

**SUPERB HIGH QUALITY OFFICES TO LET CLOSE TO
TOTTENHAM COURT ROAD WITH EXCELLENT NATURAL LIGHT**

55 NEW OXFORD STREET
LONDON
WC1A 1BS

5,200 – 20,950 SQ FT (483.09 – 1,946.30 SQ. M) APPROX



West End Office: 1 Duchess Street, London W1W 6AN
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All negotiations are subject to contract. The Agents are not authorised to make or accept any contractual offer unless prior notification to the contrary has been given on behalf of the client. In no other case whatsoever are the Agents (or any employee or sub-agent) authorised to make or give any representation or warranty on behalf of any party, and whilst information and particulars are given in all good faith purchases and lessees must not satisfy themselves independently as to the accuracy of matters upon which they intend to reply.

Location:

The building is prominently located on the south side of New Oxford Street adjacent to the junction with Shaftesbury Avenue. The area is extremely well served by public transport with Tottenham Court Road and Holborn Underground Stations (Northern, Central and Piccadilly) within an easy walking distance.



Accommodation:

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

| Floors | SIZE (SQ FT) | SQ M |
|--------|--------------|----------|
| Fifth | 5,250 | 487.74 |
| Fourth | 5,250 | 487.74 |
| Third | 5,250 | 487.74 |
| First | 5,200 | 483.09 |
| Total | 20,950 | 1,946.30 |

Amenities:

- Full Air-conditioning
- Excellent natural light
- 1x Shower
- Private WC's
- Manned Reception area.
- 24 Hour Access
- Large Kitchen Area
- 3x8 Passenger Lifts
- Raised Floor
- Suspended Plaster Ceiling With Recess Lighting
- Excellent Transport Links

Lease

A new lease is available for a term to be agreed.

Quoting Rent

£65.00 per sq ft per annum.

- Rates:** £27.50 per sq ft per annum.
As is customary interested parties are advised to verify the accuracy of this information directly with the Valuation Office.
- Service Charge:** £12.56 per sq ft per annum.
- EPC:** Copy Certificate available on application.
- Legal Costs:** Each party is to be responsible for its own legal costs incurred in this transaction.
- Possession:** March 2017.
- Viewings:** By arrangement through the joint sole agents:-

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