

TWO  
NOEL  
ST.

1,182 SQ FT OF FULLY FITTED OFFICE,  
READY FOR IMMEDIATE OCCUPATION  
**SOHO W1**

## INTRO

LOCATION

SPECIFICATION

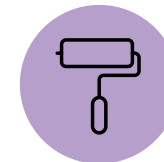
ACCOMODATION

TERMS & CONTACT

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Located in the heart of one of London's most vibrant, dynamic, and buzzing areas, the 3rd floor has recently undergone a full CAT A+ refurbishment, providing incoming tenants with a "turnkey office", ready for immediate occupation.



**BRAND NEW  
REFURBISHED  
'TURNKEY' OFFICE**



**1,182 SQ FT  
ON THE  
THIRD FLOOR**



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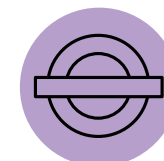


Two Noel Street is located on the northern side of Soho, close to its boundary with Oxford Street and adjacent to the Carnaby estate. The premises are situated on one of Soho's prime streets and offer occupiers an abundance of amenities on its doorstep.

Transport links are excellent, with both Oxford Circus and Tottenham Court Road Tube stations within walking distance of the property.



PRIME SOHO  
LOCATION ADJACENT  
TO CARNABY STREET



3 MINS WALK TO  
TOTTENHAM COURT ROAD  
6 MINS WALK TO  
OXFORD CIRCUS



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Breadstall



Kingley Court



Kingley Court



## RESTAURANTS

- BAO
- Bob Bob Ricard
- Breadstall
- Brindisa Kitchens
- Club Mexicana
- Darjeeling Express
- Dehesa
- Dirty Bones
- Donia
- Dishoom
- Flat Iron
- Goldies
- Inko Nito
- Imad's
- Island Poké
- Korean Dinner Party
- Le Bab
- Lui Xiaomian
- Oka
- Pastaio
- Patty & Bun
- Paradisio
- Pizza Pilgrims
- Polpo
- Rita's
- Scarlett Green
- Shoryu
- Senor Ceviche
- The Life Goddess
- Ugly Dumpling
- Yauatcha



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## CAFÉS

- Algerian Coffee Stores
- Axe Coffee Co
- Blank Street Coffee
- Buns from home
- EL&N
- Flat White
- Maison Bertaux
- Joe & The Juice
- Nagare Coffee
- Soho Grind
- Söderberg
- The Breakfast Club

## BARS & PUBS

- Aint Nothing But
- Alma
- Anitdote
- Bar Crispin
- Basement Sate
- Cahoots
- Disrepute
- Flute
- French House
- John Snow
- Refuel
- Two Floors
- The Little Violet Door
- Nightjar
- Old Coffee House
- Red Lion
- Shakespeares Head
- Soma
- Blue Posts
- The Clachan
- The Canton Arms
- The Shaston Arms
- The White Horse



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## SHOPS

Abercrombie & Fitch

Ace & Tate

Aimé Leon Dore

Apple

Adidas Originals

Barbour

Cambridge Satchel Co.

Clarks Originals

Diesel

END.

Fred Perry

Levis

Liberty

Paul Smith

PANGAIA

Rag & Bone

Raeburn

Ralph Lauren

Scotch & Soda

Sweaty Betty

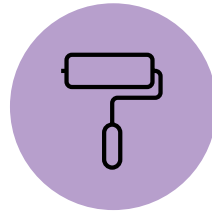
The Kooples

Timberland

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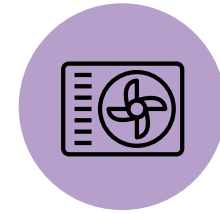
**FULLY FITTED  
OFFICE SPACE**



**NEWLY  
REFURBISHED**



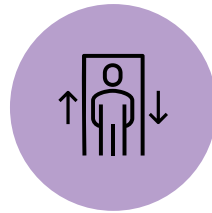
**DEMISED  
KITCHEN  
FACILITIES**



**AIR  
CONDITIONING**



**VIDEO INTERCOM  
AND SECURITY  
SYSTEM**



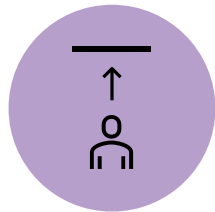
**PASSENGER  
LIFT**



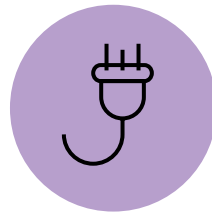
**COMMUNAL  
SHOWER AND  
STORAGE FACILITIES**



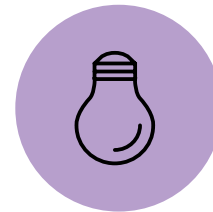
**EXCELLENT  
NATURAL LIGHT**



**GREAT FLOOR  
TO CEILING  
HEIGHT**



**UNDERFLOOR  
TRUNKING**



**LED LIGHTING**

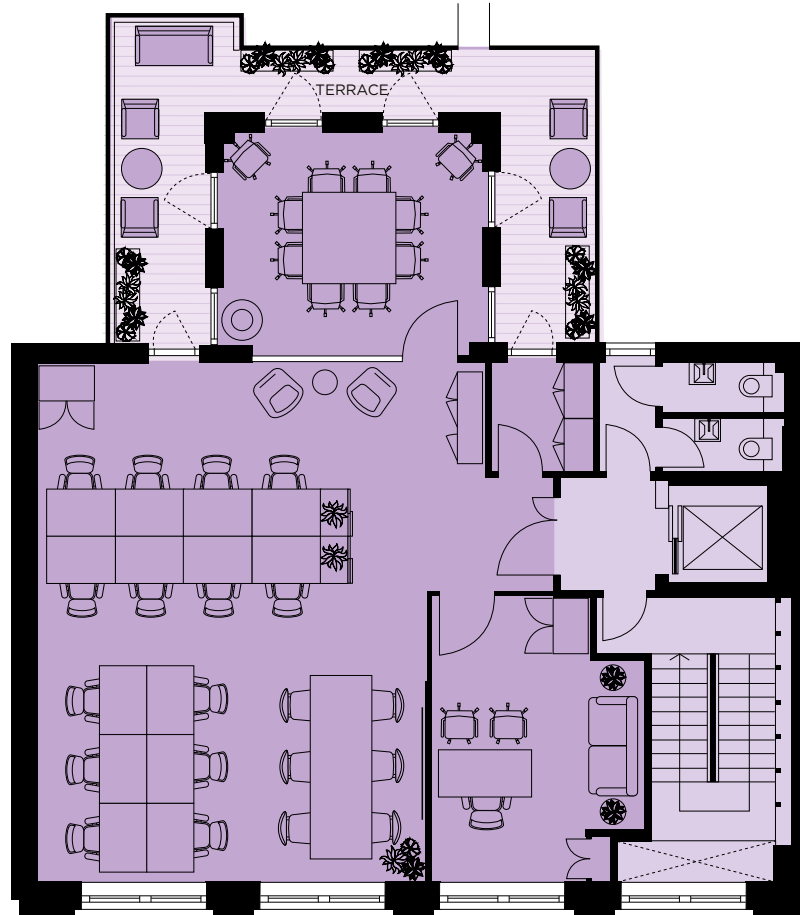


**PRIVATE  
OUTDOOR  
TERRACE**



## ACCOMMODATION (NIA)

OFFICE	1,182 SQ FT	109.8 SQ M
<b>TOTAL</b>	<b>1,182 SQ FT</b>	<b>109.8 SQ M</b>



05  
 FLOOR

- Office ●
- Terrace ■
- Core ●

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## TERMS

A new lease is available directly from the freeholder.

Floor	Size	Workstations	Rent (PSF)	Rates (PSF)	Service Charge (PSF)	Total Psf Costs	Total Monthly (INC)	Total Yearly (INC)
3RD	1,182 SQFT	20	£97.50	£30.49	£18.25	£146.24	£14,405	£172,856

\*All costs are approximate and subject to change.



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