



# 1 MAPLE PLACE

FITZROVIA W1

FURNISHED + FLEXIBLE  
SPACE AVAILABLE NOW



# DERWENT LONDON, YOUR LANDLORD

We are London's leading specialist in crafting design-led, sustainable workplaces that inspire, enhance wellbeing, and support business aspirations.

- A proven track record and expertise
- Largest central London office-focused REIT
- £5bn investment portfolio
- 5.4m sq ft in central london

We are a different kind of investor, developer and commercial landlord. Our strategic and considered approach focuses on the following areas, setting us apart from others:

- Innovative and inspiring architecture and design
- A personal and relationship-driven ethos
- A unique approach to service and amenity, which authentically considers the needs of the business and the individuals within our buildings
- Complimentary DL/Member benefits package for every office occupier with tangible benefits and enhanced experience of your Talent
- A commitment to sustainability in everything we do



## **Vision**

We craft inspiring and distinctive space where people thrive.

## **Purpose**

We design and curate long-life, low carbon, intelligent offices that contribute to London's position as a leading global city.

## **Values**

We build long-term relationships. We lead by design. We act with integrity.



**Discover more about Derwent  
London and our story so far**



# DL/MEMBERS BY DERWENT LONDON

Derwent London Membership is a complimentary benefits package available to every occupier and their employees working in a Derwent London building. Membership status is automatic and as DL/Members, all employees can enjoy access to:

## DL/Lounges

Our two Lounges, DL/78 in Fitzrovia W1 and DL/28 in Old Street EC1 for work, meetings and informal catch ups. They include:

- Communal collaboration and working areas
- Bookable meeting rooms configured to your needs
- Phone booths and library for quiet working (DL/28)
- Event / town hall space available for exclusive hire
- DL/Service café serving delicious food & drink
- All connected via the DL/App

## DL/Service

Preferential Member rates on high-quality, seasonal, food and drink at the five DL/Service cafés within our buildings and Lounges.

## DL/App

An ever-growing package of exclusive benefits on the DL/App, including specially negotiated discounts from a diverse collection of businesses, local coffee shops, restaurants and wellness brands.

## Member Events

A packed calendar of exciting events curated by our dedicated DL/Member Experience team. cafés within our buildings and Lounges.



DL/28 Members Lounge, The Featherstone Building EC1



DL/78 Members Lounge, 78 Charlotte Street W1



Discover what it means to be  
a DL/Member

**DL / MEMBERS**  
by DERWENT LONDON



# 1 MAPLE PLACE



Maple Place entrance

Maple Place is a newly refurbished office building across four floors, in a quiet mews in central London's vibrant Fitzrovia neighbourhood.

The last remaining third floor offers 2,663 sq ft of Furnished + Flexible workspace. It's an efficient floorplate with an abundance of natural light and ventilation. Openable windows run the length of the building's two façades.

BRIGHT  
WORKSPACE  
WITH AN  
EFFICIENT  
FLOORPLATE



# KEY FEATURES

- Furnished + Flexible space available now
- Floor-to-soffit heights of 2.8m
- LED lighting
- Timber framed double-glazed windows
- Openable windows throughout
- Ceiling mounted fan coil units
- Exposed ceilings and perimeter heating
- Passenger lift
- Complimentary DL/Member benefits package, including access to two Members' Lounges, DL/78 in Fitzrovia W1 (a 1-minute walk from Maple Place) and DL/28 in Old Street EC1

# SCHEDULE OF AREAS

Floor	sq ft	sq m
Third (Furnished + Flexible)	2,663	247
Second (CAT A)	Let	
First (Furnished + Flexible)	Let	
Ground (CAT A)	Let	
Total	2,663	247





# THIRD FLOOR

FURNISHED + FLEXIBLE

# 2,663

SQ FT OF  
FURNISHED  
+ FLEXIBLE  
SPACE

## WHAT'S INCLUDED

- 24 x fitted desks (with option to have up to 30 x desks)
- 6 x hot desks
- 1 x 10-person meeting room
- 1 x 6-person meeting room
- Breakout spaces
- Print and comms hub
- Kitchenette

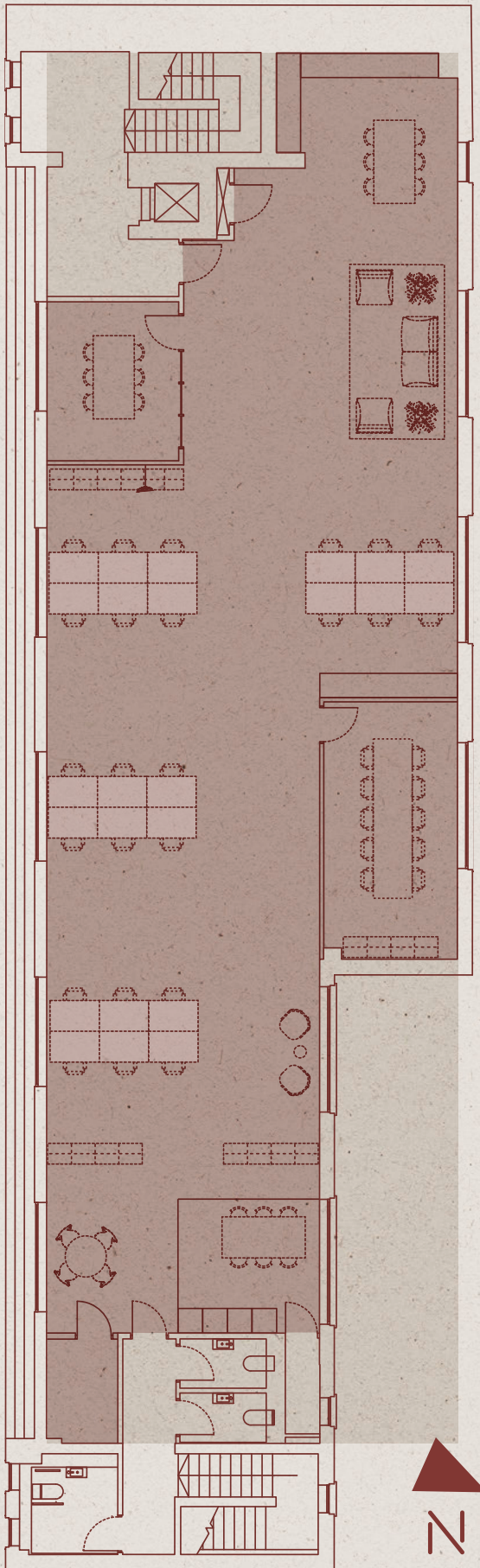
## YOUR SIMPLE CONTRACT

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

FLEXIBLE lease term

SIMPLE short-form contract

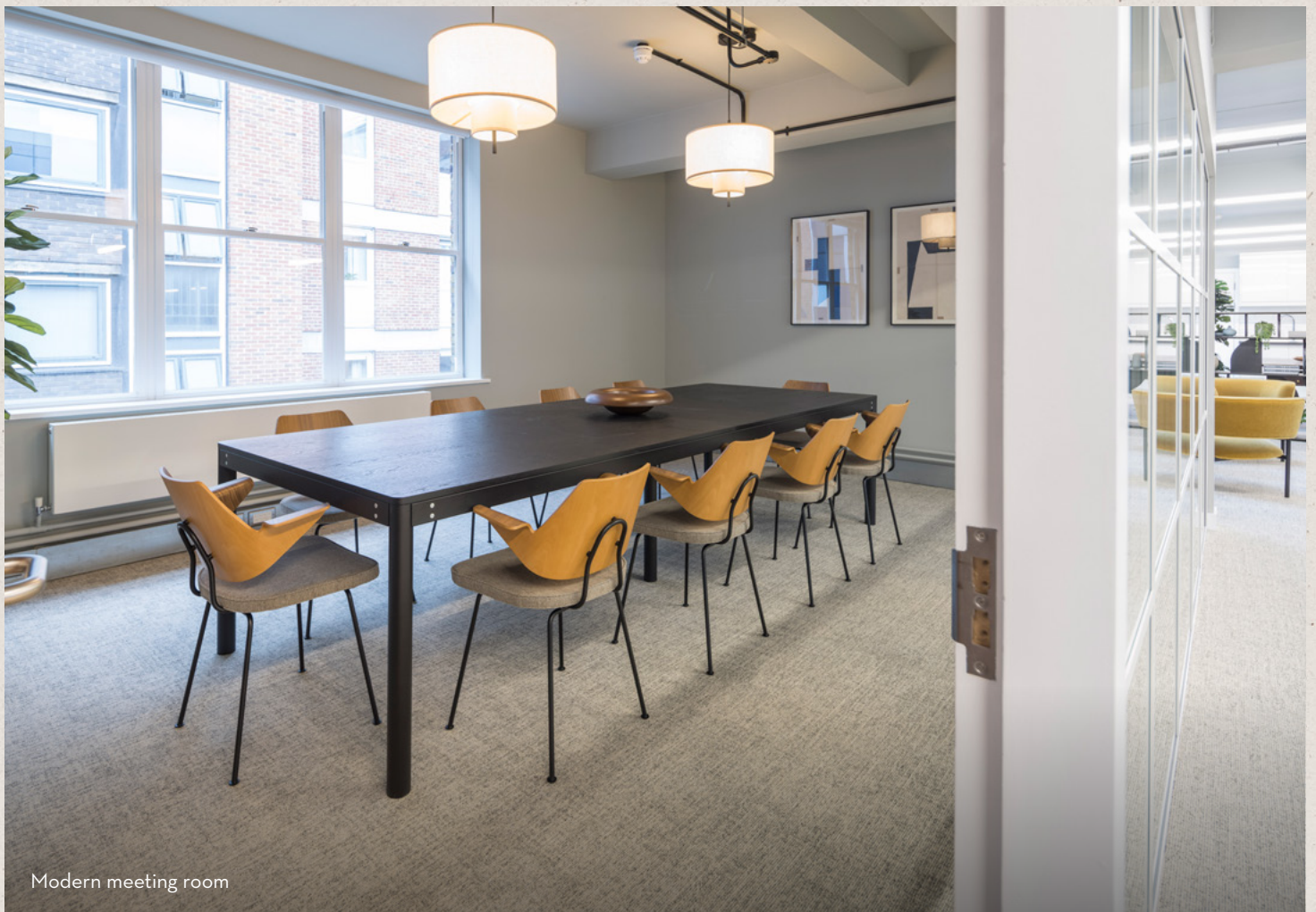
MAPLE PLACE







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

## Within 10 minutes:

- Carousel London
- Circolo
- 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

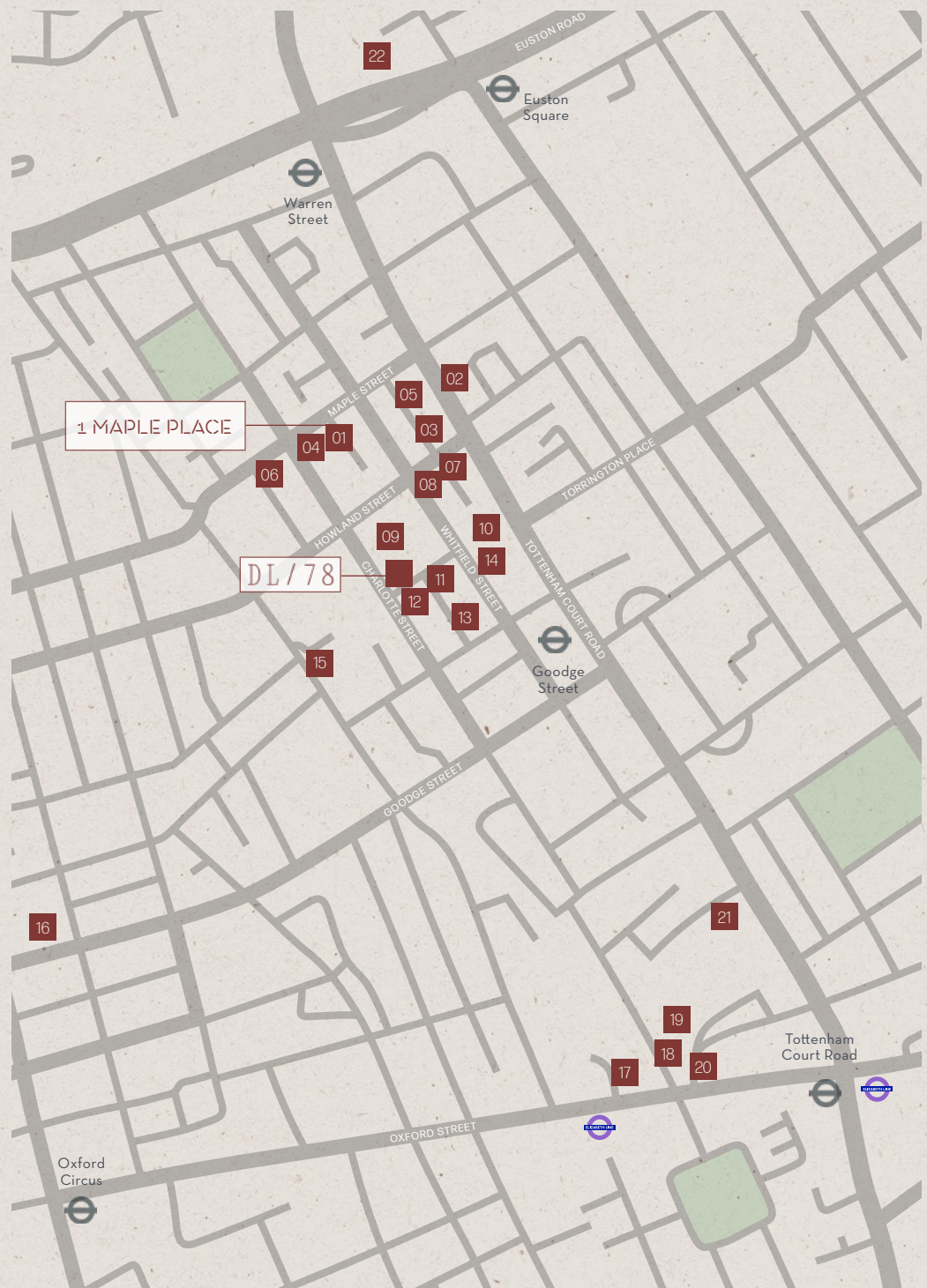


# OUR FITZROVIA PORTFOLIO

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





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DERWENT  
LONDON