

250 Tottenham Court Road,
Noho, London W1T 7QZ



OFFICES TO LET | 1,686 – 5,032 Sq Ft



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 2nd and 5th floors are currently fitted with various meeting rooms, private offices, air conditioning, fibre internet and a kitchen on both floors.

Floor Areas

Floor	sq ft	sq m	
5 th Floor	1,686	157	UNDER OFFER
2 nd Floor	3,346	311	
TOTAL (approx.)	5,032	468	

*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.

Centered 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

Olivia Stapleton, Agency Surveyor

020 7025 8940

Joint Agents: Philip Wragg, Wragg and Partners 020 7078 7239 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 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 2022

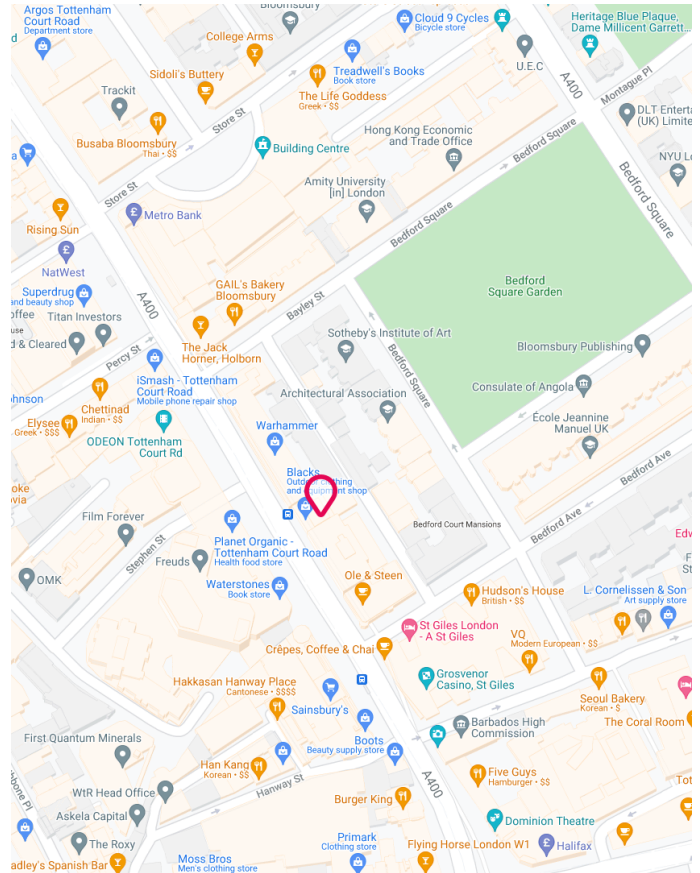
020 7025 1390

4 Golden Square London W1F 9HT

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Terms

Tenure:	Leasehold
Lease:	A new lease direct from the Landlord
Rent:	<u>2nd Floor</u> £30.00 per sq ft pax for a 2 year term £49.50 per sq ft pax for a 5 year term <u>5th Floor</u> £39.50 per sq ft pax
Rates:	Estimated at £32.76 per sq ft (21/22) (Subject to appeal)
Service Charge:	£6.76 psf pax
EPC Rating:	C

Amenities

- High quality existing fit out
- 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

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📞 020 7025 1399
✉️ rwalker@monmouthdean.com

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📞 020 7025 8940
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