

One
Stephen
Street.

Step Into One Stephen Street

Step back off one of London’s vital central thoroughfares and discover One Stephen Street. Walk past the flowing double-height steel and glass façade under the flying canopy.

Step through into the voluminous reception, with its steel walls and giant pendant lights. Look within to the advanced workspace of 47,999 sq ft.

Step out into vibrant Fitzrovia village and discover the enriching lifestyle it offers. Enjoy complimentary access to Derwent London’s exclusive Lounges, DL/78 in Fitzrovia and DL/28 in Old Street.



The distinctive corten steel building signage

THE TEAM — A STRONG PARTNERSHIP ON MANY LEVELS

THE SPACE — A MULTI-LAYERED EXPERIENCE

TENTH FLOOR

NINTH FLOOR

SEVENTH FLOOR

SECOND FLOOR

THE AREA — A PLACE OF EXPANDING POSSIBILITIES



A Strong Team
on Many Levels

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
- £5.2bn investment portfolio
- 5.3m 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 for your Talent
- A commitment to sustainability in everything we do

 Discover more about Derwent London and our story so far



Our inspiring home at 25 Savile Row W1

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.

THE SPACE — A MULTI-LAYERED EXPERIENCE

SECOND FLOOR

SEVENTH FLOOR

NINTH FLOOR

TENTH FLOOR

THE AREA — A PLACE OF EXPANDING POSSIBILITIES

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 and drink
- All connected via the DL/App

One Stephen Street is a 7-minute walk from DL/78 in Fitzrovia W1.



DL/78, a space for connection and collaboration

THE SPACE — A MULTI-LAYERED EXPERIENCE

TENTH FLOOR

NINTH FLOOR

SEVENTH FLOOR

SECOND FLOOR

THE AREA — A PLACE OF EXPANDING POSSIBILITIES



DL/28, open plan desking



DL/Service at DL/78 in Fitzrovia W1

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.

DL/ Discover what it means to be a DL/ Member

DL/MEMBERS
by DERWENT LONDON

THE SPACE — A MULTI-LAYERED EXPERIENCE

TENTH FLOOR

NINTH FLOOR

SEVENTH FLOOR

SECOND FLOOR

THE AREA — A PLACE OF EXPANDING POSSIBILITIES

A Multi-layered Experience

One
Stephen
Street.

The Arrival

The double-height façade has an immense presence at road level, creating a welcoming and memorable first impression. Constructed of glass and perforated stainless steel panels, it is designed as a dynamic, rippling ribbon that wraps the building.



One Stephen Street's distinctive façade

The Reception

Once inside, the double-height, staffed reception makes a statement with extraordinary volume and light. The design is bold and inspiring, featuring a dramatic black steel feature wall, seamless terrazzo flooring, and bespoke large-scale light fittings in polished brass.

Two-wheeled commuters will appreciate the high-spec end-of-journey facilities, including 197 cycle racks, 236 lockers and 20 showers.



The voluminous entrance

SECOND FLOOR

SEVENTH FLOOR

NINTH FLOOR

TENTH FLOOR

THE AREA — A PLACE OF EXPANDING POSSIBILITIES



A collection of advanced workspaces totalling 48,000 sq ft

Key Features

- Striking double-height staffed reception with black mild steel feature wall, terrazzo flooring and bespoke circular light fittings
- Complimentary DL/Member benefits package, including access to two Members' Lounges, DL/78 in Fitzrovia W1 and DL/28 in Old Street EC1
- Newly refurbished CAT A office space
- Highly efficient, air conditioned floor plates with fantastic natural light from windows on all elevations
- New four-pipe fan coil system housed within rafting system
- Excellent floor-to-ceiling heights:
 - Second floor: 3.4m to soffit and 2.8m to underside of raft
 - Seventh, ninth and tenth floors: 3.6m to soffit and 2.8m to underside of raft
- Suspended / recessed linear LED lighting
- Stunning 2,357 sq ft private terrace on ninth floor
- Multiple newly refurbished on-floor WCs including accessible WC and shower
- 6 x passenger lifts and 2 x private goods lifts
- Newly refurbished lift lobbies with stainless steel architraves, terrazzo flooring and suspended feature lights
- Upgraded end-of-journey facilities: 197 x cycle racks, 236 x lockers and 20 x showers
- EPC Rating 'B'
- Less than a 5 minute walk to Tottenham Court Road Station (Elizabeth, Central and Northern lines)

SECOND FLOOR

SEVENTH FLOOR

NINTH FLOOR

TENTH FLOOR

THE AREA — A PLACE OF EXPANDING POSSIBILITIES

Schedule of Areas

Floor	Office sq ft*	Office sq m*	Terrace sq ft*	Terrace sq m*
Tenth	8,082	751	–	–
Ninth	8,066	749	2,357	219
Seventh	11,060	1,028	–	–
Second	20,791	1,932	–	–
Total	47,999	4,459	2,357	219

*Subject to measurement on practical completion.
IPMS measurements available on request



Glass and perforated steel façade

SECOND FLOOR

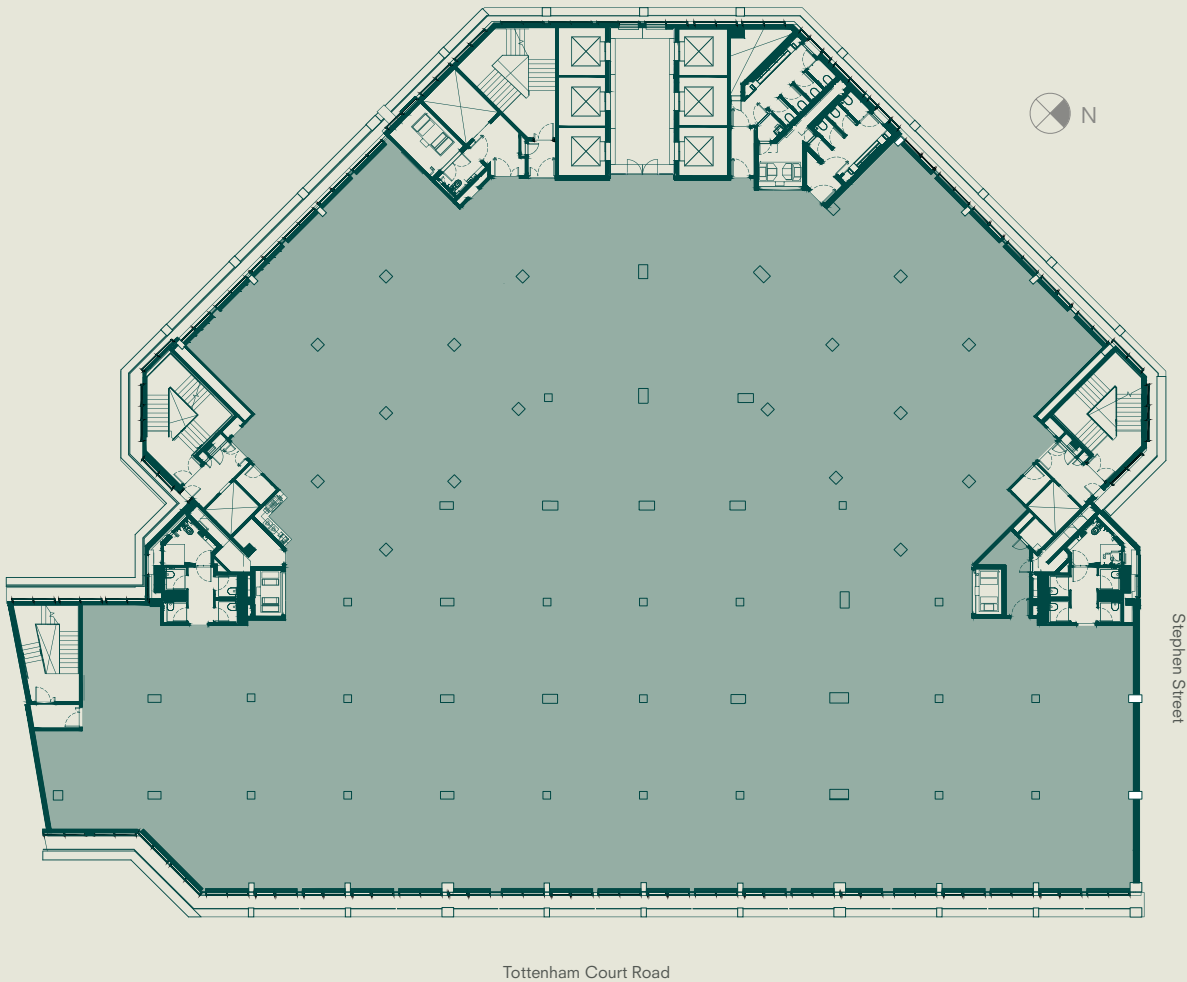
SEVENTH FLOOR

NINTH FLOOR

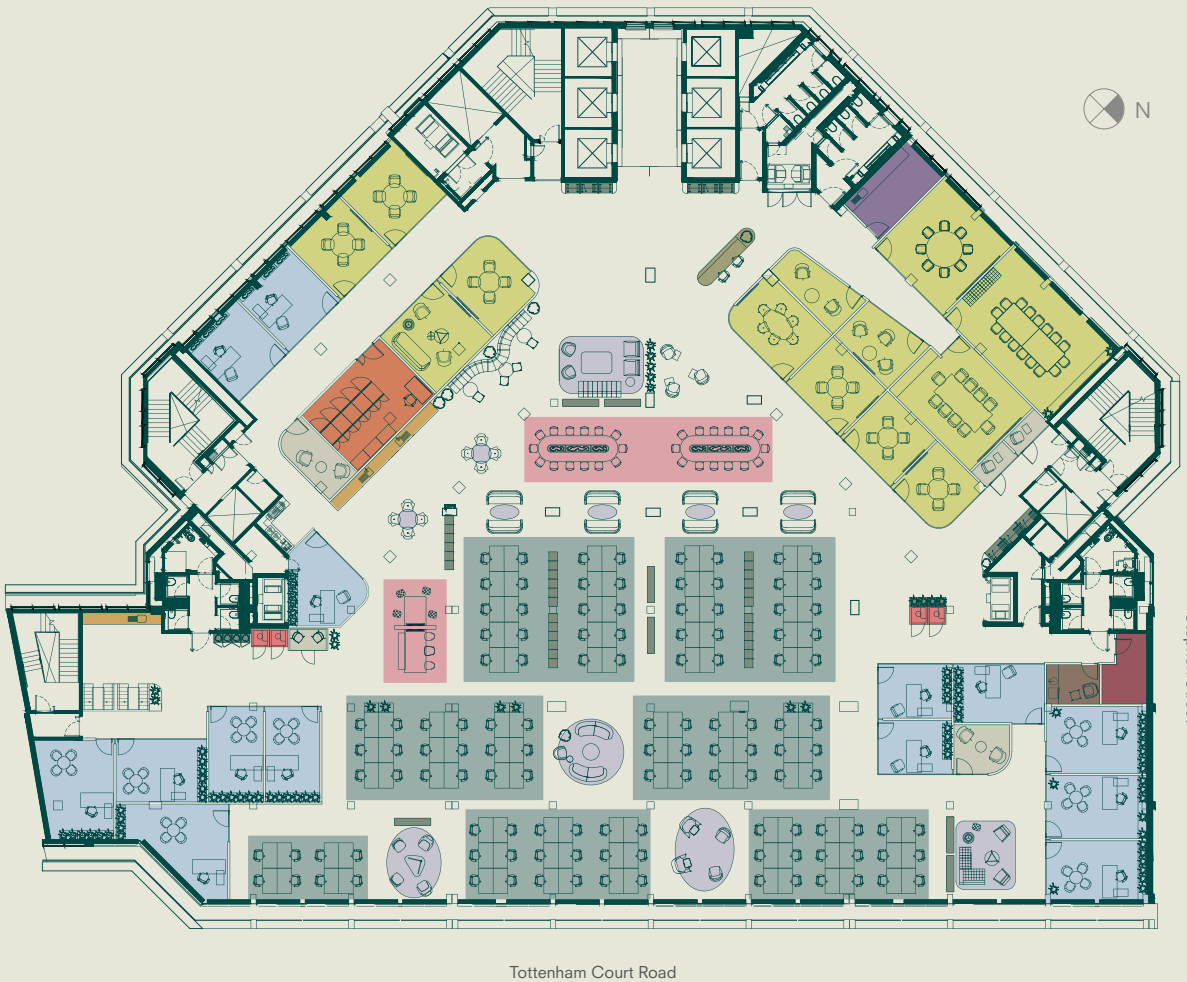
TENTH FLOOR

THE AREA — A PLACE OF EXPANDING POSSIBILITIES

Second Floor
20,791 sq ft / 1,932 sq m



Second Floor
Indicative Space Plan



Demise

- Open plan desking
- Meeting rooms
- Private offices
- Collaboration spaces
- Storage and lockers
- Quiet rooms
- Focus rooms
- Breakout space
- Reception
- Client pantry
- Wellness room
- Comms room
- Teapoint
- Post room

- 134 x open plan desks
- 6 x hot desks
- 14 x private offices
- 1 x 16-person boardroom
- 1 x 10-person meeting room
- 1 x 8-person meeting rooms
- 2 x 6-person meeting rooms
- 7 x 4-person meeting rooms
- 5 x focus rooms
- 4 x quiet rooms
- 166 x lockers

SECOND FLOOR

SEVENTH FLOOR

NINTH FLOOR

TENTH FLOOR

THE AREA — A PLACE OF EXPANDING POSSIBILITIES



Second floor - newly refurbished, contemporary workspace



Second floor - extensive floor-to-ceiling height

SECOND FLOOR

SEVENTH FLOOR

NINTH FLOOR

TENTH FLOOR

THE AREA — A PLACE OF EXPANDING POSSIBILITIES



Second floor - indicative view of open plan workspace



Second floor - indicative view of fitted desks and collaboration spaces

SECOND FLOOR

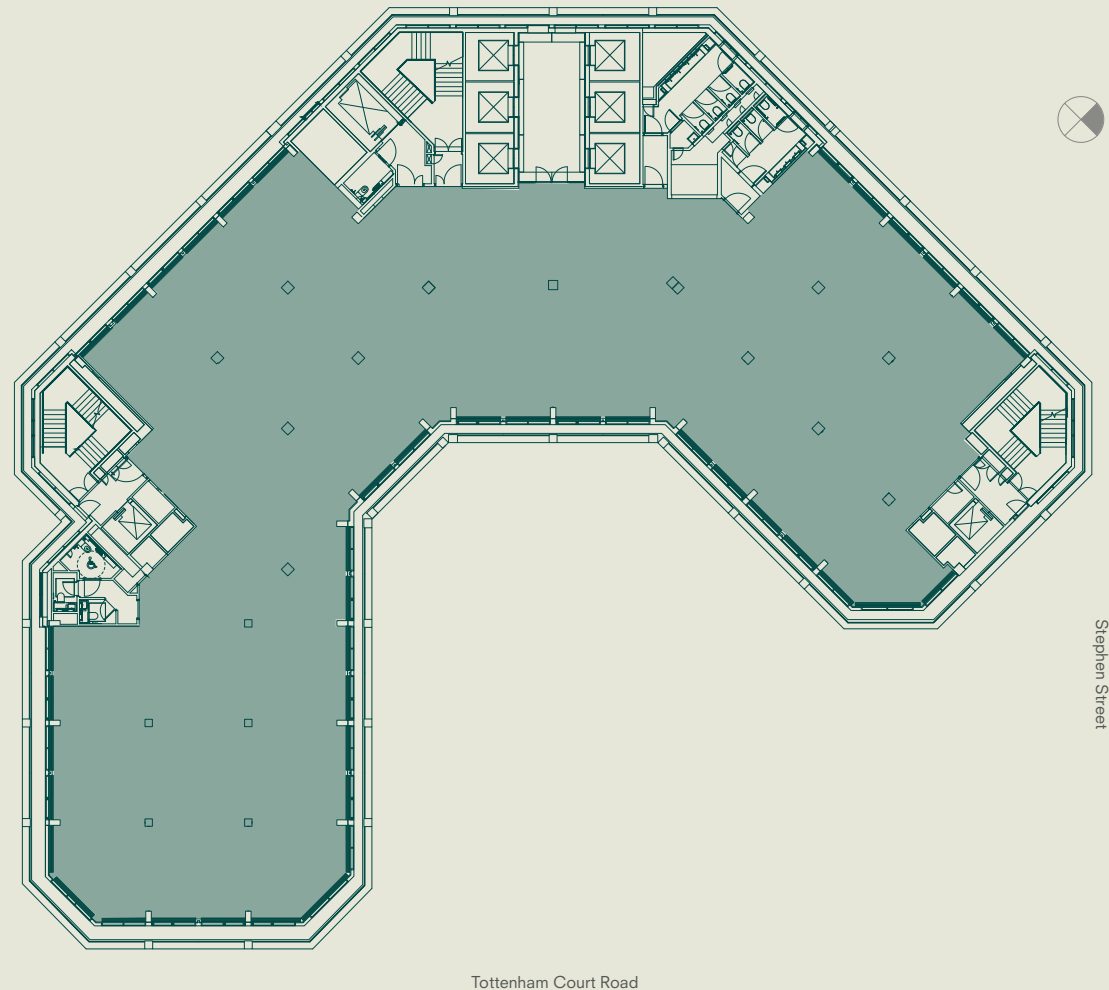
SEVENTH FLOOR

NINTH FLOOR

TENTH FLOOR

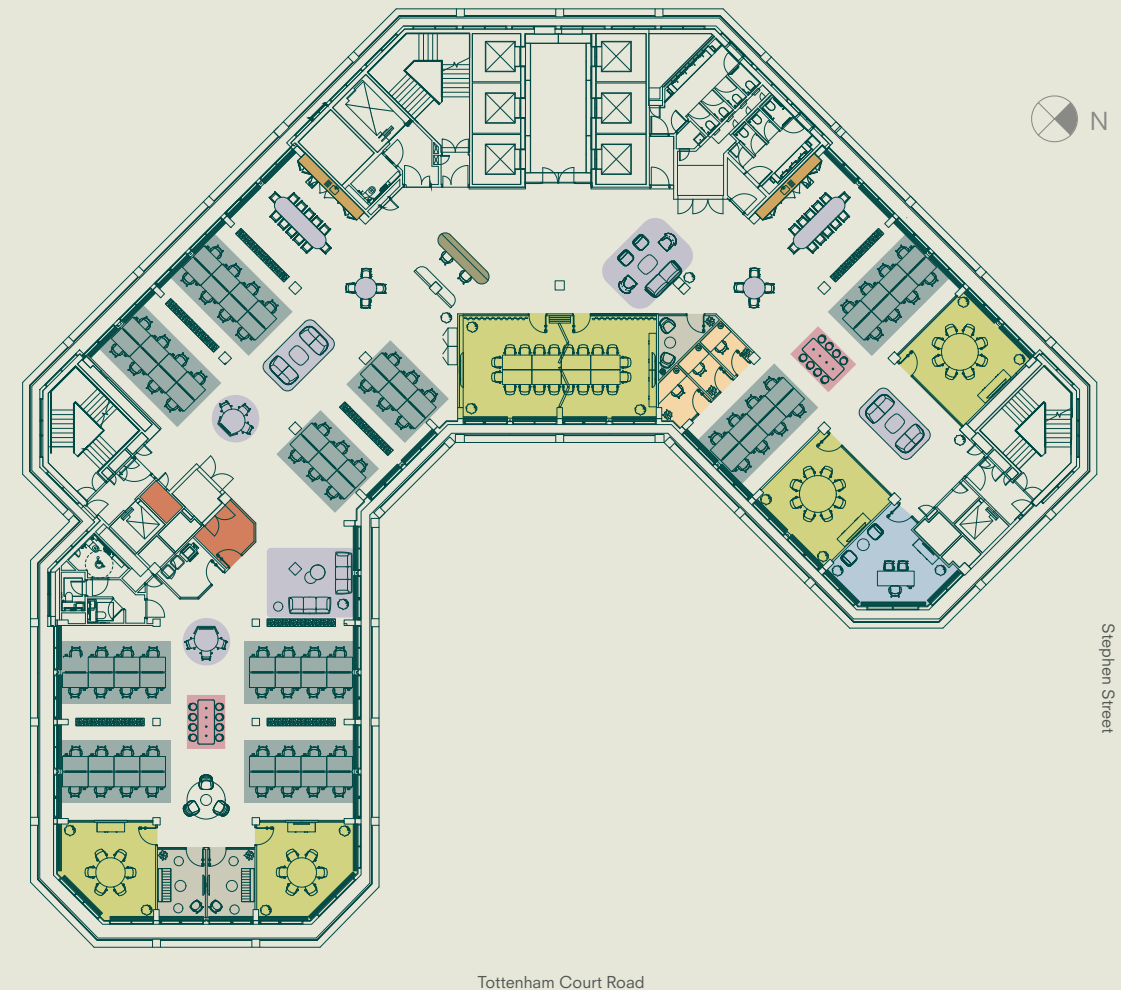
THE AREA — A PLACE OF EXPANDING POSSIBILITIES

Seventh Floor 11,060 sq ft / 1,028 sq m



Demise

Seventh Floor Indicative Space Plan



- Open plan desking
- Meeting rooms
- Private offices
- Collaboration spaces
- Storage and lockers
- Phone booths
- Focus rooms
- Breakout space
- Reception
- Comms room
- Teapoint

- 76 x open desks
- 1 x Executive office
- 1 x 20-person boardroom / 2 x 10-person meeting room (with folding partition)
- 2 x 8-person meeting rooms
- 2 x 6-person meeting rooms
- 3 x focus rooms
- 3 x phone booths
- 126 x lockers

SECOND FLOOR

SEVENTH FLOOR

NINTH FLOOR

TENTH FLOOR

THE AREA — A PLACE OF EXPANDING POSSIBILITIES



Seventh floor - indicative view of light filled office floor

SECOND FLOOR

SEVENTH FLOOR

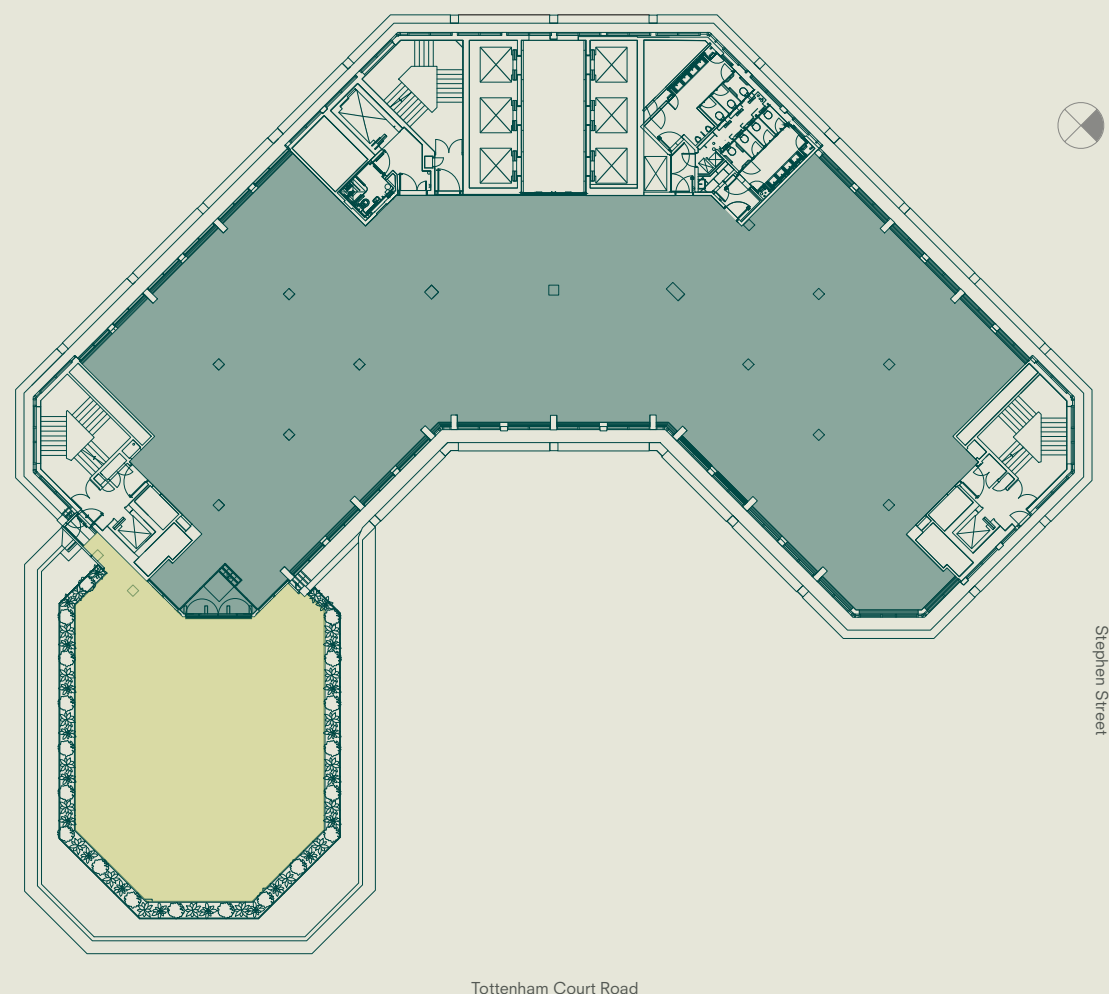
NINTH FLOOR

TENTH FLOOR

THE AREA — A PLACE OF EXPANDING POSSIBILITIES

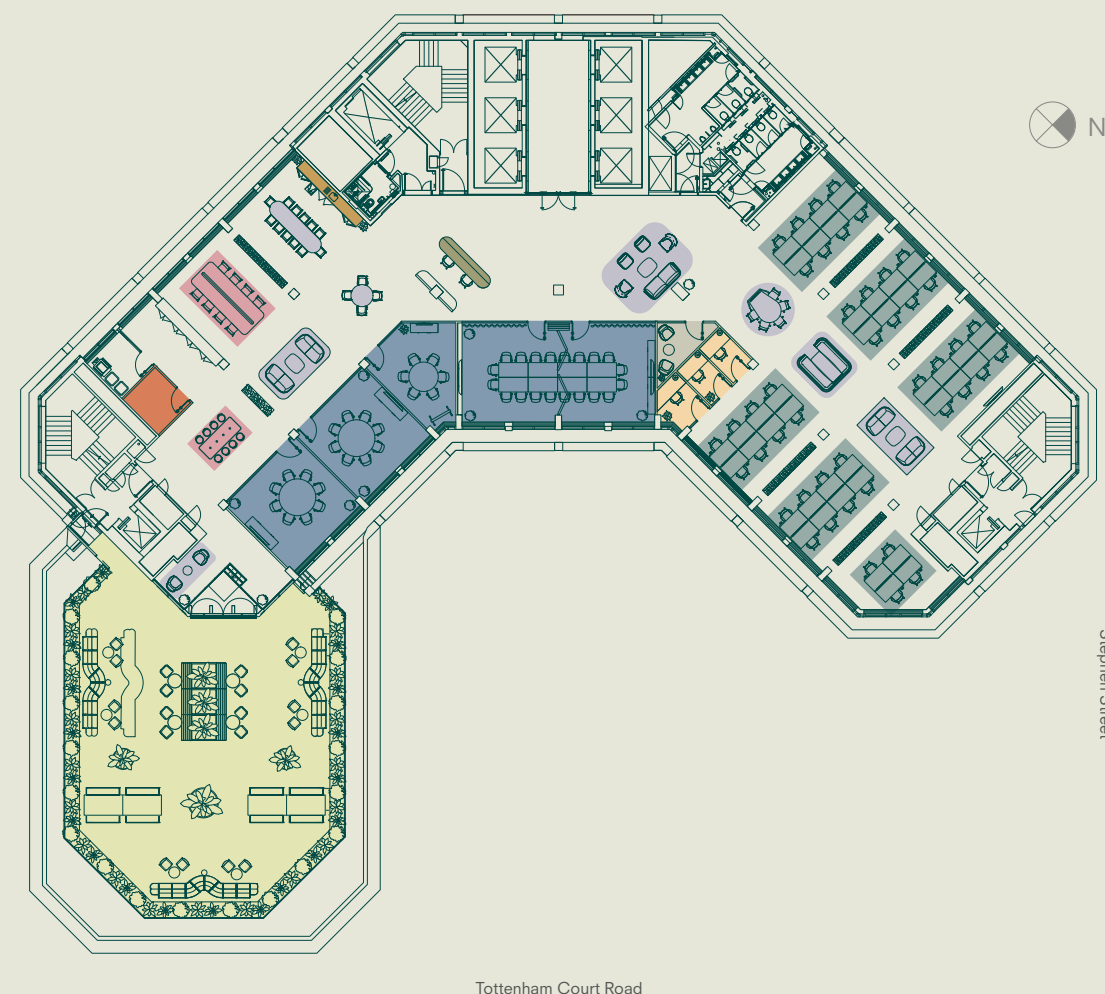
Ninth Floor
8,066 sq ft / 749 sq m

Private Terrace
2,357 sq ft / 219 sq m



- Demise
- Private Terrace

Ninth Floor
Indicative Space Plan



- Open plan desking
 - Meeting rooms
 - Collaboration spaces
 - Storage and lockers
 - Phone booths
 - Focus rooms
 - Breakout space
 - Reception
 - Comms room
 - Teapoint
 - Terrace
- 44 x open plan desks
 - 1 x 20-person boardroom / 2 x 10-person meeting room (with folding partition)
 - 2 x 8-person meeting rooms
 - 1 x 6-person meeting rooms
 - 1 x focus room
 - 90 x lockers
 - 3 x phone booths

SECOND FLOOR

SEVENTH FLOOR

NINTH FLOOR

TENTH FLOOR

THE AREA — A PLACE OF EXPANDING POSSIBILITIES



Ninth floor - indicative view of breakout spaces and meeting room



Ninth floor - indicative view of open plan workspace

SECOND FLOOR

SEVENTH FLOOR

NINTH FLOOR

TENTH FLOOR

THE AREA — A PLACE OF EXPANDING POSSIBILITIES



Ninth floor - indicative view of private terrace, offering amazing views

SECOND FLOOR

SEVENTH FLOOR

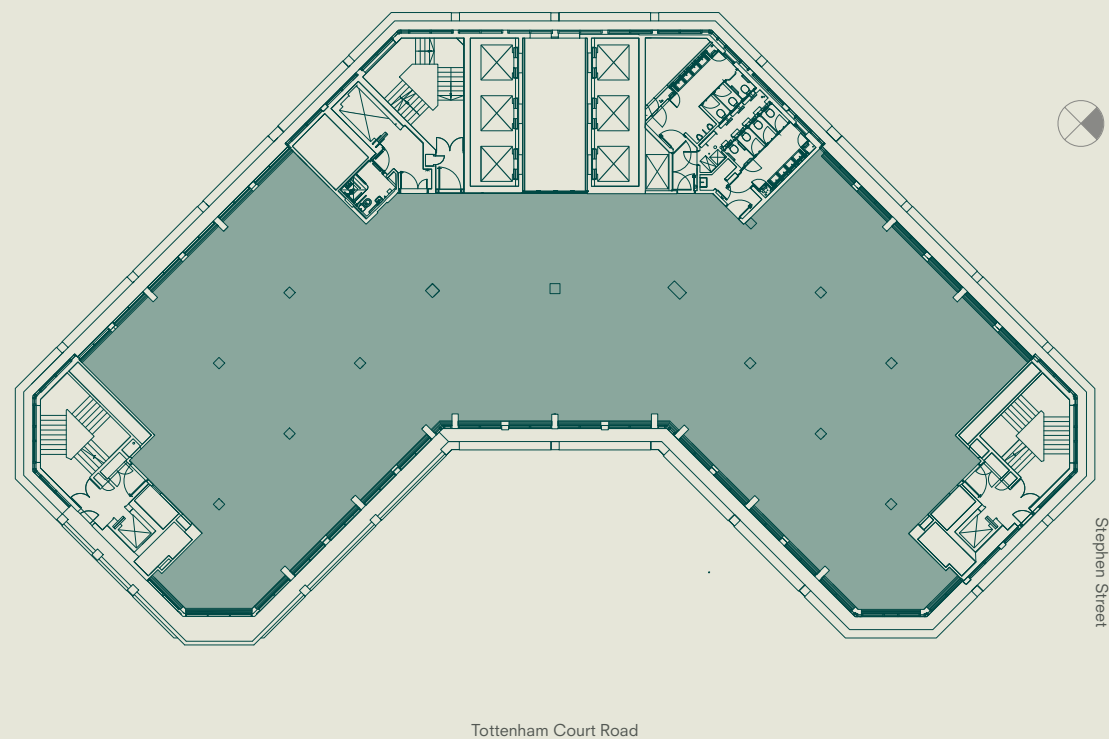
NINTH FLOOR

TENTH FLOOR

THE AREA — A PLACE OF EXPANDING POSSIBILITIES

Tenth Floor

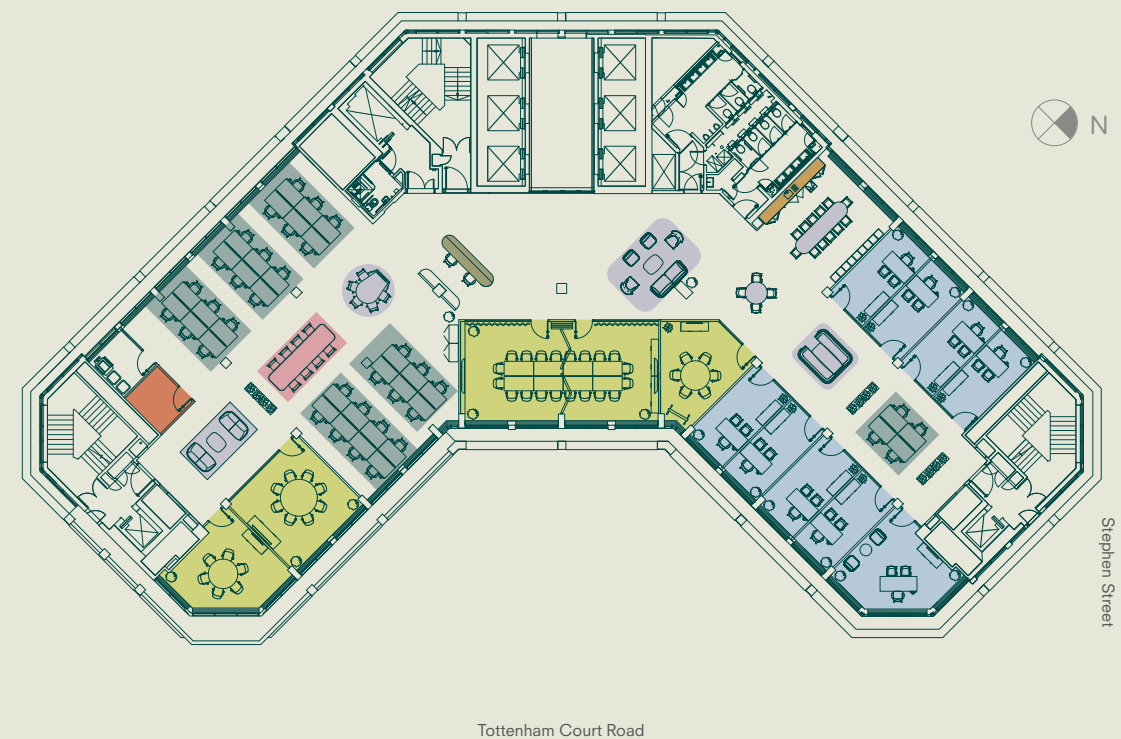
8,082 sq ft / 751 sq m



Demise

Tenth Floor

Indicative Space Plan



- Open plan desking
- Meeting rooms
- Private offices
- Collaboration spaces
- Storage and lockers
- Phone booths
- Focus rooms
- Breakout space
- Reception
- Comms room
- Teapoint

- 36 x open plan desks
- 1 x Executive office
- 8 x 1-person offices
- 1 x 20-person boardroom / 2 x 10-person meeting rooms (with folding partition)
- 1 x 8-person meeting room
- 2 x 6-person meeting rooms
- 45 x lockers

SECOND FLOOR

SEVENTH FLOOR

NINTH FLOOR

TENTH FLOOR

THE AREA — A PLACE OF EXPANDING POSSIBILITIES



Tenth floor - indicative view of reception and break out spaces

SECOND FLOOR

SEVENTH FLOOR

NINTH FLOOR

TENTH FLOOR

THE AREA — A PLACE OF EXPANDING POSSIBILITIES

A Place of Expanding Possibilities





Into Fitzrovia

Stephen Street is part of the Fitzrovia neighbourhood, a sophisticated urban village, where commercial, residential, academic and creative coexist in harmony. The area's historic tree-lined streets, notably Rathbone Place and Charlotte Street, are home to niche retailers, cool coffee shops, smart bars, chic brasseries, and boutique hotels. Oxford Street, one of London's busiest and most vibrant shopping streets, is a short distance away. Directly below One Stephen Street is the exciting retail parade of Tottenham Court Walk, one of Derwent London's shopping, leisure and dining destinations.

And because Fitzrovia lies within London's Knowledge Quarter, many global megabrands have made the area their base in the capital. It's undeniably a strategic central London position, just moments from Bloomsbury, Covent Garden, Soho, the West End, and Mayfair.

WITHIN 5-MINUTE WALK

10 Greek Street
Arcade Food Hall
Berners Tavern
Black Sheep Coffee
Blank Street Coffee
Carousel
Charlotte Street Hotel
Circolo Popolare
Dean Street Townhouse
Digme Fitness
Farmer J
Fitness Lab
Honi Poke (opening 2026)
Kaffeine
Norma
Roka
Sanderson London
Tottenham Court Walk

- Amorino
- Flying Tiger
- Hotel Chocolat
- Odeon
- Oliver Bonas
- Sainsbury's
- Sandwich Sandwich
- Søstrene Grene
- The Salad Project
- Waterstones

WITHIN 10-MINUTE WALK

Barrafina
Chotto Matte
DL/Service
Mr Fogg's Botanical Tavern & Treehouse
Psycle
Rovi
Seven Dials Market
Store Street Espresso









And Beyond

Looking further afield, the rest of London is effortlessly accessible. One Stephen Street is less than a minutes’ walk from Tottenham Court Road’s Central and Elizabeth line services. The latter offers high-speed, high-frequency connections across London and the south of England, including a 28-minute service to Heathrow Airport.

More destination options are available at nearby Goodge Street and Warren Street tube stations. The national and international rail terminals of Euston, King’s Cross St Pancras and Waterloo are only a quick cab ride away.

Underground

Travel times from Goodge Street (Northern Line) or Tottenham Court Road Underground (Northern, Central or Elizabeth line) to National Rail stations.

Euston		2 mins
Charing Cross		2 mins
Farringdon		3 mins
Liverpool Street		5 mins
Paddington		5 mins
Waterloo		5 mins
King’s Cross		8 mins
Victoria		10 mins

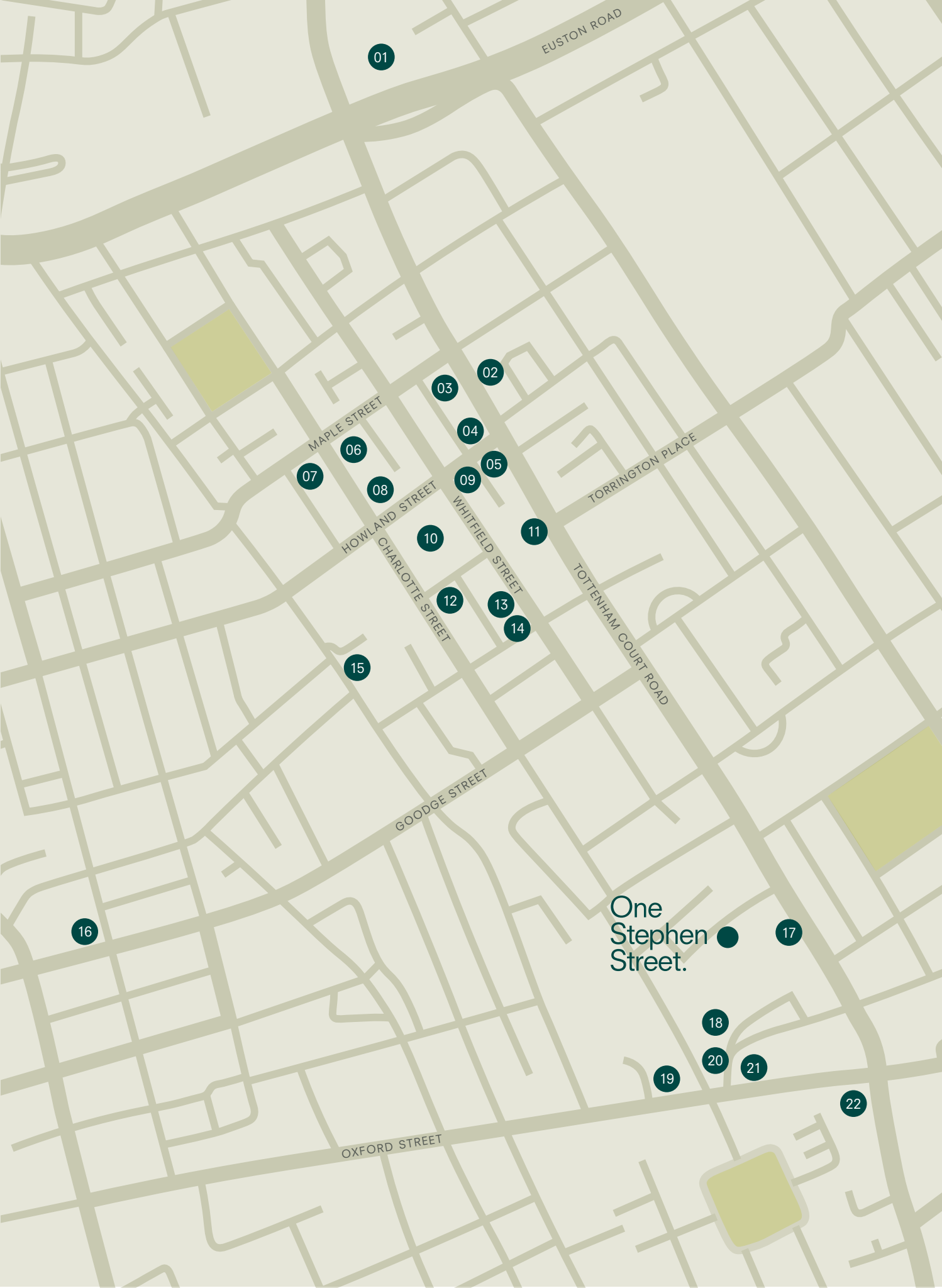
Airports

Heathrow	28 mins
London City	36 mins
Luton	52 mins
Gatwick	53 mins
Stansted	58 mins

Source: tfl.gov.uk



Charlotte Street, Fitzrovia’s social epicentre



Portfolio Highlights

Derwent London are proud to call Fitzrovia one of our key villages, with 1.8m 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.

- 01 250 Euston Road
- 02 171-174 Tottenham Court Road
- 03 90 Whitfield Street
- 04 Network, 95-100 Tottenham Court Road
- 05 88-94 Tottenham Court Road
- 06 18-24 Fitzroy Street
- 07 19-23 Fitzroy Street
- 08 1 Maple Place
- 09 60 Whitfield Street
- 10 80 Charlotte Street
- 11 80-85 Tottenham Court Road
- 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 Tottenham Court Walk
- 18 Charlotte Building, 17 Gresse Street
- 19 Holden House, 54-68 Oxford Street
- 20 3-10 Rathbone Place
- 21 50 Oxford Street
- 22 1 Soho Place

One Stephen Street.

Agents

BLUEBOOK	JLL	PILCHER LONDON
Chris Watkin 07730 066 523 chris@bluebooklondon.co.uk	Alex Browning 07872 107 536 alex.browning@jll.com	David Jackson 07801 415 957 davidjackson@pilcher.london
Joe Fuller 07803 937 733 joe@bluebooklondon.co.uk	James Swan 07763 204 714 james.swan@jll.com	Simon Rinder 07734 488 286 simonrinder@pilcher.london
Isobel Ewart-Fearn 07714 491 025 isobel@bluebooklondon.co.uk	Alex Mackay 07756 222 669 alex.mackay@jll.com	Julian Wogman 07904 337 664 julianwogman@pilcher.london

DERWENT
LONDON



Architects
Orms

Identity Design
Delivered by POST

1stephenstreet.com

Misrepresentation Act

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations or in particular by the vendor, lessors or agents Bluebook, JLL and Pilcher London. All figures are exclusive of rates, service charge, VAT and all other outgoings. The agents have not tested the services. All floor areas are approximate.

Date of preparation January 2026.