

250 Tottenham Court Road,  
Noho, London W1T 7QZ



OFFICE TO LET | 3,064 Sq Ft



Photo of space before fit out

## 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 1st floor is currently fitted to a high standard, with various meeting rooms, private offices and a shower.

## Floor Areas

Floor	sq ft	sq m
1 <sup>st</sup> Floor	3,064	285
<b>TOTAL (approx.)</b>	<b>3,064</b>	<b>285</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.

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 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 January 2020

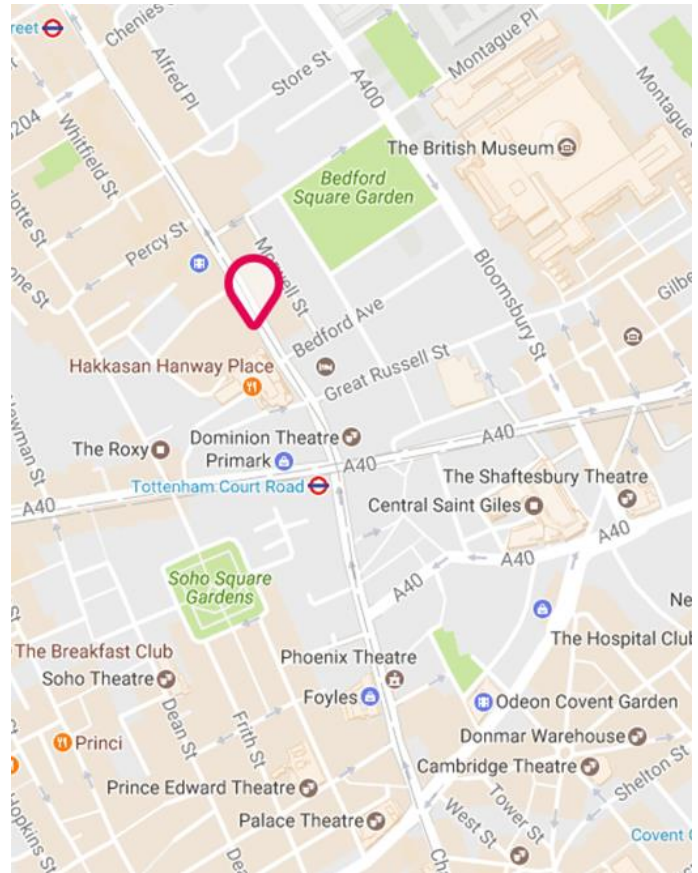
📞 020 7025 1390

📍 4 Golden Square London W1F 9HT

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## Terms

Tenure:	Leasehold
Lease:	A new lease is available direct from the Landlord
Rent:	£67.50 per sq ft pax
Rates:	Estimated at £32.76 per sq ft (19/20)
Service Charge:	Approximately £7.20 psf pax
EPC Rating:	C

## Amenities

- High quality existing fit out, with shower
- Redesigned 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

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