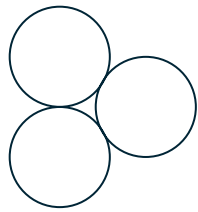




15,000 SQ FT OF PREMIUM OFFICE SPACE • IMPOSSIBLE TO IGNORE



80 CHARLOTTE STREET
FITZROVIA W1

THE BUILDING

THE SPACE

FLOOR PLAN

SPECS

LOCATION

MAP

CONTACT

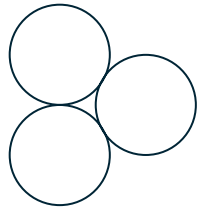


IMPOSSIBLE TO IGNORE... THIS BOLD, ZERO- CARBON PROPERTY

80 CHARLOTTE STREET,
A STUNNING ZERO CARBON
DEVELOPMENT IS THE FOCAL
POINT OF THE RENOWNED
CREATIVE AREA OF FITZROVIA.
ONLY 15,000 SQ FT ON THE 2ND
FLOOR REMAINS AVAILABLE.

Sustainability is in the very DNA of 80 Charlotte Street. The building is all-electric; the principle being that as electricity generation becomes greener, the ultimate aim of being a true zero-carbon development gets ever closer.

The main entrance on Charlotte Street is inspired by the work of renowned American artist Donald Judd. The colours and materials in the 3,650 sq. ft. lobby have been carefully chosen to create a striking but welcoming environment.



80 CHARLOTTE STREET
FITZROVIA W1

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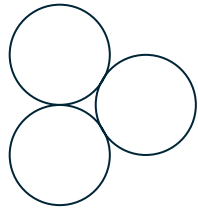
SPECS

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80 CHARLOTTE STREET
FITZROVIA W1

THE BUILDING

THE SPACE

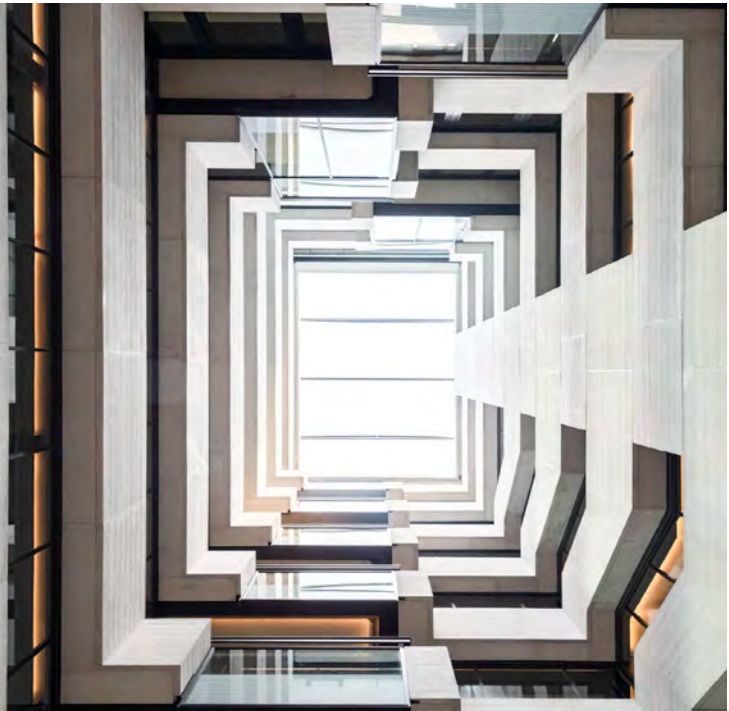
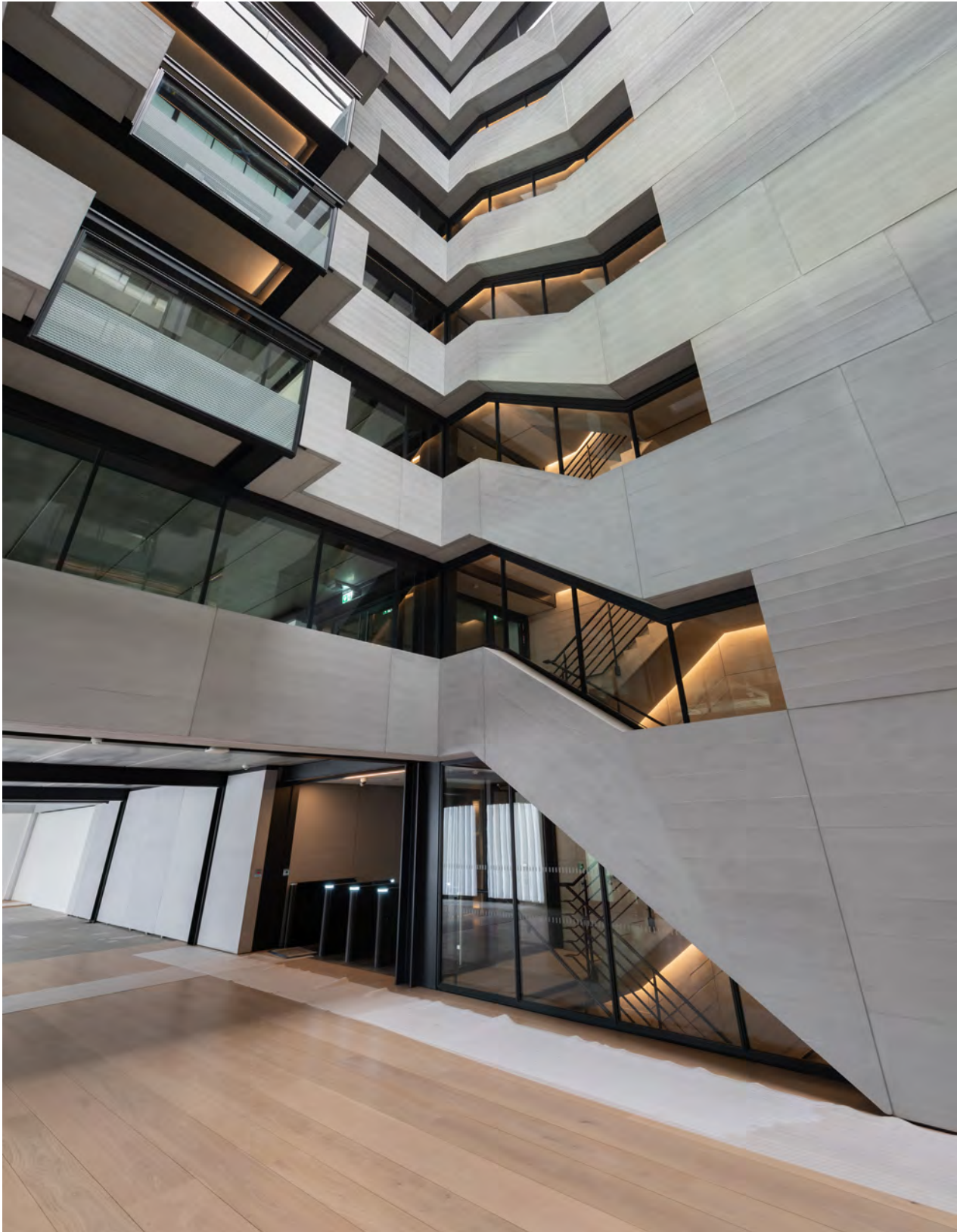
FLOOR PLAN

SPECS

LOCATION

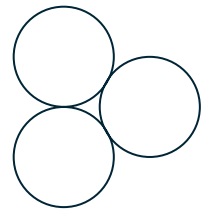
MAP

CONTACT



IMPOSSIBLE TO IGNORE... THE LIGHT & SPACE

Inside 80 Charlotte Street, you discover a series of light and uncluttered spaces connected both horizontally and vertically. Three separate full-height atria add to the sense of openness and size.



80 CHARLOTTE STREET
FITZROVIA W1

THE BUILDING

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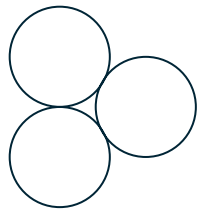
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IMPOSSIBLE TO IGNORE...
THE IMPRESSIVE, COMMUNAL
ROOF TERRACE



80 CHARLOTTE STREET
FITZROVIA W1

THE BUILDING

THE SPACE

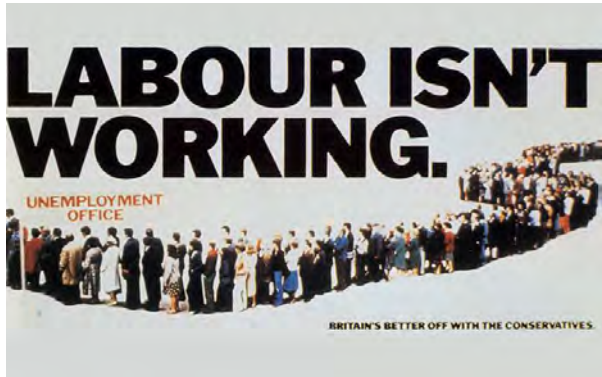
FLOOR PLAN

SPECS

LOCATION

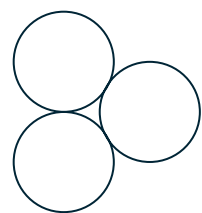
MAP

CONTACT



IMPOSSIBLE TO IGNORE... THE BUILDING'S CREATIVE HERITAGE

Brothers Charles and Maurice Saatchi founded their eponymous agency with their first offices at 80 Charlotte Street in 1970. They quickly established the agency as a disruptive force in the advertising world becoming the birthplace of bold, creative campaigns that redefined the industry. 80 Charlotte Street will always be an iconic and enduring address in London's history.



80 CHARLOTTE STREET
FITZROVIA W1

[THE BUILDING](#)

[THE SPACE](#)

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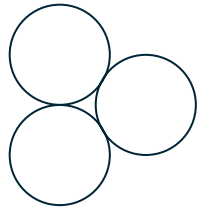
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IMPOSSIBLE TO IGNORE... FLOOR TWO





80 CHARLOTTE STREET
FITZROVIA W1

[THE BUILDING](#)

[THE SPACE](#)

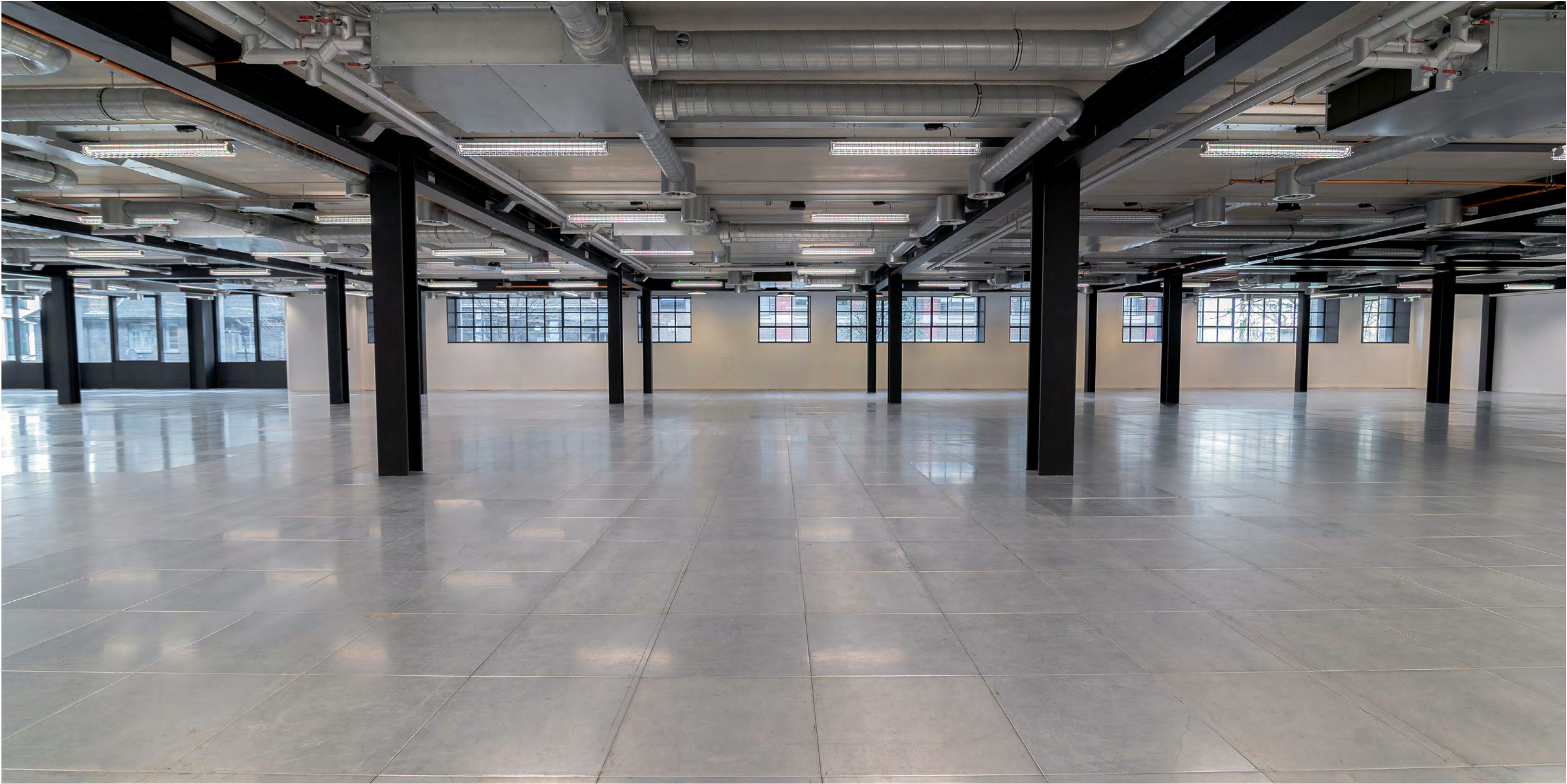
[FLOOR PLAN](#)

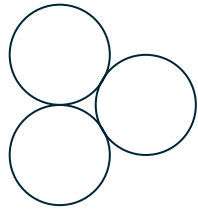
[SPECS](#)

[LOCATION](#)

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80 CHARLOTTE STREET
FITZROVIA W1

[THE BUILDING](#)

[THE SPACE](#)

[FLOOR PLAN](#)

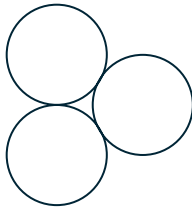
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80 CHARLOTTE STREET
FITZROVIA W1

THE BUILDING

THE SPACE

FLOOR PLAN

SPECS

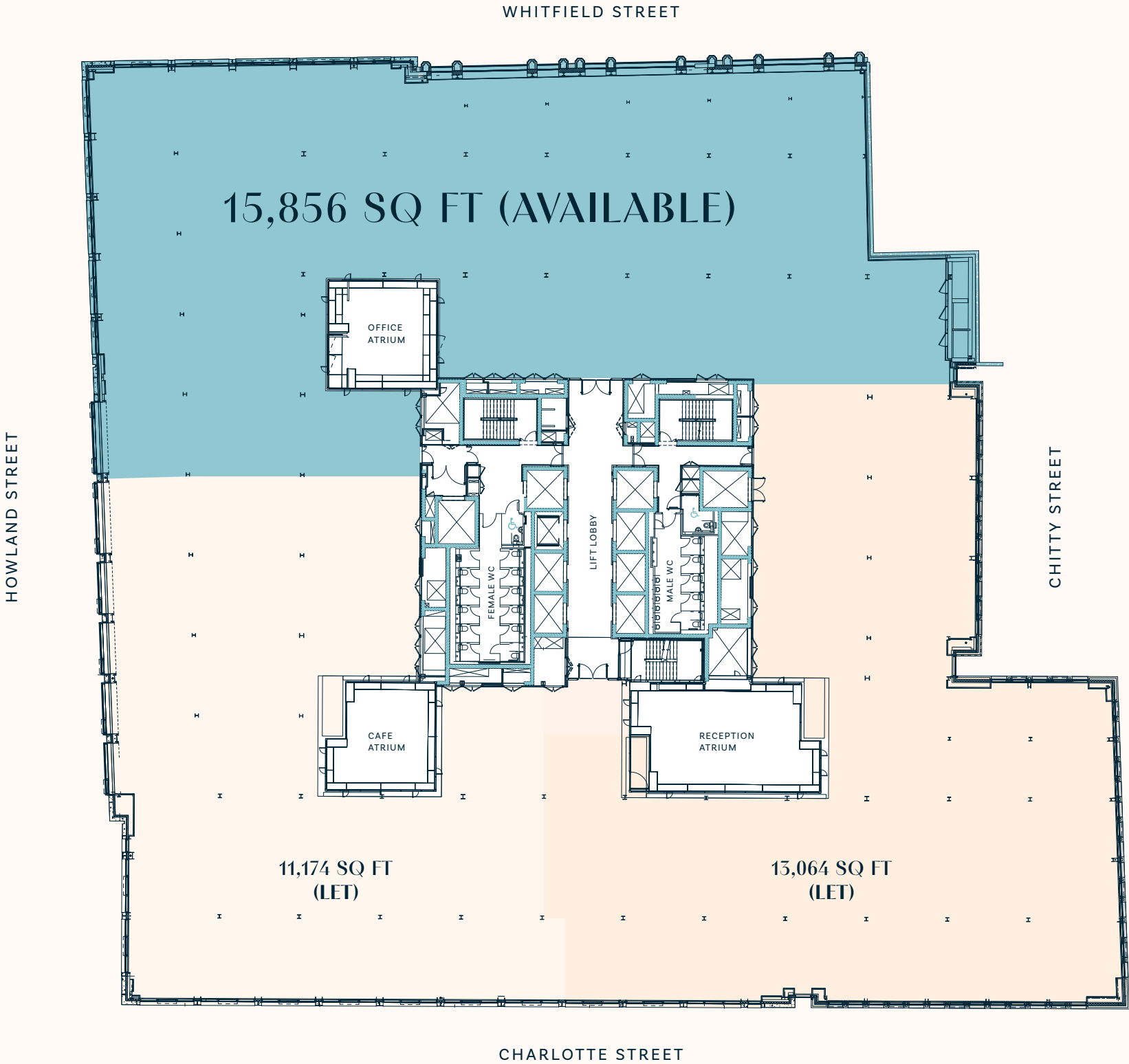
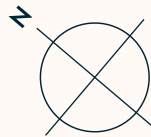
LOCATION

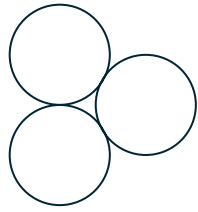
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2ND FLOOR
15,856 SQ FT
AVAILABLE

FLOOR PLAN NOT TO SCALE





80 CHARLOTTE STREET
FITZROVIA W1

[THE BUILDING](#)

[THE SPACE](#)

[FLOOR PLAN](#)

[SPECS](#)

[LOCATION](#)

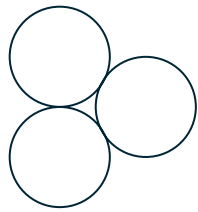
[MAP](#)

[CONTACT](#)

IMPOSSIBLE TO IGNORE... THE DETAILS

- 80,508 sq ft office space
- c.3m floor to ceiling heights
- Four pipe fan coil system integrated into base build design
- Openable windows
- 3 large central atria
- Soffit - warehouse appearance
- Multiple entrances on Charlotte and Whitfield Street
- 3,650 sq ft ground floor reception lobby
- Bike racks
- Showers and changing facilities





80 CHARLOTTE STREET
FITZROVIA W1

[THE BUILDING](#)

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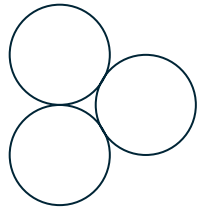
[CONTACT](#)



IMPOSSIBLE TO IGNORE... A REJUVINATED FITZROVIA

Pavements have been relaid, public spaces have been enhanced and major road works have led to reduced congestion and improved air quality. Its excellent central location means that London's main shopping areas, hotels, restaurants, galleries and other cultural institutions are within walking distance.

Seven underground stations are located within less than ten minute's walk of 80 Charlotte Street, with the now established Elizabeth Line at Tottenham Court Road making the area one of London's most easily accessible areas.



80 CHARLOTTE STREET
FITZROVIA W1

THE BUILDING

THE SPACE

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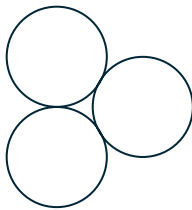
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IMPOSSIBLE TO IGNORE...
THE NEIGHBOURHOOD

1.

Charlotte Street Hotel
2.

BT Tower
3.

Hakkasan
4.

Heals
5.

F45 Gym
6.

Dominion Theatre
7.

The Langham Hotel
8.

Roka
9.

Riding House Café
10.

Performance Pro Gym
11.

The Mandrake Hotel
12.

Salt Yard
13.

Sanderson Hotel
14.

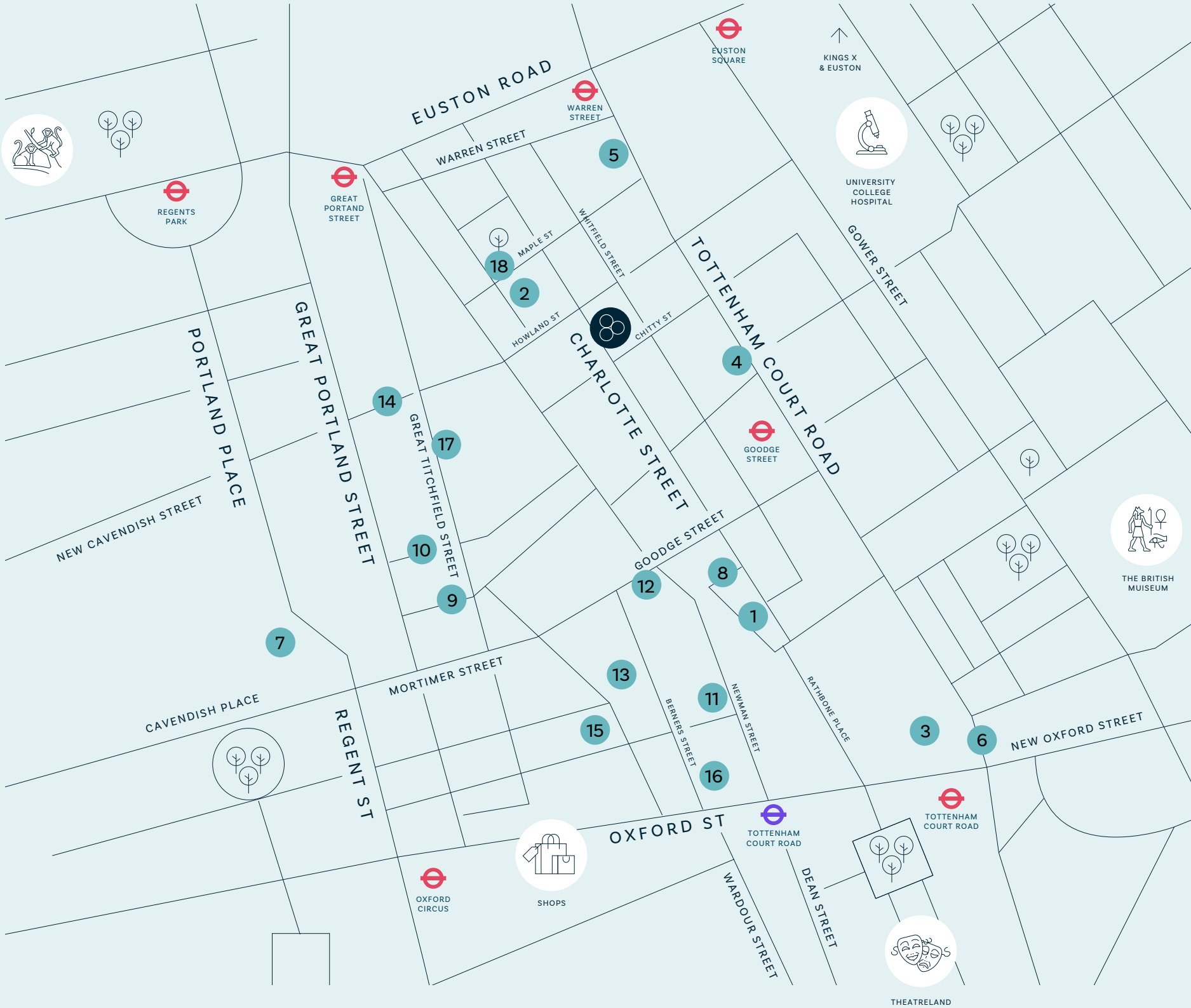
Ten Health & Fitness
15.

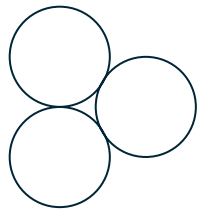
The Cartoon Museum
16.

The London Edition
17.

Sergios
18.

Lore of the Land





80 CHARLOTTE STREET
FITZROVIA W1

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IMPOSSIBLE TO IGNORE...
THIS OPPORTUNITY.



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