



## 55 New Oxford Street, London WC1

High Quality Grade A Flexible Office Space to Let | 1,179 - 7,644 sq ft (110-711 sq m)



## 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	RENT	AVAILABILITY
Part 1st (west)	2,746	255	£55.00	Available
Part 3rd (north)	1,179	110	TBC	Coming Soon
8th	3,720	346	TBC	Coming Soon

## 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.

## RATES

Estimated £24.00 per sq ft.

## CAPPED SERVICE CHARGE

Capped at £13 per sq ft plus RPI.

## EPC

D 82



## 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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