



**CHARLOTTE STREET  
LONDON W1**

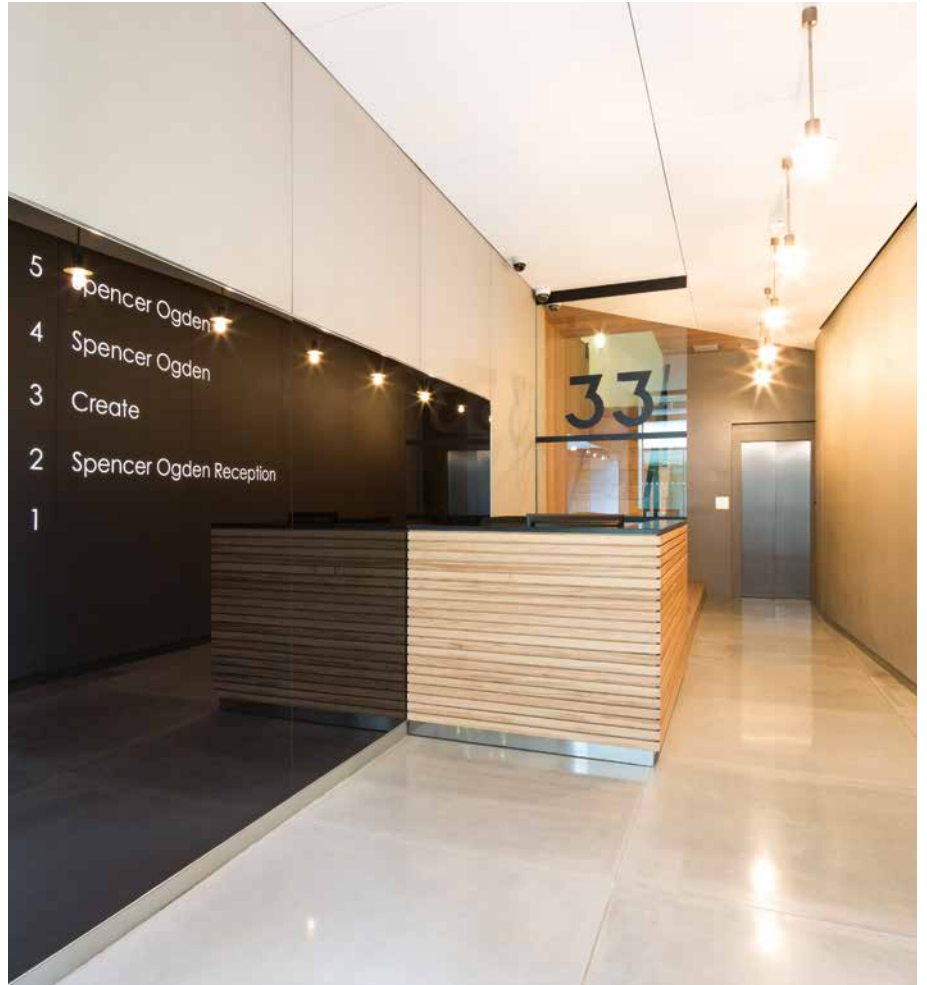
1ST FLOOR OFFICES TO LET  
6,350 SQ FT (590 SQ M)



**Standard Life  
Investments**

**THE FIRST FLOOR OFFICES HAVE BEEN FULLY REFURBISHED TO PROVIDE BRIGHT, OPEN PLAN ACCOMMODATION BENEFITTING FROM THE FOLLOWING AMENITIES:**

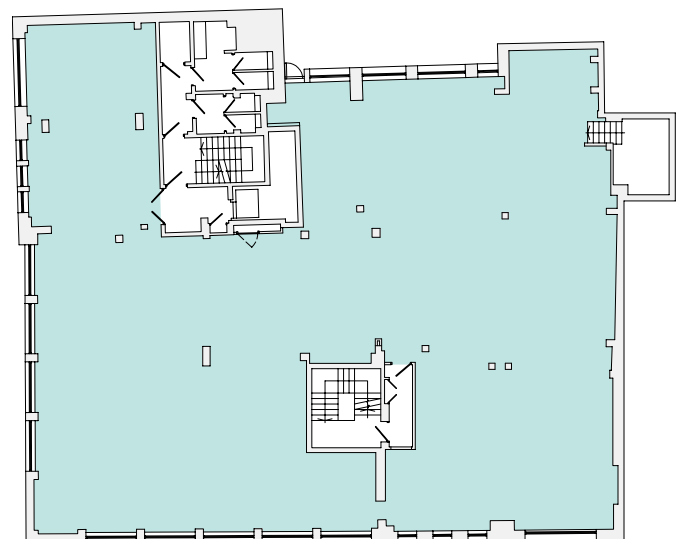
- Fully refurbished new floor
- New air-conditioning
- Exposed services in the ceiling
- Roof terrace
- Newly remodelled reception hall
- Raised floors
- Excellent natural light
- EPC rating is D (77)





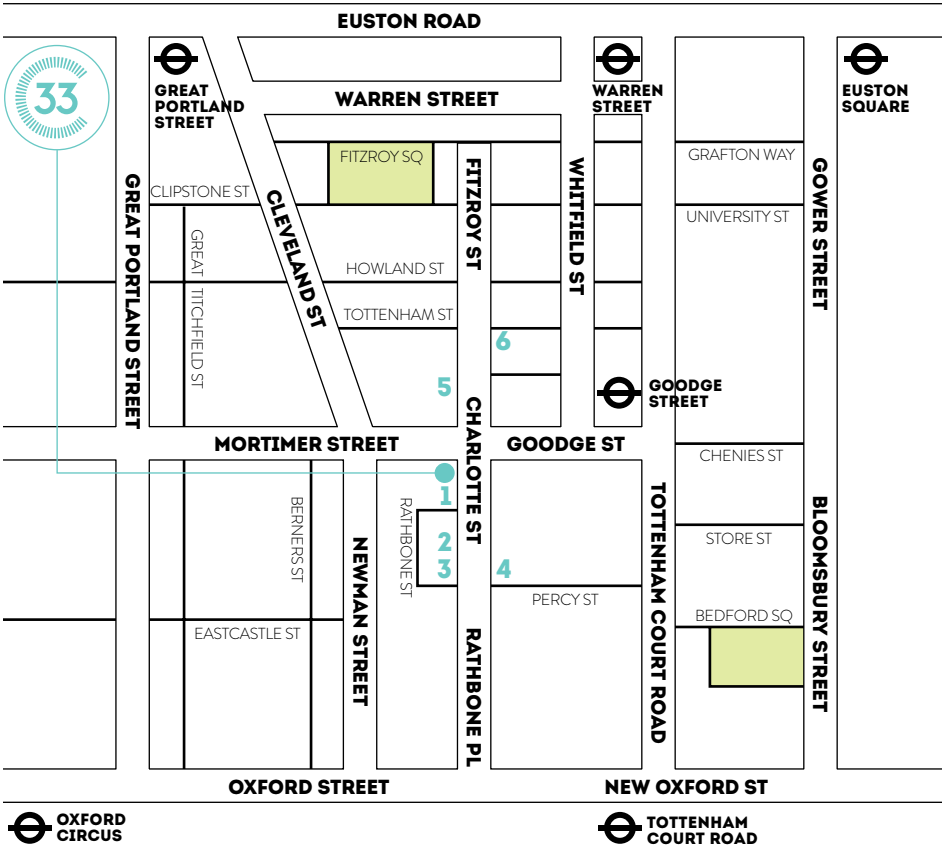
**1ST FLOOR** 6,350 sq ft (590 sq m)

Indicative floor plan.  
Not to scale.





**33 CHARLOTTE STREET IS A STRIKING OFFICE BUILDING SITUATED AT THE JUNCTION OF RATHBONE STREET IN THE CENTRE OF THE CHARLOTTE STREET MEDIA VILLAGE.**



Goodge Street, Tottenham Court Road and Oxford Circus underground stations are within easy walking distance.

Charlotte Street is the focus of a variety of different occupiers including professional, financial, TMT and of course the creative sector.

The building benefits from being surrounded by some of London's most popular bars, restaurants and cafés including Roka, Charlotte Street Hotel, Hakkasan, Wahaca and the Sanderson Hotel.

- 1 Roka
- 2 Charlotte Street Hotel
- 3 Côte Brasserie
- 4 Brasserie Blanc
- 5 Pescatori
- 6 Gaucho

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