

# 48 CHARLOTTE STREET

LONDON, W1T 2NS



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

These serviced offices in Charlotte Street London W1 place you in the heart of the new Media and IT community that's growing up in the district comprising Soho, Noho and Fitzrovia. Surrounding our serviced office accommodation is a cosmopolitan blend of cafes, shops and restaurants that feels decidedly "villagey"; whilst still just a stone's throw from Oxford Street.

We can offer you a wide choice of serviced offices across 6 floors of this popular West End business centre - from small executive suites to extensive, customized office space for large enterprises.

As well as your own office space in W1, you'll have full use of the comfortable break-out areas, tea points, Wi-Fi access and reception area at no extra cost, as a valuable addition to our serviced office solution.

In other words, this is the place to choose for serviced office space in London W1 - with immediate occupancy available!

## LOCATION

More and more IT and media companies are taking office space in London W1 and especially around Charlotte Street. By taking an serviced office you'll be positioning your business perfectly, whether you're operating in these sectors or wish to employ or service this industry.

Of course, office space in London's West End is perfect for any business that wants to be located in the fast moving mainstream of central London - and there's nowhere better than our Charlotte Street serviced offices.

### Transport Links

#### London Underground

Goode Street - 3 minute walk (Northern line)

Tottenham Court Road - 7 minute walk (Central and Northern lines)

#### London Buses

Goode Street Station Bus Stop - Route 10, 134, 14, 24, 29, 390, N20, N253, N279, N29 and N5

#### Cycle Hire

Scala Street - 21 docks

Bayley Street - 25 docks

## SPECIFICATION/AMENITIES

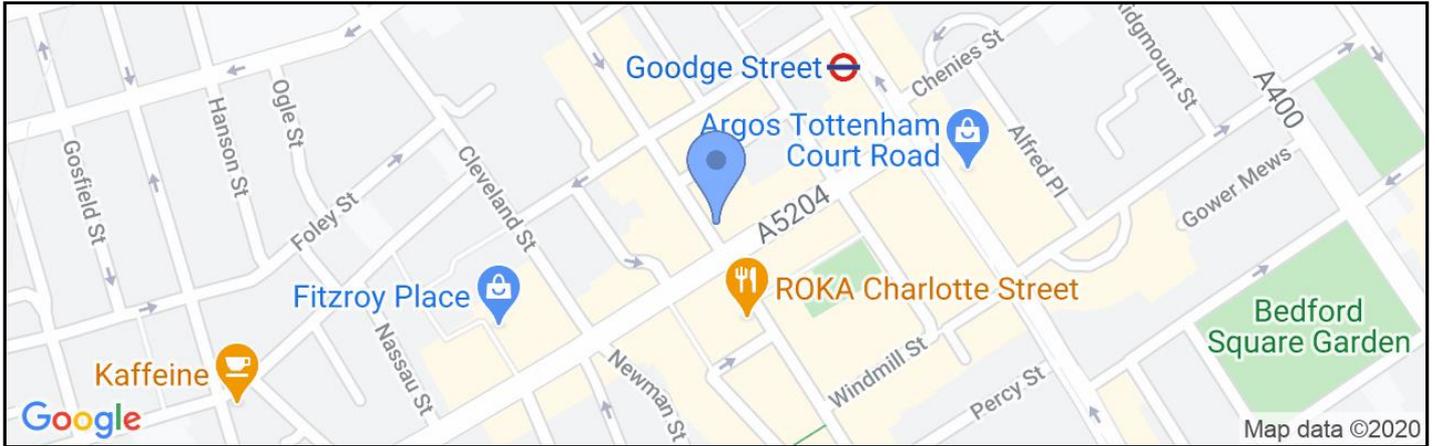
- Meeting rooms available for hire
- Communal areas which come with free Wi-Fi and tea/coffee making facilities
- Meeting rooms contain AV equipment, flip chart, white board with pens and free internet provision as standard
- Cisco VoIP telephones with free local and national calls

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## TERMS

### LEASE

Flexible by arrangement

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

### JAMIE MAJOR

0203 440 9809

[jamie.major@gryphonpropertypartners.com](mailto:jamie.major@gryphonpropertypartners.com)

### Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. September 2020