

CXR 127C  
CXR 127C  
CXR 127C

127 CHARING CROSS ROAD  
LONDON

127CXR

# Building overview

42,075 sq ft of new workspace.

One minute walk from  
Tottenham Court Road station.

Completion: Q4 2024.

CGI image for illustrative purposes only





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

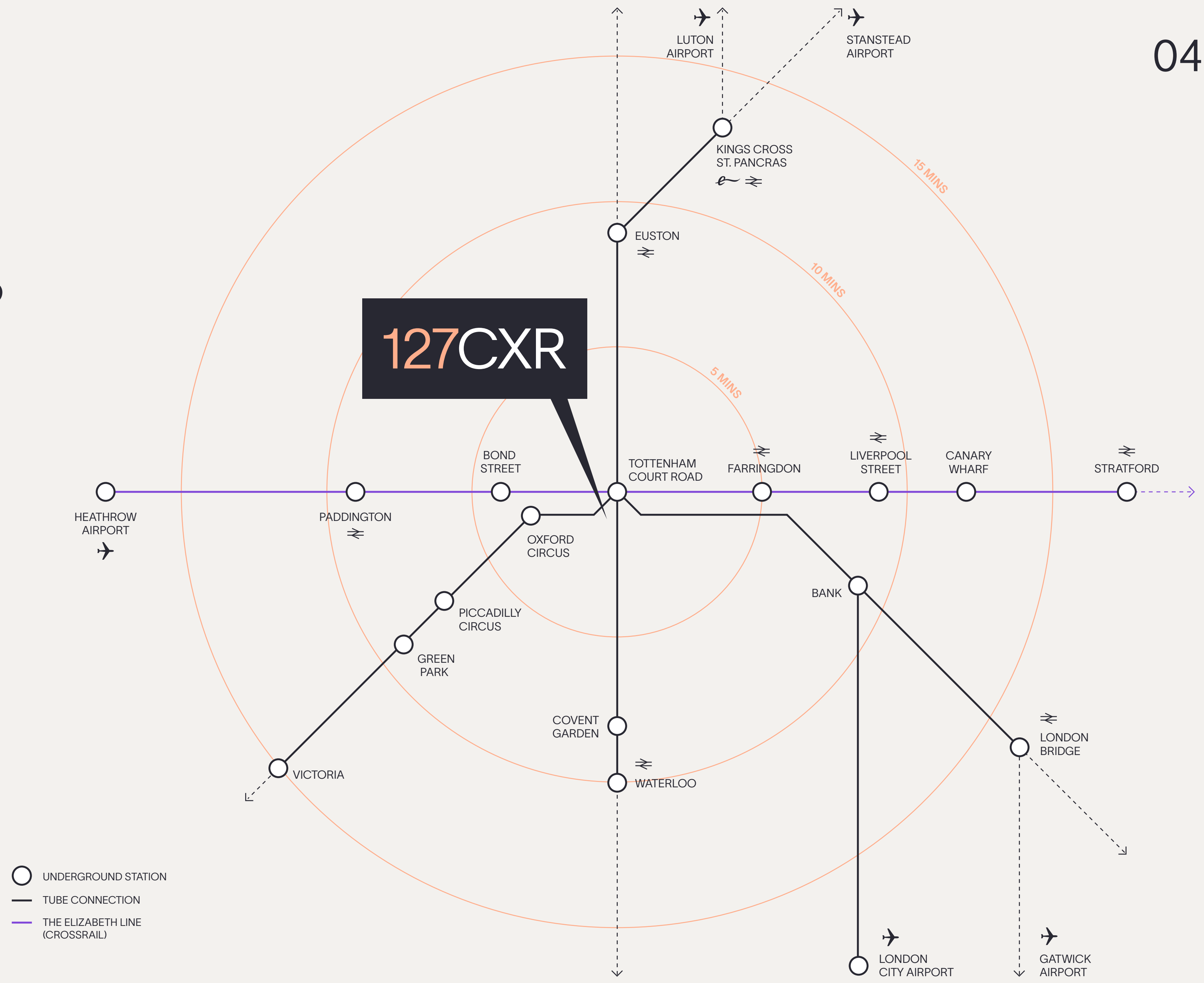
LEICESTER SQUARE

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

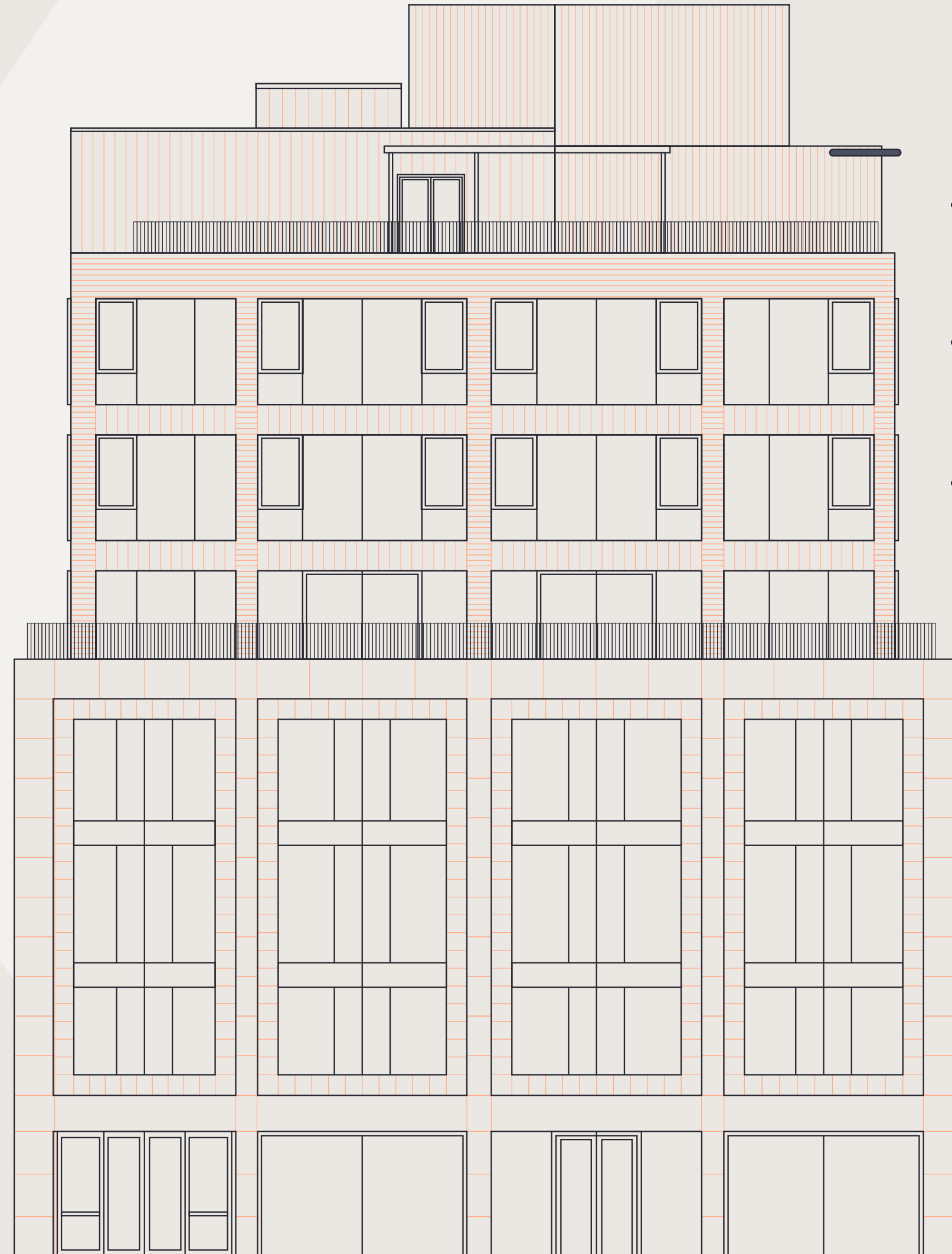
- 28 Dishoom
- 29 Flat Iron
- 30 Flesh & Buns
- 31 Hakkasan
- 32 Hawksmoor
- 33 Hoppers
- 34 The Ivy
- 35 Kapara
- 36 Milk Beach
- 37 Monmouth Coffee Company
- 38 Noble Rot
- 39 Pizza Pilgrims
- 40 Seven Dials Market
- 41 Six by Nico
- 42 Sushi Samba
- 43 Tattu London
- 44 Vapiano

**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	OFFICE NIA	TERRACING
7 Communal Terrace:	–	635 sq ft
6 Sixth Floor:	4,994 sq ft	376 sq ft
5 Fifth Floor:	5,543 sq ft	1,485 sq ft
4 Fourth Floor:	6,846 sq ft	1,033 sq ft
3 Third Floor:	7,782 sq ft	301 sq ft
2 Second Floor:	8,105 sq ft	269 sq ft
1 First Floor:	8,805 sq ft	–
<b>TOTAL</b>	<b>42,075 sq ft</b>	<b>4,099 sq ft</b>

127  
127CXR  
LONDON

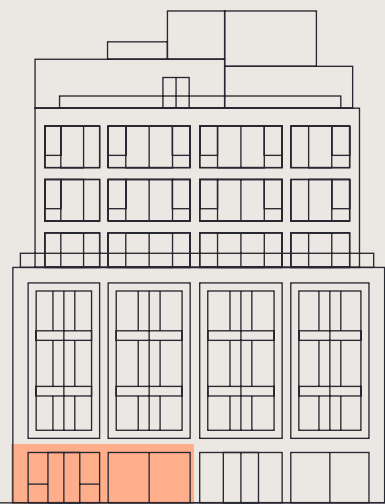
# Making an entrance



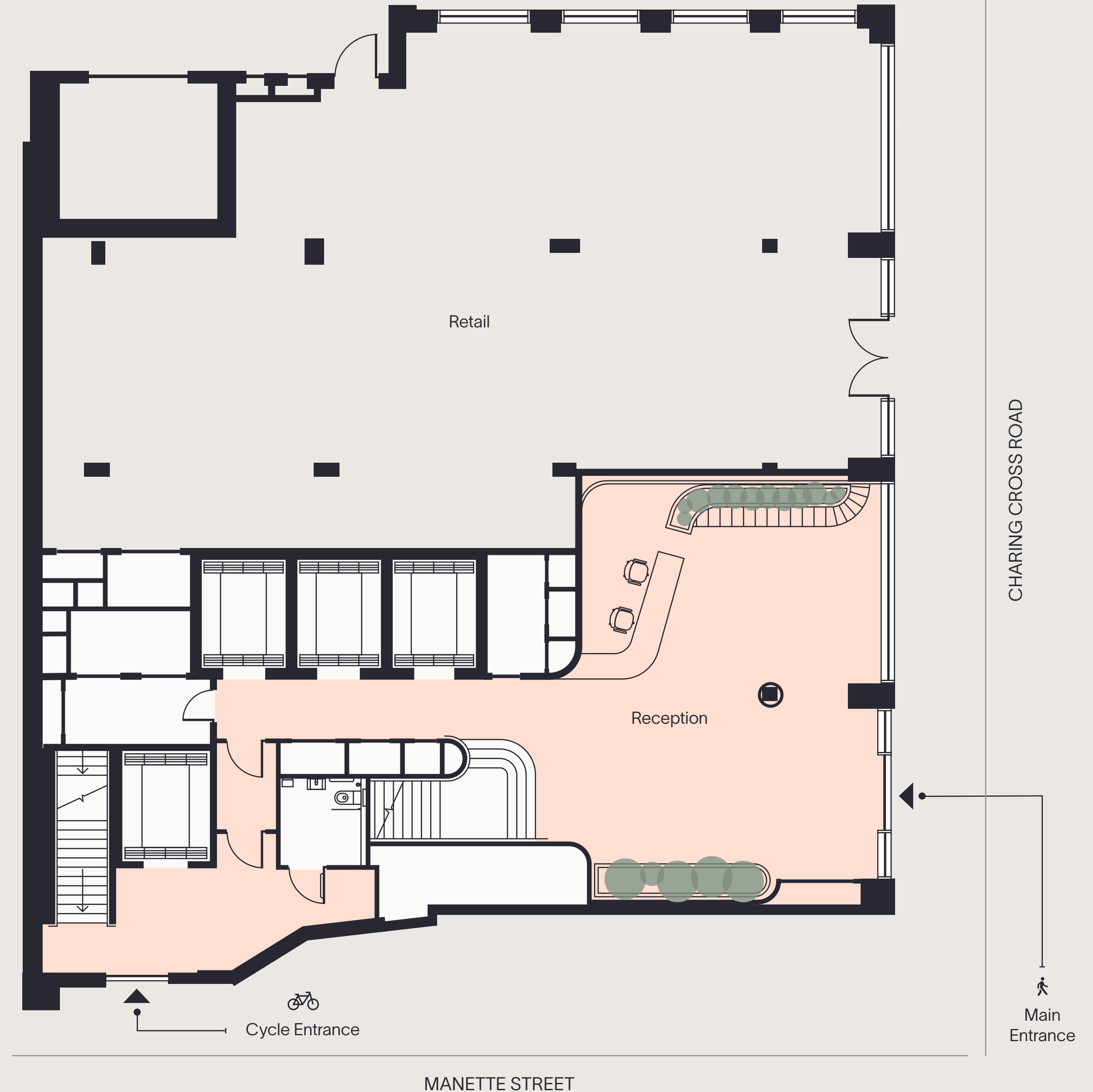
FLOOR PLATE:

# Ground floor

Reception: 1,582 sq ft



- Reception
- Core





# Light and bright

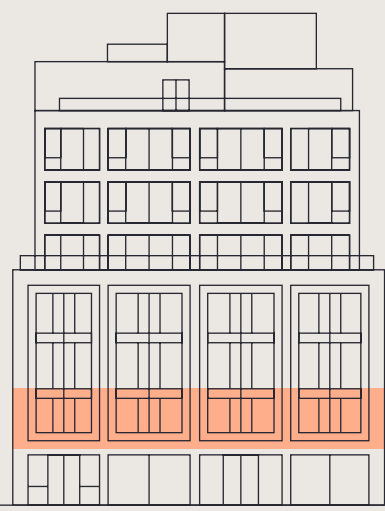
Reception: Bright and welcoming with visitor seating and planting

CGI image for illustrative purposes only

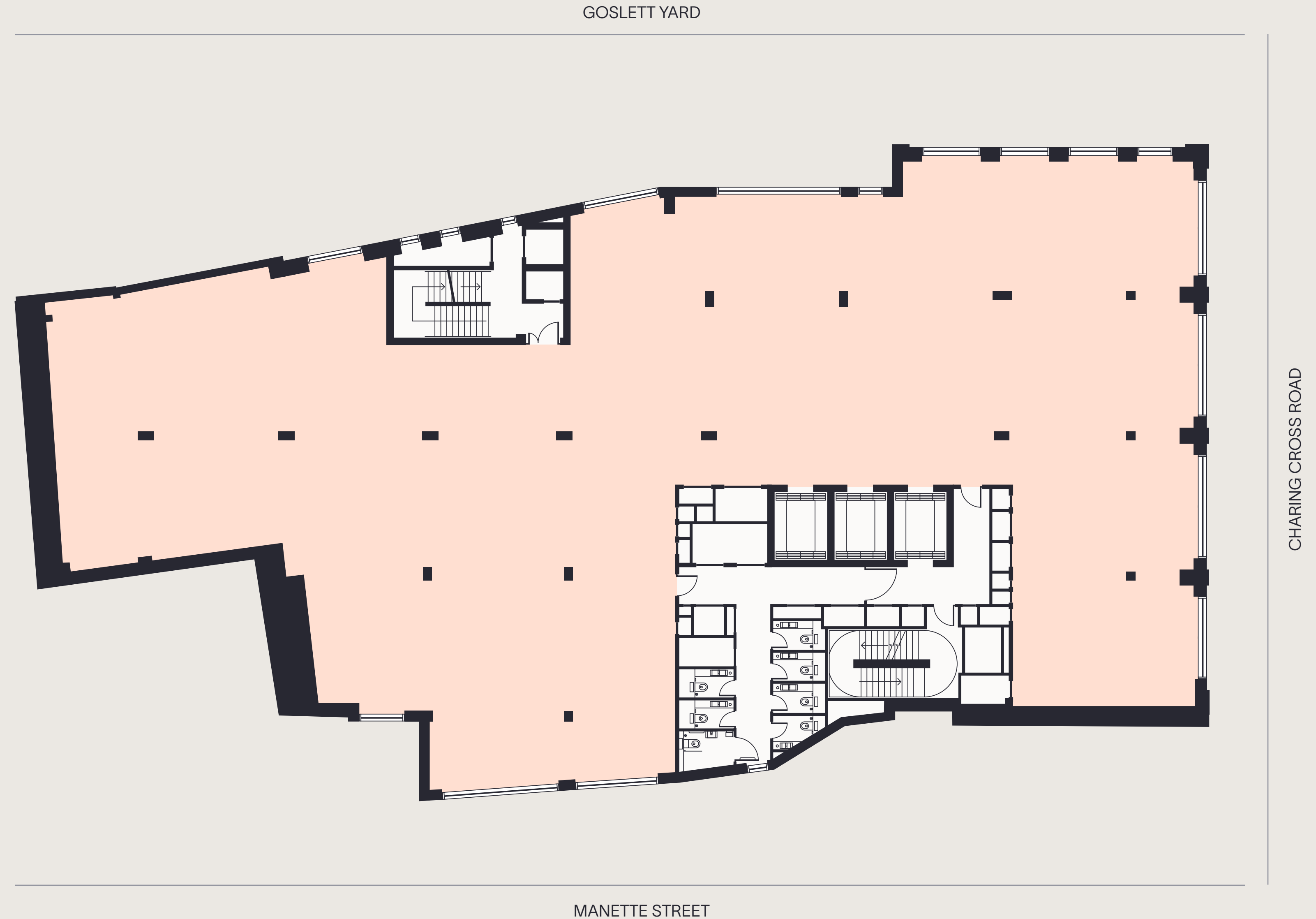
FLOOR PLATE:

# First floor

Office NIA: 8,805 sq ft



- Available office
- Core

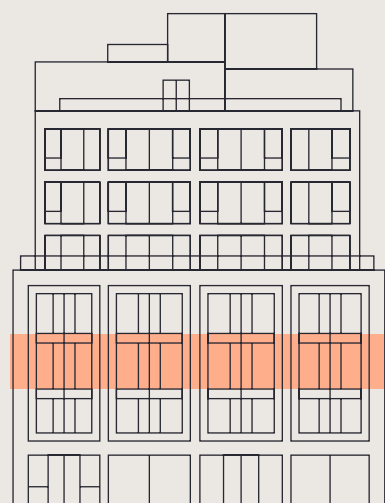





FLOOR PLATE:

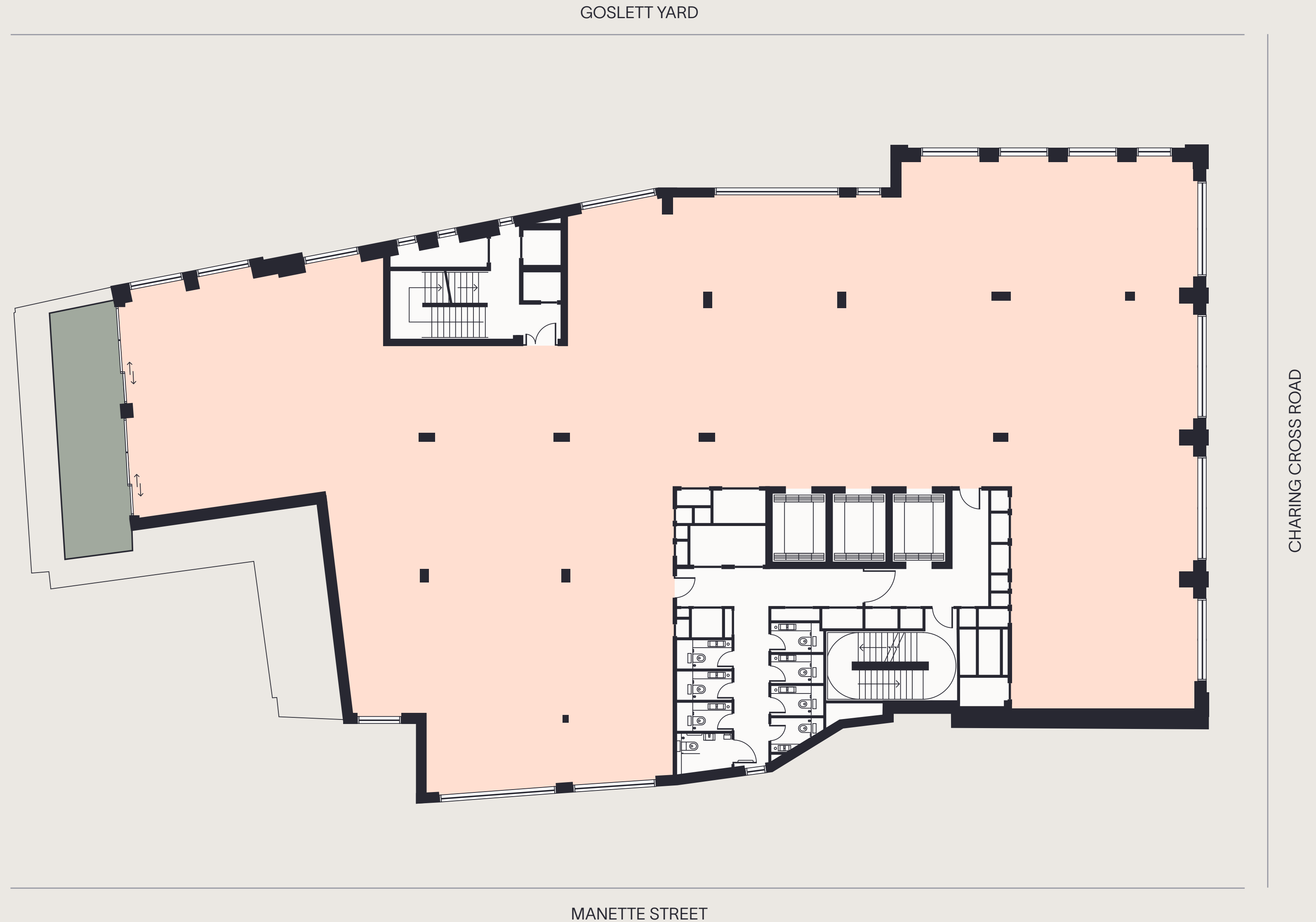
# Second floor

Office NIA: 8,105 sq ft

Terrace: 269 sq ft



-  Available office
-  Core
-  Terrace

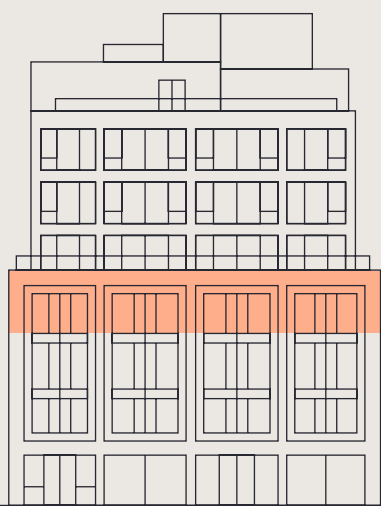





FLOOR PLATE:

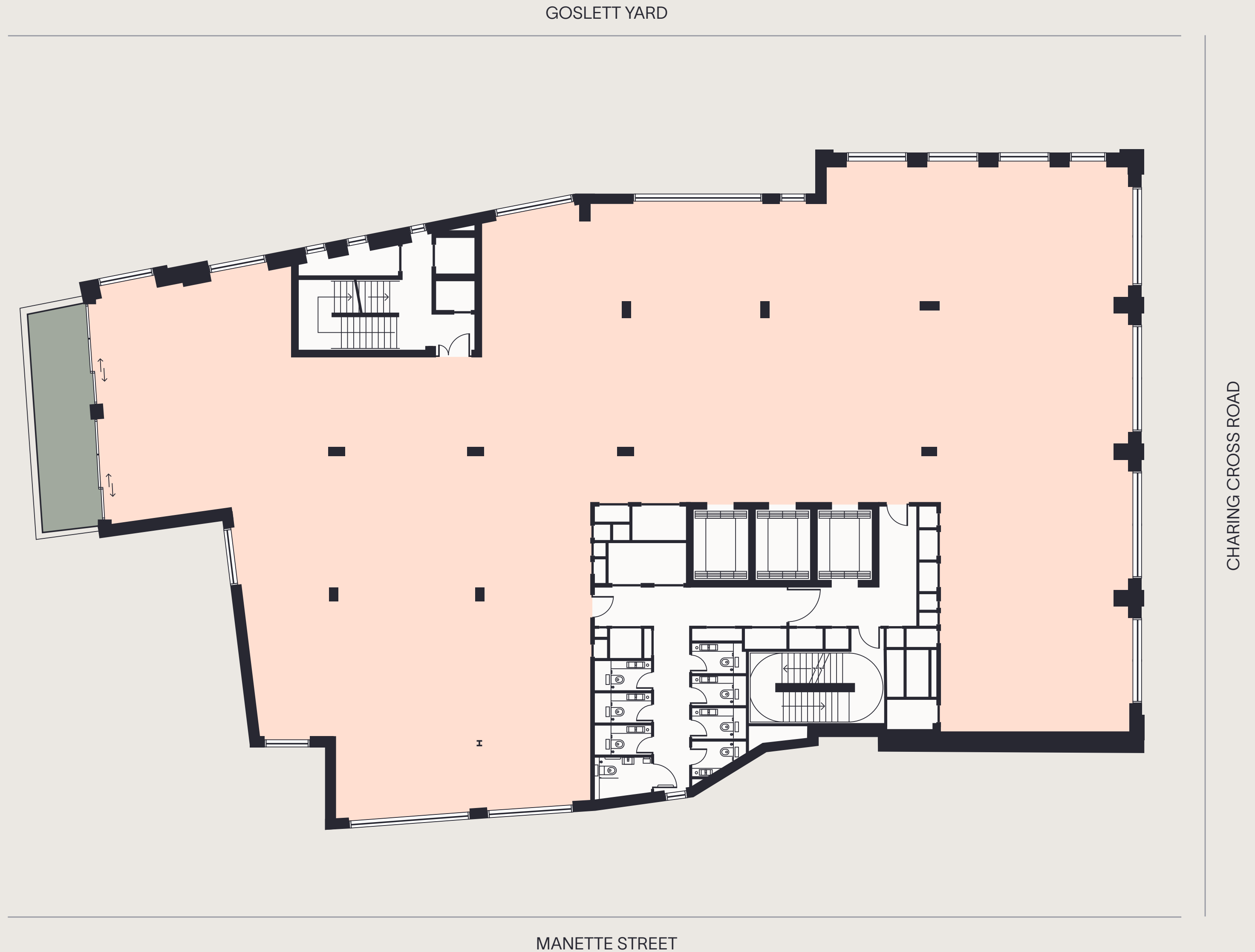
# Third floor

Office NIA: 7,782 sq ft

Terrace: 301 sq ft



-  Available office
-  Core
-  Terrace

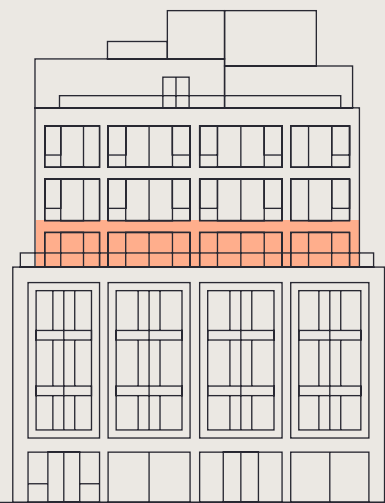





FLOOR PLATE:

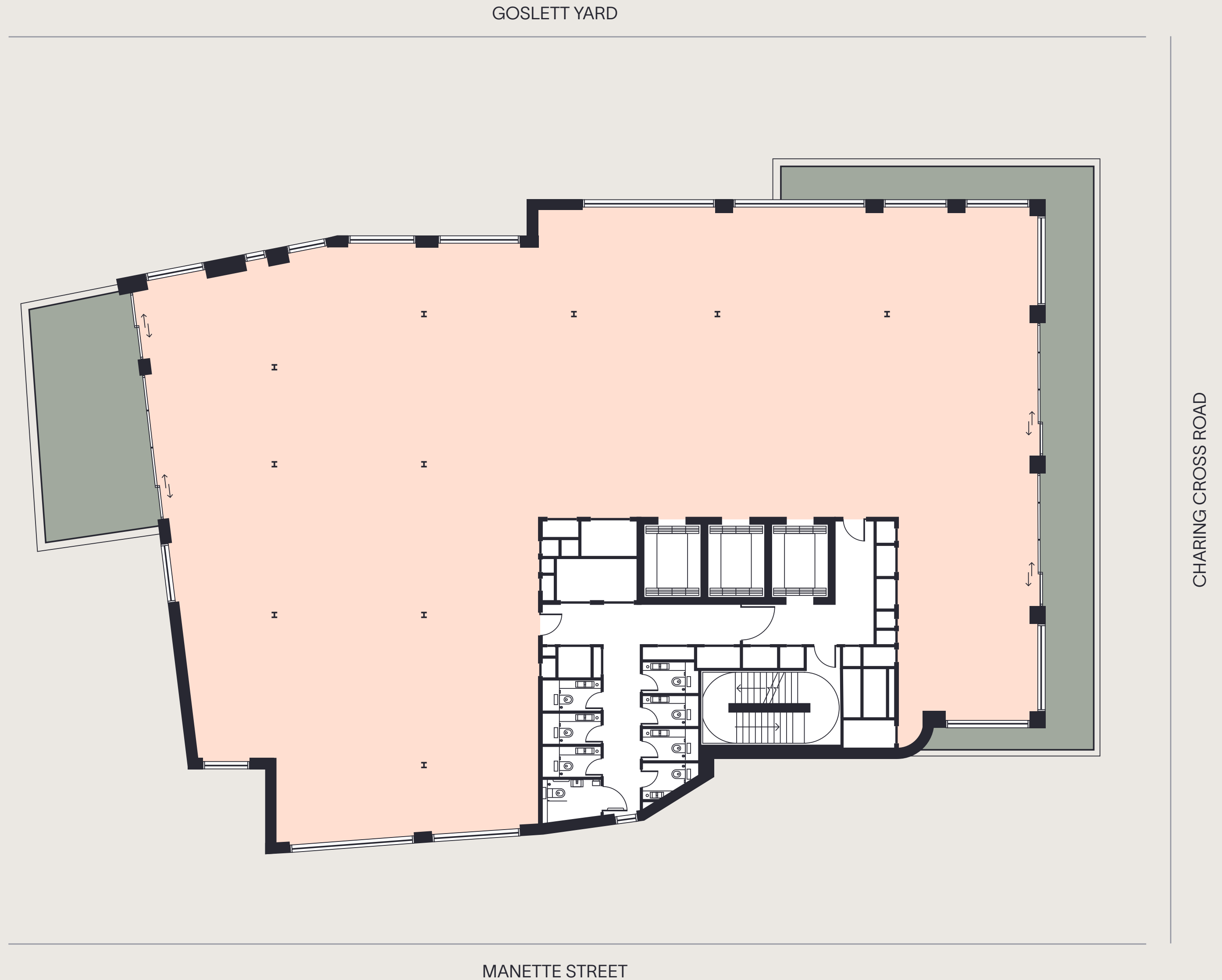
# Fourth floor

Office NIA: 6,846 sq ft

Terrace: 1,033 sq ft



-  Available office
-  Core
-  Terrace





# Versatile workspaces

Cat A office space

CGI image for illustrative purposes only

# A sophisticated environment

CGI image for illustrative purposes only




FLOOR PLATE:

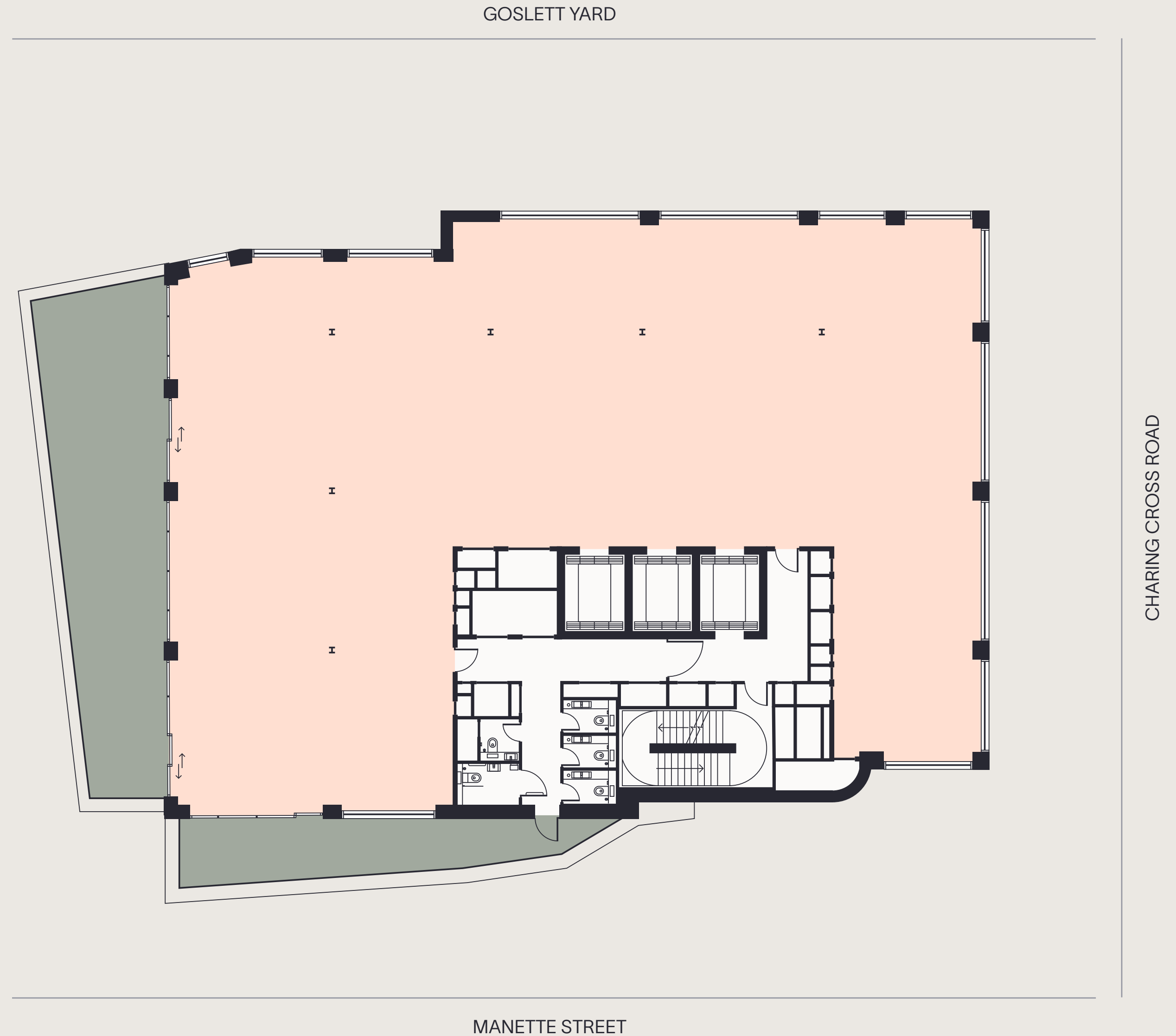
# Fifth floor

Office NIA: 5,543 sq ft

Terrace: 1,485 sq ft



-  Available office
-  Core
-  Terrace



# Bathed in natural light



Fifth Floor Balcony

CGI image for illustrative purposes only




FLOOR PLATE:

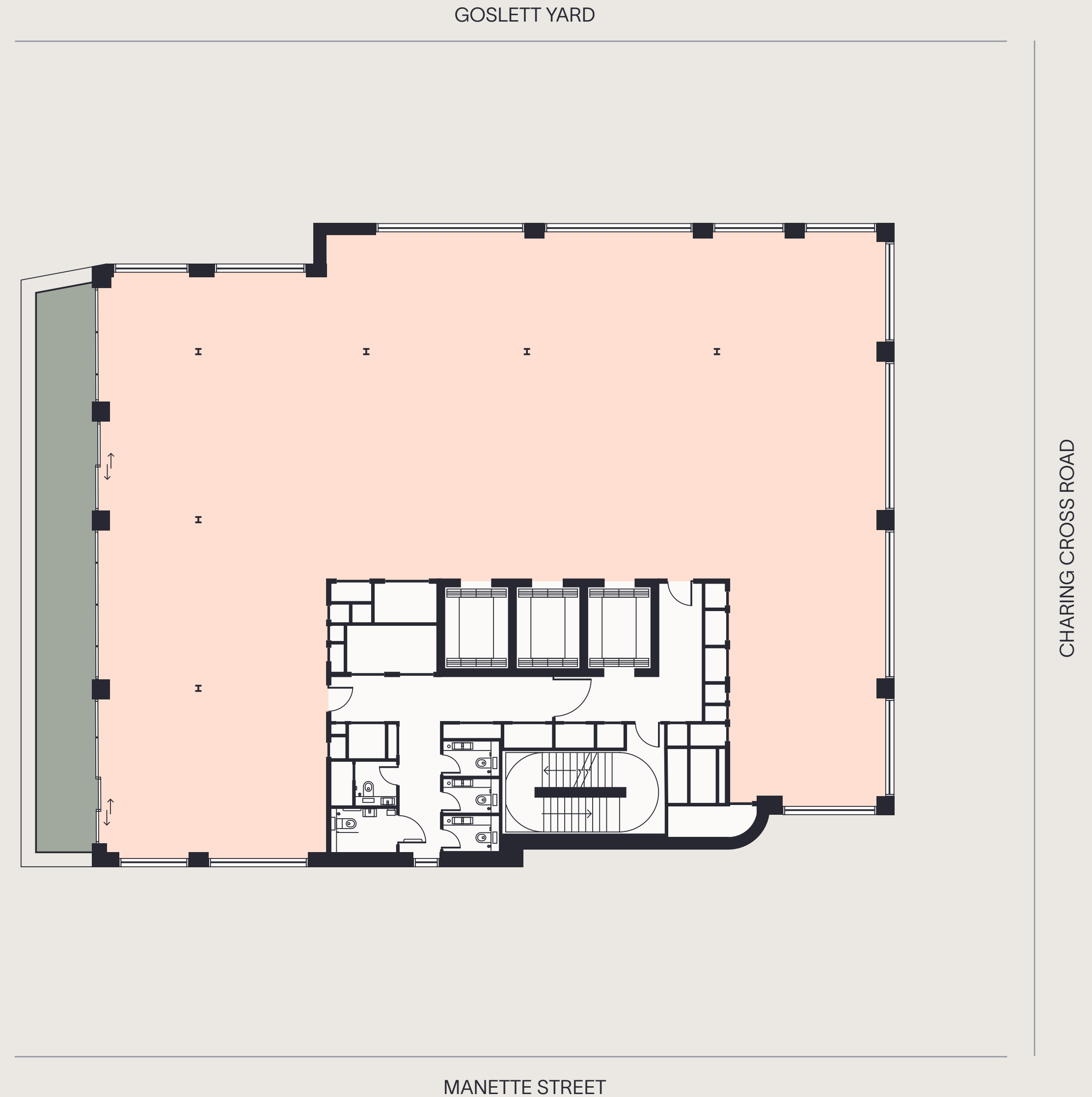
# Sixth floor

Office NIA: 4,994 sq ft

Terrace: 376 sq ft



-  Available office
-  Core
-  Terrace





# Open outdoors

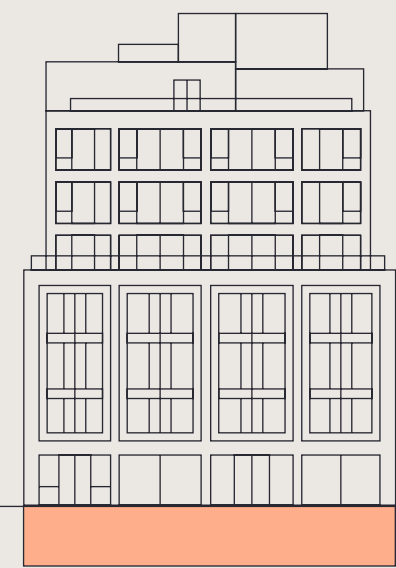
7th floor terrace:  
635 sq ft of communal space

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

CGI image for illustrative purposes only

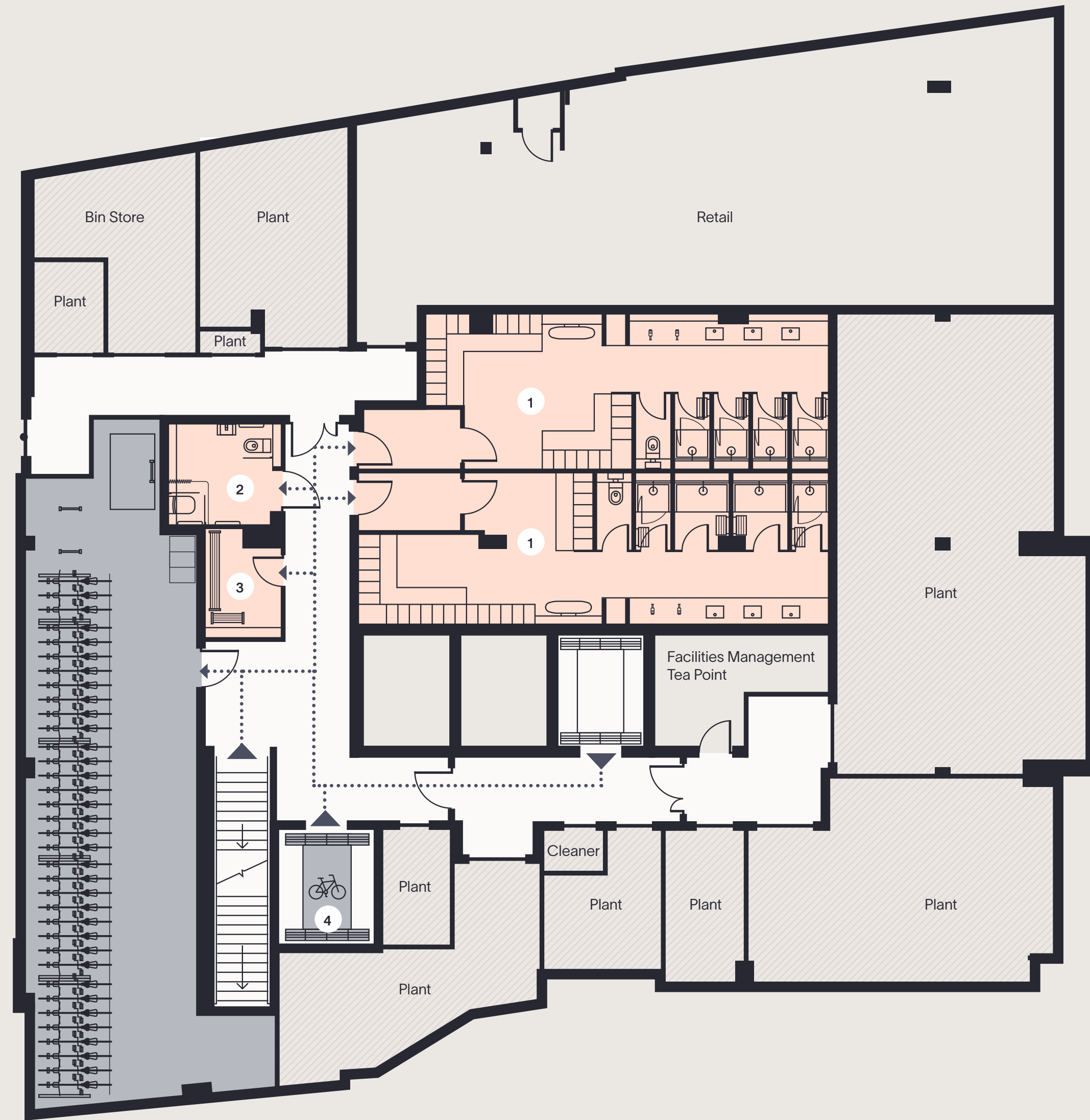
FLOOR PLATE:

# 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



# Summary specification

» 42,075 sq ft

TOTAL OFFICE NIA

» 4,099 sq ft

TOTAL TERRACING



### Brand new offices

with 2.7m clear ceiling height over floors 1-6

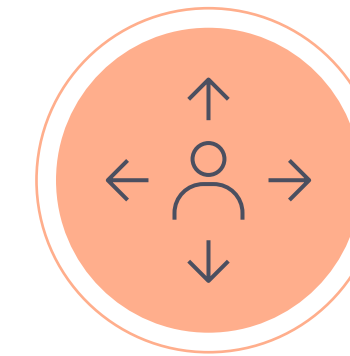


### Eight private terraces

with porcelain tiling and sliding doors across six office floors



### 24 hr reception and security

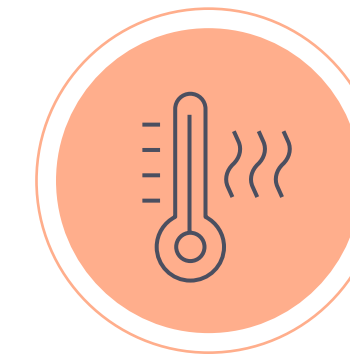


### Occupancy level designed allowing 10sqm/person

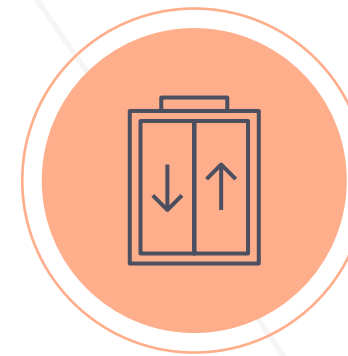


### Communal terrace on 7th floor

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 rafters 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

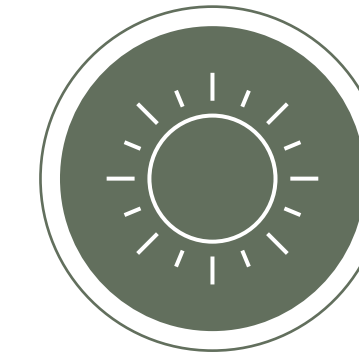
# Excelling on sustainability targets



84 INTERNAL AND 12 EXTERNAL CYCLE STORAGE SPACES



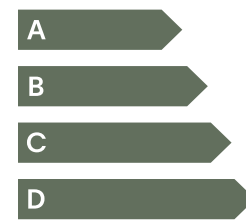
CONNECTION TO NATURE WITH EIGHT TERRACES



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**



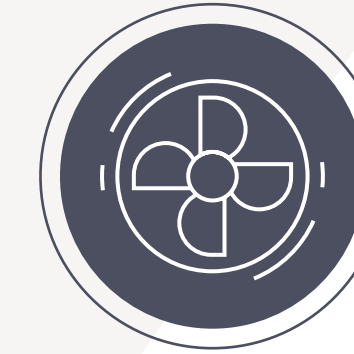
**LIFT INTEGRATION**



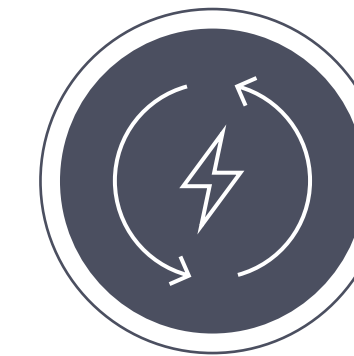
**ACCESS LOCAL INFORMATION**



**OCCUPANCY SENSORS**



**HVAC CONTROL**



**ENERGY MONITORING**



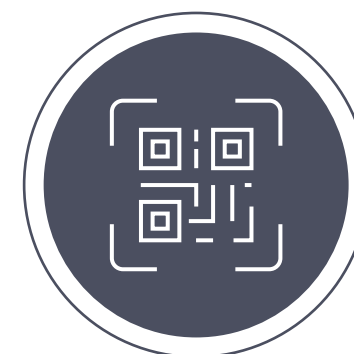
**FEEDBACK COLLECTION**



**LIGHTING CONTROL**



**INDOOR AIR QUALITY MONITORING**



**STREAMLINED VISITOR EXPERIENCE**  
(QR visitor pass on smartphone)

# Contacts

## OFFICE AGENTS



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## DEVELOPERS

**LOTHBURY** Investment Management



NOMURA REAL ESTATE  
DEVELOPMENT

## ARCHITECTS

**BARR GAZETAS**