

OFFICES TO LET | 5,000 - 13,610 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.

Description


The 3rd floors provide predominantly open plan office space with meeting rooms and a kitchenette. The offices are offered fully fitted including furniture. The floor and common parts are currently undergoing refurbishment. We can offer part floor from 5,000 sq ft upwards.

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

The property is offered fully fitted and furnished.

All images are CGI's of the planned scheme.

Paul Dart, Partner

 07502 306240

Floor Areas


Floor	sq ft	sq m
3 rd floor	5,000	465
3 rd floor	8,610	800
TOTAL (approx.)	13,610	1,265

*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.

Bert Murray, Partner

 07775 521102

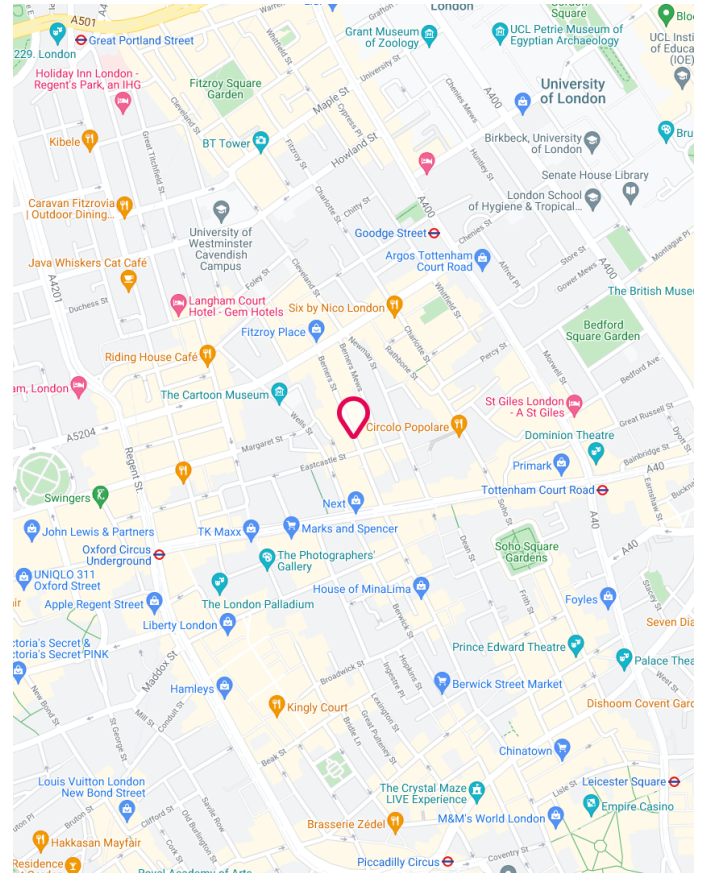
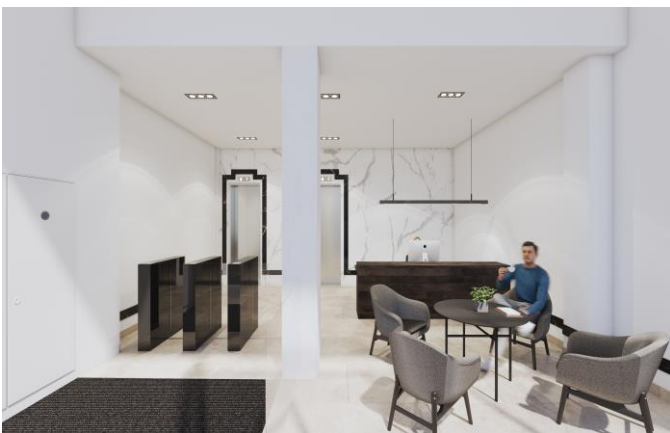
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Subject to Contract November 2021

70 Berners Street Noho, London, W1T 3LA



OFFICES TO LET | 5,000 - 12,500 sq ft



Terms

Tenure:	Leasehold
Lease:	A new lease(s)
Rent:	£82.50psf pax
Rates:	Est £28.50 psf (2020/21)
Service Charge:	Approx £13.00 psf pax
EPC Rating:	TBC

Amenities

- Air conditioning
- Raised floors
- Commissionaire
- 3 passenger lift
- Bike storage
- Showers
- Kitchen/breakout
- Meeting rooms/offices

Paul Dart, Partner

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