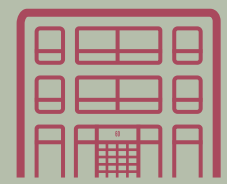


**60** CHARLOTTE ST

**FINAL 2 FLOORS REMAINING  
6,000 - 12,000 - 18,000 SQ FT**

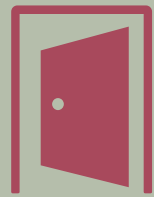
# 60 CHARLOTTE STREET HAS BEEN TRANSFORMED TO PROVIDE 36,822 SQ FT OF CONTEMPORARY OFFICE SPACE IN THE HEART OF FITZROVIA



Designed by Barr Gazetas Architects



18 underground car parking spaces



Self contained private entrance



Fibre backbone with multi-gigabite bandwidth



76 cycle parking spaces



Shower rooms and lockers designed by Five at Heart



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



60

CHARLOTTE

## A BUILDING RE-IMAGINED

60 Charlotte Street offers 36,822 sq ft of newly refurbished, contemporary office space across seven floors.

Barr Gazetas Architects have reimagined the building to craft an inspired workspace on Fitzrovia's most renowned street.

With panoramic views, flexible floorplates, private underground car park and opportunity for your own private entrance, 60 Charlotte Street has been meticulously designed to offer it all.

## 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.



ST

## 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, fintech and creative industries.

## OCCUPIERS

01. Facebook
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

## AMENITIES

13. Charlotte St hotel
14. Roka
15. Circolo popolare
16. Rovi
17. Hakkasan
18. Honey & co
19. Berners tavern
20. The london edition hotel
21. Percy & founders
22. The salt yard
23. Riding house café
24. Bao fitzrovia
25. Clipstone
26. Noize
27. Mere
28. Bubbledogs
29. Frame fitzrovia
30. Mac & wild
31. The mandrake hotel
32. Planet organic
33. Psytle
34. Lima
35. Pied a terre
36. Flesh & buns

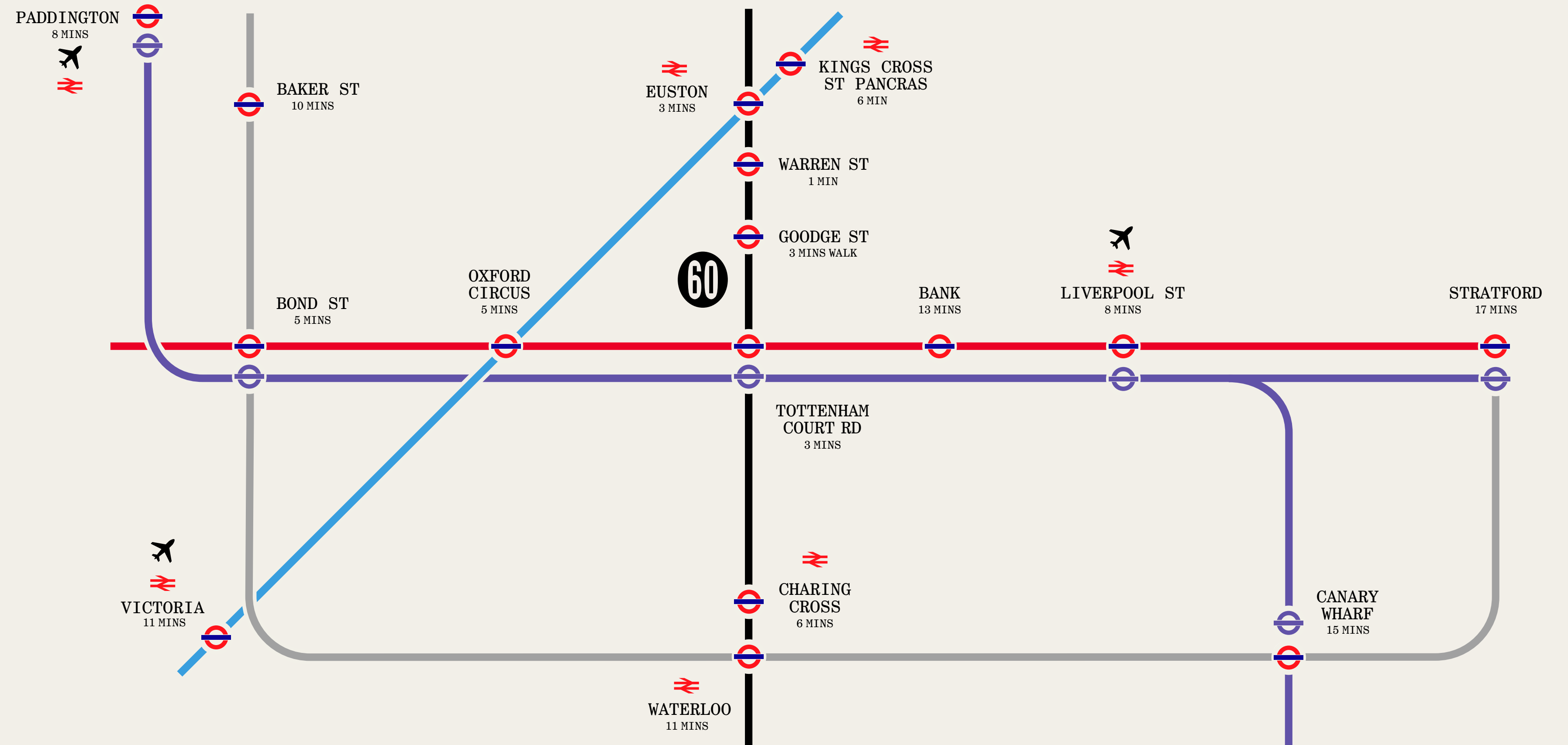


## MAKING CONNECTIONS

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.

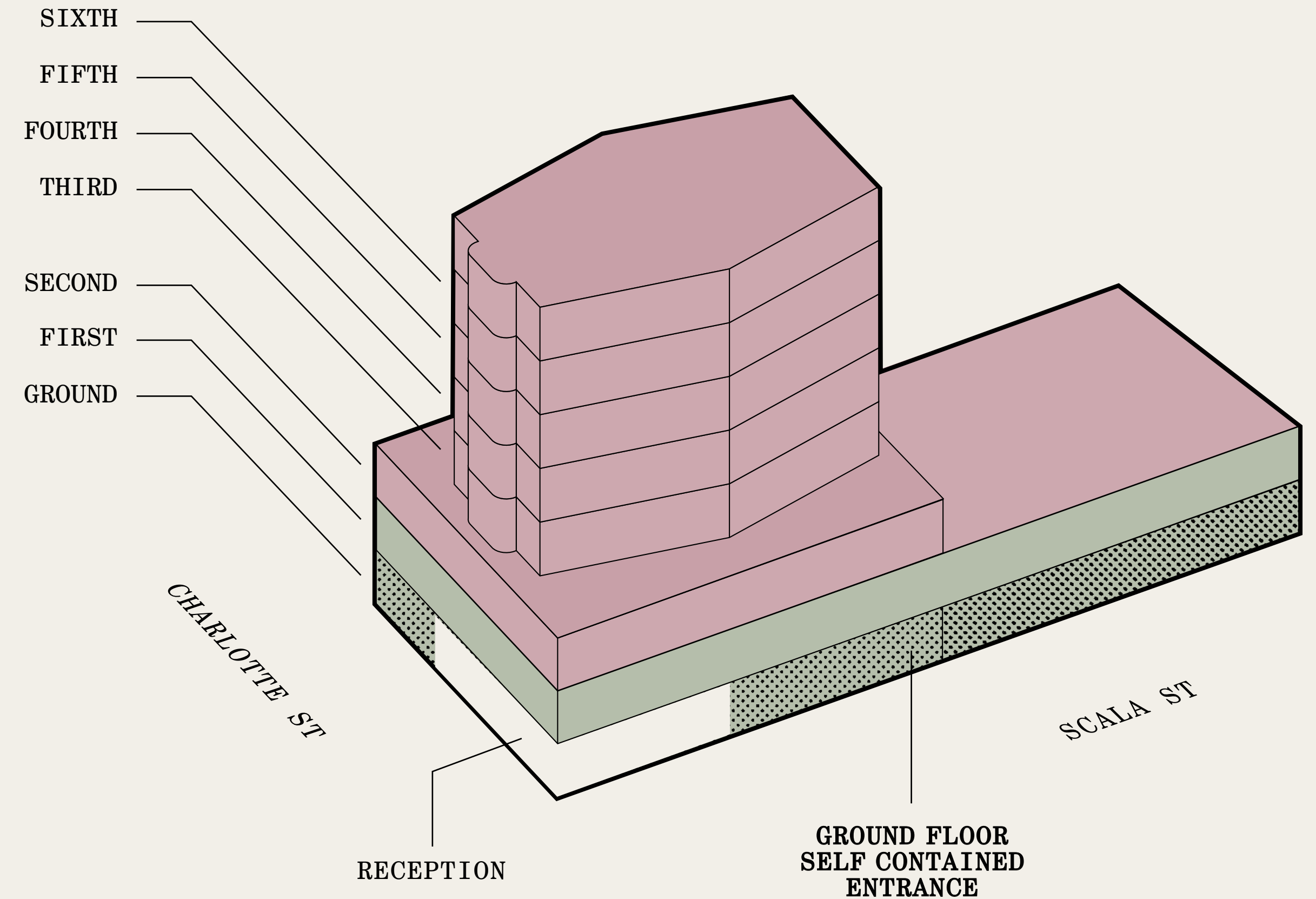
The building's private underground car park provides full transport flexibility to cycle or drive to work.



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

SCHEDULE OF AREAS

Floor	SQ FT	SQ M	Availability
Sixth	3,224	299	Let
Fifth	3,230	300	Let
Fourth	3,281	305	Let
Third	3,028	281	Let
Second	6,040	561	Let
First	11,997	1,115	Available
Ground	6,022	560	Available
First & Ground Combined	18,019	1,675	Available
<b>Total</b>	<b>36,822</b>	<b>3,420</b>	

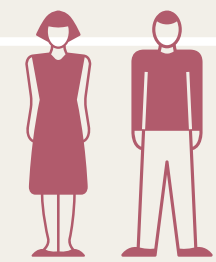


[CLICK HERE FOR VIRTUAL TOUR OF GROUND AND FIRST FLOOR](#)



# FEATURES AND FACILITIES

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



Occupancy  
1 Person  
Per 8 sqm



18 Underground  
car parking  
spaces



2 x 9 Person  
passenger  
lifts



New vrf  
air-conditioning  
system



Shower rooms and  
lockers designed by  
Five at Heart



Fibre backbone  
with multi-gigabite  
bandwidth



76 Cycle  
parking  
spaces



Floor to exposed  
ceiling height  
3.2 M to 3.84m



Reception  
concierge with  
24hr security

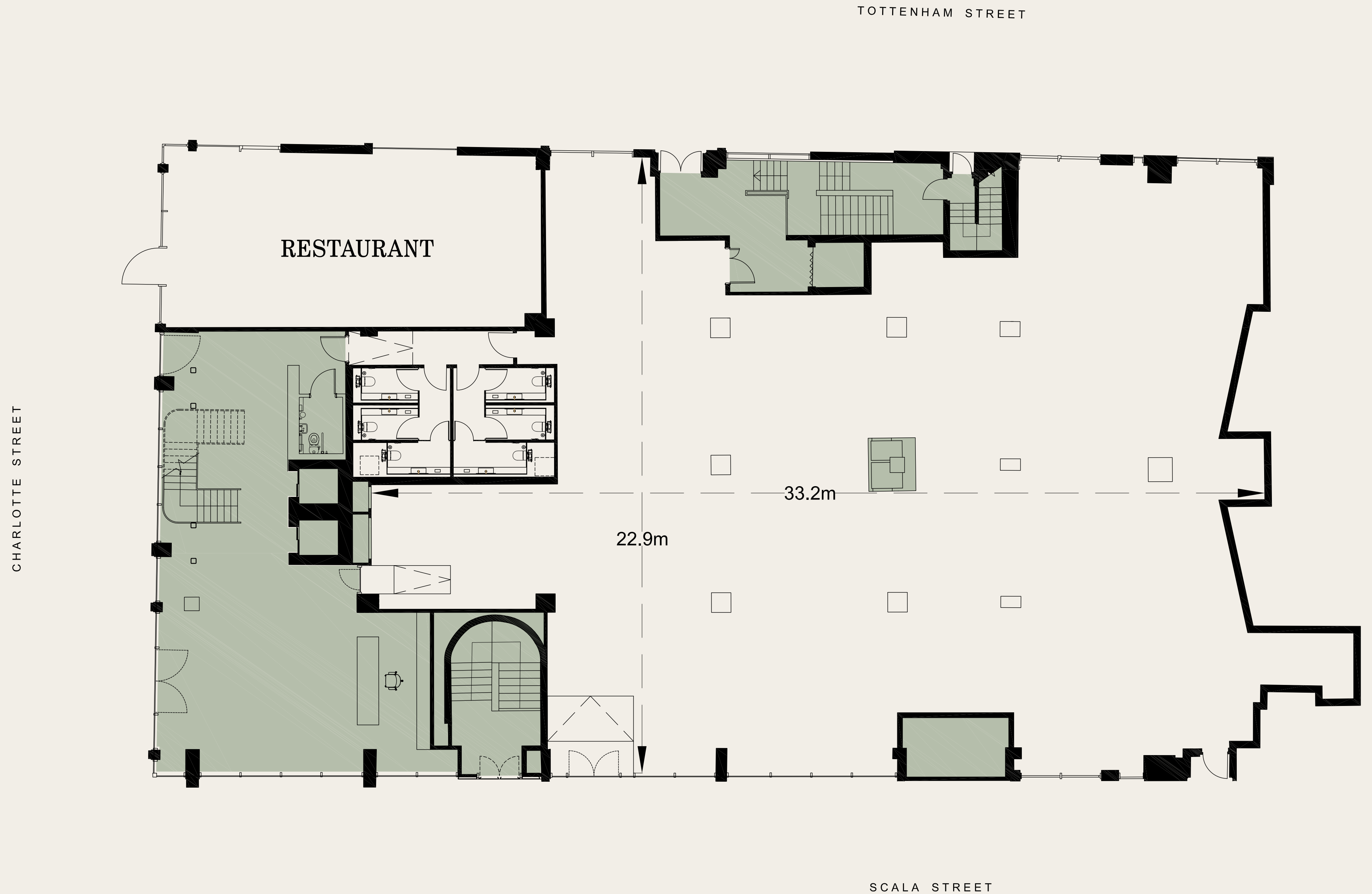


Self contained  
private entrance  
on ground floor



GROUND FLOOR

6,022 sq ft / 560 sq m  
New self-contained entrance on  
scala street.



[CLICK HERE FOR VIRTUAL TOUR](#)

# GROUND FLOOR SPACE PLAN

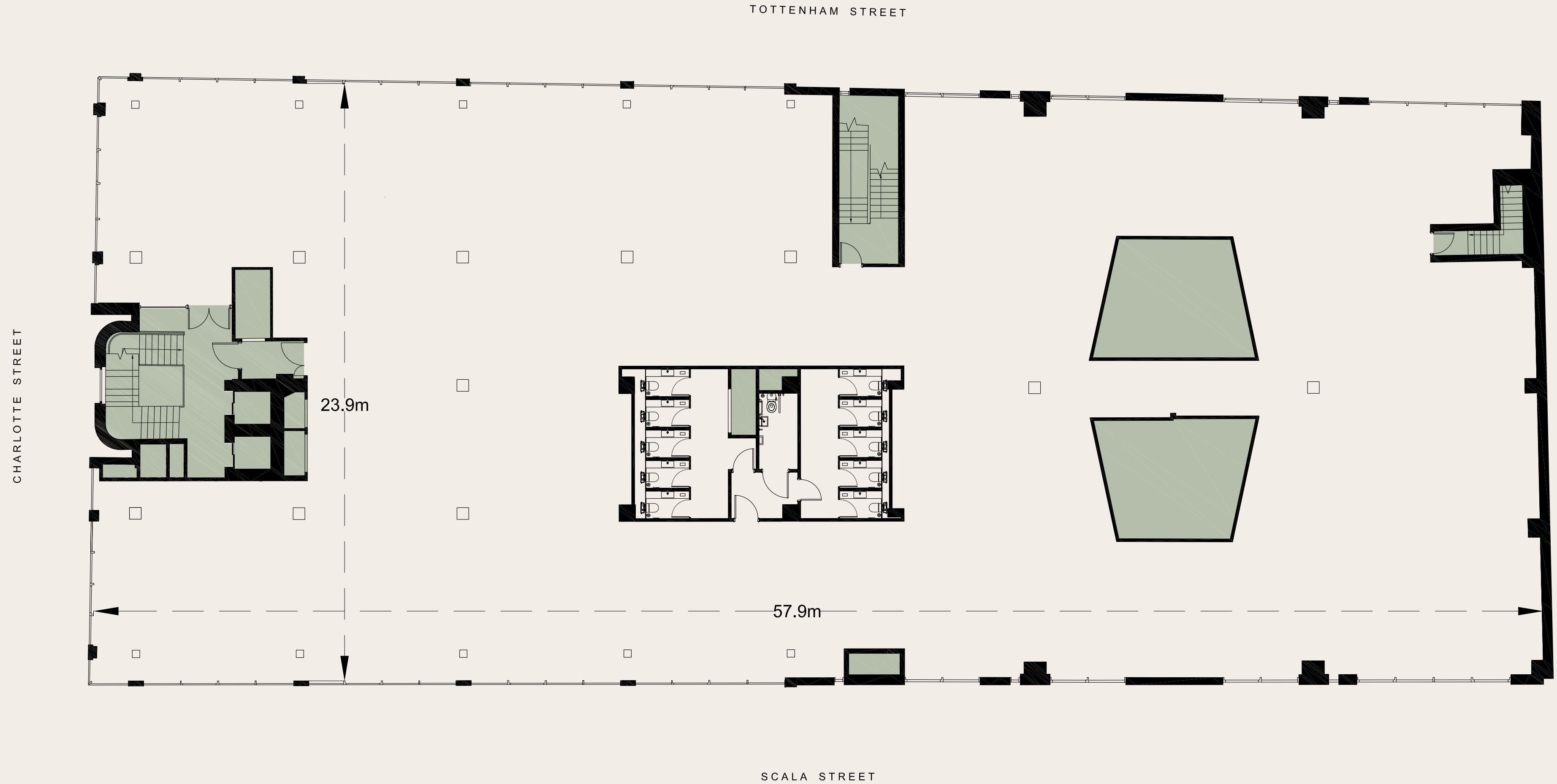
6,022 sq ft / 560 sq m  
New self-contained entrance on  
scala street.

- 64 x Desk
- 2 x 10 person meeting room
- 1 x Reception
- 1 x Kitchen
- 1 x Printroom
- 1 x Comms room



FIRST FLOOR

11,997 sq ft / 1,115 SQ M

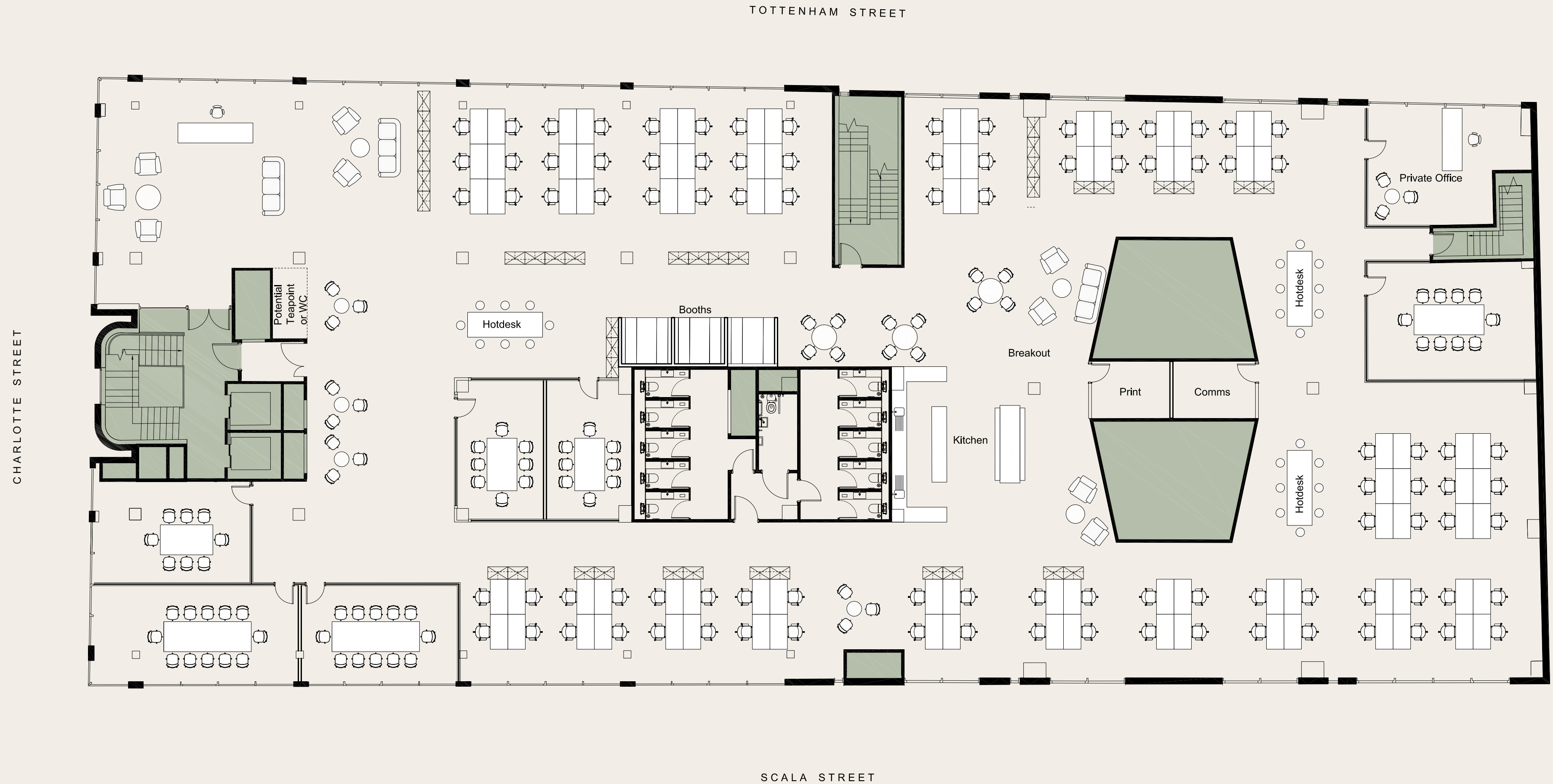


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# FIRST FLOOR SPACE PLAN

11,997 sq ft / 1,115 SQ M.

- 94 x Desk
- 2 x 12 person meeting room
- 1 x 10 person meeting room
- 3 x 8 person meeting room
- 1 x Private Office
- 1 x Reception
- 1 x Kitchen
- 1 x Breakout space
- 1 x Printroom
- 1 x Comms room



## 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 m<sup>2</sup>

### Fresh Air

- Ground & 1st: 10l/s @ 1 person per 8 m<sup>2</sup>
- 4th & 6th: 14l/s @ 1 person per 8m<sup>2</sup>

### Power

- 25 watts per m<sup>2</sup>

### Heating & cooling

- Ground & 1st: 140 watts per m<sup>2</sup> total
- 4th & 6th: 130 watts per m<sup>2</sup> total

## OCCUPANCY DENSITY

### Design Occupancy

- 1 person per 8 m<sup>2</sup>
- Ground & 1st: There is the potential for a tenant to include alterations to their fitout in order to improve the occupancy to 1 person per 6 m<sup>2</sup>

### Plant and servicing

- Ground & 1st: 1 person per 6 m<sup>2</sup>

### Means of escape

- 1 person per 6 m<sup>2</sup>

### WCs

- Ground & 1st: 1 person per 8 m<sup>2</sup>

## OFFICES DESIGN

### Ground Floor

- Raised floor void 95 mm
- Raised floor to slab height 3.64 m
- Raised floor to exposed services height 2.89 m

### First 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/m<sup>2</sup> + 1.0 kN/m<sup>2</sup>

### Internal Design Conditions

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

### Internal Design

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

### Ceiling:

Ground & 1st: Exposed services in white

### Windows

- Ground & 1st: Floor to Ceiling

### Ground 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

### First Floor Entrance

- Crittal style entrance door, accessed from lift lobby
- Feature stair providing direct access from main reception to the 1st floor lobby

## COMMON PARTS DESIGN

### Reception

- Remodelled by Barr Gazetas architects
- Flooring: Engineered timber floor by Ted Todd
- Feature walls: Pittorica Tiles by Domus
- Feature Staircase: New feature staircase connecting reception with the 1st floor
- 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

## ELECTRICAL / LIGHTING

- Ground & 1st: 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.

## MECHANICAL

### Air conditioning

- Ground & 1st:  
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
- Heating and cooling by new variable refrigerant flow (VRF) system
- 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

## PASSENGER LIFTS

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

## 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

## 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

## SUSTAINABILITY CREDENTIALS

### EPC Rating

- EPC: B

# CHARLOTTE

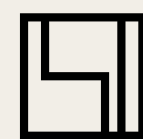
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