

**THIRTY  
NINE  
CHARING  
CROSS  
ROAD.**

**WEST END WC2**

**NEWLY FITTED / CAT A OFFICES  
1,941 SQ FT TO 13,572 SQ FT**



# STYLISHLY FITTED & OPEN PLAN SPACES.

The property has undergone a comprehensive refurbishment offering a variety of fully fitted plug and play space as well as open plan offering. The building is located in the heart of the West End, occupying a prominent corner site just east of Leicester Square and within close proximity to Covent Garden which offers a wide variety of local amenities on its doorstep.



Exterior façade

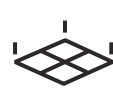
## SPECIFICATION.



Partly fitted



Excellent natural light



Suspended ceilings



Commissionaire



Reception



LED lighting



Air conditioning



Kitchenettes in situ



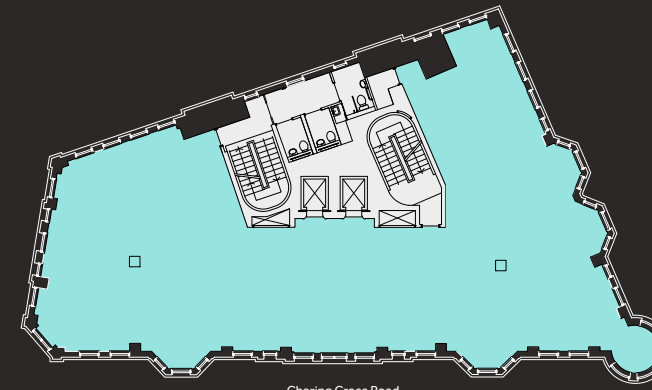
## ACCOMMODATION.

Floor	Sq Ft	Sq M	Condition
5th	1,941	180.3	Open plan
4th	2,934	272.6	Fitted
3rd	2,934	272.6	Open plan
2nd	2,829	262.8	Open plan
1st	2,934	266.4	Open plan
<b>Total</b>	<b>13,572</b>	<b>1,254.7</b>	

Subject to professional measurement.

## TYPICAL UPPER FLOOR PLAN.

2,934 Sq Ft (266.4 Sq M)



Charing Cross Road

Plan not to scale, for indicative purposes only.



Indicative open plan refurbishment

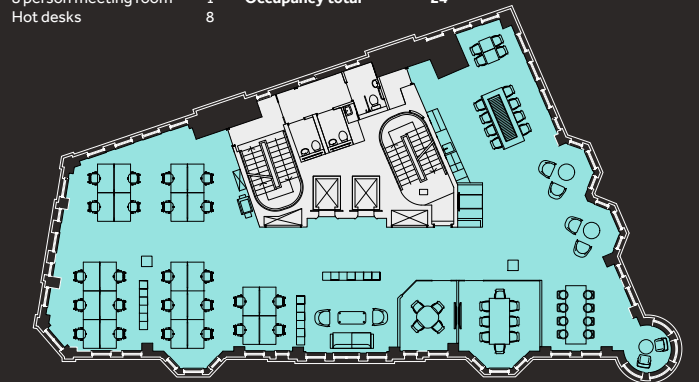


4th floor fitted office space

## 4TH FLOOR SPACE PLAN.

2,934 Sq Ft (272.6 Sq M)

Workstations	24	Kitchenette	1
4 person meeting room	1	Breakout areas	4
8 person meeting room	1	<b>Occupancy total</b>	<b>24</b>
Hot desks	8		



Charing Cross Road

Plan not to scale, for indicative purposes only.



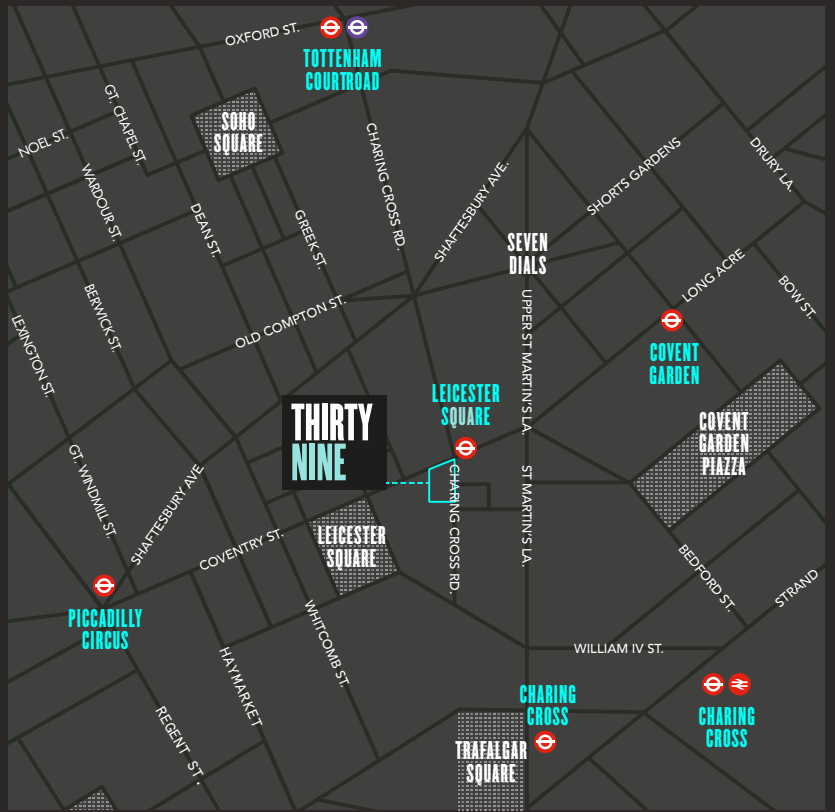
4th floor fitted office space



# CENTRALLY LOCATED PERFECTLY CONNECTED.

The building benefits from being surrounded by the finest central London amenities, offering occupiers a curated retail, restaurant and bar experience, in a unique London destination.

The transport links are superb with Leicester Square, Charing Cross & Tottenham Court Road stations all within close walking distance. Soon to be improved further by the arrival of the Elizabeth Line to Tottenham Court Road.



## CONNECTIONS.

<p><b>Leicester Square</b></p> <p><b>&lt;1</b> mins</p>	<p><b>Charing Cross</b></p> <p><b>4</b> mins</p>	<p><b>Tottenham Court Road</b></p> <p><b>6</b> mins</p>
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## TERMS.

Upon application.

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## VIEWINGS.

Strictly through Knight Frank or Colliers.

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