



## 55 New Oxford Street, London WC1

High Quality Grade A Flexible Office Space to Let | 840 - 10,292 sq ft (78.0 - 956.2 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 to be refurbished in 2019 by Oktra, open plan column free floor plates and excellent natural light.

## ACCOMMODATION

FLOOR	SQ FT	SQ M	AVAILABILITY
7th	5,100	473.8	Available
Part 5th (east)	n/a	n/a	Let
Part 5th (west)	2,719	252.6	Available
Part 4th (east)	n/a	n/a	Let
Part 4th (west)	n/a	n/a	Under Offer
Part 3rd (east)	n/a	n/a	Let
Part 3rd (west)	n/a	n/a	Let
Part 3rd (west)	1,807	167.9	Available
Part 1st (east)	n/a	n/a	Let
Part 1st (west)	n/a	n/a	Let
<b>Total</b>	<b>10,292</b>	<b>956.2</b>	<b>Available</b>

## 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
- Reception to be refurbished in 2019

## LEASE

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

## QUOTING RENT

£55.00 per sq ft.

## RATES

Estimated £23.00 per sq ft.

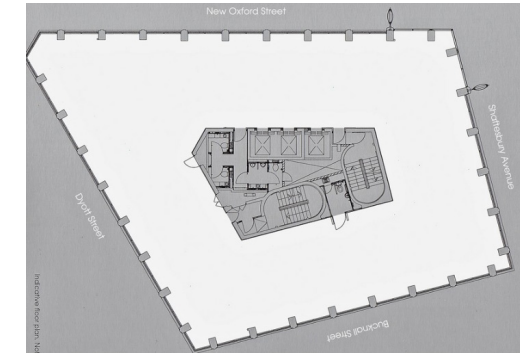
## CAPPED SERVICE CHARGE

Capped at £13 per sq ft plus RPI.

## EPC

D 82

## INDICATIVE FLOOR PLAN



\*Not to scale



Subject to Contract December 2017

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