

# The Outernet, Denmark Place

St Giles Square, London, WC2



OFFICE TO LET | 7,559 sq ft SELF CONTAINED OFFICE



## 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 June 2020. It will be delivered in shell and core. Denmark Place incorporates both new build and original elements to this self-contained building creating exciting new creative office space. Pictures are CGIs and for indicative purposes only.

## Floor Areas

Floor	sq ft	sq m
3rd Floor	764	71
2nd Floor	5,093	473
1st Floor	1,702	158
TOTAL (approx.)	7,559	702

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



Paul Dart, Partner

📞 020 7025 1392

Rebecca Saxon, Associate Partner

📞 020 7025 1397

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](http://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 January 2020

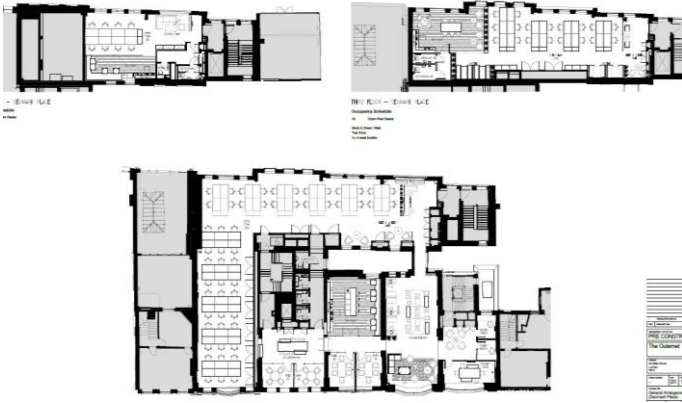
📞 020 7025 1390

📍 4 Golden Square London W1F 9HT

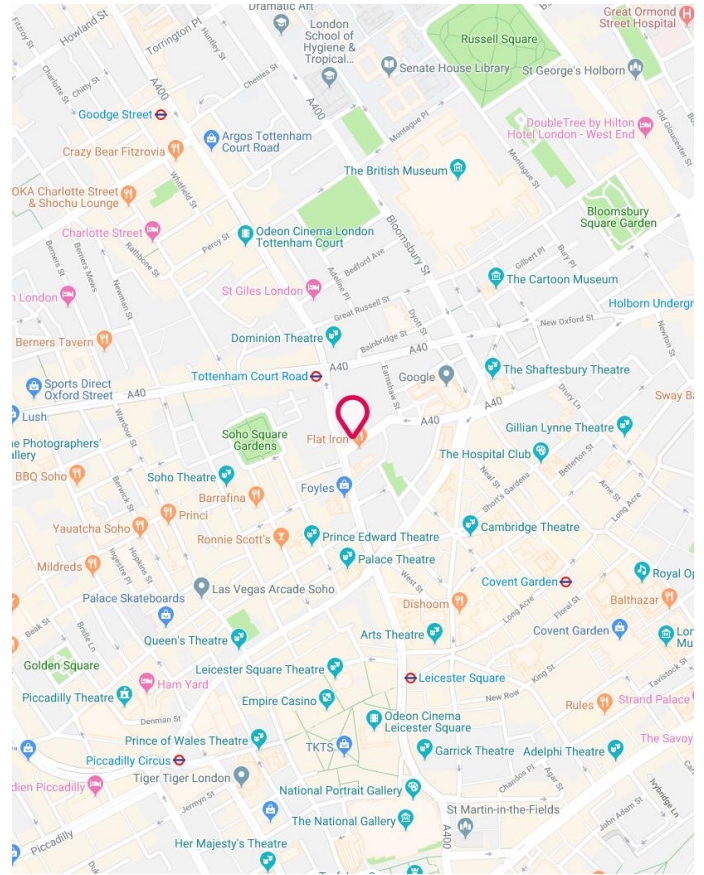
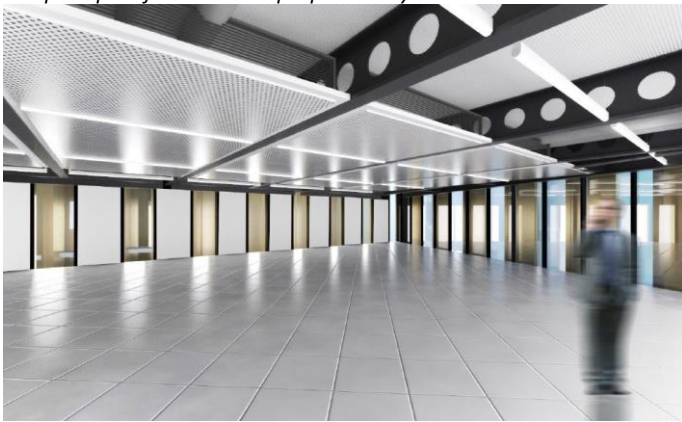
# The Outernet, Denmark Place, St Giles Square, London, WC2



OFFICE TO LET | 7,559 sq ft SELF CONTAINED OFFICE



\*Space plan for indicative purposes only



## 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
- Self-contained building
- Shell and core
- 6 separate buildings
- New buildings to meet BREEAM (2011) Very Good
- Existing buildings to meet BREEAM (2012) Excellent

Paul Dart, Partner

020 7025 1392  
pdart@monmouthdean.com

Rebecca Saxon, Associate Partner

020 7025 1397  
rsaxon@monmouthdean.com

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](http://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.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

Subject to Contract November 2019