

12 ST GILES SQUARE, CENTRE POINT

FITZROVIA **WC2H 8PA**

GRD, 1ST & MEZZ FLOORS – 8,034 SQ FT

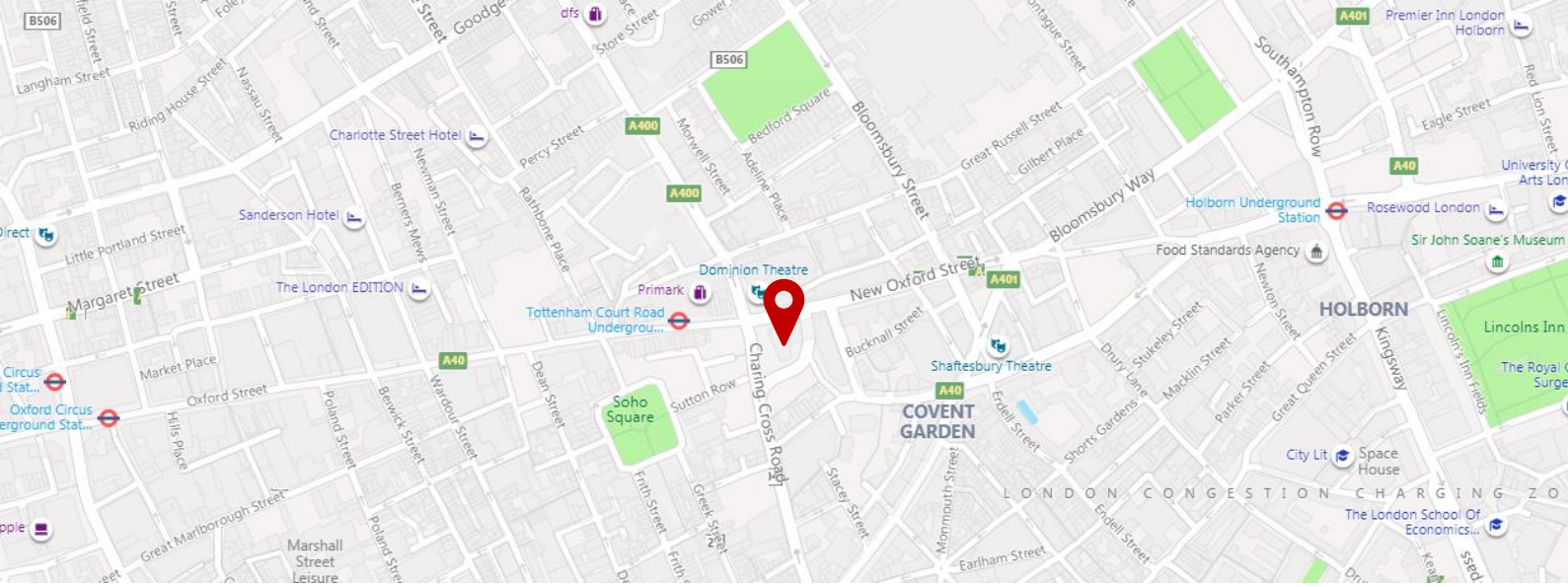
EDWARD CHARLES
& PARTNERS **W 1**
CHARTERED SURVEYORS



UNIQUE STATEMENT OFFICE SPACE COMING SOON...

The available space comprises the ground, 1st and mezzanine floors and is self-contained with its own entrance and passenger lift accessed directly off the newly redeveloped St Giles Square. The space is vacant and being refurbished to a full Cat A specification.

Internationally recognised address	c.4m floor to ceiling heights	Incredible natural light	Private entrance & lift	Vaulted ceilings
Raised access flooring	New WC's	Cycle storage and shower	Adjacent to Elizabeth line station	Air conditioning



LOCATION

Centre Point is one of Central London's best known landmarks. The Estate includes the iconic tower, fantastic retail and leisure opportunities.

Built in 1966 it is one of the great works of modern architecture. Located in the heart of London's West End, the cultural heart of the city.

TRANSPORT

Tottenham Court Road Station – Elizabeth, Central and Northern Lines (6 mins walk)

Goodge Street Underground Station – Northern Line (7 min walk)

Warren Street Underground Station - Northern & Victoria Lines (9 min walk)

Oxford Circus Underground Station - Bakerloo, Central & Victoria Lines (10 min walk)

FLOOR	SIZE (SQ FT)	RENT (PSF)	RATES (PSF)	SC (PA)	AVAILABILITY
Mezz	1,609				
First	5,925	£89.50 (GUIDING)	C.£30.00	C.10.00	Immediate
Ground	500				
Total	8,034				

TENURE	Leasehold
LEASE	New lease available direct from landlord.
EPC	TBC

VIEWING

Strictly by appointment through landlord's sole letting agents:

Edward Charles & Partners
020 7009 2300

Jamie Shuttle
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