



55 New Oxford Street, London WC1

High Quality Grade A Flexible Office Floors to Let | Circa 2,500 – 25,496 sq ft

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.

ACCOMMODATION

FLOOR	SQ FT	SQ M
7th	5,250	487.7
5th	5,115	475.2
4th	5,102	474.0
3rd	5,112	474.9
1st	5,217	474.9
Total	25,496	2,396.44

N.B. Floors can be split from circa 2,500 sq ft upwards.

VIEWING

By arrangement through the joint agents Allsop and The Noble Harris Partnership (Matthew Noble and Jake Doffman - 020 7637 3333).

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AMENITIES

- Air conditioning
- Raised floors
- Metal tile suspended ceilings
- Column free floorplates
- Natural light on 4 sides
- 3 x passenger lifts
- Commissionaire
- 24 hour access

LEASE

New flexible lease(s) direct from the landlord for a term by arrangement.

QUOTING RENT

£55.00 per sq ft exclusive with a premium to be paid on the 7th floor.

RATES

Estimated £23.00 per sq ft.

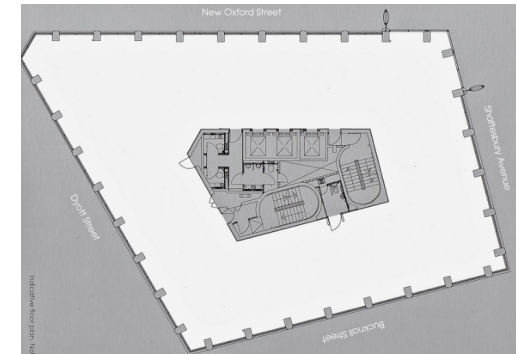
CAPPED SERVICE CHARGE

Capped at £12.50 per sq ft plus RPI.

EPC

D 82

INDICATIVE FLOOR PLAN



*Not to scale

Subject to Contract April 2017

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