

55 New Oxford Street, London WC1

High Quality Grade A Office Floors to Let

20,950 sq ft (1,946.30 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 is a short walk from the property offering underground rail services (Central and Northern Lines) and, in 2018, Crossrail. Holborn 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 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
5 th Floor	5,250	487.75
4 th Floor	5,250	487.75
3 rd Floor	5,250	487.75
1 st Floor	5,200	483.10
Total	20,950	1,946.35

To be formally measured.

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

LEASE

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

QUOTING RENT

£65.00 per sq ft exclusive.

RATES

£27.50 per sq ft.

We recommend interested parties verify this with the local authority.

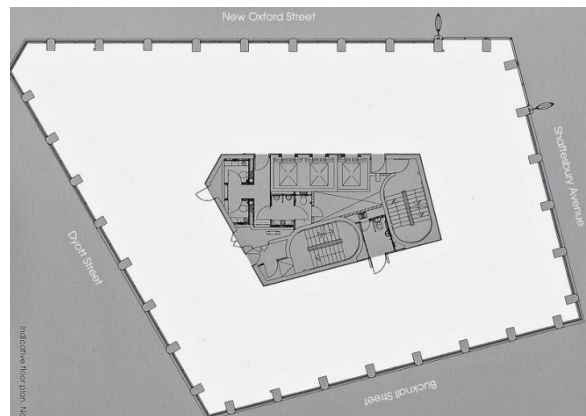
SERVICE CHARGE

£12.56 per sq ft.

EPC

D 82

INDICATIVE FLOOR PLAN



*Not to scale

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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Subject to Contract
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