

THE SEVENS

CHARLO77E ST

—
FITZROVIA W1

Comprehensively refurbished and extended
modern Central London office building To Let

WORK BE77ER

77 Charlotte Street is a newly refurbished building in lively Fitzrovia, featuring CAT A and CAT A+ workspaces, excellent end of trip facilities and terraces on the 4th and 5th floor. It offers a great opportunity to be a self-contained HQ building, though single floors are available.







A77RIBUTES



Comprehensively refurbished to the highest standard



Demised terraces (4th and 5th floors only)



New passenger lift



New air-conditioning



New reception with commissioner



New metal tile raised floor



New LED lighting



New showers & bike racks



Opportunity for a self-contained HQ building



Single floors also available



Private LG floor light well



Tottenham Mews ground floor can be office or parking for 2-3 cars



EPC 'A' Rating



AVAILABILITY

FLOOR	SQ FT	SQ M
5th - Duplex with private terraces	723	67
4th - Duplex with private terraces	1,044	97
3rd	1,551	144
2nd	1,644	153
1st	1,653	154
Upper Ground	1,361	126
Upper Ground - Reception	117	11
Ground - Tottenham Mews	461	43
Lower Ground - Private courtyard	1,159	108
TOTAL	9,713	903

TYPICAL FLOOR PLATE



INDICATIVE SPACE PLAN





CHARLO77E

UNFORGE77ABLE FITZROVIA

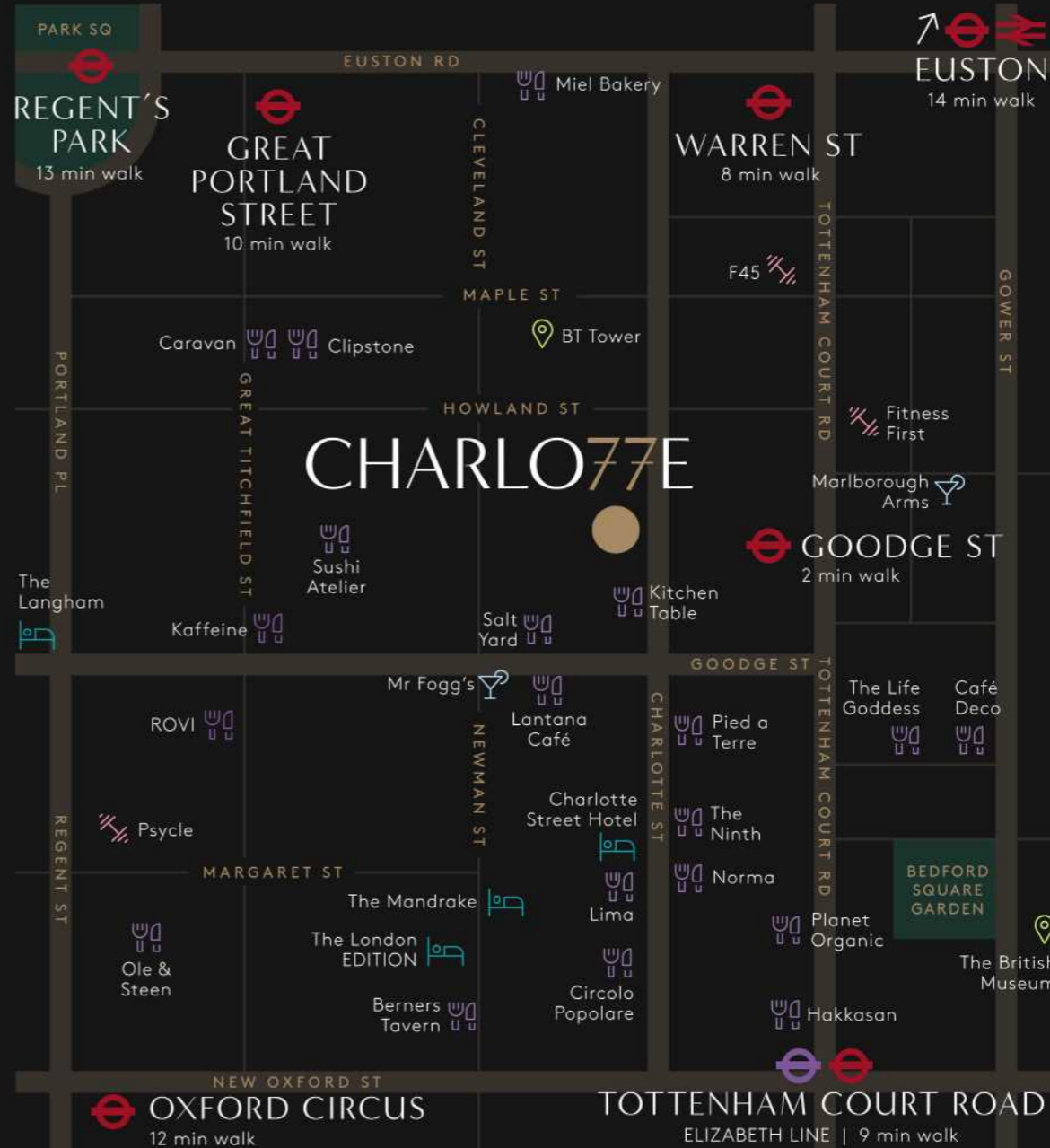
77 Charlotte Street sits in the heart of modern Fitzrovia. Charlotte Street is home to three Michelin-starred restaurants as well as a multitude of chic bars and shops. The building is extremely well connected with Goodge Street (2 mins walk), Warren Street (8 mins walk) and Tottenham Court Road (9 mins walk) where the Elizabeth Line takes you to Heathrow in 28 mins.



Lantana Café



Charlotte Street Hotel



Kaffeine

FOR YOUR A77ENTION



SAMMY CONWAY

07436 126 353

sc@lorenzconsultancy.com

ANDREW KNIGHTS

07825 742 853

ak@lorenzconsultancy.com

BAILEY CROUCH

07901 229 626

bc@lorenzconsultancy.com



PHIL FRENAY

07818 566 174

phil@coh.eu

BRYAN PONTIFEX

07801 928 777

bryan@coh.eu

Agents and their client give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and The Lorenz Consultancy or Crossland Otter Hunt have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. July 2022.