

60 CHARLOTTE ST

60 CHARLOTTE STREET HAS BEEN TRANSFORMED TO PROVIDE 36,822 SQ FT OF CONTEMPORARY OFFICE SPACE IN THE HEART OF FITZROVIA

JOIN THE TENANTS WHO HAVE RECENTLY MADE THE BUILDING THEIR HOME

Great Hill
PARTNERS

GAUCHO

PERRY ELLIS

REVCAP

coremont

IHinternational
advisors



3,200 TO
36,800 SQ FT OF
CONTEMPORARY
OFFICE SPACE
TO LET
60CHARLOTTESTREET.COM

TO LET
3,200 TO
36,800 SQ FT OF
CONTEMPORARY
OFFICE SPACE

LOOKING FOR
YOUR OWN
PRIVATE OFFICE?

GOOD TO
HOLD OFF
YOUR CURRENT
OFFICE TOILET

A BUILDING RE-IMAGINED

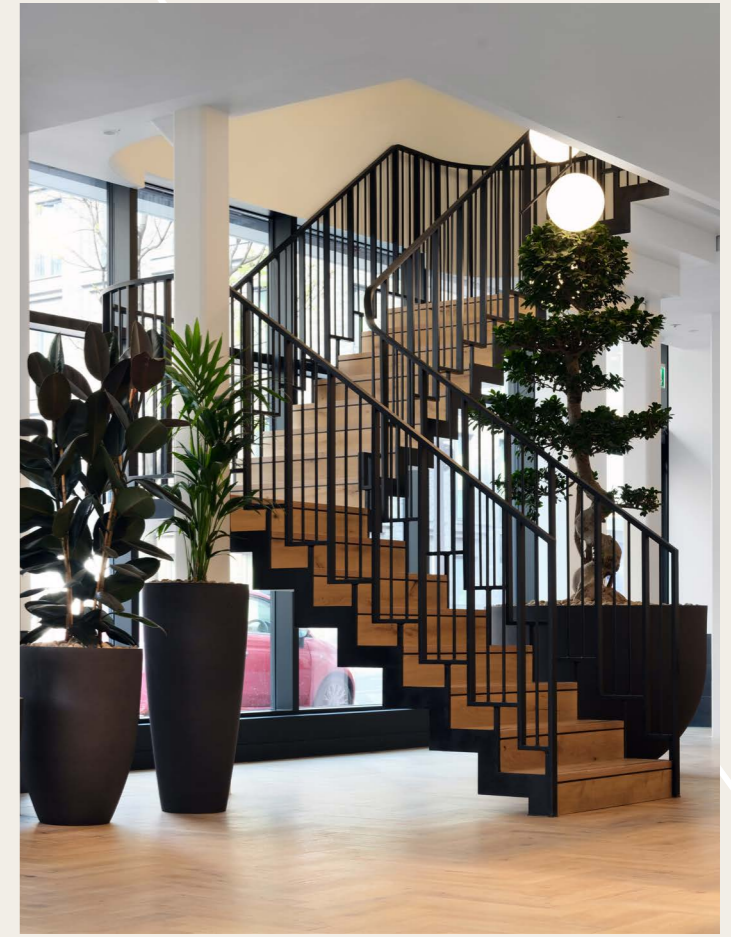
60 Charlotte St is a 7-storey striking building situated on Fitzrovia's most renowned thoroughfare, Charlotte Street.

With a stunning reception, flexible floorplates, panoramic views and a private underground car park, 60 Charlotte Street has been meticulously designed for the modern occupier.

A DESIGN-LED APPROACH

The reception has been extensively remodelled and extended to include a new crittall style frontage with a striking feature staircase connecting to the upper floors.

Architectural finishes throughout the building have been selected to create a sophisticated environment for an enhanced occupier experience.



WORK, REST AND PLAY

Positioned within the vibrant West End, Fitzrovia offers a distinct and authentic neighbourhood charm.

The streets are lined with some of London's best hotels, restaurants, bars and independent shopping boutiques.

The excellent lifestyle amenity that Fitzrovia offers continues to be an attraction for the media, AI, fintech and creative industries.

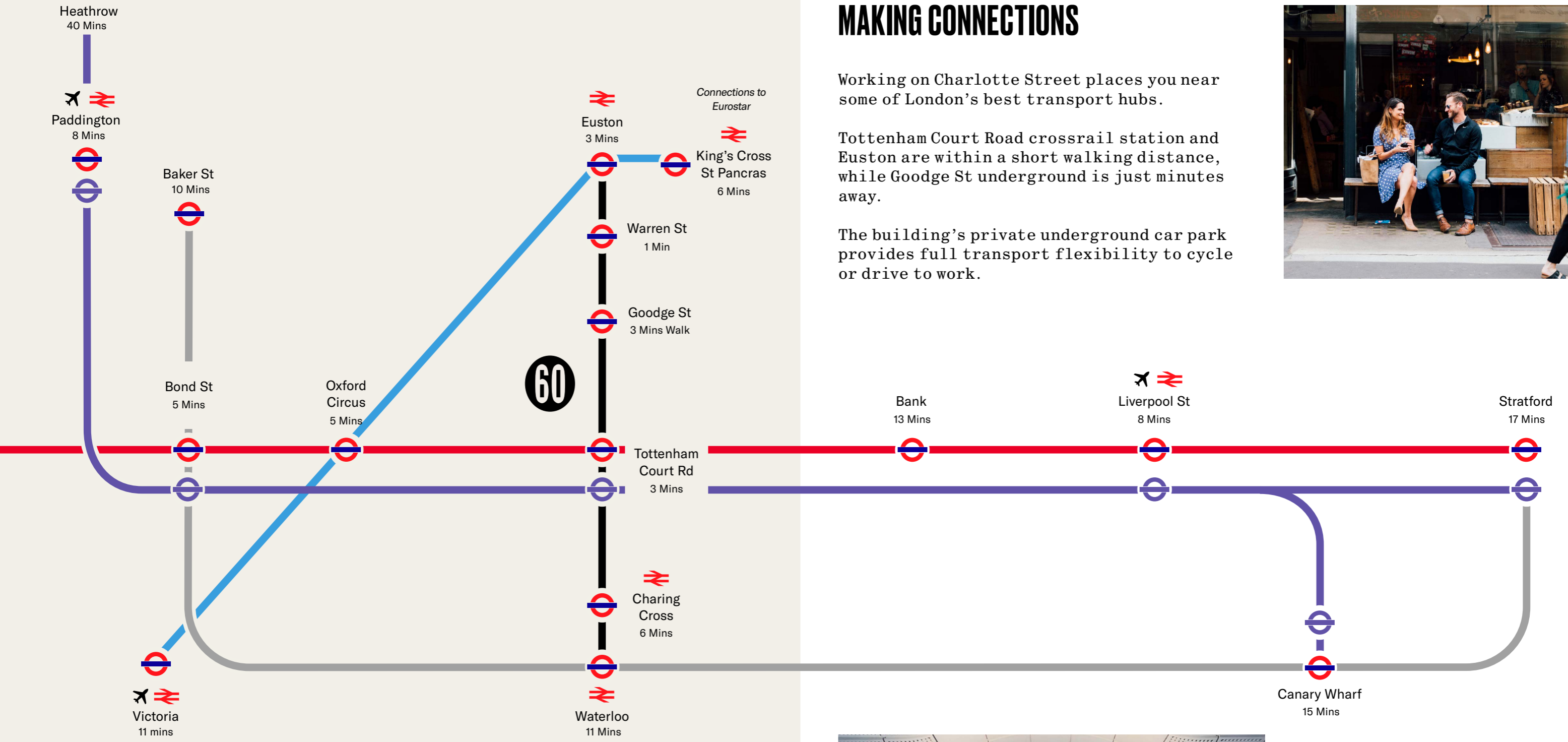
OFFICE OCCUPIERS

01. Monday.com
02. Netflix
03. Estée Lauder
04. Entertainment One
05. Boston Consulting
06. Benevolent AI
07. Take-Two Interactive
08. Apollo
09. G-Research
10. Arup
11. Make Architects
12. Ted Baker
13. Octopus Energy
14. Heineken
15. Google
16. BBC
17. Databricks
18. Fundment
19. Pinterest

AMENITIES

01. Norma
02. Charlotte St Hotel
03. Roka
04. Circolo Popolare
05. Rovi
06. Hakkasan
07. Honey & Co
08. Berners Tavern
09. The London Edition Hotel
10. Percy & Founders
11. The Salt Yard
12. Riding House Café
13. Bao Fitzrovia
14. Clipstone
15. Noize
16. Kave
17. The Lucky Pig
18. Frame Fitzrovia
19. Uzumaki London
20. The Mandrake Hotel
21. Emelie's Wine House
22. Psyche
23. Lima
24. Pied A Terre
25. Flesh & Buns
26. University College London
27. University of London
28. SOAS University of London
29. University College Hospital
30. Wellcome Collection
31. Dr Martens



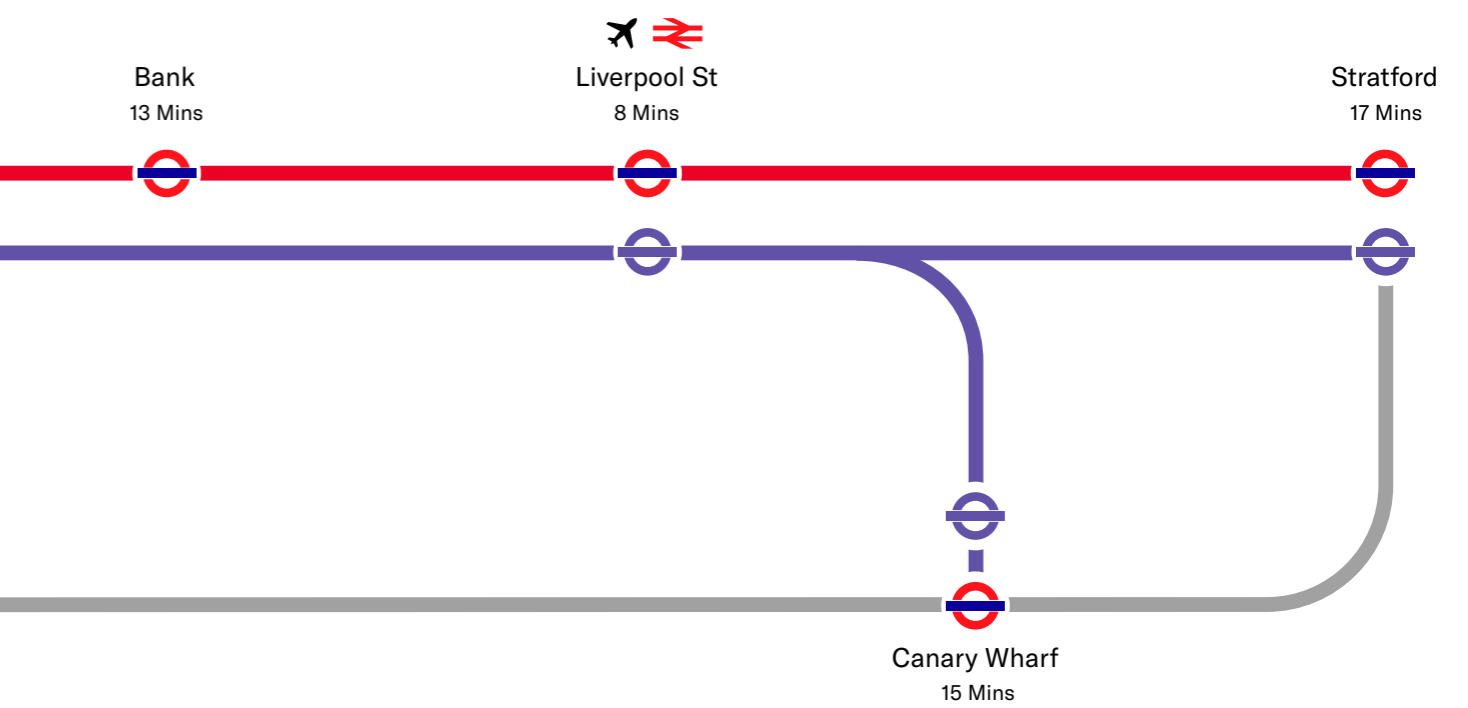


MAKING CONNECTIONS

Working on Charlotte Street places you near some of London's best transport hubs.

Tottenham Court Road crossrail station and Euston are within a short walking distance, while Goodge St underground is just minutes away.

The building's private underground car park provides full transport flexibility to cycle or drive to work.

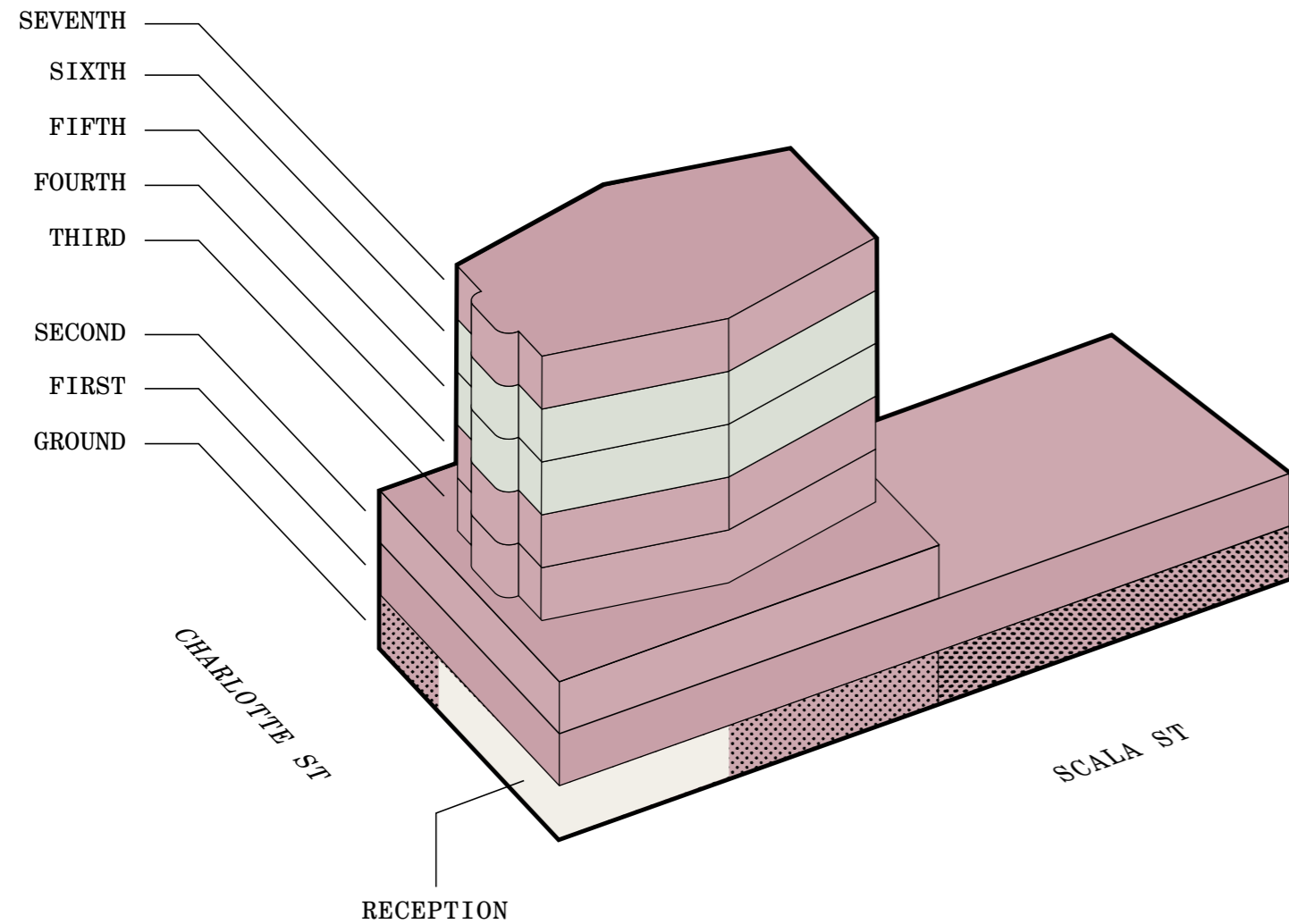


* ALL JOURNEY TIMES FROM GOODGE ST STATION USING CROSSRAIL WHERE APPLICABLE

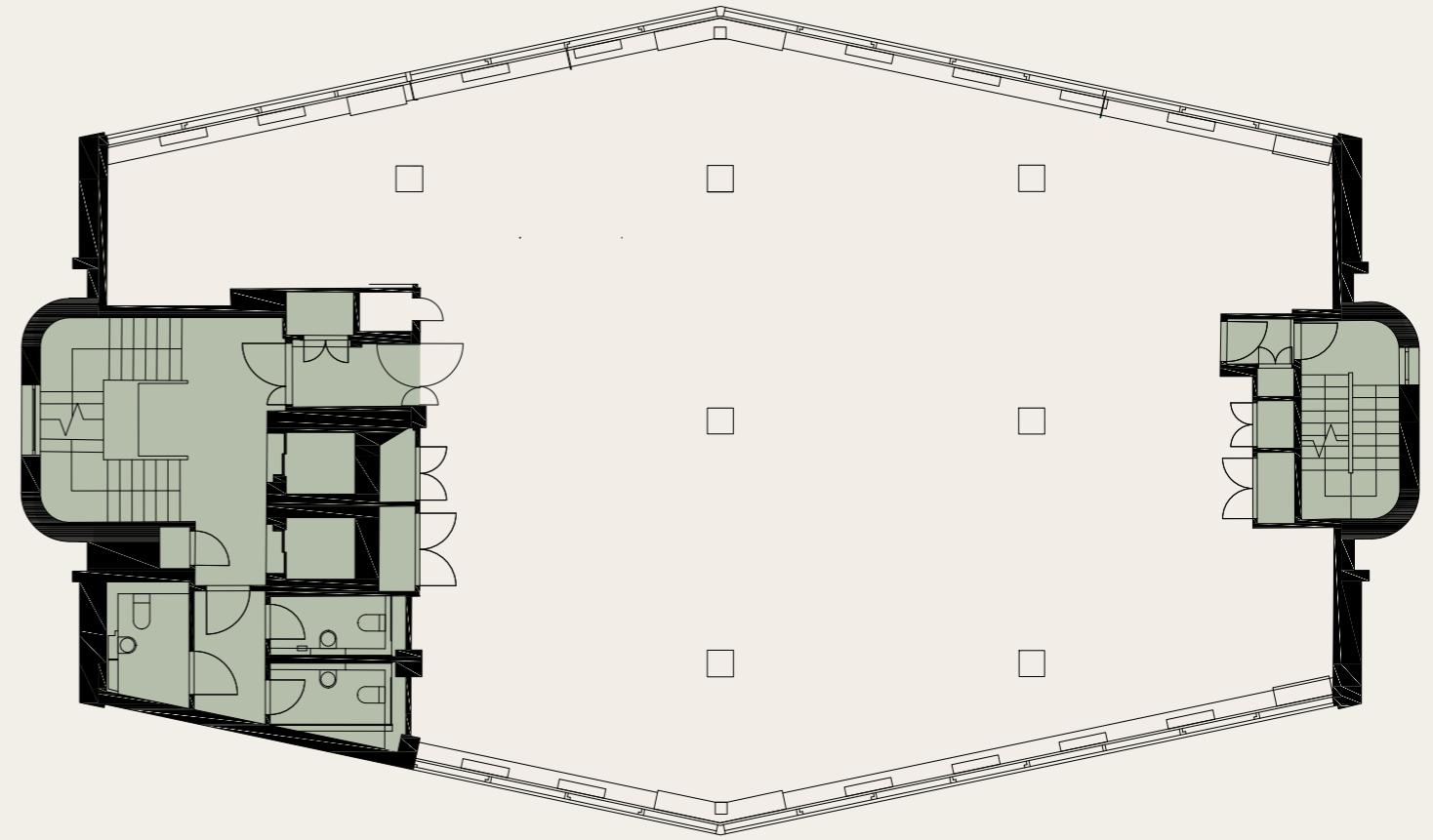


SCHEDULE OF AREAS

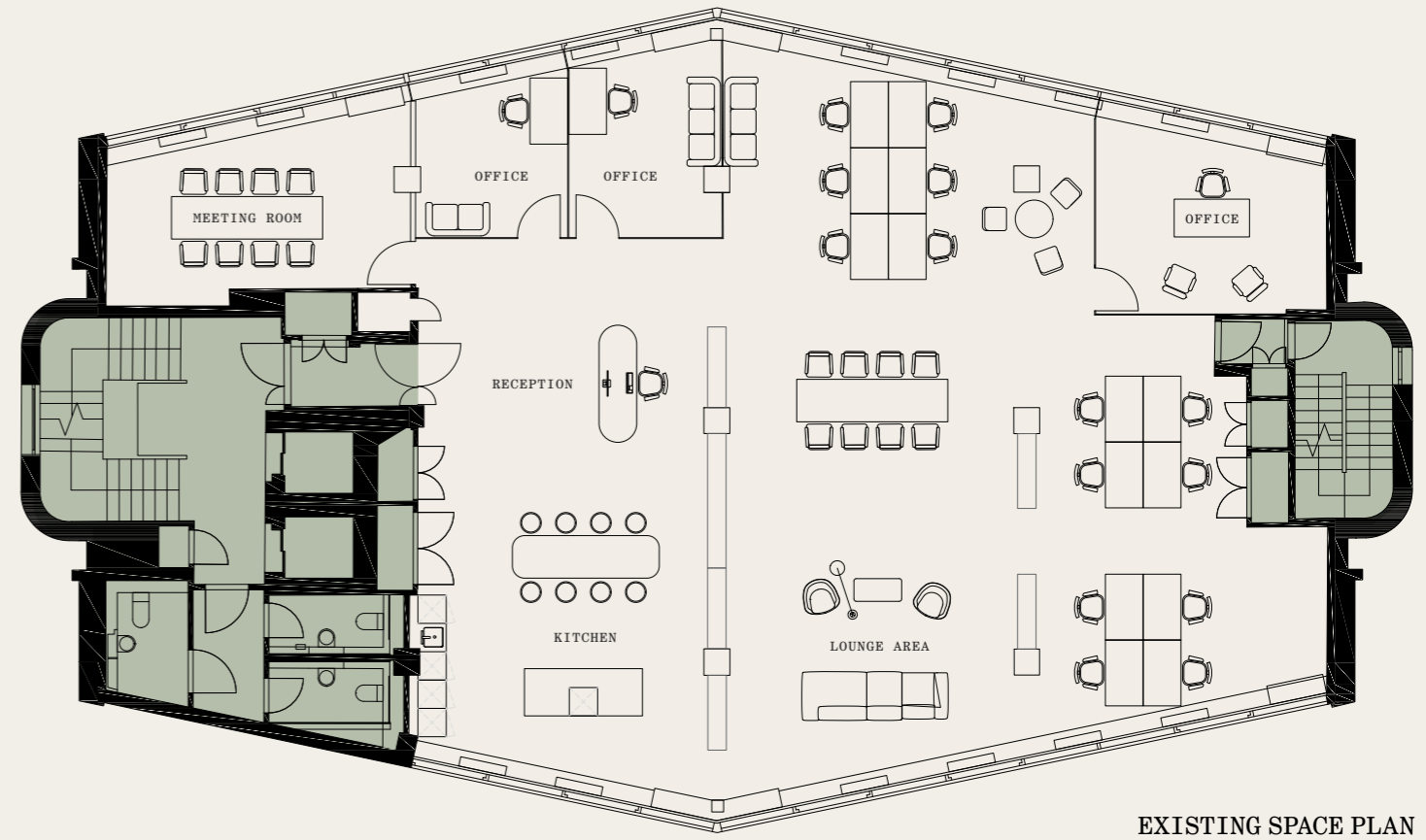
Floor	SQ FT	SQ M	Availability
Seventh	3,092	287	Great Hill PARTNERS
Sixth	3,224	299	Available November 2026
Fifth	3,230	300	Available
Fourth	3,281	305	IH International advisors
Third	3,028	281	REVCAP
Second	6,040	561	REVCAP
First	11,997	1,115	coremont
Ground	6,022	560	PERRY ELLIS
Total Available	6,454	599	



TYPICAL FLOOR PLAN



FIFTH FLOOR PLAN: 3,230 SQ FT





FURNITURE BY ARRANGEMENT



FURNITURE BY ARRANGEMENT



FURNITURE BY ARRANGEMENT

FEATURES AND FACILITIES

60 Charlotte Street offers a contemporary working environment with best-in-class features and facilities.



Occupancy
1 person per 8 sqm



2 x 9 Person
passenger lifts



18 underground
car parking spaces



Fibre backbone
with multi-gigabit
bandwidth



76 Cycle
parking spaces



Reception concierge
with 24hr security



New VRF
air-conditioning
system



Floor to exposed
ceiling height 3.2 M
to 3.84 M



Fresh air by MVHR,
ducted directly
onto the façade



Shower rooms and
lockers designed
by Five at Heart



BUILDING SPECIFICATION

60 Charlotte Street has been designed for the discerning modern occupier with high quality finishes and specification throughout.

DESIGN CRITERIA

Lighting

- 8 watts per m2

Fresh Air

- 10l/s @ 1 person per 8m2

Power

- 25 watts per m2

Heating & cooling

- 140 watts per m2 total

OCCUPANCY DENSITY

Design Occupancy

- 1 person per 8 m 2
- There is the potential for a tenant to include alterations to their fitout in order to improve the occupancy to 1 person per 6 m2

Plant and servicing

- 1 person per 6 m2

Means of escape

- 1 person per 6 m2

WCs

- 1 person per 8 m2

ELECTRICAL / LIGHTING

- Fagerhult LED linear suspended lighting throughout with intelligent, programmable fittings to office floor
- Emergency lighting complies to BS5266 and is integrated into the main luminaire layout and/ or local standalone illuminated fire exit signage

SUSTAINABILITY CREDENTIALS

EPC Rating

- EPC: B

OFFICES DESIGN

Typical Floor

- Raised floor void 80 mm
- Raised floor to slab height 3.18 m
- Raised floor to exposed services height 2.55 m

Floor Loading

- The floor slabs are designed to accommodate the following uniformly distributed live loads: Office floor areas (typical): 2.5 kN/m2 + 1.0 kN/m2

Internal Design Conditions

- Winter / Summer 21/23 (+/-2) degrees Celsius

Internal Design

- Floors: Metal tile raised floors
- Walls: Finished in white emulsion paint

Ceiling:

Exposed services in white

Windows

- Floor to Ceiling

Floor Entrance

- Direct self-contained entrance to offices from access-controlled doors on Scala Street
- Secondary entrance door via Charlotte Street main office entrance in Crittal style door with fluted glazing

WC'S

Design

- Modelled by Barr Gazetas architects
- Vanity tops: Corian Deep Nocturne
- Sanitaryware: White porcelain with brassware and accessories by Crosswater in black finish
- Tiles: Chevron feature wall tiles by Domus
- Flooring: Hexagonal floor tile

PASSENGER LIFTS

- 2 no Kone Monospace 9 person passenger lifts with bespoke interior
- Lift Speed: 1.6m per second
- Wheelchair accessible and DDA compliant

MECHANICAL

Air conditioning

- Ceiling mounted exposed services throughout, finished in white
- Heating and cooling by new Variable Refrigerant Flow system (VRF) system
- Fresh air supplied by central Air Handling Unit and additional Mechanical Ventilation Heat Recovery (MVHR) units
- Each fan coil unit can be controlled individually or via a master floor area controller
- Fresh air supplied by dedicated mechanical ventilation heat recovery (MVHR)
- Heat ventilation recovery units are ducted directly onto the façade
- Each fan coil unit can be controlled individually or via master floor area controller

Services

- Capped services with potable water and drainage connections to riser

COMMON PARTS DESIGN

Reception

- Remodelled by Barr Gazetas architects
- Flooring: Engineered timber floor by Ted Todd
- Feature walls: Pittorica Tiles by Domus
- Ceiling: Painted plasterboard ceiling with LED lit coffer detail
- Reception Desk: Bespoke with Carrara Marble top and Pittorica Tiles by Domus
- Lighting: Flos feature lighting
- WCs: One accessible WC for visitors

External structure

- Reinforced concrete frame construction Schuco curtain wall and glazing system with Portland stone cladding to lower floors

BUILDING AMENITY

Showers Male / Female

- Newly refurbished female and male changing and shower rooms
- 4 Male Showers, 3 Female Showers
- Wall tiles: Chevron wall tiles by Domus
- Floor tiles: Anti-slip hexagonal
- Vanity stations: Corian vanity top in Deep Nocturne

Cycle Access

- A dedicated cycle and car access ramp is located on Scala Street

Cycle storage

- 76 spaces of which 10 are lockers for folding cycles.

Lockers

- 12 male and 10 female in shower rooms
- 70 additional lockers available in

Car park

- Vehicle parking spaces 18 underground secured car park spaces

Storage

- Additional storage available by separate arrangement

Security

- Concierge
- Entrance via secure 24hr permanently staffed reception on Charlotte Street
- 24hr CCTV in operation
- 24 hr access
- Door entry system linked to reception and car park entrance

Connectivity

- Diverse, ultra-resilient, fully-managed connectivity infrastructure
- No requirement for wayleaves and immediate live internet connections
- Fixed wireless dish and multiple top-tier fibre carries with automatic failover from fibre to fixed wireless offering unrivalled resilience

LEASING AGENTS**BLUEBOOK****Chris Watkin**

chris@bluebooklondon.co.uk
+44 7730 066 523

Isobel Ewart-Fearn

isobel@bluebooklondon.co.uk
+44 7714 491 025

Charlie Page

charlie@bluebooklondon.co.uk
+44 7503 154 610

**Alex Browning**

alex.browning@jll.com
+44 7872 107 536

Alex Mackay

alex.mackay@jll.com
+44 7756 222 669

Isabella Woodhead

isabella.woodhead@jll.com
+44 7827 758 781

DEVELOPER

Westbrook Partners

ARCHITECT

Barr Gazetas

60CHARLOTTESTREET.COM