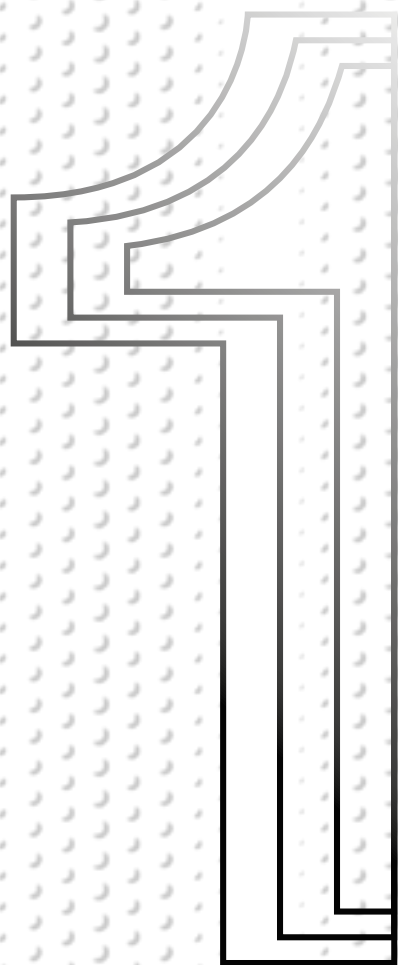


Stephen
Street.



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Stunning reception, featuring black Ronchetti mild steel walls & Terrazzo flooring



Eighth floor

Introduction

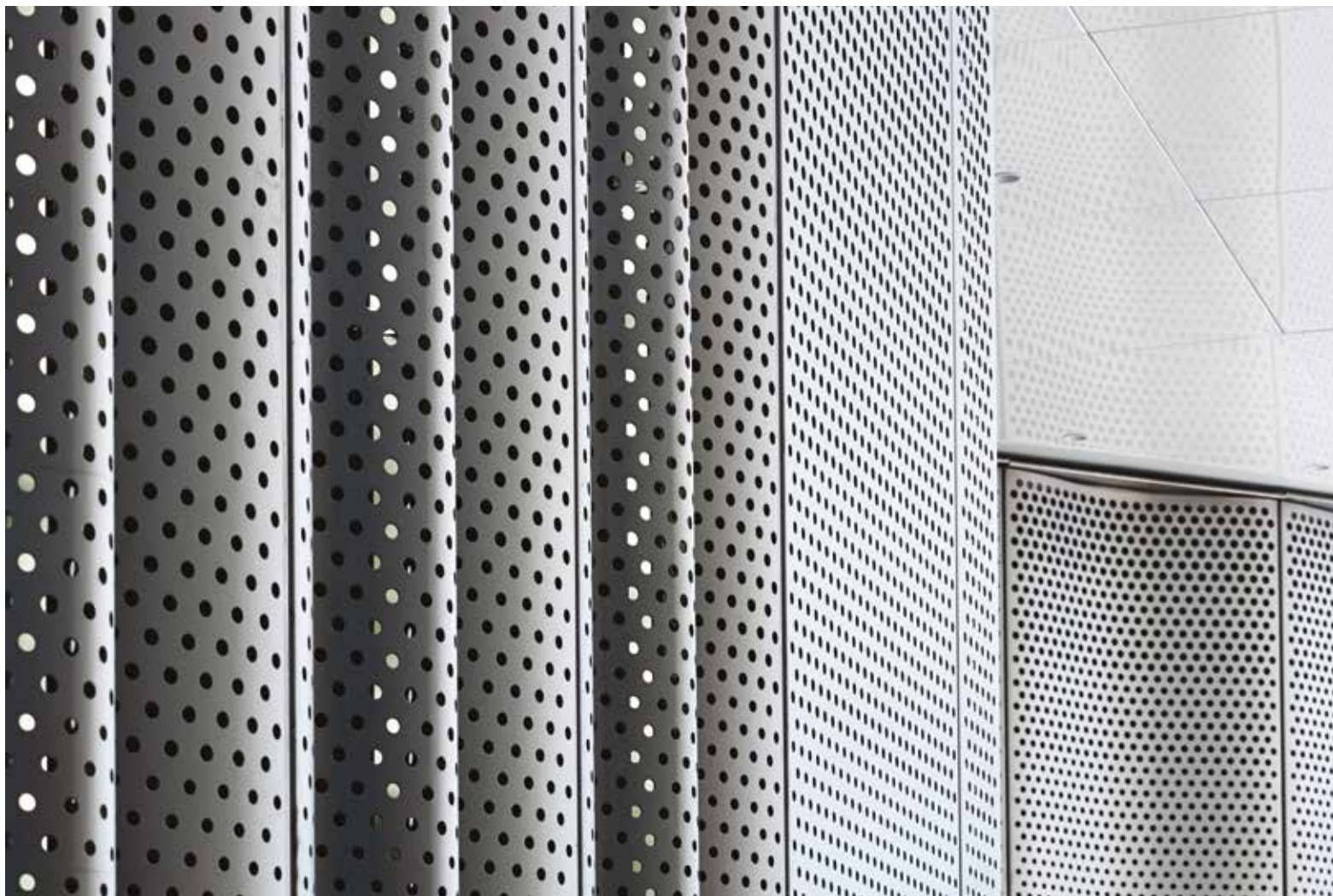
One Stephen Street underwent a comprehensive refurbishment in 2013 which opened the building up at street level with a stunning new façade of glass and steel. Current tenants within the building include Freuds, FremantleMedia, BrandOpus, AnaCap Financial and The Office Group.

The eighth floor is now available and comprises 11,118 sq ft, with panoramic views over central London. It will make an impressive home for any exciting occupier wanting to be in the heart of London.

The space is available on a new lease direct from the landlord and can be provided fully fitted or Cat A.

External façade





Stainless steel perforated panels at ground floor

Black Ronchetti mild steel panels

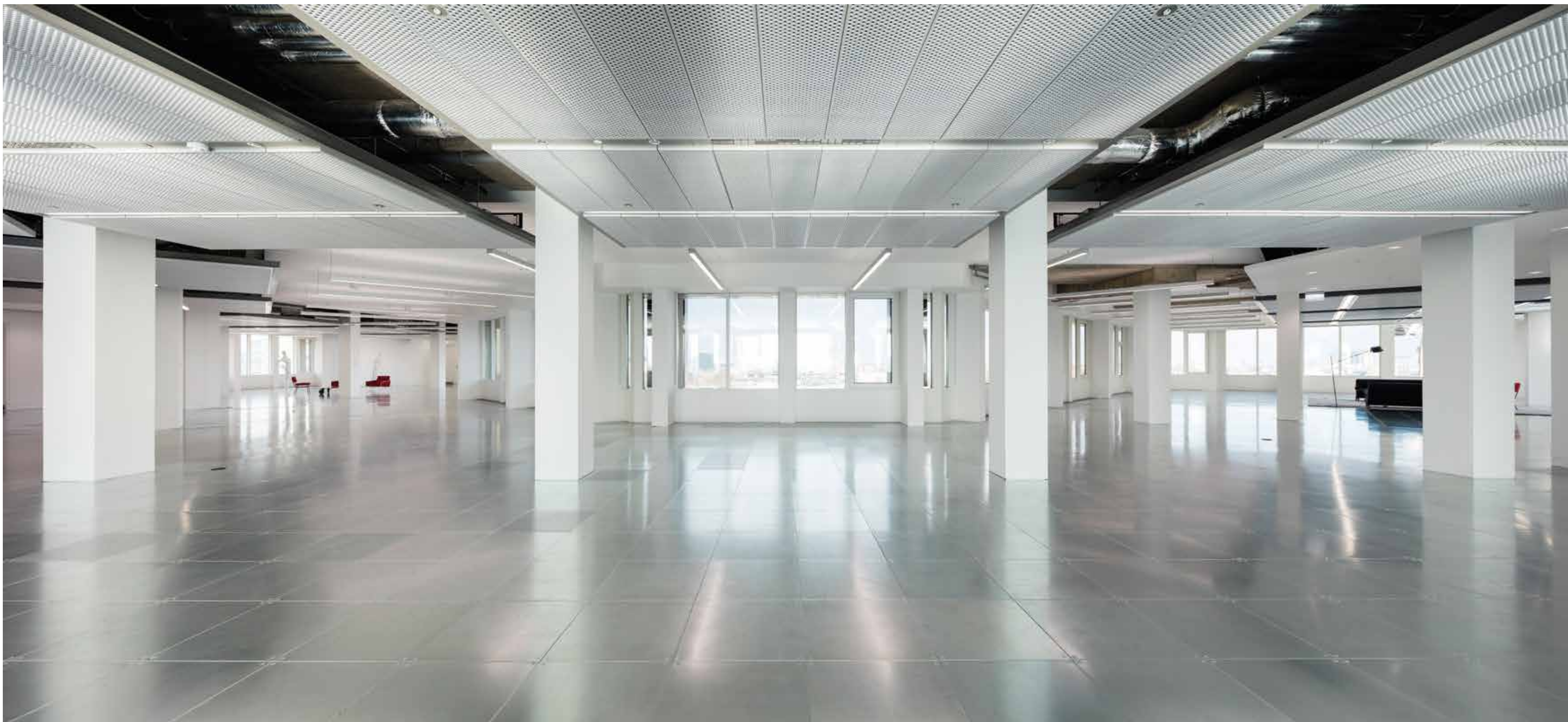


Bespoke feature oak slat bench set into alcove in reception



Key Features

- ⊕ Unique design aesthetic with enhanced floor to ceiling height of 3.4m to plaster ceilings
- ⊕ Panoramic views across central London
- ⊕ New four pipe fan coil air-conditioning in a bespoke raft system
- ⊕ Metal tile raised access floor with 100mm clear void
- ⊕ Suspended/recessed linear LED light fittings
- ⊕ Highly efficient floorplate
- ⊕ Abundance of natural light
- ⊕ Six passenger lifts and large goods lift
- ⊕ 2,486 sq ft reception with black Ronchetti mild steel feature wall, Terrazzo floor and large bespoke circular light fittings
- ⊕ 150 secure covered bicycle spaces
- ⊕ Car parking
- ⊕ 10 showers with integral changing area and lockers available
- ⊕ New double-height façade with stainless steel perforated panels at ground floor
- ⊕ New reflective white canopy redefining the streetscape
- ⊕ Wired Certified Gold
- ⊕ Available fully fitted or Cat A



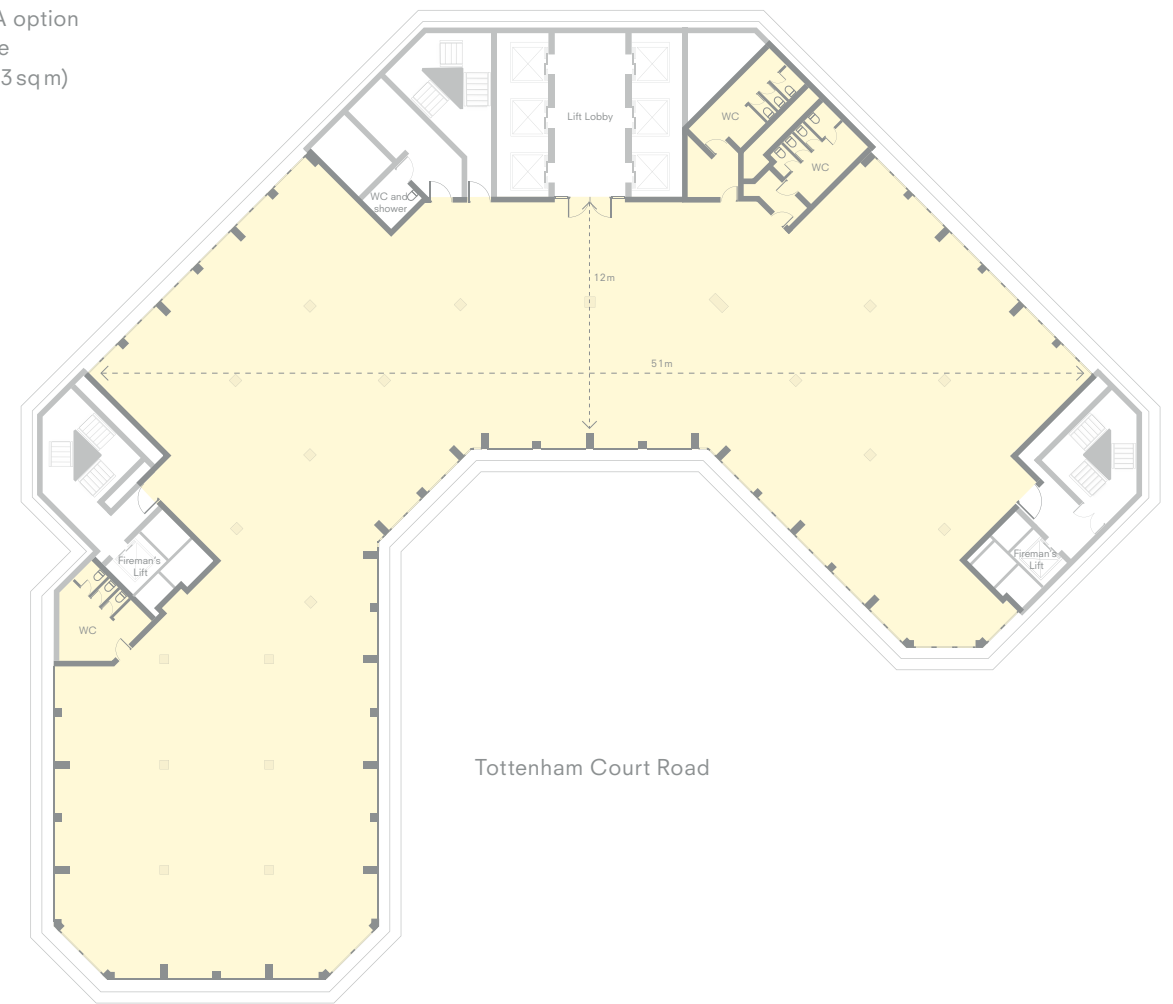
Eighth floor



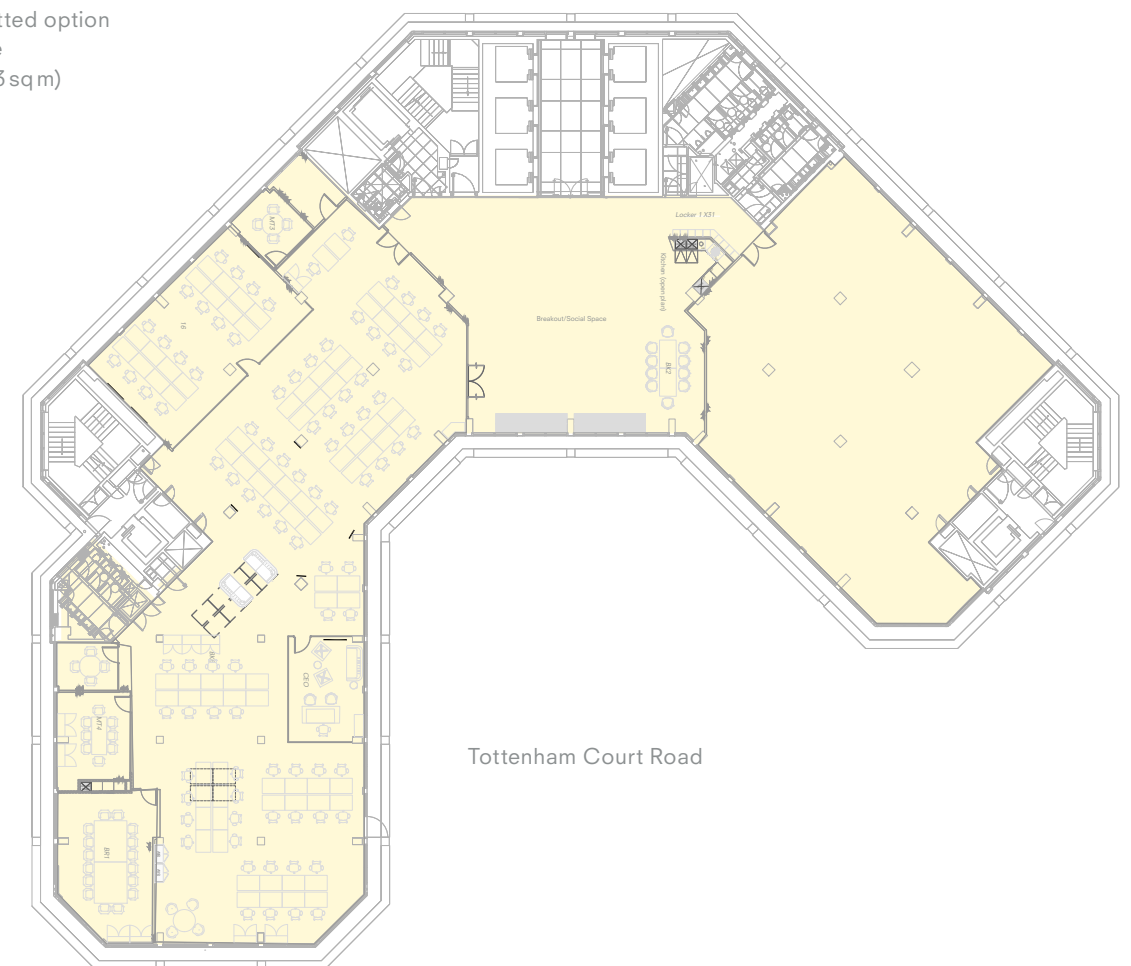
View from eighth floor

Eighth Floor Plans

Eighth floor CAT A option
 Tenant's demise
 (11,118 sq ft / 1,033sqm)



Eighth floor fully fitted option
 Tenant's demise
 (11,118 sq ft / 1,033sqm)



Elizabeth Line Connections from December 2018



The Numbers

- ① 260m length of platform tunnels
- ② 25m platform depth
- ③ 102,000 passengers are estimated to use Crossrail station each day
- ④ 24 trains per hour service at peak time in each direction
- ⑤ £1bn — total investment to build Crossrail and upgrade capacity of existing tube



Tottenham Court Road Station

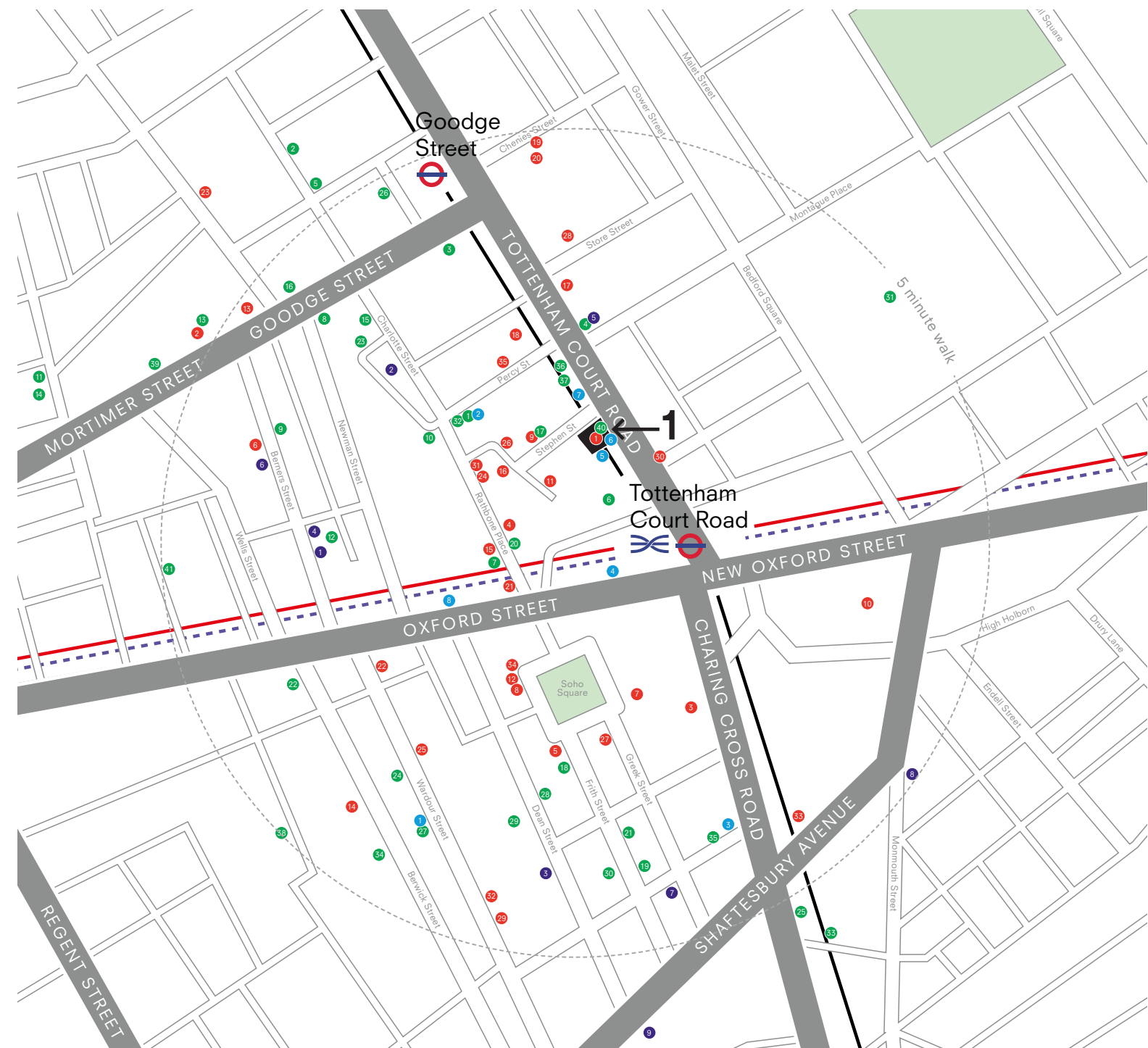
Elizabeth line will link Tottenham Court Road to:

- ① Canary Wharf in 12 minutes
- ② Stratford in 13 minutes
- ③ Heathrow in less than 30 minutes
- ④ Liverpool Street in 5 minutes



Tottenham Court Road Station

Current Connections Occupiers and Amenities



Companies

1. **1 Stephen Street**
Freuds, BrandOpus, Encompass Digital Media, FremantleMedia, Facebook, Anacap Financial, The Office Group
2. Allfunds Banks S.A, LendInvest, Voltterra Fietta, Netflix
3. 3 Monkeys Communications
4. **9 & 10 Rathbone Place**
Made Thought, Zest Design & Marketing and Londonewcastle
5. 20th Century Fox Film Co
6. Arcadia Group
7. Betgenius
8. British Board of Film Classification
9. British Film Institute
10. Burson Marsteller, Google, NBC Universal, MindShare
11. **Charlotte Building**
Converse, CHI & Partners, Kingston Smith
12. Dolby Europe
13. Estée Lauder Companies
14. The Farm Group
15. Facebook
16. Fashion Retail Academy
17. Gardiner & Theobald
18. GML International
19. Gloucester Research Software
20. G-Research
21. **Holden House**
Envy Post Production, Cubo Communications
22. King
23. Make Architects
24. Moneysupermarket
25. Nike
26. OMK Design
27. Palantir
28. Price & Myers
29. Sheridans
30. Skyscanner, William Hill
31. Sony DADC
32. ThoughtWorks
33. Time Out
34. TripAdvisor
35. ZenithOptimedia

Restaurants

1. Bam-Bou
2. Bubbledogs
3. Crazy Bear Fitzrovia
4. GAIL's Kitchen
5. Gaucho
6. Hakkasan
7. Joe & The Juice
8. Lantana Café
9. Latium
10. Lima
11. Mac and Wild
12. Patara
13. Percy & Founders
14. Riding House Café
15. Roka
16. Salt Yard
17. Stephen St Kitchen
18. Arbutus
19. Bar Italia
20. Byron
21. Ceviche Soho
22. Ember Yard
23. Fino Restaurant
24. The Hummingbird Bakery
25. L'Atelier De Joel Robuchon
26. Noize
27. Princi
28. Quo Vadis
29. The Red Fort
30. Ronnie Scott's
31. The British Museum
32. House of Ho
33. The Ivy
34. Yauatcha
35. La Bodega Negra
36. DF/Mexico
37. Leon
38. Social Eating House
39. The Detox Kitchen
40. Planet Organic
41. Yalla Yalla

Retail

1. Agent Provocateur
2. Almost Famous
3. Foyles Bookshop
4. Primark
5. Waterstones
6. Oasis
7. Hotel Chocolat
8. Mango

Tube Lines

- Northern Line
- Central Line
- Elizabeth Line

Source: tfl.gov.uk



Drakes Tabanco, 3 Windmill Street



Charlotte Street Hotel, 15-17 Charlotte Street



Bubledogs, 70 Charlotte Street

The Location

Located just moments from Tottenham Court Road station, One Stephen Street lies in the heart of central London. The building is nestled behind Tottenham Court Road, close to the bars, restaurants and hotels of popular Rathbone Place and Charlotte Street. Its close neighbour, the Charlotte Building, is another successful development by Derwent London, and testament to the area's popularity.

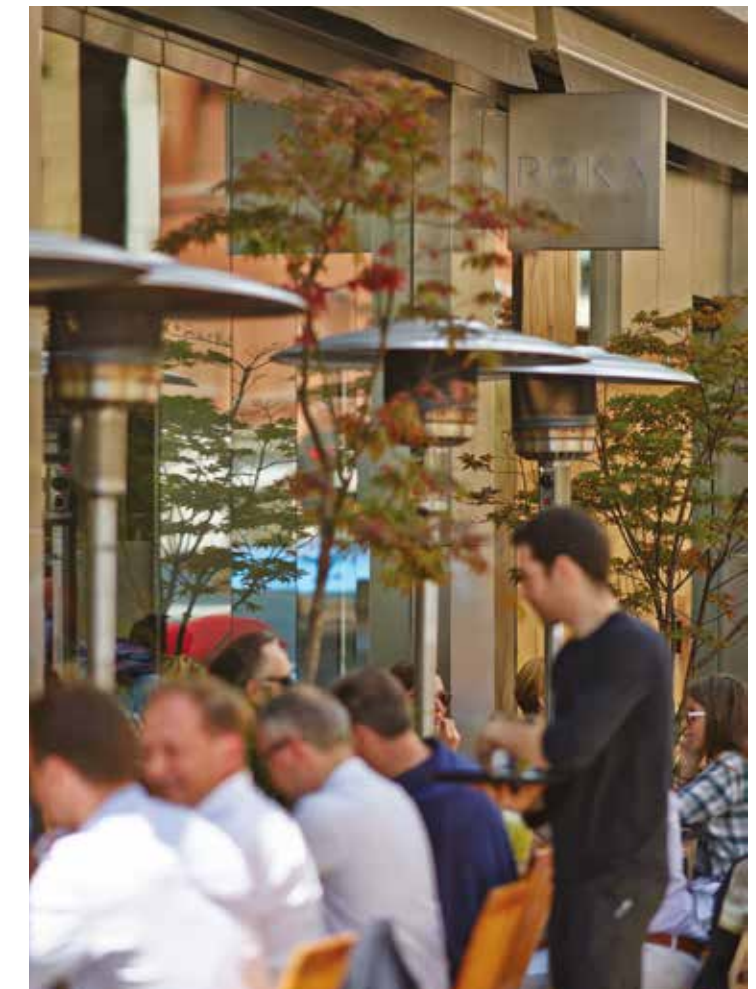
The nearest tube is less than two minutes away at the junction of Tottenham Court Road and Oxford Street, and the building is excellently located for bus routes across London. The national and international rail terminals of Euston, King's Cross St Pancras and Waterloo are just a short ride away. Situated at the heart of the West End, One Stephen Street offers endless opportunities for afterwork entertainment and retail therapy, with the flagship stores of some of the world's most famous brands lining nearby Oxford Street, Regent Street and Tottenham Court Road.

The new Elizabeth Line will open this year and Tottenham Court Road station will become a key London hub, offering high speed rail travel across London and the south of England on completion in 2018.

Dean Street Townhouse, 69-71 Dean Street



Roka, 37 Charlotte Street





Fabled by Marie Claire



Soho Place W1
Size: 285,000 sqft
Architects: AHMM
Completion: 2021

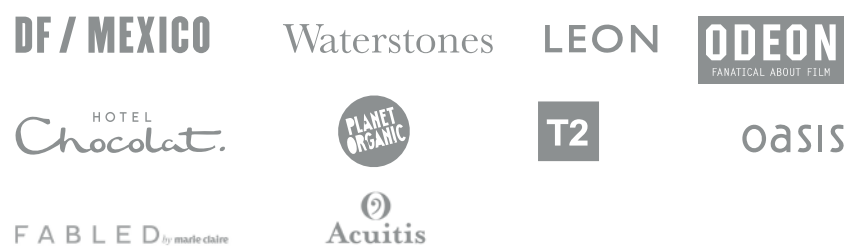


Charlotte Building, 17 Gresse Street W1
Size: 47,000sq ft
Architects: Lifschutz Davidson Sandilands
Completion: October 2009
Tenants include: The&Partnership and Converse

Tottenham Court Walk

Derwent London

Tenants



Tottenham Court Walk, the retail element at 1 + 2 Stephen Street, has undergone a major transformation. Offering a new shopping, leisure and dining destination it has transformed the southern end of Tottenham Court Road.

Camden Council's West End Project will further transform the Tottenham Court Road area, making it more attractive for residents, boosting business and creating new public spaces. The one-way system will be replaced with two-way tree-lined streets, protected cycle lanes and new public space. The scheme will reduce congestion and pollution, widen pavements and make bus journeys quicker.

DF/Mexico



80 Charlotte Street W1
Size: 380,000 sq ft
Architects: Make
Completion: 2019



Derwent London is a different kind of developer - design-led, aiming to provide unique workplaces where tenants become long-term partners. We look for prime sites with hidden potential where we can develop best-in-class buildings, with generous volume and excellent natural light. Good public transport links are vital.

For many years a key part of our business model has been an industry-leading commitment to architecture, design, research and sustainability. We believe this approach helps us to deliver inherently sustainable spaces, which are attractive to occupy and efficient to operate. We are keenly committed to making better places.

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Architect. ORMS

Energy Efficiency
Energy performance certificate rating: C

Wired Certification



Wired Certified Gold

1+2 Stephen Street Awards
BCO 2015 London & the South East
Refurbished/Recycled Workplace



BCO 2015 National Refurbished/
Recycled Workplace



AJ Retrofit for Offices over 2,000 sq m 2015

Photography. Nick Rochowski
Design. Made Thought

www.1and2stephenstreet.com

The Team

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 Messrs Cushman & Wakefield and JLL. 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 April 2018.

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