

## High Quality Grade A Flexible Office Space To Let

-  
**1,179 - 7,644 sq ft (110-711 sq m)**



### LOCATION

The property's entrance is located on the southern side of New Oxford Street between its junction with Dyott Street and Bloomsbury Street. Holborn, Covent Garden, Soho and Noho are a short walk away providing a plethora of retail and leisure facilities. Tottenham Court Road station is a short walk from the property offering underground rail services (Central and Northern Lines) and, in 2018, Crossrail. Holborn station is within a 5 minute walk to the east (Central and Piccadilly Lines). New Oxford Street also benefits from numerous bus routes.

### DESCRIPTION

The building offers high quality flexible Grade A office accommodation benefiting from a large manned reception, open plan column free floor plates and excellent natural light.



# 55 NEW OXFORD STREET LONDON WC1A 1BS

## AMENITIES

- Air Conditioning
- Excellent natural light and views
- Column free floorplates
- Excellent fibre connectivity
- Commissionaire
- 24 hour on-site security
- Raised access flooring
- 3x passenger lifts

## ACCOMMODATION

| FLOOR        | SIZE (Sq Ft) | RENT (PER SQFT) | STATUS              |
|--------------|--------------|-----------------|---------------------|
| Entire 8th   | 3,720        | TBC             | Coming Soon Q1 2020 |
| Part 3rd     | 1,179        | TBC             | Coming Soon Q1 2020 |
| Part 1st     | 2,747        | £55.00          | Available           |
| <b>TOTAL</b> | <b>7,644</b> |                 |                     |

## LEASE

New flexible lease direct from the Landlord for a term by arrangement

## RATES

Estimated at £24.00 per sqft

## SERVICE CHARGE

£13.00 per sqft



Viewings by arrangement through joint sole agents Noble Harris and Allsop (Barney Lewis - 020 7543 6742):-

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