

NO  
78

New Oxford Street  
London WC1

1,281 – 11,571 sq ft  
offices to let

THE BUILDING

# WORK FLOW

**78 New Oxford Street** has undergone a complete refurbishment to provide office space across the 1st to 7th floors, with sizes ranging from 1,281 sq ft up to a total of 11,571 sq ft.

The 1st and 2nd floors feature fully fitted, ready-to-go spaces, offering flexibility to tenants. The 7th floor boasts a demised terrace, and the building includes a communal roof terrace, providing outstanding outdoor areas for all occupants.





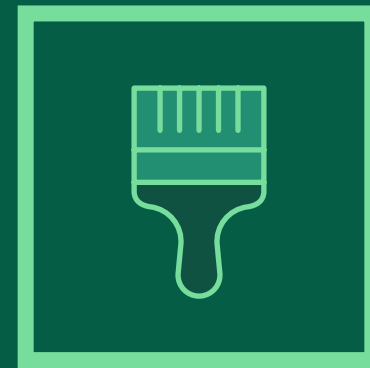
PRIVATE DEMISED  
TERRACE ON 7<sup>TH</sup> FLOOR



COMMUNAL  
ROOF TERRACE



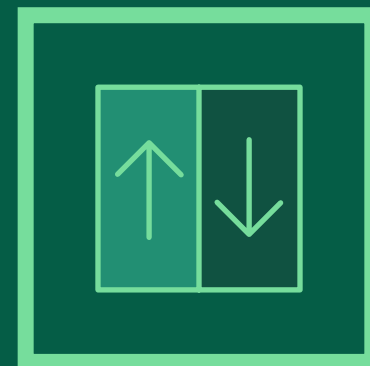
NEW TIMBER  
PARQUET FLOORING



COMPREHENSIVE  
REFURBISHMENT



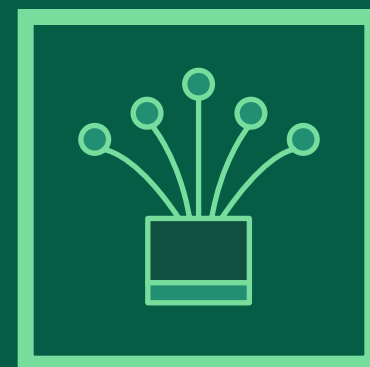
VRF AIR  
CONDITIONING



2 x PASSENGER  
LIFTS



SHOWER FACILITY  
& LOCKERS



FIBRE LINE IN  
THE BUILDING

SPECIFICATION

YOUR  
CHOICE



Second Floor

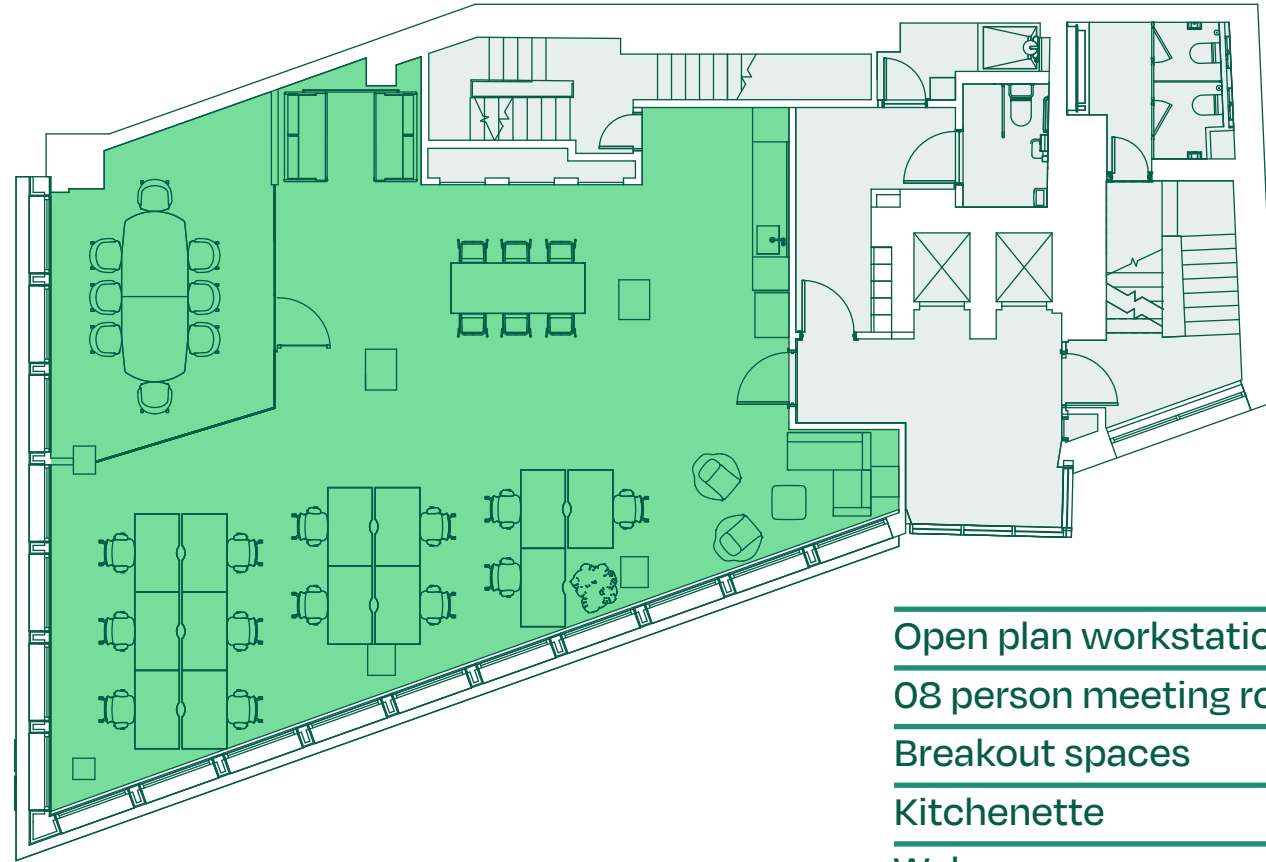


First Floor

Floor	Condition	Sq Ft	Sq M
7th	CAT A	1,281	119
6th	CAT A	1,776	165
5th	CAT A	1,776	165
4th	CAT A	1,776	165
3rd	CAT A	1,776	165
2nd	Fully Fitted	1,776	165
1st	Fully Fitted	1,410	131
<b>Total</b>		<b>11,571</b>	<b>1,075</b>

## FIRST FLOOR

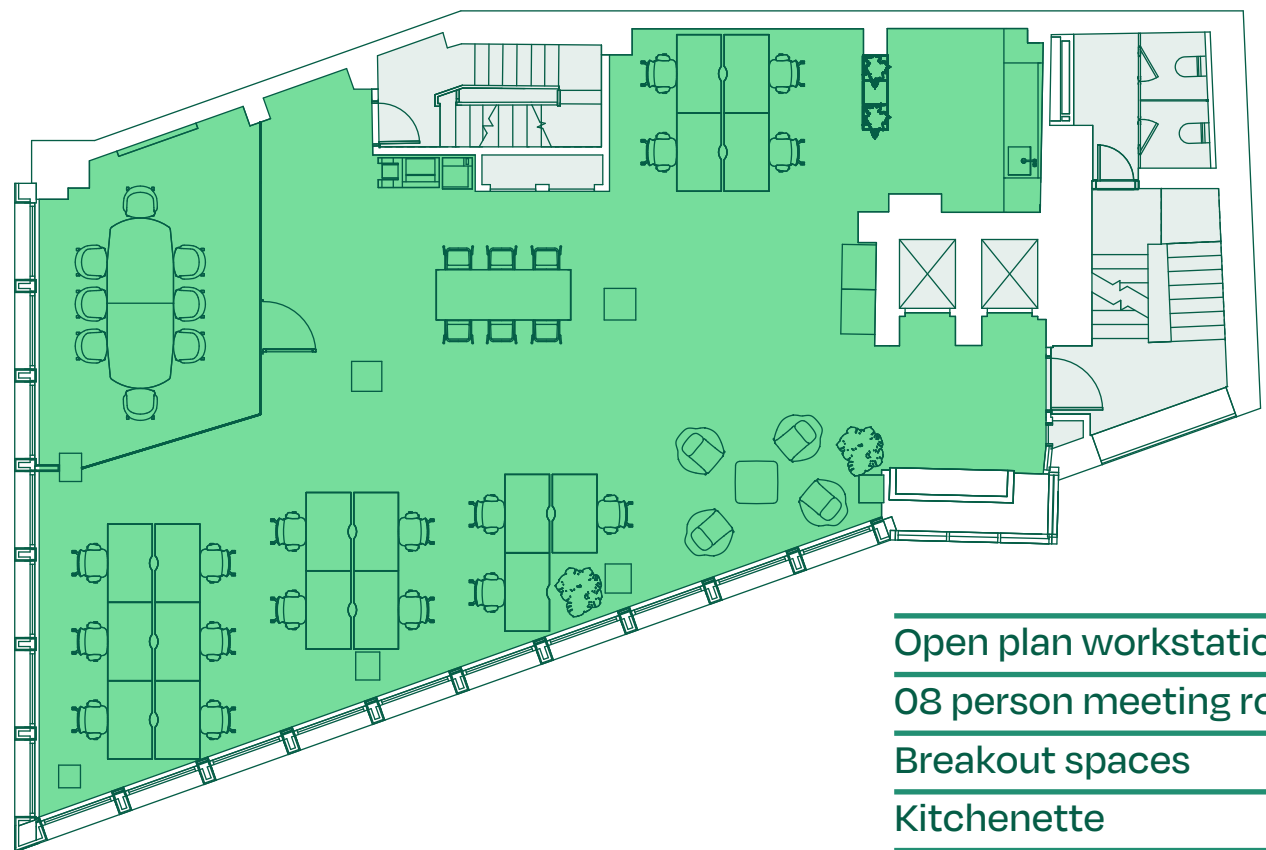
1,410 SQ FT / 130.99 SQ M



Open plan workstations	13
08 person meeting room	01
Breakout spaces	02
Kitchenette	01
Welcome area	01

## SECOND FLOOR

1,776 SQ FT / 165 SQ M



Open plan workstations	17
08 person meeting room	01
Breakout spaces	01
Kitchenette	01
Welcome area	01

● Office ● Core

For indicative purposes only. Not to scale. ⌚

03

THE SPACE

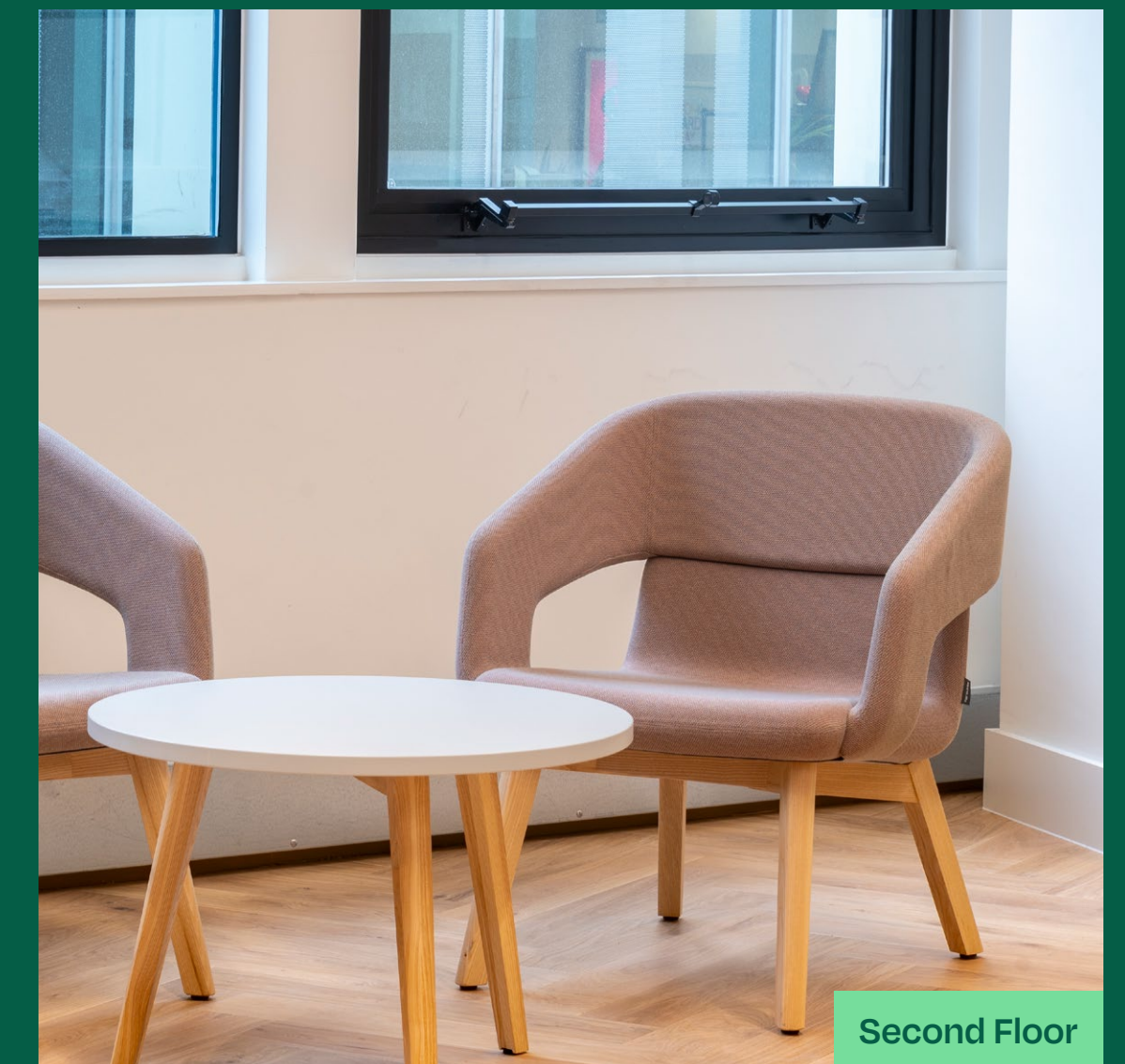
READY  
TO MOVE



Second Floor



First Floor



Second Floor

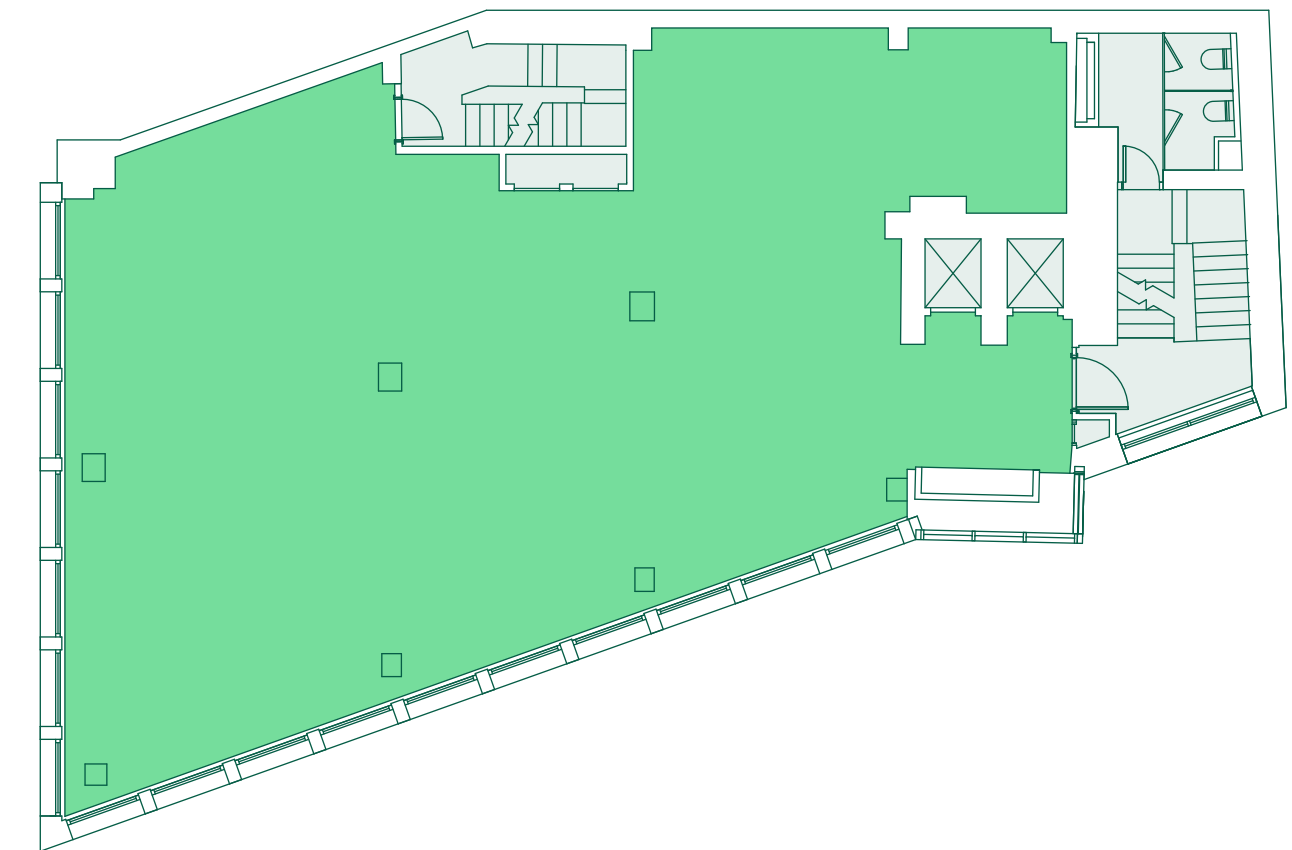
N078



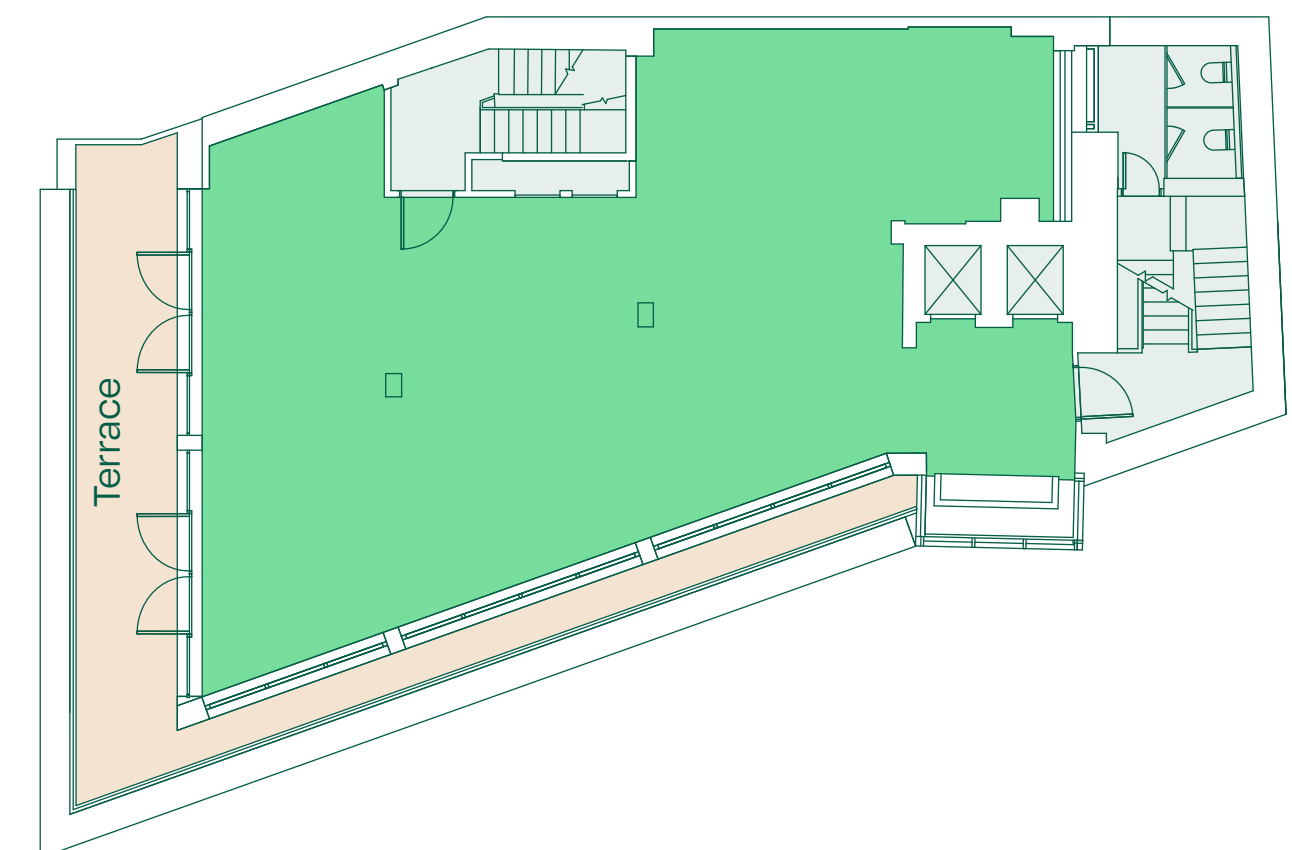
Typical CAT A Floor



**TYPICAL UPPER FLOOR** 1,776 SQ FT / 165 SQ M



**SEVENTH FLOOR** 1,281 SQ FT / 119.01 SQ M



● Office ● Terrace ● Core For indicative purposes only. Not to scale. ⌚

THE SPACE

BLANK  
CANVAS



Typical CAT A Floor



01



02



03

Situated in a bustling area 78 New Oxford Street offers proximity to a variety of amenities, including hotels, restaurants, and cafés including The Bloomsbury, Tattu and Blank Street.

- 01 1Rebel
- 02 Seven Dials Market
- 03 Soho Square
- 04 Tattu
- 05 Covent Garden Hotel



04



05

THE LOCATION

OUT &  
ABOUT

THE LOCATION

STEP  
OUT

The area is well-served by transport links, with Tottenham Court Road and Holborn Underground stations nearby, providing easy access to the Central, Northern, and Elizabeth lines.

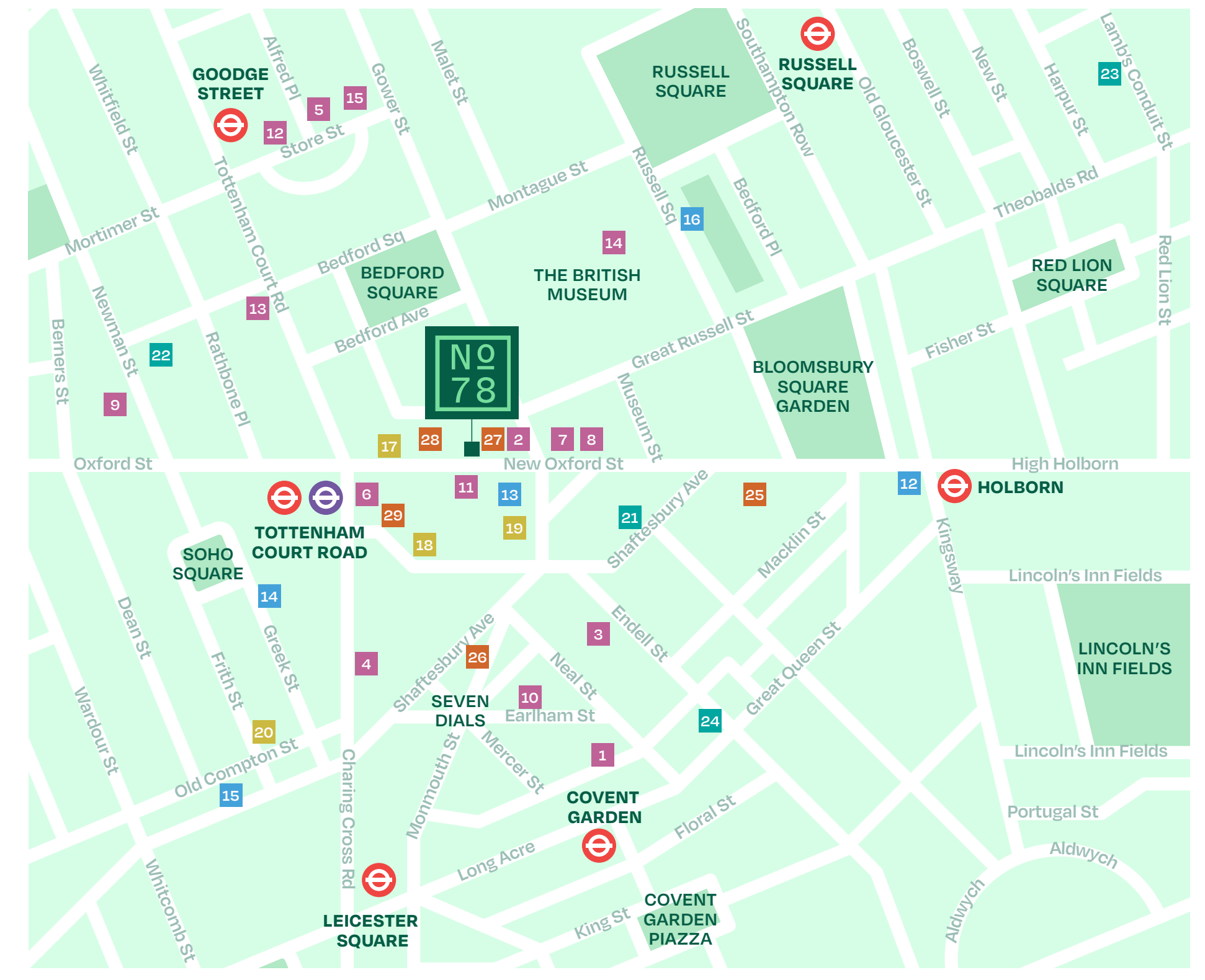
This prime location is perfect for companies seeking a prestigious address in a dynamic and well-connected part of London.

Walk times sourced from TfL.



CONNECTIONS

<p><b>TOTTENHAM COURT ROAD</b></p> <p>01</p>	<p><b>HOLBORN</b></p> <p>05</p>
<p><b>COVENT GARDEN</b></p> <p>06</p>	<p><b>LEICESTER SQUARE</b></p> <p>07</p>
<p><b>GOODGE STREET</b></p> <p>08</p>	<p><b>RUSSELL SQUARE</b></p> <p>14</p>



RESTAURANTS

- 1 Hawksmoor
- 2 Bloomsbury St Kitchen
- 3 Parsons
- 4 Flat Iron
- 5 Honey & Co Daily
- 6 Tattu
- 7 Giotto
- 8 Savoir Faire
- 9 Circolo Popolare
- 10 Seven Dials Market
- 11 Arcade Food Hall
- 12 Busaba
- 13 Eggslut

BARS & PUBS

- 14 Great Court
- 15 SKZO
- 16 Princess Louise
- 17 Flight Club
- 18 Louche Soho
- 19 Golden Lion
- 20 The Leopard Bar

COFFEE

- 21 Blank Street Coffee
- 22 Black Sheep
- 23 The Coffee Tree
- 24 Bar Italia

GYMS

- 25 1Rebel
- 26 Digme
- 27 PureGym
- 28 Nuffield Health

HOTELS

- 29 The Hoxton
- 30 Covent Garden Hotel
- 31 Radisson Blu
- 32 The Bloomsbury Hotel
- 33 Chateau Denmark



FURTHER INFORMATION

GET IN  
TOUCH

#### VIEWINGS

Strictly through the  
joint letting agents.



#### MEGAN CARR

07896 899 798  
megan.carr@levyrealestate.co.uk

#### HARRY CORMACK

07815 463 822  
harry.cormack@levyrealestate.co.uk

#### TERMS

Upon application.

# Farebrother

#### JULES HIND

07976 839 011  
jhind@farebrother.com

#### AMELIA ROYDS

07708 487 055  
aroyds@farebrother.com

Subject to contract. Levy Real Estate and Farebrother for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither Levy Real Estate and Farebrother, nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of VAT. October 2024.

Designed by Cre8te – 020 3468 5760 – cre8te.london

