

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 commissionaire



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



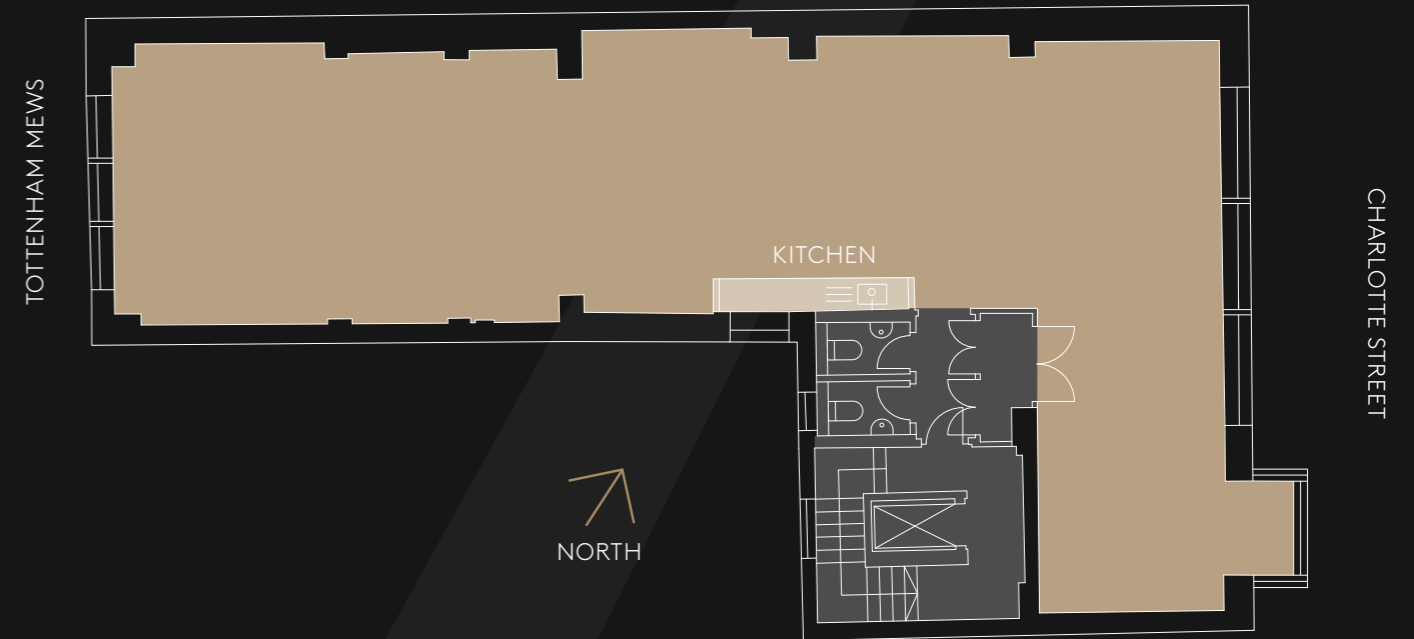
EPC 'A' Rating



## 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
<b>TOTAL</b>	<b>9,713</b>	<b>903</b>

## TYPICAL FLOOR PLATE



## INDICATIVE SPACE PLAN





# UNFORGE77ABLE FITZROVIA

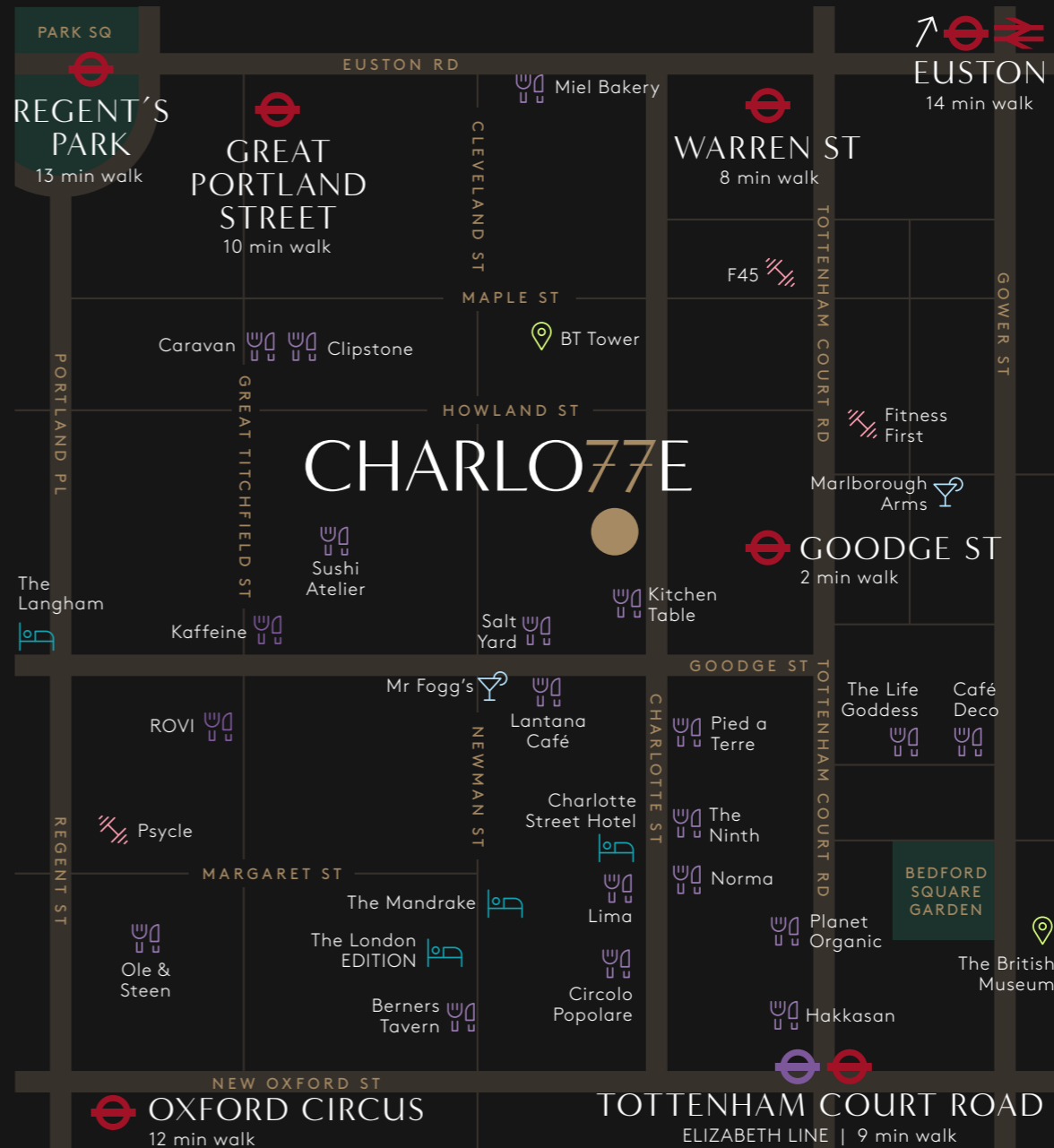
77 Charlotte Street sits in the heart of modern Fitzrovia. Charlotte Street is home to three Michelin-starred restaurants as well as a multitude of chic bars and shops. The building is extremely well connected with Goodge Street (2 mins walk), Warren Street (8 mins walk) and Tottenham Court Road (9 mins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



Charlotte Street Hotel



Lantana Café



Kaffeine

# FOR YOUR A77ENTION



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