



# CHARLES HOUSE

5-11 Regent Street St James's, SW1



# FULLY FITTED CONTEMPORARY OFFICE SPACE

The 4,600 sq ft of available space is on the 1st floor which has been comprehensively refurbished with a high quality plug & play fit-out.



Fully fitted, ready to occupy



New LED lighting



New air conditioning



Manned reception



Two new 8 person lifts



Shower facilities



Excellent natural light



Mix of exposed and suspended ceiling



Newly refurbished reception

## OUTSTANDING ATTENTION TO DETAIL

Ready for occupation October 2023



1st Floor Welcome Area CGI



1st Floor CGI





# FIRST FLOOR HIGH QUALITY PLUG & PLAY

The premier plug & play 1st floor is being refurbished to suit a range of occupiers, with bright open plan work space.



1st Floor CGI

Breakout & collaboration spaces



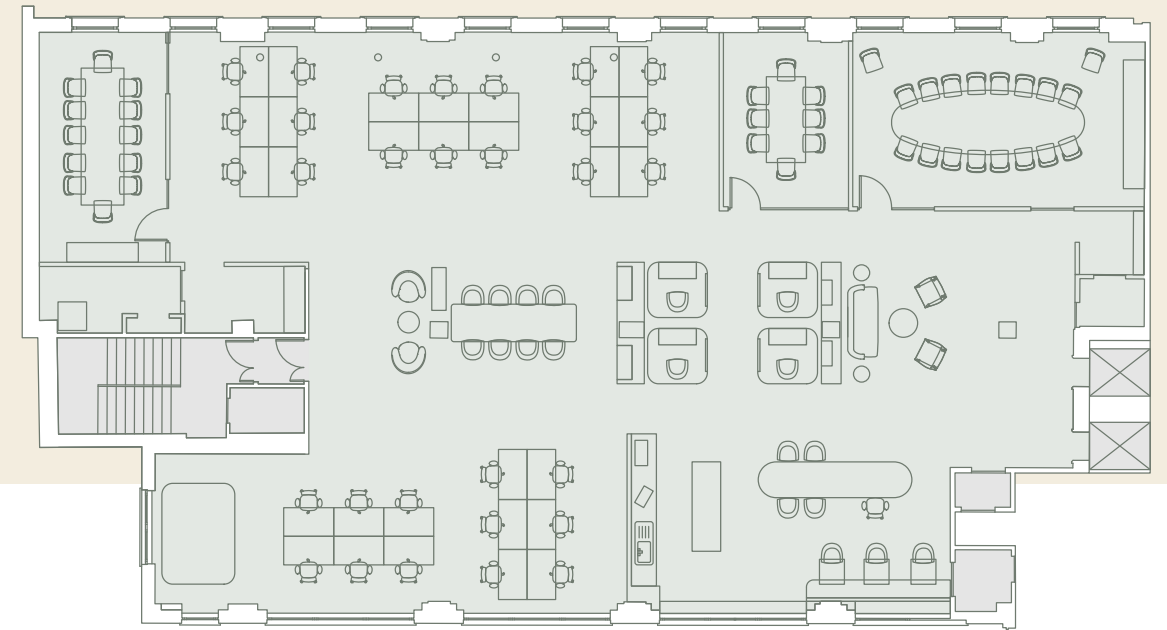
1st Floor CGI

## FIRST FLOOR SPACE PLAN (4,600 SQ FT / 427 SQ M)



For indicative purposes only. Not to scale.

Regent Street



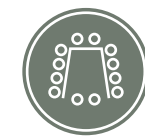
30 open plan workstations



1 collaboration area



2 meeting rooms



1 boardroom



4 phone booths



1 kitchenette



6 BABMAES STREET

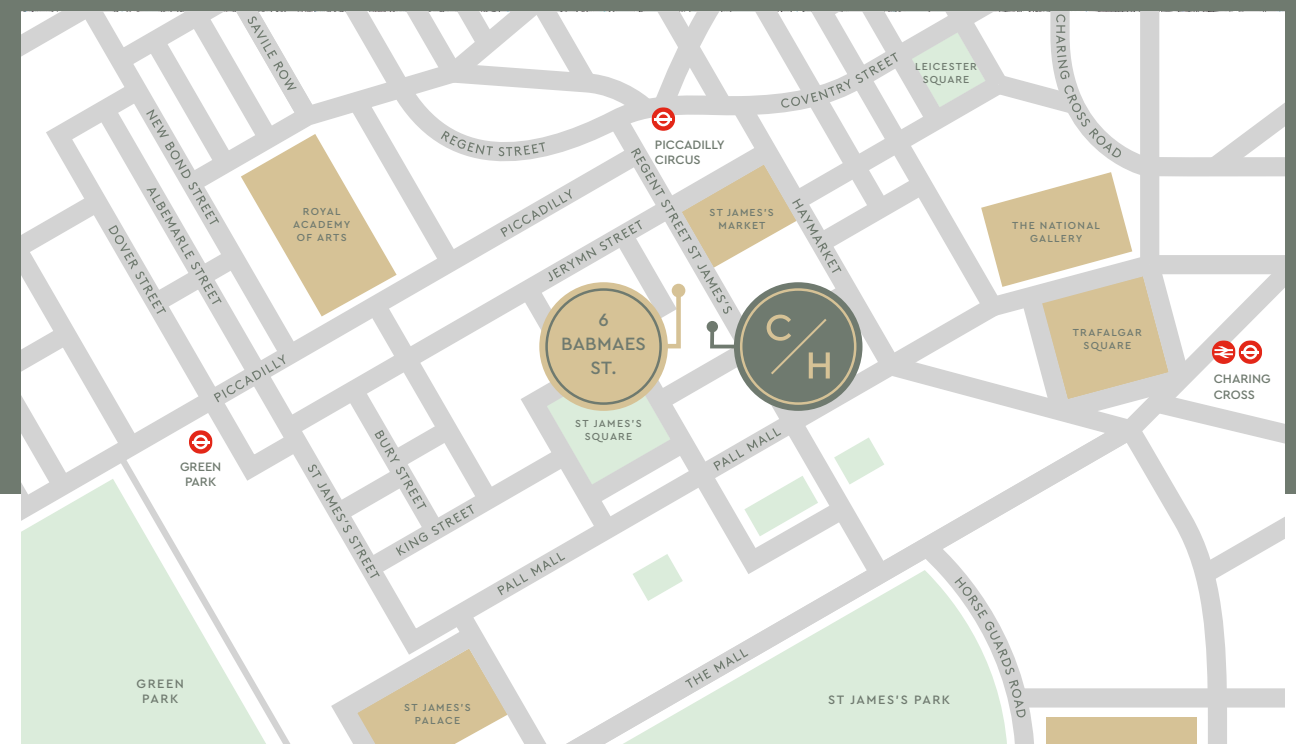
# OUR NEW FLEXIBLE WORK SPACE HUB FOR WHEN YOU NEED SPACE

As a customer of The Crown Estate you will have privileged access to 6 Babmaes Street and the amenities it offers.

This includes use of:

- Private meeting rooms
- Co-working space
- Business lounge & roof terrace
- Auditorium space

Click to  
view the film

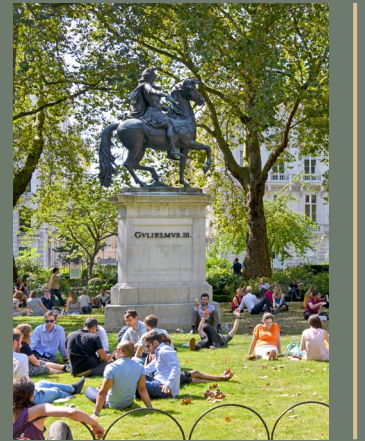




# ONE OF LONDON'S MOST DESIRABLE LOCATIONS

Charles House occupies a prominent position on Regent Street St James's. The area is home to some of London's best amenities, from premium cafés to Michelin-starred restaurants.

- |                       |                    |
|-----------------------|--------------------|
| 1. Aspinall of London | 8. Fortnum & Mason |
| 2. Café Murano        | 9. Kingly Court    |
| 3. Christie's         | 10. O'Ver          |
| 4. Chutney Mary       | 11. Ole & Steen    |
| 5. Davidoff           | 12. Sketch         |
| 6. Dishoom            | 13. Scully         |
| 7. Flat Iron          |                    |



Walking times from Charles House

Piccadilly Circus

Charing Cross

Green Park

Oxford Circus

Bond Street Elizabeth Line

Waterloo



## Terms

Upon request.

## Viewings

Strictly through joint sole letting agents.

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