

OFFICES TO LET | 1,641 Sq Ft – only £43 psf passing rent



#### 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 (Elizabeth, Central and Northern Lines), Goodge Street (Northern line) and Oxford Circus (Central, Victoria and Bakerloo) tube stations.

#### Floor Areas

Floor	sq ft	sq m
4 <sup>th</sup> Floor	1,641	152
<b>TOTAL (approx.)</b>	<b>1,641</b>	<b>152</b>

\*Measurement in terms of \*IPMS

#### Description

The building has undergone a comprehensive refurbishment to include a newly designed reception with feature lighting.

The 4<sup>th</sup> floor is currently fitted with one large meeting room and a fitted kitchen. The offices benefit from air conditioning, fibre internet and demised WCs. This floor is available either a sub lease to November 2027 at the passing rent of (£70,000/£43 per sq ft per annum, excl), or a new lease direct from the freeholder.

#### 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

Applicants are advised to make their own enquiries 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.

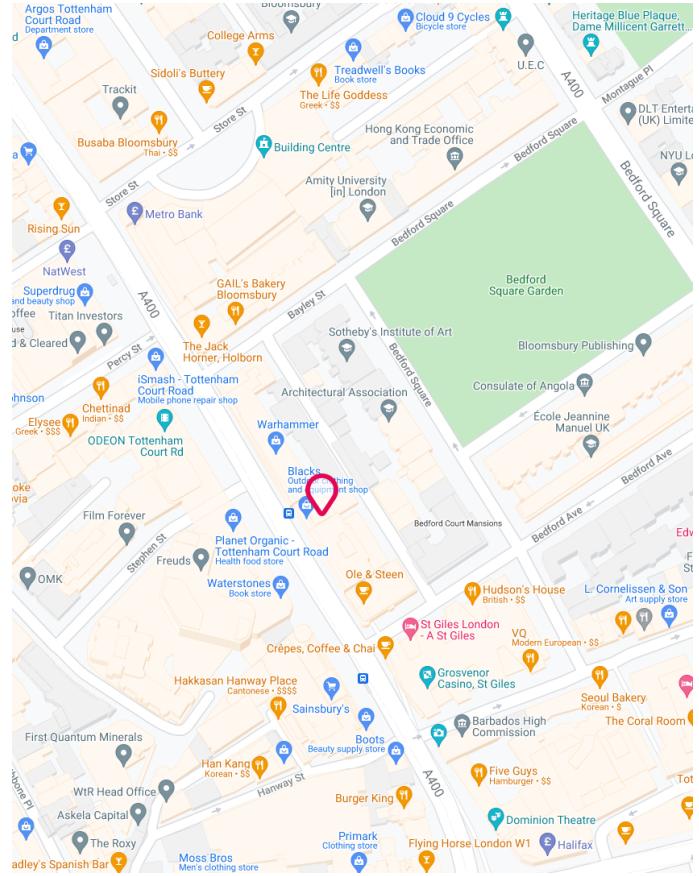
Subject to Contract January 2026

 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:** £43.00 per sq ft (passing rent) for a sub lease to November 2027.  
A new lease is also available directly from the freeholder.

**Rates:** Estimated at £30.00 psf (2025/26)

**Service Charge:** £7.12 psf pax

**EPC Rating:** C

**Ray Walker, Partner**

020 7025 1399

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## Amenities

- Good quality existing fit out with meeting room
- Modern 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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