

OFFICE TO LET FROM 3,392 – 6,784 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.

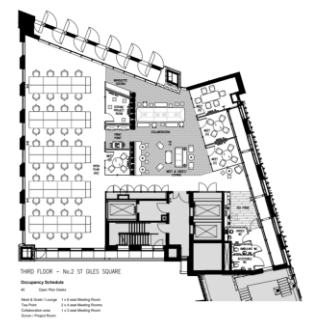
### Description

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. Pictures are CGIs and for indicative purposes only. The 2<sup>nd</sup> and 3<sup>rd</sup> floors at 2 St Giles Square offer exceptional views over Central London and are available either together or floor by floor. Both floors have full height glazing and small roof terraces looking onto Denmark Place.

### Floor Areas

Building	Floor	sq ft	sq m
2 St Giles Square	3 <sup>rd</sup> floor	3,392	315
2 St Giles Square	2 <sup>nd</sup> floor	3,392	315
<b>TOTAL</b>		<b>6,784</b>	<b>630</b>

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



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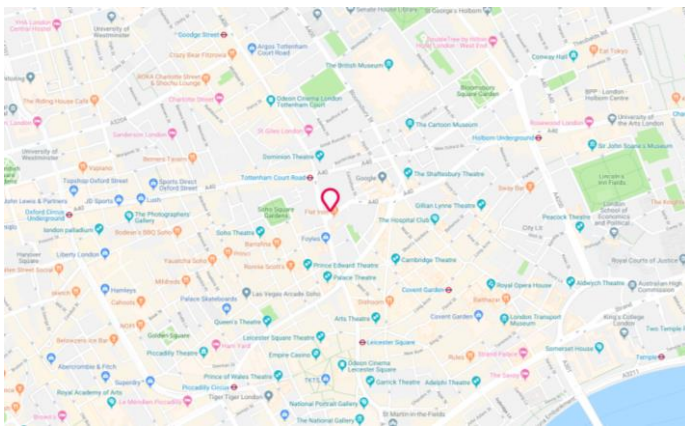
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. 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 July 2020

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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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