

**The Outernet,
St Giles Circus, London, WC2**
Development delivered from February 2020
OFFICES TO LET 1,550 – 31,217 sq ft



Location

The brand new development known as The Outernet is situated adjacent to the new Tottenham Court Road/Charing Cross Road southern exit giving easy access to Crossrail, the Northern Line and the Central Line. The development runs across the famous 'Tin Pan Alley', Denmark Street, to the south and will retain the eclectic creative feel that this area is famous for, St Giles High Street to the East and Charing Cross Road to the West with Denmark Place running through the centre.

Description

The entire development provides a huge mixed use scheme incorporating an immersive multimedia urban gallery, underground cultural/music venue a new retail and restaurant destination, residential and Grade A office spaces split over six buildings. The scheme is currently under development and due to complete from February 2020. Pictures are CGIs and for indicative purposes only.

Floor Areas

Building	Floor	sq ft	sq m
1 St Giles Square	5th	7,097	659
1 St Giles Square	3rd	2,684	249
2 St Giles Square	3rd	3,306	307
2 St Giles Square	2nd	3,288	305
Denmark Place	3rd	1,753	163
Denmark Place	2nd	4,765	443
Denmark Place	1st	522	49
28 Denmark Street	Ground-4th	3,089	287
20 Denmark Street	1st – 3rd	1,560	145
1 Brooks Mews	Basement – 1st	3,153	293
TOTAL		31,217	2,900

*Measurements are given as estimates and are subject to onsite check measurements.

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Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract August 2019

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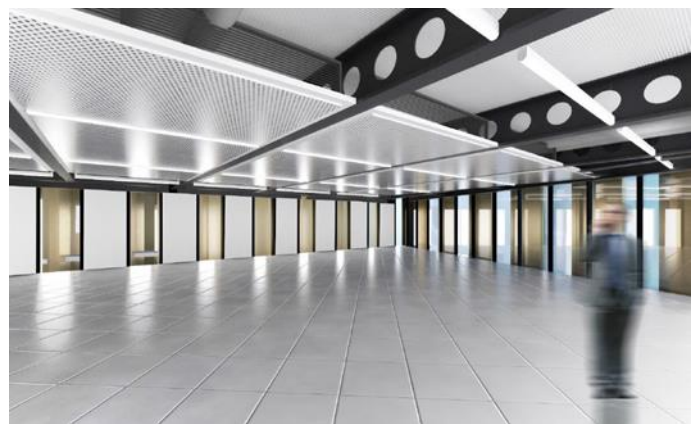
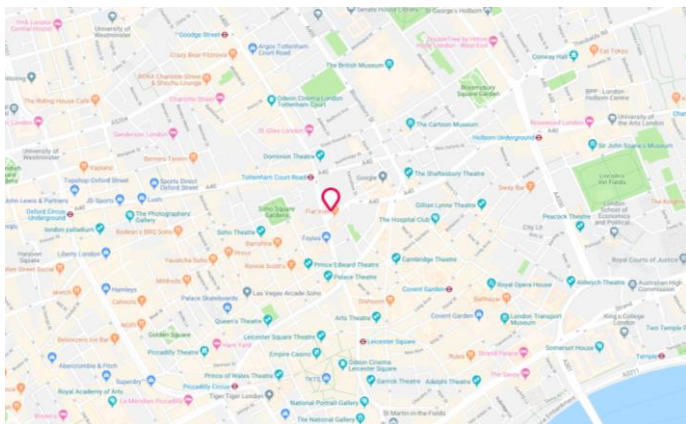
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Terms

Tenure: Leasehold
 Lease: New FRI leases from the Landlord
 Rent: Upon application
 Rates: TBC
 Service Charge: TBC
 EPC Rating: TBC

Amenities

- New mixed use development
- Grade A
- Brand new air conditioning
- New metal tile raised floors
- New LED lighting
- 6 separate buildings
- New buildings to meet BREEAM (2011) Very Good
- Existing buildings to meet BREEAM (2012) Excellent

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