

OFFICES TO LET 1,550 – 41,691 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. 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 4<sup>th</sup> floors and stunning roof terraces. The two buildings would provide 26,330 sq ft over the two buildings or can be taken separately as 14,154 sq ft or 12,176 sq ft. The buildings will provide bright open plan office space with new air-conditioning, LED lighting and metal tile raised floors.

## Floor Areas

Building	Floor	sq ft	sq m
1 St Giles Square	5th	6,719	624
1 St Giles Square	4th	4,700	437
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
2 St Giles Square	1st	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
<b>TOTAL</b>		<b>41,691</b>	<b>3,874</b>
*Measurements are estimates and are subject to onsite check measurements.			

Paul Dart, Partner

📞 020 7025 1392

Rebecca Saxon, Associate Partner

📞 020 7025 1397

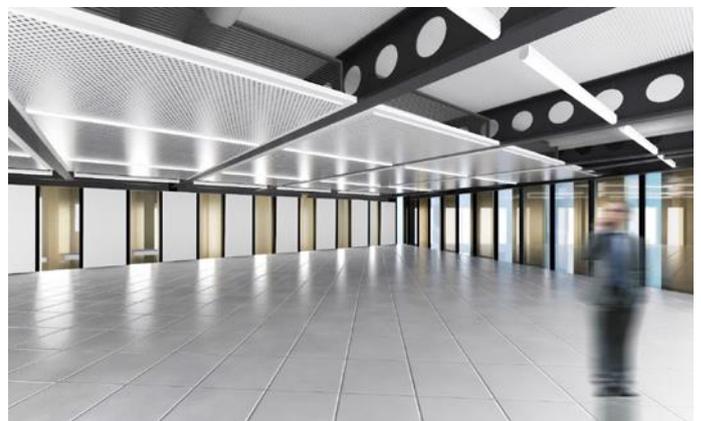
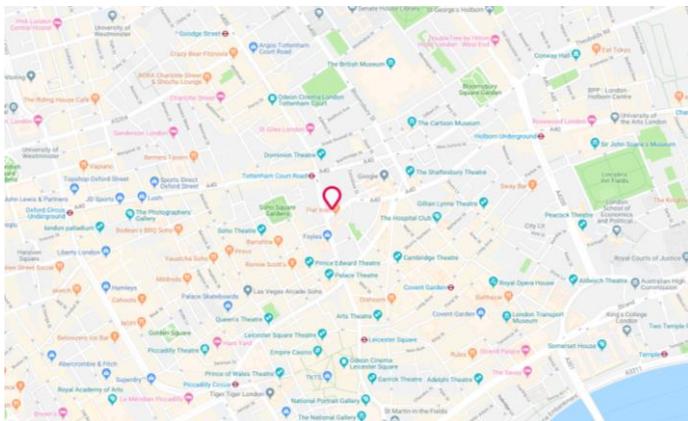
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. 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 March 2021

**OFFICES TO LET 1,550 – 41,691 sq ft**



*\*Pictures are CGIs and for indicative purposes only*



**Terms**

Tenure:	Leasehold
Lease:	New FRI leases from the Landlord
Rent:	Upon application
Rates:	To be assessed guiding £30-35 psf pa
Service Charge:	TBC
EPC Rating:	TBC

**Amenities**

- New mixed use landmark development
- Grade A
- Brand new air conditioning
- New metal tile raised floors
- New LED lighting
- Roof terraces (1SGS and 2SGS)
- Interconnecting bridge between 1 and 2 St Giles Square
- 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 March 2021