

60 CHARLOTTE ST

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



60

CHARLOTTE

ST



CHARLOTTE



**DESIGNED BY
BARR GAZETAS ARCHITECTS**



**UNDERGROUND
CAR PARKING SPACES**



**76 CYCLE
PARKING SPACES**



**SELF-CONTAINED
PRIVATE ENTRANCE**



**FIBRE BACKBONE WITH
MULTI-GIGABITE BANDWIDTH**



**SHOWER ROOMS
AND LOCKERS**

60

A BUILDING REIMAGINED

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.

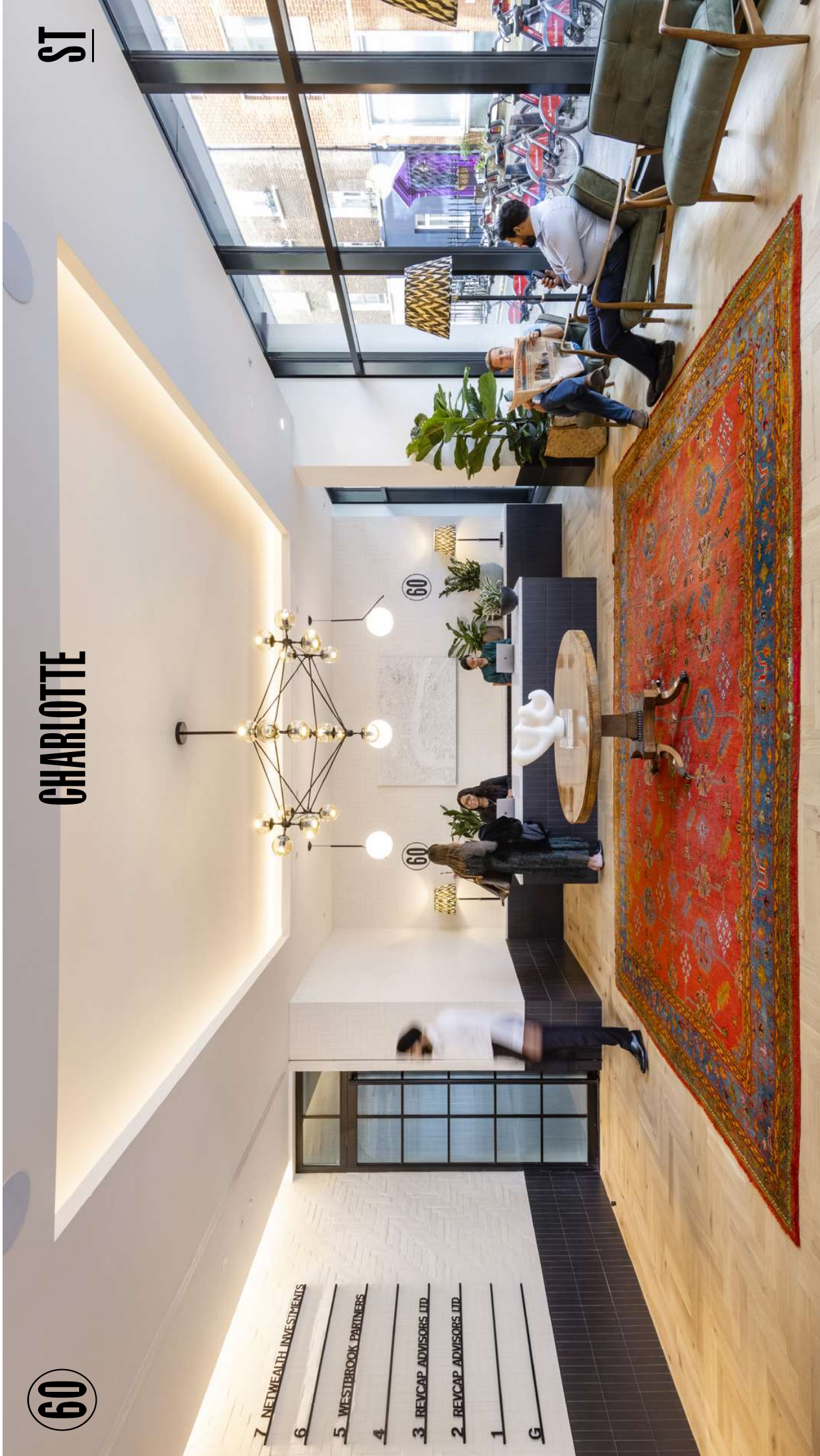
WITH PANORAMIC VIEWS, SOUTH FACING 3RD FLOOR ROOF TERRACE, FLEXIBLE FLOORPLATES, PRIVATE UNDERGROUND CAR PARK AND OPPORTUNITY FOR YOUR OWN PRIVATE ENTRANCE, 60 CHARLOTTE STREET HAS BEEN METICULOUSLY DESIGNED TO OFFER IT ALL.

CHARLOTTE

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- 7 NETWEALTH INVESTMENTS
- 6
- 5 WESTBROOK PARTNERS
- 4
- 3 REVCAP ADVISORS LTD
- 2 REVCAP ADVISORS LTD
- 1
- G



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, FINTECH AND CREATIVE INDUSTRIES.

CHARLOTTE

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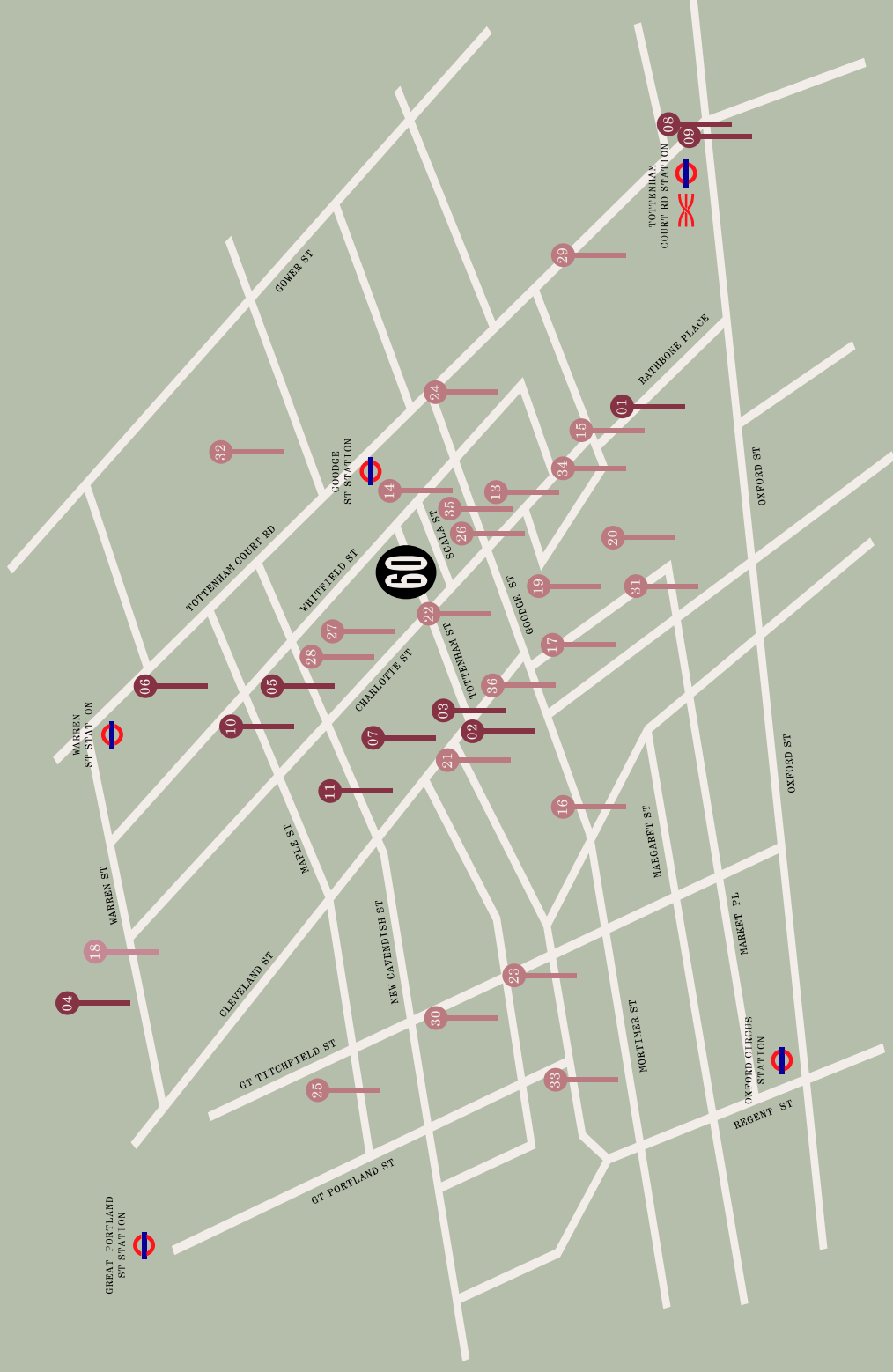


OCCUPIERS

01. FACEBOOK
02. NETFLIX
03. ESTEE 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. PSYCLE
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.

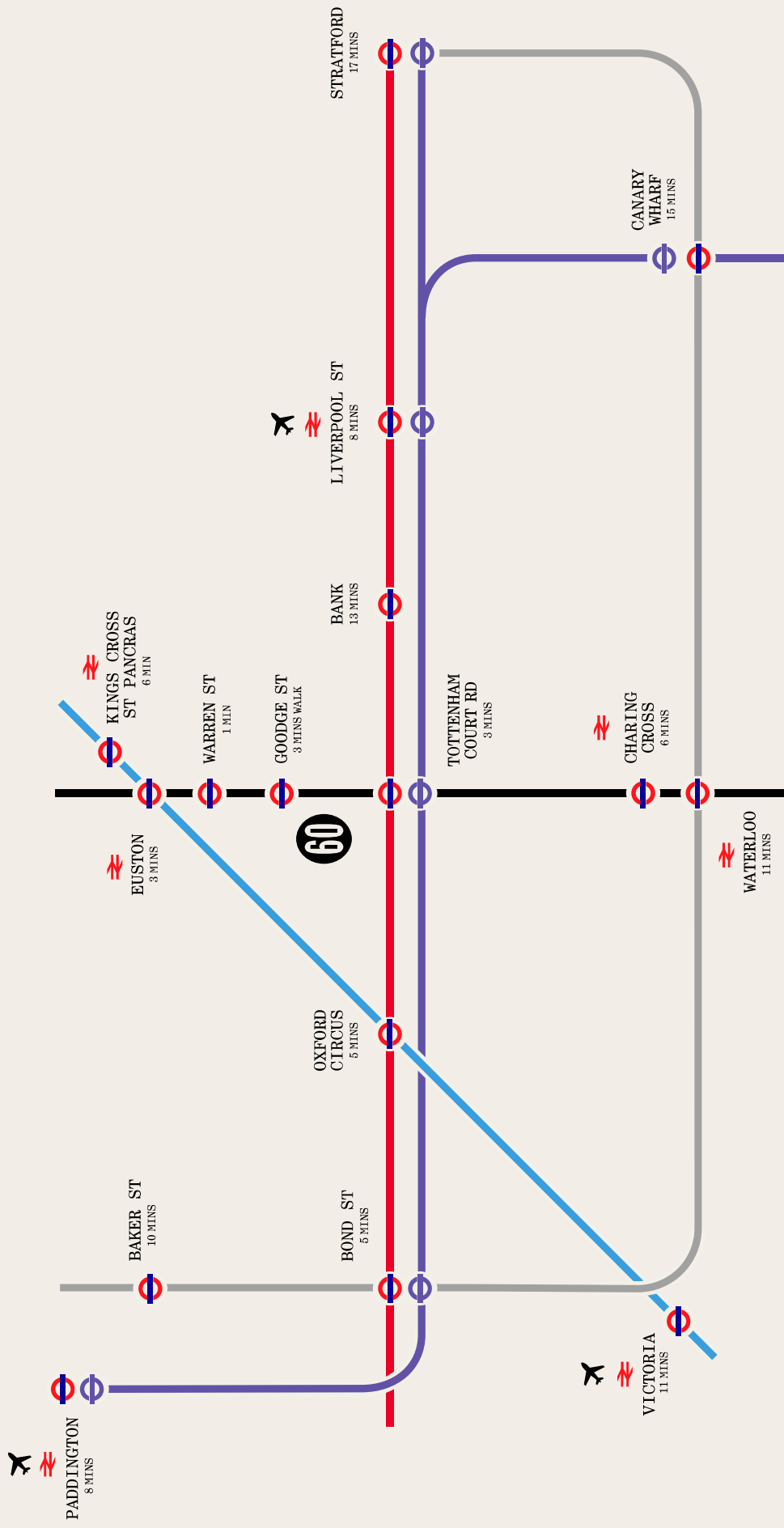
THE BUILDING'S PRIVATE UNDERGROUND CAR PARK PROVIDES FULL TRANSPORT FLEXIBILITY TO CYCLE OR DRIVE TO WORK.





CHARLOTTE

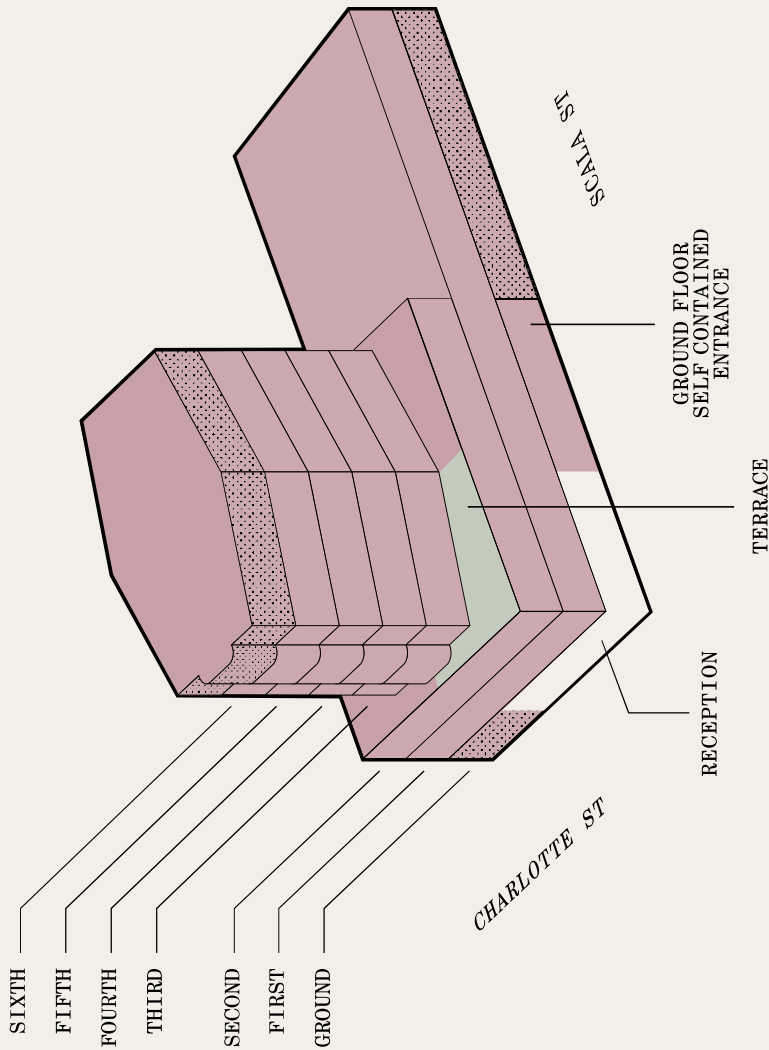
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* ALL JOURNEY TIMES FROM GOODGE ST STATION USING CROSSRAIL WHERE APPLICABLE

SCHEDULE OF AREAS

SIXTH	3,224	SQ FT	299	SQ M	- LET
FIFTH	3,230	SQ FT	300	SQ M	- LET
FOURTH	3,281	SQ FT	305	SQ M	
THIRD	3,028	SQ FT	281	SQ M	- LET
SECOND	6,040	SQ FT	561	SQ M	- LET
FIRST	11,997	SQ FT	1,115	SQ M	
GROUND	6,022	SQ FT	560	SQ M	
TOTAL	36,822	SQ FT	3,420	SQ M	

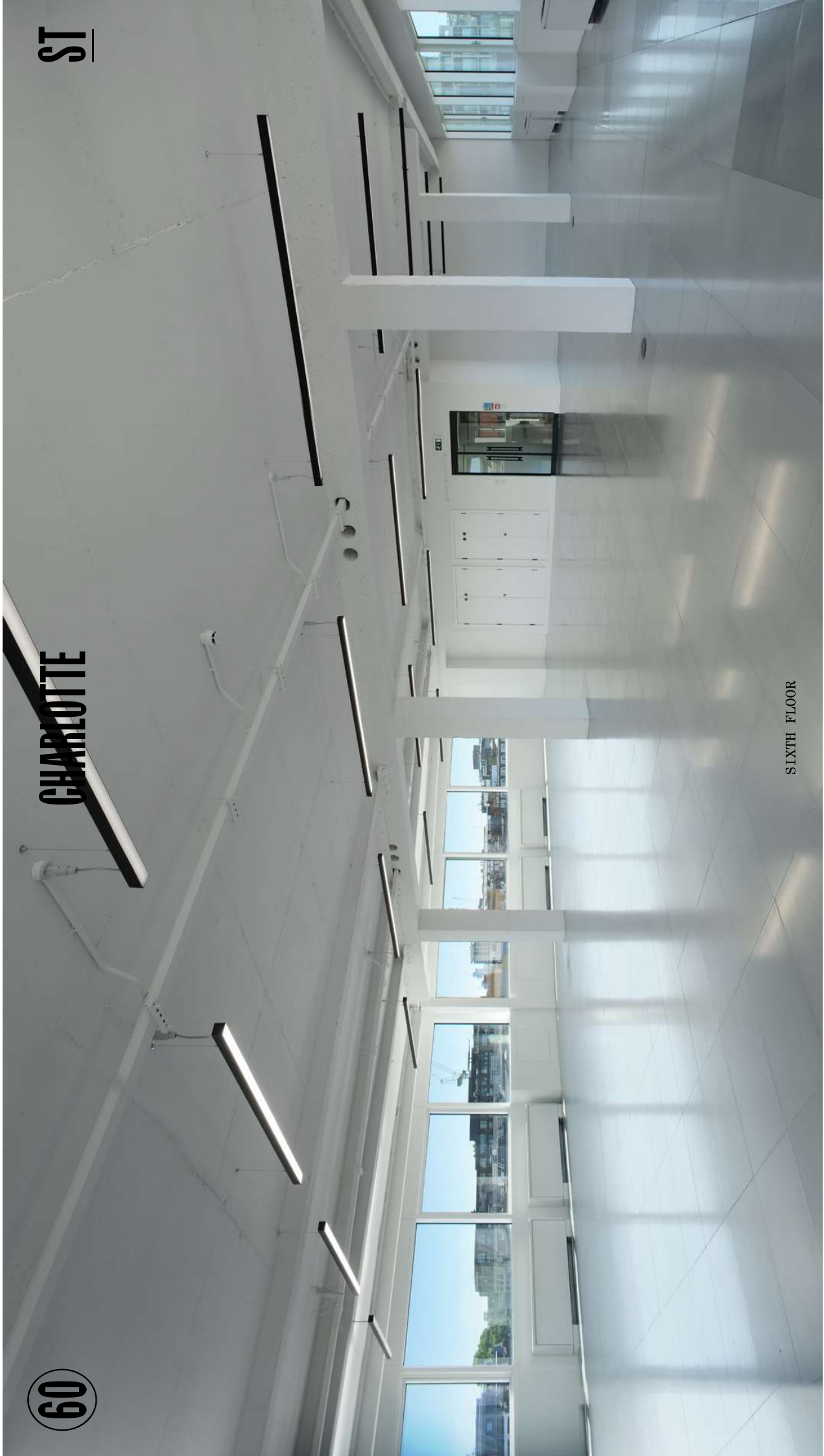


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CHARLOTTE

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FIRST FLOOR

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CHARLOTTE

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FIRST FLOOR





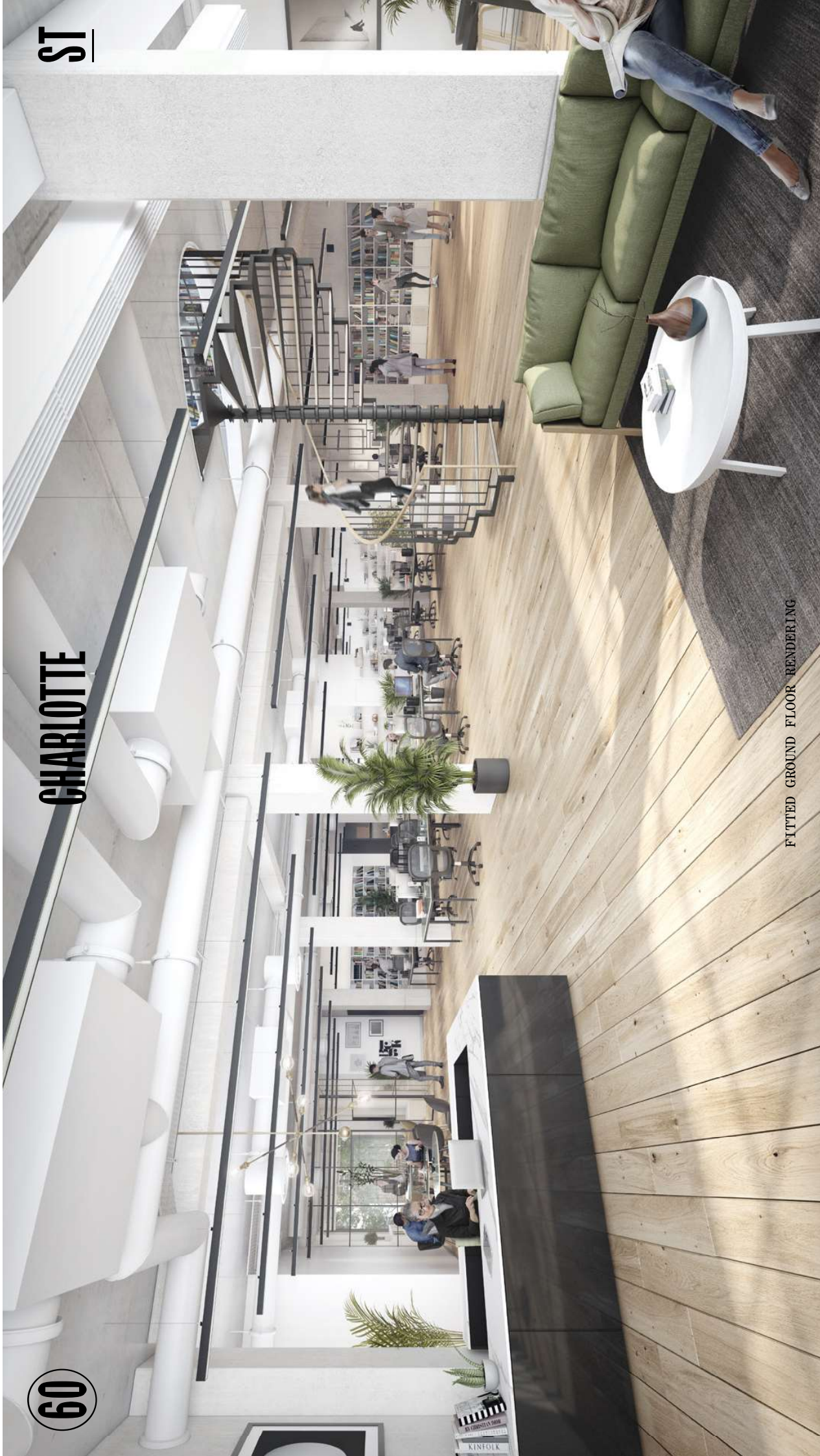
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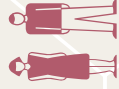
GROUND FLOOR

FITTED GROUND FLOOR RENDERING



FEATURES AND FACILITIES

60 CHARLOTTE STREET OFFERS A CONTEMPORARY WORKING ENVIRONMENT WITH BEST-IN-CLASS FEATURES AND FACILITIES



OCCUPANCY
1 PERSON
PER 8 SQM



FLOOR TO EXPOSED
CEILING HEIGHT
2.84M - 3.64M



76 CYCLE
PARKING
SPACES



FIBRE BACKBONE
WITH MULTI-GIGABITE
BANDWIDTH



SELF CONTAINED
PRIVATE ENTRANCE
ON GROUND FLOOR



18 UNDERGROUND
CAR PARKING
SPACES



NEW VRF
AIR-CONDITIONING
SYSTEM



SHOWER ROOMS AND
LOCKERS DESIGNED
BY FIVE AT HEART



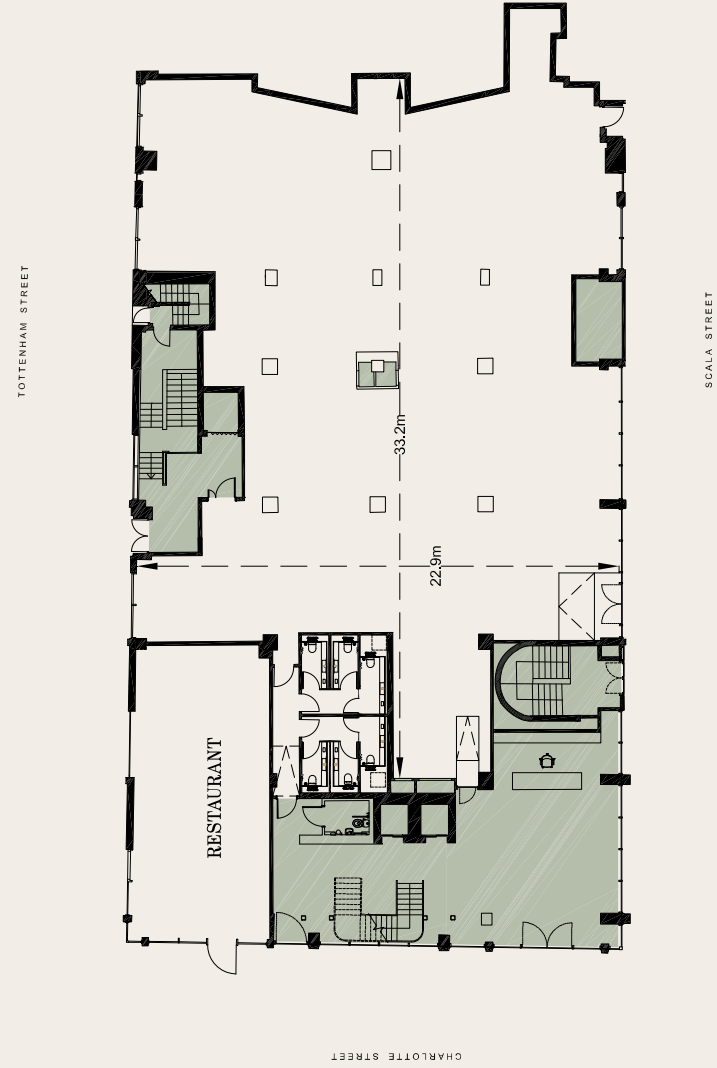
2 x 9 PERSON
PASSENGER
LIFTS



RECEPTION
CONCIERGE WITH
24HR SECURITY

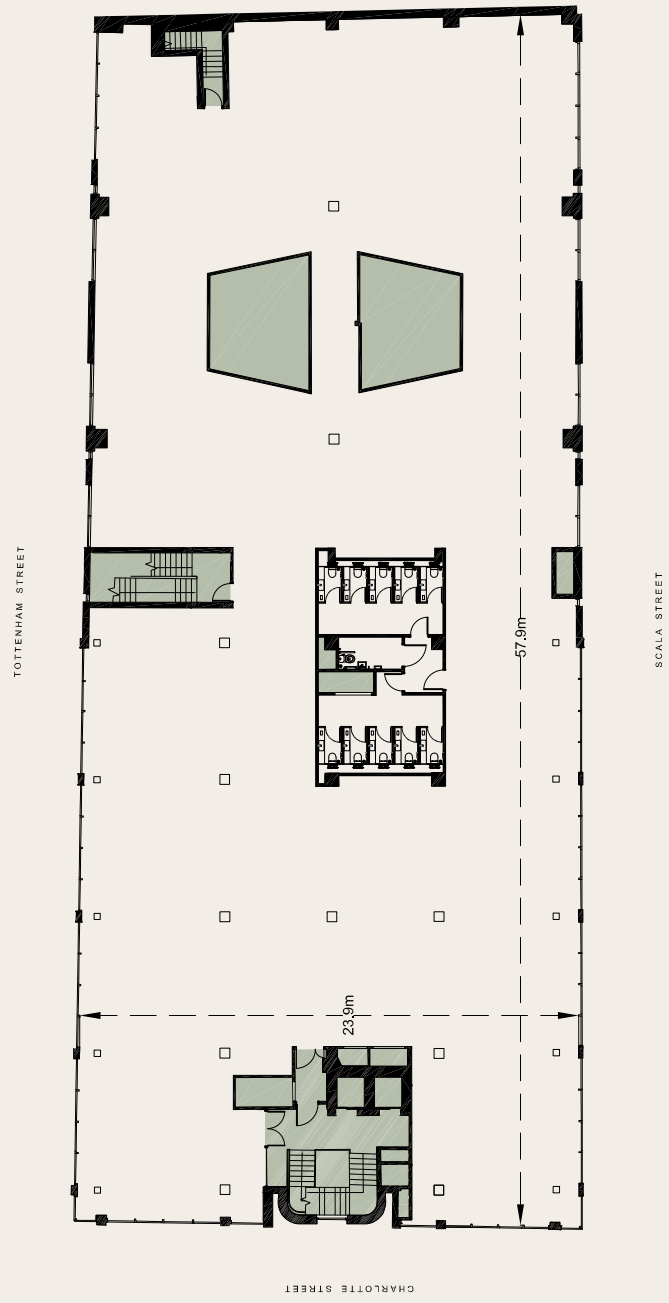
GROUND FLOOR

6,022 SQ FT / 560 SQ M
NEW SELF-CONTAINED
ENTRANCE ON SCALA STREET



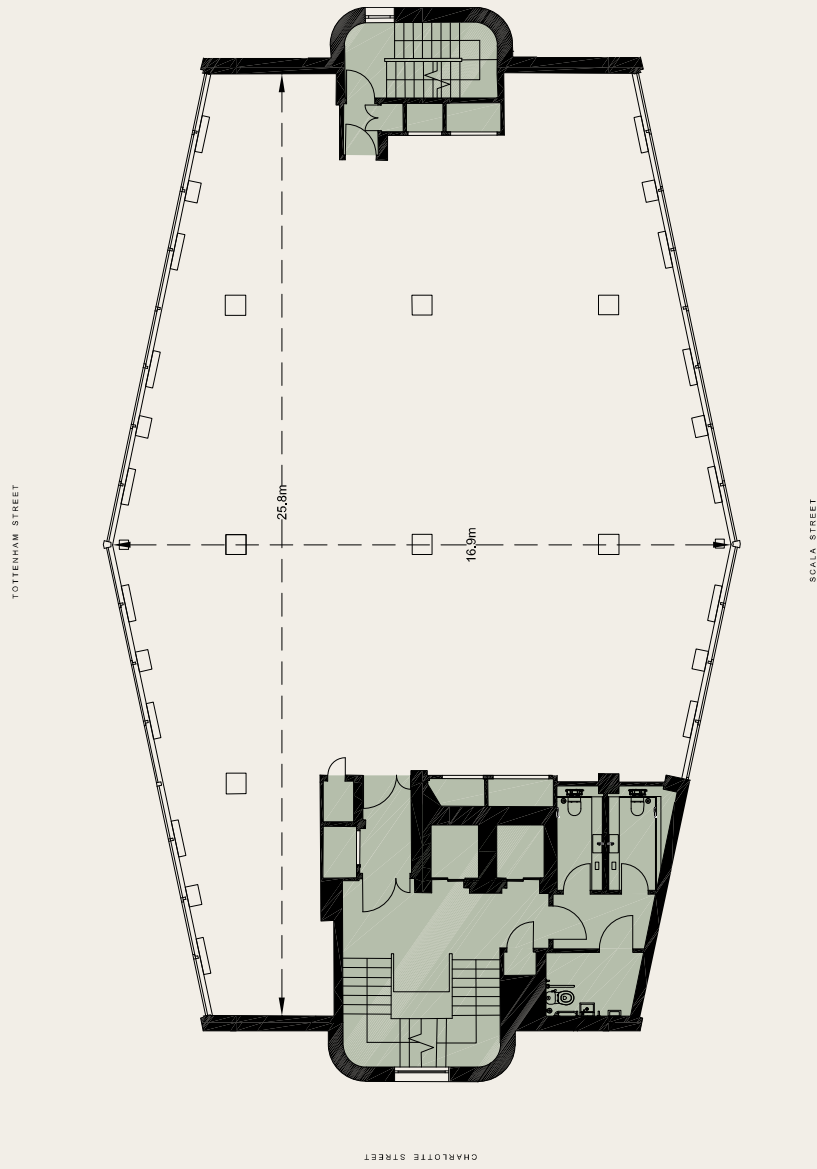
FIRST FLOOR

11,997 SQ FT / 1,115 SQ M



TYPICAL UPPER FLOOR

3,281 SQ FT AVAILABLE ON THE 4TH



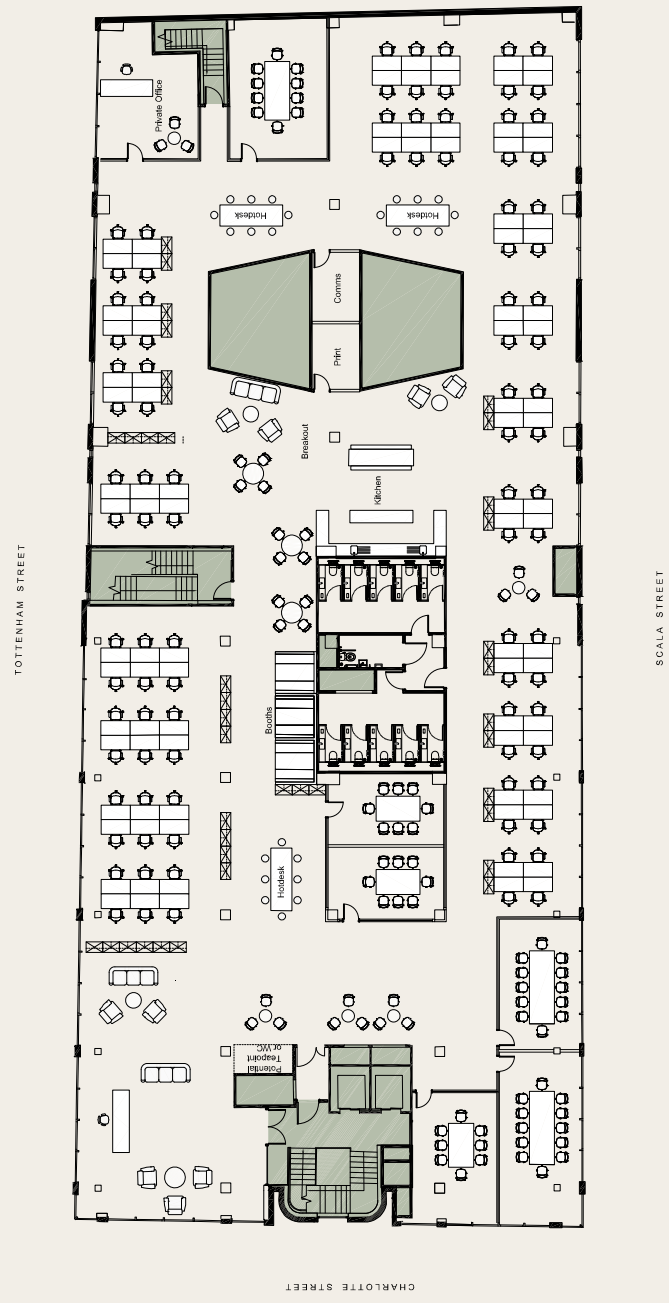
GROUND FLOOR SPACEPLAN

6,022 SQ FT / 560 SQ M
NEW SELF-CONTAINED
ENTRANCE ON SCALA STREET



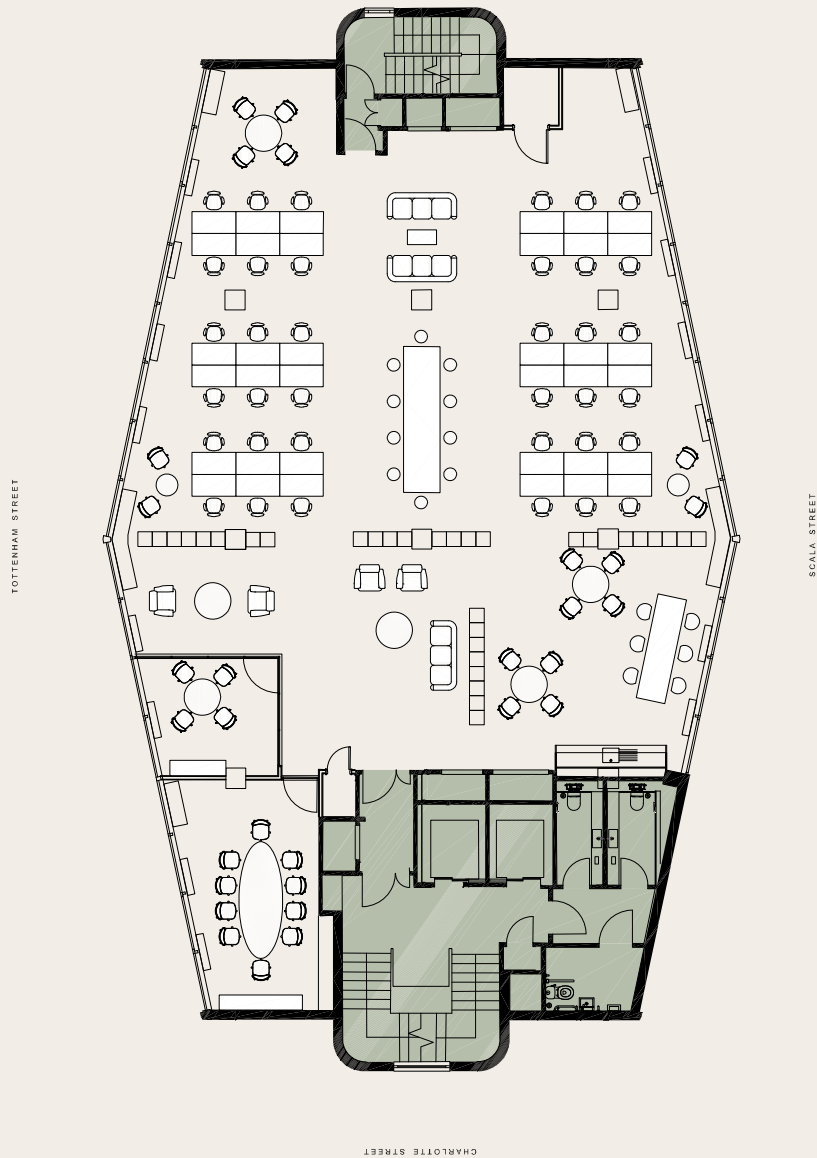
FIRST FLOOR SPACEPLAN

11,997 SQ FT / 1,115 SQ M



UPPER FLOOR SPACEPLAN

3,281 SQ FT AVAILABLE ON THE 4TH



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
 - GROUND & 1ST: 10L/S @ 1 PERSON PER 8 M²
 - 4TH & 6TH: 14L/S @ 1 PERSON PER 8M²
- POWER
 - 25 WATTS PER M²
- HEATING & COOLING
 - GROUND & 1ST: 140 WATTS PER M² TOTAL
 - 4TH & 6TH: 130 WATTS PER M² TOTAL

OCCUPANCY DENSITY

- DESIGN OCCUPANCY
 - 1 PERSON PER 8 M²
- 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 M²
- PLANT AND SERVICING
 - GROUND & 1ST: 1 PERSON PER 6 M²
 - 4TH & 6TH: 1 PERSON PER 8 M²
- MEANS OF ESCAPE
 - 1 PERSON PER 6 M²
- WCS
 - GROUND & 1ST: 1 PERSON PER 8 M²
 - 4TH & 6TH: 1 PERSON PER 10 M²
- LIFTS
 - TWO X 9 PERSON PASSENGER LIFTS

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
- 4TH & 6TH FLOOR
 - RAISED FLOOR VOID 120 MM
 - RAISED FLOOR TO SLAB HEIGHT 2.84 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
 - 4TH & 6TH: LOW LEVEL PERIMETER SERVICES THROUGH FACADE
- 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
- 4TH & 6TH FLOOR ENTRANCE
 - GLAZED ENTRANCE DOOR, ACCESSED FROM LIFT LOBBY

COMMON PARTS DESIGN

- RECEPTION
 - REMODELLED BY BARR GAZETAS ARCHITECTS
 - FLOORING: ENGINEERED TIMBER FLOOR BY TED TODD
 - FEATURE WALLS: PITTORICA TILES BY DONUS
 - 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 DONUS
 - 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
 - 4TH & 6TH: THEISCRAFT 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:
 - CELLING MOUNTED EXPOSED SERVICES THROUGHOUT, FINISHED IN WHITE
 - HEATING AND COOLING BY NEW VARIABLE REPRIGERANT 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
- 4TH & 6TH:
 - LOW LEVEL PERIMETER SERVICES
 - 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
- 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

WCS

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

THE TEAM

DEVELOPER — WESTBROOK PARTNERS
ARCHITECT — BARR GAZETAS

CHARLOTTE

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CHARLOTTE

ST

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