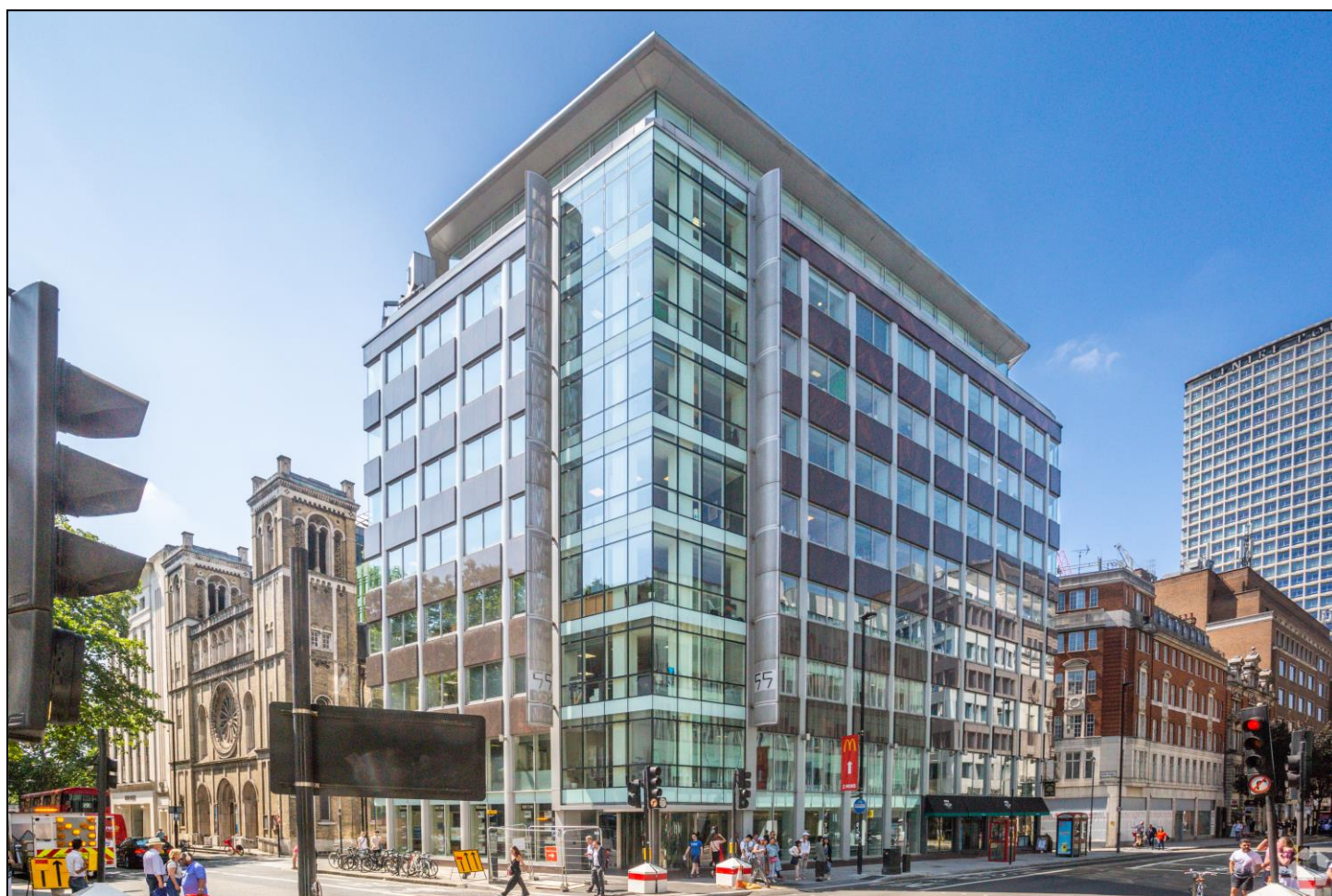


**High Quality Fully Fitted and Furnished “CAT A+”
Plug and Play Office Space to Let -**

Part 1st East - 2,214 sq. ft. (Cat A +)



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 soon the Elizabeth Line (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 fully fitted and furnished office accommodation benefiting from Plug and Play space on the part 1st East floor, with furniture in situ, meeting rooms and kitchenettes configured across column free floor plates.



55 NEW OXFORD STREET LONDON WC1A 1BS





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AMENITIES

- Cat A+ (fitted and furnished)
- Air Conditioning
- Excellent natural light and views
- Column free floorplates
- Excellent fibre connectivity
- Commissionaire
- Building Shower
- 24-hour on-site security
- Raised access flooring
- 3 x passenger lifts

ACCOMMODATION

FLOOR	SIZE (Sq Ft)	STATUS
Part 1 st East - Cat A +	2,214	Available

LEASE

New flexible leases are available directly from the Landlord for a term by arrangement

RENT

£72.50 per sq. ft exclusive of VAT

RATES

Estimated at approximately £24.00 per sq ft

SERVICE CHARGE

£15.41 per sq ft approx.

VAT

VAT is applicable

Viewings by arrangement through joint sole agents Noble Harris or Allsop (Harry Theakston – 020 7543 6842):-

Carl Dobrin
cdobrin@nobleharris.co.uk
075 4507 7959

Matthew Noble
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079 8099 1214

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