

OFFICES TO LET 1,550 – 46,718 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. Numbers 1 and 2 St Giles Square provide the opportunity for an occupier to take the whole self contained office building with an interconnecting bridge between the 4th floors and stunning roof terraces. The two buildings would provide 31,357 sq ft over the two buildings or can be taken separately as 22,753 sq ft or 8,724 sq ft.

Floor Areas

Building	Floor	sq ft	sq m
1 St Giles Square	6th	6,400	595
1 St Giles Square	5th	6,719	624
1 St Giles Square	4th	6,719	624
1 St Giles Square	3rd	2,735	255
2 St Giles Square	4th	2,000	186
2 St Giles Square	3rd	3,392	315
2 St Giles Square	2nd	3,392	315
Denmark Place	1st – 3rd	7,559	702
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		46,718	4,341

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

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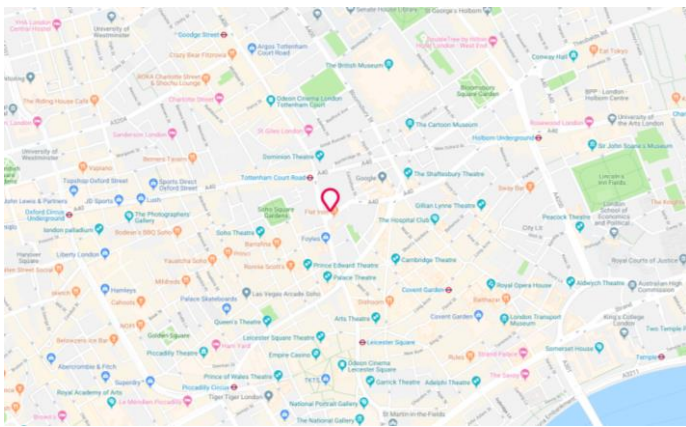
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties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

Subject to Contract August 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
- Roof terraces (1SGS and 2SGS)
- 6 separate buildings
- New buildings to meet BREEAM (2011) Very Good
- Existing buildings to meet BREEAM (2012) Excellent

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