



**OUTERNET**  
LONDON

WC2



# AVAILABLE AUTUMN 2021

**Outernet will be an internationally recognised destination for commerce, culture, creativity and inspiration, set in the heart of London.**

We have created an unparalleled, mixed-use destination that fuses workplace, events, hospitality, retail, and leisure.

It will be a dynamic and engaging collection of spaces that are fully integrated with the cultural and physical heritage of the local area, encompassing Denmark Street commonly known as Tin Pan Alley.

# UNRIVALLED CENTRAL LOCATION

**Outernet is situated at the crossroads of Oxford Street, Tottenham Court Road, New Oxford Street and Charing Cross Road.**

The district comprises office space, two event venues, serviced apartments, a boutique hotel, restaurant, bars and shops. Its urban gallery will provide tenants and visitors with an ever changing programme of events, news, products, and retail showcases.



# UNRIVALLED TRANSPORT LINKS

NORTHERN  
LINE

PICCADILLY  
LINE

Euston  
4 MINS

St Pancras  
International  
6 MINS

Oxford  
Circus  
1 MIN

Holborn  
3 MINS

Bank  
7 MINS

Bond St  
2/3 MINS

CENTRAL  
LINE

ELIZABETH  
LINE

Paddington  
5 MINS

Stratford  
14 MINS

Tottenham  
Court Rd

Leicester Sq  
2 MINS

Covent Garden  
3 MINS

Waterloo  
6 MINS

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# LOCAL OCCUPIERS

## Retail

- 1 Neal's Yard
- 2 Fopp
- 3 Ace & Tate
- 4 Astrid & Miyu
- 5 Nudi Jeans
- 6 Urban Outfitters

## Leisure

- 1 Digma Covent Gdn
- 2 Digma Fitzrovia
- 3 Fitness Lab Soho
- 4 Fitness Lab Fitzrovia
- 5 1 Rebel Holborn
- 6 Soho House
- 7 Covent Garden Hotel
- 8 All Star Lanes
- 9 Hotel Chateau Denmark

## Restaurants/Bars

- 1 Circolo Popolare
- 2 The Barbary
- 3 Flat Iron
- 4 68 and Boston
- 5 Chotto Matte
- 6 The Ninth
- 7 Roka
- 8 KERB Seven Dials
- 9 Monmouth Kitchen
- 10 Noble Rot (Soho)
- 11 Lina Stores
- 12 Barrafinna
- 13 Pizza Pilgrims
- 14 Norma
- 15 Café Bohème
- 16 Hawksmoor
- 17 Hoppers Soho
- 18 Dalloway Terrace

## Offices

- 1 Red Bull
- 2 Google
- 3 Facebook
- 4 Moneysupermarket
- 5 Skyscanner
- 6 NBC Universal
- 7 King.com
- 8 20th Century Fox
- 9 Exane
- 10 McKinsey
- 11 Rothesay Life
- 12 Palantir
- 13 Fremantle Media

## FITZROVIA

## SOHO

## COVENT GARDEN



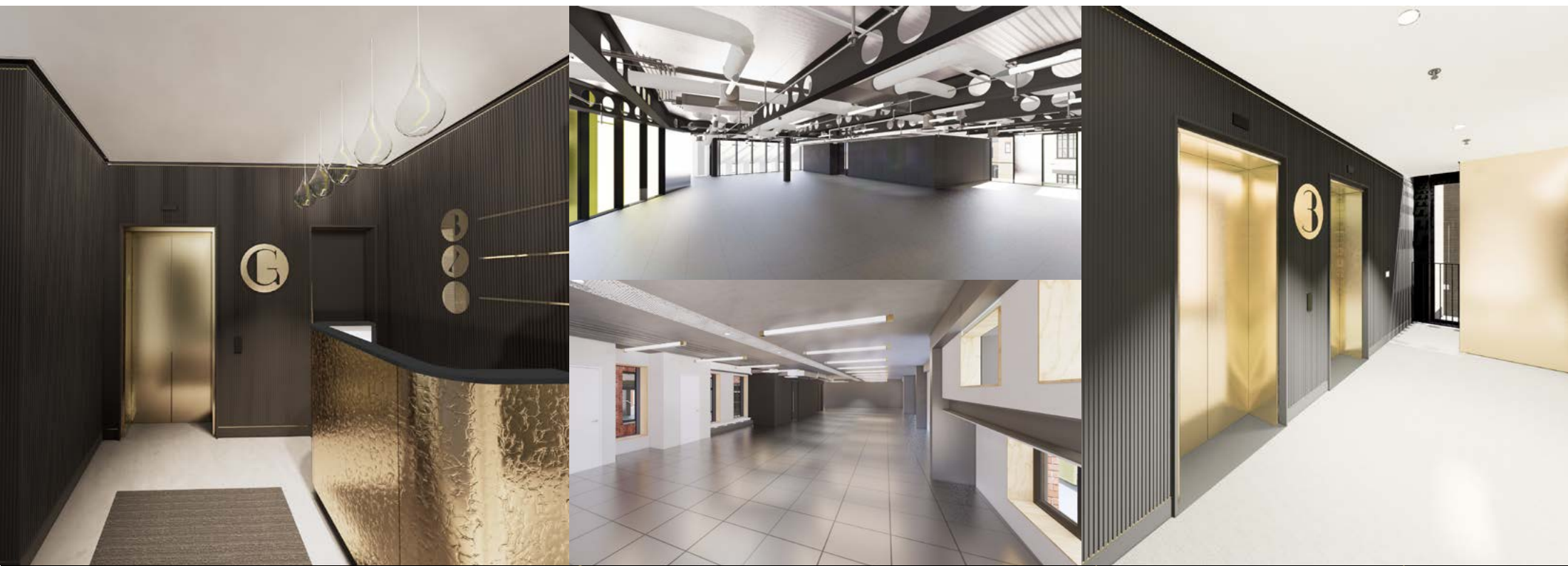
# HISTORY

Lying at the heart of our London district, Denmark Street is the birthplace of the British music scene.

A location steeped in creative expression and credited as the launch base for artists such as Elton John and Adele. The Rolling Stones recorded their first album here and this blue plaque heritage street is where the Sex Pistols and David Bowie once called home.

Outernet London is where Denmark Street's creativity, Soho's diversity, and the West End's retail, theatrical and party scenes collide.





# OFFICES

A striking new scheme, Outernet London will provide stunning new Grade A offices across six buildings on the mixed-used scheme. The district will cater to tenants of all sizes providing opportunities from 200–30,000 sq.ft. Its prominent location situated above the Elizabeth Line at Tottenham Court Road is a prime spot.

Indicative images

# OFFICES

1 AVAILABLE NOW

## 1 ST GILES SQUARE

Fifth floor  
6,289 sq.ft (584.3 sq.m)

2 AVAILABLE NOW

## HILSDON HOUSE

Third floor  
1,802 sq.ft (167.4 sq.m)  
Second floor  
4,655 sq.ft (432.5 sq.m)  
First floor  
476 sq.ft (44.2 sq.m)

3 AVAILABLE Q3 2021

## 20 DENMARK ST

Third floor  
414 sq.ft (38.5 sq.m)  
Second floor  
400 sq.ft (37.2 sq.m)  
First floor  
390 sq.ft (36.2 sq.m)

4 AVAILABLE Q3 2021

## 4 DENMARK ST

First floor  
690 sq.ft (64.1 sq.m)

5 AVAILABLE NOW

## 2 ST GILES SQUARE

Third floor  
3,453 sq.ft (320.8 sq.m)  
Second floor  
3,400 sq.ft (315.9 sq.m)  
First floor  
3,746 sq.ft (348.0 sq.m)

6 AVAILABLE Q3 2021

## 28 DENMARK ST

Fourth floor  
210 sq.ft (19.5 sq.m)  
Third floor  
257 sq.ft (23.9 sq.m)  
Second floor  
676 sq.ft (62.8 sq.m)  
First floor  
693 sq.ft (64.4 sq.m)

7 AVAILABLE Q3 2021

## 19 DENMARK ST

Fourth floor  
1,003 sq.ft (93.2 sq.m)  
Third floor  
1,123 sq.ft (104.3 sq.m)  
Second floor  
1,101 sq.ft (102.3 sq.m)

CHARING CROSS RD

NEW OXFORD ST

ST GILES HIGH ST

DENMARK PL

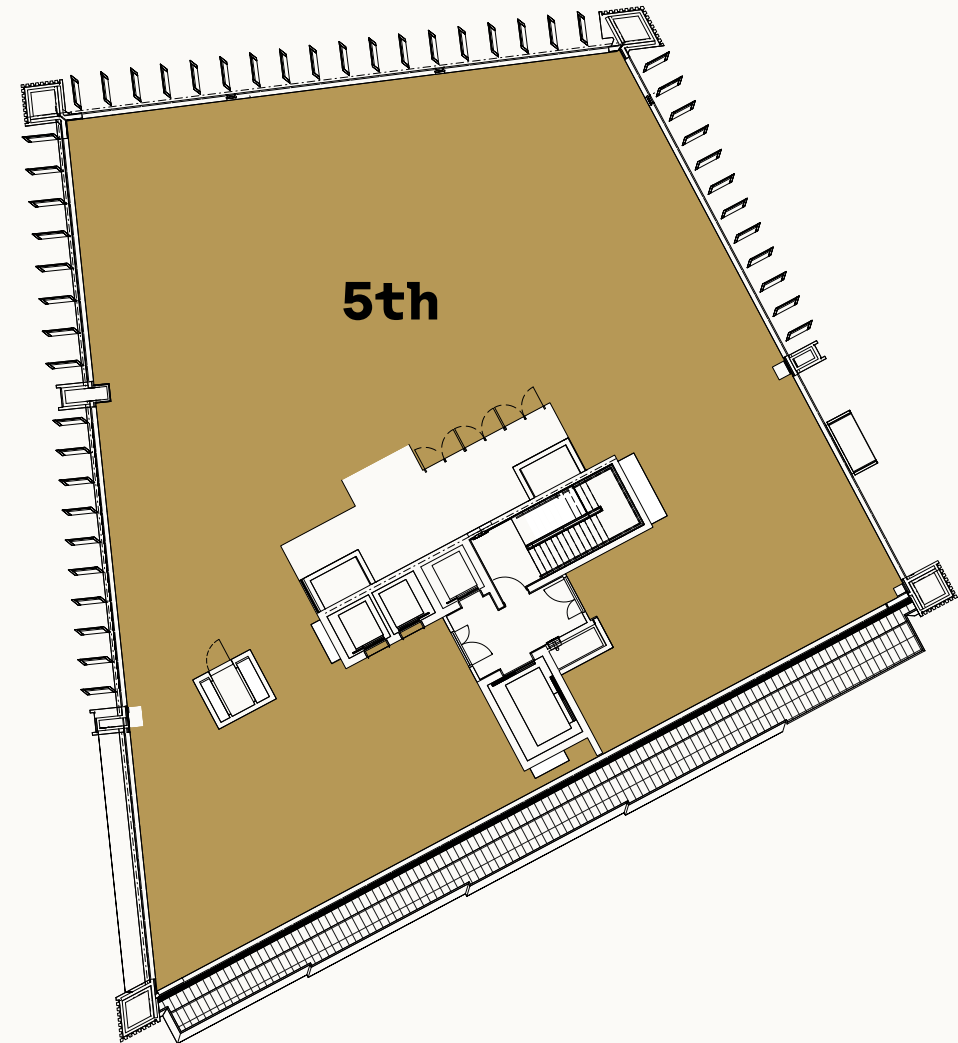
DENMARK ST



# 1 ST GILES SQUARE



<b>Floor</b>	Fifth
<b>NIA</b>	6,289 sq ft (584.3 sq m)
<b>Rent</b>	£87.50 psf (exclusive)
<b>Service Charge</b>	£12.50 psf
<b>Rates c.</b>	£22.00 psf
<b>Total</b>	£767,258 pa (£122.00 psf / £63,938 pcm)



Plans not to scale. Indicative size only.

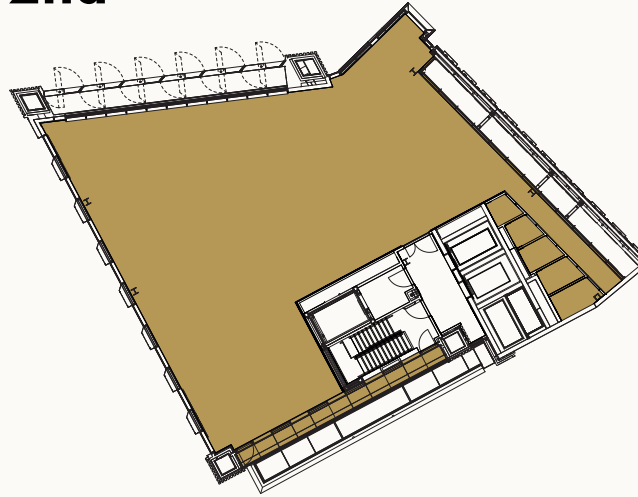
# 2 ST GILES SQUARE



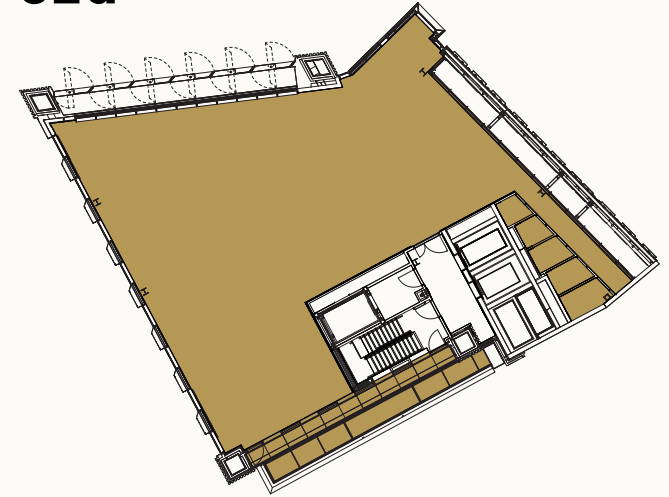
**1st**



**2nd**



**3rd**



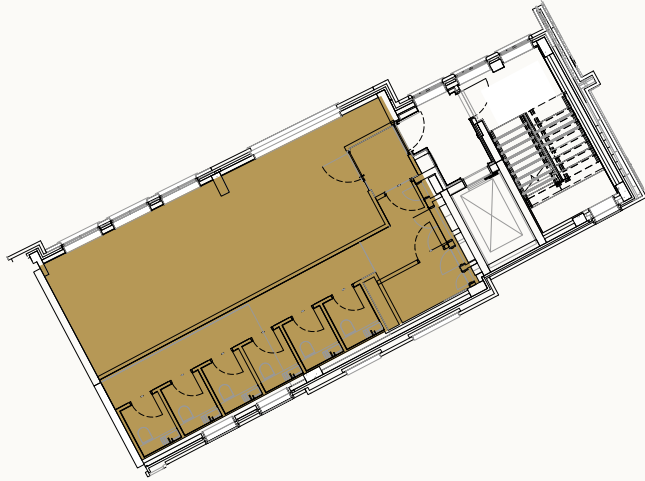
Floor	First	Second	Third
<b>NIA</b>	3,746 sq.ft (348.0 sq.m)	3,400 sq.ft (315.9 sq.m)	3,453 sq.ft (320.8 sq.m)
<b>Rent</b>	£82.50 psf (exclusive)	£87.50 psf (exclusive)	£87.50 psf (exclusive)
<b>Service Charge</b>	£12.50 psf	£12.50 psf	£12.50 psf
<b>Rates c.</b>	£22.00 psf	£22.00 psf	£22.00 psf
<b>Total</b>	£438,282 pa (£117.00 psf / £36,524 pcm)	£414,800 pa (£122.00 psf / £34,567 pcm)	£421,266 pa (£122.00 psf / £35,106 pcm)

Plans not to scale. Indicative size only.

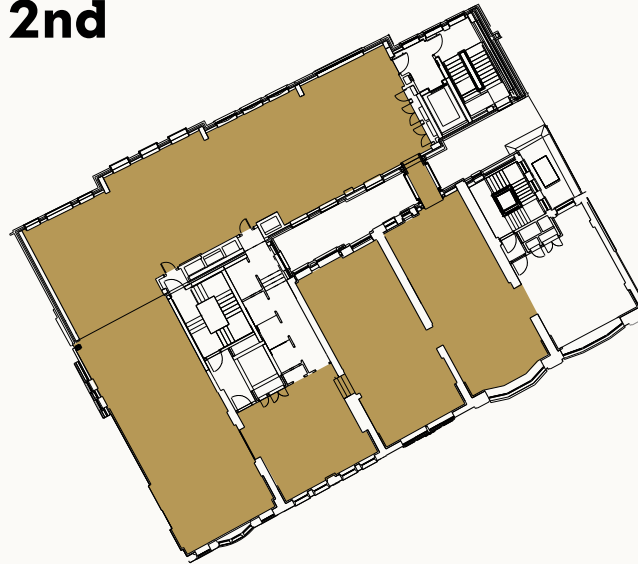
# HILSDON HOUSE, DENMARK PLACE



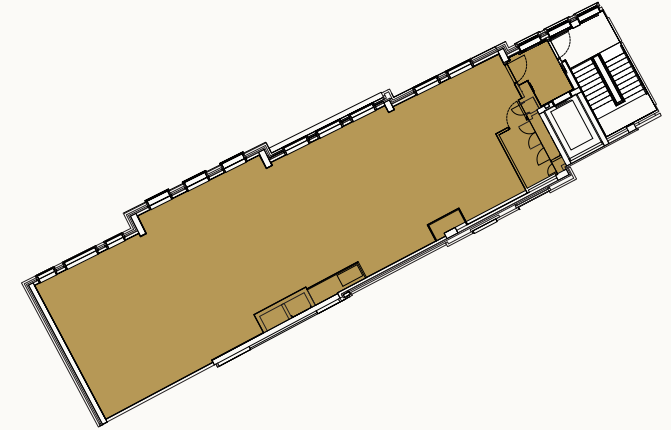
**1st**



**2nd**



**3rd**



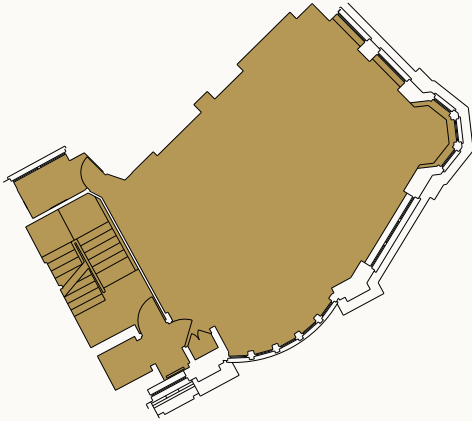
Floor	First	Second	Third
<b>NIA</b>	476 sq.ft (44.2 sq.m)	4,655 sq.ft (432.5 sq.m)	1,802 sq.ft (167.4 sq.m)
<b>Rent</b>	£79.50 psf (exclusive)	£79.50 psf (exclusive)	£79.50 psf (exclusive)
<b>Service Charge</b>	£12.50 psf	£12.50 psf	£12.50 psf
<b>Rates c.</b>	£22.00 psf	£22.00 psf	£22.00 psf
<b>Total</b>	£54,237 pa (£114.00 psf / £4,520 pcm)	£530,670 pa (£114.00 psf / £44,223 pcm)	£205,414 pa (£114.00 psf / £17,118 pcm)

Plans not to scale. Indicative size only.

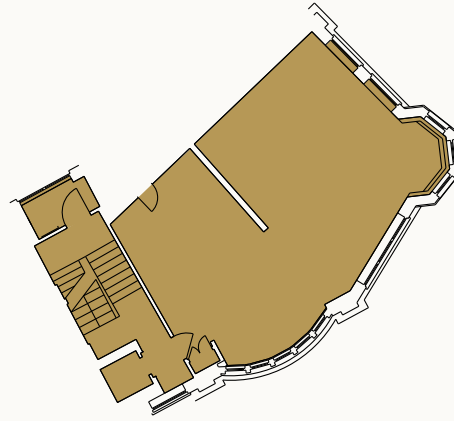
# 28 DENMARK STREET



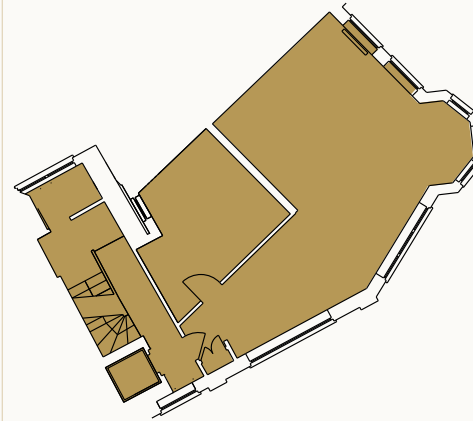
## 1st



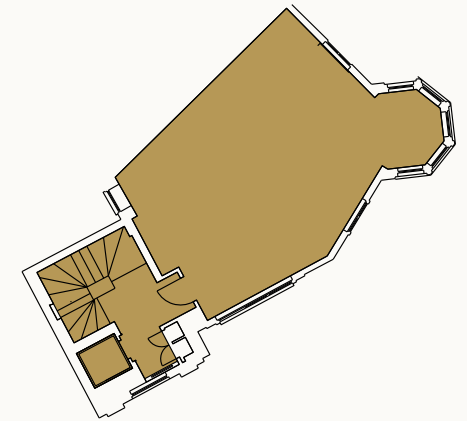
## 2nd



## 3rd



## 4th



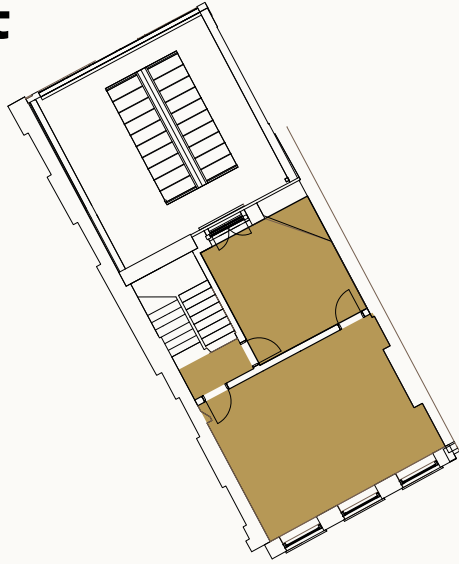
Floor	First	Second	Third	Fourth
<b>NIA</b>	693 sq.ft (64.4sq.m)	676 sq.ft (62.8 sq.m)	257 sq.ft (23.9 sq.m)	210 sq.ft (19.5 sq.m)
<b>Rent</b>	£67.50 psf (exclusive)	£67.50 psf (exclusive)	£67.50 psf (exclusive)	£72.50 psf (exclusive)
<b>Service Charge</b>	£6.78 psf	£6.78 psf	£6.78 psf	£6.78 psf
<b>Rates c.</b>	£20.00 psf	£20.00 psf	£20.00 psf	£20.00 psf
<b>Total</b>	£65,297 pa (£94.28 psf / £5,441 pcm)	£63,744 pa (£94.28 psf / £5,321 pcm)	£24,238 pa (£94.28 psf / £2,020 pcm)	£20,891 pa (£99.28 psf / £1,751 pcm)

Plans not to scale. Indicative size only.

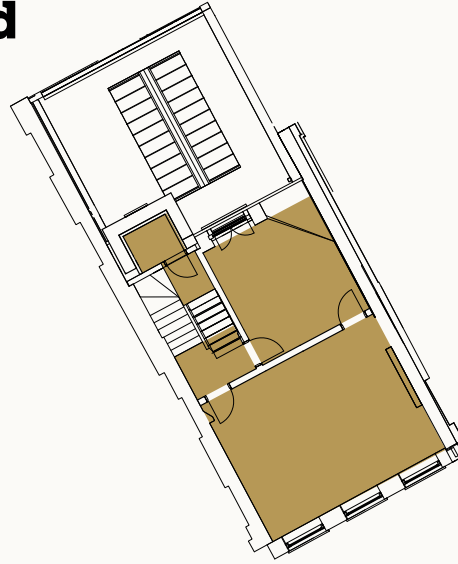
# 20 DENMARK STREET



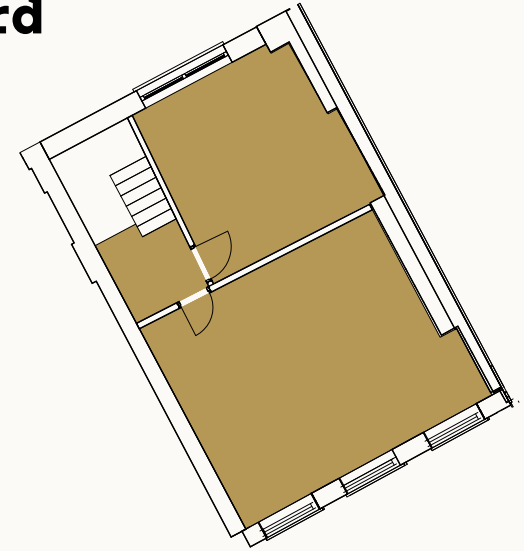
**1st**



**2nd**



**3rd**



Floor	First	Second	Third
<b>NIA</b>	390 sq.ft (36.2 sq.m)	400 sq.ft (37.2 sq.m)	414 sq.ft (38.5 sq.m)
<b>Rent</b>	£72.50 psf (exclusive)	£72.50 psf (exclusive)	£72.50 psf (exclusive)
<b>Service Charge</b>	£6.78 psf	£6.78 psf	£6.78 psf
<b>Rates c.</b>	£20.00 psf	£20.00 psf	£20.00 psf
<b>Total</b>	£38,684 pa (£99.28 psf / £3,224 pcm)	£39,752 pa (£99.28 psf / £3,313 pcm)	£41,142 pa (£99.28 psf / £3,428 pcm)

Plans not to scale. Indicative size only.

# SCHEDULE OF BUILDINGS

Address	Floor	NIA (sq. ft)	NIA (sq. m)	Rent (psf)	Service Charge (psf)	Estimated Business Rates (psf)	Total Cost (psf)	Total Cost (pa)	Total Cost (pcm)
1 St Giles Square	5th	6,289	584.3	£87.50	£12.50	£22.00	£122.00	£767,258	£63,938
2 St Giles Square	3rd	3,453	320.8	£87.50	£12.50	£22.00	£122.00	£421,266	£35,106
2 St Giles Square	2nd	3,400	315.9	£87.50	£12.50	£22.00	£122.00	£414,800	£34,567
2 St Giles Square	1st	3,746	348.0	£82.50	£12.50	£22.00	£117.00	£438,282	£36,524
Hilsdon House	3rd	1,802	167.4	£79.50	£12.50	£22.00	£114.00	£205,414	£17,118
Hilsdon House	2nd	4,655	432.5	£79.50	£12.50	£22.00	£114.00	£530,670	£44,223
Hilsdon House	1st	476	44.2	£79.50	£12.50	£22.00	£114.00	£54,237	£4,520
28 Denmark Street	4th	210	19.5	£72.50	£6.78	£20.00	£99.28	£20,891	£1,741
28 Denmark Street	3rd	257	23.9	£67.50	£6.78	£20.00	£94.28	£24,238	£2,020
28 Denmark Street	2nd	676	62.8	£67.50	£6.78	£20.00	£94.28	£63,744	£5,312
28 Denmark Street	1st	693	64.4	£67.50	£6.78	£20.00	£94.28	£65,297	£5,441
20 Denmark Street	3rd	414	38.5	£72.50	£6.78	£20.00	£99.28	£41,142	£3,428
20 Denmark Street	2nd	400	37.2	£72.50	£6.78	£20.00	£99.28	£39,752	£3,313
20 Denmark Street	1st	390	36.2	£72.50	£6.78	£20.00	£99.28	£38,684	£3,224
19 Denmark Street	4th	1,003	93.2	TBC	£6.78	£20.00	TBC	TBC	TBC
19 Denmark Street	3rd	1,123	104.3	TBC	£6.78	£20.00	TBC	TBC	TBC
19 Denmark Street	2nd	1,101	102.3	TBC	£6.78	£20.00	TBC	TBC	TBC
4 Denmark Street	1st	690	64.1	TBC	£4.28	£20.00	TBC	TBC	TBC

**Terms** Available to let by way of an effectively full repairing and insuring lease for a term to be agreed.

# WHY OUTERNET?



## WORLD CLASS CREATIVE DESTINATION

Outernet London is a brand new destination with incredible restaurants, event spaces and a hotel, making it a vibrant and exciting place to work and play. With a wide range of workspaces available, Outernet London can cater for all businesses.

The scheme is also on the doorstep of some of London's most exciting culinary and shopping districts including Covent Garden, Soho and Fitzrovia. You will be simply spoilt for choice!



## UNRIVALLED TRAVEL LINKS

It could not be easier to get to Outernet London. The gateway to the London district is situated directly opposite the entrance to Tottenham Court Road underground station. Commuters can go north, south, east or west via the Central, Northern, or Elizabeth lines.



## GENUINE AND UNIQUE HERITAGE

Outernet London is immediately identifiable by the brand new and iconic Now Building, however, the area has always been a natural hub for creative industries. As part of our redevelopment of the area, we are restoring 'Tin Pan Alley', the home of British publishers and song writers, to provide quirky office space in original Soho townhouses.

Follow in the footsteps of The Rolling Stones, Elton John, the Sex Pistols and Adele and join our vibrant community.

# WHY OUTERNET?

## TENANT AMENITIES



SECURE CYCLE  
FACILITIES



FLEXIBLE SERVICE  
CHARGES



24 HOUR ON SITE  
SECURITY TEAM



CCTV



PLUG & PLAY  
AVAILABLE



SPEEDY FIBRE  
CONNECTIVITY



ON SITE  
MANAGEMENT TEAM



For office opportunities contact:

**RX**  
LONDON

**Catherine Tilley**  
RX London  
+44 (0)7795 445 833  
catherine.tilley@rx.london

**Ed Betts**  
RX London  
+44 (0)7771 513 169  
ed.betts@rx.london

**Imogen Purvis**  
RX London  
+44 (0)7377 978 348  
imogen.purvis@rx.london

For all media enquiries:

  
**OUTERNET**  
LONDON

**Richard Metcalfe**  
Outernet Global Ltd  
26 Soho Square, London W1D 4NU  
+44 (0)20 7494 0494  
Richard@Outernetglobal.com

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