

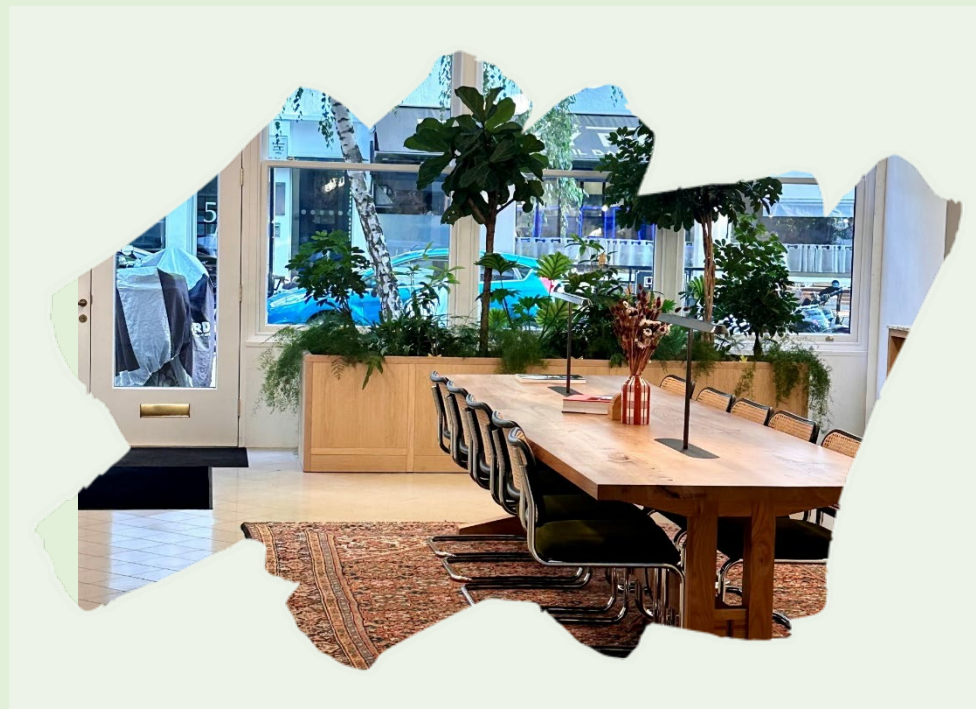
Fitzrovia

40-44 Clipstone Street, London W1W 5DW

NEWLY FITTED ARCHITECT DESIGNED WORKSPACE IN CLIPSTONE STREET, IN THE HEART OF FITZROVIA.

Fully Managed
All-Inclusive Rent

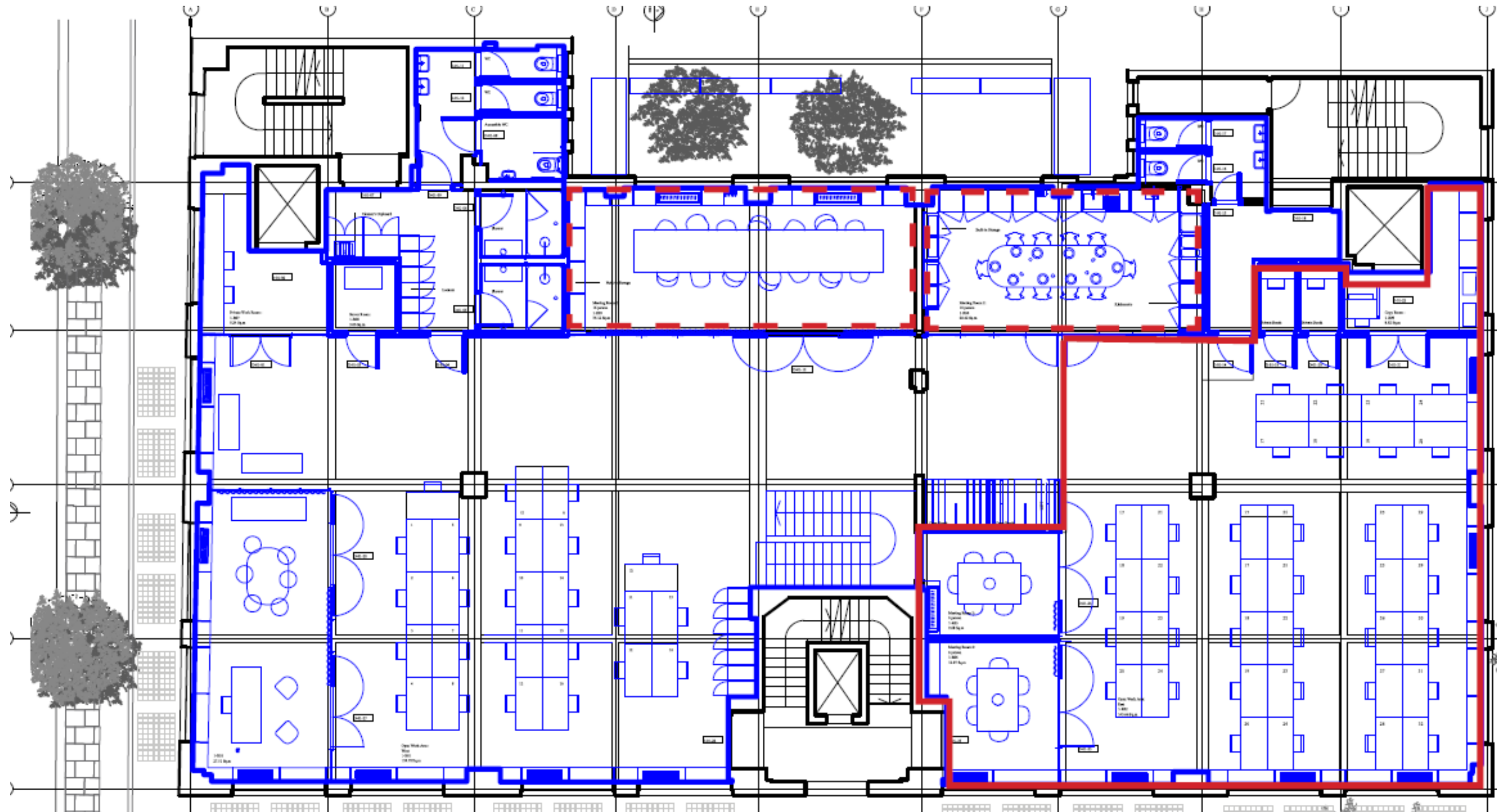
For Rent: 1,750 ft²



020 8432 2219
spacepool.com

Tenancy Plan

The sublet area available can comfortably fit 26 x 1.6mx0.6m work desks plus the shared kitchen and bookable meeting room.



Grade A Sublet

NEWLY FITTED ARCHITECT
DESIGNED WORKSPACE IN
CLIPSTONE STREET, IN THE HEART OF
FITZROVIA.

High spec, filled with natural
light working space, within the tree
canopy.

Fully fitted out workspace with a
dedicated double fronted entrance.
Reception area with sash windows and
informal co-working breakout space.
Beautiful kitchen with marble surfaces
and high-end appliances. Meeting and
presentation spaces with crittal glass
partitions. Circadian lighting,
dimmable. Huge windows, overlooking
the heart of Fitzrovia with smart
restaurants within a stone's throw.
Potential to accommodate up to 40
work desks, supplemented by 2x
dedicated meeting rooms and
breakout space at ground floor level



Dedicated Meeting Facilities

Meeting room 1

First floor



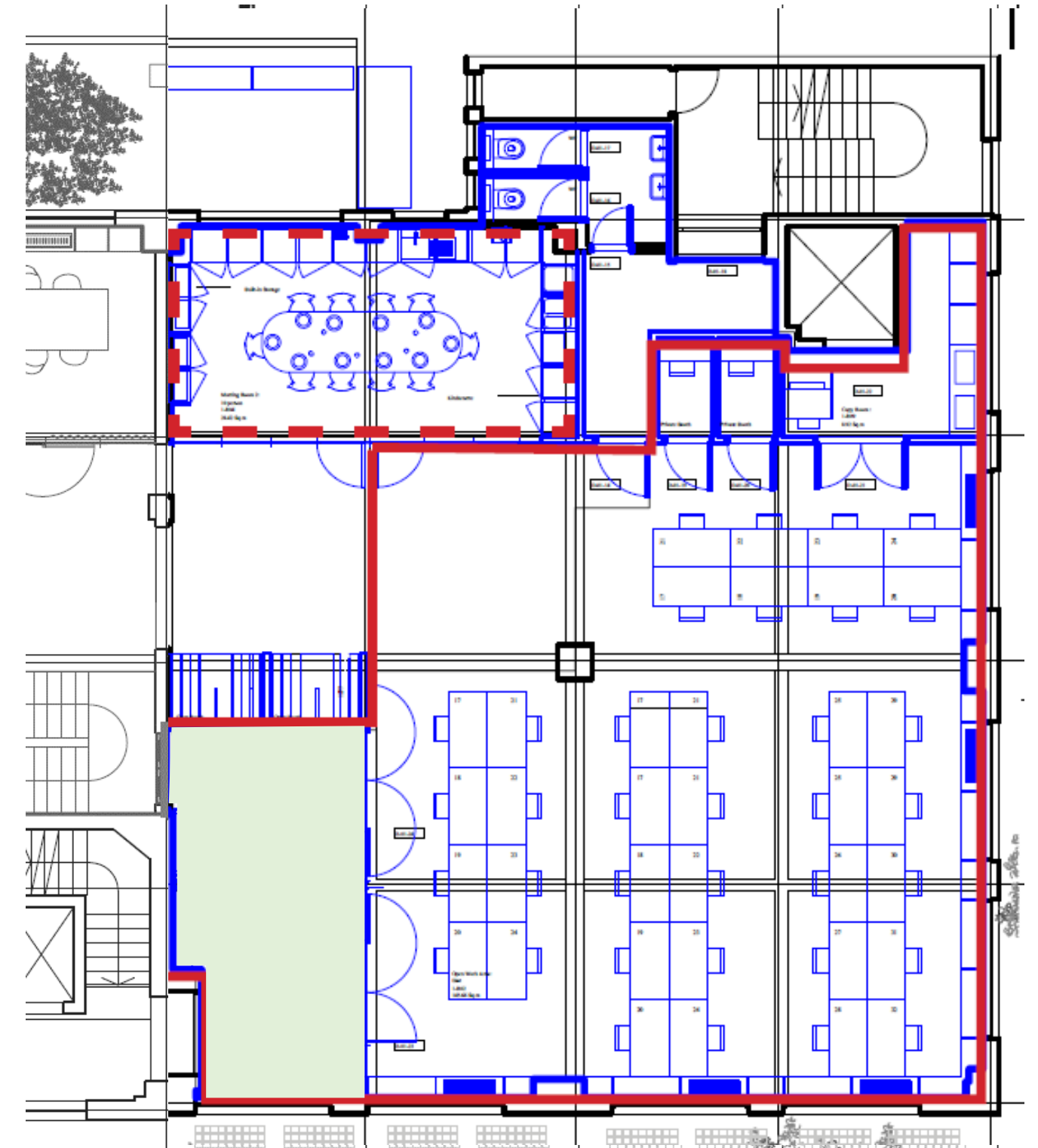
A 6-person collaboration space with Teams compatible speakers overlooking Clipstone Street.

Balcony Room

First floor



Overlooking the staircase with a capacity up to 8. This is a collaborative space with Teams compatible speakers.



Shared Meeting Facilities

Meeting Room 0

Ground floor



A bookable 5-person meeting room with Teams enabled TV, camera and microphone.

Project space

Ground floor



A bookable ground floor presentation/event space.
60 people standing
40 seats presentation style.
The tables in here are collapsible and can be moved as and when necessary to accommodate 60 people standing.

The AV set-up is Teams enabled with a TV, camera, microphone and pins for the large pin board panels. There is a dedicated kitchenette with sink and zip tap available to prepare hot and cold drinks.

Boardroom

First floor



It has a capacity of 12, the AV set-up is Teams enabled with a TV, camera and microphone.

Kitchen Guide

Coffee Machine

- The coffee machine can make 10 different types of drinks.
- Dairy and oat milk options available; red tub is for oat and blue tub is for dairy milk
- We have fresh milk delivered to the office every Monday and Wednesday mornings.

Pantry

- We have selected the most delicious snacks for the pantry and will change the selection every few months to keep things fresh and seasonal.
- We have measures in place to make sure no waste goes to landfill. You can find bins for secure waste, toners, batteries, and lightbulbs in the stationary room.



Cutting Edge Technology

Meeting tech

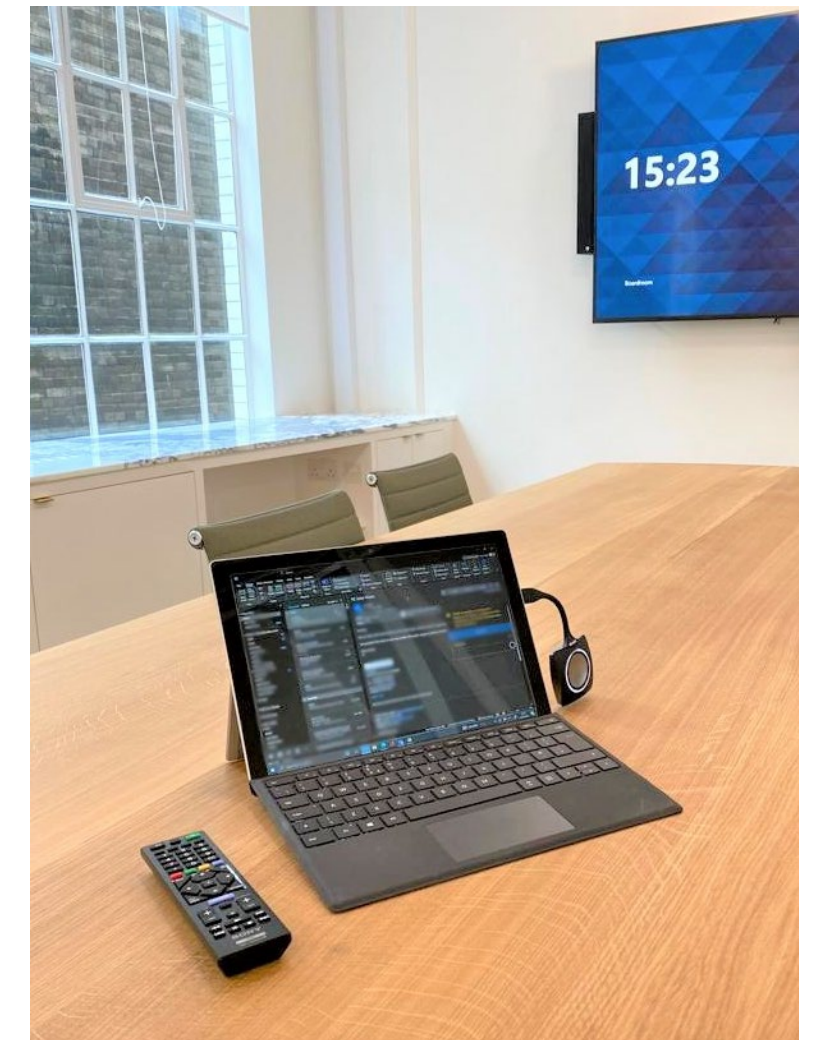
To book meeting rooms, you can schedule the event in your calendar and set the location to the meeting room of your choice. This should generate a Teams meeting link and the meeting will appear on the mini screen next to the TV screen. Or you can ask the office manager to assist you any time

Keyless Entrance

Keycards allow you entry into the office via the Paxton application via mobile phone.

Security

We have CCTV measures in place to protect us against any potential intruders. These cameras do not record sound and are only facing the entrance points to office.



Amenities

Cycle welfare

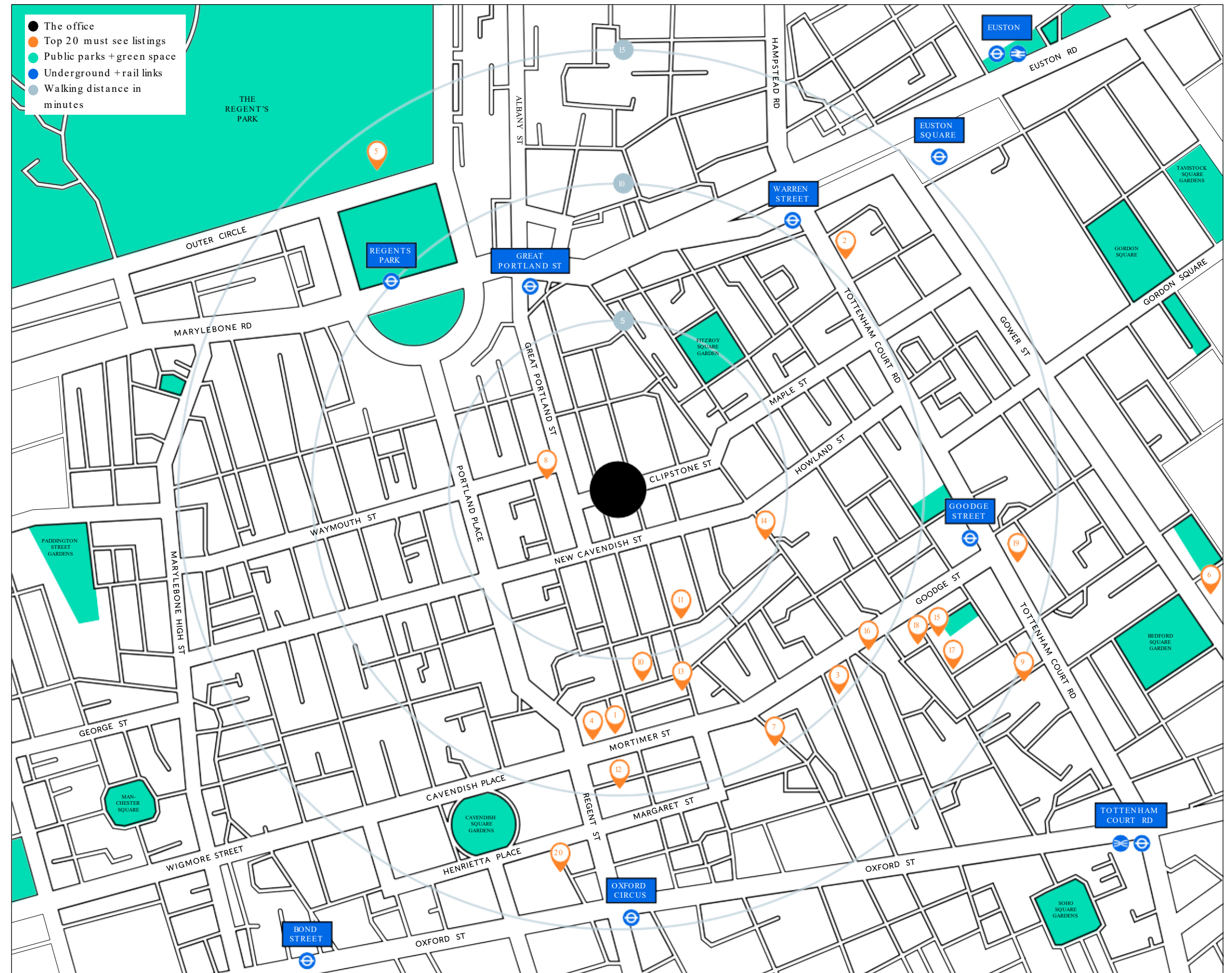
- 2x Showers
 - Fresh Towels Daily
 - Soaps
 - Dyson Hairdryer
- 10x Lockers
30cm by 70cm
- 8x Cycle parking



The Neighbourhood

Here's our must-visit top 20 places in Fitzrovia. Discover places to eat, drink, shop, exercise and more.

1. Dryby
2. PureGym
3. Frame
4. Ted's Grooming Room
5. Regent's Park
6. The British Museum
7. The Cartoon Museum
8. Nicolas
9. Presented By
10. Aperture
11. The Attendant
12. Little Portland Café
13. Riding House Café
14. Archipelago
15. Pied-A-Terre
16. London Cocktail Club
17. Fitzroy Tavern
18. Shochu Lounge
19. Monopoly Lifesized
20. Swingers Crazy Golf



Surrounding Amenity

Getting to + from the office

CYCLING

Our own office has bike racks on the ground floor to encourage active commuting.

BIKE HIRE

Download the Santander bike hire application here. Great Titchfield Street + Howland Street docking nearby.

BUS

88, 453, N18
Great Portland Street Station (E)

88 / 453 / N18
Portland Place (K)

18, 27, 30, 205, N27, N205
Great Portland Street Station (G)

88
Albany Street (C)

24, 29, 73, 390, N5, N20, N29, N73, N253, N279
Capper Street (N)

CITYMAPPER

Download the Citymapper App here for live travel updates, routes and information for bus + trains.

TUBE

GREAT PORTLAND STREET
Hammersmith & City + Circle + Metropolitan Line 4 minute walk

WARREN STREET
Victoria + Northern Line 5 minute walk

GOODGE STREET
Northern Line 6 minute walk

REGENTS PARK
Bakerloo Line 8 minute walk

OXFORD CIRCUS
Victoria + Central + Bakerloo Line 11 minute walk

TOTTENHAM COURT ROAD
Northern + Central Line 14 minute walk

BOND STREET STATION
Central + Jubilee + Elizabeth Line 14 minute walk

CAR PARK

CITIPARK
Clipstone Mews W1W 5DG
24/7 access
356 days per year

RAILWAY

EUSTON RAILWAY STATION
12 minute walk

ST PANCRAS INTERNATIONAL STATION + KINGS CROSS
18 minute walk

MARYLEBONE STATION
24 minute walk



MULTIPLE TUBE + BUS STOPS



CYCLE DOCKING + OFFICE RACKS



GET ROWING AT ROWBOTS

GYMS

PUREGYM (£)
145 Tottenham Court Road W1T 7NE
UK wide gym and classes with low monthly prices from £34.99 a month.

FITNESS FIRST (££)
179 Tottenham Court Road W1T 7PA
UK wide with flexible membership, gyms with classes and trainers from £85.00 a month. Included in Silver Gympass Membership.

WE11 (£££)
29-31 Great Portland Street W1W 8GQ
A luxury space to train with a pay as you go membership plan.

Keeping fit

EXERCISE CLASSES

FRAME (£)
25-33 Berners Street W1T 3LR
Fun fitness classes - Pilates, 80's aerobics, boxfit and more. Part of our Gold Gympass Membership.

ROWBOTS (££)
6 Great Titchfield Street W1W 8BB
Maximum strength training using the rowing machine. Included in Basic Gympass Membership.

DIGME (£££)
Rathbone Square W1T 1JW
Spin, HIIT + Yoga all under one roof.

PSYCLE (£££)
76 Mortimer Street W1W 7SA
Ride, Barre, Strength and Yoga – disco lighting, loud music and guaranteed to make you sweat!



GET BOXING FIT

Park + garden walks

THE AVENUE GARDENS

THE AVENUE GARDENS
Regents Park NW1 4RU
Immaculate Victorian-style garden filled with beautiful flowers, tiered fountains, and statues.

QUEEN MARY'S GARDEN

QUEEN MARY'S GARDEN
Regents Park NW1 4RU
This rose garden is London's largest collection with 12,000 roses. It is best to visit in June when the roses are in full bloom.



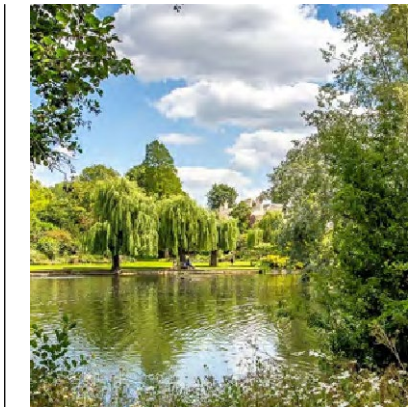
PRIMROSE HILL

PRIMROSE HILL

PRIMROSE HILL
Primrose Hill Road NW1 4NR
Climb this hill for some of the most spectacular views of London. It is 63m above sea-level and is one of six protected viewpoints of London. Interesting fact: Historically, this was where duels were fought, and prize-fights took place.

REGENTS PARK

REGENTS PARK
Marylebone Road NW1 4RU
Clipstone Street is a 10-minute walk away from one of London's most famous royal parks, Regents Park, which is named after the playboy prince, Prince Regent! Within the park there are some beautiful gardens.



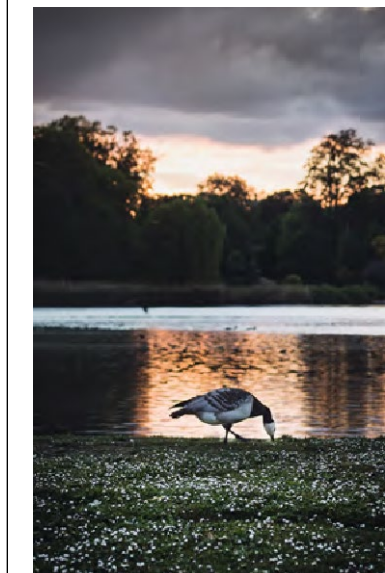
REGENTS PARK

ALLOTMENT GARDEN

ALLOTMENT GARDEN
Regents Park NW1 4RU
The purpose of the garden is to inspire individuals about growing fresh produce. The Allotment Garden is open open to the public Monday - Friday and is located in the corner of the Inner Circle and Chester Road, next to the Park Office.

BIRD WALK IN REGENT'S PARK

BIRD WALK
Regents Park NW1 4RU
Starts from Clarence Gate at the top of Baker Street and guides you through the park describing the types of birds you encounter.



BIRD + ALLOTMENT GARDEN WALKS

Where to eat & drink

The best local dining

Fitzrovia is well known for its vast array of good eateries and watering holes. Charlotte Street, and the section between Goodge Street and Percy Street, has more restaurants per square foot than almost any other part of London. Take a stroll in this direction and see what takes your fancy or check out some of our recommendations below.

BREAKFAST CAFÉS

[MORTIMER'S CAFÉ](#)

26 Mortimer Street
W1W 7RB

[NANIS CATERING](#)

134 Great Portland Street
W1W 6PX

[LITTLE PORTLAND CAFÉ](#)

15 Little Portland Street
W1W 8BW



DINE-IN + TAKEAWAY BREAKFAST



ARTISAN COFFEE + CAFE CULTURE

COFFEE + BRUNCH

[KAFFEINE](#)

66 Great Titchfield Street
W1W 7QJ

An independent cafe and espresso bar inspired by Australia and New Zealand. Sign up to one of their latte art classes!

[THE ATTENDANT](#)

27a Foley Street
W1W 6DY

Coffee and brunch and lunch in a former Victorian men's loo with their own roasted coffee beans.

[HONEY & CO](#)

25 Warren Street W1T 5LZ
Traditional Middle Eastern breakfast and lunch. Try their honey and feta cheesecake!

LUNCH

[BAO FITZROVIA](#)

31 Windmill Street
W1T 2JN

Original bao restaurant of London with range of Taiwanese dishes. Once you're hooked, they do nationwide delivery of their ingredients for you to recreate at home.

[RIDING HOUSE CAFÉ](#)

43 Great Titchfield Street
W1W 7PQ

All day, fun and informal neighbourhood brasserie with comfort food and classics.

[SALT YARD](#)

54 Goodge Street
W1T 4NA

Charcuterie bar and restaurant serving plates from Spain and Italy under one roof. Stop by for a single small plate and we can guarantee you can't resist trying another!

[CARAVAN FITZROVIA](#)

152 Great Portland Street
W1W 6AJ

Outdoor Dining, takeaway + coffee. Open all day for breakfast, brunch, lunch + dinner. House roasted coffee and cocktails housed in the stunning former BBR Radio 1 HQ.

[CIRCOLO POPULARE](#)

40-41 Rathbone Place
W1T 1JN

Think carbonara served in parmesan wheel and gigantic lemon pies.

EVENING DINNER

[ROVI](#)

59 Wells Street
W1A 3AE

Ottolenghi's vegetable-centric restaurant with fermentation and fire at its core.

[CLIPSTONE RESTAURANT](#)

5 Clipstone Street
W1W 6BB

Just over the road and soon to become our good neighbourly friend. It is a sister restaurant to the Michelin star Portland Restaurant and their homemade bread is incredible.



CLIPSTONE RESTAURANT



CIRCOLO POPOLARE

[PIED-A-TERRE](#)

34 Charlotte Street
W1T 2NH

French dining with Greek heritage Michelin star restaurant. The Executive Chef forages for his own Samphire, and dives for the decorative scallop shells himself.

[ARCHIPELAGO](#)

53 Cleveland Street
W1T 4JJ

Something a 'little' different to say the least... Crocodile, kangaroo, zebra, chilli and garlic locusts and crickets and meal worm faux caviar. (All sustainably sourced).



COCKTAIL + MOCKTAIL BARS

COCKTAILS + MOCKTAILS

[LONDON COCKTAIL CLUB](#)

61 Goodge Street
W1T 1TL

Unusual cocktail creations with crazy interiors and private Henricks phone booth. Definitely one to visit!

[SHOCHU LOUNGE](#)

37 Charlotte Street
W1T 2NN

Award winning cocktail bar based at ROKA, showcasing the best of Japanese drinking culture and some top whiskeys.

[PUNCH ROOM AT LONDON](#)

EDITION
10 Berners Street
W1T 3NP

A modern reincarnation of London's 19th century private clubs. A must visit with impromptu live performances.

[MILK & HONEY](#)

61 Poland Street
W1F 7NU

A speakeasy hidden on the back streets of Soho, a little gem you can thank us for the recommendation of this bar later.

[THE LUCKY PIG COCKTAIL](#)

BAR
5 Clipstone Street
W1W 6BB

Cocktails shaken + stirred in a 1920s vintage-style basement bar with regular DJs + live music.

PUBS + BARS

[FITZROY TAVERN](#)

16 Charlotte Street
W1T 2LY

Fitzrovia's most famous pub with a solid history as the meeting point for intellectuals, artists, and bohemians.

[BRADLEYS SPANISH BAR](#)

42-44 Hanway Street
W1T 1UT

Wines, spirits, and Spanish lagers with an old school jukebox. Self-confessed 'amazing environment where you might walk in alone but will always leave with new friends'.



LIQUOR SHOPS + TASTING MENUS



TRADITIONAL PUBS + MODERN BARS

[KING AND QUEEN](#)

1 Foley Street
W1W 6DL

Look around this traditional pub, displaying heraldic shields, royals through the ages in playing-card form, and pictures of the England touring cricket team to Australia in 1978-79, and you'd be hard pushed to guess that this was where Bob Dylan made one of his first London appearances.

[THE WHISKEY EXCHANGE](#)

90-92 Great Portland Street
London W1W 7NT

Spacious liquor shop offering a wide array of upmarket spirits, wines + champagnes, plus tastings.

Visit the reopened Great Portland Street shop and marvel at the vast array of spirits available. Short on time, use their click and collect services online.

Contact Us

All appointments to view must be arranged via sole agents, Spacepool, through —

Eugene Tavyev
E: eugene@spacepool.com
M: 07942746346

020 8432 2219
spacepool.com

