



# 54 CHARLOTTE STREET

## 54 CHARLOTTE STREET IS LOCATED IN A prime position on Charlotte Street, next to the junction with Goodge Street.

The building is currently undergoing a full refurbishment, the end result being a five star unbranded flexible office space in a prime Fitzrovia location, just a six minute walk to the Elizabeth line at Tottenham Court Road and one minute to Goodge Street Underground.

The building will have an onsite gym and studio, bright and spacious reception with meeting rooms and coffee bar, breakout space and phone booths throughout the building and a stunning roof terrace.



# RECEPTION DESK AND COFFEE BAR AREA

A particularly warm and welcoming reception area with tenant board.

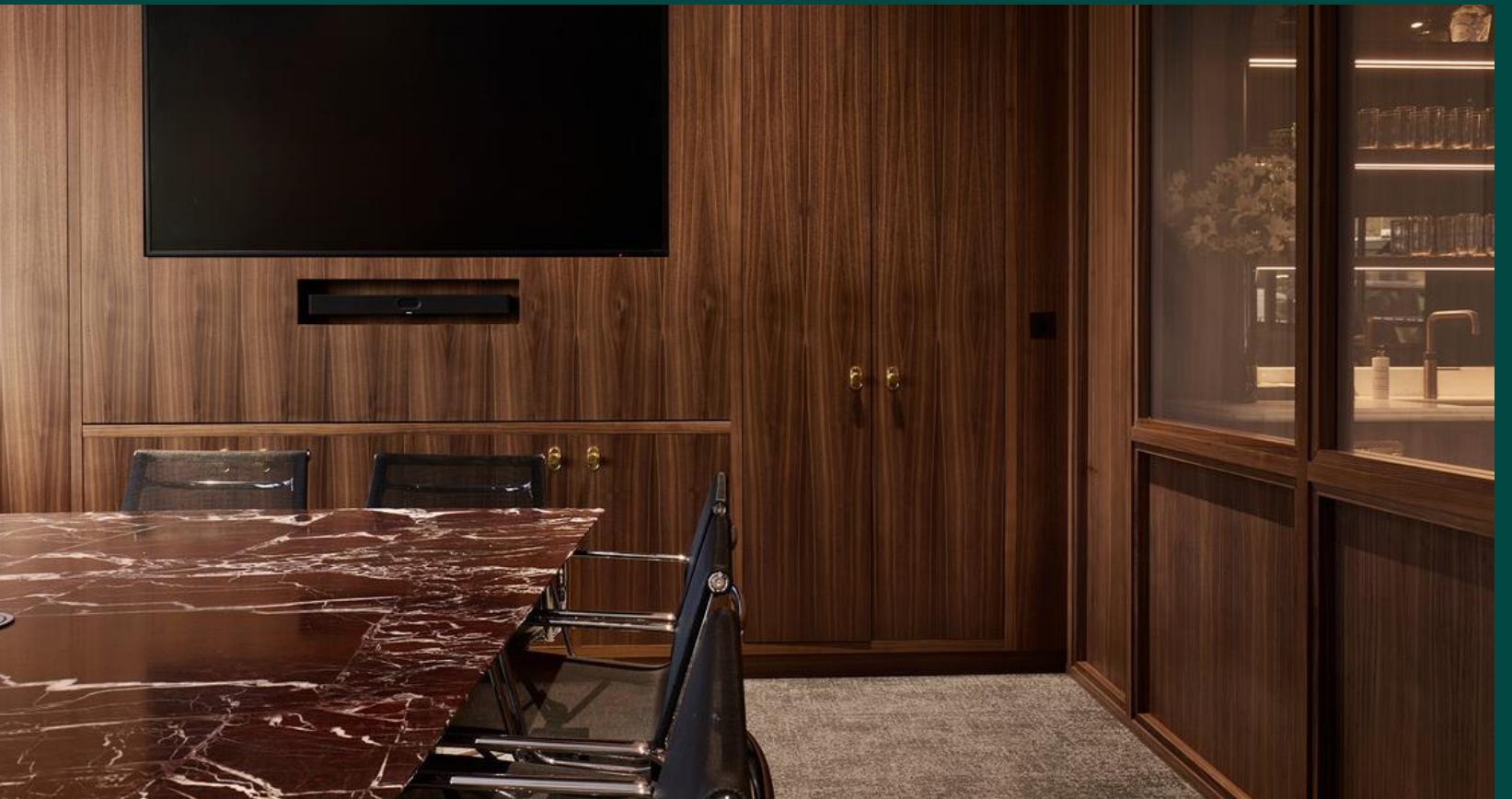
Adjacent to reception is a number of seating options, complimentary snacks/drinks and a coffee machine



# MEETING ROOMS

We have 2 onsite boardrooms of particularly high quality with Yealink conference call and presentation capabilities.

We also offer snacks and drinks as well as catering options via our reception team.



# SITE DETAILS

All offices come supplied with as many high quality desks, chairs and pedestals as required.

We also supply telephones at no extra charge. Where possible we try to accommodate other furnishing requirements, but are also able to offer our purchasing power with a supplier for any requests we can't accommodate.



# SITE DETAILS

**This site includes a  
particularly  
impressive roof terrace.**

This has been furnished to a high  
Standard with a bar, seating- perfect space to  
network, host casual meetings or relax with  
panoramic views of the city

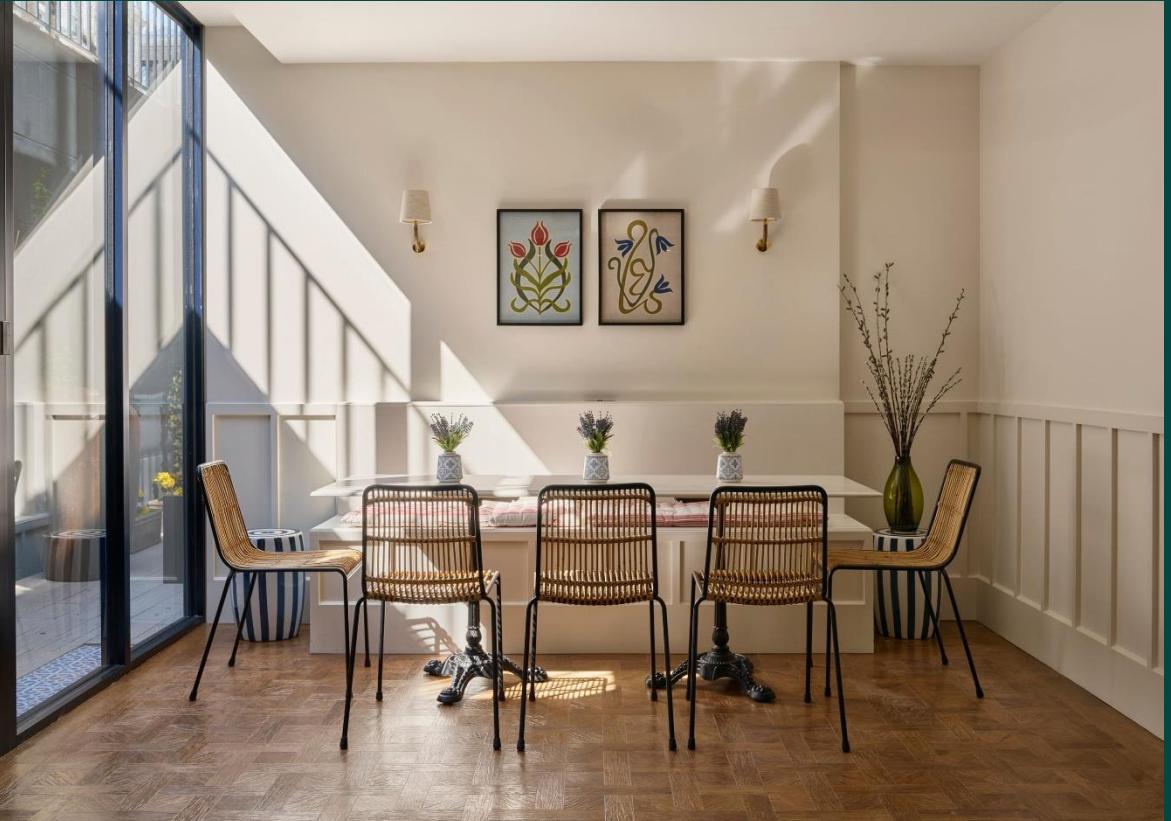


# SITE DETAILS

## State- of- the- art gym facility and fitness studio

This is perfect for maintaining a healthy work-life balance. The gym is included in the price for all clients with large changing rooms and a towel service. The studio classes will be charged per class and all clients of the building will be given priority.





# INCLUDED IN YOUR RENTAL



- ◆ Rent, rates, service charge, utilities, AC
- ◆ Furniture (desk, chair, pedestals)
- ◆ Phone handset, line rental, DDI's for each handset + company number. Call forwarding to external numbers and message retrieval from outside the office
- ◆ IT – 250Mb shared band width, set up and use of on-site IT team
- ◆ Use of our resilient internet connection as a failover for main circuit
- ◆ Receptionist, basic secretarial services such as call answering, post handling, greeting clients
- ◆ 24/7 security and access
- ◆ Daily cleaning
- ◆ Kitchen usage (hot and cold refreshments included)
- ◆ Showers and bike spaces
- ◆ 5<sup>th</sup> floor Terrace
- ◆ State-of-the-art gym included and studio classes

# FOR ALL ENQUIRIES

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