

OFFICES TO LET | 783 – 11,958sq 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.

Description

The 2nd and 5th floors provide predominantly open plan office space with meeting rooms and a kitchenette. The 5th floor also benefits from a large private roof terrace.

Floor Areas


Floor	sq ft	sq m	Status
5 th floor	783	73	U/O
2 nd floor	5,595	520	U/O
1 st floor	5,580	578	
TOTAL (approx.)	11,958	1,111	

*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. 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

Paul Dart, Partner

 07502 306240

Rebecca Saxon, Associate Partner

 07899 677034

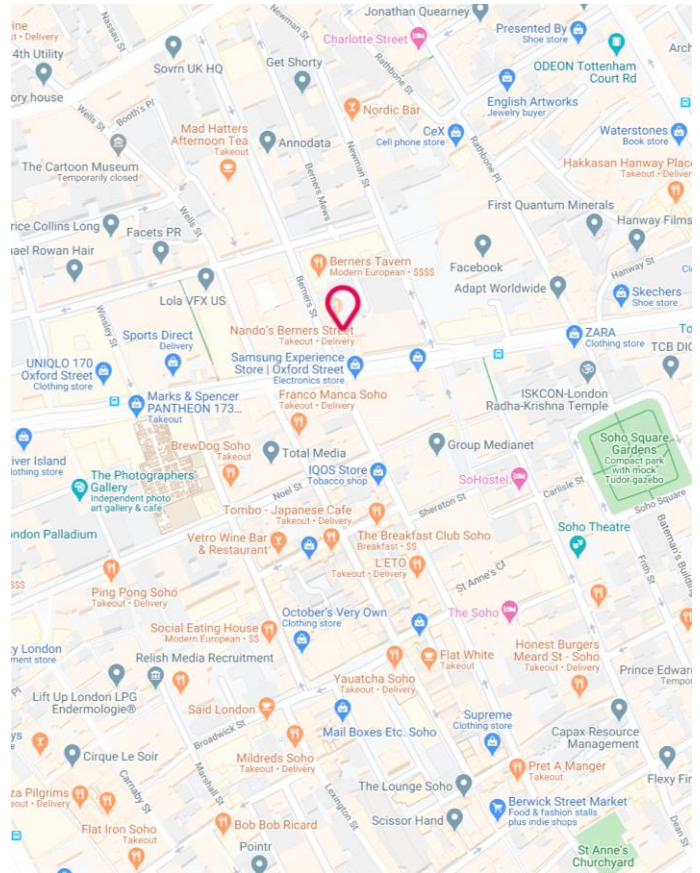
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Subject to Contract December 2020

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



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Terms

Tenure:	Leasehold
Lease:	A new lease(s) direct from the Landlord
Rent:	5 th floor - £60.00 psf pax 2 nd floor - £59.50 psf pax 1 st floor - £59.50 psf pax
Rates:	Estimated at £23.45 psf pa (2020/21)
Service Charge:	Approximately £6.00 psf pax
EPC Rating:	TBC

Amenities

- Air conditioning
- Raised floors
- Commissionaire
- 8 person passenger lift
- Terrace (5th floor)
- Bike storage
- Showers
- Kitchen/breakout
- Meeting rooms/offices

Paul Dart, Partner

📞 07502 306240
✉️ pdart@monmouthdean.com

Rebecca Saxon, Associate Partner

📞 07899 677034
✉️ rsaxon@monmouthdean.com

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📞 020 7025 1390

📍 4 Golden Square London W1F 9HT