

CROSSLAND OTTER HUNT

9 Carlisle Street,
London,
W1D 3BP

Self Contained 3,700 sq ft Ground &
Lower Ground To Let in Soho
(will suit a variety of uses)

3,705 sq ft (344.21 sq m)

020 7408 1114
www.coh.eu



CROSSLAND OTTER HUNT

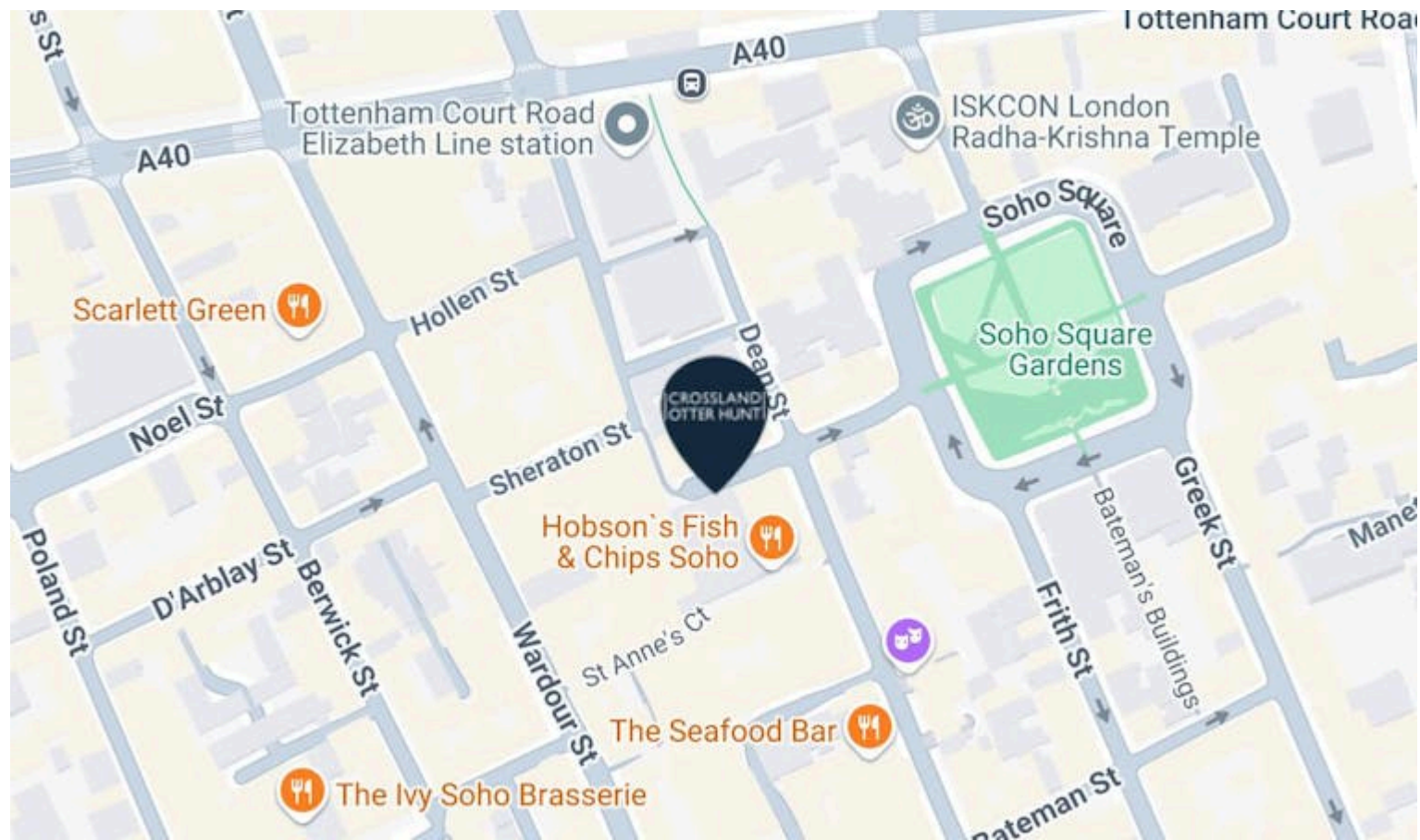
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Nearest Stations



Tottenham Court Road
(0.1 Miles)

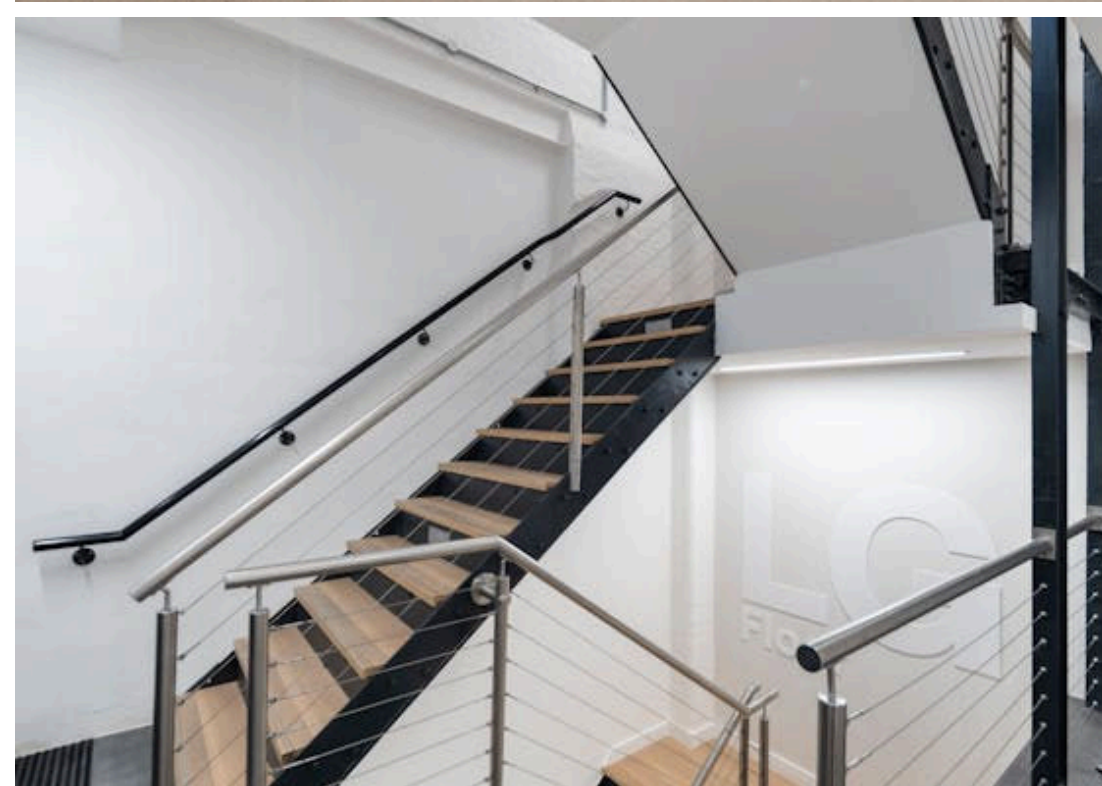
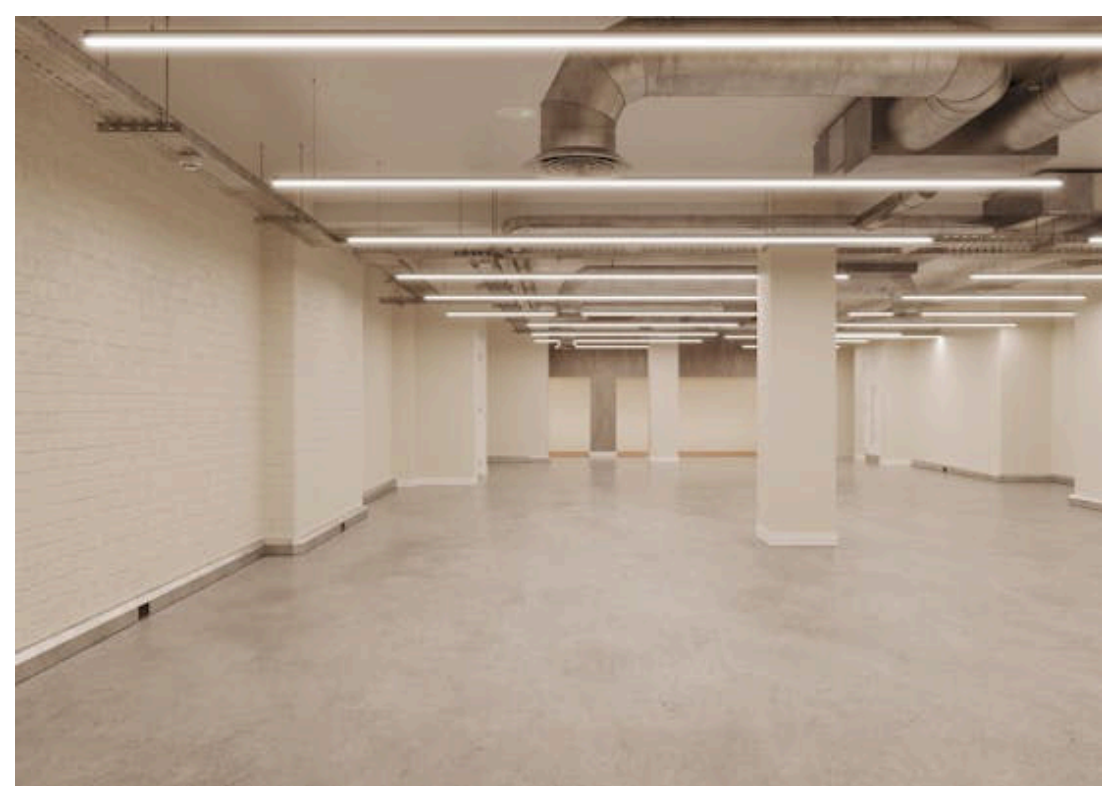


Oxford Circus
(0.3 Miles)



Leicester Square
(0.3 Miles)

The building is located on the south side of Carlisle Street in close proximity to Soho Square and the Dean Street entrance to Tottenham Court Road Station (Elizabeth, Central and Northern Lines).



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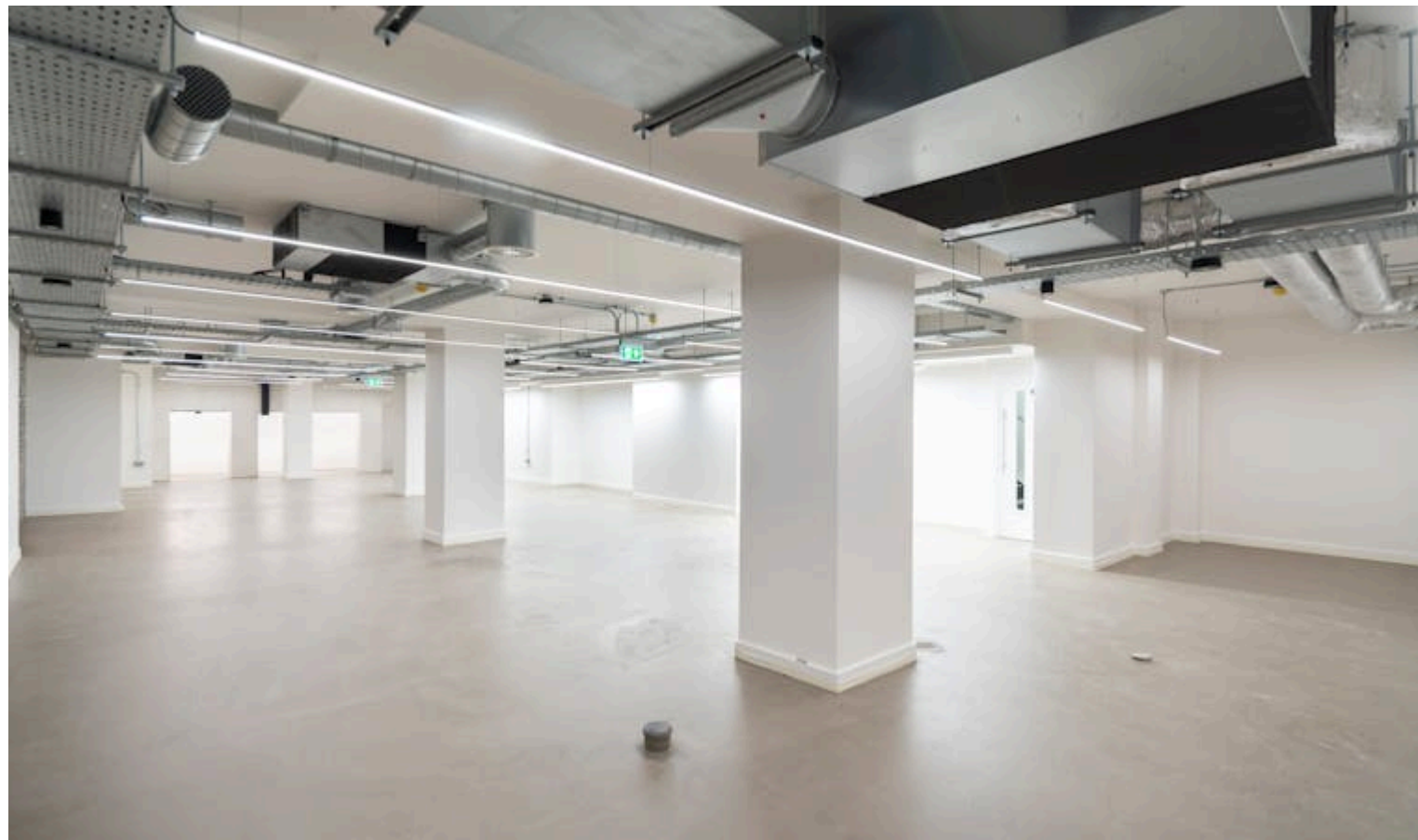
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- Available CAT A or "shell + core"
- Natural Light from Front & Rear
- Street Branding Opportunities
- Fantastic Soho Location
- Self Contained
- Demised WC's & Shower
- Characterful Features

GROUND FLOOR plan



GENERAL ARRANGEMENT LEGEND

THIS DRAWING IS THE PROPERTY OF OKTRA LTD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF OKTRA LTD.

NEW SCALE FROM THE DRAWING ON THE BASIS OF THE SCALE OF THE PROJECT. LEVELS OF FLOOR FINISHES ARE TO BE TAKEN AS INDICATED IN THE DRAWING. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

COMPONENT TAGS

ITEM	SY	LEVEL
Room	RI	ROOM NUMBER
Area	NA	ROOM NAME

PARTITION REFERENCES

- EXISTING WALLS
- NEW SOLID PARTITIONS
- NEW SINGLE GLAZED PARTITIONS
- NEW ACOUSTIC SINGLE GLAZED PARTITIONS
- NEW DOUBLE GLAZED PARTITIONS

DOOR REFERENCES

- NEW SOLID DOOR SINGLE
- NEW SOLID DOOR DOUBLE
- NEW GLAZED DOOR SINGLE
- EXISTING SOLID DOOR SINGLE
- EXISTING SOLID DOOR DOUBLE
- EXISTING SOLID DOOR TO BE RELOCATED
- EXISTING SOLID DOOR TO BE DEVALUED

FURNITURE DETAILS

- NEW FURNITURE
- EXISTING FURNITURE
- JOINERY ITEMS

GENERAL NOTES

GENERAL NOTES

ISSUE	DESCRIPTION	DATE
P03	ISSUE FOR CONTRACT	08.08.2024
P02	ISSUE FOR PERMIT CONTRACT	29.07.2024
P01	PAGE TURN	18.07.2024
ISSUE	DESCRIPTION	DRAWN / CHD / DATE

CONTRACT

CLIENT
BROOKSIDE PROPERTIES LTD

SITE ADDRESS
**88 Carisle Street
London
W1D 3BT**

PROJECT DIRECTOR M. TRIM	PROJECT MANAGER A. PANEBIANCO
PROJECT DESIGNER C. KIELTY	TECHNICAL DESIGNER M. HERRERO

DRAWING TITLE
GENERAL ARRANGEMENT - GROUND FLOOR

PROJECT NO. 6396	SCALE As indicated @ A1	REVISION P03
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DRAWING NO.
SBH-OKT-01-A00-DP-1-0101

The Courtyard
6 St Cross Street
LONDON
EC1N 8UB

+44 (0)20 7553 9000
oktra.co.uk



A - APPROVED	<input type="checkbox"/>
B - APPROVED SUBJECT TO COMMENTS	<input type="checkbox"/>
C - REJECTED	<input type="checkbox"/>

SIGNED: _____ DATE: _____

LOWER GROUND FLOOR plan



GENERAL ARRANGEMENT LEGEND

THIS DRAWING IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE. ALL DIMENSIONS, LEVELS AND FINISHES ARE AS SHOWN ON THE DRAWING UNLESS OTHERWISE SPECIFIED.

ITEM	SYMBOL	LEVEL	ROOM NUMBER
Item	SYMBOL	LEVEL	ROOM NUMBER

PARTITION REFERENCES

[Line Style]	EXISTING WALLS
[Line Style]	NEW SOLID PARTITIONS
[Line Style]	NEW SINGLE GLAZED PARTITIONS
[Line Style]	NEW ACOUSTIC SINGLE GLAZED PARTITIONS
[Line Style]	NEW DOUBLE GLAZED PARTITIONS

DOOR REFERENCES

[Door Symbol]	NEW SOLID DOOR SINGLE
[Door Symbol]	NEW SOLID DOOR DOUBLE
[Door Symbol]	NEW GLAZED DOOR SINGLE
[Door Symbol]	EXISTING SOLID DOOR SINGLE
[Door Symbol]	EXISTING SOLID DOOR DOUBLE
[Door Symbol]	EXISTING SOLID DOOR RELOCATED SINGLE

FURNITURE DETAILS

[Color Box]	NEW FURNITURE
[Color Box]	EXISTING FURNITURE
[Color Box]	JOINERY ITEMS

GENERAL NOTES

ISSUE DESCRIPTION: _____ DRAWN: _____ CHECKED: _____ DATE: _____

DRAWING STAGE: Pre-Construction

CLIENT: **SBH**

SITE ADDRESS:
**88 Canale Street
 London
 W1D 3BT**

PROJECT DIRECTOR: M. TRIM	PROJECT MANAGER: A. PANEBIANCO
PROJECT DESIGNER: C. KIELTY	TECHNICAL DESIGNER: M. HERRERO

DRAWING TITLE:
GENERAL ARRANGEMENT - LOWER GROUND FLOOR

PROJECT NO.	SCALE	REVISION
6396	As indicated @ A1	

DRAWING NO.: **SBH-OKT-01-ALG-DP-I-0100**

	The Courtyard 6 St Cross Street LONDON EC1N 8UB +44 (0)20 7553 9000 oktra.co.uk

A - APPROVED	<input type="checkbox"/>
B - APPROVED SUBJECT TO COMMENTS	<input type="checkbox"/>
C - REJECTED	<input type="checkbox"/>

SIGNED: _____ DATE: _____

Accommodation

The accommodation comprises the following areas:

NAME	SQ FT	RENT (SQ FT)	RATES PAYABLE	SERVICE CHARGE	TOTAL MONTH	AVAILABILITY
Ground - & Lower Ground	3,705	£55	£21.61 /sq ft	£3.28 /sq ft	£24,666.04	Available
Total	3,705	£55			£24,666.04	

CROSSLAND OTTER HUNT

CONTACT US



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Description

The building is currently undergoing a comprehensive refurbishment throughout, with new bike racks and a shower being installed. The self contained ground and lower ground floors are accessed directly from the street, with ample branding potential. The space can be refurbished to a CAT A specification with new AC & LED lighting, or let in a "shell + core" condition. There are excellent floor to ceiling heights and a wealth of character features. The fully fitted and furnished 1,385 sq ft 2nd floor is also available.

Location

The building is located on the south side of Carlisle Street in close proximity to Soho Square and the Dean Street entrance to Tottenham Court Road Station (Elizabeth, Central and Northern Lines).

EPC

Upon enquiry

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

CROSSLAND OTTER HUNT

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Visit Our Office
3-5 Barrett Street
London
W1U 1AY