

OFFICES TO LET | 15,328 SQ FT



Location

The building is situated on the westside of Berners Street, between the junctions Eastcastle Street and Oxford Street. Tottenham Court Road (Northern, Central, Queen Elizabeth lines) and Oxford Circus (Victoria, Central and Bakerloo lines) underground stations are all within easy walking distance.

Floor Areas

Floor	sq ft	sq m	
Part 5 th floor	15,328	1,424	Available
TOTAL (approx.)	15,328	1,424	

*Measurement in terms of NIA

Description


The part 5th floor provides predominantly open plan office space, approximately 145 desks, collaboration areas, offices, meeting rooms, booths and a kitchen. The offices will be offered fully fitted including desking, chairs, meeting room tables and planting.

The property was a former department store and benefits from amazing floor to ceiling heights.


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 attracts other creative, tech and design conscious occupiers.

Paul Dart, Partner

 07502 306 240

Bert Murray, Partner

 07775 521 102

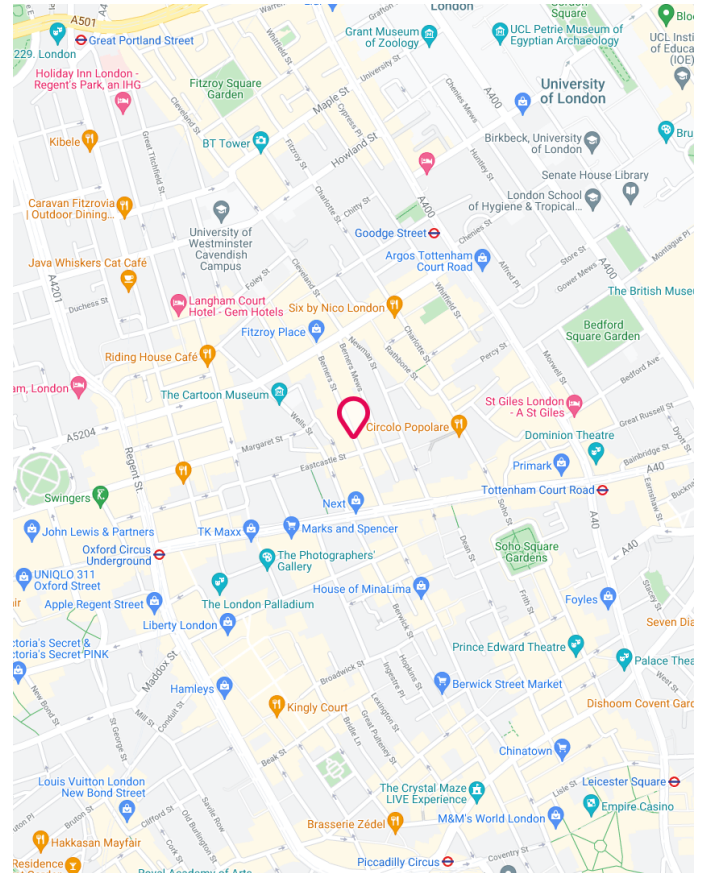
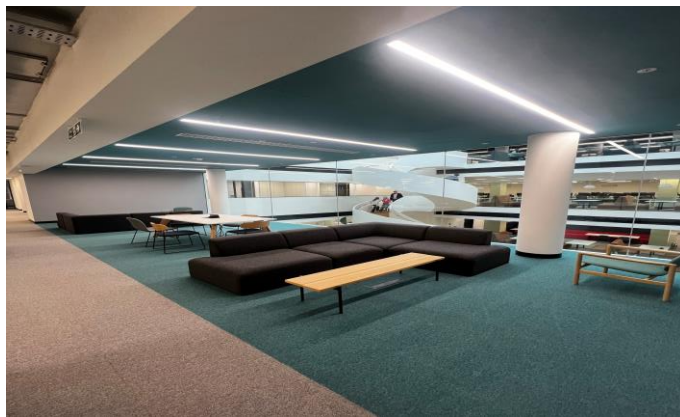
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties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

Subject to Contract February 2025

70 Berners Street Noho, London, W1T 3NL



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Terms

Tenure:	Leasehold
Lease:	A new lease
Rent:	£92.50psf pax
Rates:	Est £30.00 psf
Service Charge:	Approx. £16.00 psf pax
EPC Rating:	TBC

Amenities

- Fully fitted accommodation
- Amazing floor to ceiling height
- Air conditioning
- Raised floors
- Excellent natural light
- Commissionaire
- 3 passenger lift
- Bike storage
- Cycle storage and showers

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