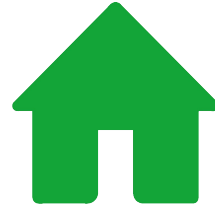


# OUTLET

## RESIDENTIAL



## Charing Cross Road London WC2H 0EW

- Available 28th February
- Unfurnished
- Capacity for sixteen work stations
- Neutrally decorated
- 24 hour access
- Third floor
- Rent includes business rates and utilities
- Heart of the West End
- Dual aspect
- Tottenham Court Road and Leicester Square stations walking distance

£3,100

# Charing Cross Road

London WC2H 0EW

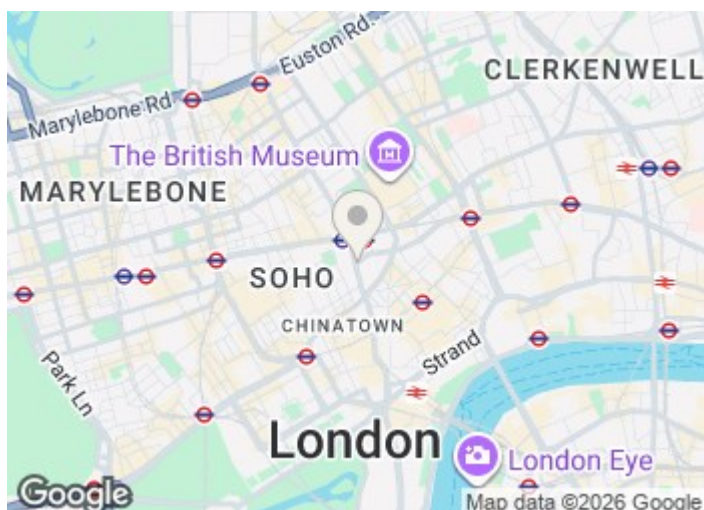


Available from the 28th of February on an unfurnished basis is this self-contained third floor office space with 24 hour access in the heart of the West End.

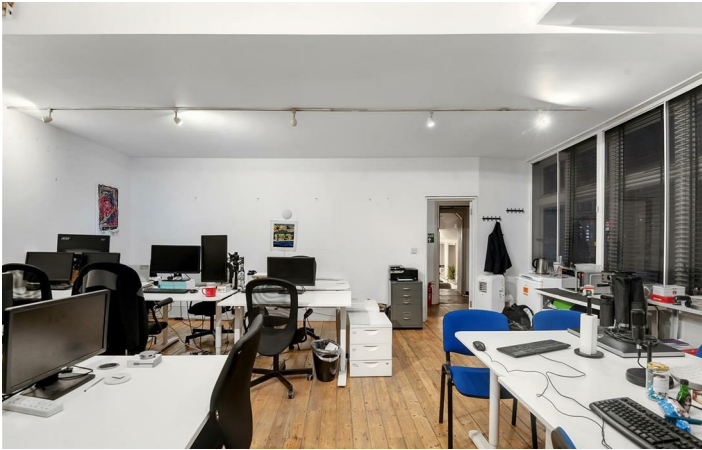
Rent is inclusive of business rates, service charge and utilities but is subject to VAT, the 38 sqm office is currently open plan and has the capacity for sixteen work stations all with access to a connectivity network and a meeting area but which is shared with other businesses.

The entrance to the building can be found opposite Denmark Street on Charing Cross Road just a short distance from Tottenham Court Road (Central, Northern and Elizabeth lines) and Leicester Square (Northern line) stations.

Soho and Covent Garden's many restaurants and cafes are moments away whilst pleasant open space can be enjoyed in nearby Soho Square Gardens.



[Directions](#)



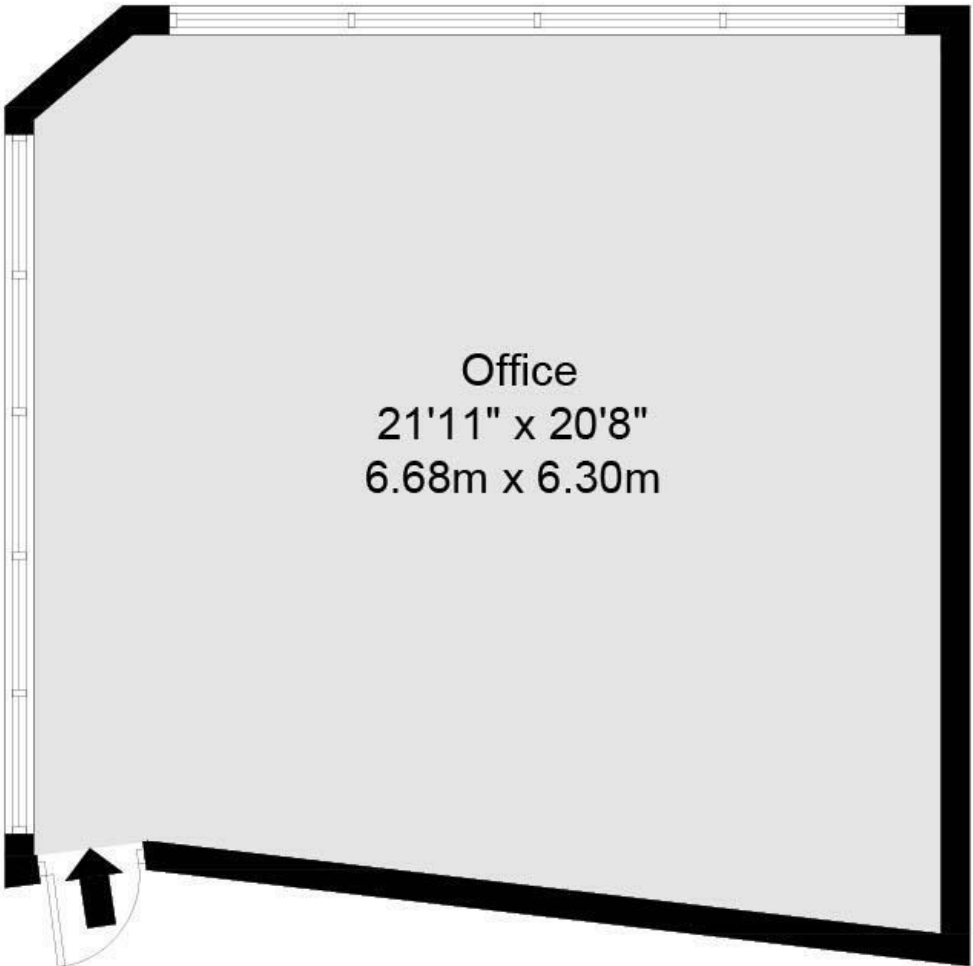


Floor Plan



Charing Cross Road

GROSS INTERNAL AREA  
37.5 sq m / 403 sq ft



Third Floor

 GROSS INTERNAL AREA (GIA) The footprint of the property 37.5 sq m / 403 sq ft	 TOTAL STORAGE SPACE Storage and wardrobe total area 0.0 sq m / 0.0 sq ft	 EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 0.0 sq m / 0.0 sq ft	 RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.0 sq m / 0.0 sq ft
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Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>	
	(81-91) <b>B</b>			(81-91) <b>B</b>	
	(69-80) <b>C</b>			(69-80) <b>C</b>	
	(55-68) <b>D</b>			(55-68) <b>D</b>	
	(39-54) <b>E</b>			(39-54) <b>E</b>	
	(21-38) <b>F</b>			(21-38) <b>F</b>	
	(1-20) <b>G</b>			(1-20) <b>G</b>	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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