

20
NOEL
ST

Soho W1

A Soho building redefined

20 Noel Street has been comprehensively refurbished to provide a contemporary Soho office space.

An imposing reception area leads to 8,264 sq ft of B1 office accommodation over lower ground, ground and six upper floors with multiple terraces.

In addition, there is a courtyard to the rear providing good natural light to the ground and lower ground levels.

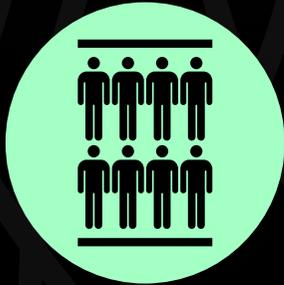
20 Noel Street is due for completion in Q1 2018.



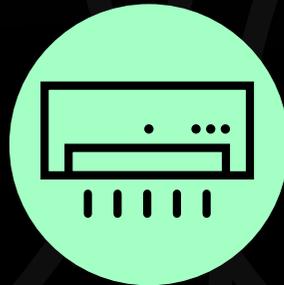
Summary Specification



Brand new reception



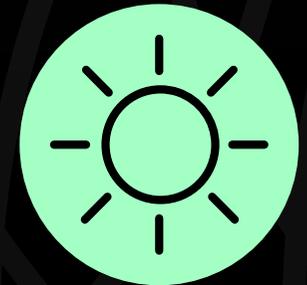
1 x 8 person passenger lift serving all floors



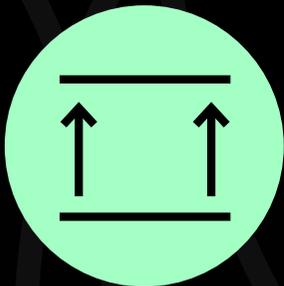
VRF air conditioning



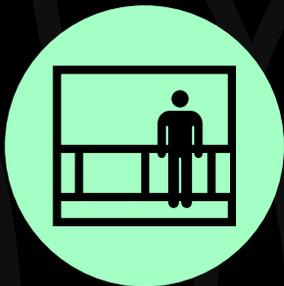
Occupational density



Excellent natural light



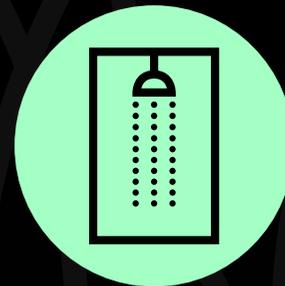
Full access raised floor (60mm void typically)



Terraces on floors (except ground and 2nd)



12 bike racks in basement cycle store



Shower and changing room



Potential self-contained ground floor



20
NOEL
STREET
SOHO

6 SIXTH FLOOR
WRETTLE GOOD FAIR LTD

5 FIFTH FLOOR
GRAND PRINCE GROUP

4 FOURTH FLOOR
GRAZER AND CO

3 THIRD FLOOR
PURT AND BOON VIDEO

2 SECOND FLOOR
PARKER INDUSTRIES

1 FIRST FLOOR
DTI DESIGN AGENCIES

G GROUND FLOOR
SMITH AND BROWN LIMITED

B BASEMENT
SURFACE FINISH EDITING LTD

20
NOEL
STREET
SOHO



Schedule of Areas

Floor	NIA sq m	NIA sq ft	Terrace sq ft
Seventh			221
Sixth	70	757	80
Fifth	85	916	49
Fourth	92	994	96
Third	103	1,107	49
Second	110	1,179	
First	109	1,170	153
Ground	104	1,118	
Lower Ground	95	1,023	317
Total Net Area	768	8,264	

These measurements to be confirmed on completion.



Floor Plans

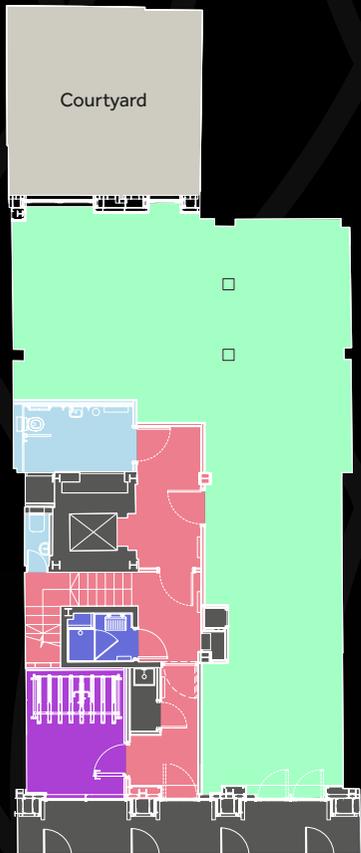
- Office
- Lower Ground Entrance / Core
- Reception
- Cycle Store
- Toilets
- Shower
- Core



Floor plans not to scale. For indicative purposes only.

Lower Ground

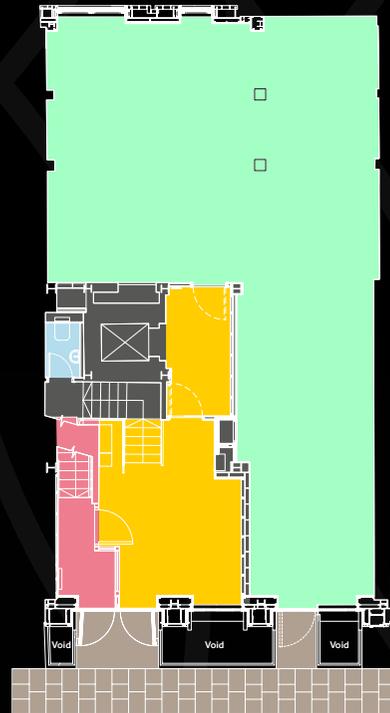
Office 1,023 sq ft / 95 sq m
Terrace 317 sq ft



Noel Street

Ground

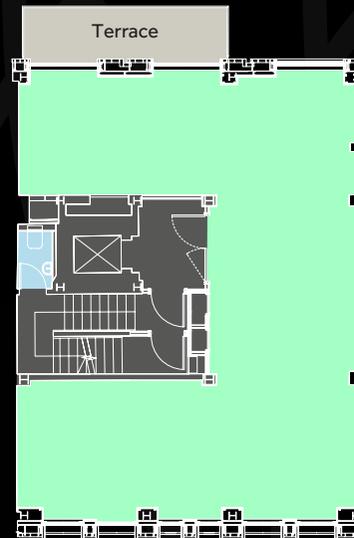
Office 1,118 sq ft / 104 sq m



Noel Street

Fourth

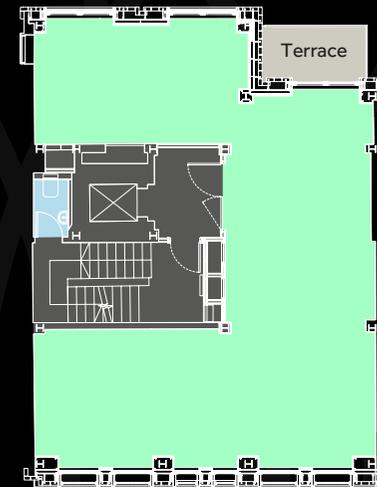
Office 994 sq ft / 92 sq m
Terrace 96 sq ft



Noel Street

Fifth

Office 916 sq ft / 85 sq m
Terrace 49 sq ft



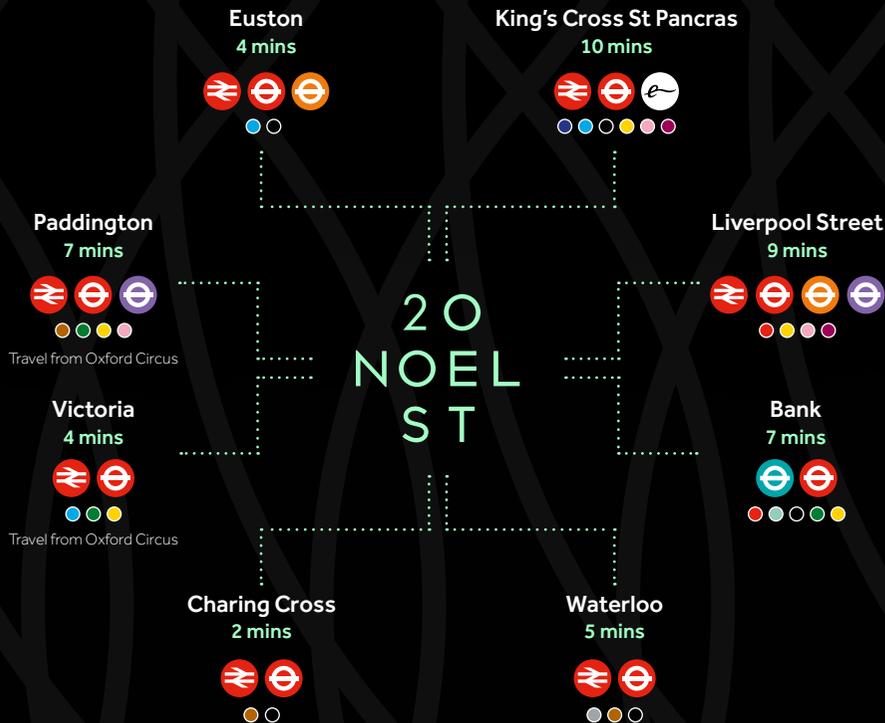
Noel Street

Connected

20 Noel Street provides occupiers with excellent transport links within a short walking distance – making it super connected.

Underground travel times

Travel times from Tottenham Court Road except where stated. Source: TFL.



Walking times (in minutes)



Elizabeth line travel times from Tottenham Court Road (in minutes)



Tottenham Court Road station is just a short walk away with Oxford Circus, Piccadilly Circus and Bond Street all within a ten minute walk.

The Elizabeth Line (Crossrail) at Tottenham Court Road opens for service in 2018. Providing commuters with a new high speed service, offering reduced travel times towards Heathrow and across London.

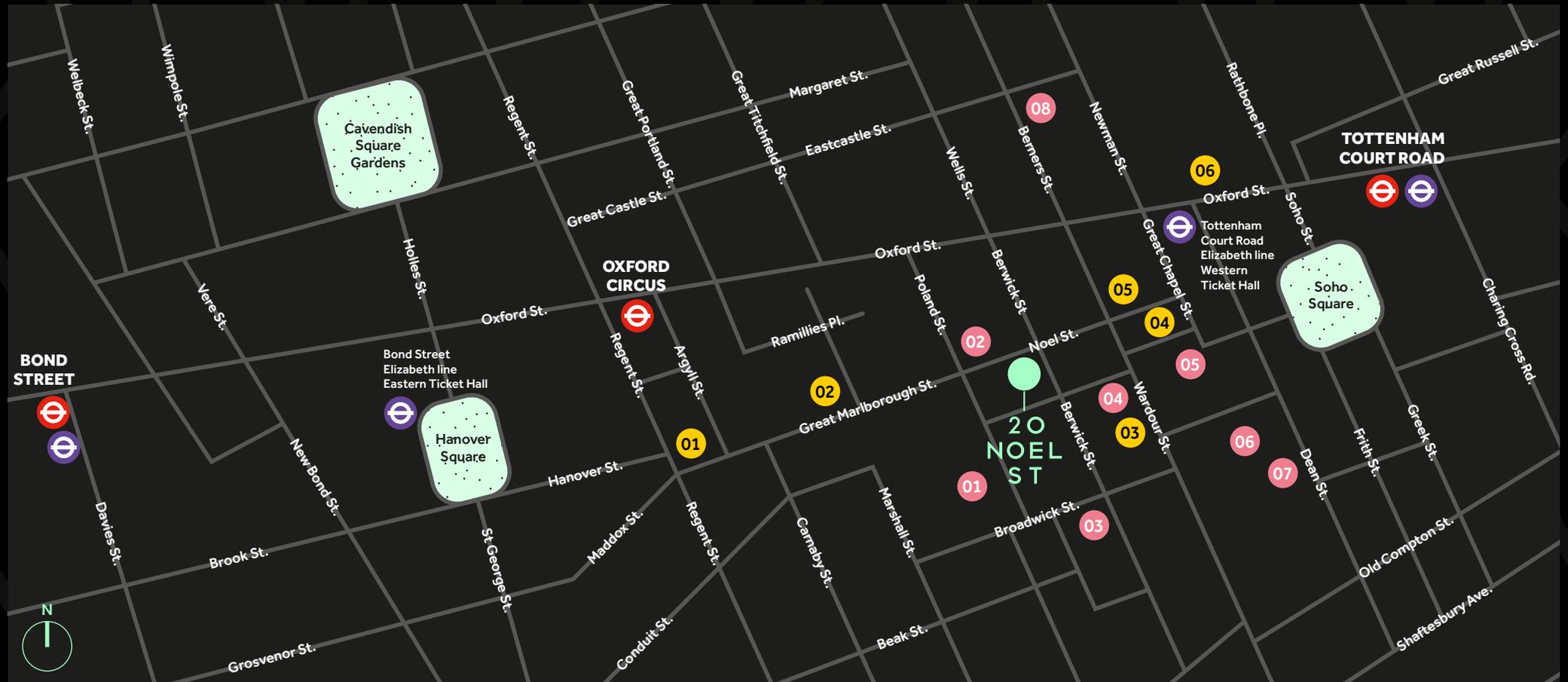
Soho provides occupiers with a diverse amenity mix. From upscale restaurants to the up-to-the minute street food openings – the iconic department store, the stalwart record store or trend setting fashion brands – it continues to lead the way.

Occupiers

- 01 Vevo
- 02 Sony
- 03 Office Group
- 04 WeWork
- 05 King
- 06 Facebook

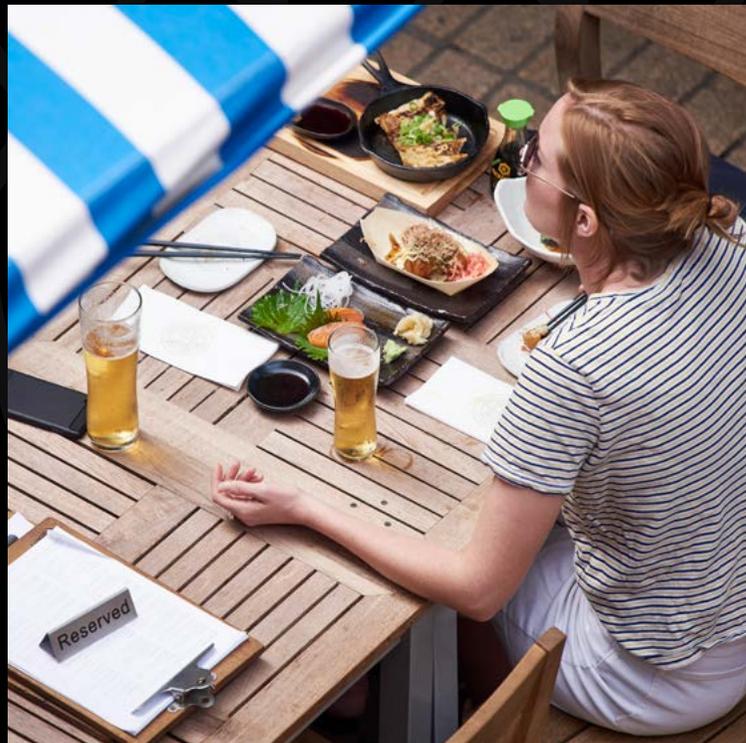
Amenities

- 01 Social Eating House
- 02 BrewDog
- 03 Yauatcha
- 04 The Breakfast Club
- 05 Nadler House
- 06 Soho Hotel
- 07 Soho House
- 08 Berners Tavern



The spirit of Soho

20 Noel Street is at the heart of one of London's most exciting, forward thinking and diverse neighbourhoods.



Carnaby Street, Oxford Street and Regent Street are all close by offering a vibrant lifestyle experience for occupiers – providing the highest concentration of restaurants, bars, shops, hotels, theatres and private members clubs in London.

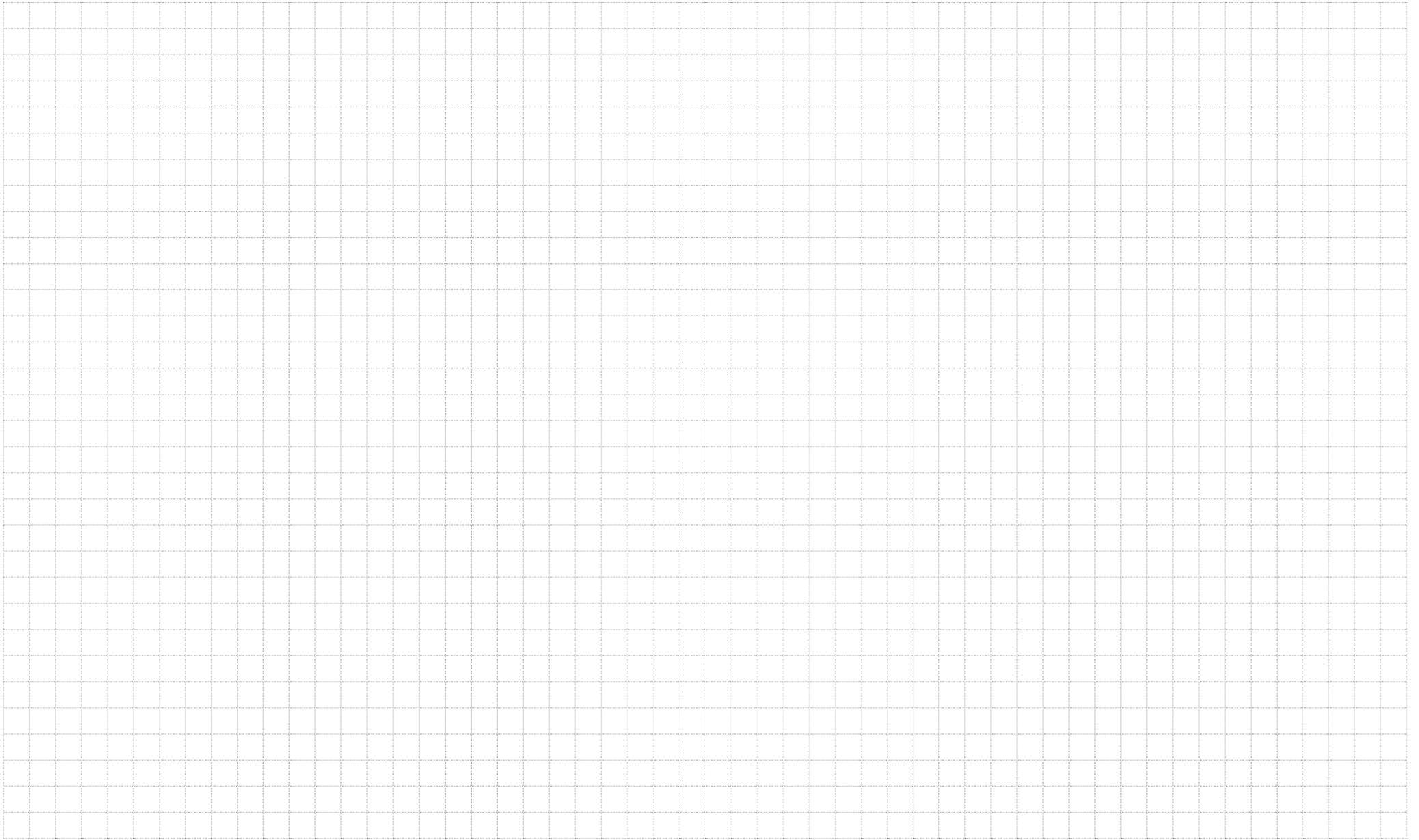
Traditionally the home of London's media and music industries – it has recently attracted a more diverse range of global occupiers including; Twitter, Snapchat, Spotify and Apple.



Clockwise from top left:

- _ Liberty
- _ Apple
- _ The Duck & Rice
- _ Bonnie Gull
- _ Fernandez & Wells
- _ The Ivy - Soho
- _ Bao
- _ Supreme





Further Information



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