

OFFICES TO LET | 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.

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 | 13,610 | 465 | Available |
| 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

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.

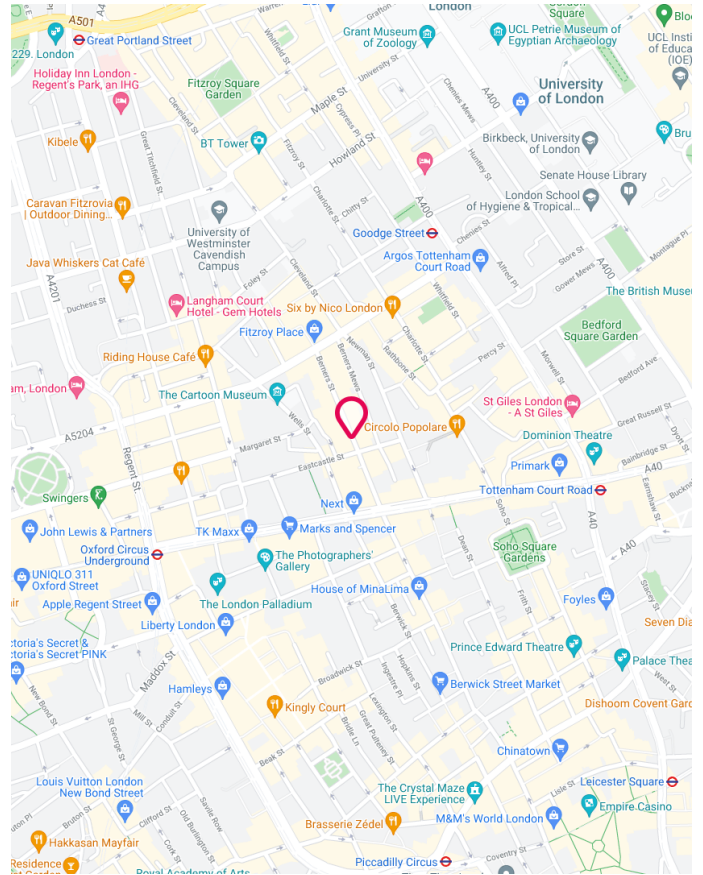
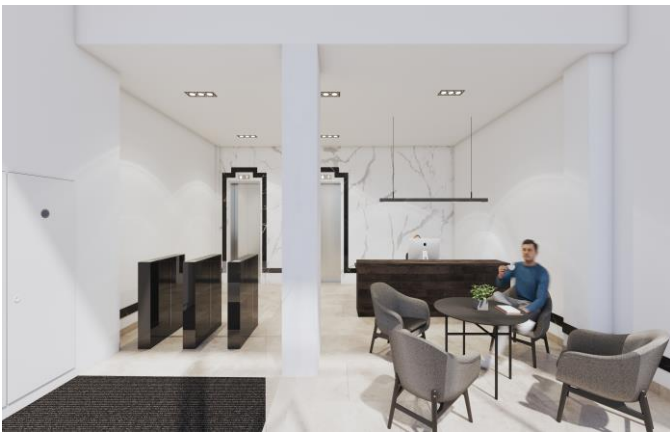
Subject to Contract November 2021

70 Berners Street

Noho, London, W1T 3LA



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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

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