

TOP FLOOR FITTED OFFICES TO LET | 3,150 SQFT



Location

The building is located on Stephen Street, close to the junction with Tottenham Court Road and lies in the heart of central London. Situated in Noho and a short walk from Charlotte Street and Rathbone St, it benefits from all of the amenities the area has to offer.

The property is within a short walk from Tottenham Court Road (Central, Queen Elizabeth and Northern lines) and Goodge Street (Northern line) tube stations.


Description

The 10th offers 'penthouse' office space with amazing natural light from windows on all elevations and amazing views over central London.

Unique deign aesthetics with ceiling heights of 3.4 meters.

The floor is fitted, below photo taken prior to occupation .

Bert Murray, Partner

 07775 521 102

Floor Areas

Floor	sq ft	sq m
10 th Floor	3,150	292
TOTAL (approx.)	3,150	292


*Measurement in terms of *NIA

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.

Centered around the trendy bars and restaurants along Charlotte Street, the last two decades has seen the area firmly establish itself as the center 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.

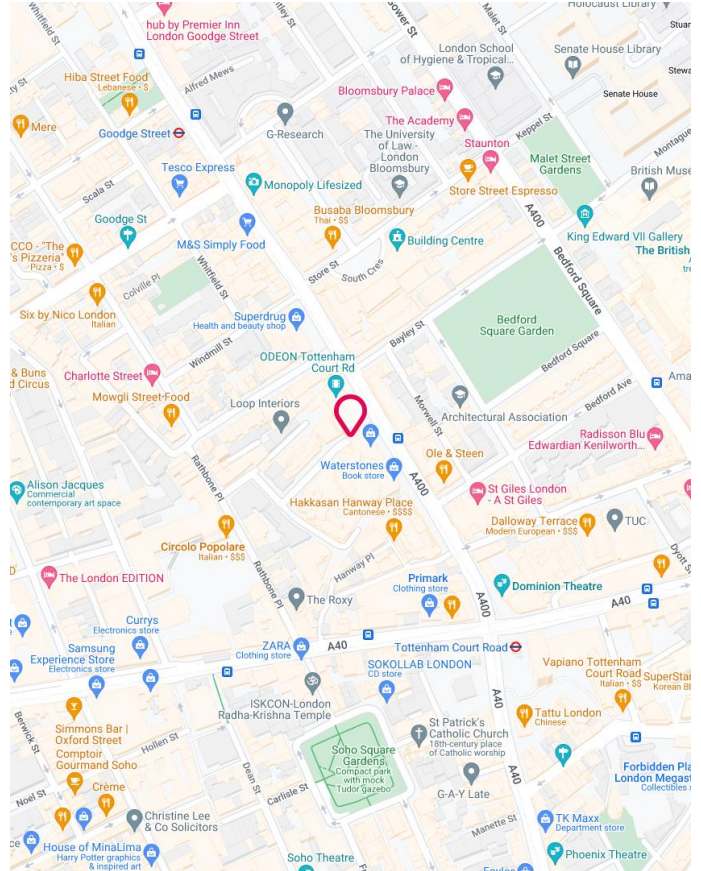
Paul Dart, Partner

 07502 306 240

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 August 2023

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Terms

Tenure:	Leasehold
Lease:	A sub-lease until March 2025.
Rent:	10 th Floor - £90.00 per sq ft
Rates:	Approximately £29.00 per sq ft
Service Charge:	Estimated at £13.00 per sq ft

Amenities

- Top floor fitted accommodation
- Highly efficient
- Air conditioning
- Excellent natural light
- Six passenger lifts
- Commissionaire
- Cycle storage and showers
- 24-hour access

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