

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



OFFICE TO LET FROM 1,000 – 11,176 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.

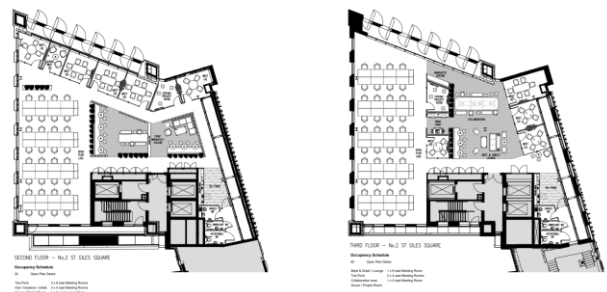
Description

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 floors at 2 St Giles Square offer exceptional views over Central London and are available either together as a self contained building of 11,176 sq ft, floor by floor or with an interconnecting bridge between 1 and 2 SGS giving a total of 31,357 sq ft of the best self-contained office space. The floors have full height glazing and excellent roof terraces. The floors are being fitted to Cat A and will provide new metal tile raised floors, air conditioning and small terraces on each floor.

Floor Areas

Building	Floor	sq ft	Terrace sq ft
2 St Giles Square	4th	1,000	1,000
2 St Giles Square	3rd	3,392	
2 St Giles Square	2nd	3,392	
2 St Giles Square	1st	3,392	
TOTAL		11,176	

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



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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 March 2021

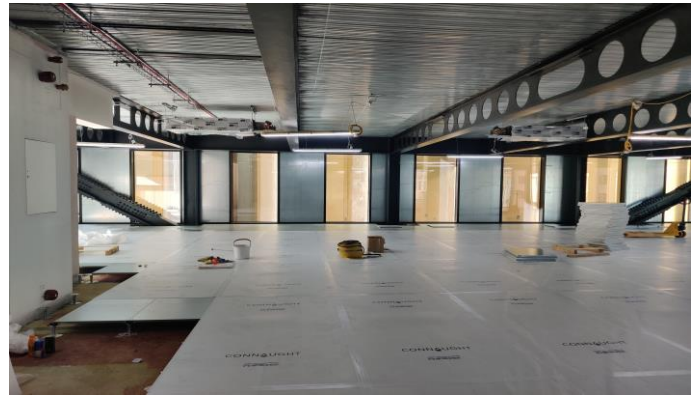
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📍 4 Golden Square London W1F 9HT

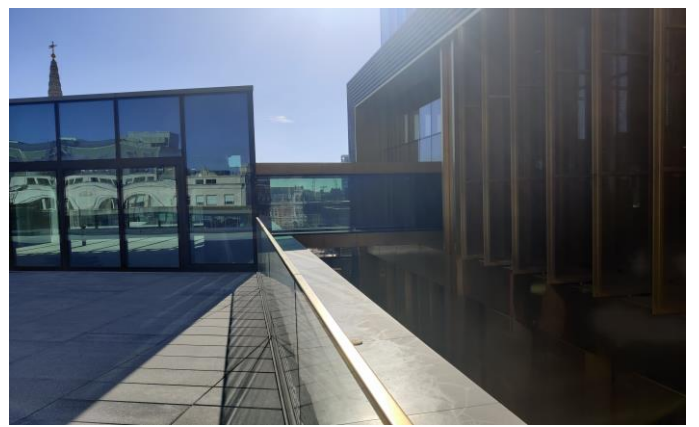
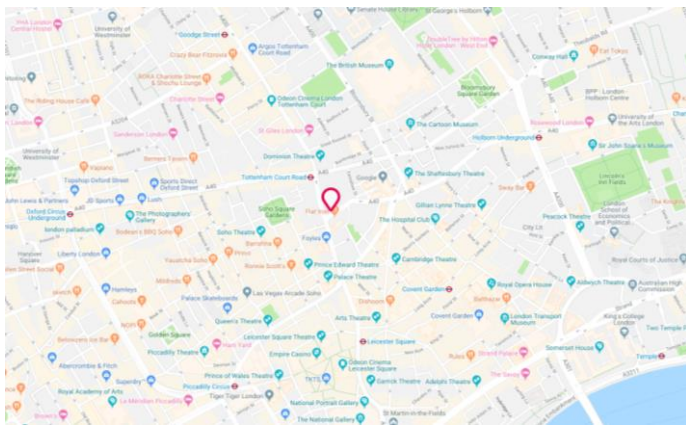
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Terms

Tenure:	Leasehold
Lease:	New FRI leases from the Landlord
Rent:	Upon application
Rates:	To be assessed guiding £30-35.00 psf pa
Service Charge:	Estimated between £10–12.00 psf pax
EPC Rating:	TBC

Amenities

- Landmark new mixed use development
- Grade A
- Brand new air conditioning
- New metal tile raised floors
- New LED lighting
- Large roof terrace (4th floor)
- Terraces (1st, 2nd and 3rd floor)
- Interconnecting bridge between 1 SGS and 2 SGS
- 6 separate buildings
- New buildings to meet BREEAM (2011) Very Good
- Existing buildings to meet BREEAM (2012) Excellent

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