

74a Charlotte Street

2,111 SQ. FT FULLY FITTED OFFICE SPACE

PRIVATE CHARLOTTE STREET ENTRANCE



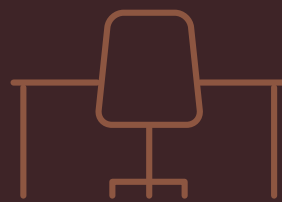
WELCOME AREA



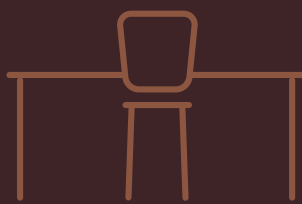
AVAILABLE ON A CONVENTIONAL
OR FULLY MANAGED BASIS

OPEN PLAN OFFICE SPACE

SPECIFICATION



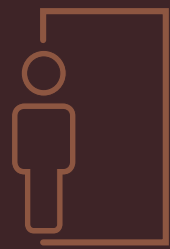
Open plan workstations: 20



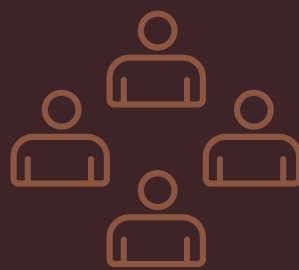
Agile workstations: 5



New Cat A+ office space



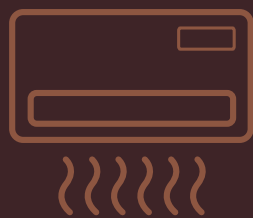
Self contained office entrance



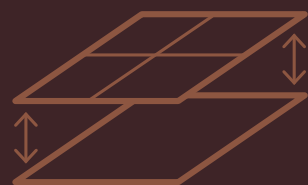
Meeting rooms: 2



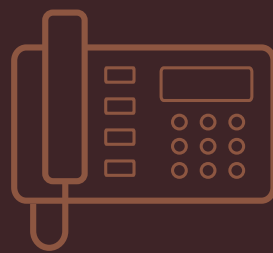
Breakout areas: 2



VRF Air conditioning



Fully accessible raised floors



Call rooms: 2



Kitchen: 1



Secure cycle racks



Shower facilities





BREAKOUT SPACE



BREAKOUT SPACE



KITCHEN AREA

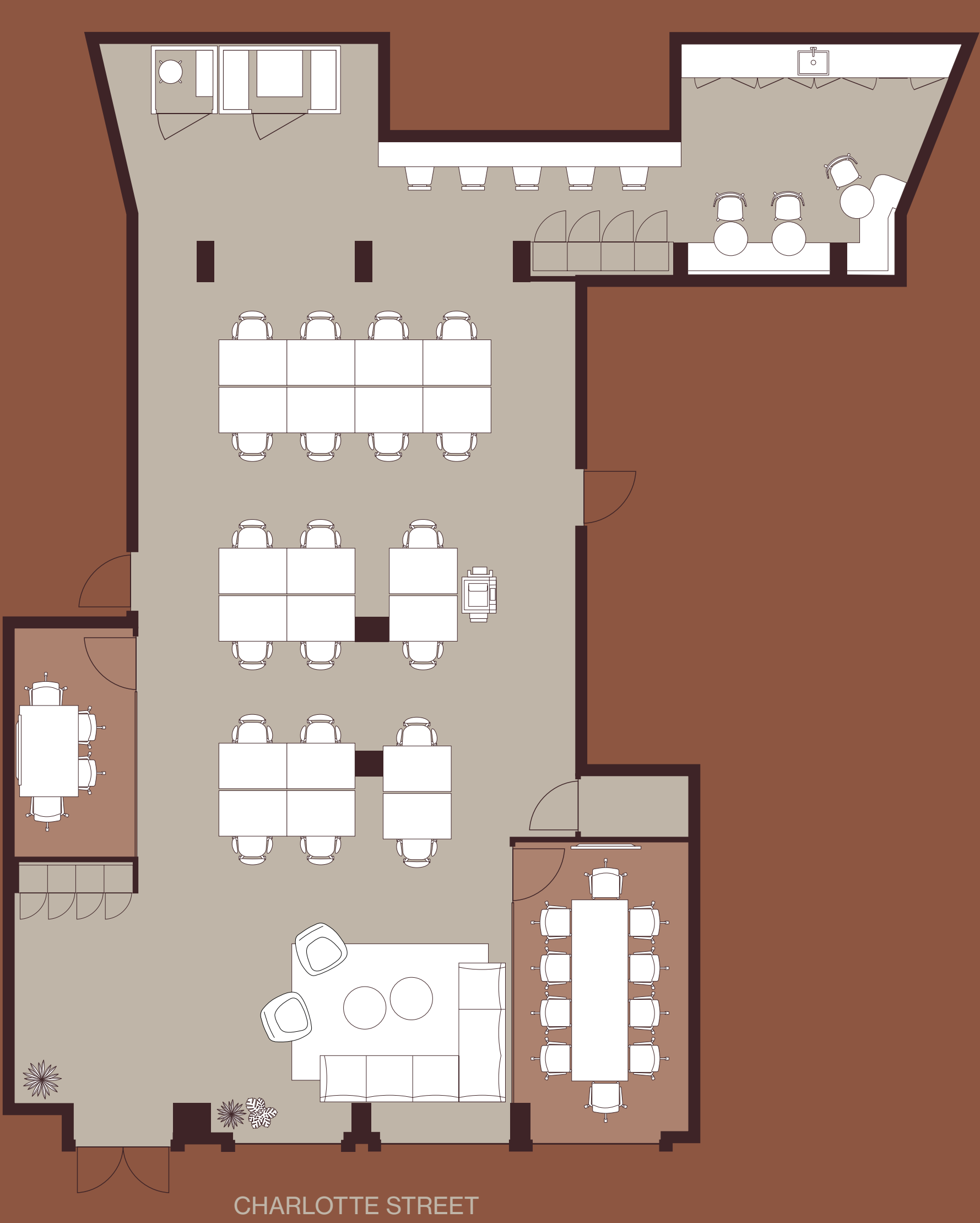
FLOOR PLAN

Suggested layout

GROUND FLOOR

2,111 sq. ft | 196 sq. m

Open plan workstations	20
Agile workstations	5
Meeting rooms	2
Breakout areas	2
Call rooms	2
Kitchen	1

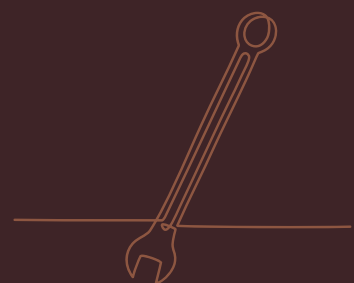


CHARLOTTE STREET

- Office
- Meeting rooms

MANAGED+

OUR CORE MANAGED+ SERVICES



Repairs and maintenance management



All inclusive billing



Daily cleaning



Secure high-speed internet and management



Utilities and rates management



Coffee, tea and snacks



Remote manager

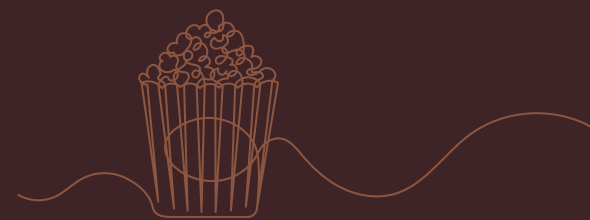


Building app integration and bookings

ENHANCED MANAGED+



Wellness and events management



Enhanced pantry options



Enhanced connectivity support



Fit out and project management



Medicare and Vitality memberships



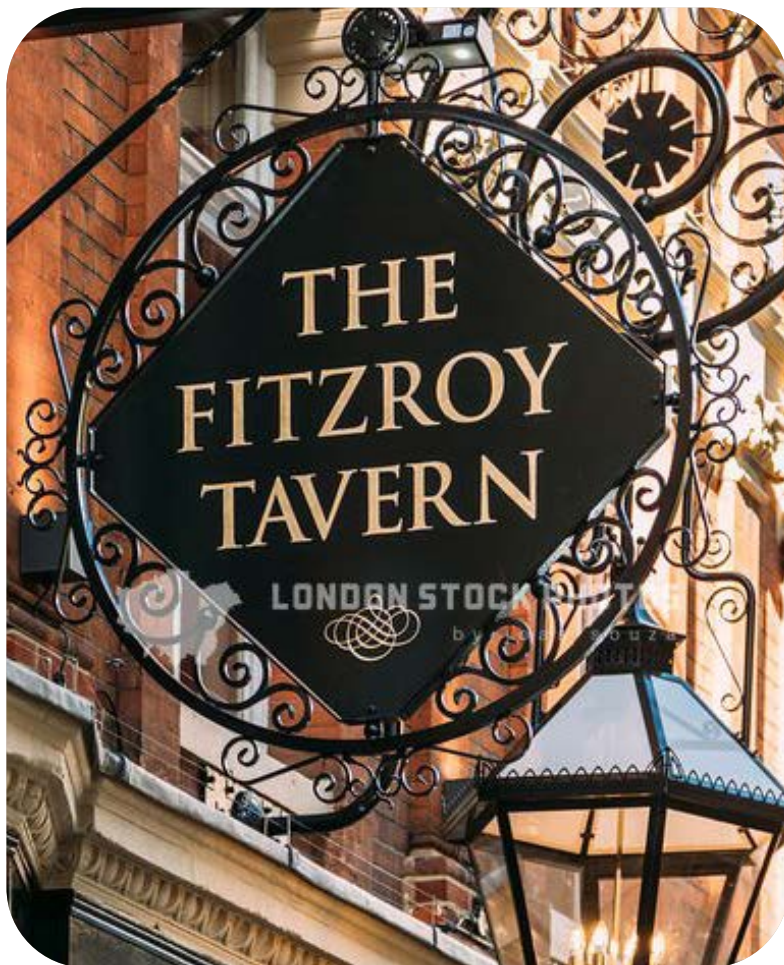
Dedicated Community Manager

MANAGED+

WHAT IS MANAGED+

	Cat A+	Cat A+ (Inclusive billing)	Managed	Managed+
Fully fitted and furnished	✓	✓	✓	✓
Rent, business rates and service charge charged inclusively		✓	✓	✓
Cleaning, utilities, fibre charged inclusively			✓	✓
Full amenity and customer service provision				✓

LOCAL AREA





LOCAL AMENITIES

Bars & Restaurants

- 1. Hiba Street Food
- 2. Lantana Fitzrovia
- 3. Blank Street Coffee
- 4. The Penny Drop
- 5. Store Street Espresso
- 6. Six by Nico London
- 7. Luso
- 8. Berners Tavern
- 9. Circolo Popolare
- 10. ROVI
- 11. ROKA Charlotte Street
- 12. Mr Fogg's Botanical Tavern & Treehouse
- 13. Mortimer House Kitchen
- 14. The Riding House Cafe
- 15. Kaffeine
- 16. Reverend J W Simpson
- 17. Attendant Coffee Roasters – Fitzrovia
- 18. Sushi Atelier
- 19. Harris + Hoole
- 20. The Lucky Pig Cocktail Bar
- 21. Lore of the Land
- 22. Honey & Co. Daily

Hotels

- 1. Treehouse Hotel London
- 2. The Newman Hotel
- 3. Sanderson London
- 4. Charlotte Street Hotel
- 5. The Mandrake

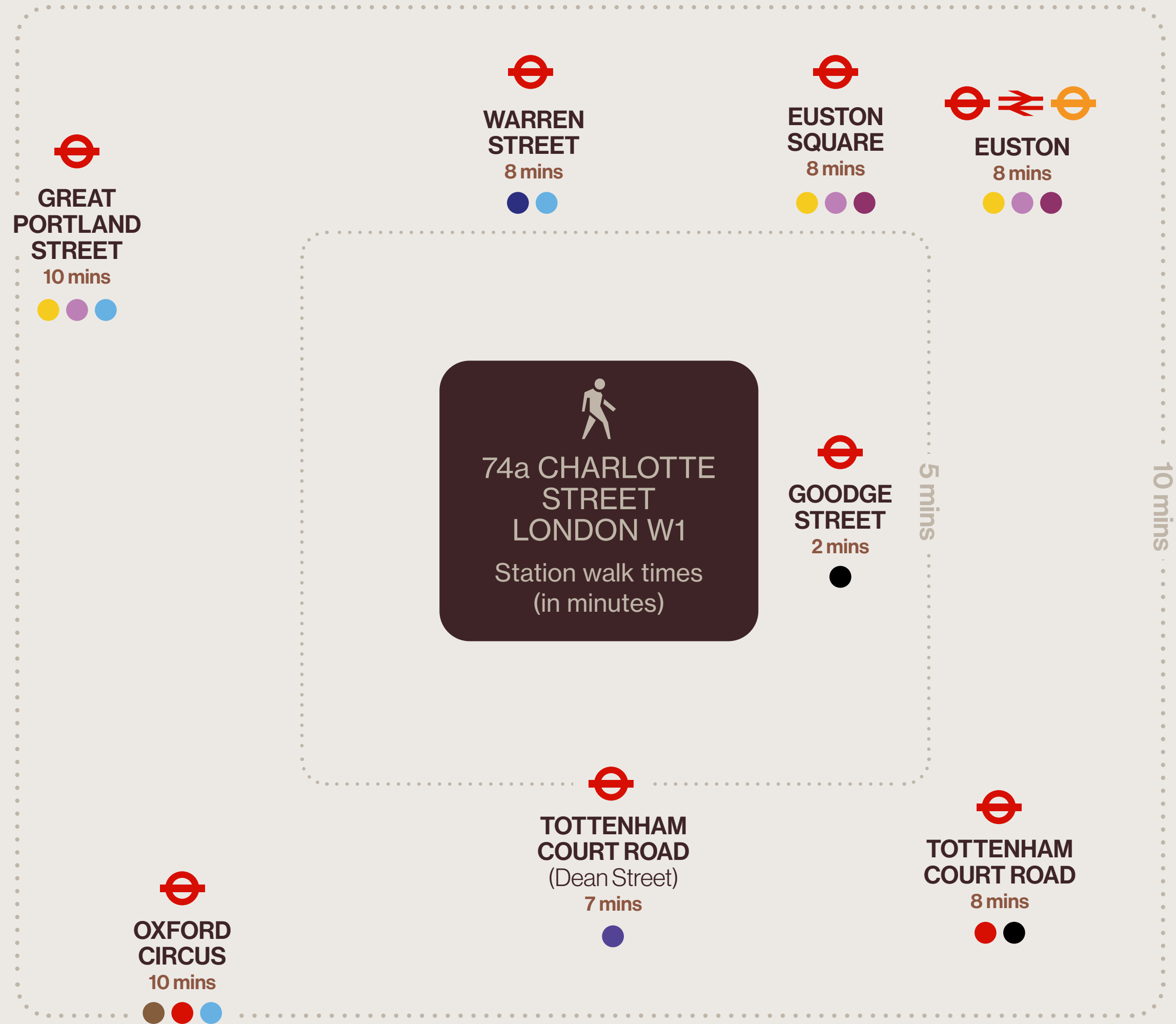
Gyms

- 1. F45 Oxford Circus
- 2. Psycle Oxford Circus
- 3. Body20 Fitzrovia
- 4. Ten Health & Fitness Fitzrovia
- 5. RUMBLE – Fitzrovia
- 6. PureGym London Tottenham Court Road
- 7. Epoch Fitness

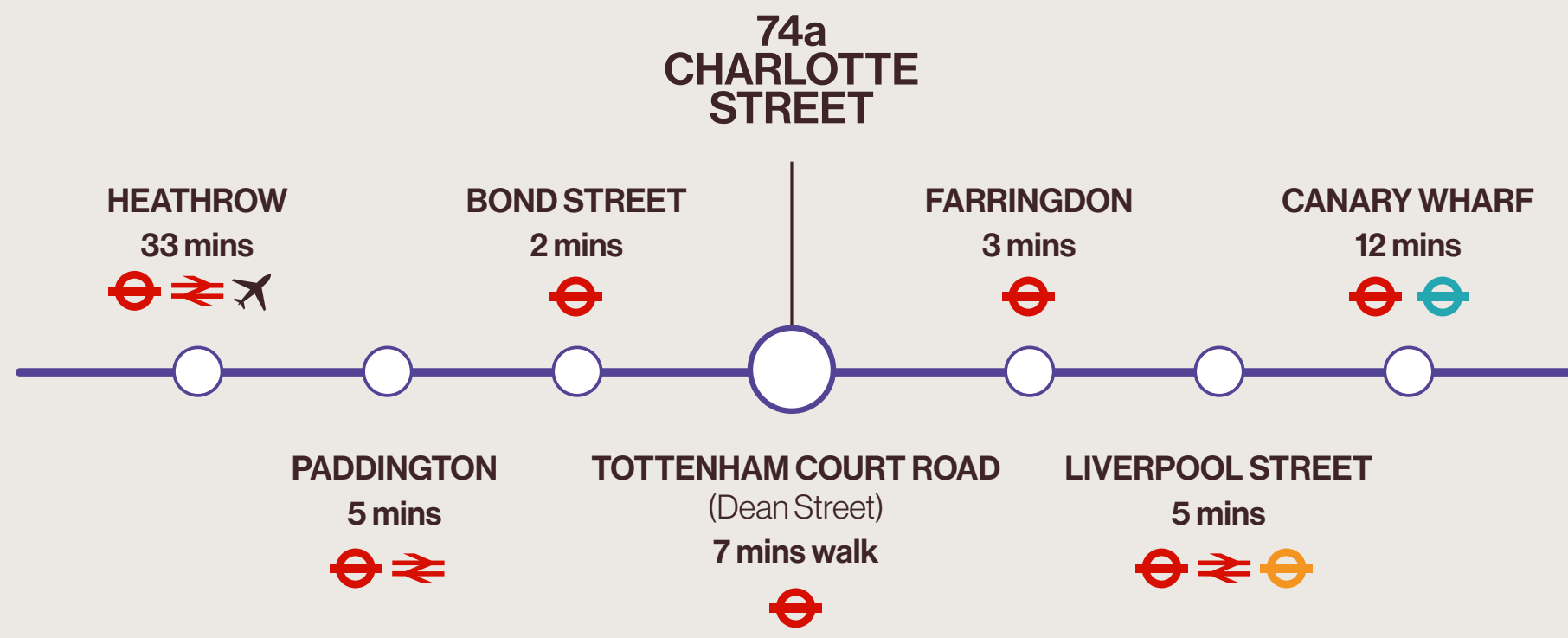
Local Occupiers

- 1. BenevolentAI
- 2. Freuds
- 3. Bakkavor Group London
- 4. Make Architects
- 5. Next 15 Group Plc
- 6. Atomico
- 7. Recap
- 8. Synova
- 9. Lionsgate Films
- 10. Gamesys Group
- 11. Arup
- 12. Gardiner & Theobald
- 13. United Talent Agency
- 14. Marlin Equity Partners Limited
- 15. Clintons
- 16. Fremantle
- 17. Netflix Services UK Limited
- 18. Estée Lauder Companies
- 19. Boston Consulting Group
- 20. Perella Weinberg Partners

CONNECTIVITY



ELIZABETH LINE



GET IN TOUCH

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