

1-2 Berners Street, Noho, London, W1T 3LA



OFFICE TO LET | 5,428 sq ft



## Location

The building is situated on the east side of Berners Street, between the junctions with Eastcastle Street and Oxford Street. Tottenham Court Road (northern, central lines) and Oxford Circus (Victoria, Central and Bakerloo lines) underground stations are all within easy walking distance.

## Floor Areas

Floor	sq ft	sq m
3rd Floor	5,428	504
<b>TOTAL (approx.)</b>	<b>5,428</b>	<b>504</b>

\*Measurement in terms of NIA

## Description

The 3rd floor is fitted out and provides predominantly open plan office space which is arranged around the building's core, with meeting rooms, a kitchenette and break out area.

### Noho

Noho is an unofficial, but commonly used, term that describes the creative media area to the north of Oxford Street between Tottenham Court Road and Great Titchfield Street.

Centred around the trendy bars and restaurants along Charlotte Street, the last two decades has seen the area firmly establish itself as the centre of the British television production industry and also attracts other creative, tech and design conscious occupiers, such as Facebook who have taken 216,000 sq ft at 1 Rathbone Square.

### Paul Dart, Partner

📞 020 7025 1392

### Suzy Link, Agency Surveyor

📞 020 7025 8940

Joint Agents: HNG – Richard Spencer/Will Gyngell - 020 32050200

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

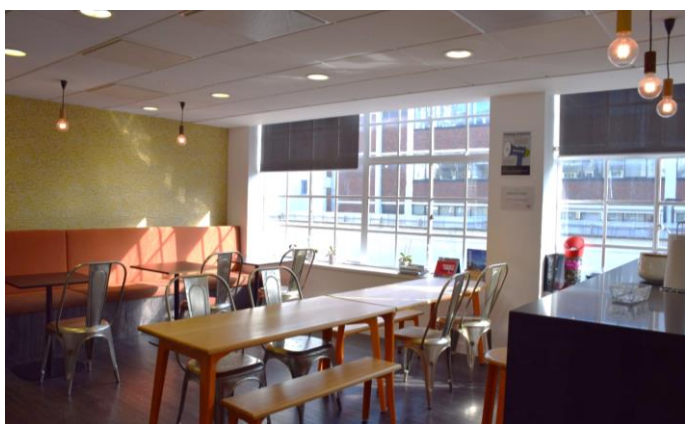
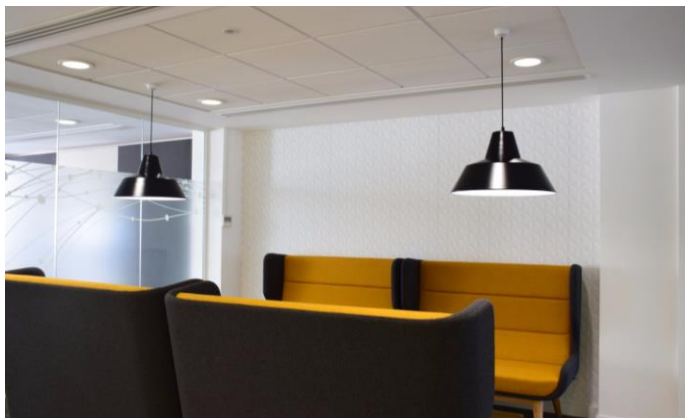
**Subject to Contract September 2017**

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## Terms

Tenure:	Leasehold
Lease:	A new lease from the landlord
Rent:	£62.50 psf pax
Rates:	Estimated at £21.33 psf pa 2017/18
Service Charge:	Approx. £6.00 psf pa

## Amenities

- Air conditioning
- Raised floors
- Commissionaire
- 8 person passenger lift
- Bike storage
- Showers
- Kitchen/breakout area

### Paul Dart, Partner

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