

**The Outernet,
1 St Giles Square, London, WC2**



OFFICE TO LET FROM 2,735 – 22,573 sq ft OR 31,357 SQ FT
WITH STUNNING ROOF TERRACES



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.

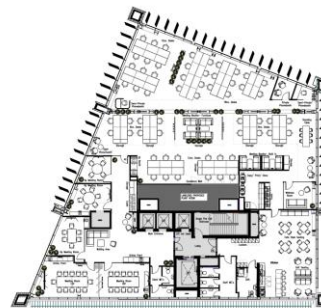
Description

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. No 1 St Giles Square offers the perfect opportunity to acquire the self-contained office upper parts totaling 22,753 sq ft with a stunning roof terrace on the 6th floor. There is also the option to acquire 2 St Giles Square with an interconnecting bridge between the two buildings on the 4th floor giving an overall self-contained office building of 31,357 sq ft of brand-new Grade A office space with exceptional roof terraces across the two buildings.

Floor Areas

Building	Floor	sq ft	Terrace sq ft
1 St Giles Square	6th	6,400	400
1 St Giles Square	5th	6,719	
1 St Giles Square	4th	6,719	
1 St Giles Square	3rd	2,735	
TOTAL		22,573	

*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 2020

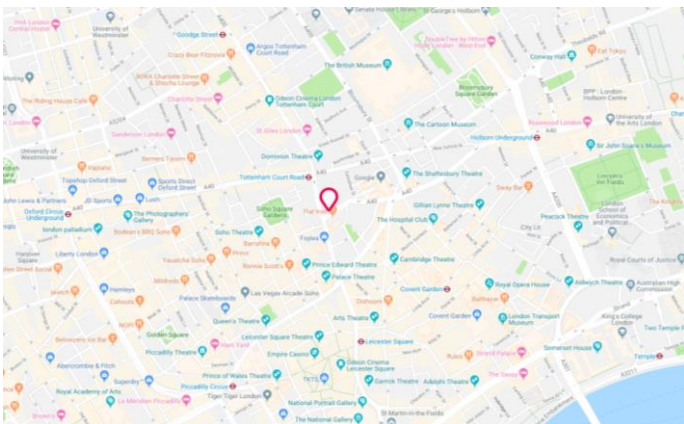
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Terms

Tenure:	Leasehold
Lease:	New FRI lease(s) 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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