

CHARLES DOLL BUILDING

9-13 Grape Street
Bloomsbury WC2

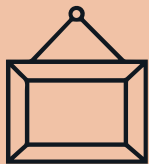
1,690 – 9,169 sq ft
refurbished offices to let



ALL DOLLED UP AND READY TO GO*

9-13 Grape Street offers refurbished office space, split over basement, ground and three upper floors - with the first floor offered as fitted out space.

The self contained building carefully combines characterful architectural features, including vaulted ceilings with exposed brick and steelwork.



Front cover image:
Reception artwork by Kojo Marfo,
commissioned by Lovell Investments.



▲ Reception



▲ First floor



* The building - named after its architect Charles Fitzroy Doll, is likely to have been built at the same time as another of his buildings - the Hotel Russell.

Both buildings are clad in decorative thé-au-lait ("tea with milk") terracotta - with the extravagant façades understood to have resulted in the expression, 'all dolled up'.



**A CONTEMPORARY
TAKE ON AN 1800s
ARTISTIC VISION**

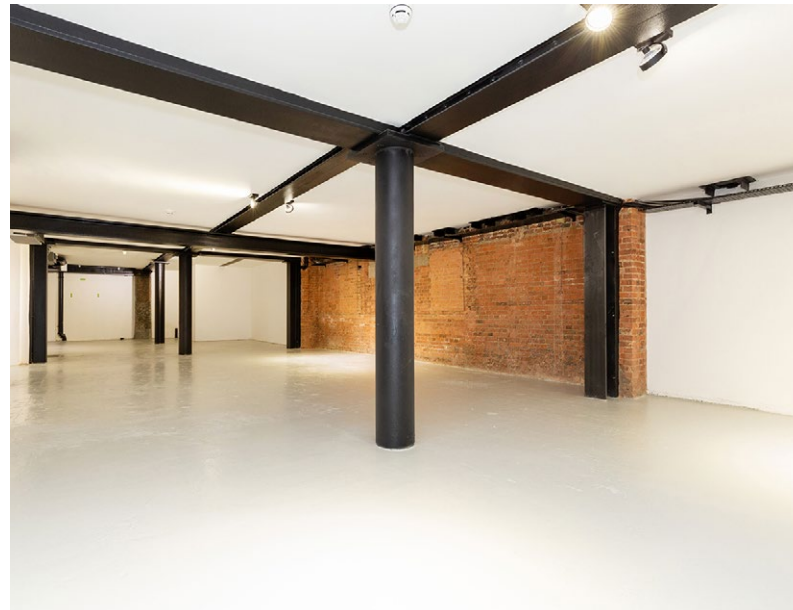


▲ Ground floor

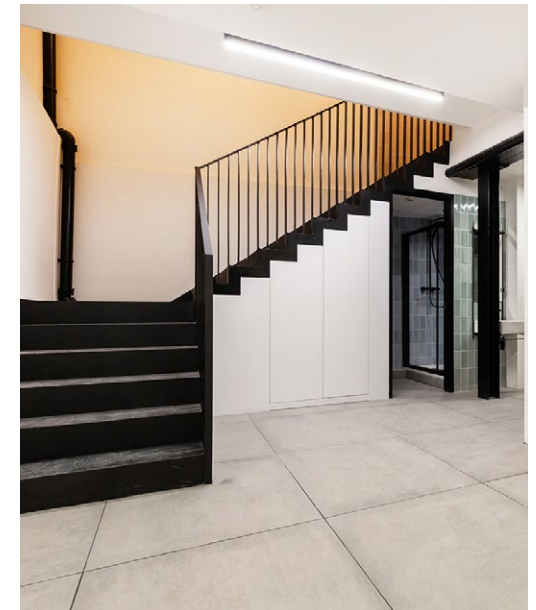


▲ Ground floor

**A PERFECT
HQ BUILDING
WITH STRONG
GROUND
FLOOR
PRESENCE**



▲ Basement floor



▲ Basement floor

A BLANK CANVAS – CREATE YOUR OWN WORK OF ART

Specification



App-controlled
smart building



Fibre connectivity



Exposed steel and
brickwork throughout



Passenger lift



Climate control
(heating & cooling)



Bike storage and
shower facilities



▲ Reception



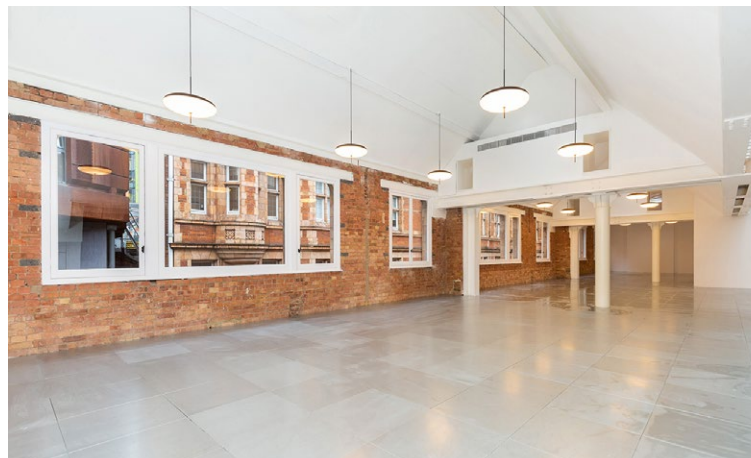
▲ Second floor



▲ Showers



▲ Fitted first floor



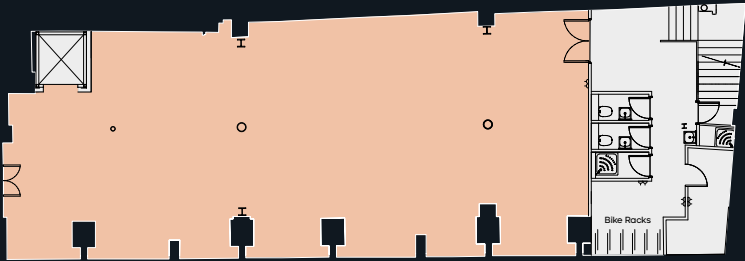
▲ Third floor

The building offers
a contemporary and
functional specification,
expected by today's
discerning occupiers.

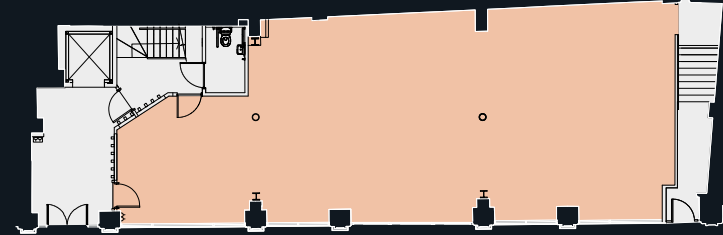
In addition, the first floor
has been fitted out to a high
standard, providing the perfect
space for those who want to
move in and get straight to work.

Floor	Sq Ft	Sq M
Third	1,920	178
Second	1,888	175
First	1,872	174
Ground	1,799	167
Basement	1,690	157
Total	9,169	851

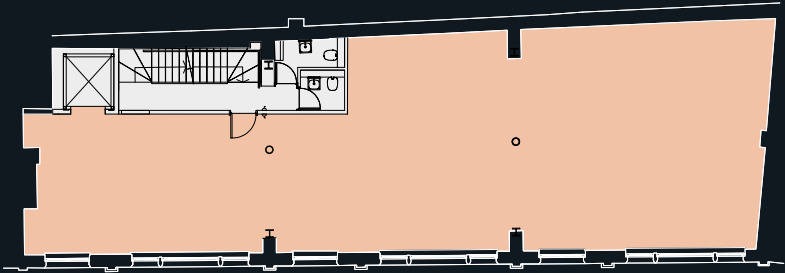
Basement Floor Plan
1,690 sq ft / 157 sq m



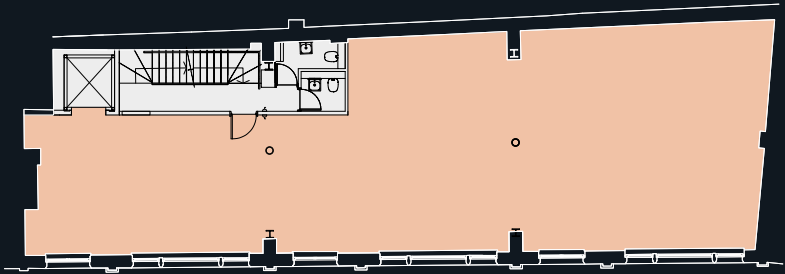
Ground Floor Plan
1,799 sq ft / 167 sq m



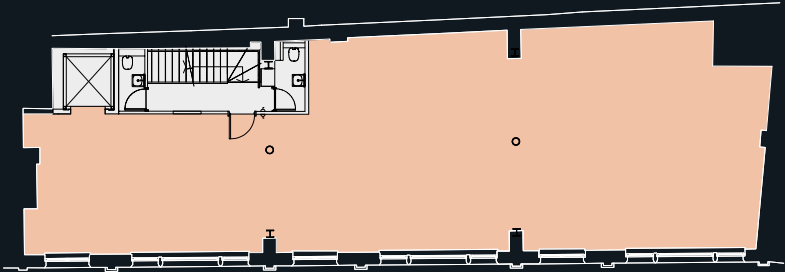
First Floor Plan
1,872 sq ft / 174 sq m



Second Floor Plan
1,888 sq ft / 175 sq m



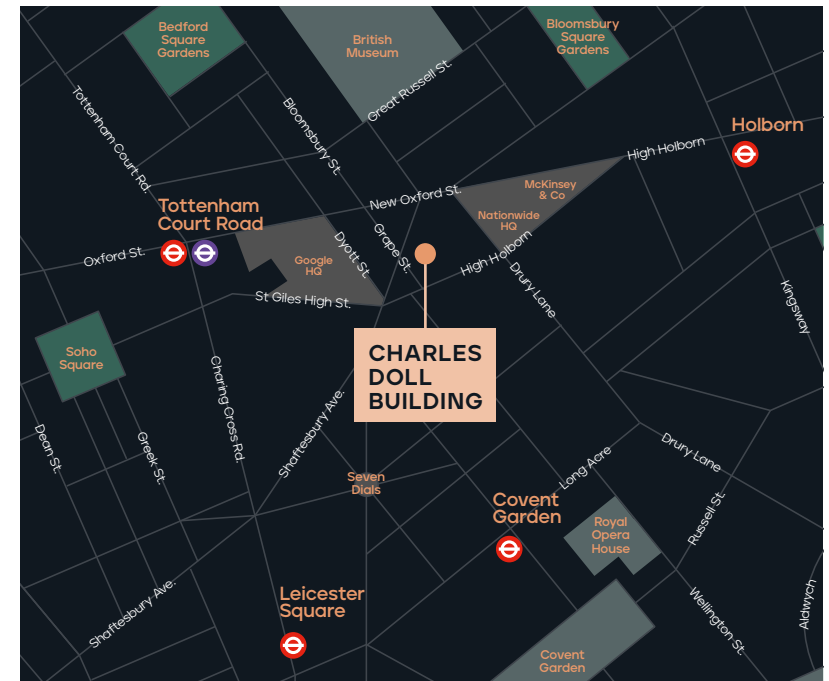
Third Floor Plan
1,920 sq ft / 178 sq m



PERFECTLY SITUATED ON THE WEST END'S BORDER WITH COVENT GARDEN

Located opposite Central St Giles and only a moments' walk from Covent Garden and Seven Dials, occupiers have easy access to a vibrant and diverse amenity offering.

The building is also well connected with Tottenham Court Road, Covent Garden and Leicester Square on the doorstep. The Elizabeth Line at Tottenham Court Road will offer reduced travel times across London from next year.



02 min walk



Tottenham
Court Road

05 min walk



Covent
Garden

07 min walk



Leicester
Square

*Walk times according to TfL.

GET IN TOUCH

Architect

Designed by award winning architects Chris Dyson.
chrisdyson.co.uk

Terms

Upon application.

Viewings

Strictly through joint letting agents.

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& PARTNERS W1
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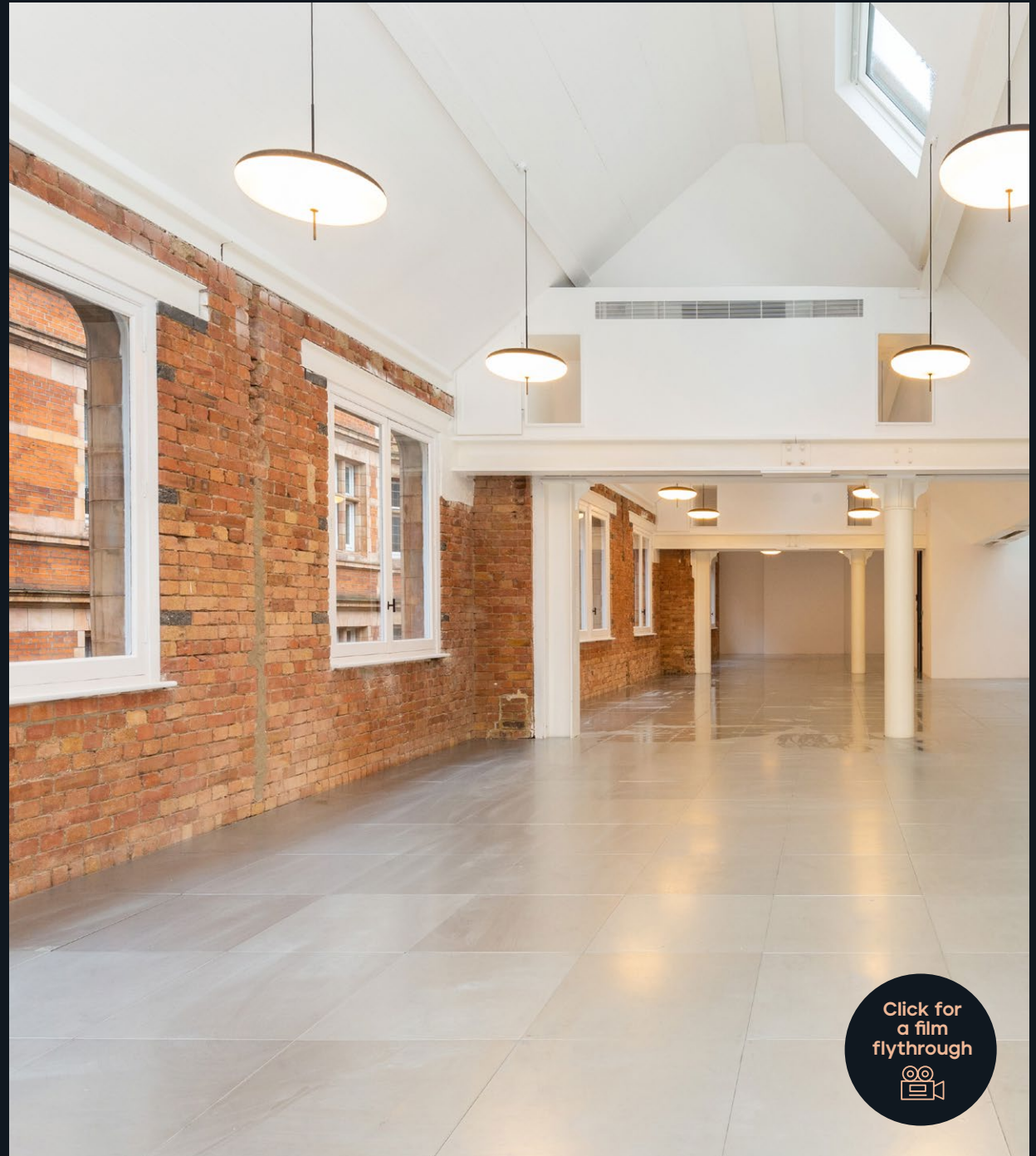
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flythrough

