



55 New Oxford Street, London WC1

High Quality Grade A Flexible Office Space to Let | 1,973 - 9,844 sq ft (183.3 – 914.3 sq m)

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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	AVAILABILITY
7th	5,003	464.8	Under Offer
Part 5th (west)	2,719	252.6	Let
Part 3rd (west)	1,973	183.3	Available
2nd	5,125	476	Available
Part 1st (west)	2,746	255	Available
Total	17,566	1,631.70	

AMENITIES

- Air conditioning
- Raised floors
- Metal tile suspended ceilings
- Column free floorplates
- Good natural light
- 3 x passenger lifts
- Commissionaire
- 24 hour access

LEASE

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

RENT

£55.00 per sq ft.

RATES

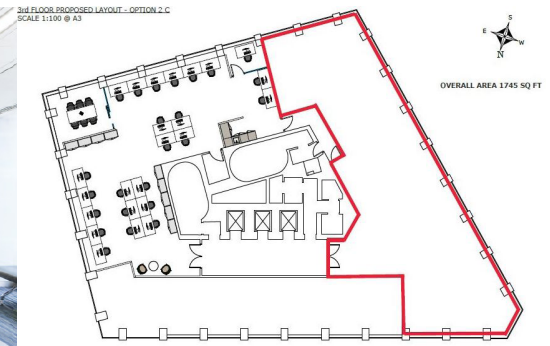
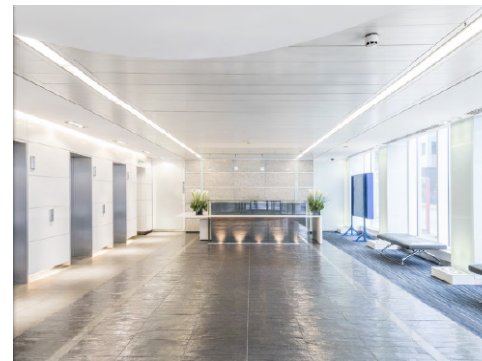
Estimated £23.00 per sq ft.

CAPPED SERVICE CHARGE

Capped at £13 per sq ft plus RPI.

EPC

D 82



Part 3rd floor (west)

VIEWING

By arrangement through the joint agents Allsop and The Noble Harris Partnership (Matthew Noble - 020 7291 6142 and Carl Dobrin - 020 7291 6141).

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