

**OFFICES TO LET 4,250 – 26,000 sq ft**



**Location**

The brand new St Giles Circus development 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 space split over four new buildings. The scheme is currently under development with completion expected at the end of 2019. Pictures are CGIs and for indicative purposes only.

**Floor Areas**

| Floor        |                  | sq ft        | sq m       |
|--------------|------------------|--------------|------------|
| SGC          | 5th floor        | 6,200        | 576        |
|              | 3rd floor        | 2,600        | 242        |
| <b>TOTAL</b> |                  | <b>8,800</b> | <b>818</b> |
| SGC-         | 3rd floor        | 3,100        | 288        |
|              | 2nd floor        | 3,100        | 288        |
| <b>TOTAL</b> |                  | <b>6,200</b> | <b>576</b> |
| SGC          | 1st - 3rd floors | 4,250        | 395        |
| SGC          | 1st – 4th floors | 6,600        | 613        |

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

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**Georgia Mason, Agency Surveyor**

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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 September 2018**

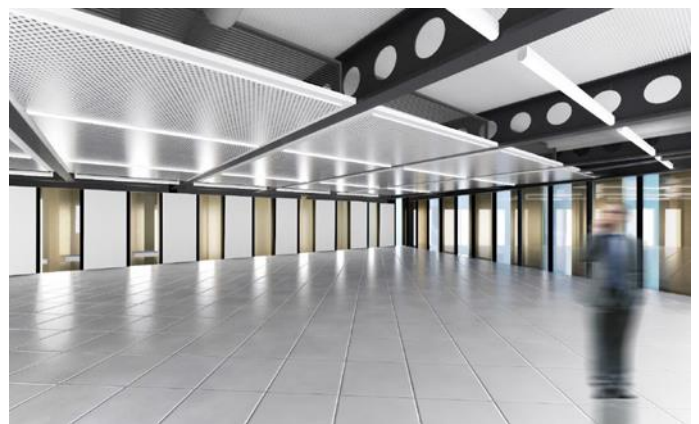
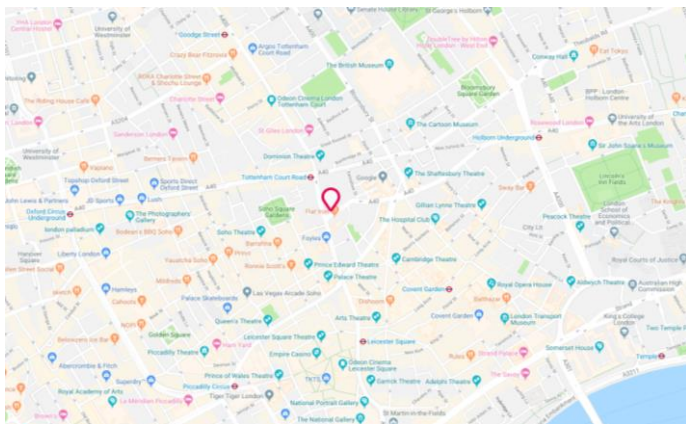
# St Giles Circus, London, WC2 – Development delivered by end of 2019



**OFFICES TO LET 4,250 - 25,850 sq ft**



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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
- 4 separate buildings
- New buildings to meet BREEAM (2011) Very Good
- Existing buildings to meet BREEAM (2012) Excellent

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