

**THIRTY
NINE
CHARING
CROSS
ROAD.**

WEST END WC2

**FULLY FITTED & FURNISHED
4TH FLOOR - 2,875 SQ FT**

STYLISHLY FITTED & OPEN PLAN SPACE.

The property occupies a prominent corner position, just east of Leicester Square and within close proximity to Covent Garden which offers a wide variety of local amenities on its doorstep.

The 4th floor provides open plan, fully fitted and furnished ready to occupy space.



Exterior façade



Open plan workstations



Kitchen breakout area

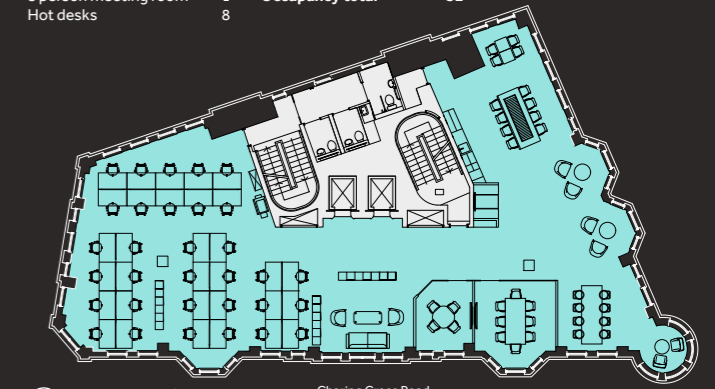


4 person meeting room

4TH FLOOR SPACE PLAN.

2,875 Sq Ft (267.1 Sq M)

Workstations	32	Kitchenette	1
4 person meeting room	1	Breakout areas	4
8 person meeting room	1	Occupancy total	32
Hot desks	8		



Plan not to scale, for indicative purposes only.

Charing Cross Road

SPECIFICATION.



Fully fitted



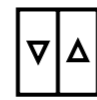
Excellent natural light



Available fully managed



Commissionaire



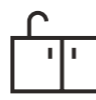
2 Passenger lifts



LED lighting



New VRF air conditioning



Kitchenettes in situ



Reception



4th floor views



Welcome lounge

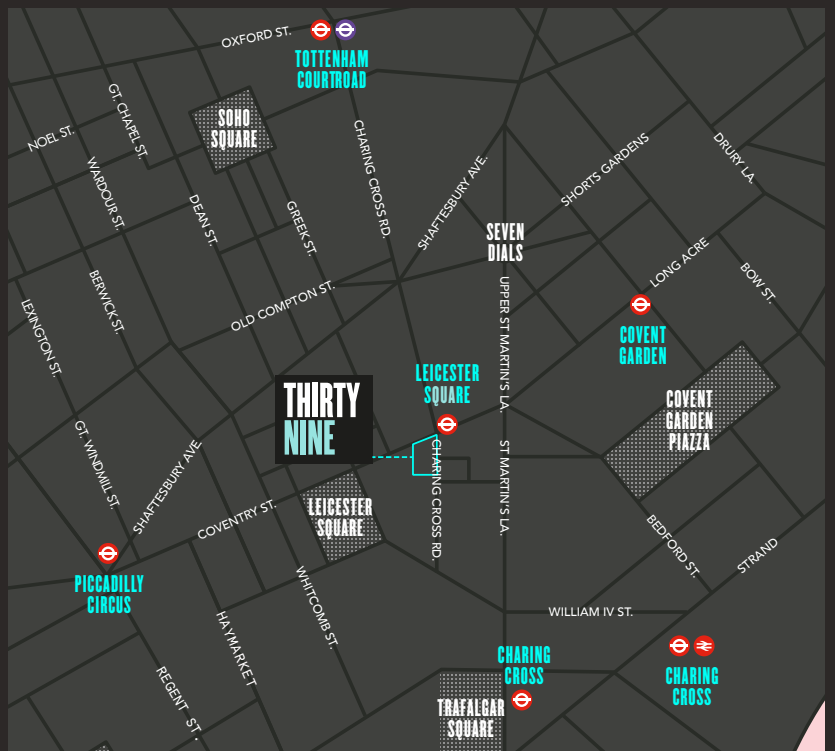


Open plan workstations

CENTRALLY LOCATED PERFECTLY CONNECTED.

The building benefits from being surrounded by the finest central London amenities, offering occupiers a curated retail, restaurant and bar experience, in a unique London destination.

The transport links are superb with Leicester Square, Charing Cross & Tottenham Court Road stations all within close walking distance.



CONNECTIONS.

Leicester Square

< 1

mins



Charing Cross

4

mins



Tottenham Court Road

6

mins



TERMS.

Upon application.

VIEWINGS.

Strictly through the sole agents.

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