

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
TOTAL (approx.)	5,428	504

*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.

Rhys Evans, Partner

📞 020 7025 1393

Suzy Link, Agency Surveyor

📞 020 7025 8940

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

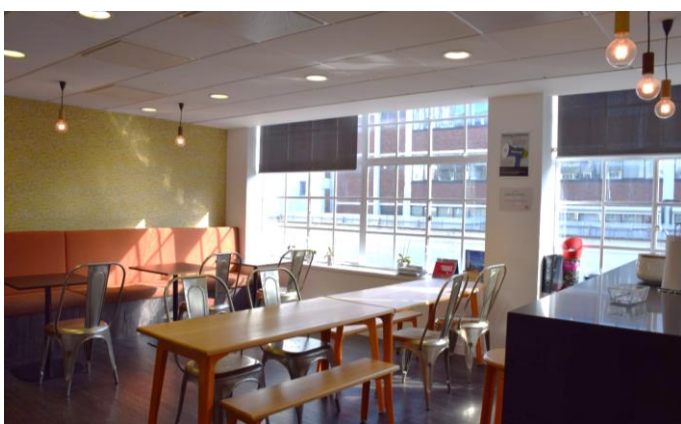
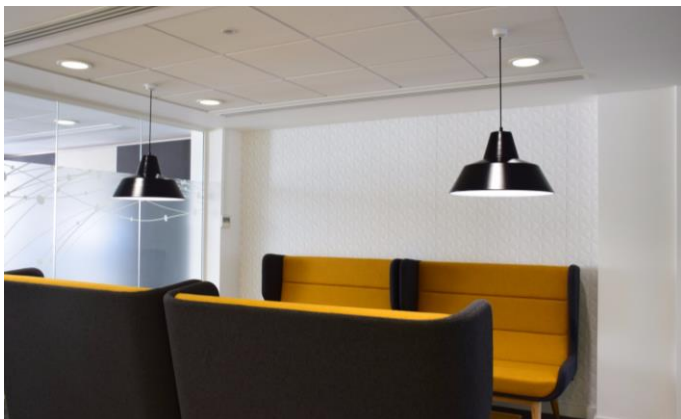
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties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

Subject to Contract April 2018

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



OFFICE TO LET | 5,428 sq ft



Terms

Tenure:	Leasehold
Lease:	A new lease from the landlord
Rent:	£62.50 psf pax
Rates:	Estimated at £21.07 psf pa 2018/19
Service Charge:	Approx. £6.00 psf pa
EPC Rating:	TBC

Amenities

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

Rhys Evans, Partner

📞 020 7025 1393
✉ revans@monmouthdean.com

Suzu Link, Agency Surveyor

📞 020 7025 8940
✉ slink@monmouthdean.com

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 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.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

Subject to Contract April 2018