

127 CHARING CROSS ROAD
LONDON

127CXR

Building overview

From 6,719 sq ft to 31,141 sq ft
of new workspace.

One minute walk from
Tottenham Court Road station.





LONDON BRIDGE STATION

CENTRE POINT

COVENT GARDEN

SOUTH BANK

WATERLOO STATION

TRAFALGAR SQUARE

WESTMINSTER

ST JAMES'S PARK

127CXR

BLOOMSBURY

TOTTENHAM COURT ROAD STATION

OXFORD STREET

FITZROVIA





SOHO

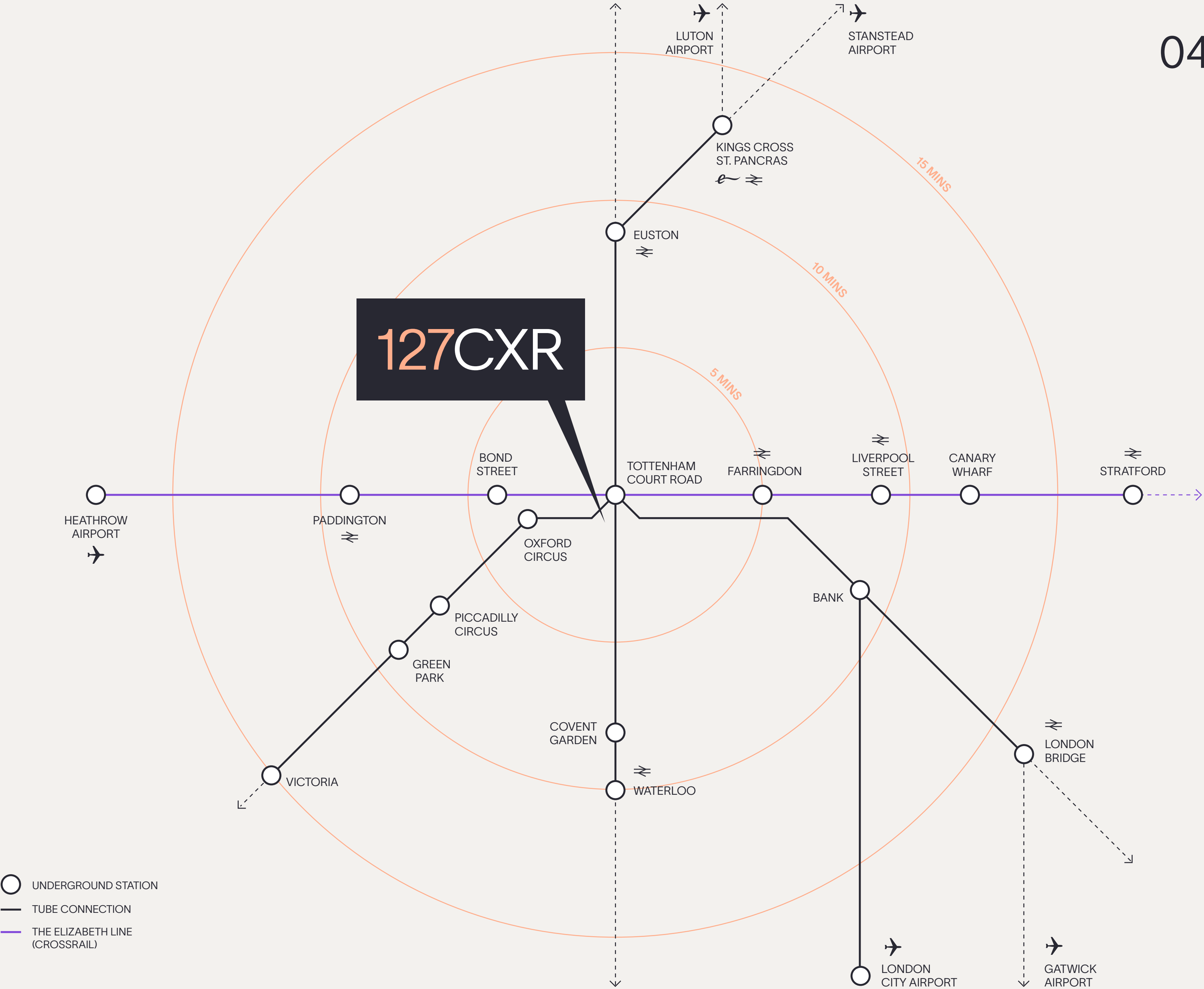
LEICESTER SQUARE

PICCADILLY CIRCUS

MAYFAIR

Travel connections

 Tottenham Court Road	1 min
 Oxford Circus	3 min
 Bond Street	4 min
 Farringdon	4 min
 Piccadilly Circus	7 min
 Covent Garden	8 min
 Bank	9 min
 Green Park	9 min
 Euston	9 min
 Liverpool Street	9 min
 Paddington	9 min
 Waterloo	10 min
 Canary Wharf	10 min
 King's Cross St. Pancras	13 min
 Victoria	15 min
 Stratford	17 min
 London Bridge	18 min
 Heathrow Airport	30 min
 London City Airport	33 min



Amenities map

RETAIL/LEISURE:

- 1 @Sohoplace theatre
- 2 ARKET
- 3 Blank Street Coffee
- 4 Boom Battle Bar
- 5 COS
- 6 The Craft Beer Co.
- 7 Flight Club
- 8 Gails Bakery
- 9 Ganni
- 10 Kaffeine
- 11 Levi's
- 12 Lululemon
- 13 Mr Fogg's Gin Club
- 14 Reiss
- 15 Ronnie Scott's
- 16 Royal Opera House
- 17 Soho Square
- 18 Uniqlo
- 19 Urban Outfitters

RESTAURANTS:

- 20 Arcade Food Hall
- 21 Balthazar
- 22 Barrafinna Dean Street
- 23 Berners Tavern
- 24 Chotto Matte
- 25 Circolo Popolare
- 26 Dean Street Townhouse
- 27 Din Tai Fung

- 28 Dishoom
- 29 Flat Iron
- 30 Flesh & Buns
- 31 Hakkasan
- 32 Hawksmoor
- 33 Hoppers
- 34 The Ivy
- 35 Kapara
- 36 Milk Beach
- 37 Monmouth Coffee Company
- 38 Noble Rot
- 39 Pizza Pilgrims
- 40 Seven Dials Market
- 41 Six by Nico
- 42 Sushi Samba
- 43 Tattu London
- 44 Vapiano

WELLNESS & GYMS:

- 45 1Rebel Holborn
- 46 Barry's SOHO
- 47 Digme Fitness Covent Garden
- 48 F45 Training
- 49 Fitness Lab
- 50 Jools Newsome Performance
- 51 Nuffield Gym
- 52 Rathbone Boxing Club
- 53 Rowbots Fitzrovia
- 54 Third Space Soho
- 55 Topnotch Gyms Soho



» Six floors of premium workspace



	FLOOR	FLOOR AREA	TERRACING
7	Communal Terrace:	—	1,076 sq ft
6	Sixth Floor:	4,959 sq ft	436 sq ft
5	Fifth Floor:	5,524 sq ft	1,115 sq ft
4	Fourth Floor:	6,719 sq ft	1,014 sq ft
3	Third Floor:	7,730 sq ft	251 sq ft
2	Second Floor:	8,038 sq ft	315 sq ft
1	First Floor:	8,654 sq ft	—
	TOTAL	31,141 sq ft	3,771 sq ft

*Floor Area includes office and storage space

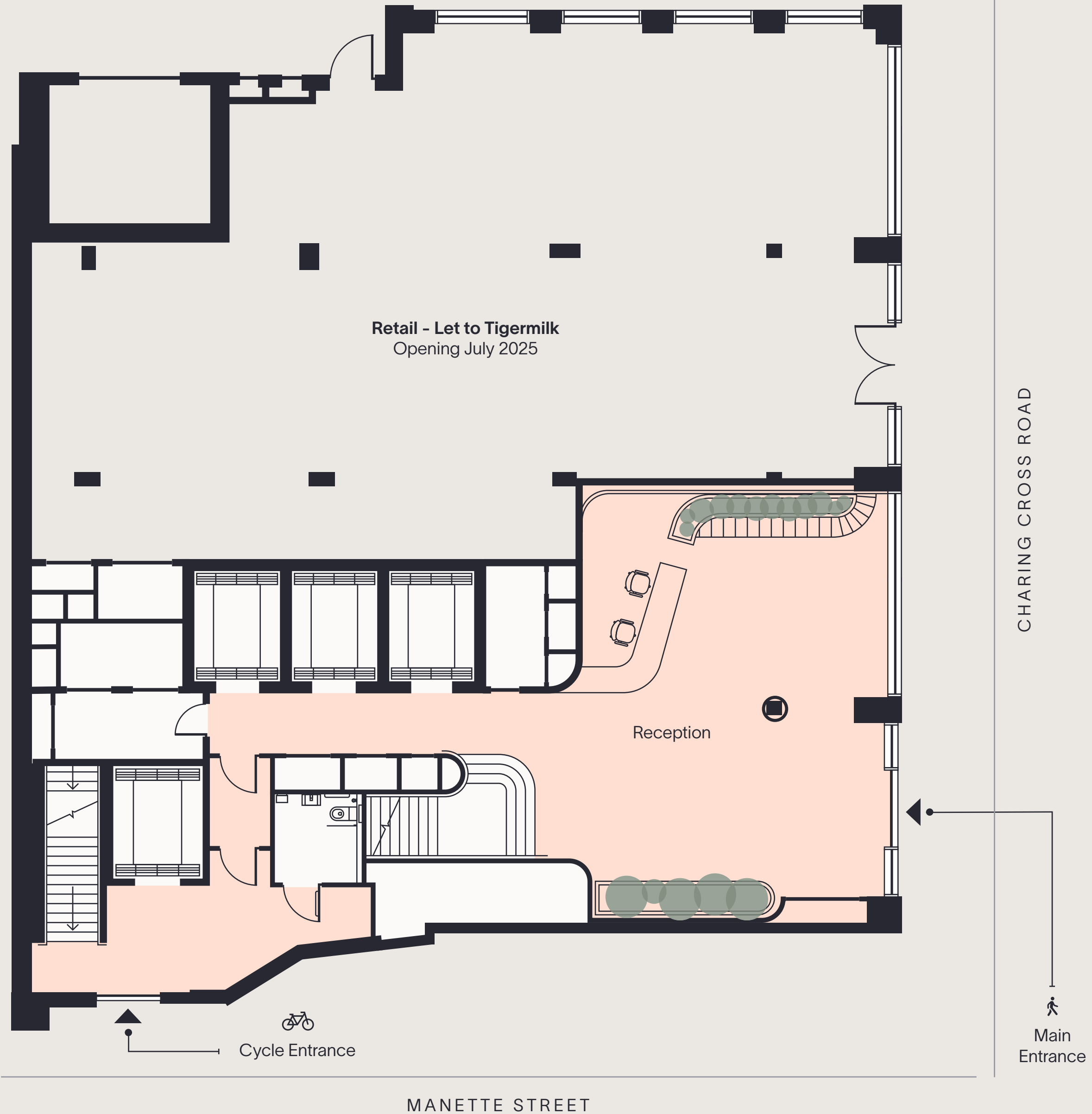
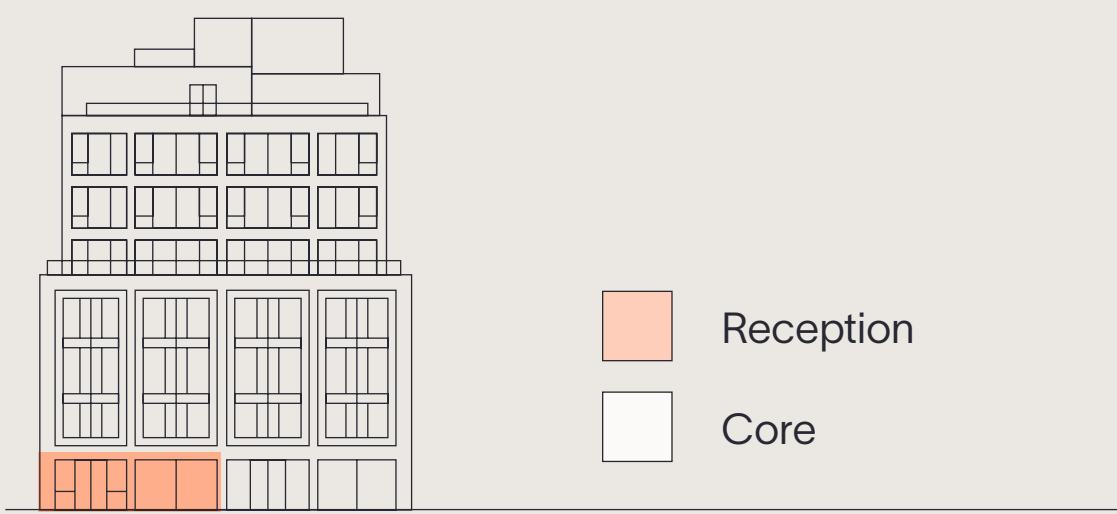
Making an
entrance

127CXR

FLOOR PLATE:

Ground floor

Reception: 1,582 sq ft





Light and
bright

Reception with entrance on Charing Cross Road



Reception

FLOOR PLATE:

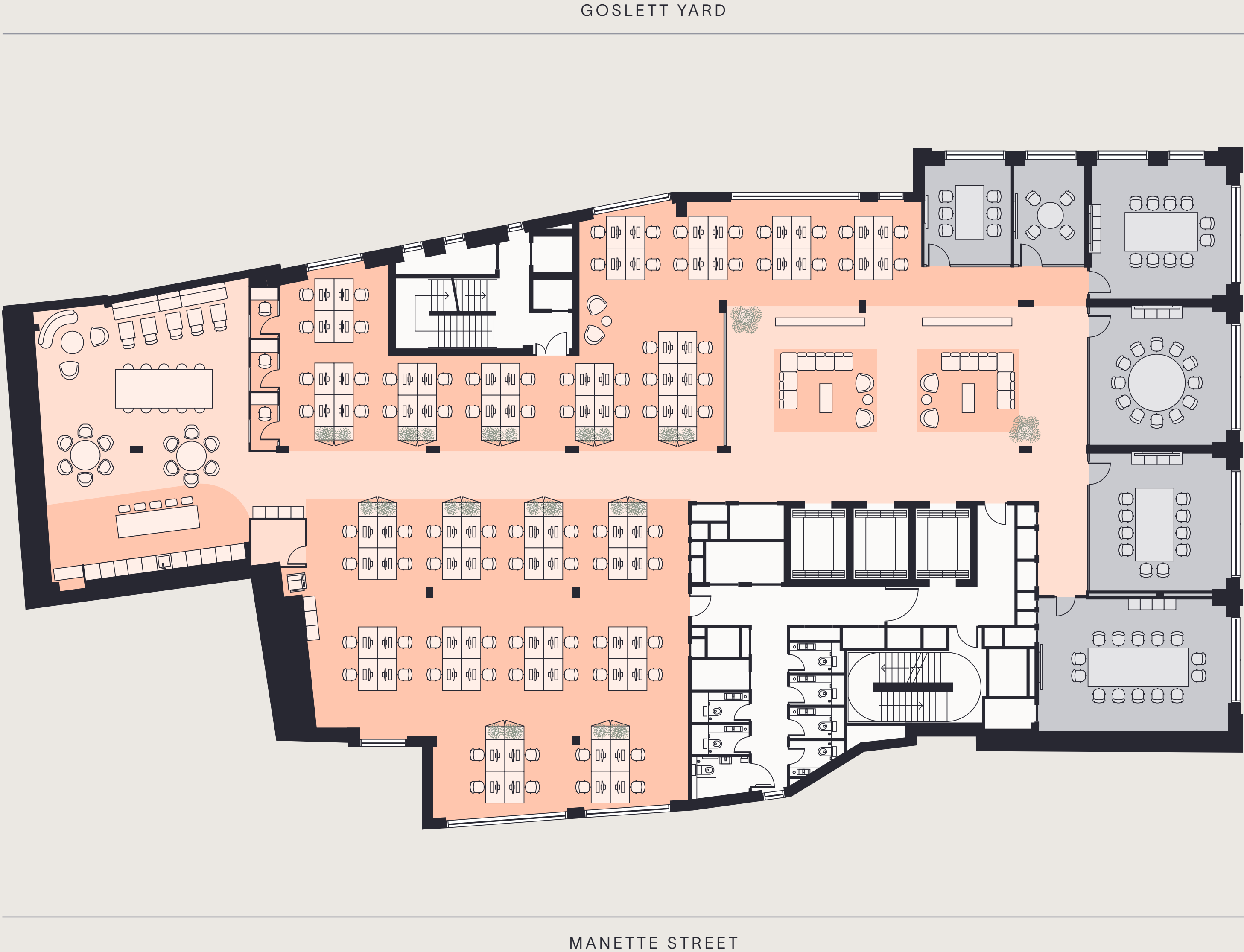
>>> First floor

CAT A+ fitout

Total Area: 8,654 sq ft

- Open office
- Meeting rooms
- Core

- 82 x Desks
- 1 x Meeting Room (14p)
- 1 x Meeting Room (12p)
- 2 x Meeting Room (10p)
- 1 x Meeting Room (6p)
- 1 x Meeting Room (4p)



FLOOR PLATE:

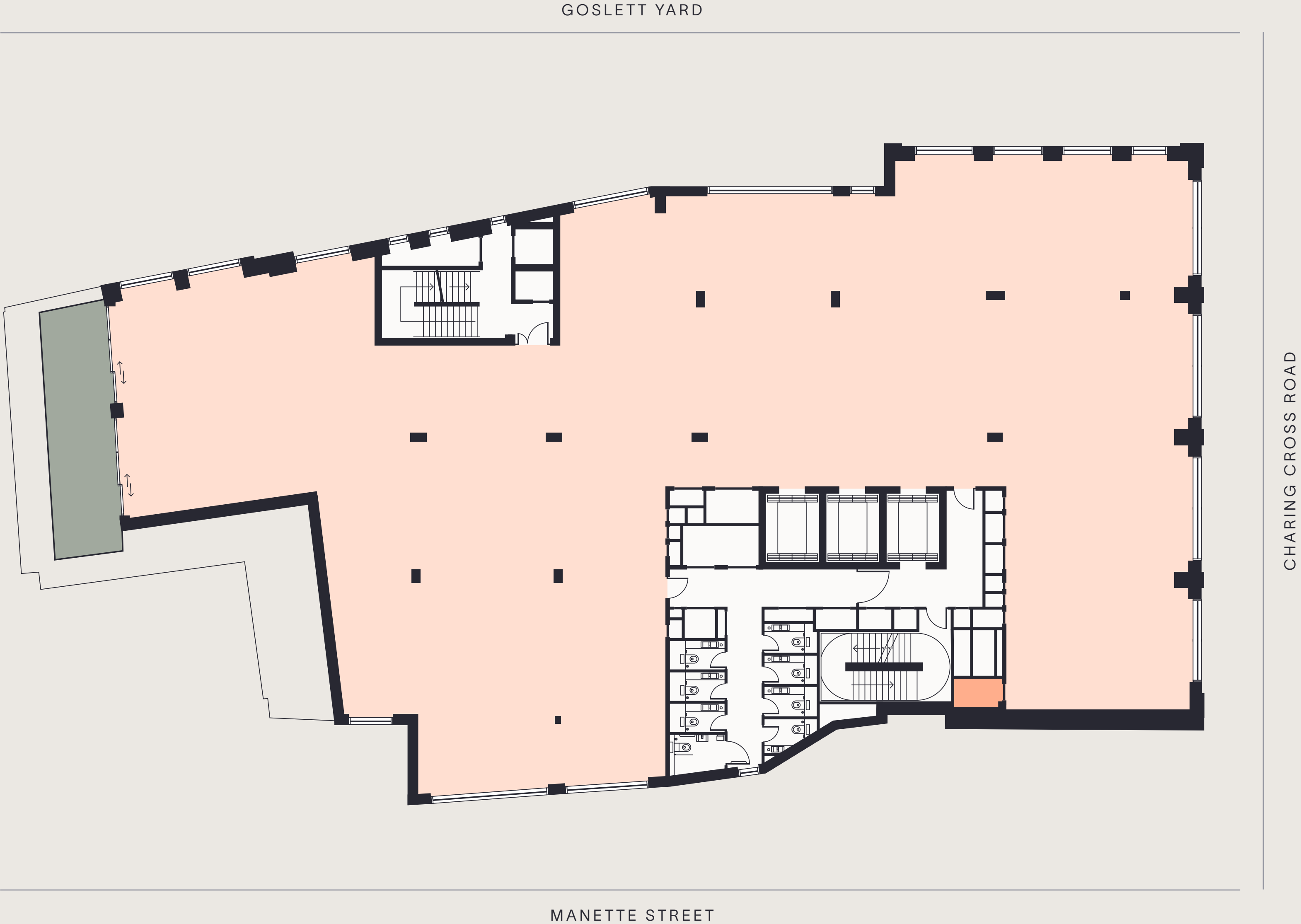
Second floor

Total Area: 8,038 sq ft

Office: 8,012 sq ft

Storage: 26 sq ft

Terrace: 315 sq ft



FLOOR PLATE:

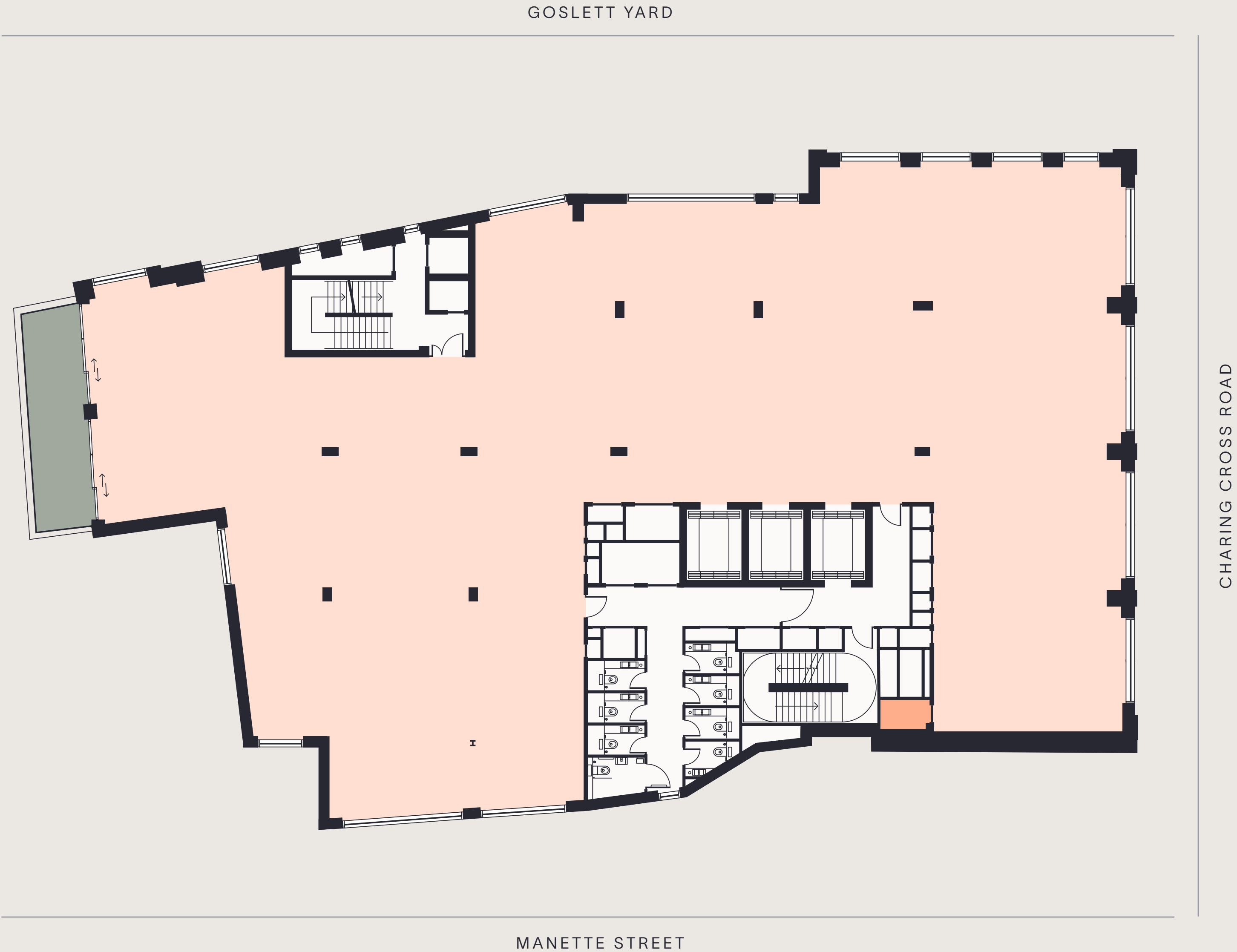
Third floor

Total Area: 7,730 sq ft

Office: 7,704 sq ft

Storage: 26 sq ft

Terrace: 251 sq ft



FLOOR PLATE:

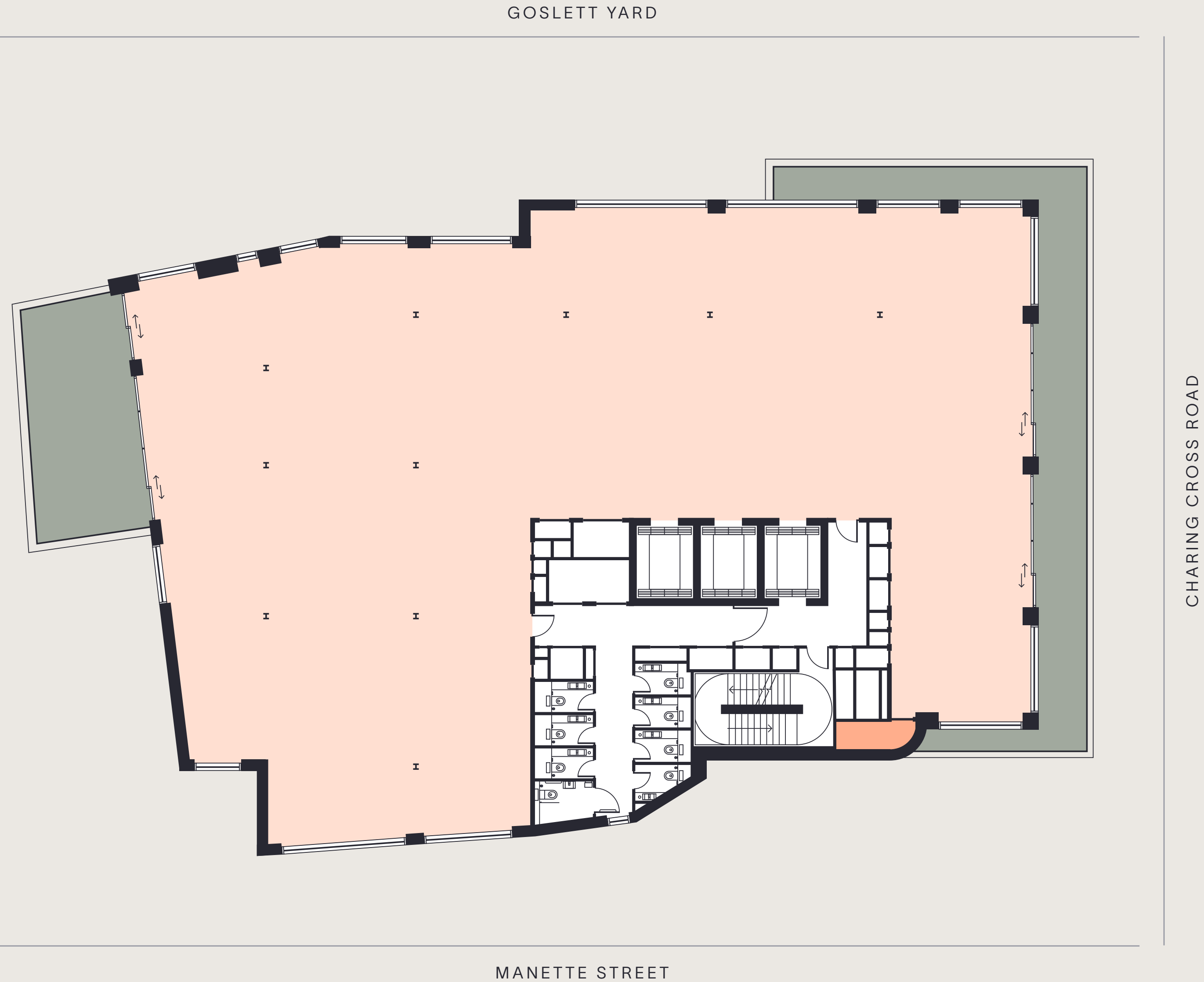
Fourth floor

Total Area: 6,719 sq ft

Office: 6,688 sq ft

Storage: 31 sq ft

Terrace: 1,014 sq ft





Versatile workspaces

Cat A office space



FLOOR PLATE:

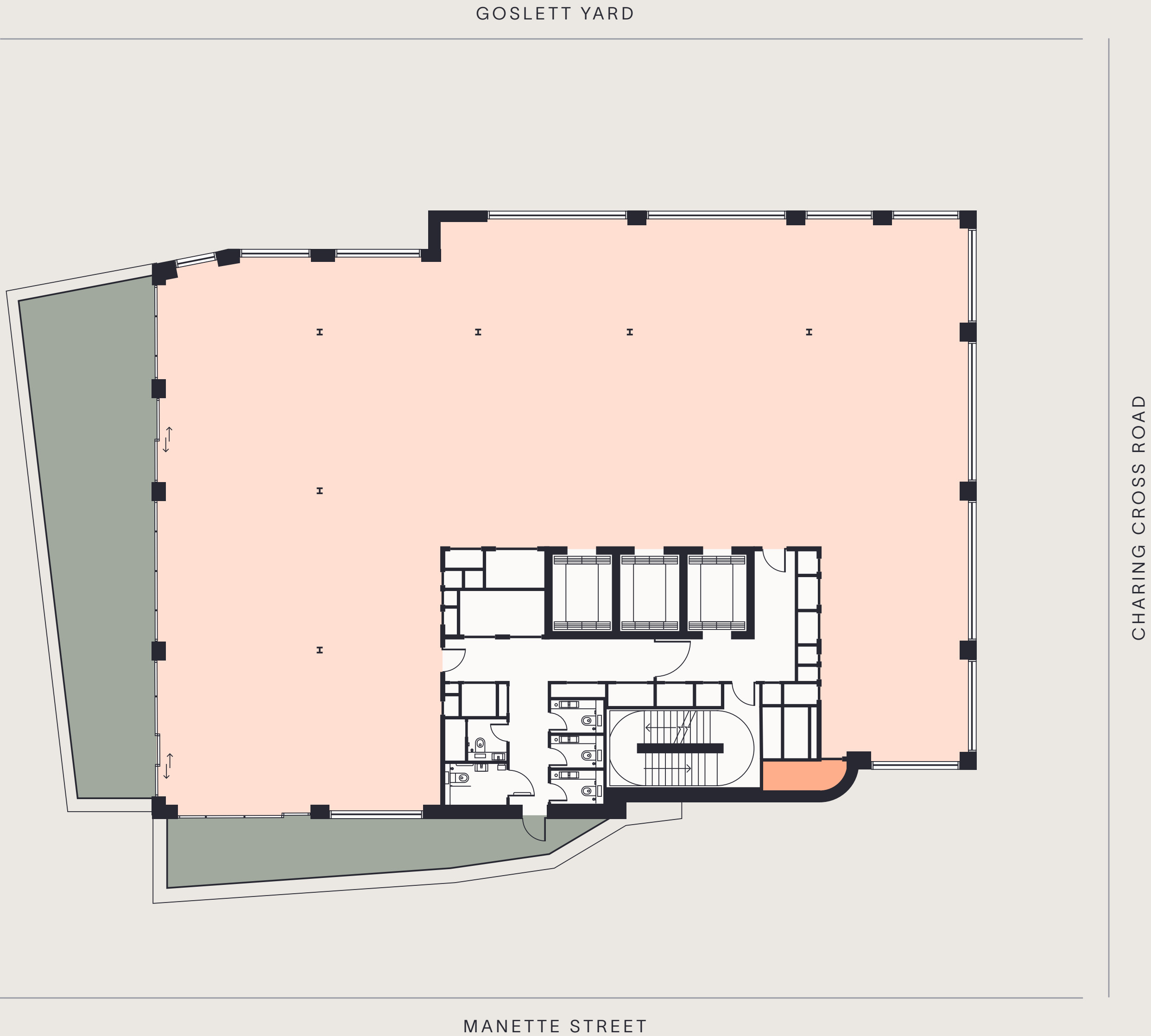
Fifth floor

Total Area: 5,525 sq ft

Office: 5,493 sq ft

Storage: 31 sq ft

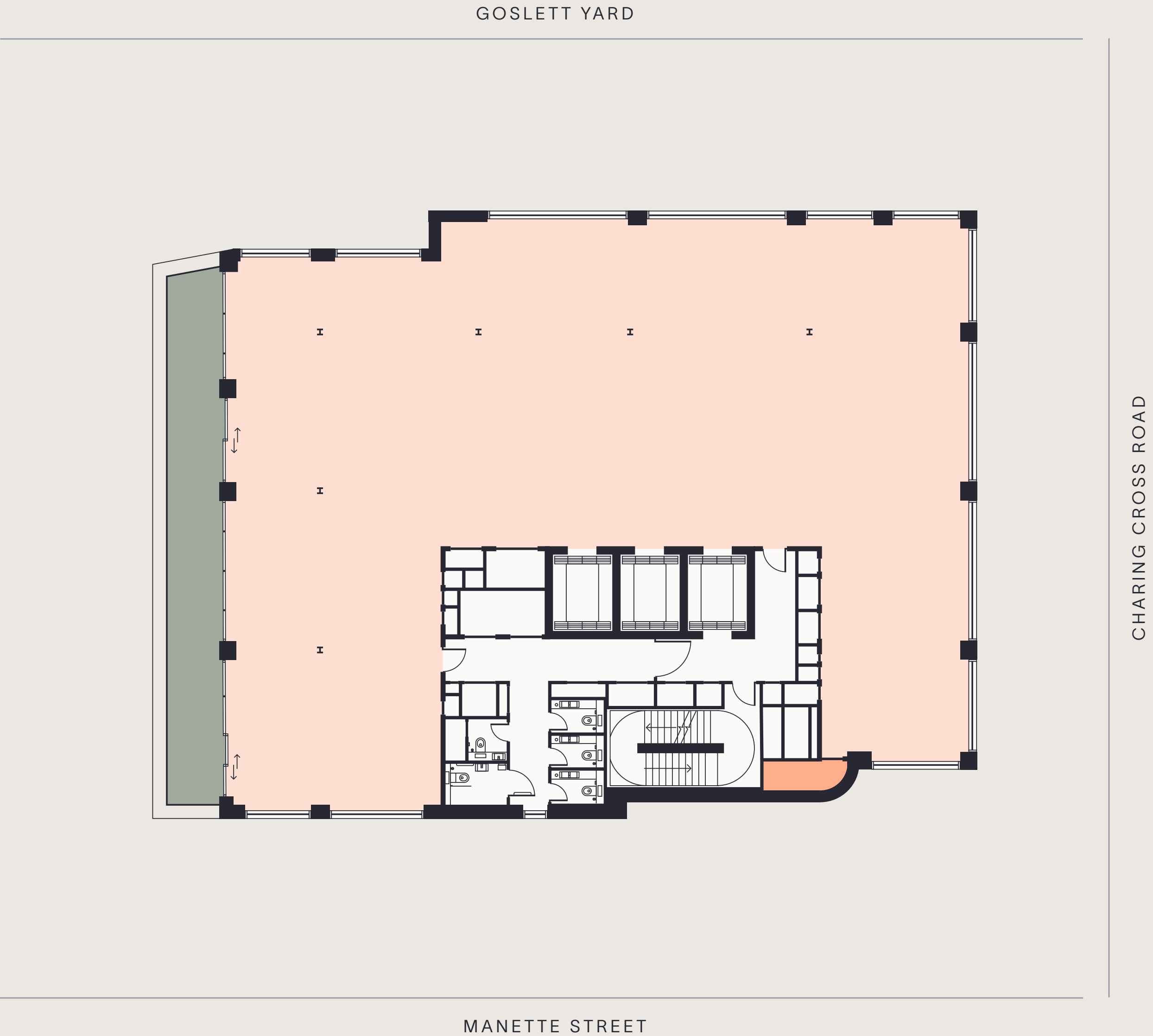
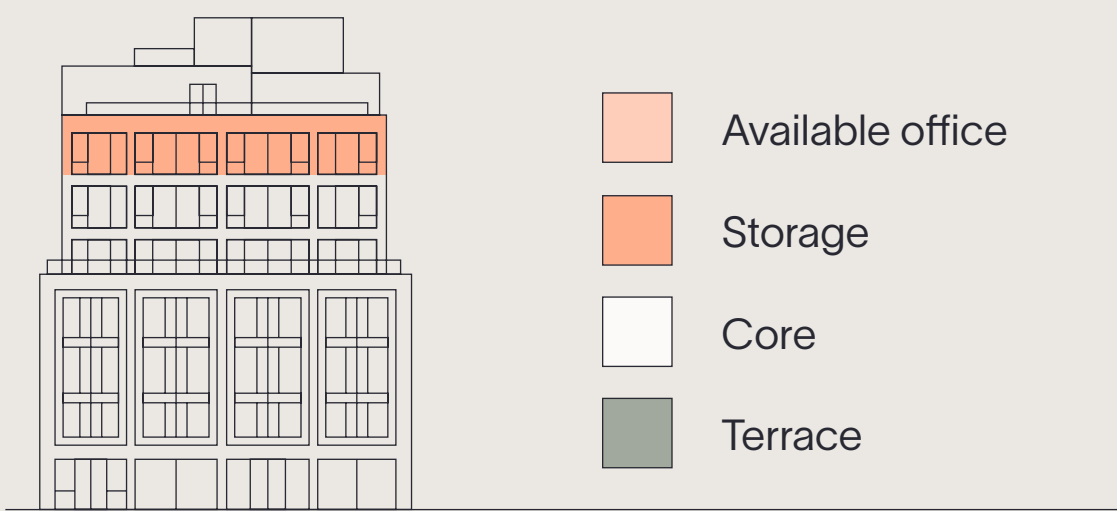
Terrace: 1,115 sq ft



FLOOR PLATE:

Sixth floor

Total Area: 4,959 sq ft
Office: 4,927 sq ft
Storage: 32 sq ft
Terrace: 436 sq ft

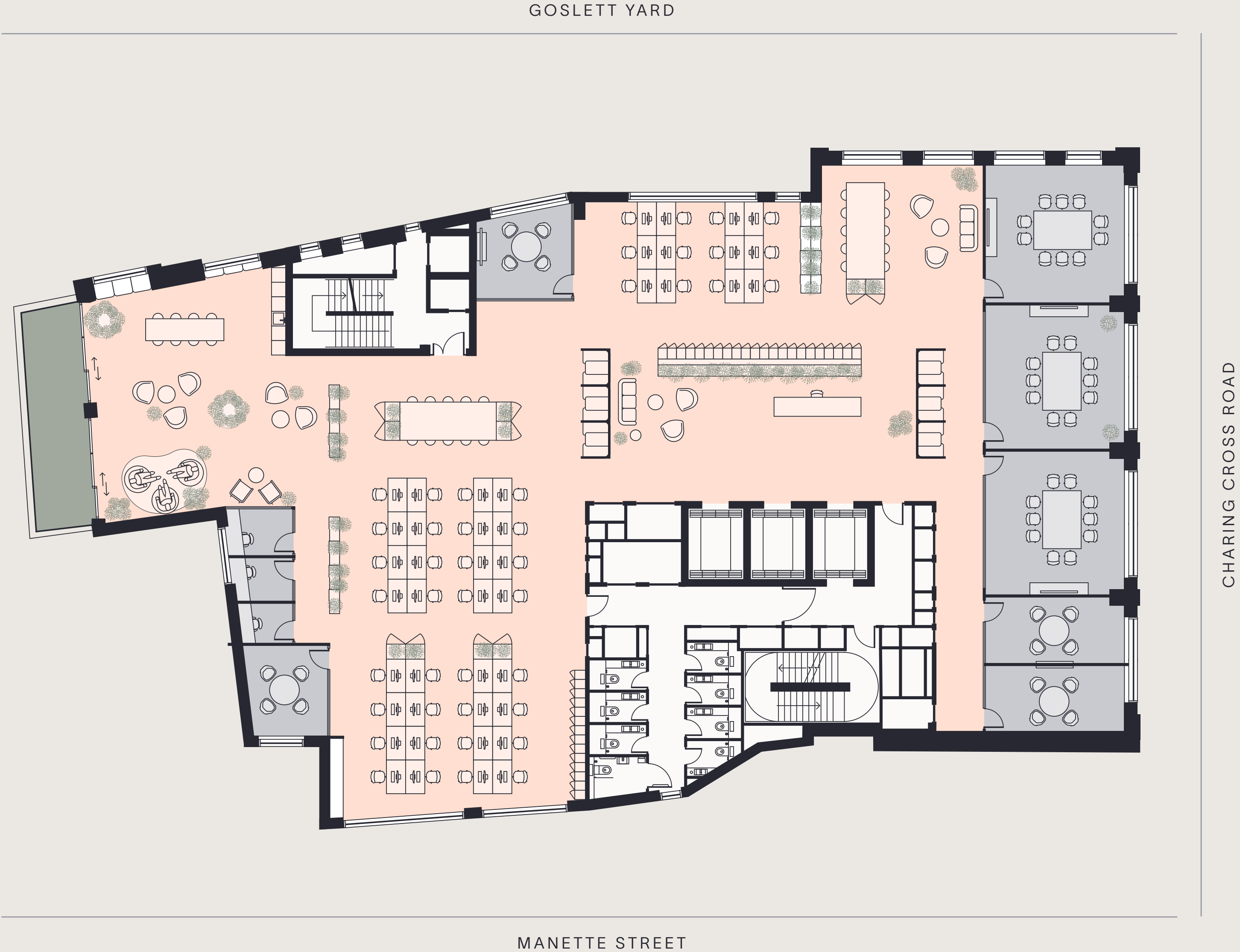


Typical floor

Indicative fit out (open plan)

- Open Office
- Meeting Rooms
- Core
- Terrace

44 x Desks
3 x Meeting Room (10p)
4 x Meeting Room (4p)
3 x Call Booths

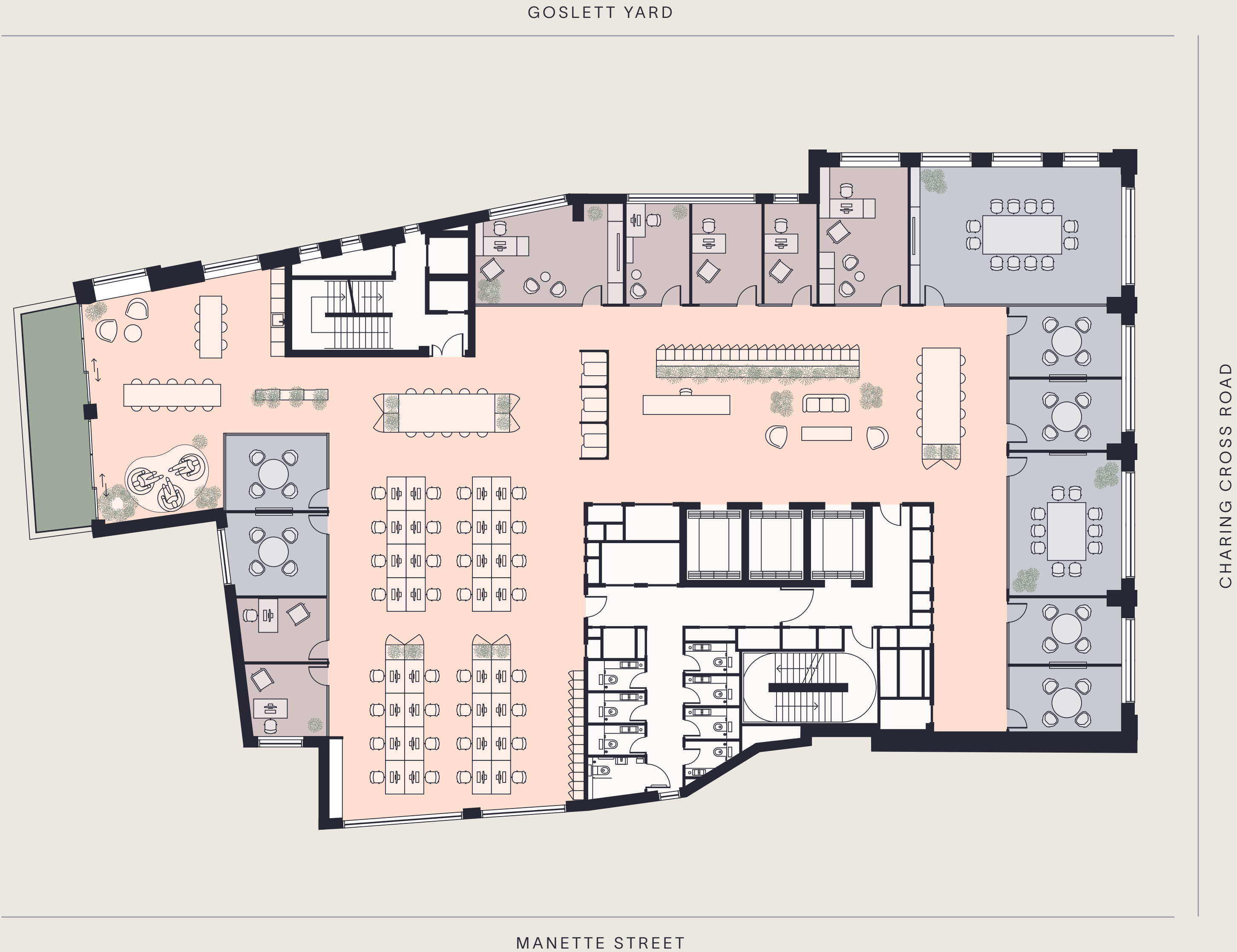


Typical floor

Indicative fit out (cellular)

- Open Office
- Meeting Rooms
- Private Office
- Core
- Terrace

- 32 x Desks
- 1 x Meeting Room (12p)
- 1 x Meeting Room (10p)
- 6 x Meeting Room (4p)
- 7 x Private Offices





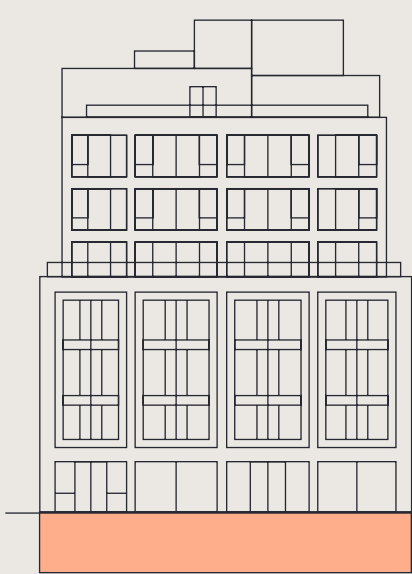
Open outdoors

7th floor terrace:
1,076 sq ft of communal space

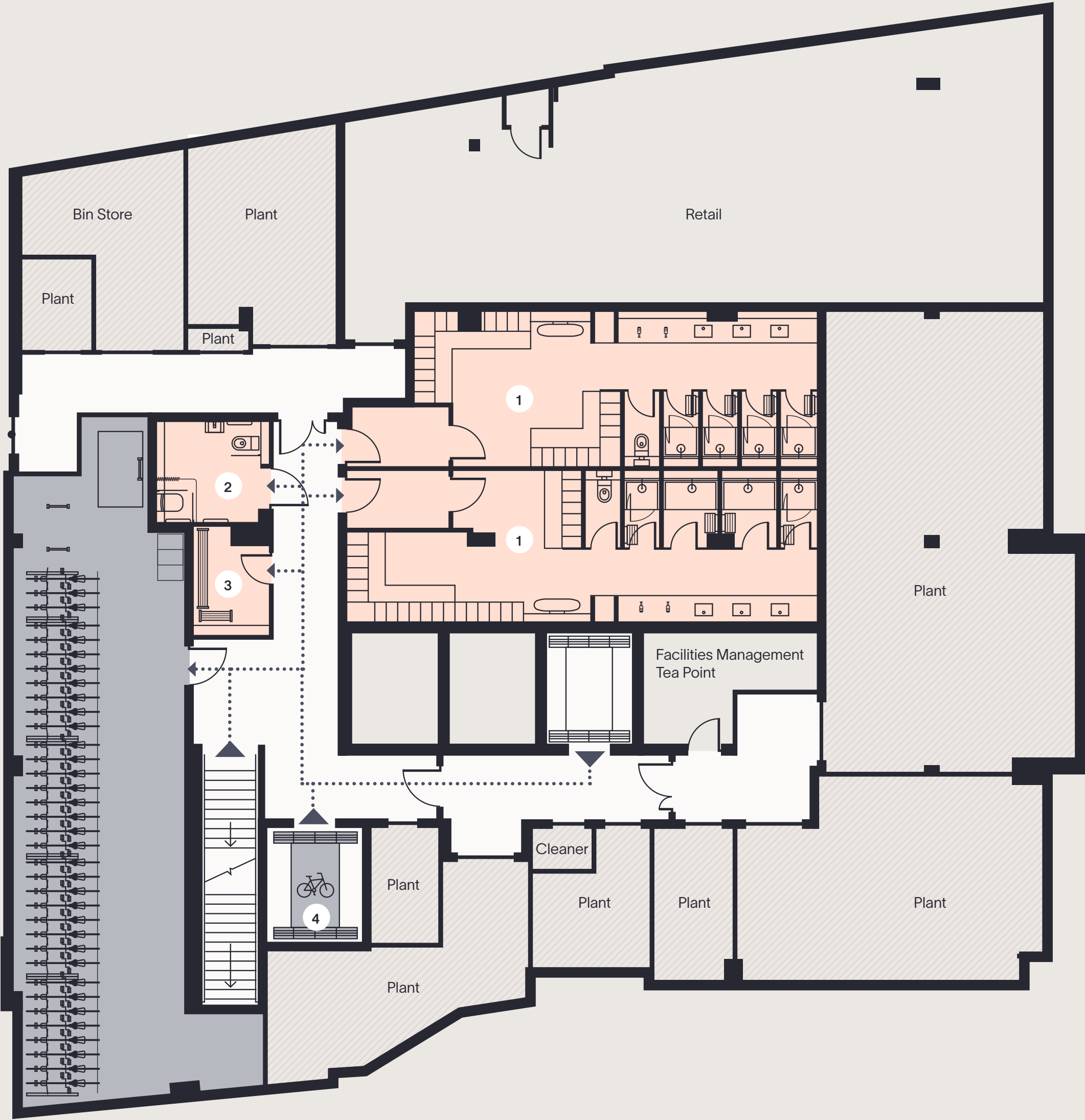
Communal Terrace: 7th Floor, with outdoor kitchen, retractable canopy and yoga area

FLOOR PLATE:

Basement



- End of journey facilities
 - Core
 - Plant room
 - Cycle store
- Direction to facilities
- 1 Changing rooms
 - 2 Gender neutral accessible WC & changing room
 - 3 Drying room
 - 4 Cycle lift



Arrive in style

Superb end of journey facilities situated in the basement



Gym-quality changing rooms

Male and female changing rooms
1 Drying room
8 Showers
4 Hair dryers
2 Ironing boards
106 Lockers



Inclusive and accessible

Accessible, gender neutral
WC & changing room
Accessible cycle parking
Step-free access



Cycle friendly

96 Cycle spaces
2 Cycle maintenance stations
9 Folding cycle lockers





Basement cycle store with 96 spaces



Summary specification

» 41,624 sq ft

TOTAL FLOOR AREA

» 4,207 sq ft

TOTAL TERRACING

Note: Total measurements for the whole building



Brand new offices

with 2.7m clear ceiling height over floors 1-6

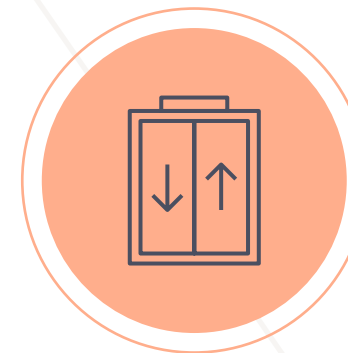


24 hr reception and security



Communal terrace on 7th floor

with yoga zone, outdoor kitchen and sun canopy



Three passenger lifts

and one cycle lift



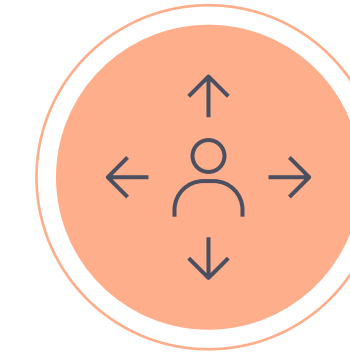
Commuter facilities

including separate cycle entrance with direct access to amenities

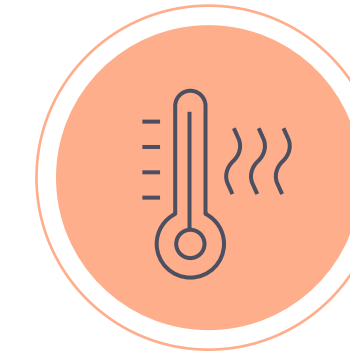


Eight private terraces

with porcelain tiling and sliding doors across six office floors



Occupancy level designed allowing 10sqm/person



VRF heat recovery system with fan coil units



Acoustic ceiling rafts and raised floors throughout the offices

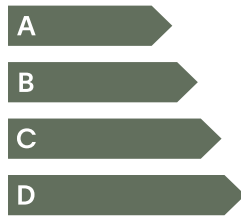
(100mm total zone)



Openable windows

with capacity for future connection to BMS

Excelling on sustainability targets



EPC
RATING A



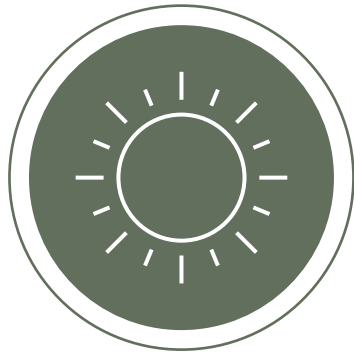
TARGETING BREEAM
'OUTSTANDING'



84 INTERNAL AND
12 EXTERNAL CYCLE
STORAGE SPACES



CONNECTION TO
NATURE WITH
EIGHT TERRACES



NATURAL DAYLIGHT
MAXIMISED THROUGHOUT
THE BUILDING



HIGHLY ACCESSIBLE
AND DDA COMPLIANT



SmartScore

TARGETING SMARTSCORE
'GOLD'



WiredScore

TARGETING WIREDSCORE
'GOLD'



TARGETING ACTIVESCORE
'PLATINUM'



BCO 2019 GUIDANCE
AS A MINIMUM

Smart building features

127 CXR offers an array of smart and intelligent features, designed to enhance the daily wellbeing of its occupants. With the exclusive 127 CXR app, users can seamlessly access and utilise a wide range of building features directly from their smartphones, offering a new level of convenience and connectivity.



ACCESS
CONTROL



LIFT
INTEGRATION



HVAC
CONTROL



LIGHTING
CONTROL



COMMUNITY
NOTICES/ALERTS
(events and services)



ACCESS LOCAL
INFORMATION



ENERGY
MONITORING



INDOOR AIR QUALITY
MONITORING



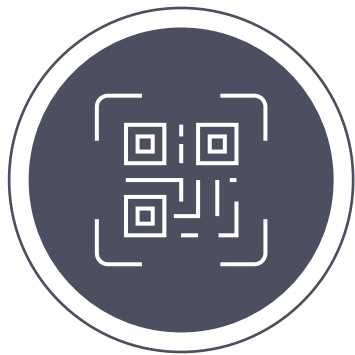
SMART
LOCKERS



OCCUPANCY
SENSORS



FEEDBACK
COLLECTION



STREAMLINED VISITOR
EXPERIENCE
(QR visitor pass on smartphone)

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DEVELOPMENT

ARCHITECTS

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