



WARREN ST

FITZROVIA

42,000 SQ FT NEW GRADE A OFFICE
ARRIVING IN Q3 2026

Discover a more considered way to work at 45 Warren Street, a Fitzrovia headquarters building defined by the thoughtfulness and calm of high-end hospitality.

For businesses seeking a long-term presence, moments from Warren Street, Great Portland Street and Regent's Park, the experience of daily use is as carefully considered as the architecture itself.

An indicative CGI view of front facade



1

The Location

Fitzrovia is one of central London's most distinctive and well-connected neighbourhoods, celebrated for its refined village character, cultural depth and enduring appeal.



Set moments from Fitzroy Square and Regent's Park, and just two minutes from Warren Street and Great Portland Street station, 45 Warren Street is surrounded by leading institutions, independent cafés, restaurants and boutiques. The area's elegant blend of historic architecture and contemporary design has long attracted global brands and progressive businesses, offering a setting that supports creativity, collaboration and a more balanced quality of working life.



Local amenities

● Bars

- 1. Must & Lees
- 2. Smugglers Tavern
- 3. The Prince Of Wales Feathers
- 4. Fitzroy Wine Cellar & Kitchen
- 5. Toast Brewing
- 6. The Court
- 7. Marlborough Arms
- 8. The College Arms
- 9. Rising Sun
- 10. Fitzrovia
- 11. One Tun
- 12. The Wigmore
- 13. The Stags Head

● Cafes

- 1. Farmer Cafe
- 2. Ohho Cafe
- 3. Qima Café and Pâtisserie
- 4. Black Sheep Coffee
- 5. Double J's Cafe
- 6. Miel Bakery
- 7. Kasa Café
- 8. Mudcha

● Restaurants

- 1. Honey & Smoke Grill House
- 2. Steak & Lobster
- 3. Seventeen O Seven
- 4. The Remedy
- 5. Caravan Fitzrovia
- 6. Arado Restaurant
- 7. Hugs & Bites
- 8. Lore of the Land
- 9. Kitchen Table
- 10. ROKA
- 11. Mortimer House Kitchen
- 12. Lima
- 13. Melia White House

● Fitness

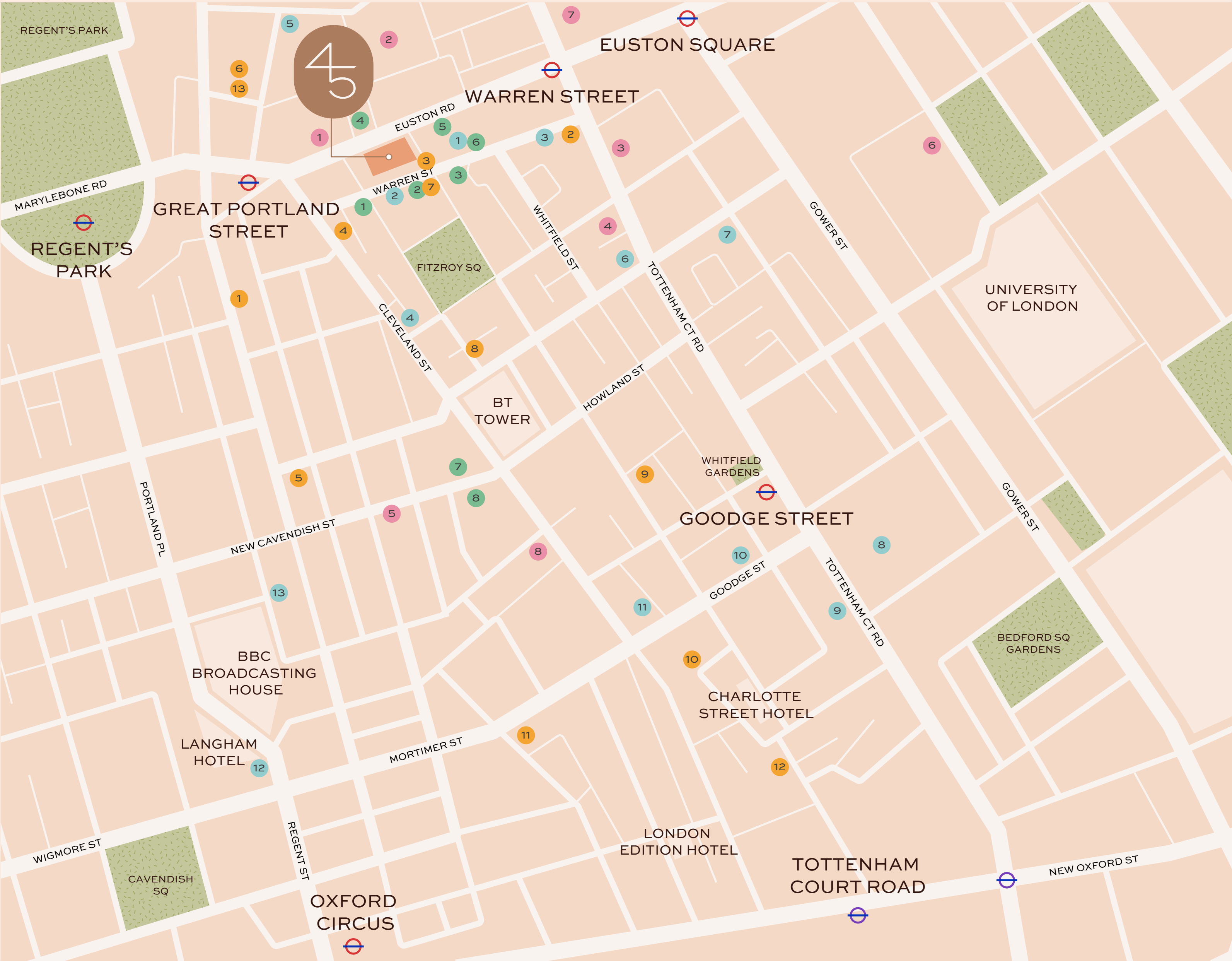
- 1. EustonWall Climbing Centre
- 2. The Gym Group
- 3. PureGym
- 4. F45
- 5. RUMBLE - Fitzrovia
- 6. Bloomsbury Fitness
- 7. Anytime Fitness
- 8. Epoch Fitness

Local occupiers









1.



2.



3.



4.



5.



Food & Drink

1. Lore of the Land
2. Honey & Co.
3. Caravan
4. Luso
5. Clipstone
6. Regent's Place Plaza
7. The Lucky Saint

From historic pubs to Michelin-starred restaurants and distinctive independent retail, Fitzrovia is one of London's most vibrant neighbourhoods.

7.



6.



Reimagining Warren Street, the gateway to Fitzrovia

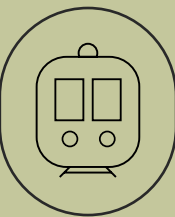


Recent public-realm improvements have transformed Warren Street into a calmer, more pedestrian-friendly arrival to Fitzrovia, with new landscaping and an increasing emphasis on outdoor dining. Identified as a key neighbourhood gateway, the street continues to evolve with further people-focused enhancements planned.



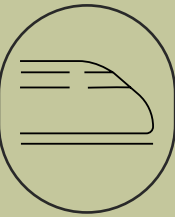
Connections

45 Warren Street is situated just a two minute walk from both Great Portland Street and Warren Street stations, and a 12-minute walk to Tottenham Court Road station for the Elizabeth line. With a further five Underground stations plus Elizabeth line, national and international rail connections nearby, the location makes commuting straightforward from across London and beyond.



5

tube stations within a 12 mins walk



12

mins to all major mainline stations via the Tube



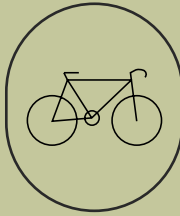
45

mins to a Heathrow airport



WALKING TIMES

2 MINS	WARREN STREET STATION	
2 MINS	GREAT PORTLAND STREET	
5 MINS	REGENT'S PARK STATION	
7 MINS	EUSTON SQUARE STATION	
12 MINS	TOTTENHAM COURT ROAD	



CYCLING TIMES

10 MINS	KINGS CROSS STATION	
13 MINS	MARYLEBONE STATION	
14 MINS	WATERLOO STATION	
16 MINS	PADDINGTON STATION	
20 MINS	LONDON BRIDGE STATION	



TRAVEL TIMES

45 MINS	HEATHROW	
45 MINS	CITY AIRPORT	
55 MINS	LUTON	
60 MINS	GATWICK	
60 MINS	STANSTED	

2

The Building

Schedule of areas



FLOOR	USE	SQ FT	TERRACE
4	OFFICE	4,672	484 PRIVATE
	EVENT SPACE	570	1,345 COMMUNAL
3	OFFICE	8,482	1,184 COURTYARD
2	OFFICE	9,741	
1	OFFICE	9,741	
GROUND	OFFICE	6,975	
	RECEPTION	1,722	
TOTAL:		41,904 SQ FT	3,013 SQ FT



Thoughtfully refurbished
workspaces designed for
modern working life

A high-quality refurbishment by Ben Adams Architects has reimagined the building around shared experience, with generous amenities including a communal lounge and roof terrace, and well-appointed meeting spaces designed to support modern working life.



Ground floor

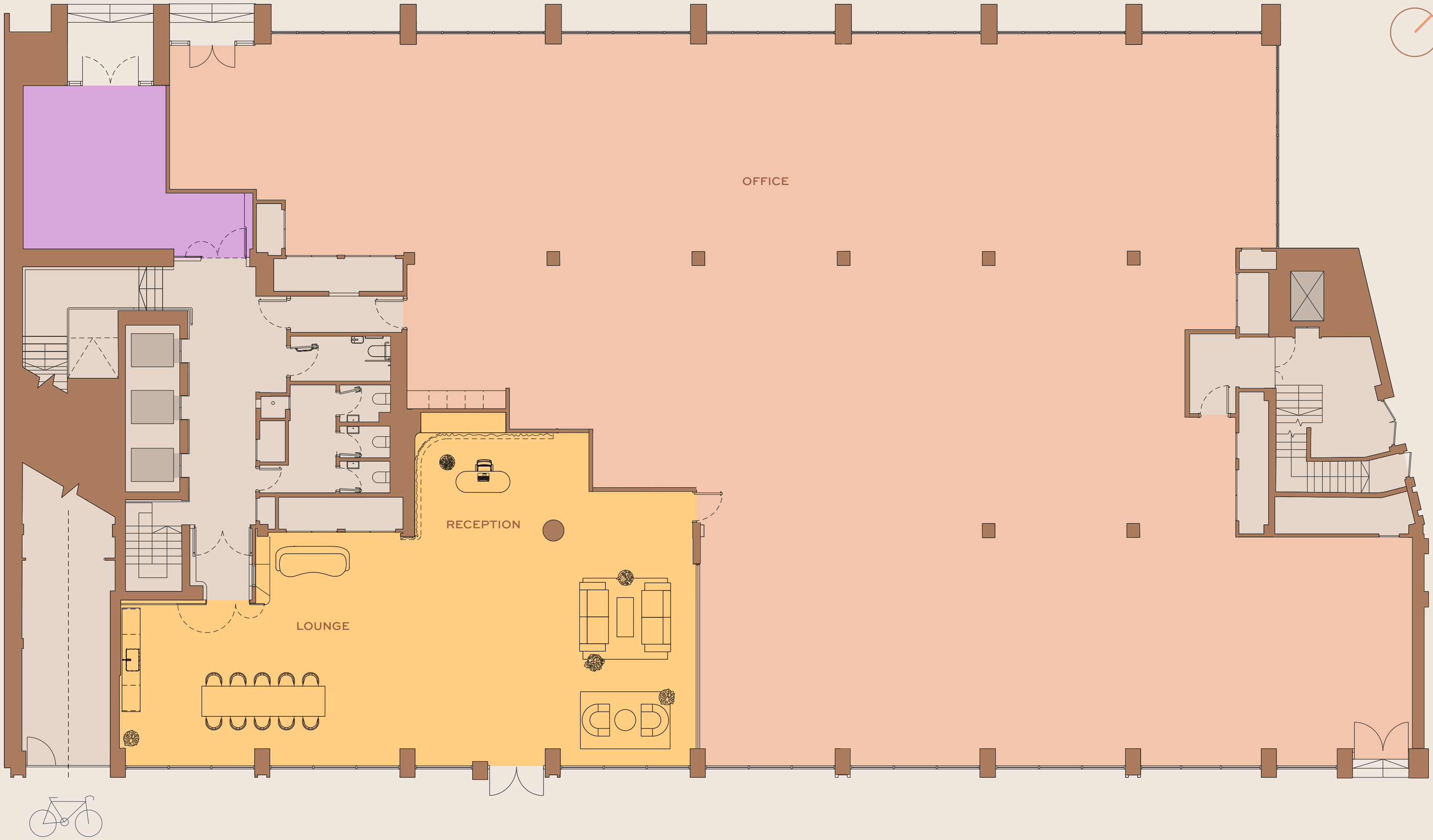
OFFICE
6,975 SQ FT

RECEPTION
1,722 SQ FT

SECONDARY ENTRANCE
Direct access from Euston Road



- Key
- Office
 - Core
 - Reception
 - Euston Road Entrance



WARREN STREET

EUSTON ROAD

FITZROY STREET

Check in to excellence:
your day begins here

45

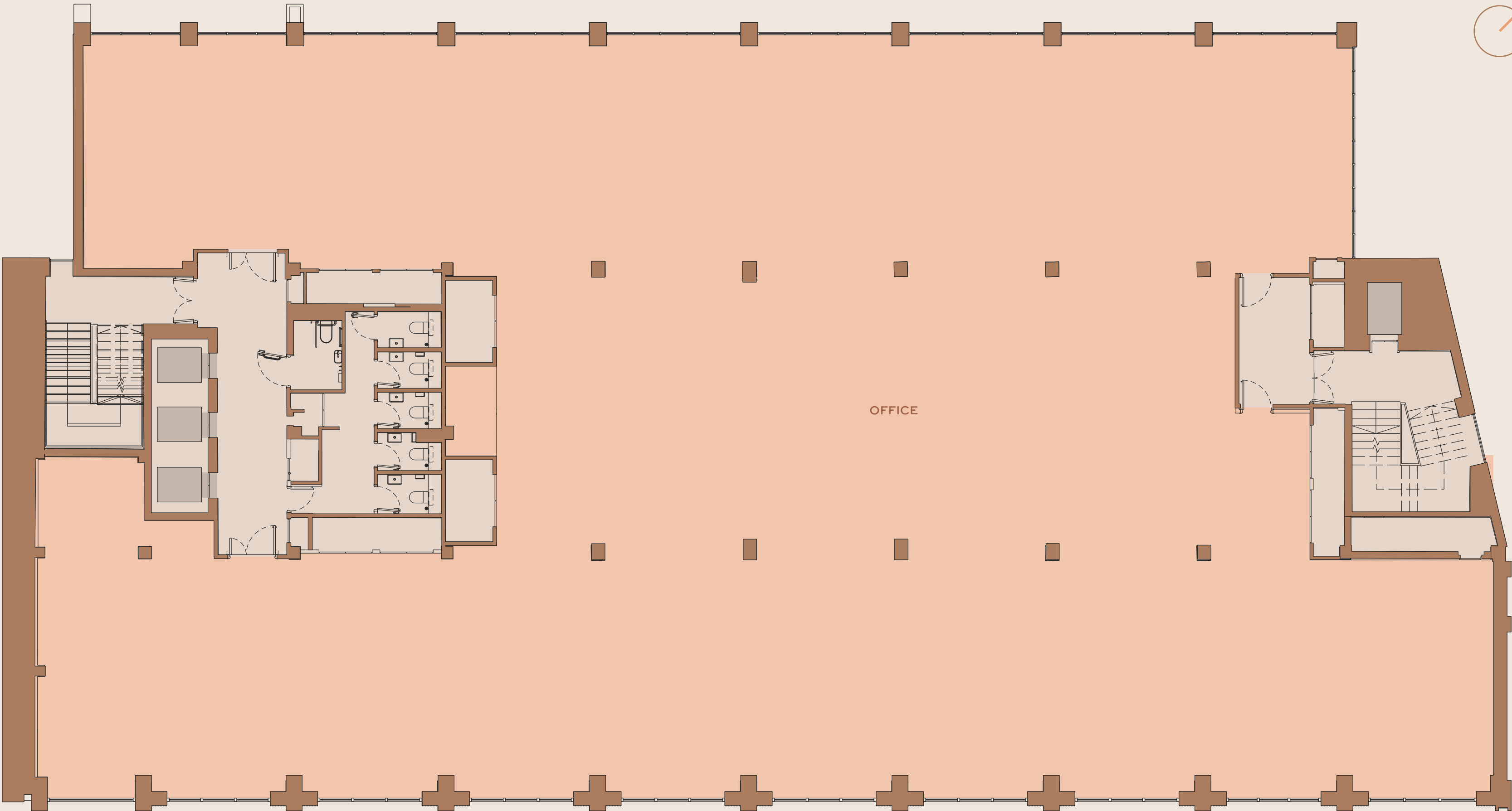


First floor

OFFICE
9,741 SQ FT



- Key
- Office
 - Core



EUSTON ROAD

FITZROY STREET

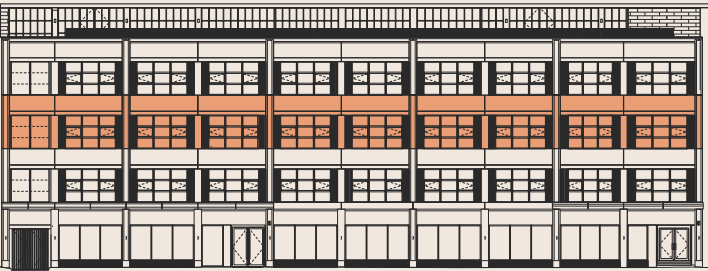
WARREN STREET



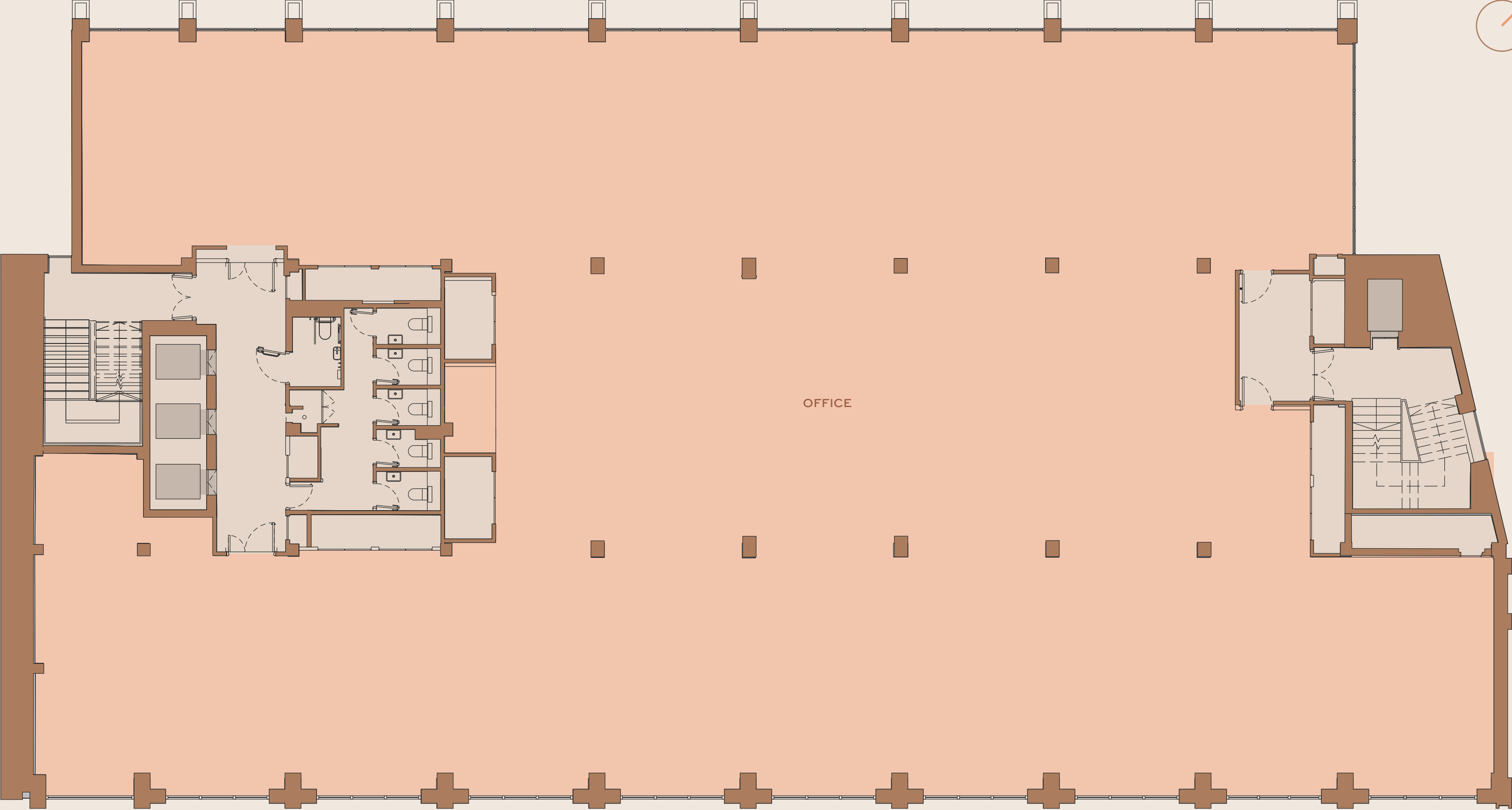
An indicative CGI view of first floor

Second floor

OFFICE
9,741 SQ FT



- Key
- Office
 - Core



EUSTON ROAD

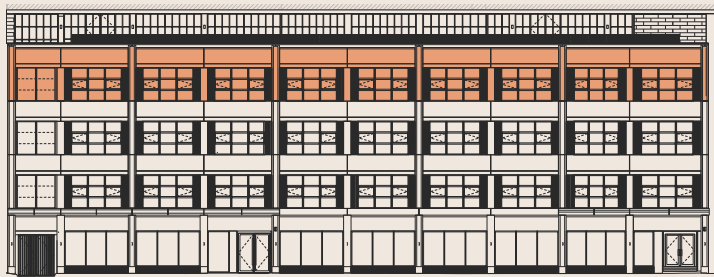
FITZROY STREET

WARREN STREET

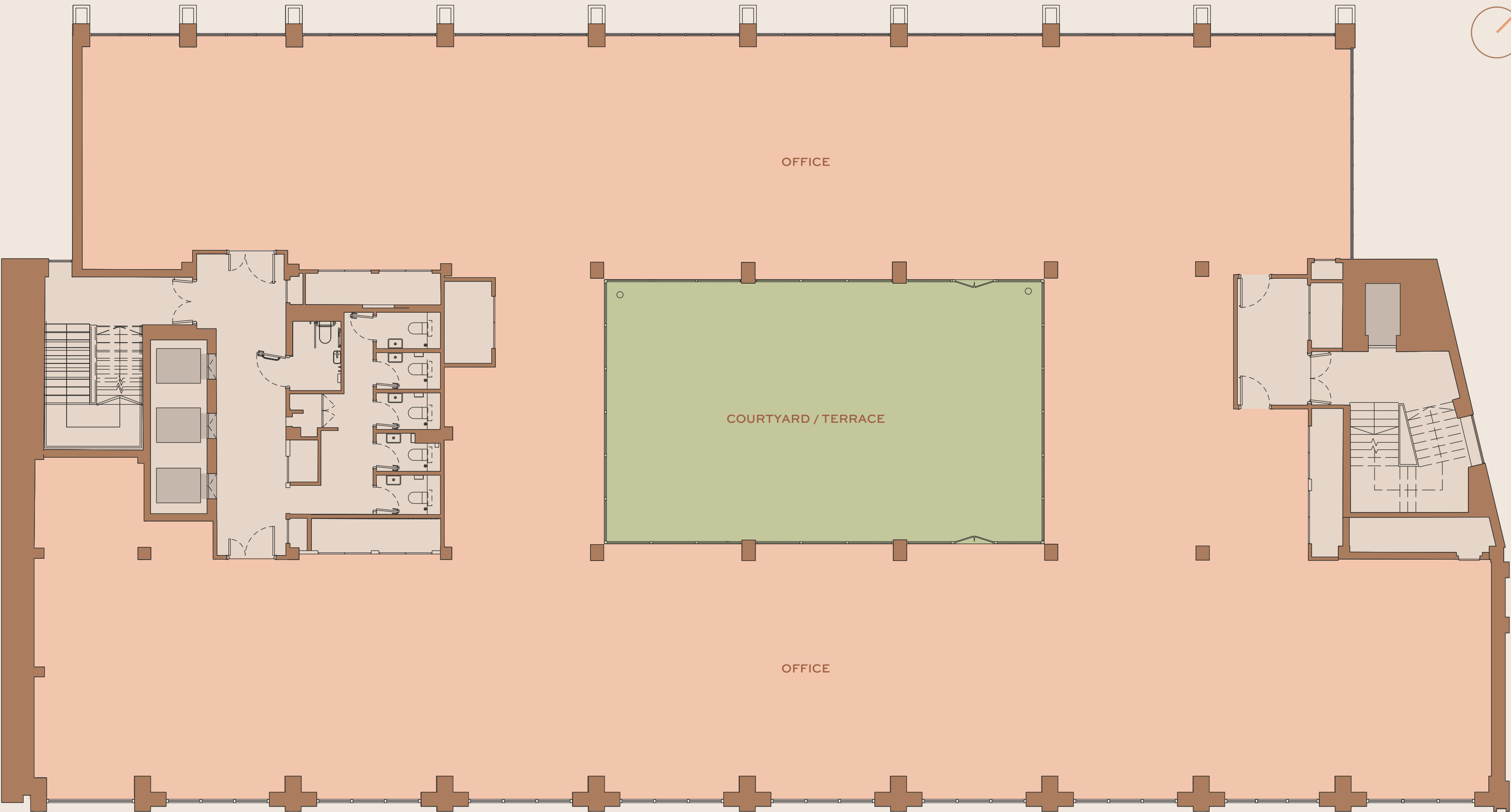
Third floor

OFFICE
8,482 SQ FT

COURTYARD
1,184 SQ FT



- Key
- Office
 - Core
 - Courtyard/Terrace



EUSTON ROAD

FITZROY STREET

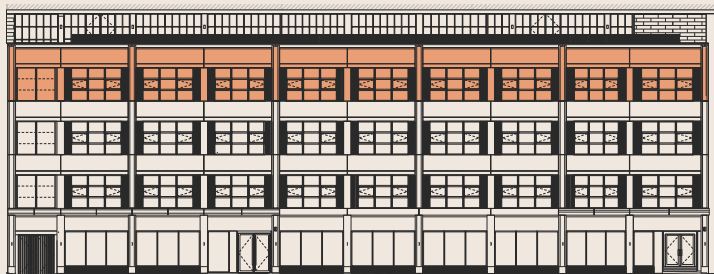
WARREN STREET

Third floor test fit

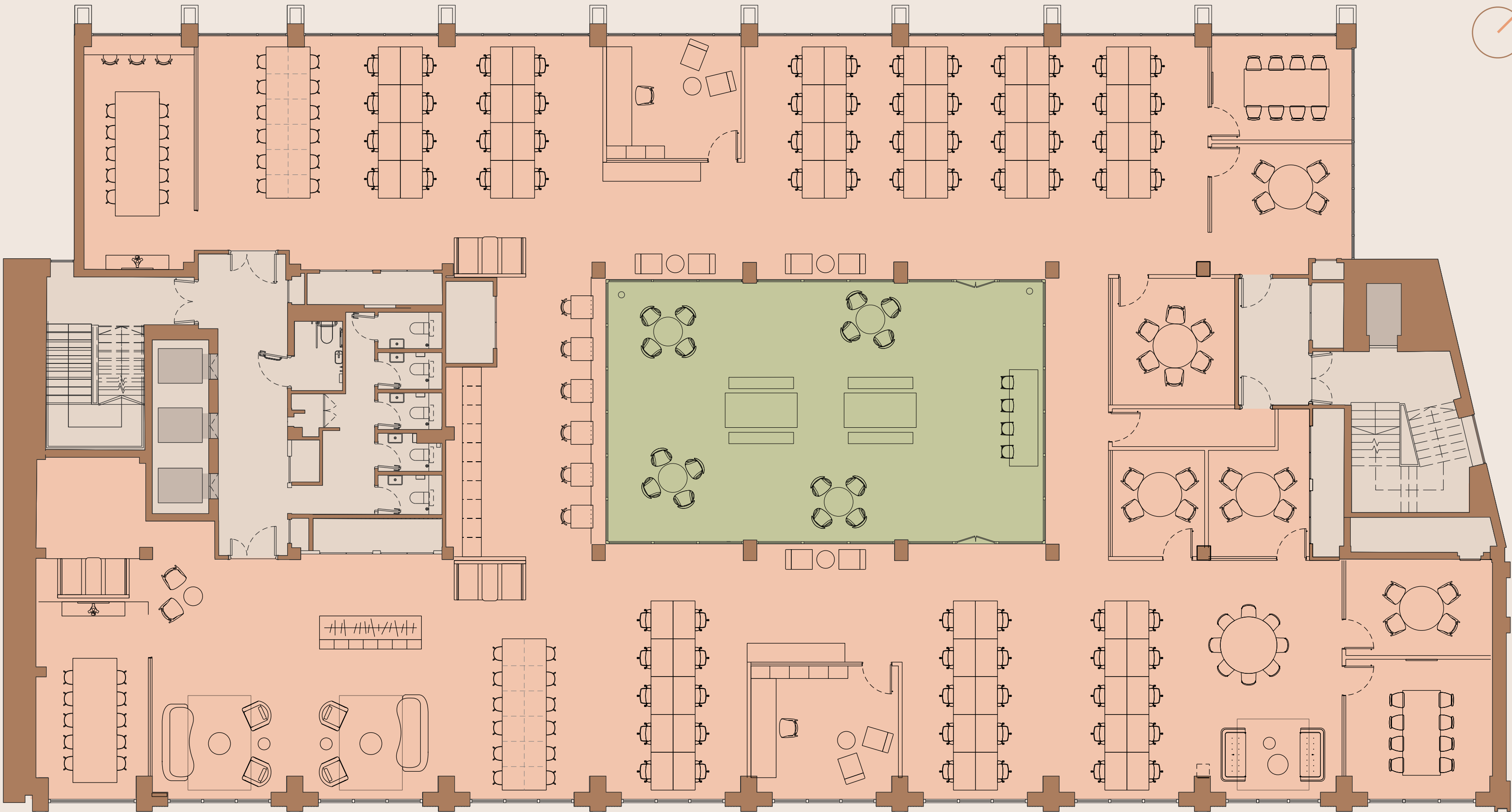
OFFICE
8,482 SQ FT

COURTYARD
1,184 SQ FT

Desks	78
Workstations/hot desks	24
10 person boardrooms	2
8 person meeting rooms	2
4 person meeting rooms	4
6 person meeting rooms	2
Private offices	2
Kitchen breakout area	1
Reception/waiting area	1



- Key
- Office
 - Core
 - Courtyard/Terrace



FITZROY STREET

EUSTON ROAD

WARREN STREET



An indicative CGI view of third floor courtyard

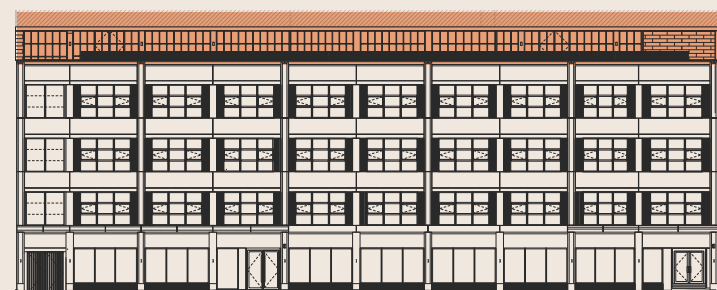
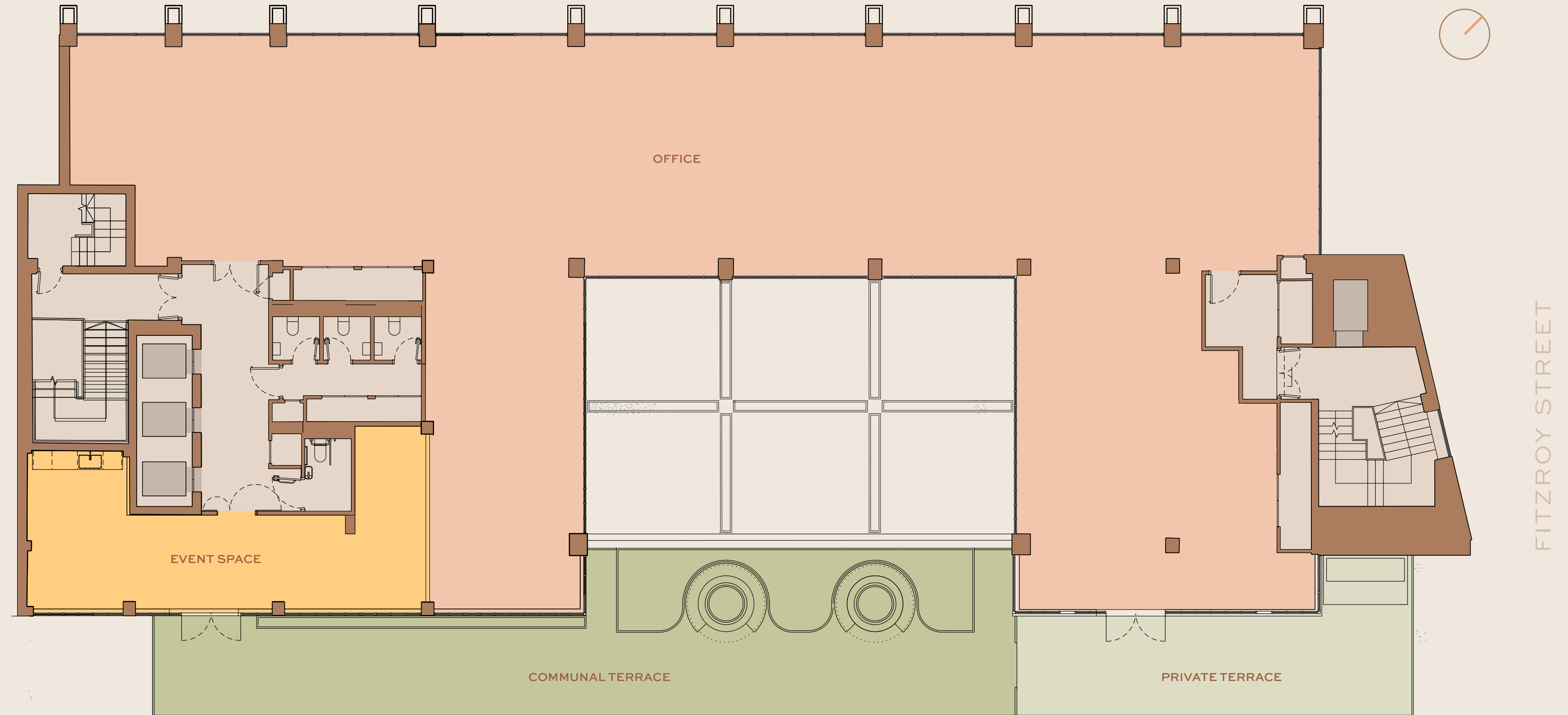
Fourth floor

OFFICE
4,672 SQ FT

EVENT SPACE
570 SQ FT

COMMUNAL TERRACE
1,345 SQ FT

PRIVATE TERRACE
484 SQ FT



Key

- Office
- Core
- Communal terrace
- Private terrace
- Event space

WARREN STREET

INDICATIVE FIT OUT

Fourth floor test fit

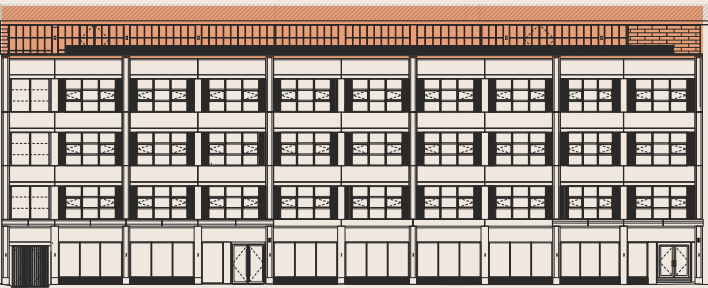
OFFICE
4,672 SQ FT

EVENT SPACE
570 SQ FT

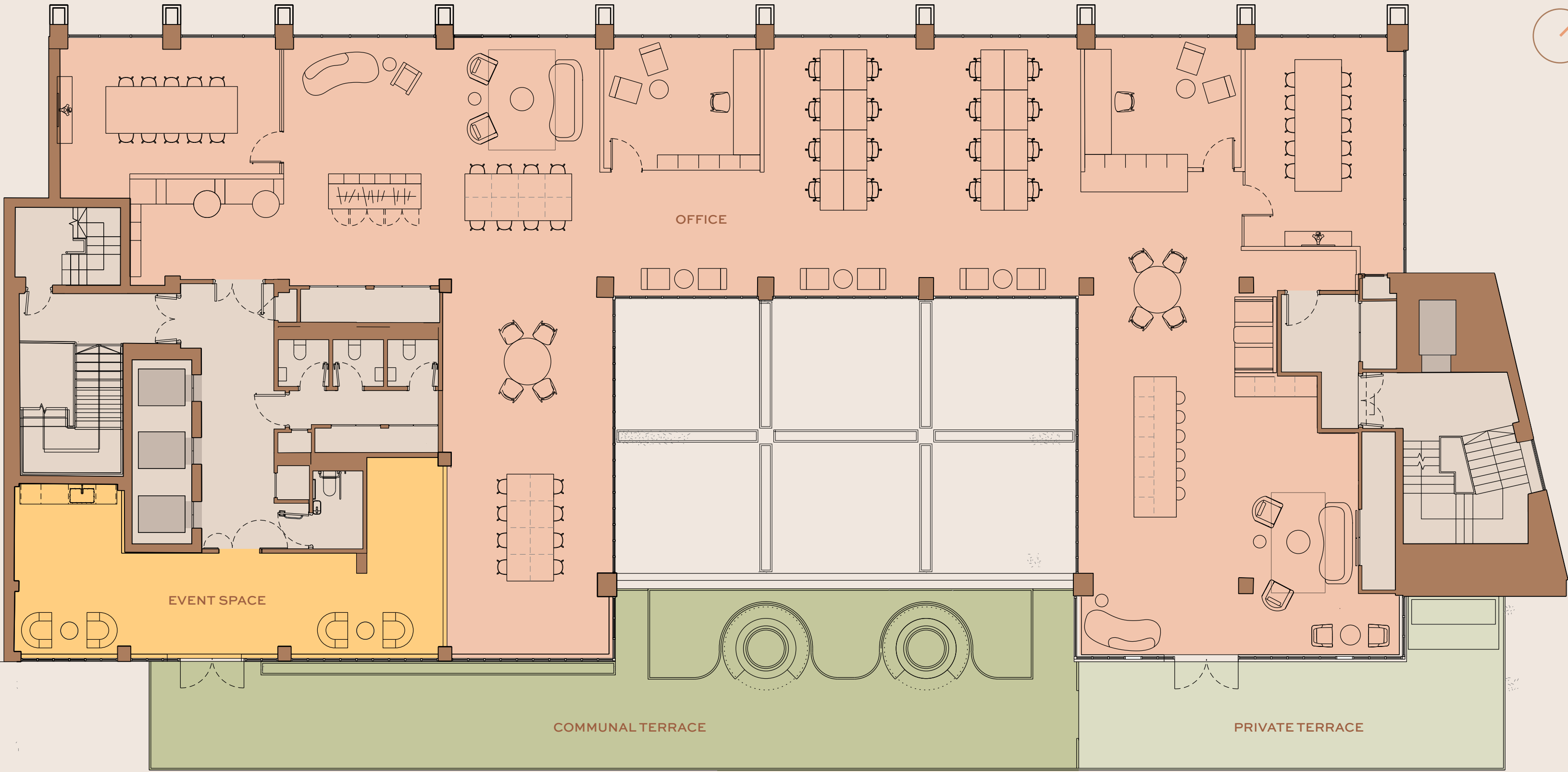
COMMUNAL TERRACE
1,345 SQ FT

PRIVATE TERRACE
484 SQ FT

Desks	16
Private offices	2
10 person boardrooms	2
Kitchen breakout area	1



- Key
- Office
 - Core
 - Communal terrace
 - Private terrace
 - Event space





An indicative CGI view of communal lounge



An indicative CGI view of communal terrace



An indicative CGI view of fourth floor private terrace



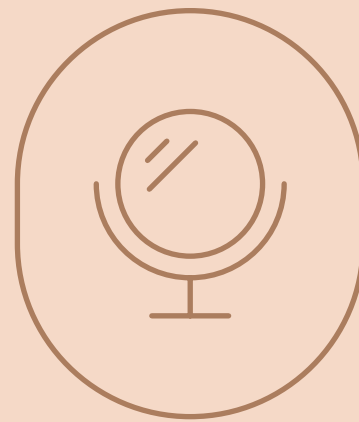
An indicative CGI view of communal terrace

End of trip

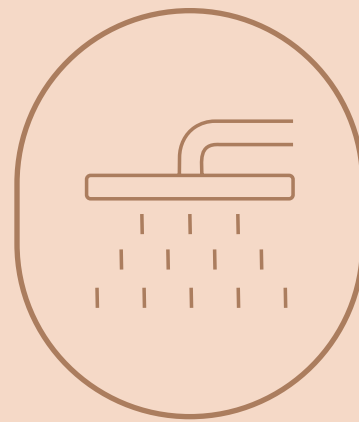
Whether it's a lunchtime run in Regent's Park or a morning commute by bike, the lower ground floor provides high-quality end-of-trip facilities, with generous provision for showers, lockers and secure cycle storage.



64 bike spaces



Vanity units



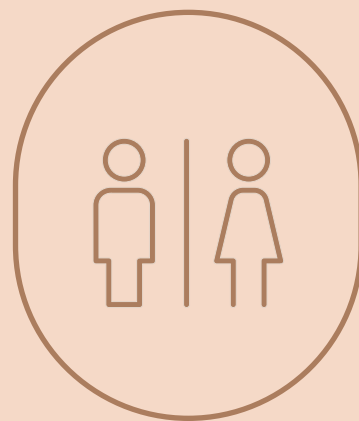
5 showers



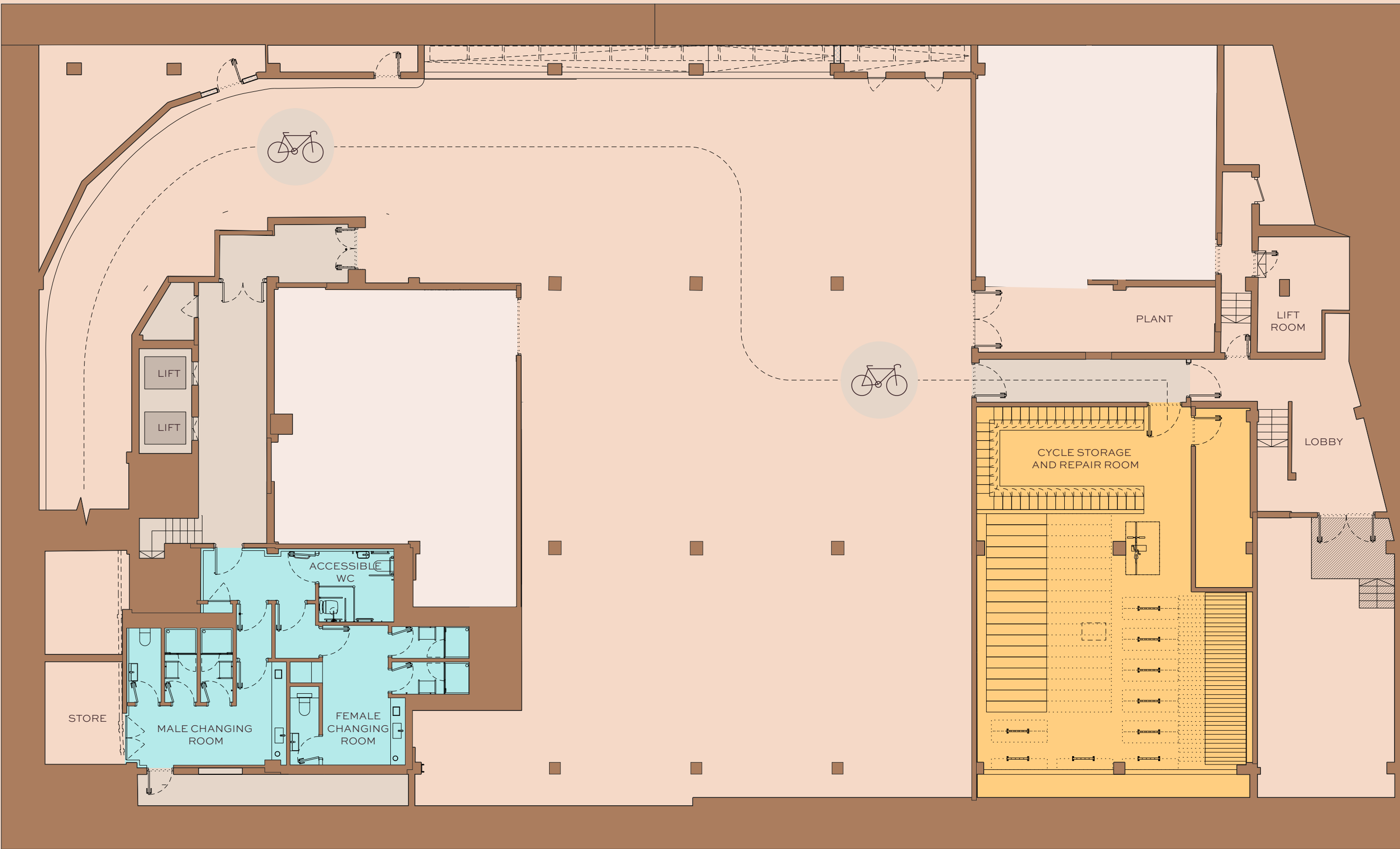
92 lockers including
17 heated Z lockers



Cycle repair
station



Male & Female
changing rooms



Key

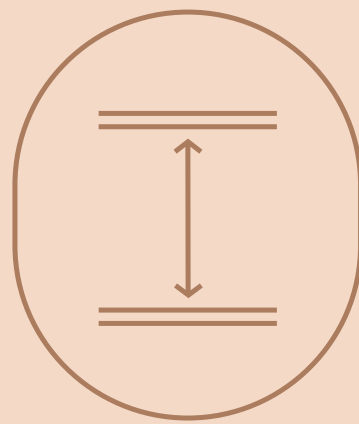
- Core
- Bike store
- Changing facilities

Specification

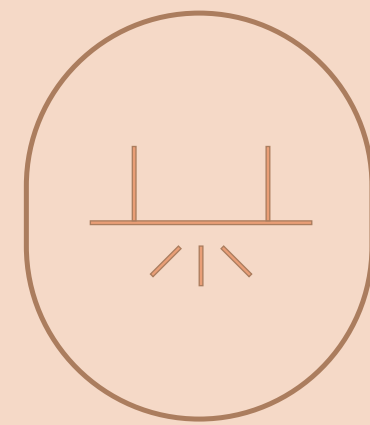
BUILDING SPECIFICATION



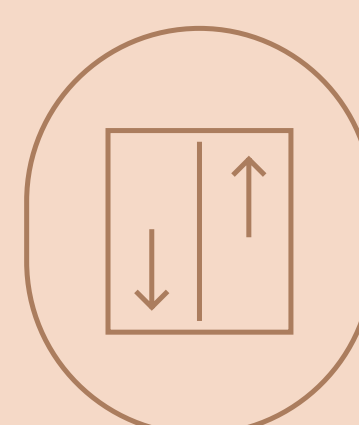
VRF system for simultaneous heating and cooling



3.1 m ceiling heights (from raised floor to soffit)



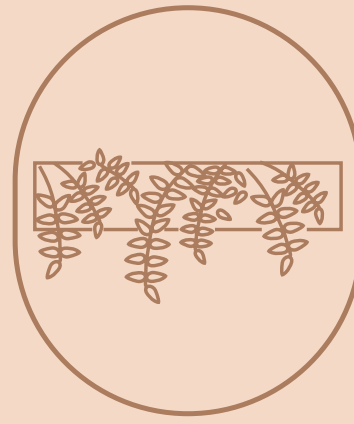
LED lighting



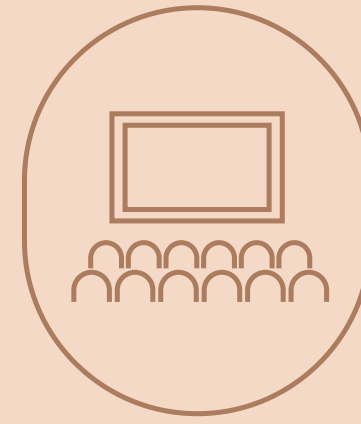
3x 8 person passenger lifts



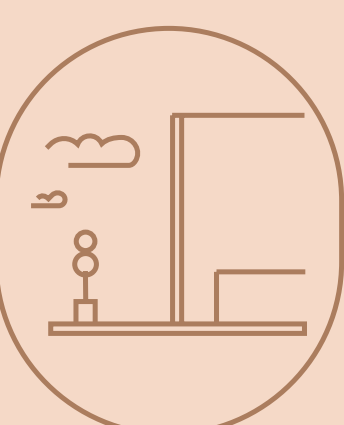
4th floor private terrace: 484 sq ft



3rd floor courtyard: 1,184 sq ft



4th floor events space



4th floor communal terrace: 1,345 sq ft



Ground floor lounge



Ground floor boardrooms

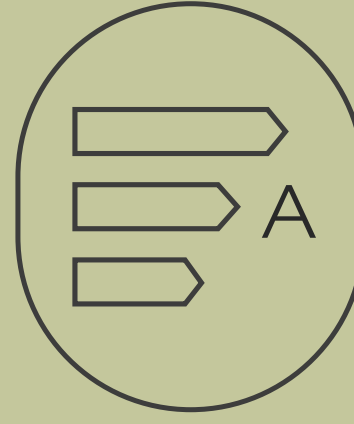
BUILDING AMENITIES

Sustainability

Sustainability is embedded through the retention of the existing structure, reducing embodied carbon, alongside triple glazing, insulation upgrades and new planting at street level and the fourth-floor terrace to improve performance and wellbeing.



EXCELLENT (Targeting)



EPC A (Targeting)



All electric building



45WARRENSTREET.COM

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