

250 Tottenham Court Road,  
Noho, London W1T 7QZ



OFFICES TO LET | 1,638 Sq Ft



### Location

250 Tottenham Court Road is situated in a prominent position at the southern end of Tottenham Court Road, close to the junction with Bedford Avenue. Situated on Tottenham Court Road and a short walk from Charlotte Street, the building benefits from all the amenities the area has to offer. The property is close to Tottenham Court Road station (Central, Northern Lines and Crossrail from 2021), Goadge Street (Northern line) and Oxford Circus (Central, Victoria and Bakerloo) tube stations.

### Description

The building has undergone a comprehensive refurbishment to include a newly designed reception with feature lighting.

The 5<sup>th</sup> floor is currently fitted with various meeting rooms and benefit from air conditioning, fibre internet, demised WCs and a fitted kitchen.

### Floor Areas

Floor	sq ft	sq m
5 <sup>th</sup> Floor	1,638	152
<b>TOTAL (approx.)</b>	<b>1,638</b>	<b>152</b>

\*Measurement in terms of \*IPMS

### 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 centre of the British television production industry and also attracts other creative and design conscious occupiers.

Ray Walker, Partner

📞 020 7025 1399

Joint Agents: Philip Wragg, Wragg and Partners 020 7078 7239 [philip@wragg.co.uk](mailto:philip@wragg.co.uk)

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 November 2024

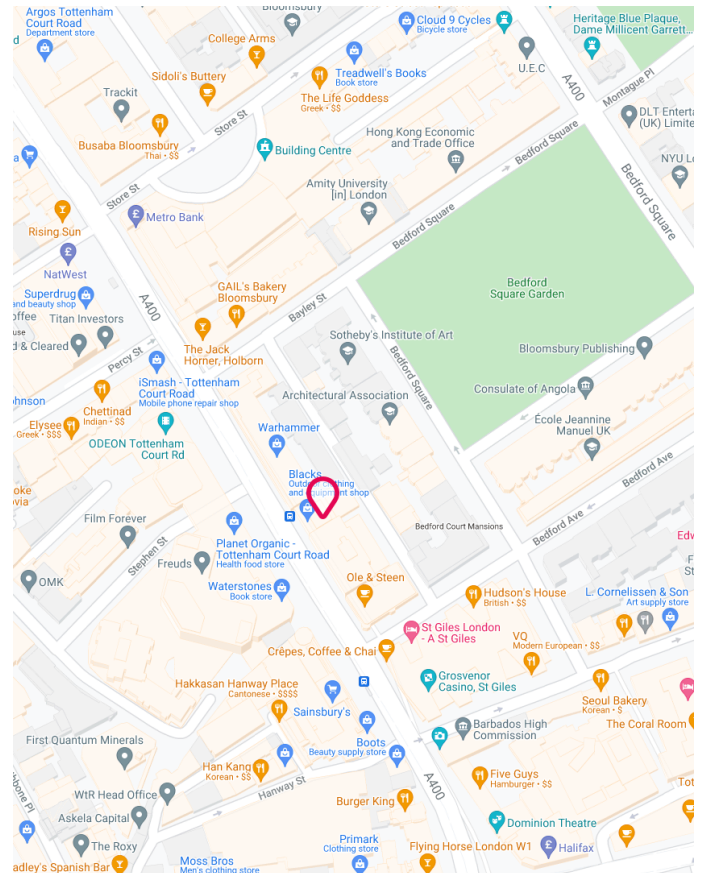
📞 020 7025 1390

🏠 4 Golden Square London W1F 9HT

250 Tottenham Court Road,  
Noho, London W1T 7QZ



OFFICES TO LET | 3,346 Sq Ft



## Terms

Tenure:	Leasehold
Lease:	A new lease direct from the Landlord
Rent:	£59.50 per sq ft pax
Rates:	Estimated at £28.00 psf (2023/24)
Service Charge:	£7.12 psf pax
EPC Rating:	C

## Amenities

- Good quality existing fit out
- Modern reception
- Passenger lift
- Modern LED lighting
- Bike storage
- Metal tile raised floors
- VRV Air Conditioning
- Demised WCs
- 24-hour access
- Fibre cabling already installed

Ray Walker, Partner

📞 020 7025 1399

✉️ [rwalker@monmouthdean.com](mailto:rwalker@monmouthdean.com)

Joint Agents: Philip Wragg, Wragg and Partners 020 7078 7239 [philip@wragg.co.uk](mailto:philip@wragg.co.uk)

Applicants are advised to make their own enquiries 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.



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 January 2025

📞 020 7025 1390

📍 4 Golden Square London W1F 9HT