

60 **CHARLOTTE ST**

**60 CHARLOTTE STREET HAS BEEN
TRANSFORMED TO PROVIDE
36,822 SQ FT OF CONTEMPORARY
OFFICE SPACE IN THE HEART
OF FITZROVIA**

**JOIN THE TENANTS WHO HAVE
RECENTLY MADE THE BUILDING
THEIR HOME**

Great Hill
PARTNERS

GAUCHO

PERRY ELLIS

REVCAP

coremont

 **IH international
advisors**

CHARLOTTE



A BUILDING RE-IMAGINED

60 Charlotte St is a 7-storey striking building situated on Fitzrovia's most renowned thoroughfare, Charlotte Street.

With a stunning reception, flexible floorplates, panoramic views and a private underground car park, 60 Charlotte Street has been meticulously designed for the modern occupier.

A DESIGN-LED APPROACH

The reception has been extensively remodelled and extended to include a new crittall style frontage with a striking feature staircase connecting to the upper floors.

Architectural finishes throughout the building have been selected to create a sophisticated environment for an enhanced occupier experience.



WORK, REST AND PLAY

Positioned within the vibrant West End, Fitzrovia offers a distinct and authentic neighbourhood charm.

The streets are lined with some of London’s best hotels, restaurants, bars and independent shopping boutiques.

The excellent lifestyle amenity that Fitzrovia offers continues to be an attraction for the media, AI, fintech and creative industries.

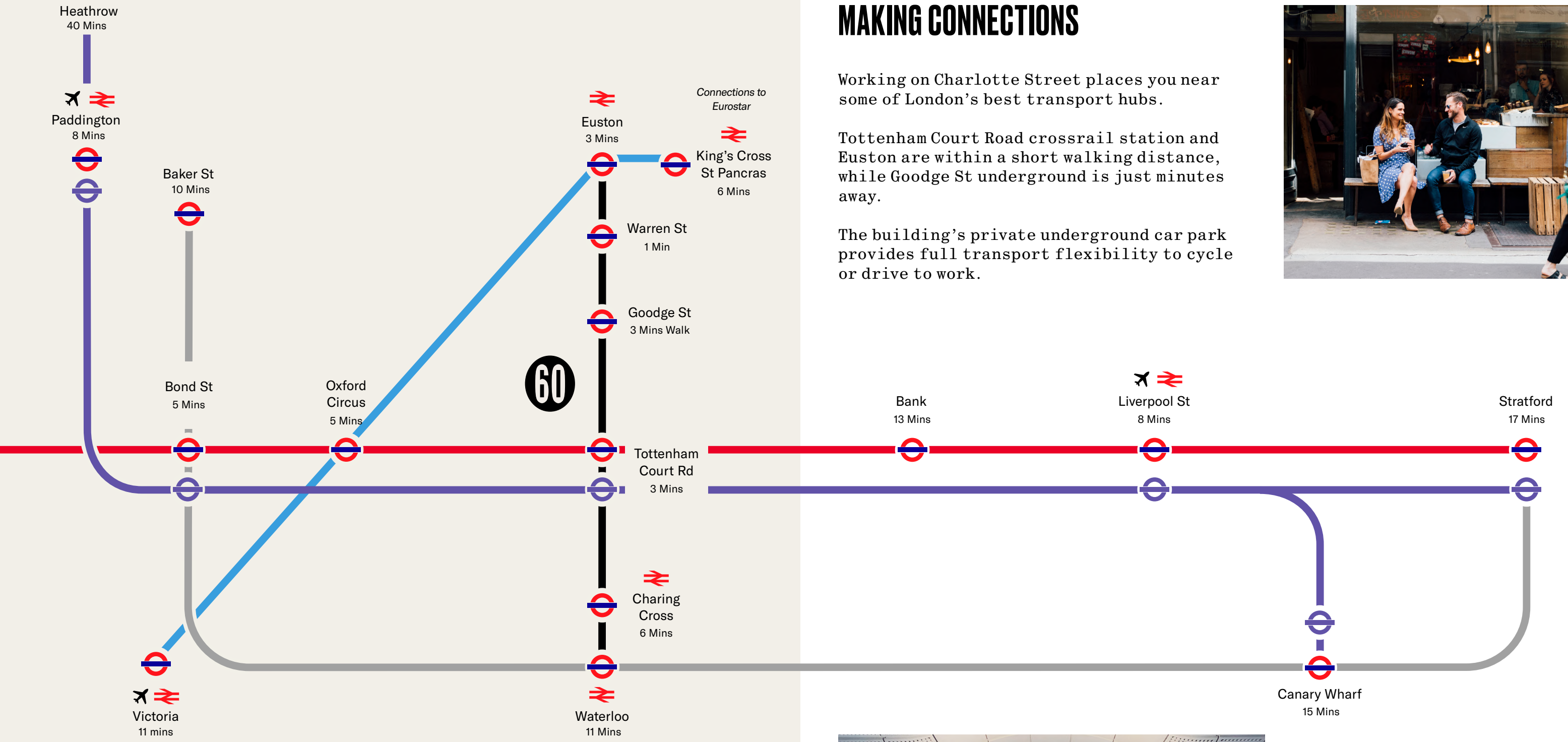
OFFICE OCCUPIERS

- 01. Monday.com
- 02. Netflix
- 03. Estée Lauder
- 04. Entertainment One
- 05. Boston Consulting
- 06. Benevolent AI
- 07. Take-Two Interactive
- 08. Apollo
- 09. G-Research
- 10. Arup
- 11. Make Architects
- 12. Ted Baker
- 13. Octopus Energy
- 14. Heineken
- 15. Google
- 16. BBC
- 17. Databricks
- 18. Fundment
- 19. Pinterest

AMENITIES

- 01. Norma
- 02. Charlotte St Hotel
- 03. Roka
- 04. Circolo Popolare
- 05. Rovi
- 06. Hakkasan
- 07. Honey & Co
- 08. Berners Tavern
- 09. The London Edition Hotel
- 10. Percy & Founders
- 11. The Salt Yard
- 12. Riding House Café
- 13. Bao Fitzrovia
- 14. Clipstone
- 15. Noize
- 16. Kave
- 17. The Lucky Pig
- 18. Frame Fitzrovia
- 19. Uzumaki London
- 20. The Mandrake Hotel
- 21. Emelie’s Wine House
- 22. Psycle
- 23. Lima
- 24. Pied A Terre
- 25. Flesh & Buns
- 26. University College London
- 27. University of London
- 28. SOAS University of London
- 29. University College Hospital
- 30. Wellcome Collection
- 31. Dr Martens



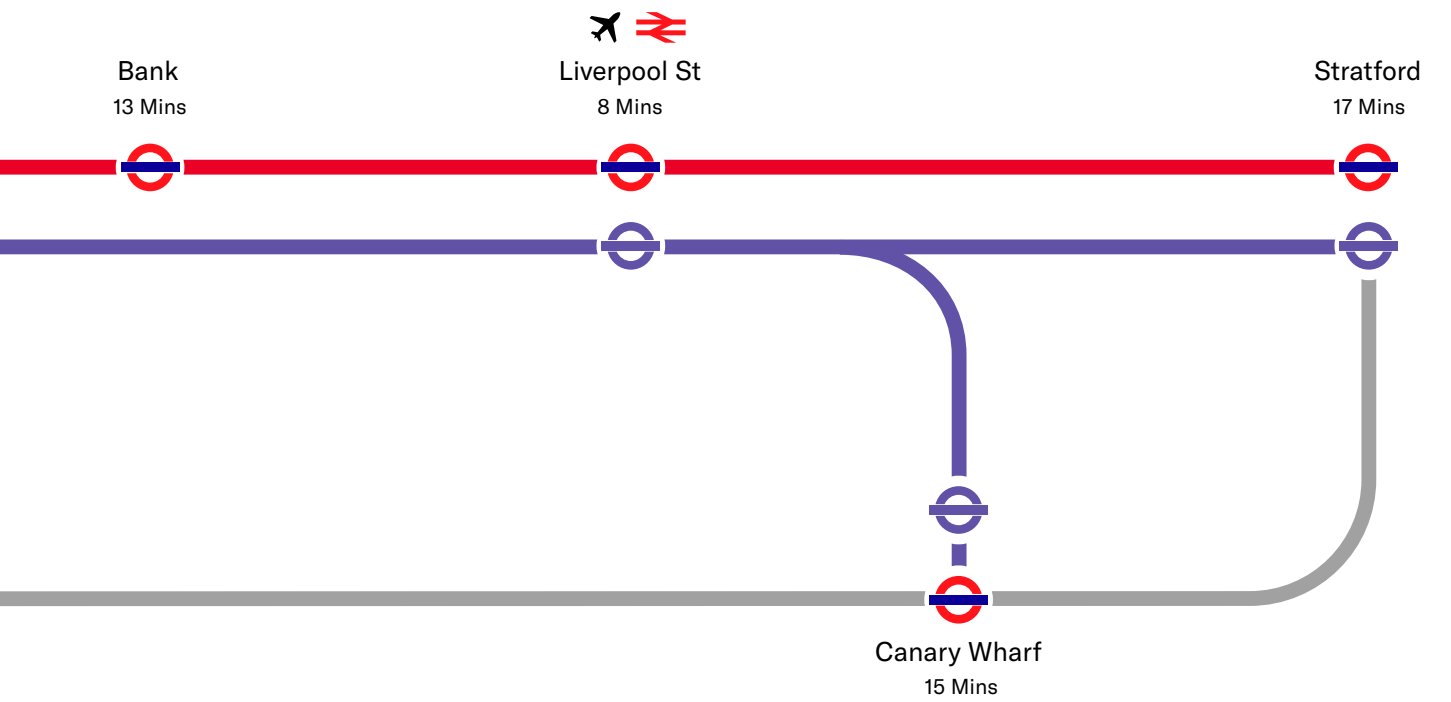


MAKING CONNECTIONS

Working on Charlotte Street places you near some of London's best transport hubs.

Tottenham Court Road crossrail station and Euston are within a short walking distance, while Goodge St underground is just minutes away.

The building's private underground car park provides full transport flexibility to cycle or drive to work.

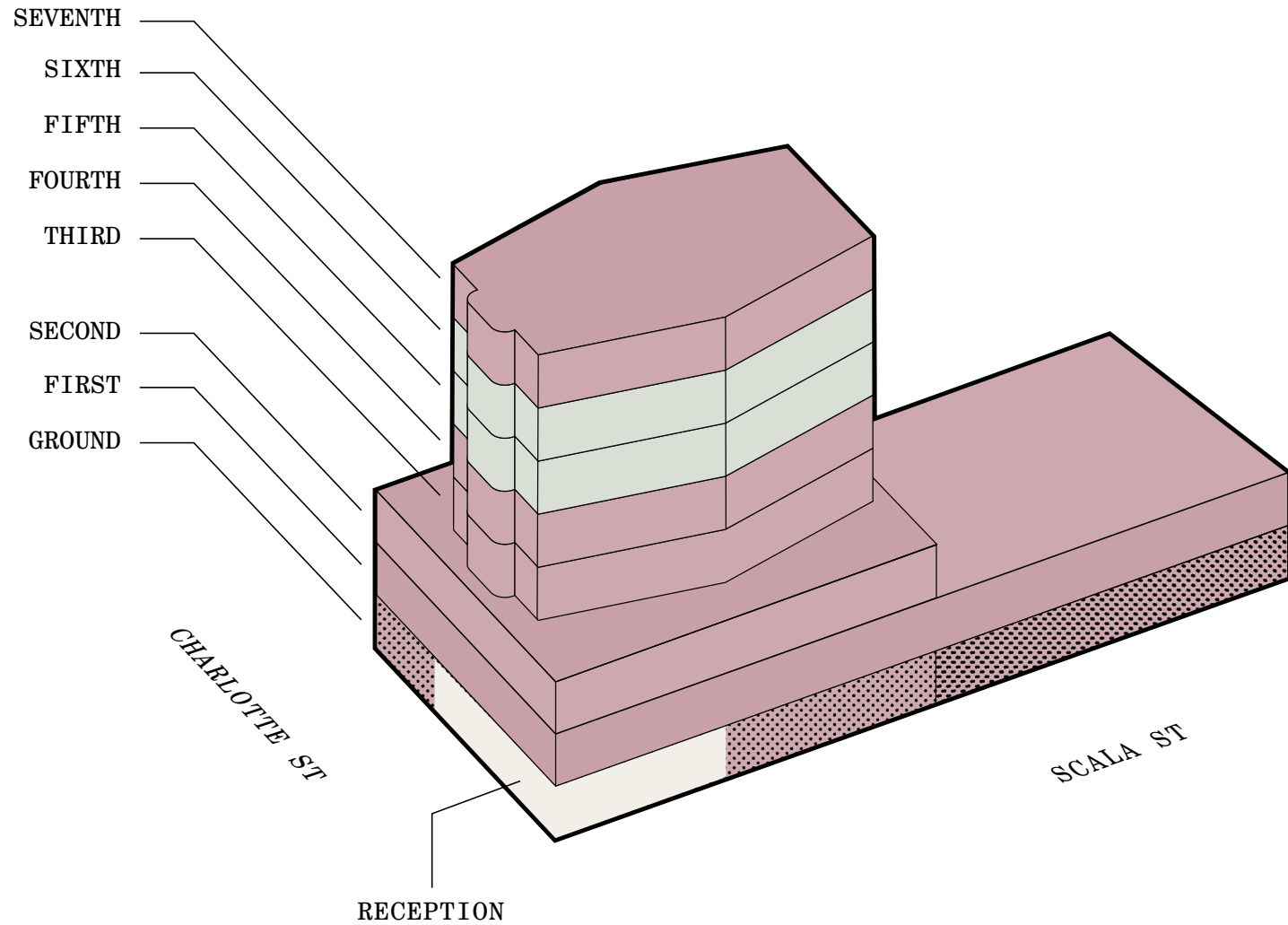


* ALL JOURNEY TIMES FROM GOODGE ST STATION USING CROSSRAIL WHERE APPLICABLE

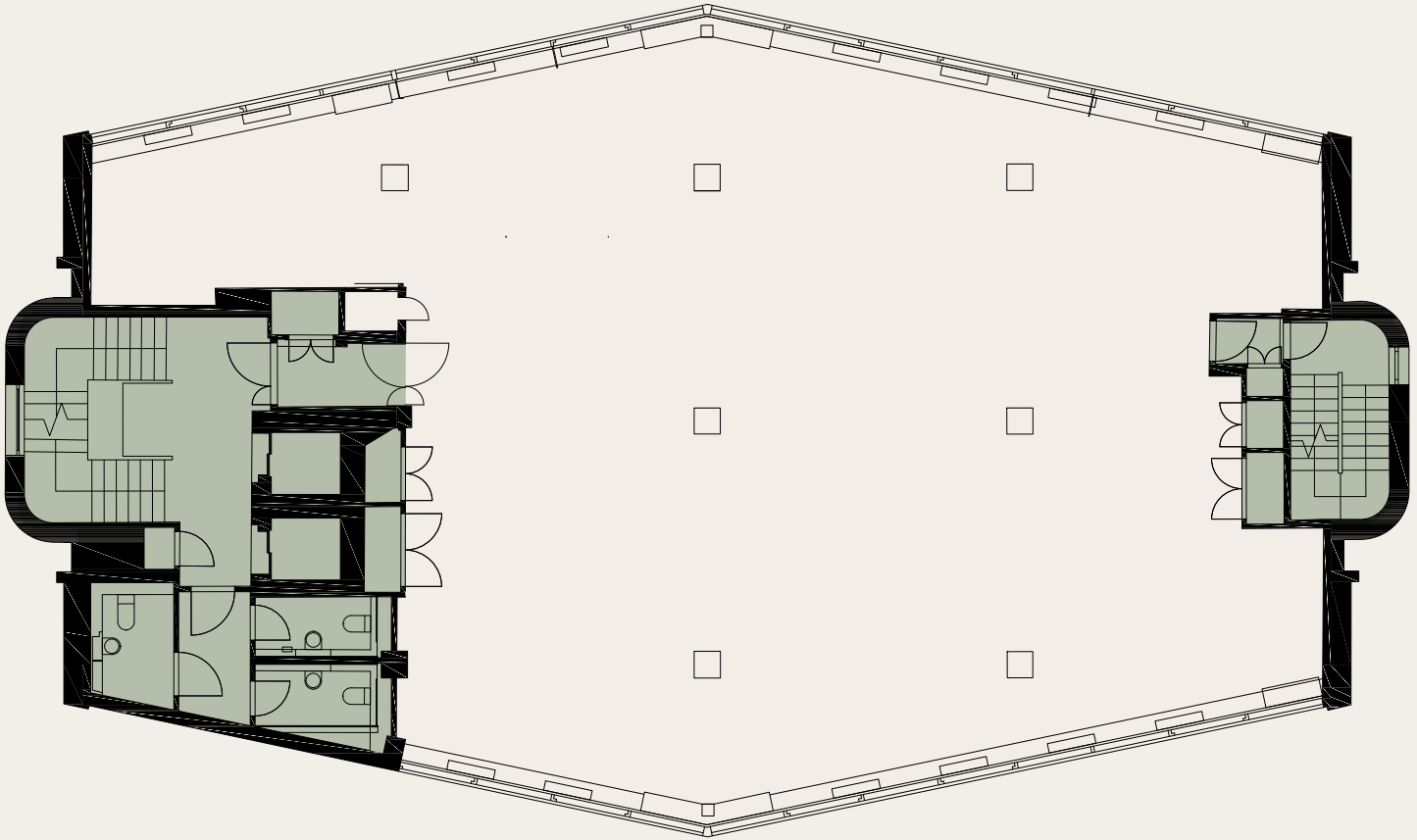


SCHEDULE OF AREAS

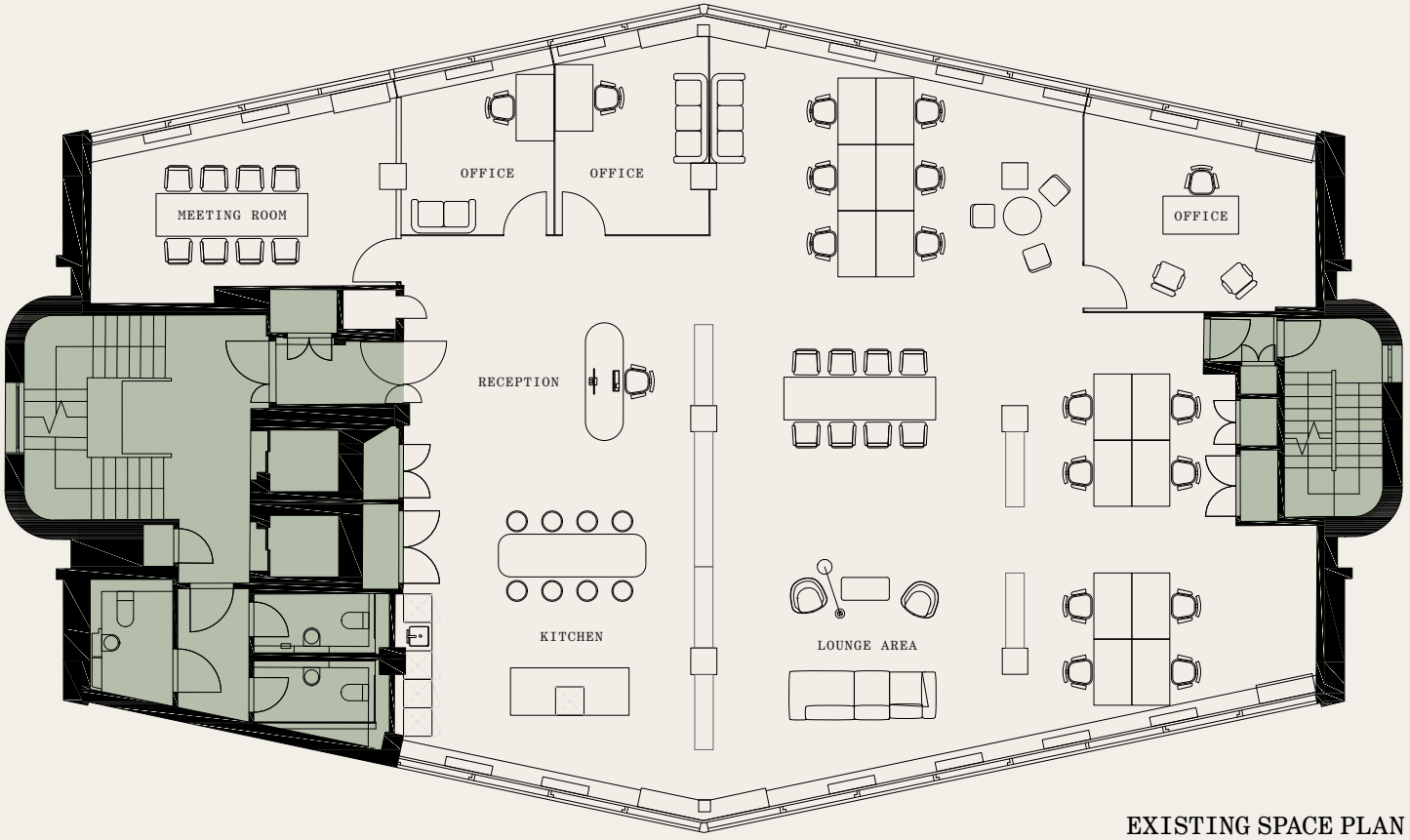
Floor	SQ FT	SQ M	Availability
Seventh	3,092	287	Great Hill PARTNERS
Sixth	3,224	299	Available November 2026
Fifth	3,230	300	Available
Fourth	3,281	305	IHinternational advisors
Third	3,028	281	REVCAP
Second	6,040	561	REVCAP
First	11,997	1,115	coremont
Ground	6,022	560	PERRY ELLIS
Total Available	6,454	599	



TYPICAL FLOOR PLAN

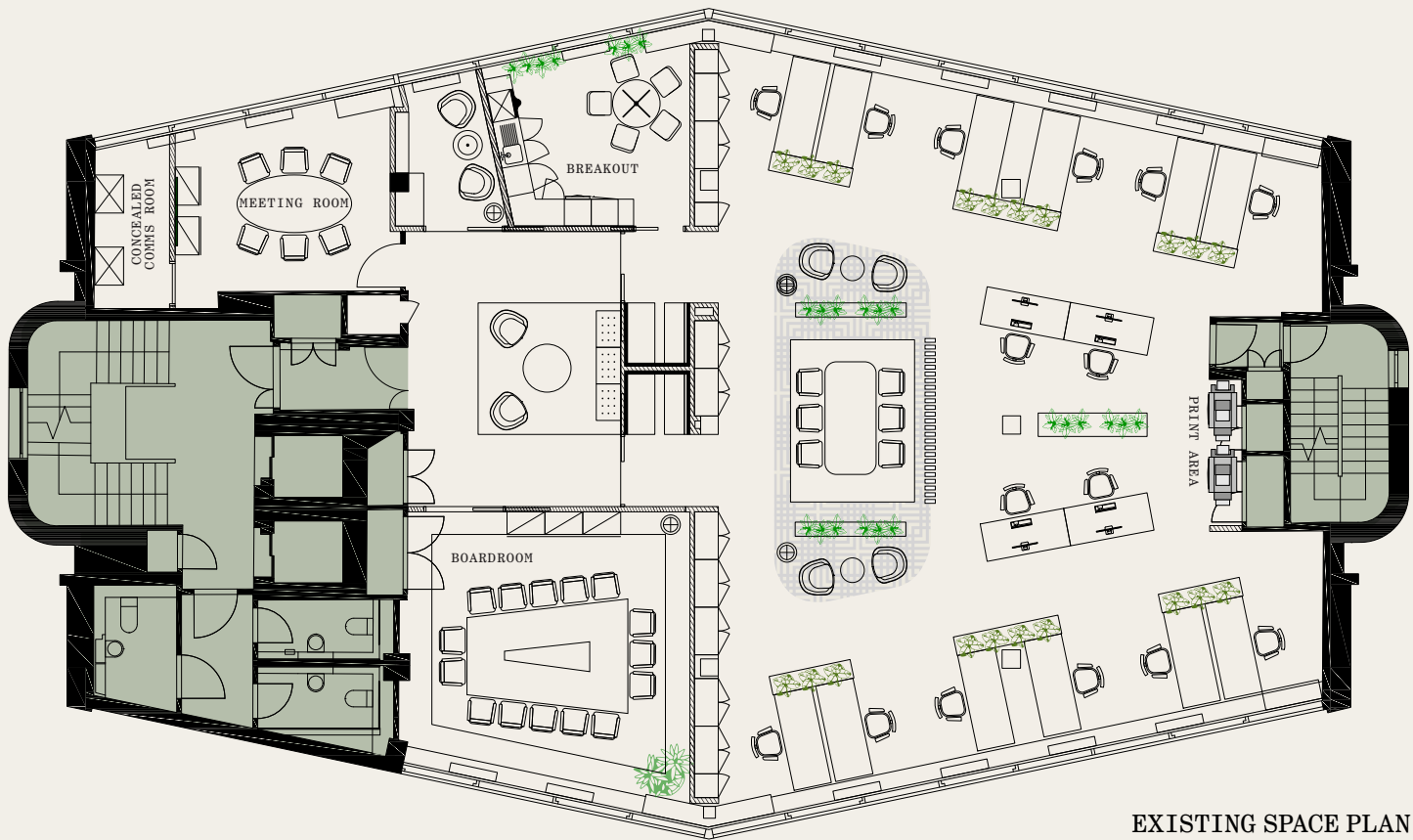


FIFTH FLOOR PLAN: 3,230 SQ FT



EXISTING SPACE PLAN

SIXTH FLOOR PLAN: 3,224 SQ FT



FEATURES AND FACILITIES

60 Charlotte Street offers a contemporary working environment with best-in-class features and facilities.



Occupancy
1 person per 8 sqm



2 × 9 Person
passenger lifts



10 underground
car parking spaces



Fibre backbone
with multi-gigabit
bandwidth



76 Cycle
parking spaces



Reception concierge
with 24hr security



New VRF
air-conditioning
system



Floor to exposed
ceiling height 3.2 M
to 3.84 M



Fresh air by MVHR,
ducted directly
onto the façade



Shower rooms and
lockers designed
by Five at Heart



BUILDING SPECIFICATION

60 Charlotte Street has been designed for the discerning modern occupier with high quality finishes and specification throughout.

DESIGN CRITERIA

- Lighting**
 - 8 watts per m2
- Fresh Air**
 - 10l/s @ 1 person per 8 m2
- Power**
 - 25 watts per m2
- Heating & cooling**
 - 140 watts per m2 total

OCCUPANCY DENSITY

- Design Occupancy**
 - 1 person per 8 m 2
 - There is the potential for a tenant to include alterations to their fitout in order to improve the occupancy to 1 person per 6 m2
- Plant and servicing**
 - 1 person per 6 m2
- Means of escape**
 - 1 person per 6 m2
- WCs**
 - 1 person per 8 m2

ELECTRICAL / LIGHTING

- Fagerhult LED linear suspended lighting throughout with intelligent, programmable fittings to office floors
- Emergency lighting complies to BS5266 and is integrated into the main luminaire layout and/ or local standalone illuminated fire exit signage

SUSTAINABILITY CREDENTIALS

- EPC Rating**
 - EPC: B

OFFICES DESIGN

- Typical Floor**
 - Raised floor void 80 mm
 - Raised floor to slab height 3.18 m
 - Raised floor to exposed services height 2.55 m
- Floor Loading**
 - The floor slabs are designed to accommodate the following uniformly distributed live loads: Office floor areas (typical): 2.5 kN/m2 + 1.0 kN/m2
- Internal Design Conditions**
 - Winter / Summer 21/23 (+/-2) degrees Celsius
- Internal Design**
 - Floors: Metal tile raised floors
 - Walls: Finished in white emulsion paint
- Ceiling:
 - Exposed services in white
- Windows**
 - Floor to Ceiling
- Floor Entrance**
 - Direct self-contained entrance to offices from access-controlled doors on Scala Street
 - Secondary entrance door via Charlotte Street main office entrance in Crittall style door with fluted glazing

WC'S

- Design**
 - Modelled by Barr Gazetas architects
 - Vanity tops: Corian Deep Nocturne
 - Sanitaryware: White porcelain with brassware and accessories by Crosswater in black finish
 - Tiles: Chevron feature wall tiles by Domus
 - Flooring: Hexagonal floor tile

PASSENGER LIFTS

- 2 no Kone Monospace 9 person passenger lifts with bespoke interior
- Lift Speed: 1.6m per second
- Wheelchair accessible and DDA compliant

MECHANICAL

- Air conditioning**
 - Ceiling mounted exposed services throughout, finished in white
 - Heating and cooling by new Variable Refrigerant Flow system (VRF) system
 - Fresh air supplied by central Air Handling Unit and additional Mechanical Ventilation Heat Recovery (MVHR) units
 - Each fan coil unit can be controlled individually or via a master floor area controller
 - Fresh air supplied by dedicated mechanical ventilation heat recovery (MVHR)
 - Heat ventilation recovery units are ducted directly onto the façade
 - Each fan coil unit can be controlled individually or via master floor area controller
- Services**
 - Capped services with potable water and drainage connections to riser

COMMON PARTS DESIGN

- Reception**
 - Remodelled by Barr Gazetas architects
 - Flooring: Engineered timber floor by Ted Todd
 - Feature walls: Pittorica Tiles by Domus
 - Ceiling: Painted plasterboard ceiling with LED lit coffer detail
 - Reception Desk: Bespoke with Carrara Marble top and Pittorica Tiles by Domus
 - Lighting: Flos feature lighting
 - WCs: One accessible WC for visitors
- External structure**
 - Reinforced concrete frame construction Schuco curtain wall and glazing system with Portland stone cladding to lower floors

BUILDING AMENITY

- Showers Male / Female**
 - Newly refurbished female and male changing and shower rooms
 - 4 Male Showers, 3 Female Showers
 - Wall tiles: Chevron wall tiles by Domus
 - Floor tiles: Anti-slip hexagonal
 - Vanity stations: Corian vanity top in Deep Nocturne
- Cycle Access**
 - A dedicated cycle and car access ramp is located on Scala Street
- Cycle storage**
 - 76 spaces of which 10 are lockers for folding cycles.
- Lockers**
 - 12 male and 10 female in shower rooms
 - 70 additional lockers available in
- Car park**
 - Vehicle parking spaces
 - 10 underground secured car park spaces
- Storage**
 - Additional storage available by separate arrangement
- Security**
 - Concierge
 - Entrance via secure 24hr permanently staffed reception on Charlotte Street
 - 24hr CCTV in operation
 - 24 hr access
 - Door entry system linked to reception and car park entrance
- Connectivity**
 - Diverse, ultra-resilient, fully-managed connectivity infrastructure
 - No requirement for wayleaves and immediate live internet connections
 - Fixed wireless dish and multiple top-tier fibre carriers with automatic failover from fibre to fixed wireless offering unrivalled resilience

LEASING AGENTS



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