

2 Noel Street, Soho London, W1

Fully Fitted Office, Ready For Occupation Summer 2020

OFFICE

London | Consultancy | Transactions | Independent | Experienced

Location

2 Noel Street is located on the Northern side of Soho, close to its boundary with Oxford Street and adjacent to the Carnaby estate. The premises is situated on one of Soho's prime streets and offers occupiers an abundance of amenity on it's doorstep. If the diverse mix of shops, cafes and restaurants in Soho doesn't quite cut it, Mayfair, Covent Garden and Fitzrovia are a few minutes walk away. The nearest Tube Stations are Oxford Circus & Tottenham Court Road, located just two minutes walk to the West and East respectively.

Description

The first floor office is reached via the recently refurbished reception area and passenger lift, the building also benefits from communal shower facilities on the lower ground floor. The office suite is about to undergo a comprehensive refurbishment and benefit from a full office fit out, this will provide any incoming tenant a 'turn-key' office where they can get their business set up there with immediate effect. The refurbishment and office fit out works are due to complete in Summer 2020.

Specification

- Fully Fitted Office Space
- Recently refurbished
- Demised Kitchen Facilities
- Air conditioning
- Video intercom and security system
- Passenger lift
- Communal shower and storage facilities
- Prime Soho location
- Excellent natural light
- Great floor to ceiling height
- Underfloor trunking
- LED lighting

Terms

Fit out optionality available to the incoming tenant, subject to negotiation.

New lease direct from the freeholder.

Rent

£85.00 per sq ft ex for a turn-key solution, available summer 2020



Accommodation (NIA)

Description	sq ft	sq m
First Floor	1,543	143.34
Total	1,543	143.34

Rates

£33.00 psf

Service Charge

TBC

Further Information

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