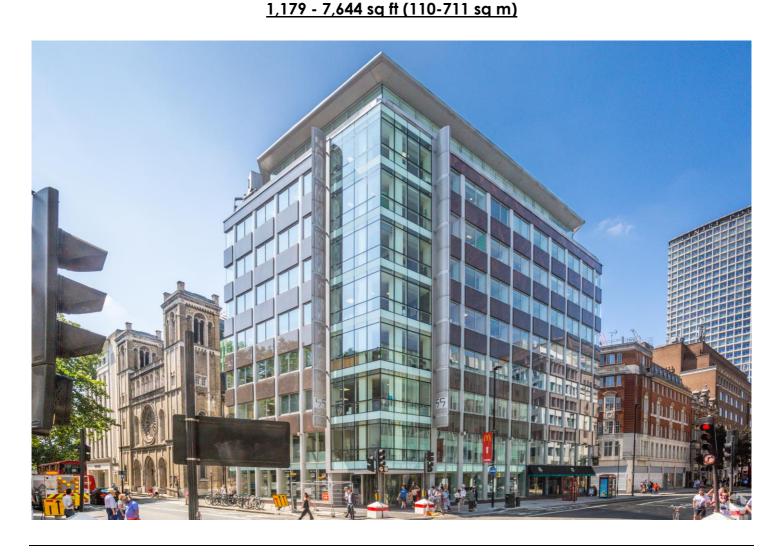


55 NEW OXFORD STREET LONDON WC1A 1BS

High Quality Grade A Flexible Office Space To Let



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.



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AMENITIES

- Air Conditioning
- Excellent natural light and views
- Column free floorplates
- Excellent fibre connectivity

- Commissionaire
- 24 hour on-site security
- Raised access flooring
- 3x passenger lifts

ACCOMMODATION

FLOOR	SIZE (Sq Ft)	RENT (PER SQFT)	STATUS
Entire 8th	3,720	TBC	Coming Soon Q1 2020
Part 3rd	1,179	TBC	Coming Soon Q1 2020
Part 1st	2,747	£55.00	Available
TOTAL	7,644		

LEASE

New flexible lease direct from the Landlord for a term by arrangement

RATES

Estimated at £24.00 per sqft

SERVICE CHARGE

£13.00 per sqft



Viewings by arrangement through joint sole agents Noble Harris and Allsop (Barney Lewis - 020 7543 6742):-

Matthew Noble mnoble@nobleharris.co.uk 020 7291 6142 079 8099 1214 Carl Dobrin
cdobrin@nobleharris.co.uk
020 7291 6141
075 4507 7959

Jake Doffman jdoffman@nobleharris.co.uk 020 7291 6144 079 0408 2118

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