

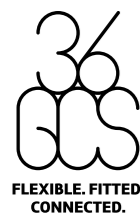
**FLEXIBLE. FITTED.
CONNECTED.**

36GCS.CO.UK

Flexible. Fitted. Connected.

36 Great Charles Street provides contemporary and stylish office accommodation that offers flexible open-plan suites benefiting from good levels of nature daylight in a smart and tastefully refurbished building.

The building offers a range of suite sizes that will appeal to companies employing up to 30 staff and who wish to improve the quality of their environment in a building that is highly accessible and well connected.





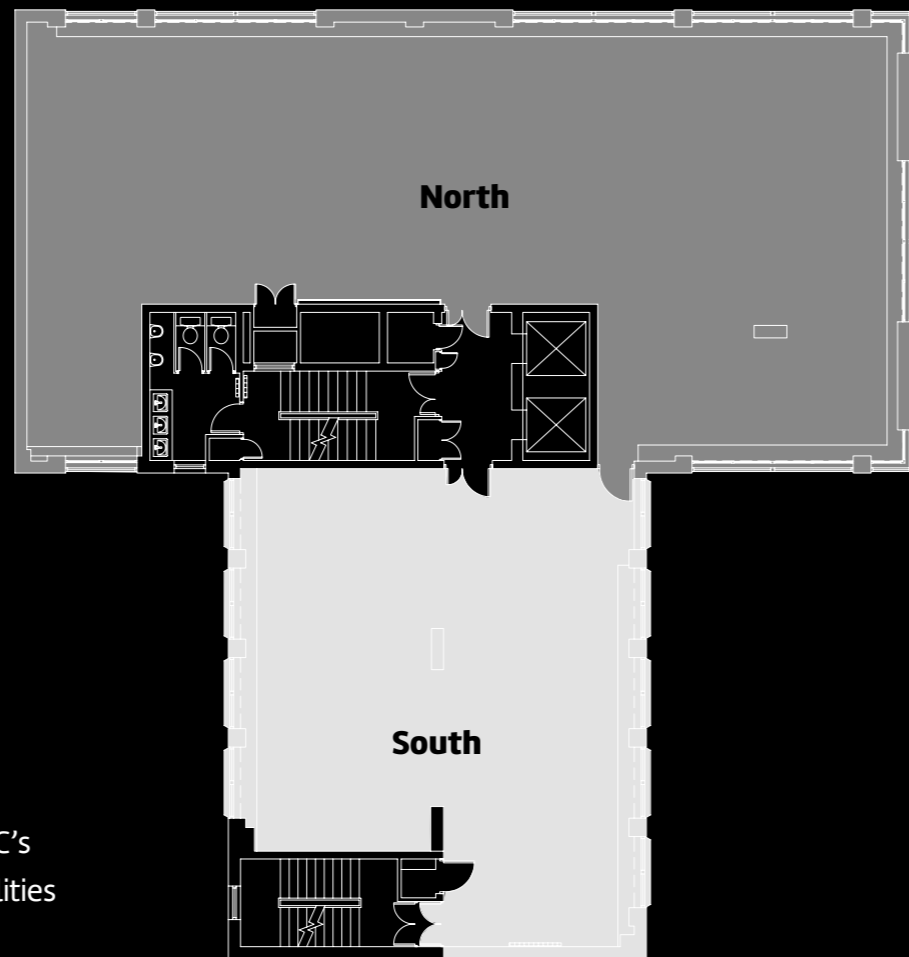
Flexible space to suit your needs.

We have a range of suite sizes that can cater for a range of businesses with suites available from **1,253** to **2,340 sq ft** or full floors of **3,593 sq ft**.

- + Feature reception with breakout seating
- + Contemporary exposed services design
- + New comfort cooling & heating
- + LED pendant lighting
- + Male, Female and disabled WC's
- + Showers and drying room facilities
- + Cycle storage
- + Secure on-site parking



Typical non-fitted suite example

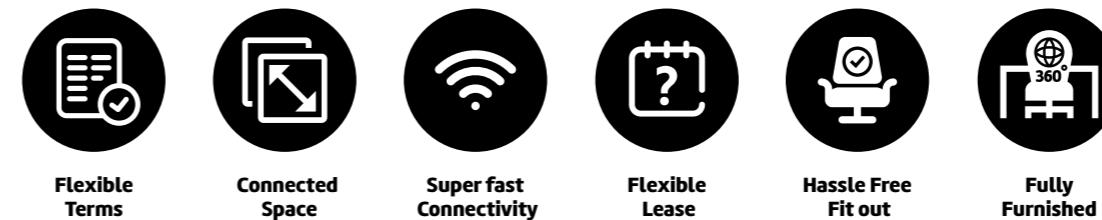


Availability	Size (sq ft)
7th Floor (Front)	1,857
6th Floor (Front)	2,340
5th Floor (Front)	2,340
5th Floor (Rear)	1,253
3rd Floor (Front)	2,340

Fully fitted suites ready to GO!

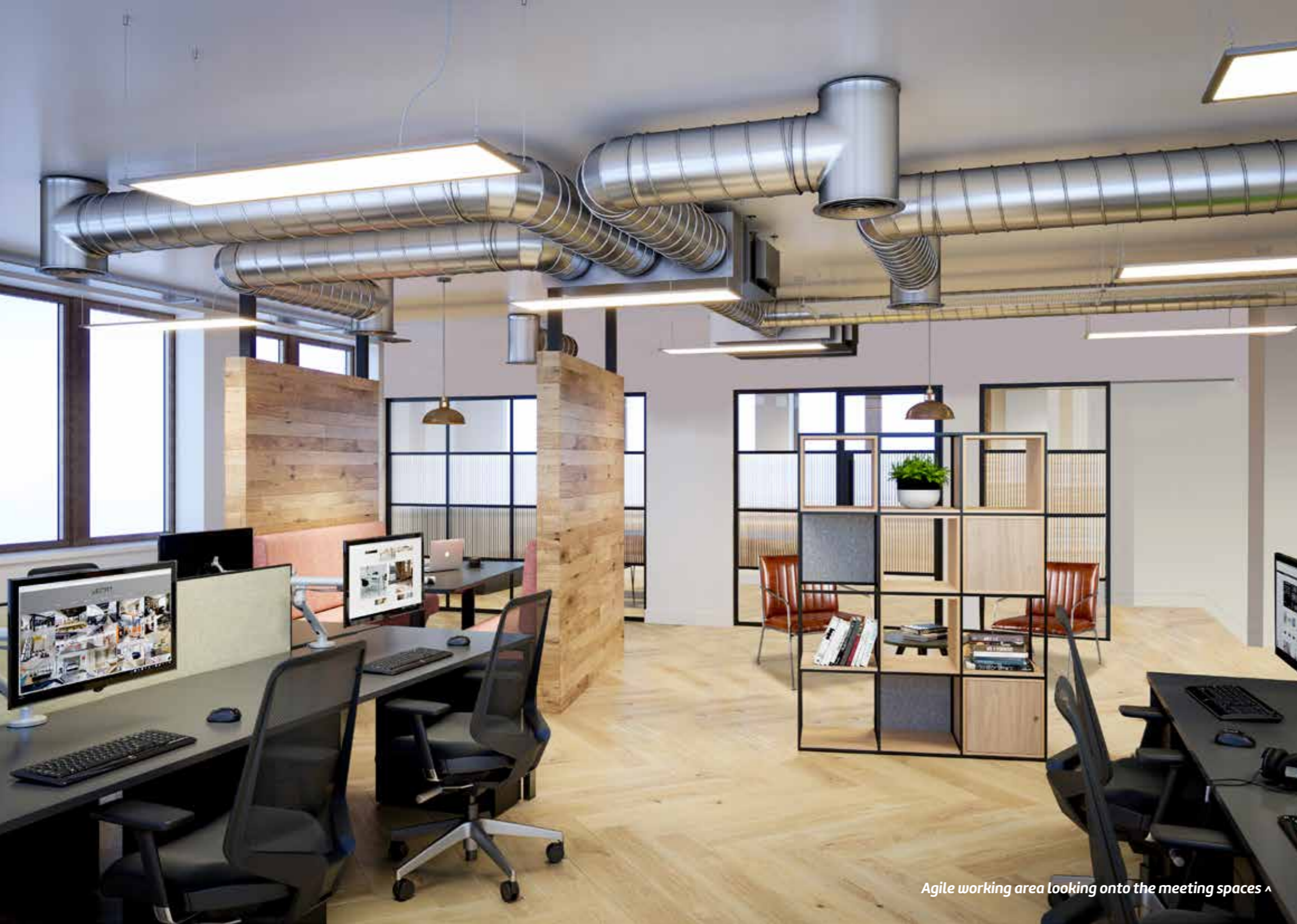
Our fully-fitted 5th floor suite has been meticulously planned and fitted out to the highest standards to provide your business with flexible, modern, and stylish space to make the return to work as enjoyable as possible.

- + Meeting rooms
- + Breakout & collaboration space
- + Kitchenette
- + Open plan and well-spaced desking
- + Fully inclusive of furniture
- + Data cabling in place
- + Agile working areas
- + Ready to go!



Typical fully-fitted suite example





Agile working area looking onto the meeting spaces ^



Tea point looking onto the open plan ^

Agile working areas & efficient space.

All of the suites have been fully refurbished to deliver efficient and contemporary space and the 5th floor has also now been fitted out with meeting rooms, and furniture to allow an occupier to take immediate occupation.

The building also has a dedicated fibre feed into it where data cabling has been drawn into each suite to allow occupiers to start work immediately. Through the provision of these services it will remove almost all of the hassle out of moving office!

