

**THIRTY
NINE
CHARING
CROSS
ROAD.**

WEST END WC2

**FULLY FITTED & FURNISHED
4TH FLOOR - 2,934 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

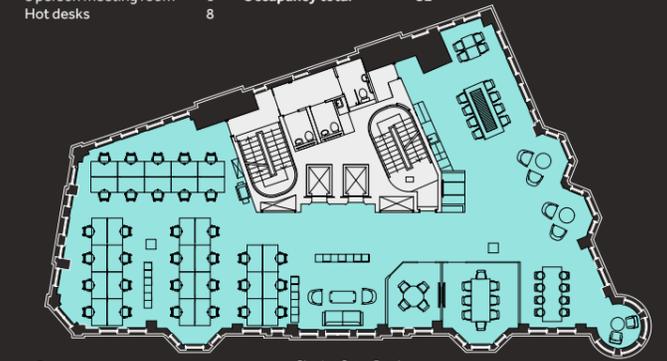


4 person meeting room

4TH FLOOR SPACE PLAN.

2,934 Sq Ft (272.6 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

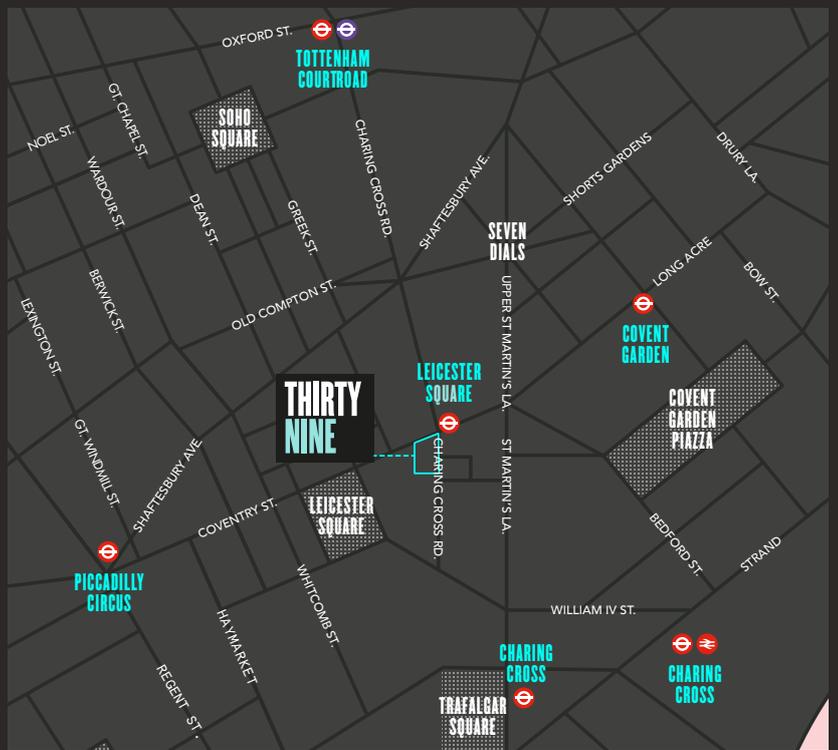


Open plan workstations

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.

<p>Leicester Square</p> <p>< 1 mins</p>  	<p>Charing Cross</p> <p>4 mins</p>  	<p>Tottenham Court Road</p> <p>6 mins</p>  
--	---	---



TERMS.

Upon application.

VIEWINGS.

Strictly through the sole agents.

Hanover Green

Alex Kemp
07881 610 962
akemp@hanovergreen.co.uk

Zoe Ramsay
07799 821 910
zramsay@hanovergreen.co.uk

Colliers

Tash Atkinson
07936 338 767
tash.atkinson@colliers.com

Suzanna Braithwaite
07551 040 609
suzanna.braithwaite@colliers.com

MISREPRESENTATIONS ACT 1967: Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. November 2025. Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hanover Green or Colliers in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Hanover Green or Colliers have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. None of the services or appliances have been tested and no warranty is given or is to be implied that they are in working order. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.