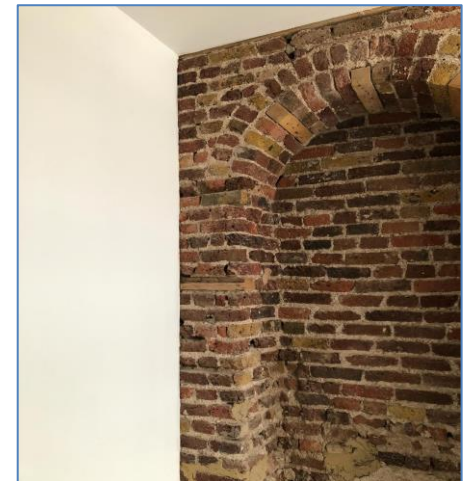


## 21A NOEL STREET, SOHO, W1



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High Quality, Comprehensively Refurbished Offices  
To Let

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820 – 4,696 sq ft (76 – 436 sq m)

IMPORTANT NOTICE — BDG Sparkes Porter LLP in their own right as agents for the vendor/lessor of this property draw your attention to the following:- These particulars are intended to provide prospective purchasers/tenants with only a general introduction to this property and do not form part of any offer or contract. These particulars are believed to be correct, but neither BDG Sparkes Porter LLP nor the vendor/lessor accept responsibility for any error they may contain. These particulars are not to be relied upon as a statement or representation of fact and prospective purchasers/tenants must satisfy themselves as to their correctness by inspection or otherwise. Neither the agents, or any of their employees, has any authority to make or give any further representation or warranty in relation to this property. All terms quoted are exclusive of VAT.

## LOCATION

The building is perfectly placed on the corner of Noel Street and Berwick Street and is therefore situated in the heart of Soho, an area rich in character and with a colourful history as a centre for music, fashion and entertainment. Today's Soho reflects fully its heritage whilst emerging as a vibrant creative hub with an expanding core of high quality commercial activity.

Transport links are excellent with Oxford Circus underground station within a very short walking distance along with all the bus routes down Oxford Street and nearby Regent Street. Tottenham Court Road station (4 minutes) and Bond Street stations (10 minutes) will both provide access to the Elizabeth Line (Crossrail) when it opens in early-2019.

## ACCOMMODATION

The building has been painstakingly refurbished using the best materials and highest quality workmanship throughout. Every detail has been carefully considered and being a corner building, has superb natural light on every floor.

Floor	Sq Ft	Rent:	Service Charge (approximate):	Rates (approximate):	Use
4 <sup>th</sup>	660	£60,000 pax	£7.00 psf	£22.50 psf	B1 Office
3 <sup>rd</sup>	820	£67,500 pax	£7.00 psf	£22.50 psf	B1 Office
2 <sup>nd</sup>	820	£67,500 pax	£7.00 psf	£22.50 psf	B1 Office
1 <sup>st</sup>	820	£70,000 pax	£7.00 psf	£22.50 psf	B1 Office
Ground	661	£110,000 pax	£7.00 psf	£22.50 psf	B1 Office / A1 Retail
Lower Ground	915	£55,000 pax	£7.00 psf	£22.50 psf	B1 Office / A1 Retail
<b>Total</b>	<b>4,696</b>				

NB1: The building is available in its entirety or on a floor by floor basis.

NB2: Floor areas are subject to final confirmation once the refurbishment is complete

## SPECIFICATION

Fully Refurbished  
New Air Conditioning  
New automatic passenger lift  
High quality wood flooring

Full fibre connectivity  
New LED lighting  
Exposed brickwork  
4<sup>th</sup> floor roof terrace

## TERM

A new lease for a term by arrangement direct from the Landlord.

## VIEWING

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