

BLUEBOOK



Address.

74A Charlotte Street, W1T

Size.

2,111 sq ft

Possession.

Available Immediately

Overview.

Self-contained ground floor benefitting from a brand new fit out and full window frontage.

Accommodation

Name	sq ft	sq m	Availability
Ground	2,111	196.12	Available

Specification.

New Cat A+ office, Self-contained with own entrance, 20 workstations, 5 agile workstations, 1 x 10-person meeting rooms, 1 x 4-person meeting room, Kitchen/break out, VRF air conditioning, Secure cycle racks, Showers.

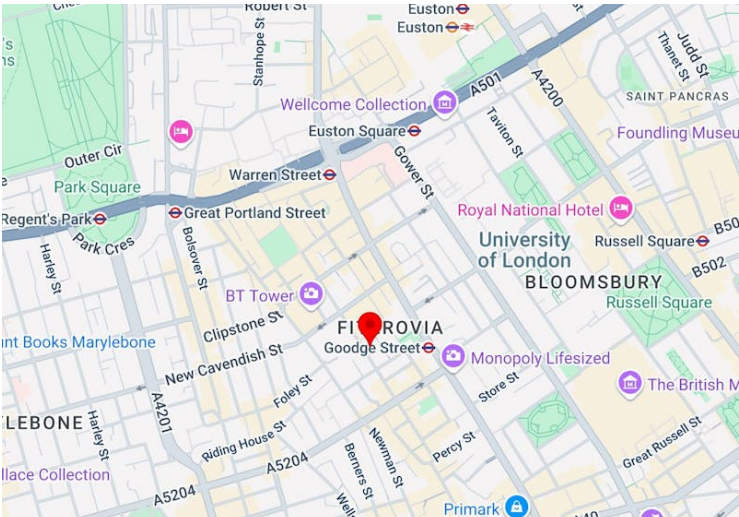
Financials.

Rent	£92.50 per sq ft
Rates Payable	£27 per sq ft
Service Charge	TBC
EPC Rating	B

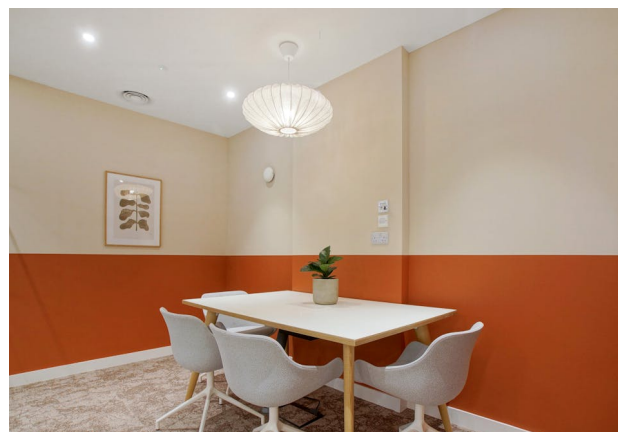
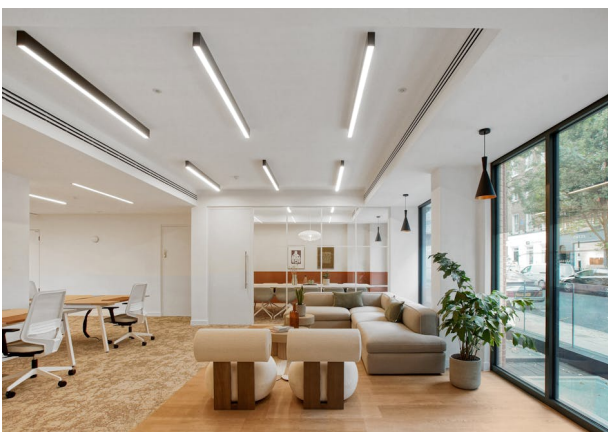
Contacts.

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These particulars do not constitute a contract. Prospective occupiers must not rely upon the details herein as statements of facts or representations and must satisfy themselves as to their accuracy. Generated on 27/10/2025



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FLOOR PLAN



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

