

# BLUEBOOK



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**Address.**

1 Stephen Street, W1T

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**Size.**

20,900 sq ft

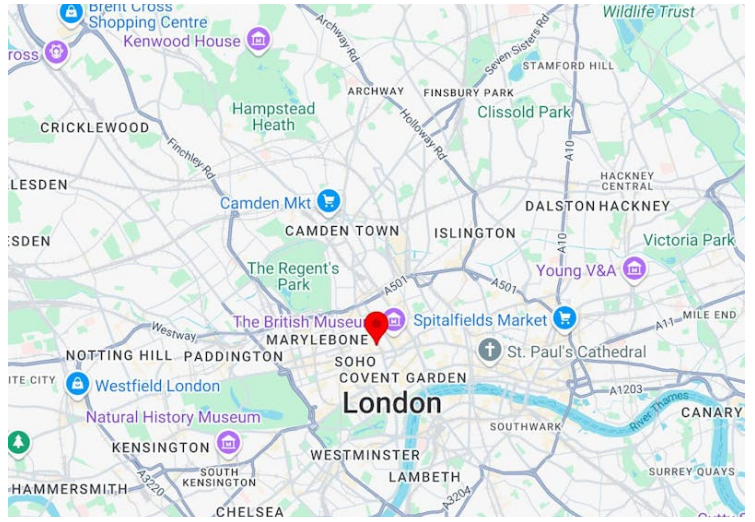
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## Overview.

1 Stephen Street is a landmark building located on the corner of Tottenham Court Road and Stephen Street.

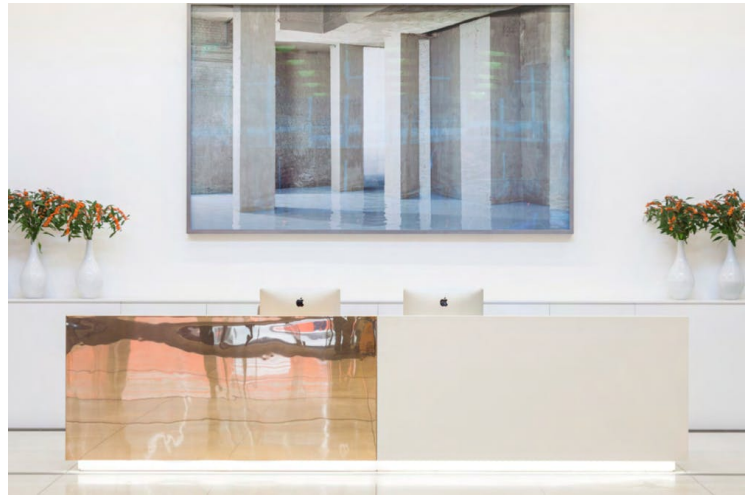
## Specification.

Newly refurbished floor, Striking facade and double-height reception, Upgraded cycle and changing facilities, Access to Derwent London's Members Lounge DL/78.



## Financials.

Rent	Rent on application
Rates Payable	£29 per sq ft
Service Charge	£27 per sq ft
EPC Rating	Upon enquiry



## Contacts.

**Joe Fuller**

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[chris@bluebooklondon.co.uk](mailto:chris@bluebooklondon.co.uk)

**Isobel Ewart**

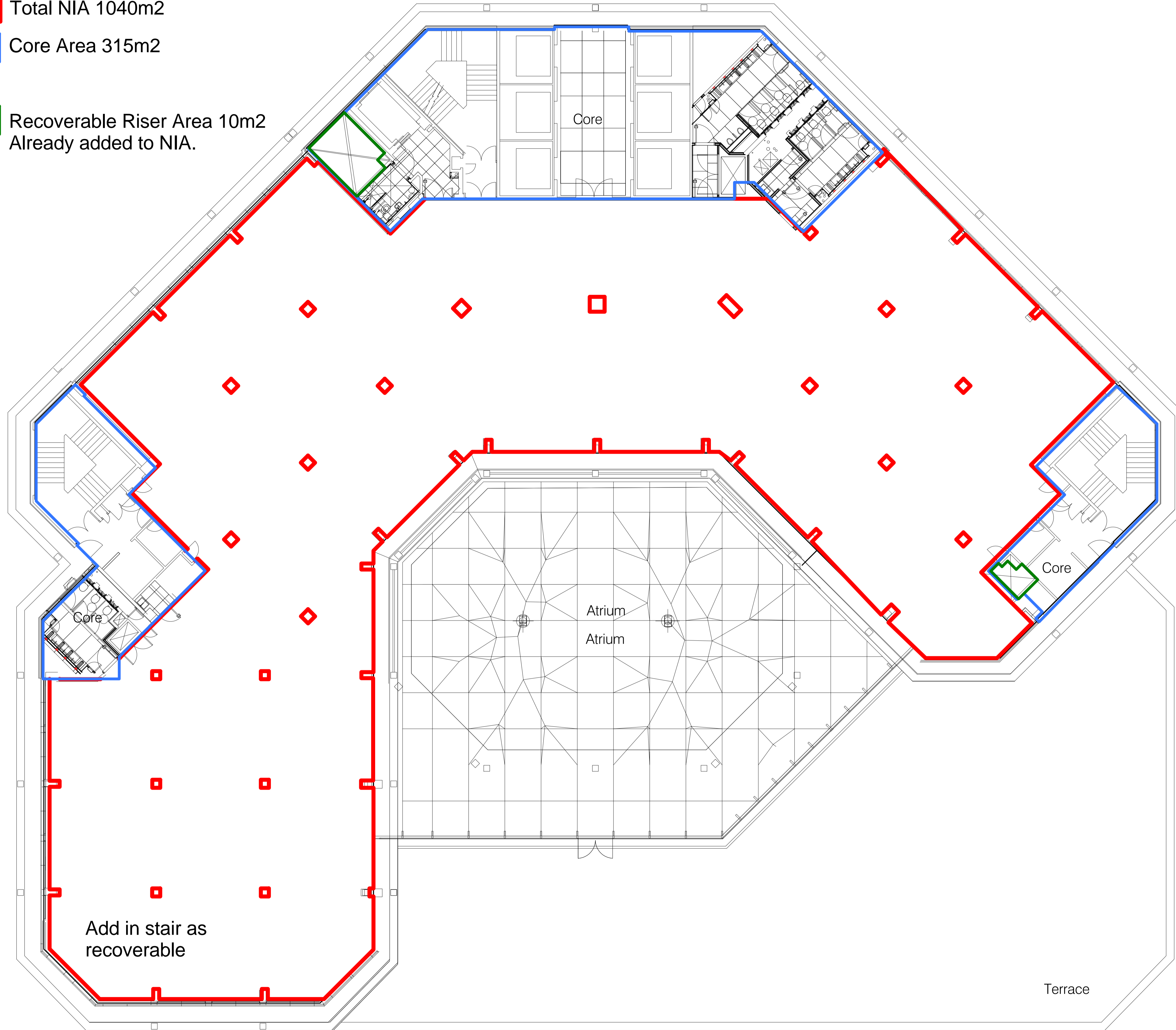
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- Total NIA 1040m<sup>2</sup>
- Core Area 315m<sup>2</sup>
- Recoverable Riser Area 10m<sup>2</sup>  
Already added to NIA.



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Key Plan:

CDM:

Risks

Notes:

STEPHEN STREET

TOTTENHAM COURT ROAD

Rev.	Date	Description
P01	02.06.17	Areas Issued For Information

Issued for:  
S2 (Information)

**Orms**

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Project:  
Phase 6 - Stephen Street

Drawing title:  
Proposed  
Option 1A - General Arrangement  
7th Floor Plan

Scale@A1  
1 : 100

Project No. 2163  
Drawing Number  
Project Originator Zone Location Type Role Number Rev.  
SS6-ORM-00-07-DR-A-09004 P01

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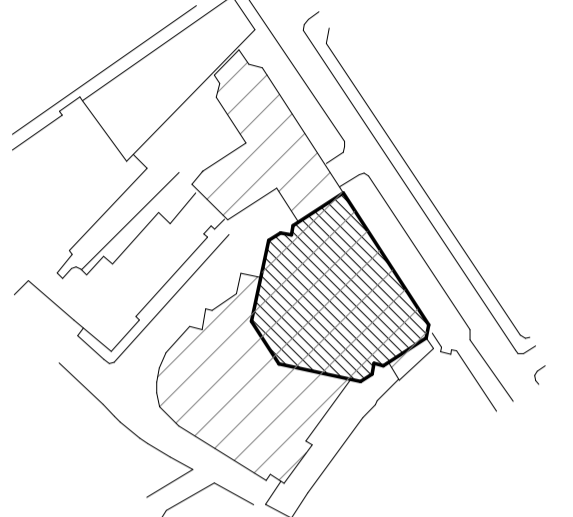
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**Key Plan**



**CDM risks relevant to this drawing**

**Notes**

- Existing
- Proposed Partitions
- Proposed MEPH
- Ceiling Rafts Overhead


P01	24.06.18	Clean Plan for space planning
Rev.	YY.MM.DD	Description

Checked by DK Approved by IE  
 Status code  
**S2 - INFORMATION**  
 Status description  
**INFORMATON**

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Project  
**Stephen Street Second Floor**  
 Drawing title  
**Proposed  
 General Arrangement  
 Second Floor Plan**

Scale@A1	Project No.
1 : 100	2188
Drawing Number	Rev.
SS2 - ORM - ZZ-02 - DR - A - 43002	P01

