



10

G R E A T C A S T L E S T R E E T

L O N D O N W 1

T A I L O R M A D E T O S U I T Y O U R B U S I N E S S



10

GREAT CASTLE STREET

LONDON W1

Headquarters Office Building

TO LET12,540 sq ft / 1,165 m²

10 Great Castle Street represents a golden opportunity to acquire a whole newly refurbished headquarters office building in the heart of London's world famous West End shopping district.

- 01 Contemporary Entrance Hall
- 02 10 Person Lift 750kg capacity
- 03 New comfort cooling
- 04 2x Roof Terraces
- 05 Bike Storage, Lockers & Showers
- 06 Male & Female WC's and Kitchenettes on all floors
- 07 New Double Glazed Windows
- 08 New Fibre Cabling with Perimeter & Underfloor Trunking
- 09 Suspended LED Lighting & Wood Flooring
- 10 Perimeter Security and CCTV System

make your entrance

Behind the attractive Regency frontage of 10 Great Castle Street, originally built as an office in 1903, you'll find a bespoke and flexible building redesigned for the 21st Century. Step through the imposing original front doors and the contemporary and spacious entrance hall offers a refined welcome. Designer LED lighting and circular luminaires brings a touch of modernity that is echoed throughout this carefully reimagined office building.



Virtual Furniture for illustrative purposes only.



open floors

With over 12,000 sq ft of floor space, 10 Great Castle Street combines function and form across its six floors. Architects Robson Warren have created bright open plan spaces with exposed pipework and dramatic suspended lights offsetting the wood flooring. The abundance of natural light streaming through the double glazed windows enhances the sense of space.

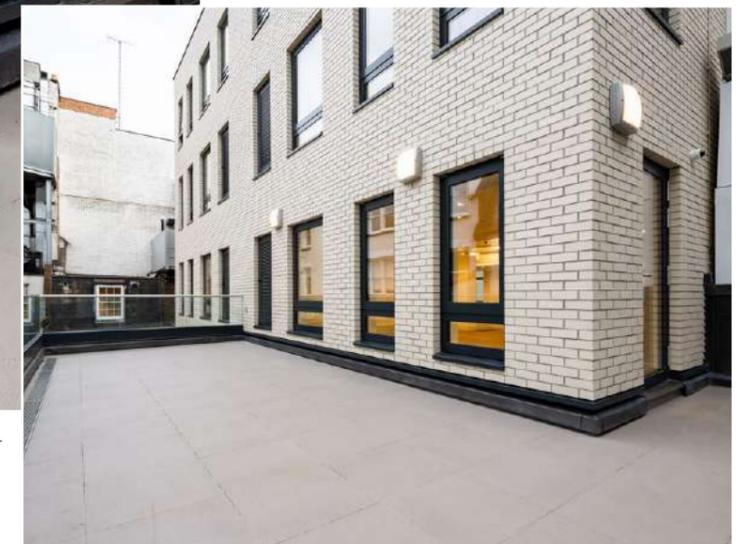
This is a building designed for people to come together to make great things happen. Responding to the invention, creativity and sustainability needs of the modern age, every detail has been addressed, from the BT fibre hub and energy management systems to the 100% fresh air system, double-glazing and insulation. Bike storage, showers and kitchens coupled with CCTV and high classification fire alarm system make this both a welcoming and safe place to work.

endless
possibilities

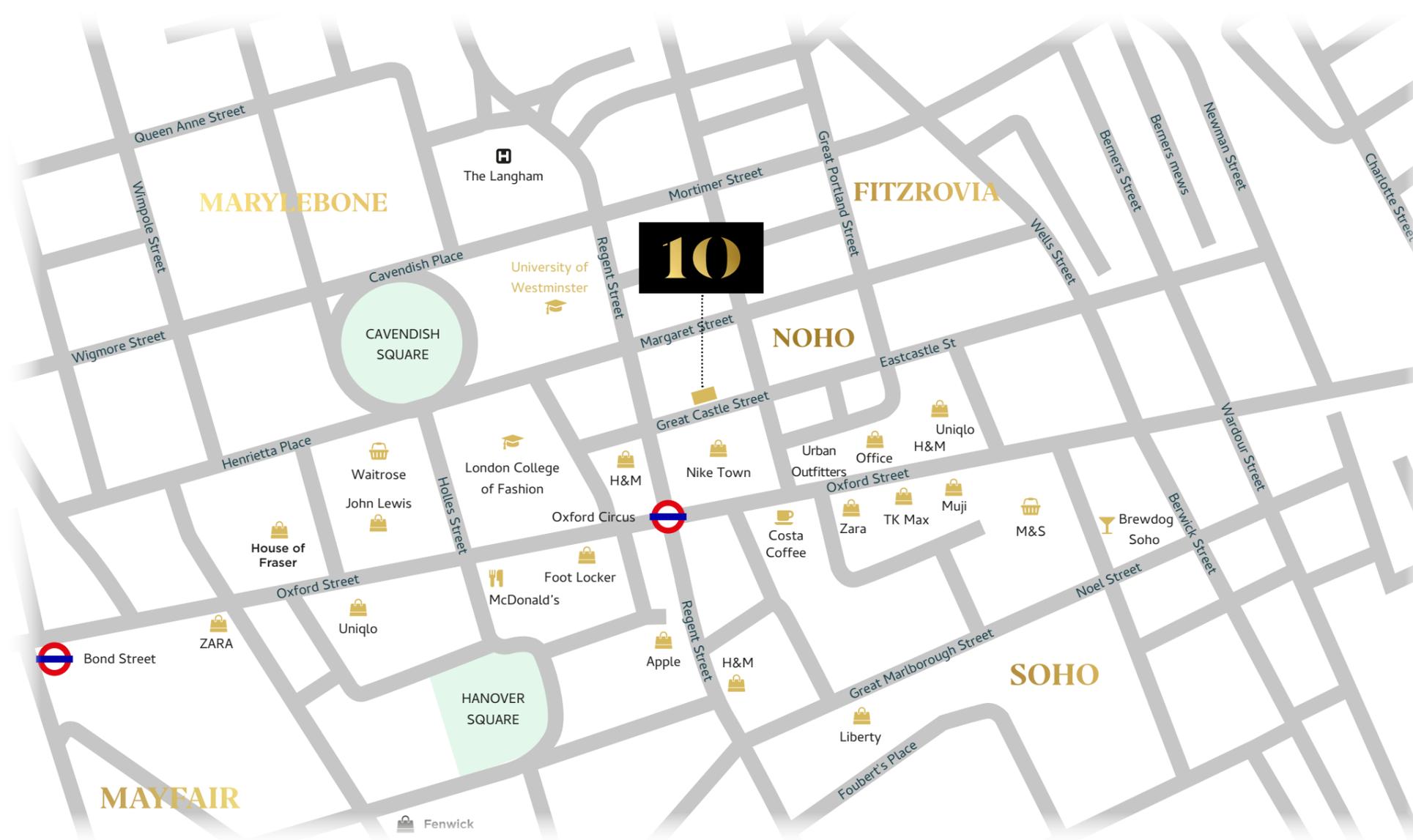
al fresco



Some of the best ideas are sparked away from the traditional office environment. With new ways of working more prevalent than ever, 10 Great Castle Street responds with not one but two roof terraces. On bright spring and summer days, the attractive terraces with opportunities for self-contained planting and bespoke furniture, invite everything from relaxed break out meetings and introductions with clients to social gatherings.



Virtual Furniture for illustrative purposes only.



situation



On the north side of Great Castle Street, this prestigious property is just a two-minute walk from Oxford Circus Station and well located for the new Crossrail connections at Bond St and Tottenham Court Road. Surrounded by bars, restaurants, shops, art galleries, fashion showrooms and a hub of creative/media businesses, it sits in the heart of an area known as Noho.

Like its New York cousin 'North of Houston Street', the West End's Noho is a proudly individual area where old traditions meets new. Rich in history with a notable artistic and Bohemian heritage, this is the diverse and cosmopolitan neighbourhood where 10 Great Castle Street's new story will evolve.

Now is your chance to join a new generation of ambitious companies and inventive individuals in this special place to do business.



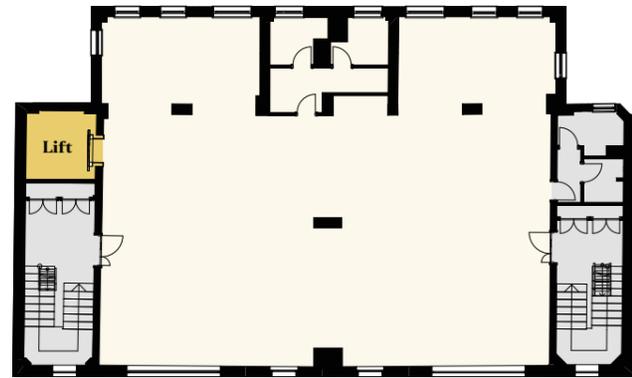
It's the eclectic mix of tenants - from advertising agencies and post production companies to brands like Nike Town, Reiss and AllSaints - housed in elegant period buildings that makes Noho such a unique centre for business and lifestyle.

Central, stylish and with a personality all its own, Noho is home to a wide collection of places to eat, drink and shop. Some of the local favourites are quirky flower decked EL&N café, Pali Hill Indian street food restaurant, the Boohoo fashion brand, and Caravan, the Brooklyn style dining room with a hidden record basement.

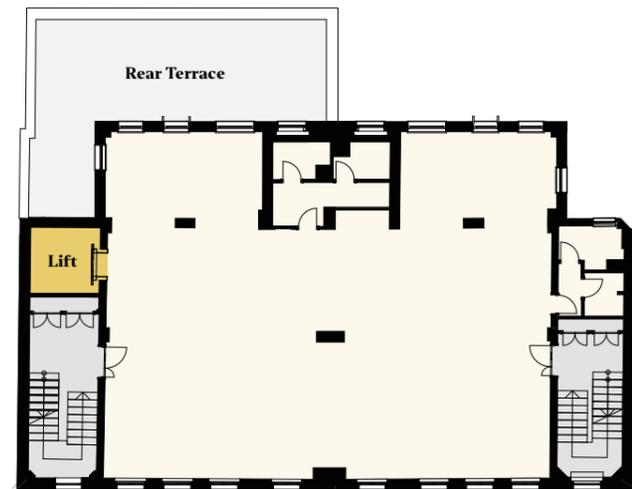
A world away from the chain stores of nearby Oxford Street, Noho is a hub of independent businesses all working together to make the area tick. The Langham Estate's MyNoho Loyalty Scheme supports this eclectic network of tenants.

Anyone who lives or works in Noho can register for discounts and a wide range of other perks at companies who have signed up - from 2-1 deals at Cuban bar La Rampa to 20% off at Rowbots body and mind fitness centre and 80% off luxury fashion at Arlettie of Paris. It's all designed to help make the Noho community of over 300 businesses grow even stronger.

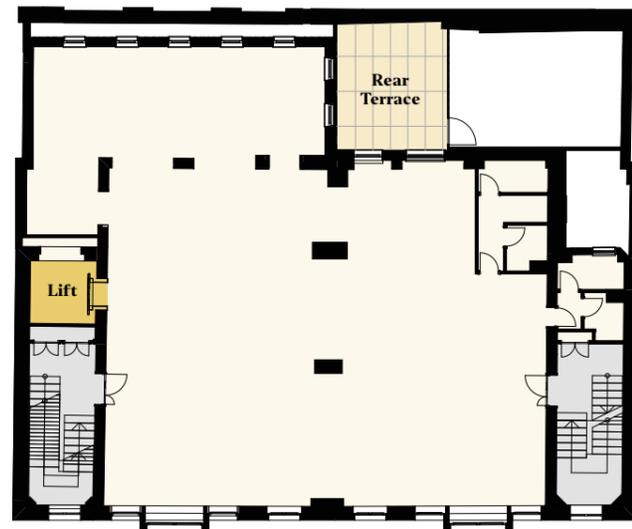
floor plans



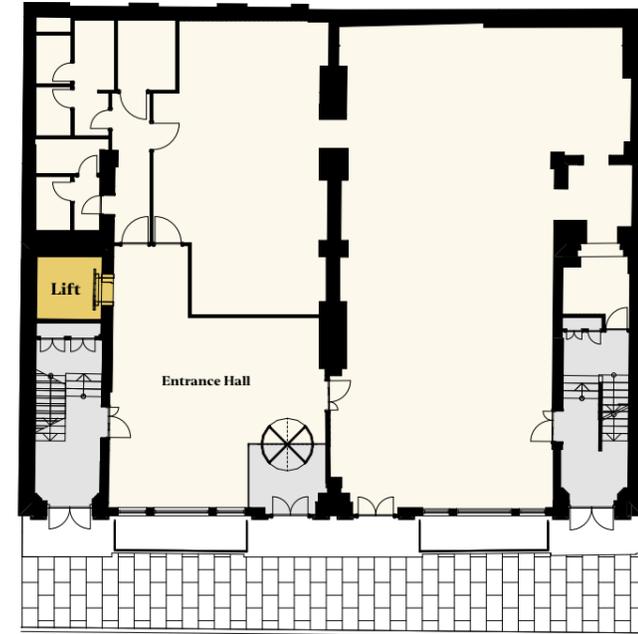
Fourth Floor



Second & Third

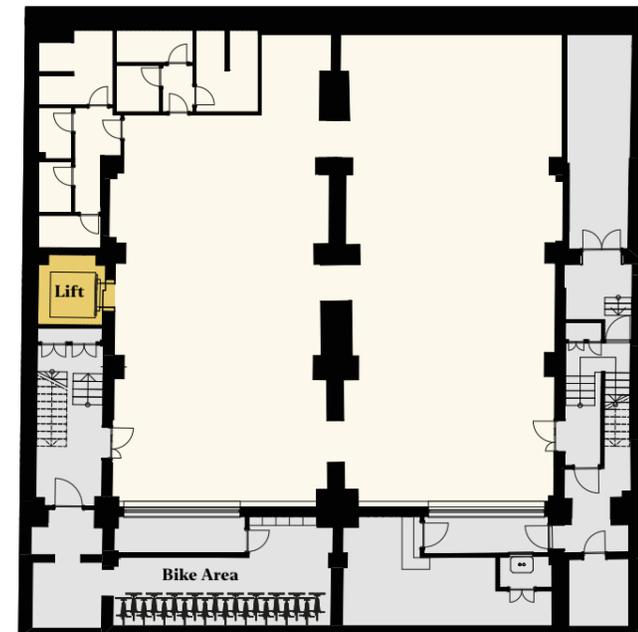


First



Great Castle Street

Ground Floor



Lower Ground Floor

Floor Areas

	sq ft	m2
4th Floor	1,810	168.15
3rd Floor	1,810	168.15
2nd Floor	1,800	167.22
1st Floor	2,270	210.88
Ground	2,500	232.25
Basement	2,350	218.32
TOTAL	12,540	1,165

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Plans not to scale.
For indicative purposes only.



Sustainability

- Original glazing replaced with high efficacy double glazing
- Insulation
- LED lighting
- Careful engineering of the building services to a EPC rating C achieved
- Efficient building services, controlled by a Trend BMS system all optimise energy consumption and reduce the properties CO2 footprint
- 100% fresh air system for the maintenance of a fresh indoor environment
- Comfort maintained with fan coil units managing the CO2 levels reducing virus and bacteria loads within the building



Outdoor Space

- Second-floor terrace at the rear of the property with opportunities for self-contained planting and furniture
- First-floor terrace at the rear of the property suiting smaller groups
- Lower ground floor lightwells at the front of the building providing excellent daylight
- All three spaces are provided with discrete lighting
- Water and drainage are available for all outside space



Entrance

- Twin outer door and a secondary set of automatic sliding doors
- Doors operated from reception or call stations on each office
- Security card access
- Benefiting from excellent daylight the space is fully air-conditioned
- Fixed reception desk
- Flat screen TV
- Modern LED lighting



Electrical Services

- 3 phase supply
- Sub metering provided throughout at distribution boards allowing monitoring
- Twin sockets distributed across the floor in perimeter trunking and floor boxes
- Surge protection provided within the electrical system
- Full lightning protection system



Flooring

- Stone flooring to reception area
- Wood Flooring on all upper floors



Fire Alarm

- Easy to use fire alarm system with an open protocol
- Integrated with security system to allow rapid egress
- Off-site monitoring available



Security

- Fully integrated visitor call points, perimeter security and CCTV system
- Three video call points one at each entrance
- Perimeter security system to detect unauthorised entry
- Security systems can be monitored off site



Lift

- 10 person lift serving all floors in the building from main entrance with key card security access
- Call system reports to off-site centre



Stairwells

- Two stairwells with original features including banisters and plaster detailing
- Street access to all floors with security control



Lighting

- All lighting is provided by LED light sources
- Lighting meets CIBSE and Building Regulations
- Lighting control provided by DALI system with integrated time and switching
- Emergency Lighting
- Feature column lights to building façade
- Circular luminaires and downlighters to Reception Hall
- Rectangular and circular panel lights with downlighters to the office space



Connectivity

- BT fibre hub allows provision of data and communication systems
- Central riser facilitate the future distribution of data up through each floor
- Primary data/voice cabling not provided to allow cable selection as Cat 5E, Cat 6 or Cat 7



Ventilation

- Ventilation been provided throughout
- Full fresh air provision (no recirculation) at 10l/s per person with a density of 1 person per 10m2



Comfort Cooling

- 4-pipe fan coil system allowing full comfort cooling
- The system has been designed with an outside summer day of 35oC and will maintain 22oC Occupation at 1 person per 10m2
- Small power load of 25W/m2



Kitchens

- Kitchens provided to each floor with sink, dishwasher, fridge and storage
- Sockets are provided for kettles, microwaves with kitchen extract



WC's

- Separate male and female toilets to each floor
- Disabled toilet provided at ground floor
- Toilets finished with high quality tiled surfaces including wash hand basins, hand dryers and mirrors
- Wall mounted rimless toilets
- Hands free taps, wash basins and urinals
- Mechanically ventilated



Showers

- 2 male and 2 female showers are provided in separate spaces at basement level



Cycle Storage

- Controlled access by the security system requiring a touch card to gain entry with CCTV monitoring and accessed from street level
- 20 bike cycle storage is provided with lockers
- Shower facilities available in the toilets



Roof

- Fully refurbished insulated roofs
- Flat roofs finished with a liquid plastic covered by warranties
- Pitched roof finished with tiles
- Lightning Protection system to BS EN 62305



Building Services - Design Parameters

Winter external temperature:

-4°CDB, saturated

Winter internal temperature:

21°C ± 2°C, Humidity uncontrolled

Summer internal design temperature:

23°C ± 2°C dry bulb, Humidity uncontrolled

Summer external design temperature (for building cooling load calculation):

32°CDB, 22°CWB

Summer external design temperature (for selections of external units):

35°CDB, 23°CWB

Summer internal air moisture content:

Not Controlled (consider 50% of air relative humidity for latent power calculation)

Acoustic performance:

Comply with CIBSE Guide A (NR 30-35)



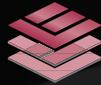
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VISIT THE WEBSITE NOW



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