



CHARLES HOUSE

5-11 Regent Street St James's, SW1



FULLY FITTED CONTEMPORARY OFFICE SPACE

The 4,600 sq ft of available space is on the 1st floor which has been comprehensively refurbished with a high quality plug & play fit-out.



Fully fitted, ready to occupy



New LED lighting



New air conditioning



Manned reception



Two new 8 person lifts



Shower facilities



Excellent natural light



Mix of exposed and suspended ceiling



Newly refurbished reception

OUTSTANDING ATTENTION TO DETAIL

Ready for occupation October 2023



1st Floor Welcome Area CGI



1st Floor CGI



FIRST FLOOR HIGH QUALITY PLUG & PLAY

The premier plug & play 1st floor is being refurbished to suit a range of occupiers, with bright open plan work space.



1st Floor CGI

Breakout & collaboration spaces



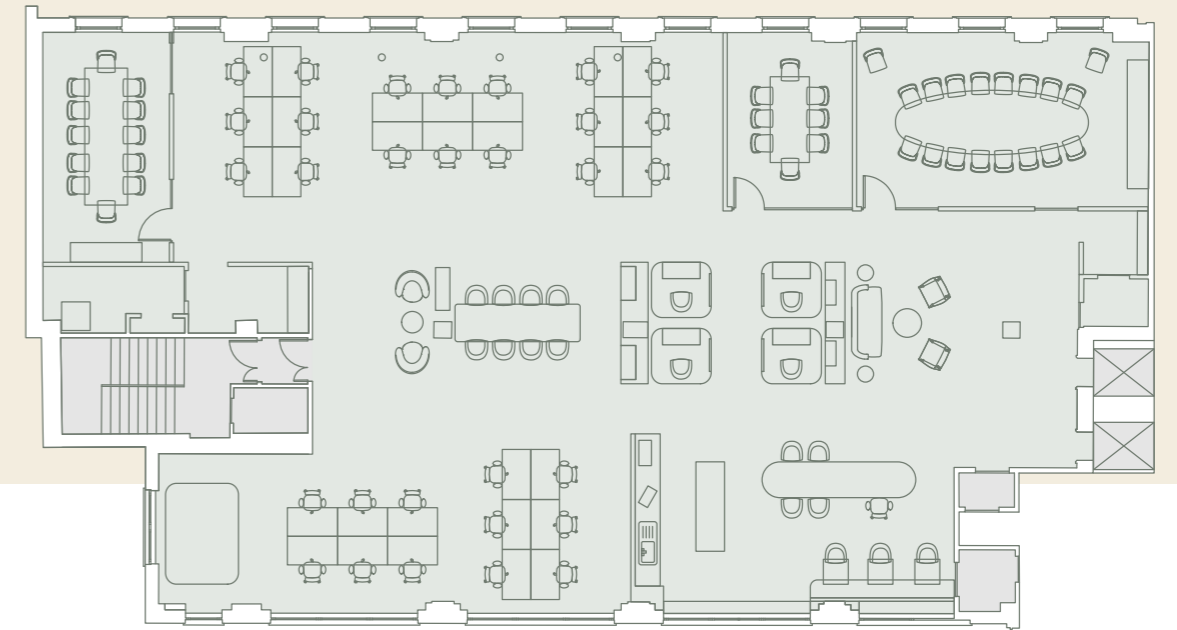
1st Floor CGI

FIRST FLOOR SPACE PLAN (4,600 SQ FT / 427 SQ M)



For indicative purposes only. Not to scale.

Regent Street



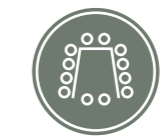
30 open plan workstations



1 collaboration area



2 meeting rooms



1 boardroom



4 phone booths



1 kitchenette

6 BABMAES STREET

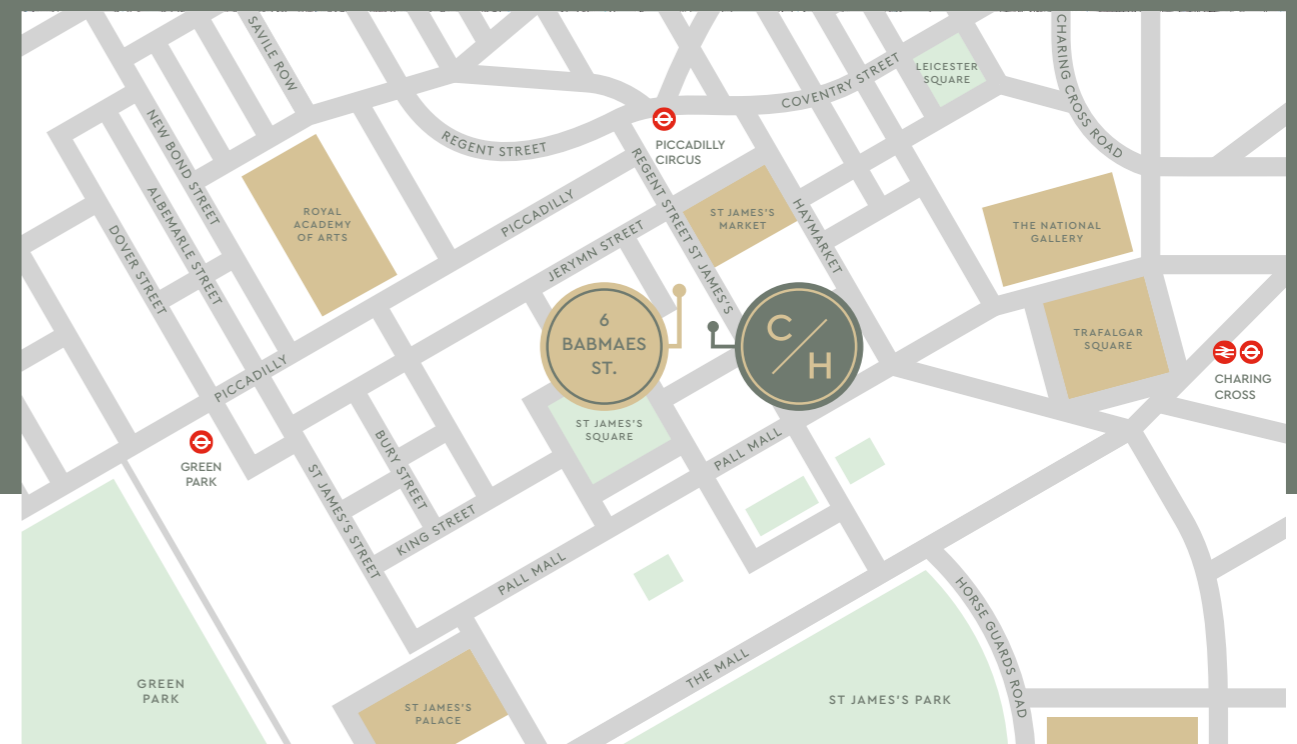
OUR NEW FLEXIBLE WORK SPACE HUB FOR WHEN YOU NEED SPACE

As a customer of The Crown Estate you will have privileged access to 6 Babmaes Street and the amenities it offers.

This includes use of:

- Private meeting rooms
- Co-working space
- Business lounge & roof terrace
- Auditorium space

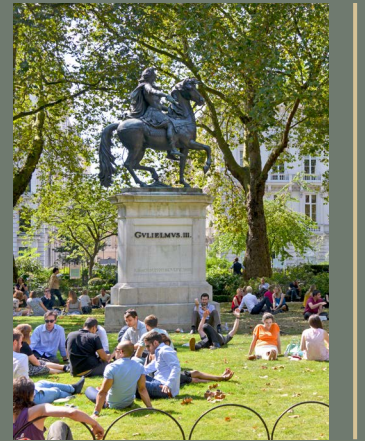
Click to view the film



ONE OF LONDON'S MOST DESIRABLE LOCATIONS

Charles House occupies a prominent position on Regent Street St James's. The area is home to some of London's best amenities, from premium cafés to Michelin-starred restaurants.

- | | |
|-----------------------|--------------------|
| 1. Aspinall of London | 8. Fortnum & Mason |
| 2. Café Murano | 9. Kingly Court |
| 3. Christie's | 10. O'Ver |
| 4. Chutney Mary | 11. Ole & Steen |
| 5. Davidoff | 12. Sketch |
| 6. Dishoom | 13. Scully |
| 7. Flat Iron | |



Walking times from Charles House



Piccadilly Circus



Charing Cross



Green Park



Oxford Circus



Bond Street Elizabeth Line



Waterloo



Terms

Upon request.

Viewings

Strictly through joint sole letting agents.

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