

127 CHARING CROSS ROAD  
LONDON

127CXR

# Building overview

From 6,719 sq ft to 31,141 sq ft  
of new workspace.

One minute walk from  
Tottenham Court Road station.





LONDON BRIDGE STATION

CENTRE POINT

COVENT GARDEN

SOUTH BANK

WATERLOO STATION

TRAFALGAR SQUARE

WESTMINSTER

ST JAMES'S PARK

127CXR

BLOOMSBURY

TOTTENHAM COURT ROAD STATION

OXFORD STREET

FITZROVIA

SOHO

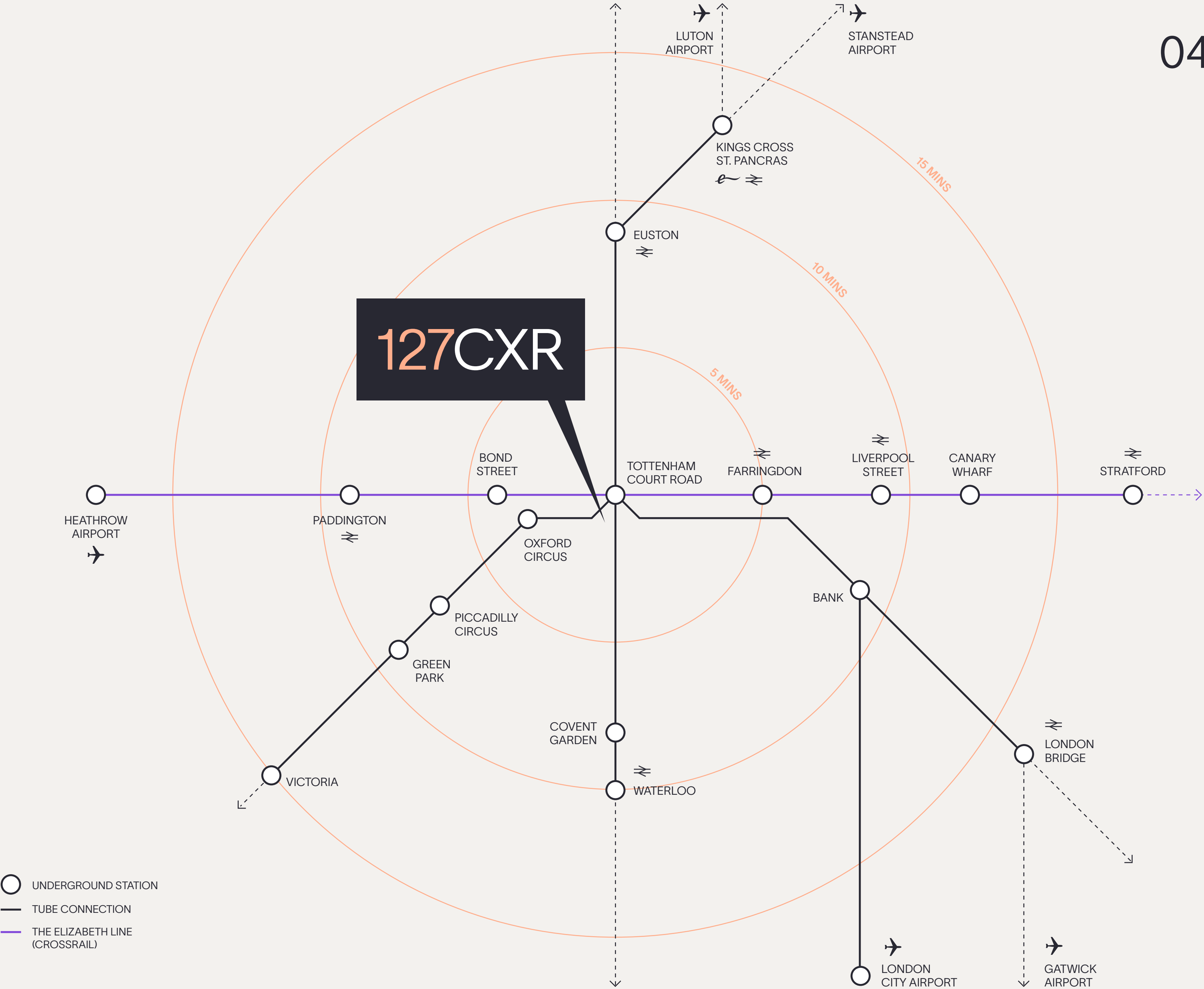
LEICESTER SQUARE

PICCADILLY CIRCUS

MAYFAIR

# Travel connections

|                                                                                                              |        |
|--------------------------------------------------------------------------------------------------------------|--------|
|  Tottenham Court Road       | 1 min  |
|  Oxford Circus              | 3 min  |
|  Bond Street                | 4 min  |
|  Farringdon                 | 4 min  |
|  Piccadilly Circus          | 7 min  |
|  Covent Garden            | 8 min  |
|  Bank                     | 9 min  |
|  Green Park               | 9 min  |
|  Euston                   | 9 min  |
|  Liverpool Street         | 9 min  |
|  Paddington               | 9 min  |
|  Waterloo                 | 10 min |
|  Canary Wharf             | 10 min |
|  King's Cross St. Pancras | 13 min |
|  Victoria                 | 15 min |
|  Stratford                | 17 min |
|  London Bridge            | 18 min |
|  Heathrow Airport         | 30 min |
|  London City Airport      | 33 min |



# Amenities map

RETAIL/LEISURE:

- 1 @Sohoplace theatre
- 2 ARKET
- 3 Blank Street Coffee
- 4 Boom Battle Bar
- 5 COS
- 6 The Craft Beer Co.
- 7 Flight Club
- 8 Gails Bakery
- 9 Ganni
- 10 Kaffeine
- 11 Levi's
- 12 Lululemon
- 13 Mr Fogg's Gin Club
- 14 Reiss
- 15 Ronnie Scott's
- 16 Royal Opera House
- 17 Soho Square
- 18 Uniqlo
- 19 Urban Outfitters

RESTAURANTS:

- 20 Arcade Food Hall
- 21 Balthazar
- 22 Barrafinna Dean Street
- 23 Berners Tavern
- 24 Chotto Matte
- 25 Circolo Popolare
- 26 Dean Street Townhouse
- 27 Din Tai Fung

- 28 Dishoom
- 29 Flat Iron
- 30 Flesh & Buns
- 31 Hakkasan
- 32 Hawksmoor
- 33 Hoppers
- 34 The Ivy
- 35 Kapara
- 36 Milk Beach
- 37 Monmouth Coffee Company
- 38 Noble Rot
- 39 Pizza Pilgrims
- 40 Seven Dials Market
- 41 Six by Nico
- 42 Sushi Samba
- 43 Tattu London
- 44 Vapiano

WELLNESS & GYMS:

- 45 1Rebel Holborn
- 46 Barry's SOHO
- 47 Digme Fitness Covent Garden
- 48 F45 Training
- 49 Fitness Lab
- 50 Jools Newsome Performance
- 51 Nuffield Gym
- 52 Rathbone Boxing Club
- 53 Rowbots Fitzrovia
- 54 Third Space Soho
- 55 Topnotch Gyms Soho



» Six floors of premium workspace



|   | FLOOR             | FLOOR AREA   | TERRACING   |
|---|-------------------|--------------|-------------|
| 7 | Communal Terrace: | —            | 1,076 sq ft |
| 6 | Sixth Floor:      | LET          | LET         |
| 5 | Fifth Floor:      | LET          | LET         |
| 4 | Fourth Floor:     | 6,719 sq ft  | 1,014 sq ft |
| 3 | Third Floor:      | 7,730 sq ft  | 251 sq ft   |
| 2 | Second Floor:     | 8,038 sq ft  | 315 sq ft   |
| 1 | First Floor:      | 8,654 sq ft  | —           |
|   | TOTAL             | 31,141 sq ft | 3,771 sq ft |

\*Floor Area includes office and storage space

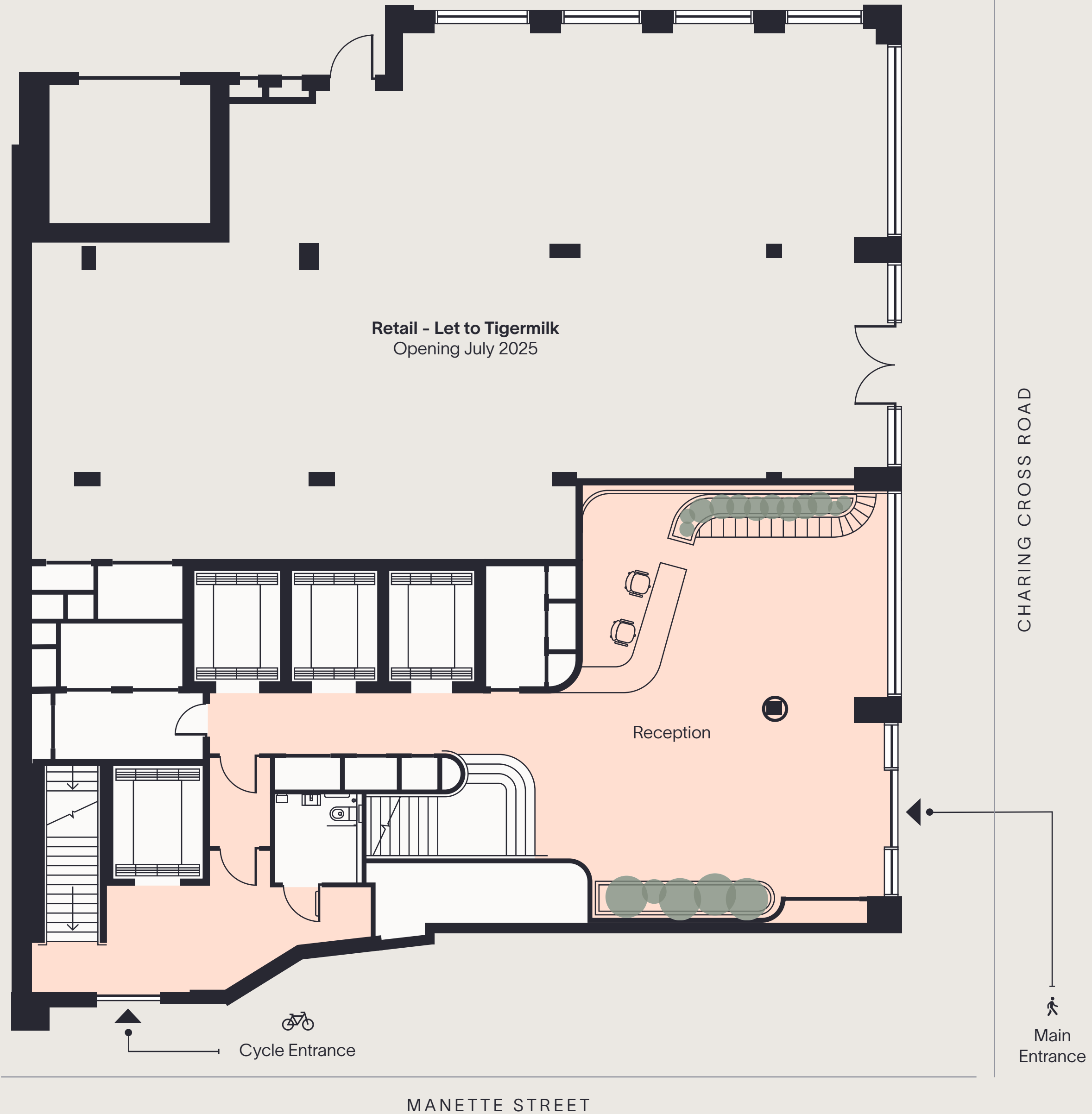
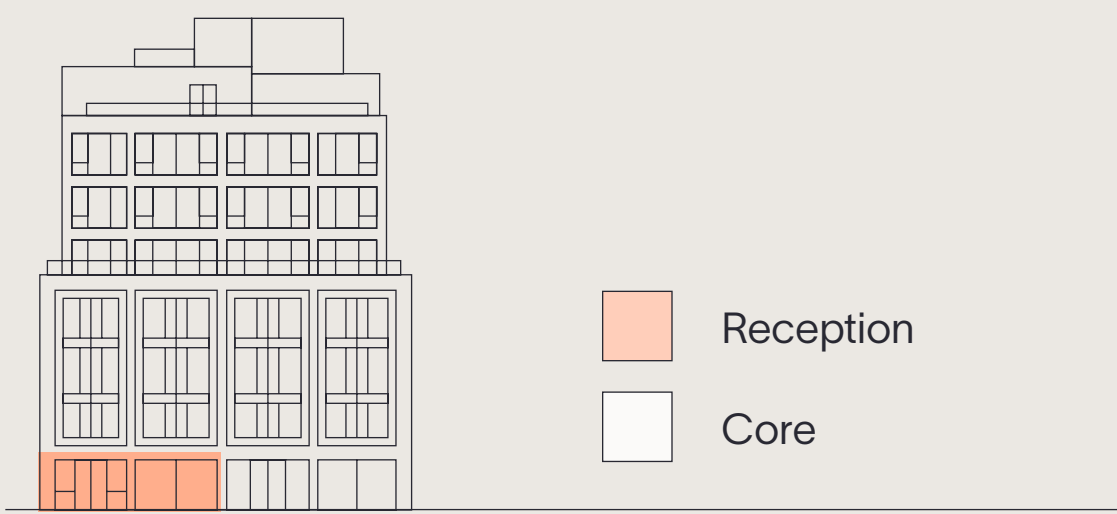
Making an  
entrance

127CXR

FLOOR PLATE:

Ground floor

Reception: 1,582 sq ft





Light and  
bright

Reception with entrance on Charing Cross Road



Reception

FLOOR PLATE:

>>> First floor

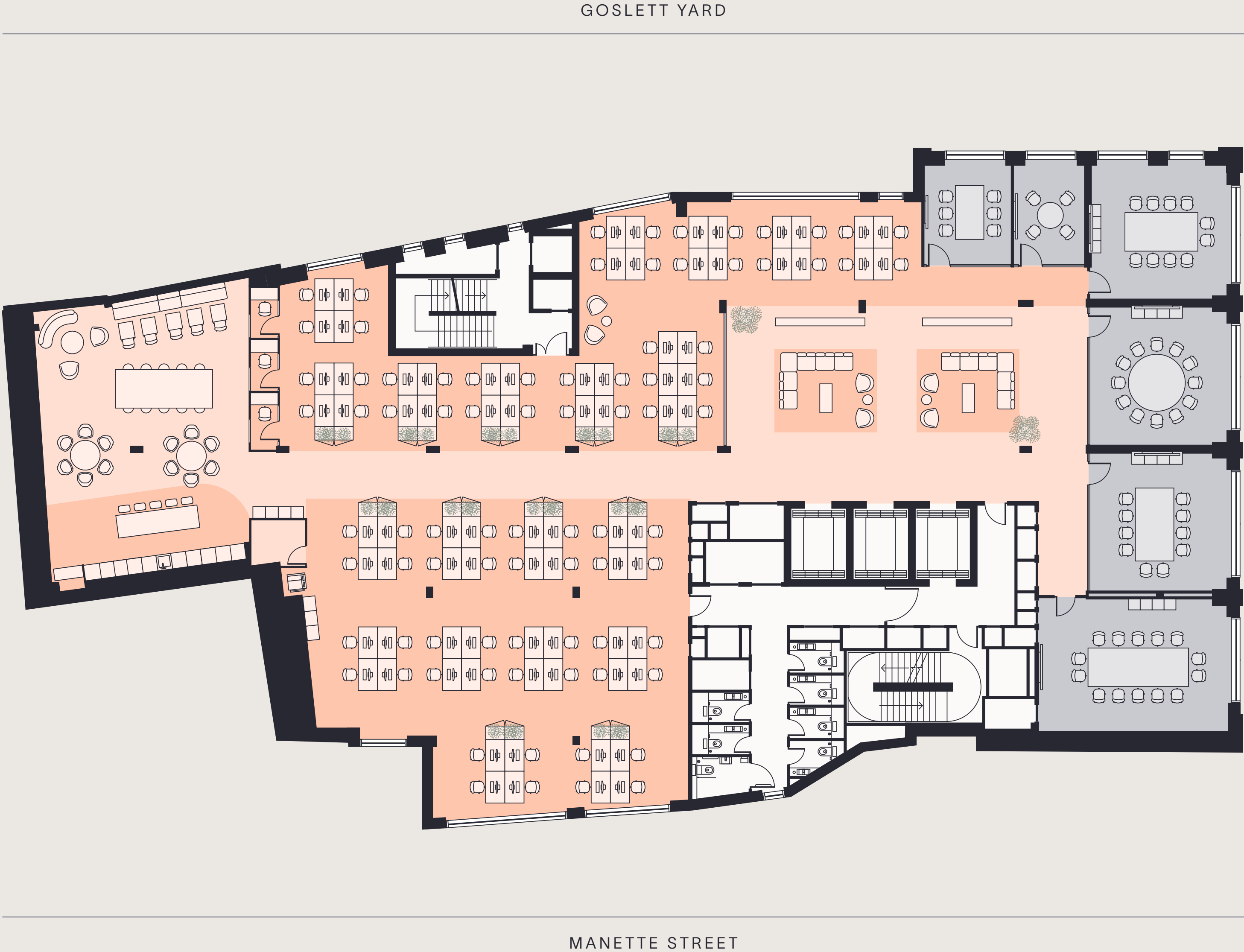
CAT A+ fitout

Total Area: 8,654 sq ft

- Open office
- Meeting rooms
- Core



- 82 x Desks
- 1 x Meeting Room (14p)
- 1 x Meeting Room (12p)
- 2 x Meeting Room (10p)
- 1 x Meeting Room (6p)
- 1 x Meeting Room (4p)



FLOOR PLATE:

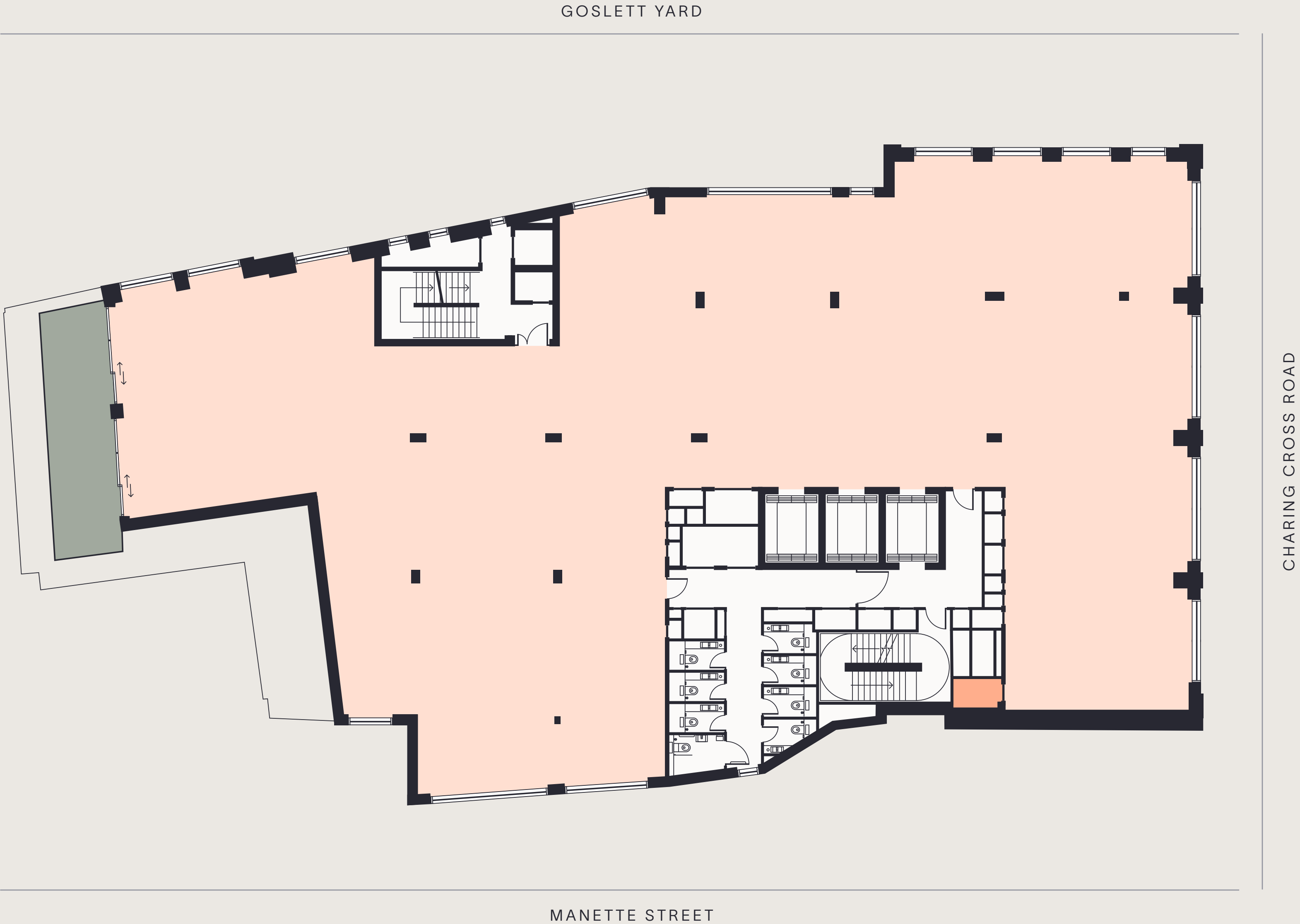
Second floor

Total Area: 8,038 sq ft

Office: 8,012 sq ft

Storage: 26 sq ft

Terrace: 315 sq ft



FLOOR PLATE:

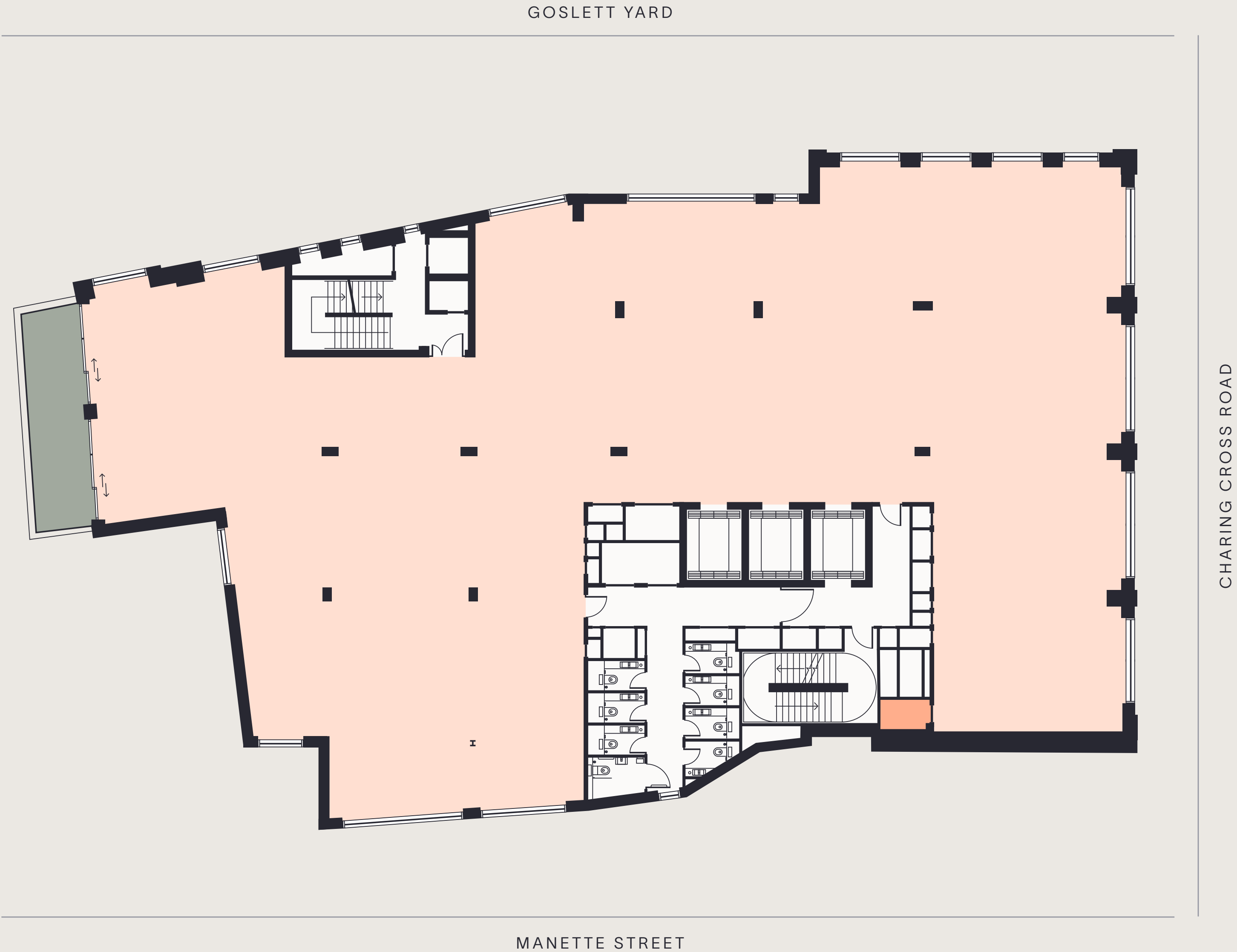
Third floor

Total Area: 7,730 sq ft

Office: 7,704 sq ft

Storage: 26 sq ft

Terrace: 251 sq ft



FLOOR PLATE:

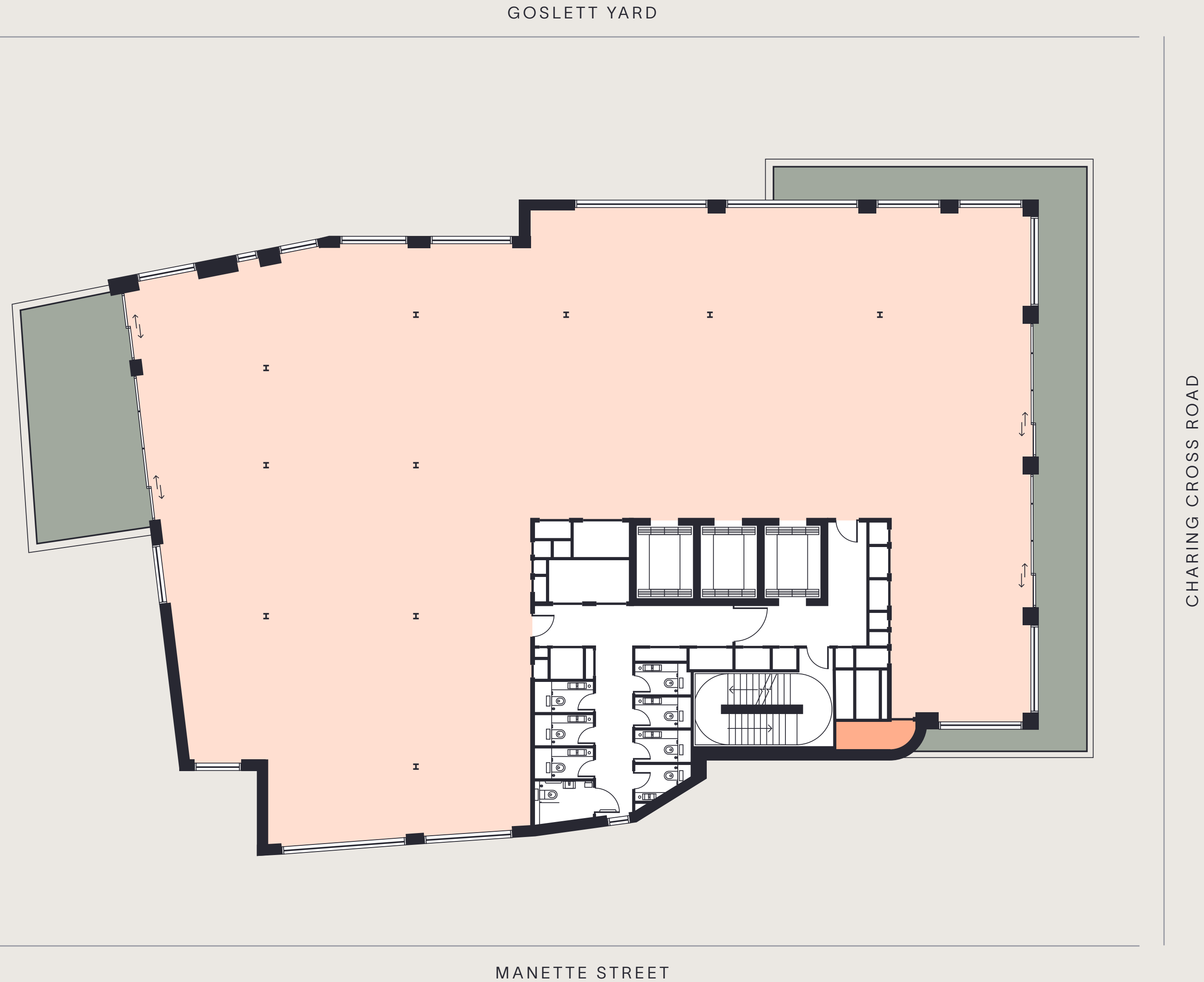
Fourth floor

Total Area: 6,719 sq ft

Office: 6,688 sq ft

Storage: 31 sq ft

Terrace: 1,014 sq ft





# Versatile workspaces

Cat A office space





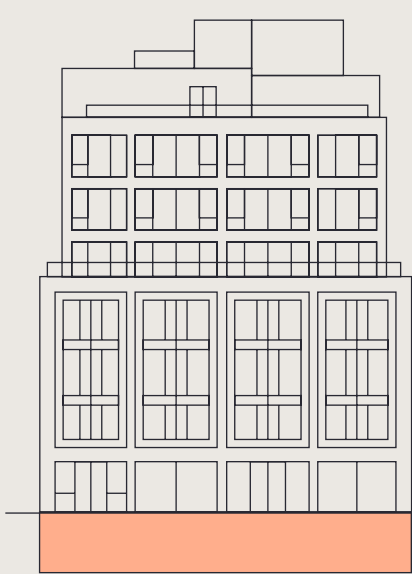
# Open outdoors

7th floor terrace:  
1,076 sq ft of communal space

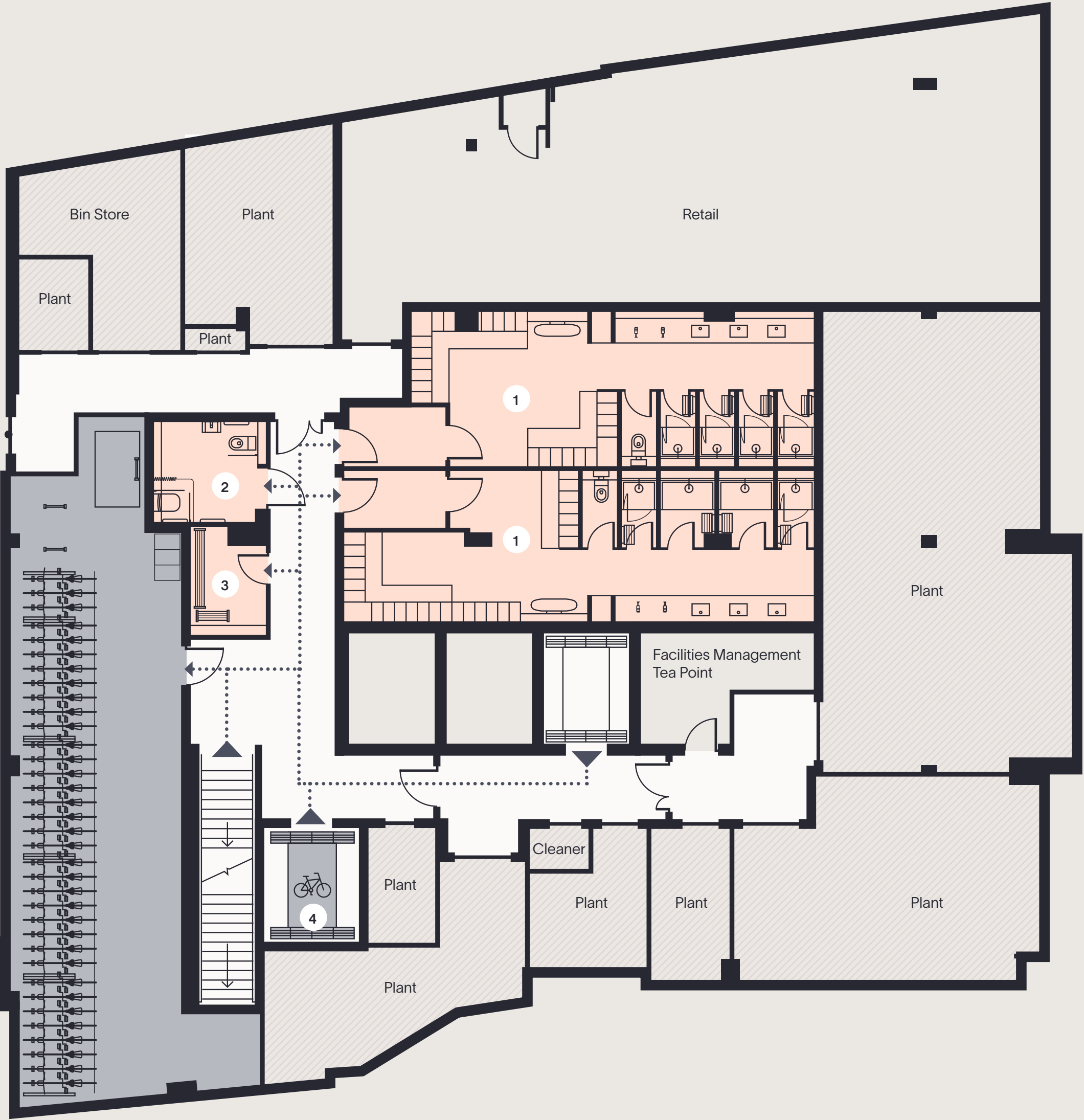
Communal Terrace: 7th Floor, with outdoor kitchen, retractable canopy and yoga area

FLOOR PLATE:

Basement



- End of journey facilities
  - Core
  - Plant room
  - Cycle store
- Direction to facilities
- 1 Changing rooms
  - 2 Gender neutral accessible WC & changing room
  - 3 Drying room
  - 4 Cycle lift



# Arrive in style

Superb end of journey facilities situated in the basement



## Gym-quality changing rooms

Male and female changing rooms  
1 Drying room  
8 Showers  
4 Hair dryers  
2 Ironing boards  
106 Lockers



## Inclusive and accessible

Accessible, gender neutral  
WC & changing room  
Accessible cycle parking  
Step-free access



## Cycle friendly

96 Cycle spaces  
2 Cycle maintenance stations  
9 Folding cycle lockers





Basement cycle store with 96 spaces



# Summary specification

» 41,624 sq ft

TOTAL FLOOR AREA

» 4,207 sq ft

TOTAL TERRACING

Note: Total measurements for the whole building



## Brand new offices

with 2.7m clear ceiling height over floors 1-6

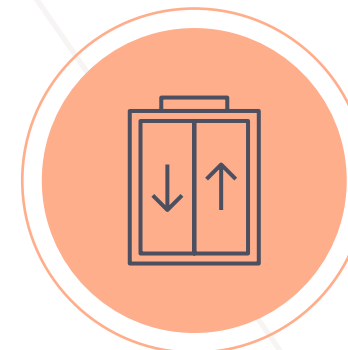


## 24 hr reception and security



## Communal terrace on 7th floor

with yoga zone, outdoor kitchen and sun canopy



## Three passenger lifts

and one cycle lift



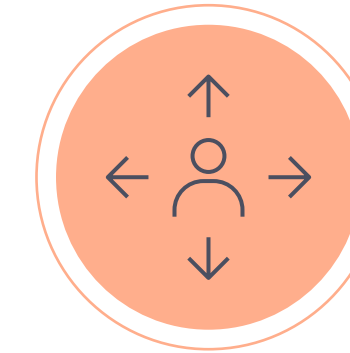
## Commuter facilities

including separate cycle entrance with direct access to amenities

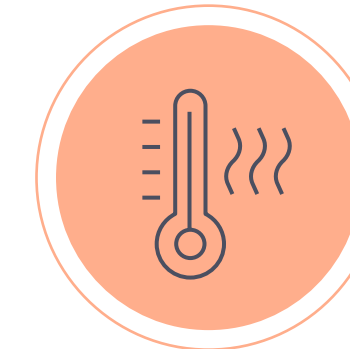


## Eight private terraces

with porcelain tiling and sliding doors across six office floors



## Occupancy level designed allowing 10sqm/person



## VRF heat recovery system with fan coil units



## Acoustic ceiling rafters and raised floors throughout the offices

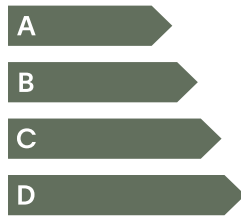
(100mm total zone)



## Openable windows

with capacity for future connection to BMS

# Excelling on sustainability targets



EPC  
RATING A



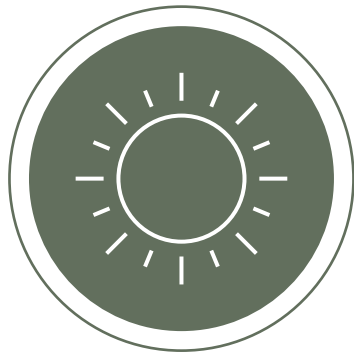
TARGETING BREEAM  
'OUTSTANDING'



84 INTERNAL AND  
12 EXTERNAL CYCLE  
STORAGE SPACES



CONNECTION TO  
NATURE WITH  
EIGHT TERRACES



NATURAL DAYLIGHT  
MAXIMISED THROUGHOUT  
THE BUILDING



HIGHLY ACCESSIBLE  
AND DDA COMPLIANT



SmartScore

TARGETING SMARTSCORE  
'GOLD'



WiredScore

TARGETING WIREDSCORE  
'GOLD'



TARGETING ACTIVESCORE  
'PLATINUM'



BCO 2019 GUIDANCE  
AS A MINIMUM

# Smart building features

127 CXR offers an array of smart and intelligent features, designed to enhance the daily wellbeing of its occupants. With the exclusive 127 CXR app, users can seamlessly access and utilise a wide range of building features directly from their smartphones, offering a new level of convenience and connectivity.



ACCESS  
CONTROL



LIFT  
INTEGRATION



HVAC  
CONTROL



LIGHTING  
CONTROL



COMMUNITY  
NOTICES/ALERTS  
(events and services)



ACCESS LOCAL  
INFORMATION



ENERGY  
MONITORING



INDOOR AIR QUALITY  
MONITORING



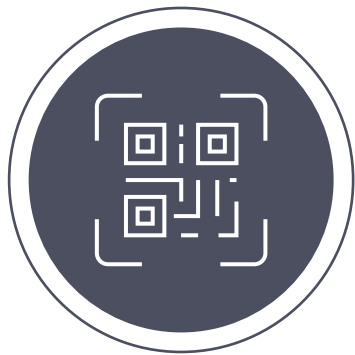
SMART  
LOCKERS



OCCUPANCY  
SENSORS



FEEDBACK  
COLLECTION



STREAMLINED VISITOR  
EXPERIENCE  
(QR visitor pass on smartphone)

# Contacts

## OFFICE AGENTS



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## DEVELOPERS



NOMURA REAL ESTATE  
DEVELOPMENT

## ARCHITECTS

Barr Gazetas