

An abstract graphic featuring three horizontal rows of the text "CXRX 127C". The text is rendered in a clean, sans-serif font. The top row is in a light pink color with a low opacity. The middle row is in a dark blue color with a low opacity. The bottom row is in a bright orange color with a high opacity. The background is a solid dark blue.

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

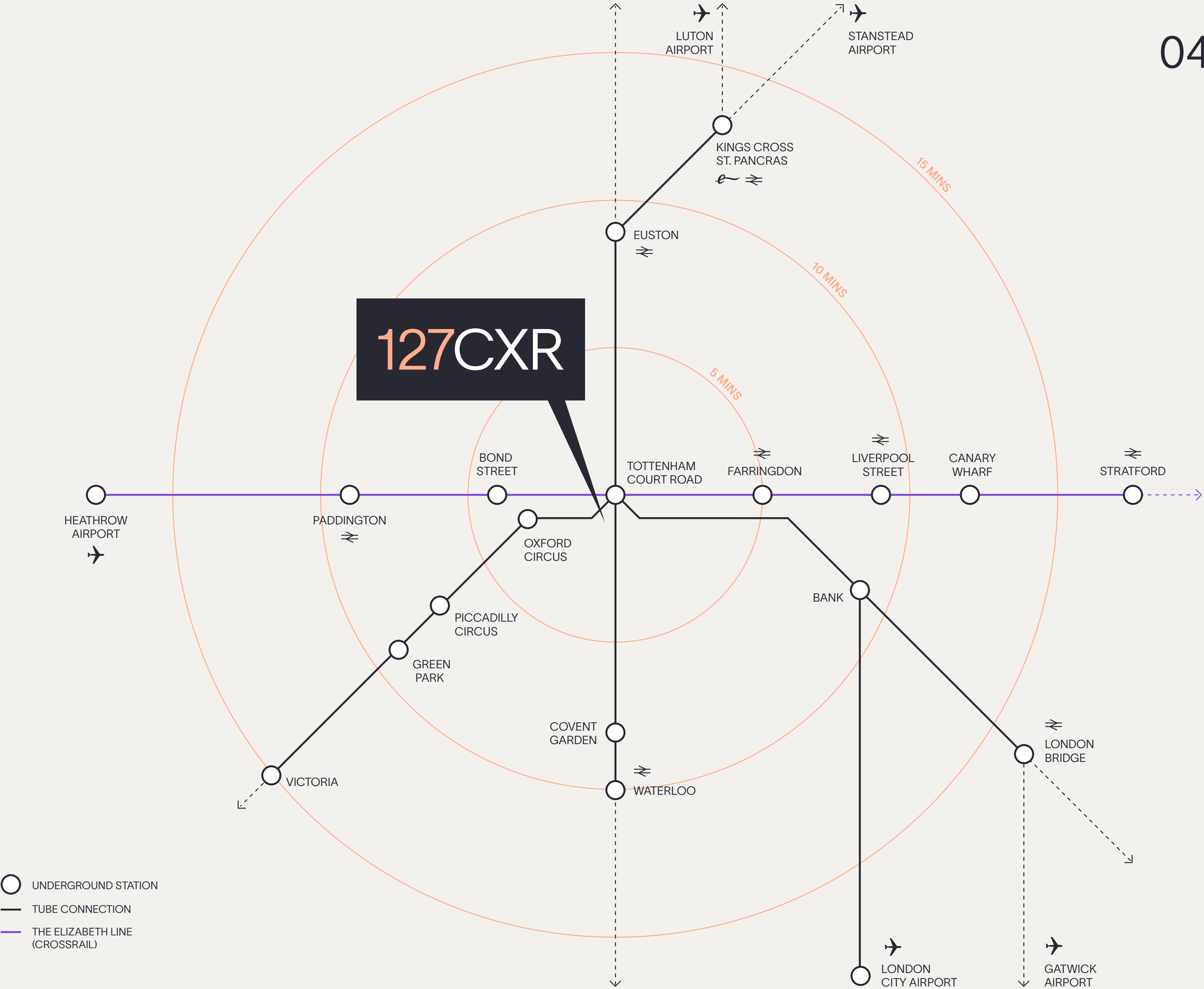
LEICESTER SQUARE

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:	LET	LET
5	Fifth Floor:	LET	LET
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

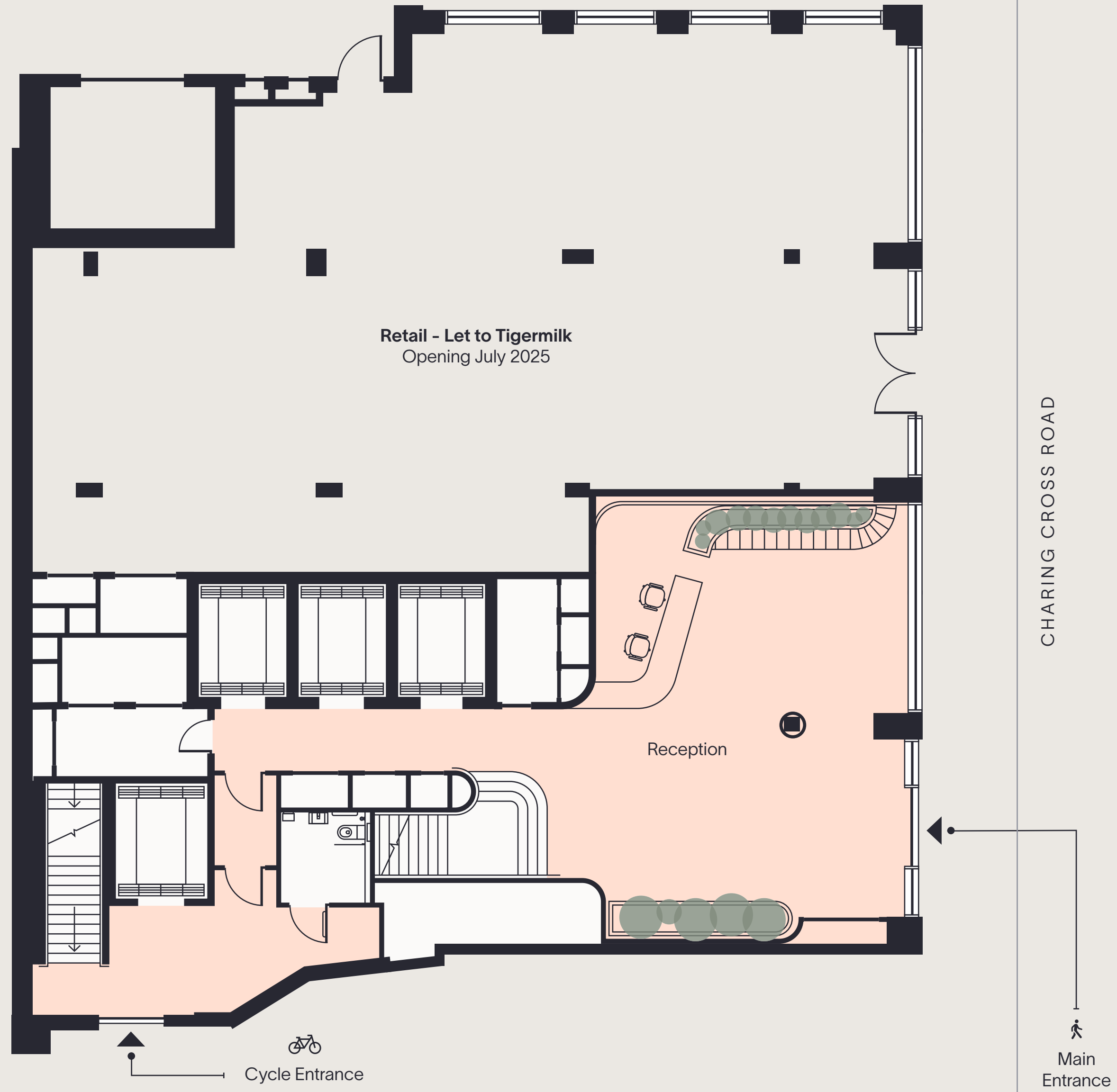
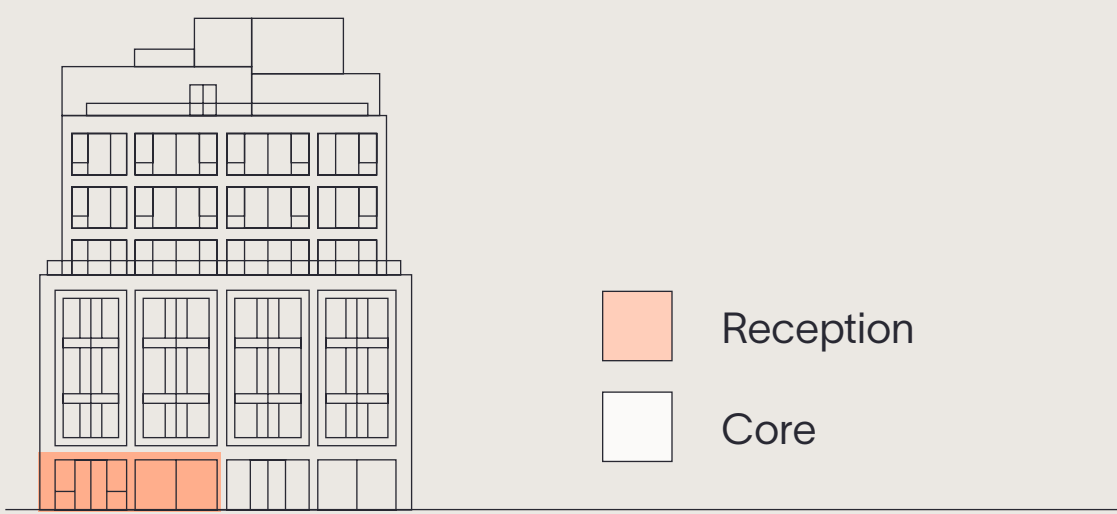
Making an
entrance

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

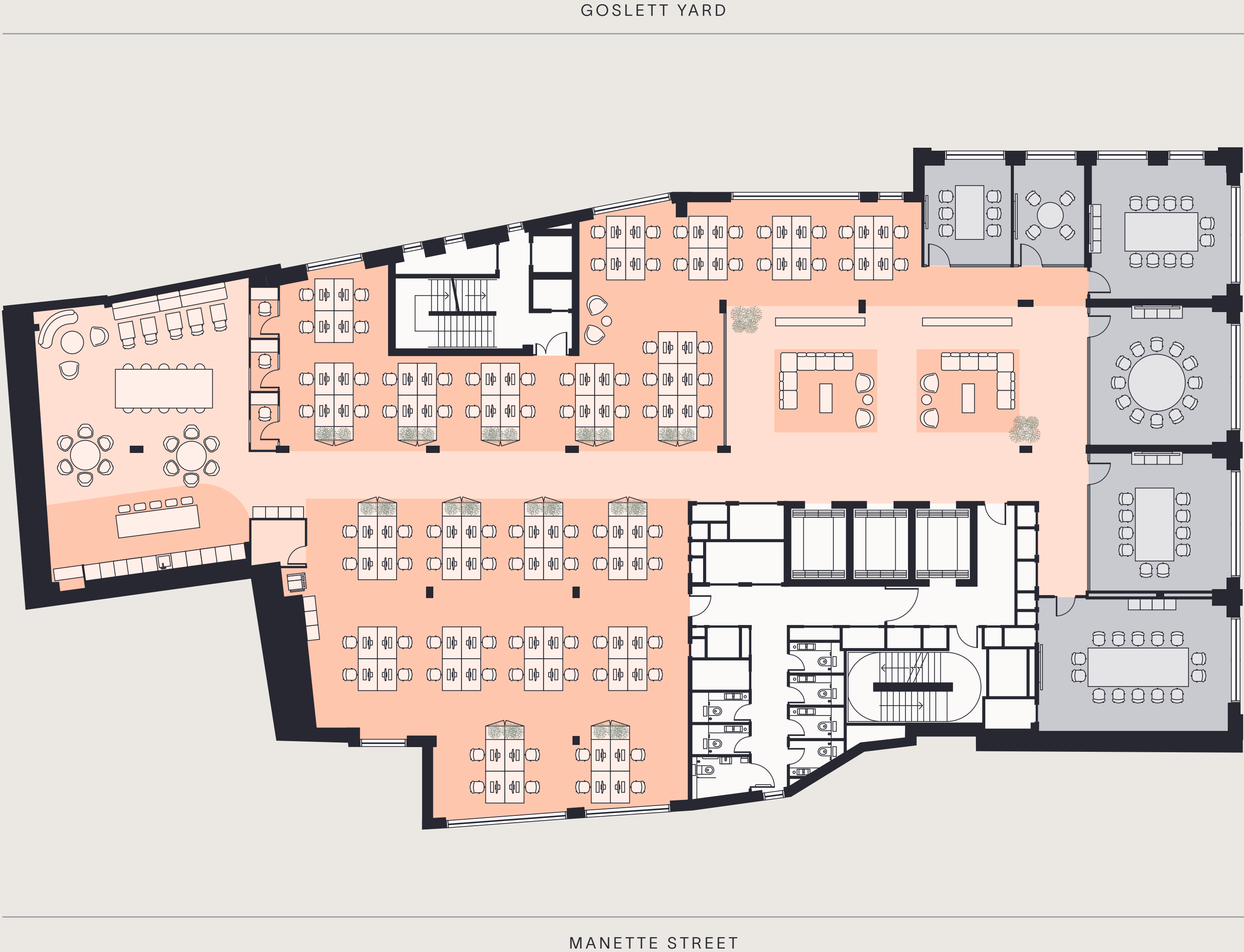
CAT A+ fitout

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:

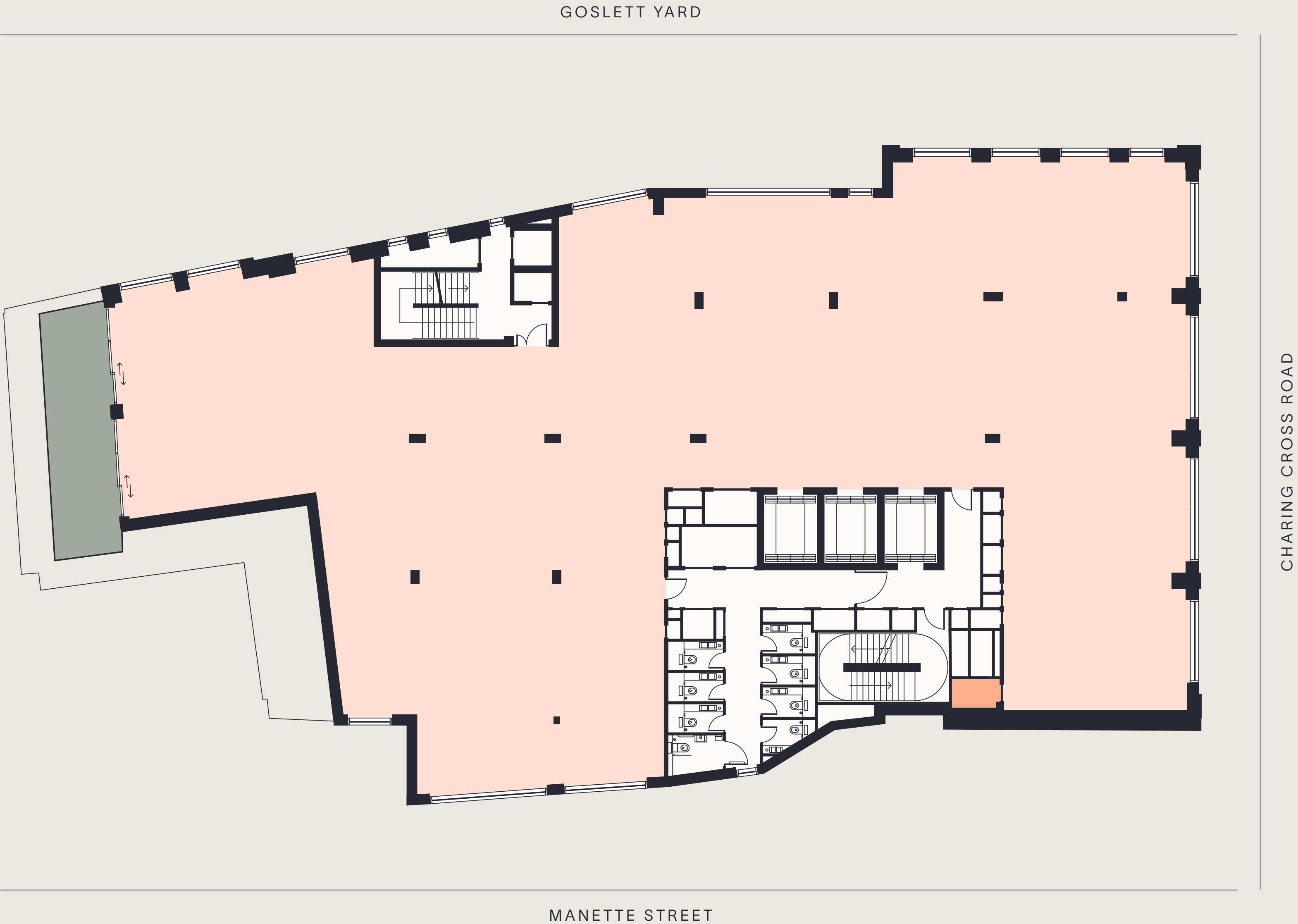
Second floor

Total Area: 8,038 sq ft

Office: 8,012 sq ft

Storage: 26 sq ft

Terrace: 315 sq ft



FLOOR PLATE:

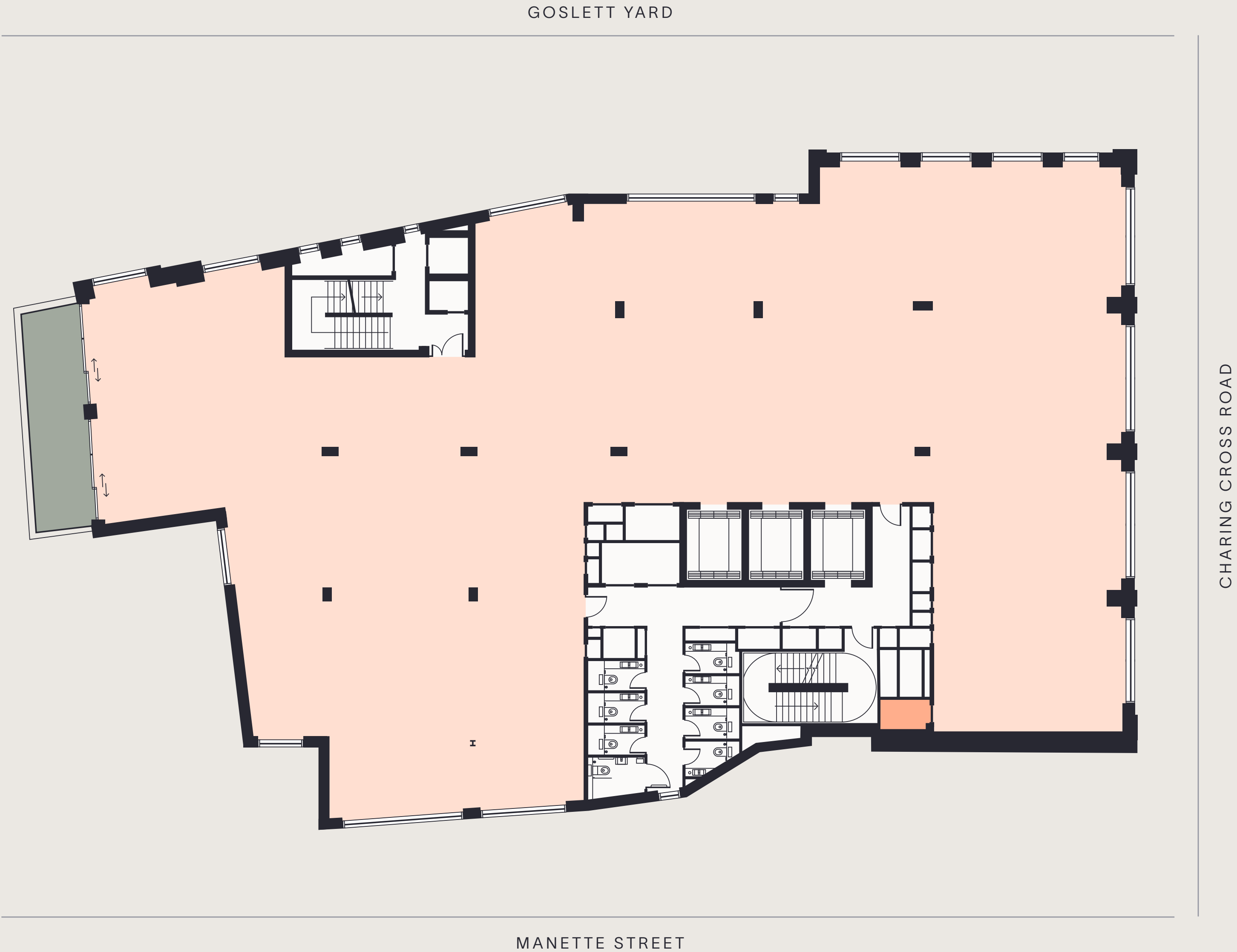
Third floor

Total Area: 7,730 sq ft

Office: 7,704 sq ft

Storage: 26 sq ft

Terrace: 251 sq ft



FLOOR PLATE:

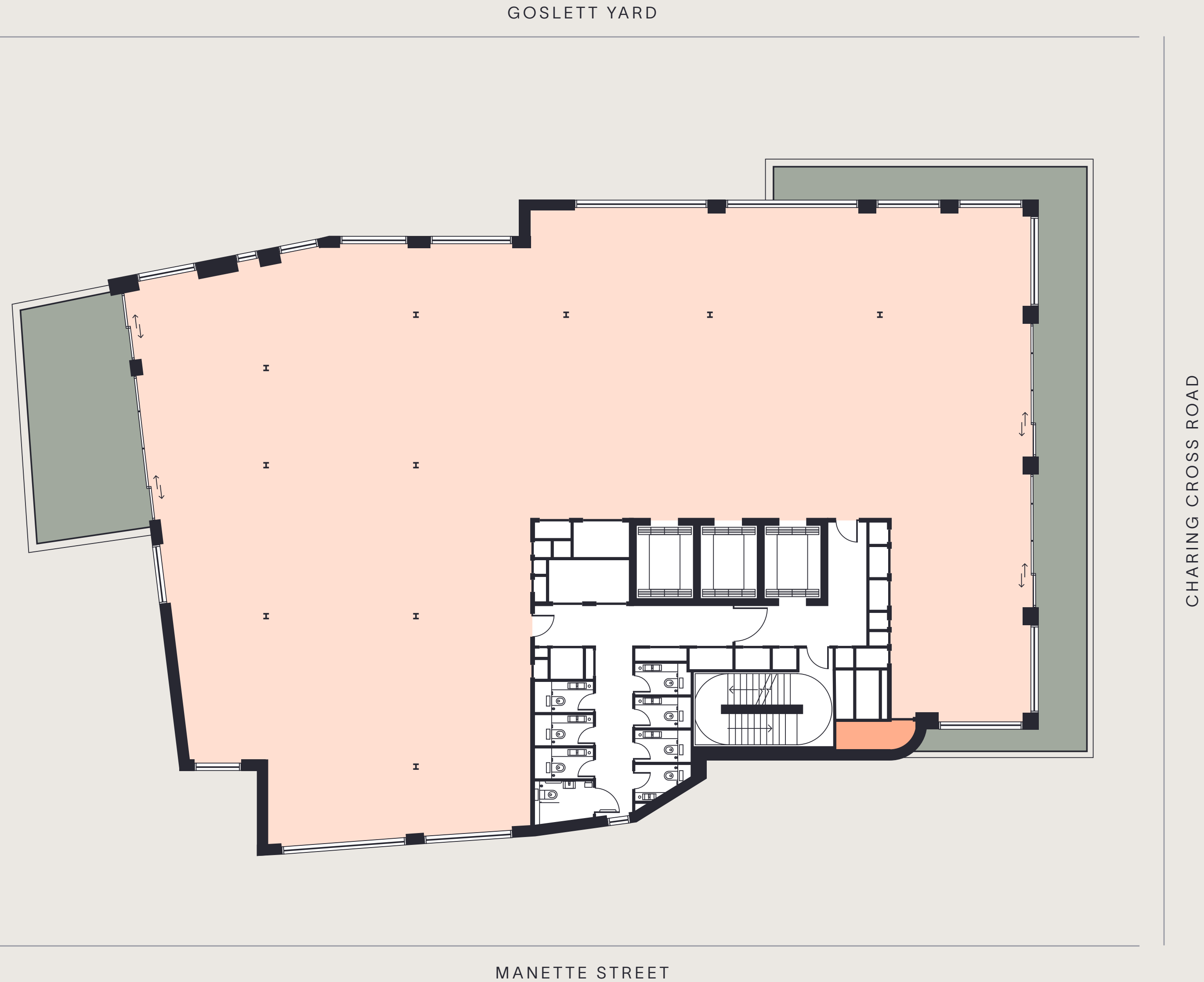
Fourth floor

Total Area: 6,719 sq ft

Office: 6,688 sq ft

Storage: 31 sq ft

Terrace: 1,014 sq ft





Versatile workspaces

First floor reception



First floor open plan office space



First floor meeting room



First floor kitchen



Fourth floor CAT A office space



Open outdoors

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

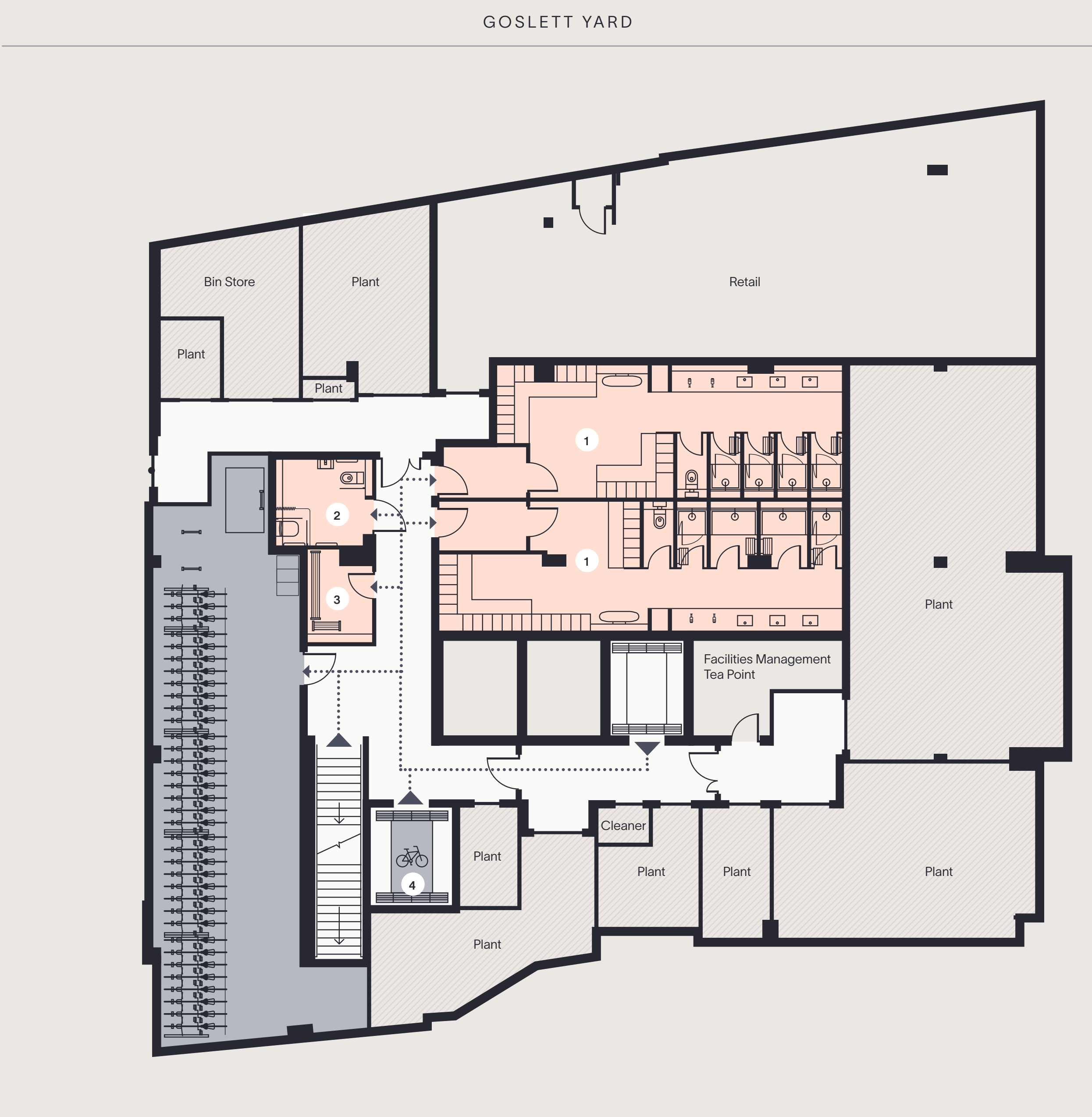
Communal Terrace: 7th Floor, with outdoor kitchen, retractable canopy and yoga area

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



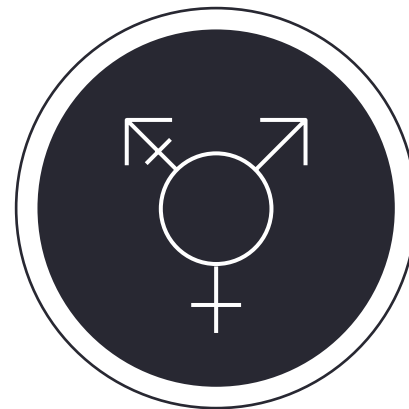
Arrive in style

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



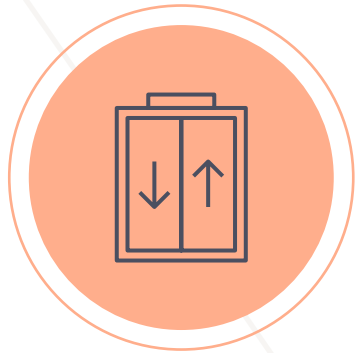
Brand new offices
with 2.7m clear ceiling height over
floors 1-6



**24 hr reception
and security**



**Communal terrace on
7th floor**
with yoga zone, outdoor kitchen
and sun canopy



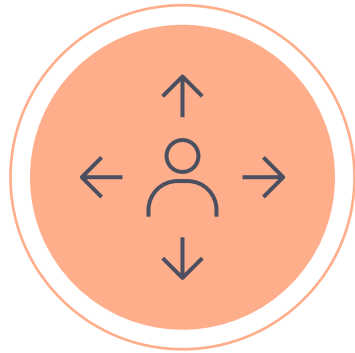
Three passenger lifts
and one cycle lift



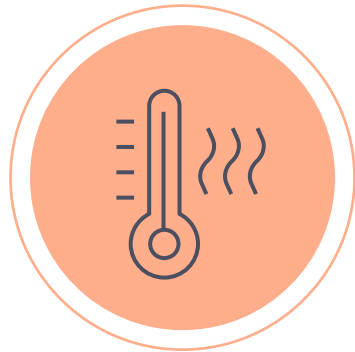
Commuter facilities
including separate cycle entrance
with direct access to amenities



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**

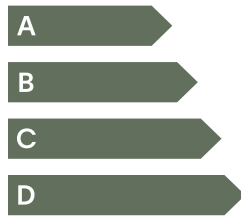


**Acoustic ceiling rafts
and raised floors
throughout the offices**
(100mm total zone)



Openable windows
with capacity for future
connection to BMS

Excelling on sustainability targets



EPC
RATING A



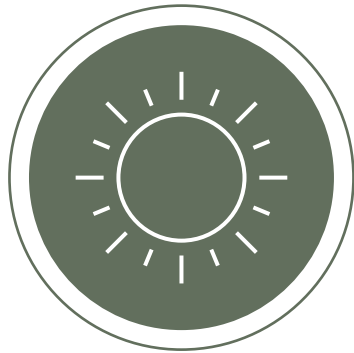
TARGETING BREEAM
'OUTSTANDING'



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



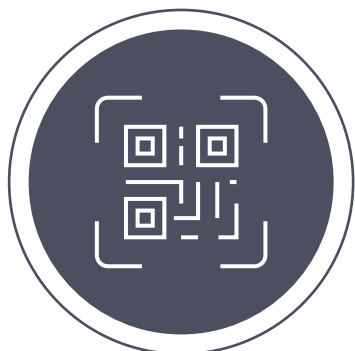
SMART
LOCKERS



OCCUPANCY
SENSORS



FEEDBACK
COLLECTION



STREAMLINED VISITOR
EXPERIENCE
(QR visitor pass on smartphone)

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DEVELOPMENT

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