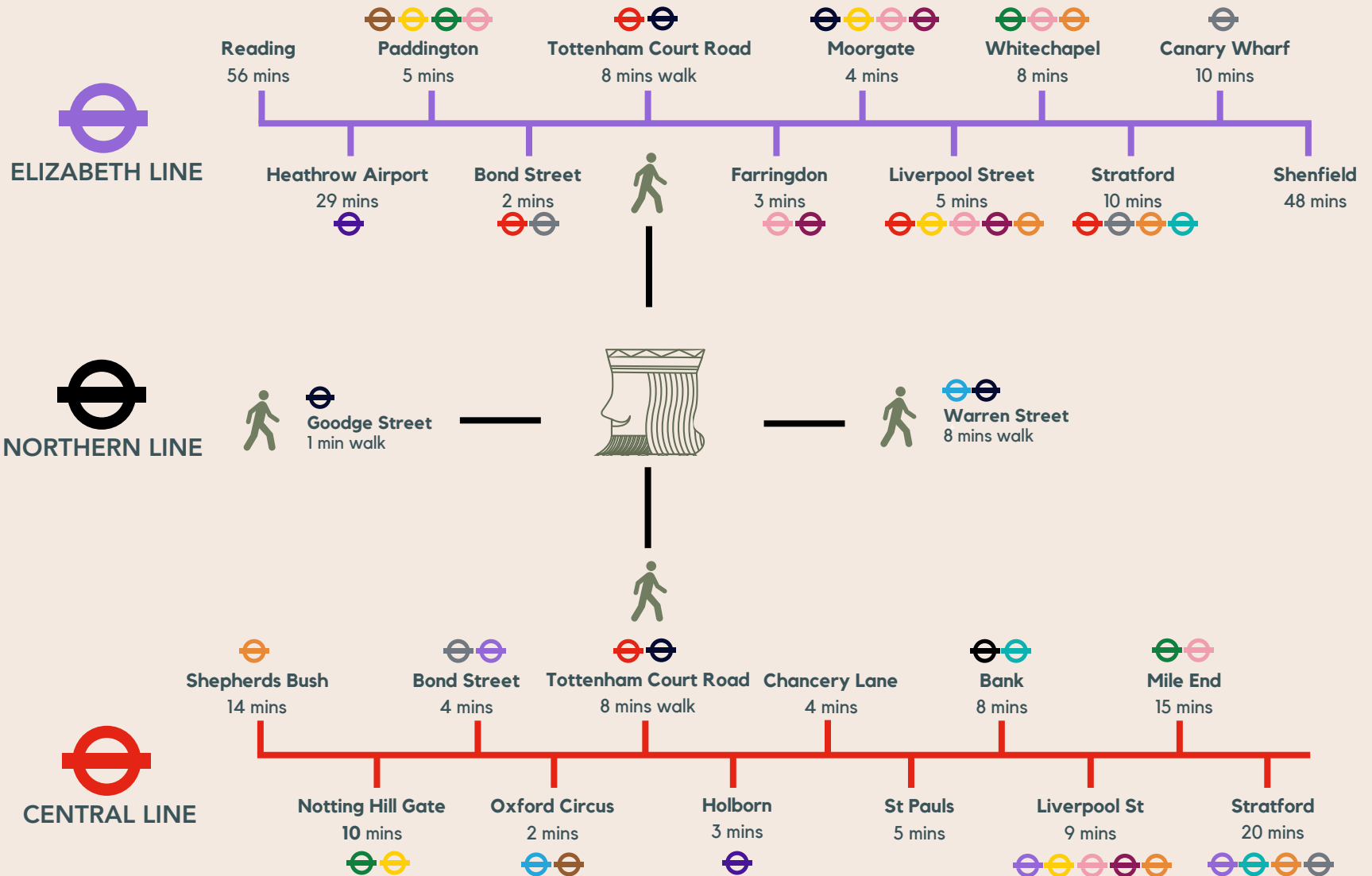
**Underground Trains**  
Every 2.5 mins during rush hour



**Heathrow Airport**  
29 mins



**Kings Cross Eurostar**  
11 mins



## Contact

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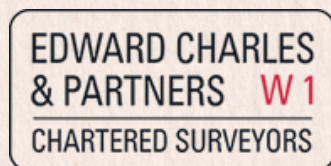
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## Delivery Team

### Client



### Design & Build

# BASE

### Project Management



### Fibre Broadband



PORTMANTECH

### MISREPRESENTATION ACT 1967

15 These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. January 2024

