

CXR 127C CXR 127C
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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

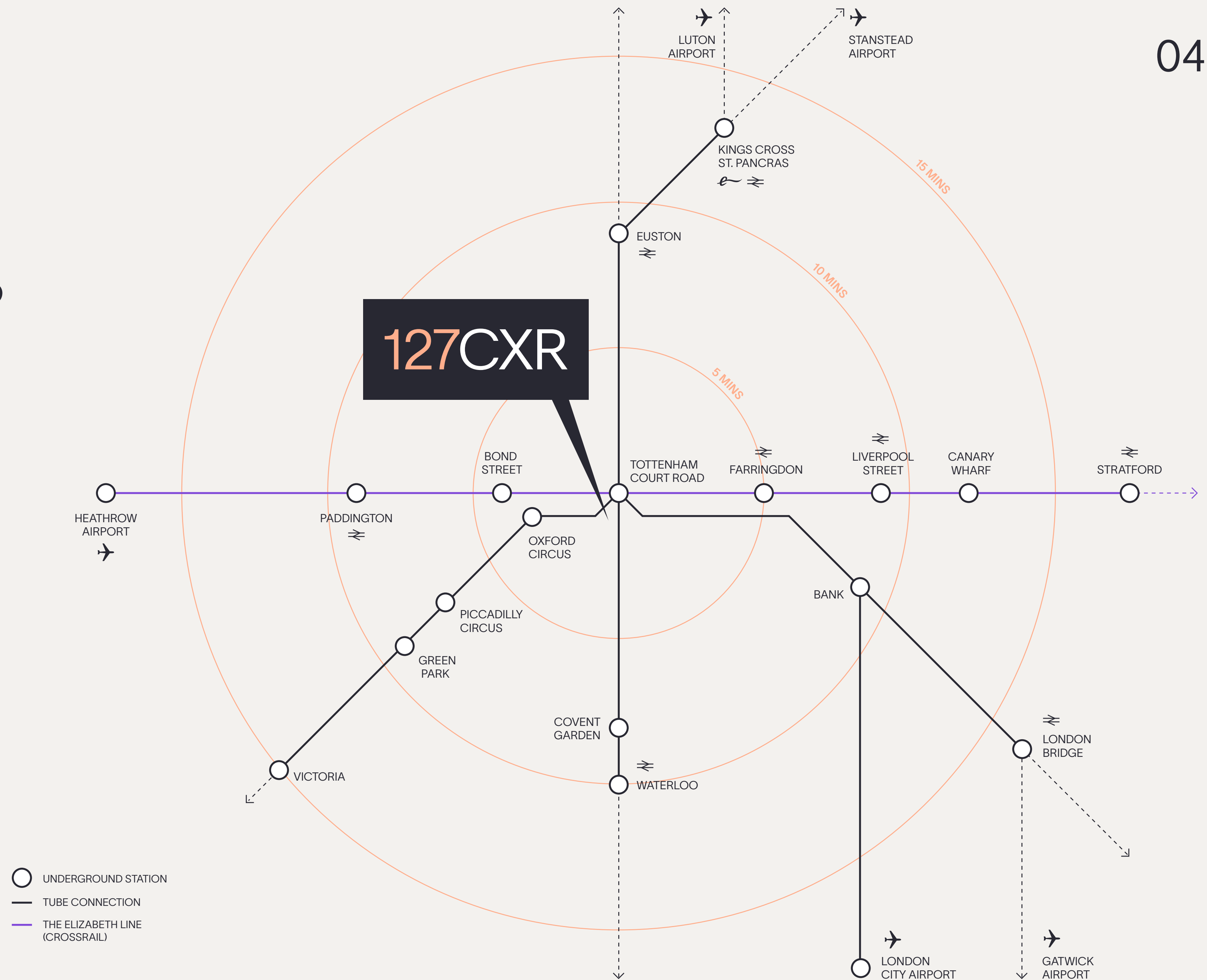
LEICESTER SQUARE

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

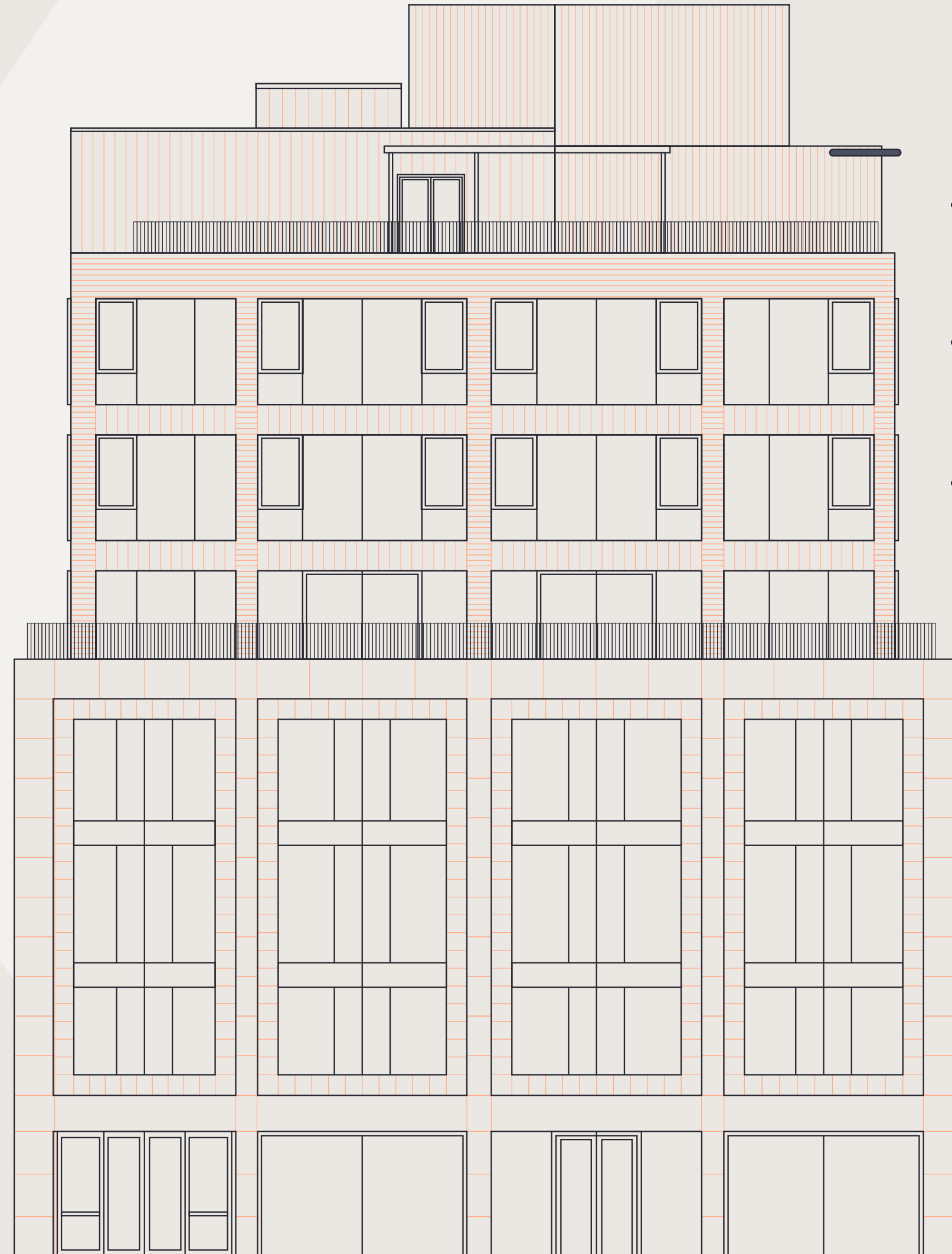
- 28 Dishoom
- 29 Flat Iron
- 30 Flesh & Buns
- 31 Hakkasan
- 32 Hawksmoor
- 33 Hoppers
- 34 The Ivy
- 35 Kapara
- 36 Milk Beach
- 37 Monmouth Coffee Company
- 38 Noble Rot
- 39 Pizza Pilgrims
- 40 Seven Dials Market
- 41 Six by Nico
- 42 Sushi Samba
- 43 Tattu London
- 44 Vapiano

WELLNESS & GYMS:

- 45 1Rebel Holborn
- 46 Barry's SOHO
- 47 Digma 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:	LET	LET
3 Third Floor:	LET	LET
2 Second Floor:	8,038 sq ft	315 sq ft
1 First Floor:	LET	–
TOTAL	8,038 sq ft	1,391 sq ft

*Floor Area includes office and storage space

Making an
entrance

127CXR

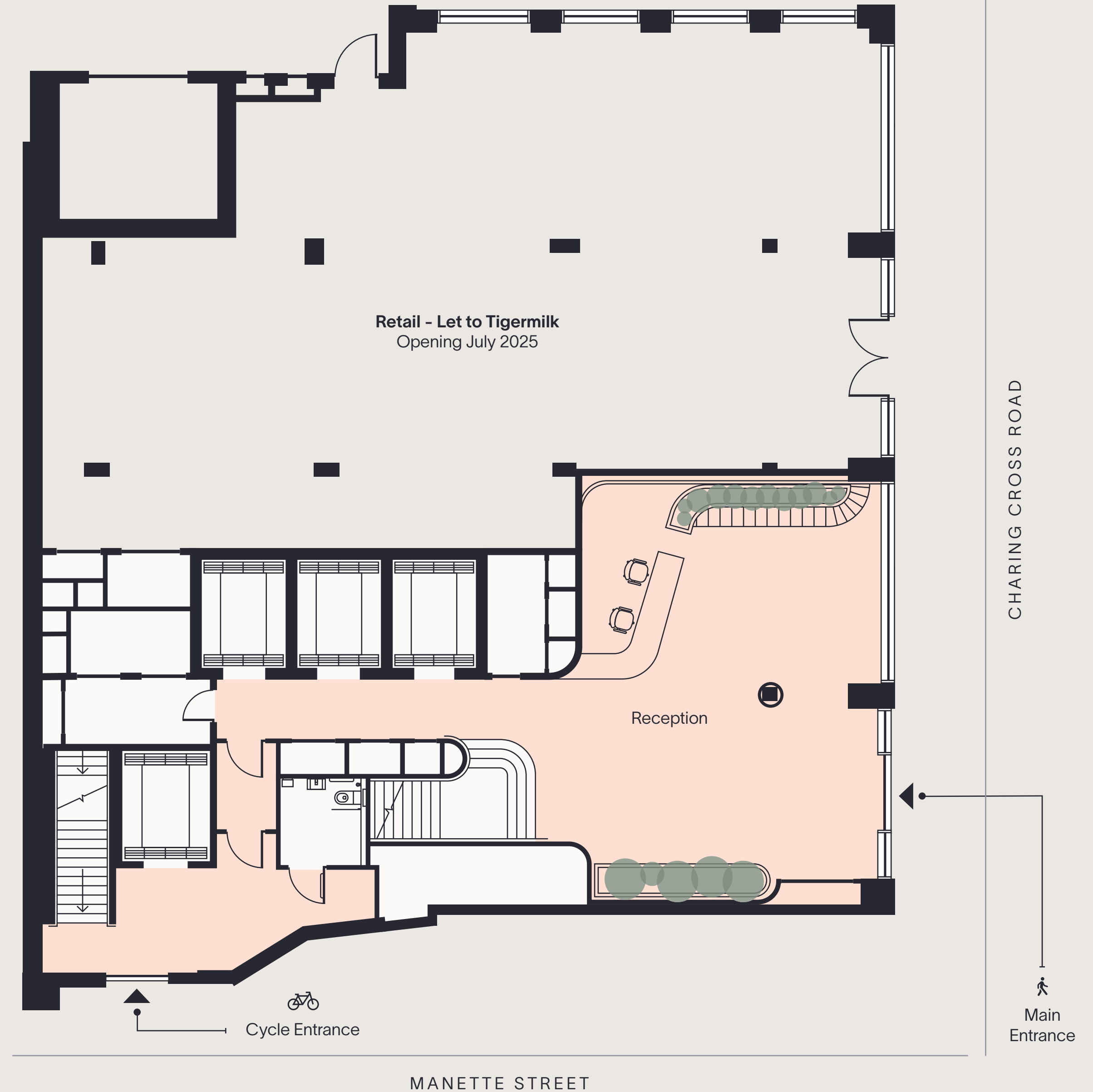
FLOOR PLATE:

Ground floor

Reception: 1,582 sq ft



- Reception
- Core





Light and bright

Reception with entrance on Charing Cross Road



Reception




GOSLETT YARD

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)



CHARING CROSS ROAD

MANETTE STREET

FLOOR PLATE:

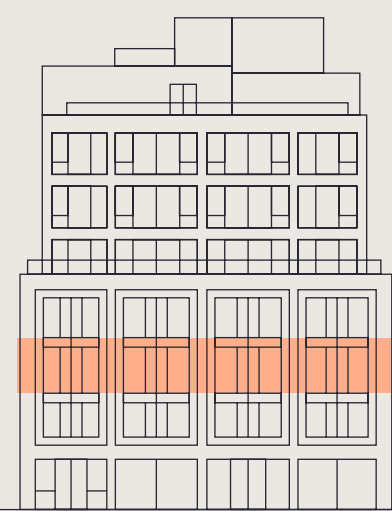
Second floor





Total Area: 8,038 sq ft

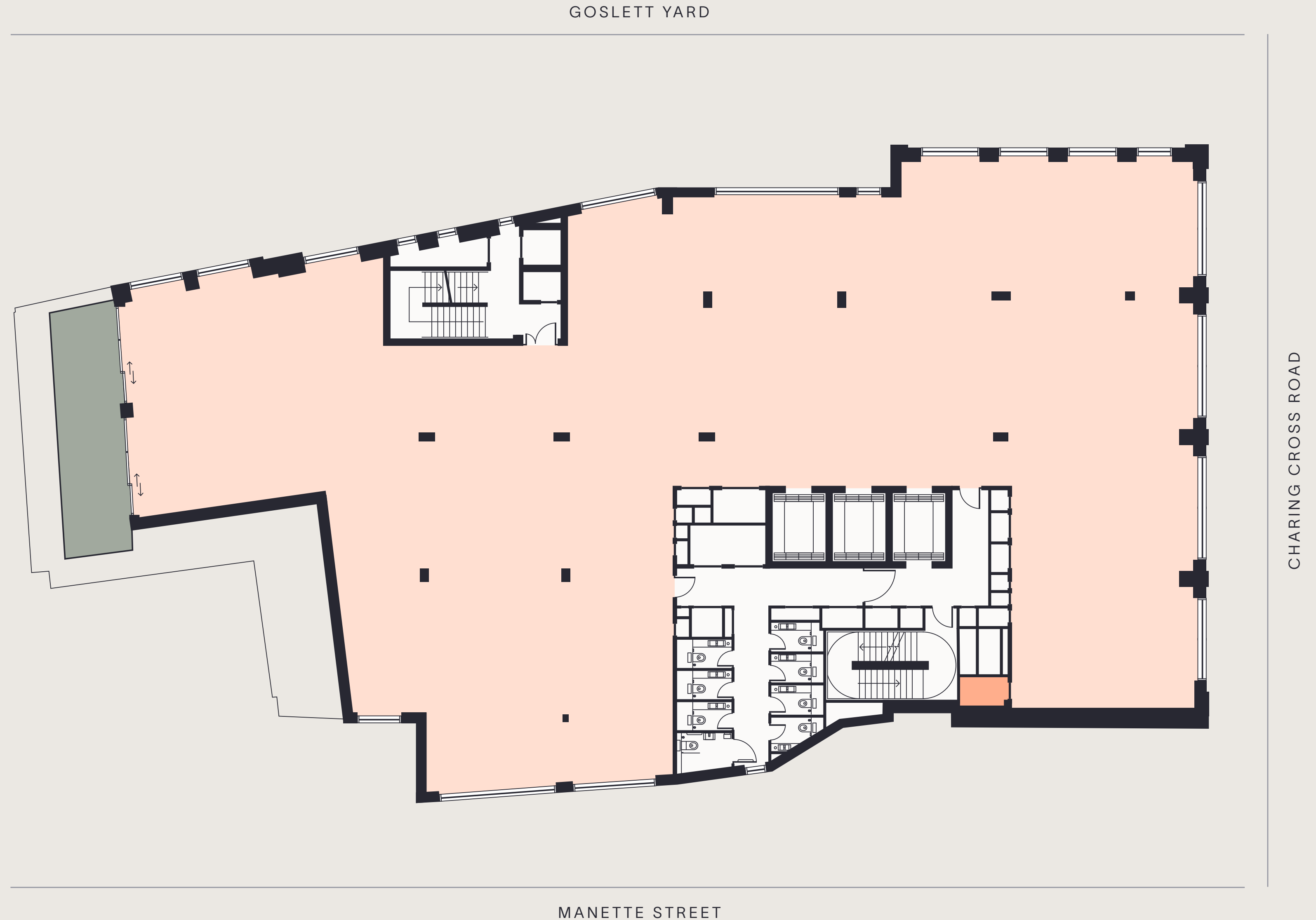
Office: 8,012 sq ft

Storage: 26 sq ft

Terrace: 315 sq ft



-  Available office
-  Storage
-  Core
-  Terrace



GOSLETT YARD

CHARING CROSS ROAD

MANETTE STREET

FLOOR PLATE:

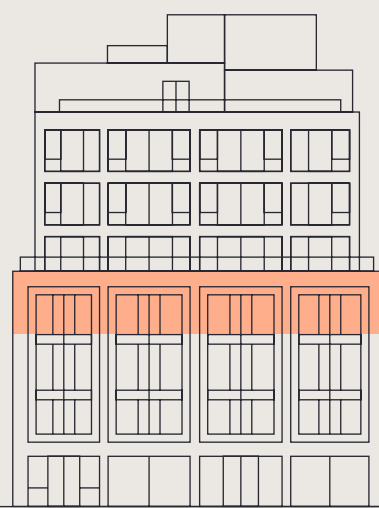
Third floor

Total Area: 7,730 sq ft

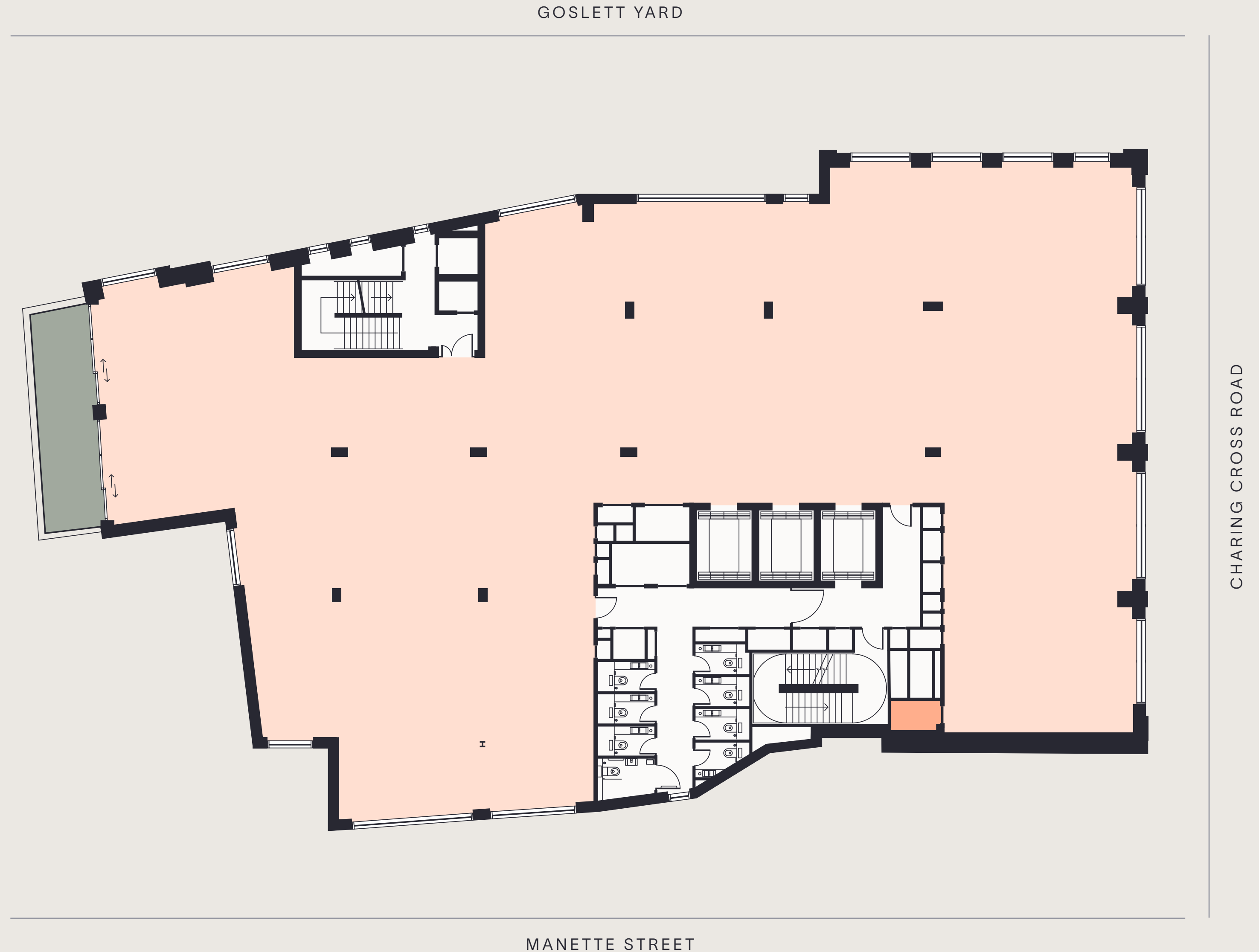
Office: 7,704 sq ft

Storage: 26 sq ft

Terrace: 251 sq ft



- Available office
- Storage
- Core
- Terrace



FLOOR PLATE:

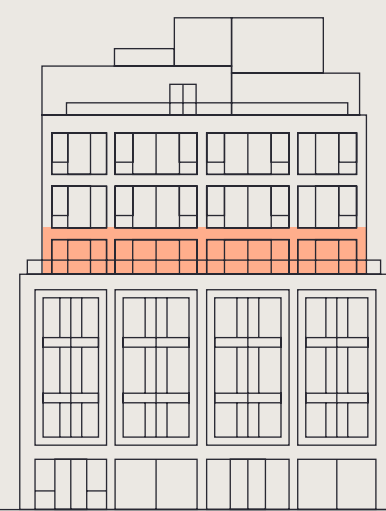
Fourth floor





Total Area: 6,719 sq ft

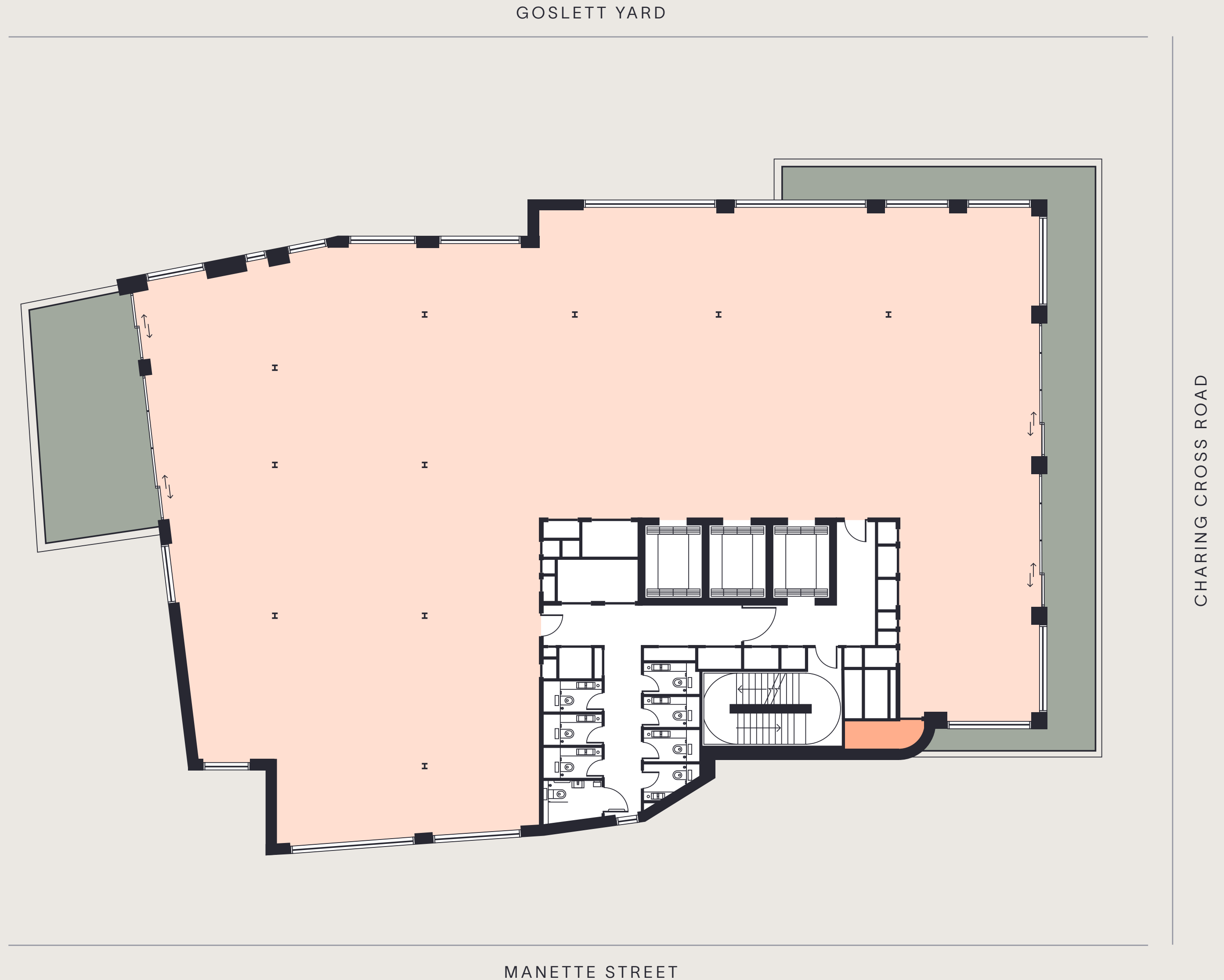
Office: 6,688 sq ft

Storage: 31 sq ft

Terrace: 1,014 sq ft



-  Available office
-  Storage
-  Core
-  Terrace





Versatile workspaces

First floor reception



First floor open plan office space



First floor meeting room



First floor kitchen



Fourth floor CAT A office space

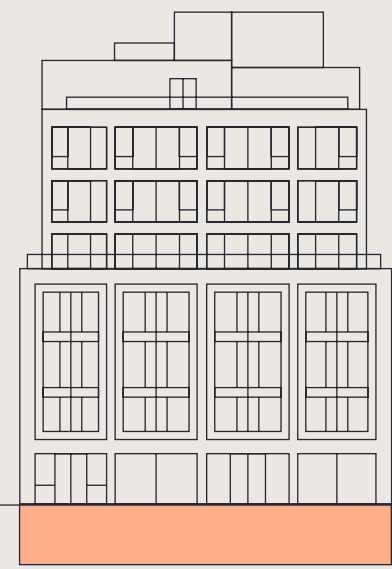
Open outdoors










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

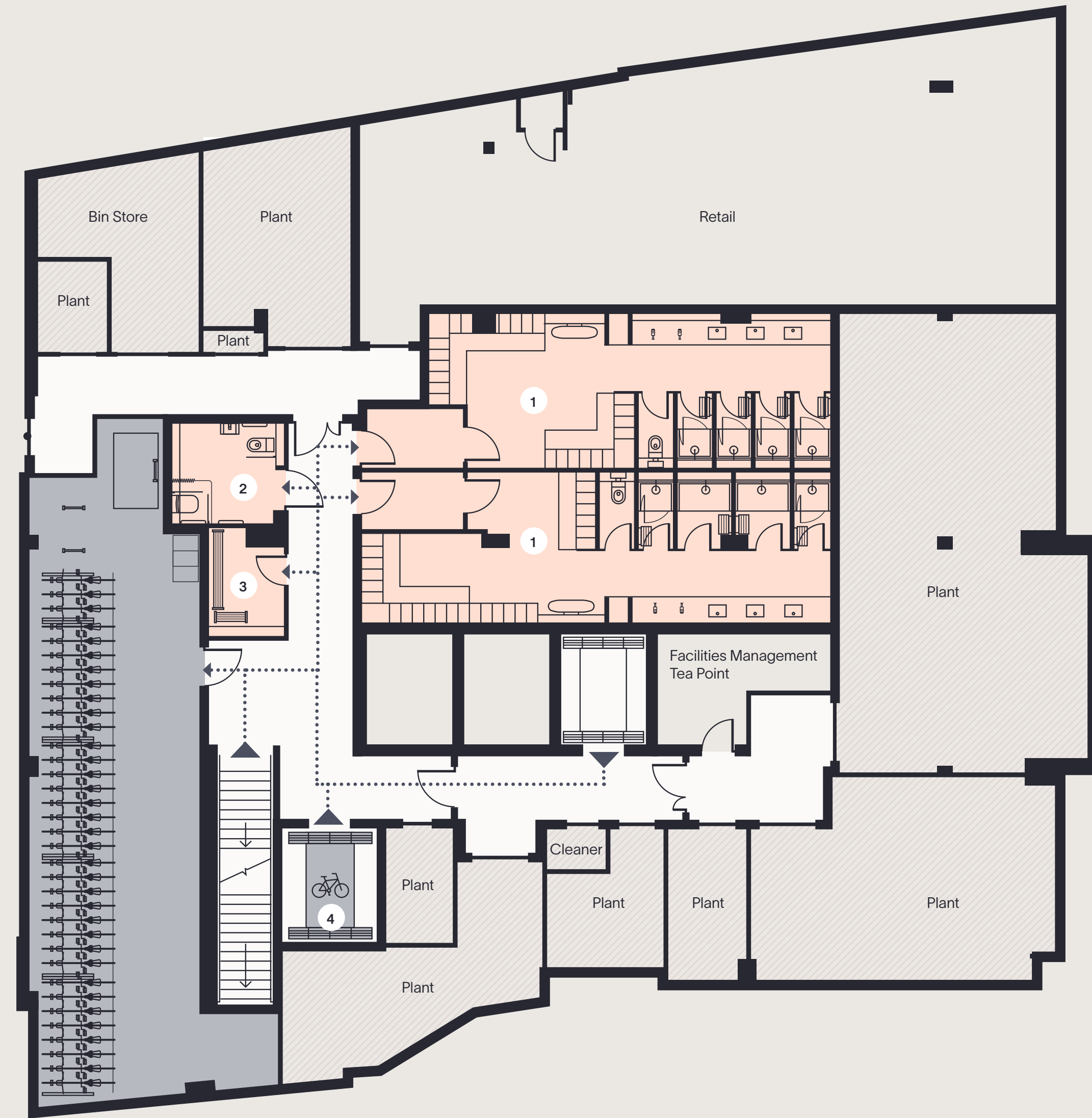
Communal Terrace: 7th Floor, with outdoor kitchen, retractable canopy and yoga area

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



CHARING CROSS ROAD

MANETTE STREET

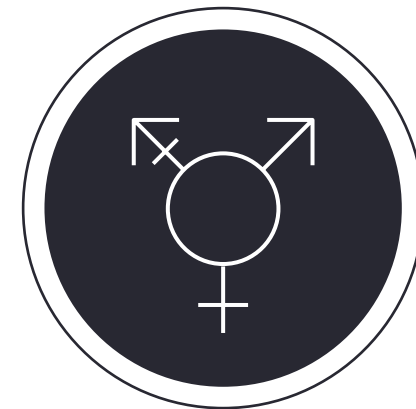
Arrive in style

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

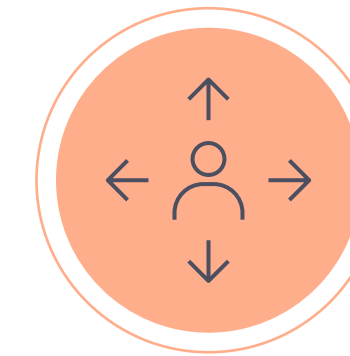


Eight private terraces

with porcelain tiling and sliding doors across six office floors



24 hr reception and security

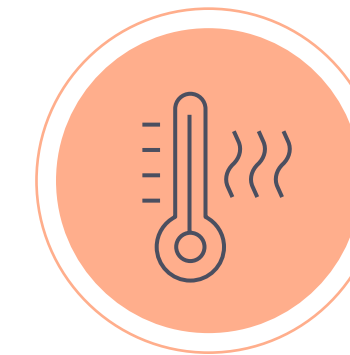


Occupancy level designed allowing 10sqm/person

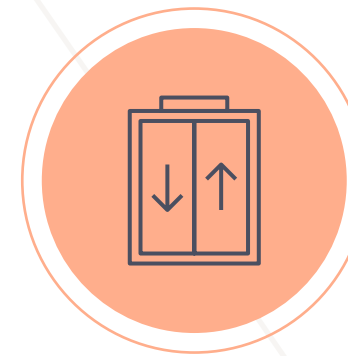


Communal terrace on 7th floor

with yoga zone, outdoor kitchen and sun canopy



VRF heat recovery system with fan coil units



Three passenger lifts and one cycle lift



Acoustic ceiling rafts and raised floors throughout the offices

(100mm total zone)



Commuter facilities

including separate cycle entrance with direct access to amenities



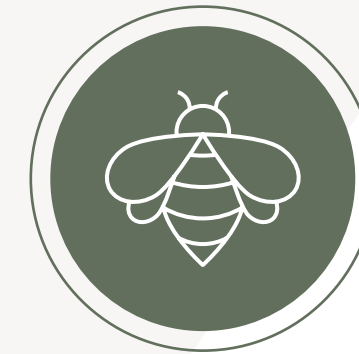
Openable windows

with capacity for future connection to BMS

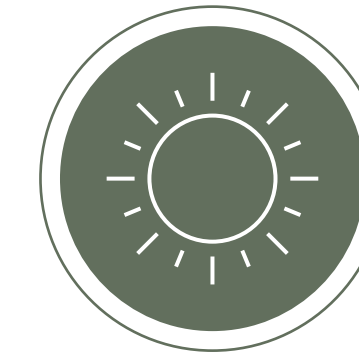
Excelling on sustainability targets



84 INTERNAL AND 12 EXTERNAL CYCLE STORAGE SPACES



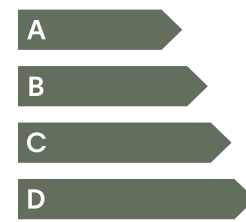
CONNECTION TO NATURE WITH EIGHT TERRACES



NATURAL DAYLIGHT MAXIMISED THROUGHOUT THE BUILDING



HIGHLY ACCESSIBLE AND DDA COMPLIANT



EPC RATING A



TARGETING BREEAM 'OUTSTANDING'



SmartScore

TARGETING SMARTSCORE 'GOLD'



WiredScore

TARGETING WIREScore '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



COMMUNITY NOTICES/ALERTS
(events and services)



SMART LOCKERS



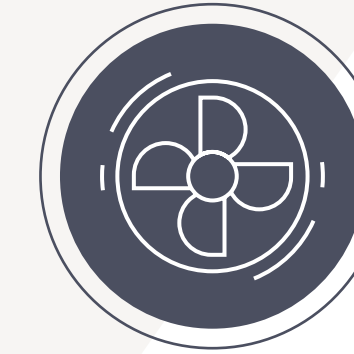
LIFT INTEGRATION



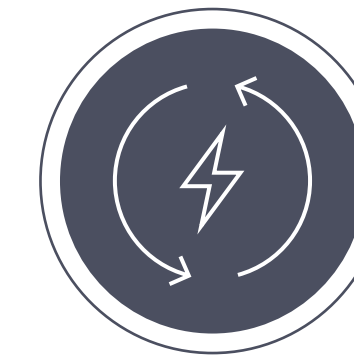
ACCESS LOCAL INFORMATION



OCCUPANCY SENSORS



HVAC CONTROL



ENERGY MONITORING



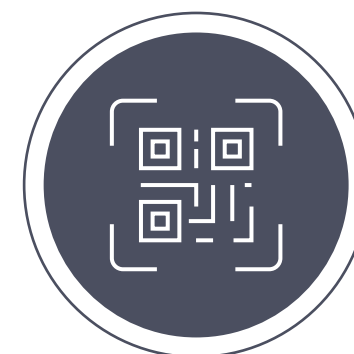
FEEDBACK COLLECTION



LIGHTING CONTROL



INDOOR AIR QUALITY MONITORING



STREAMLINED VISITOR EXPERIENCE
(QR visitor pass on smartphone)

Contacts

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DEVELOPERS



NOMURA REAL ESTATE
DEVELOPMENT

ARCHITECTS

