

# 1-2 Stephen Street

Noho, London, W1T 1AL

TOP FLOORS FULLY FITTED OFFICES TO LET | 8,066 –  
16,148 sq ft WITH 2,400 sq ft PRIVATE TERRACE



## Location

The building is located on Stephen Street, close to the junction with Tottenham Court Road. Situated in Noho and a short walk from Charlotte Street it benefits from all of the amenities the area has to offer.

The property is within a short walk from Tottenham Court Road (Central, Queen Elizabeth and Northern lines) and Goodge Street (Northern line) tube stations.

## Description

The 9<sup>th</sup> and 10<sup>th</sup> offers modern 'penthouse' office space, with amazing natural light from windows on all elevations. The terrace offers 360 views across central London.

Unique design aesthetics with ceiling heights of 3.4 meters.

The two floors are fully fitted, below photo taken prior to occupation

Bert Murray, Partner

📞 07775 521 102

## Floor Areas

Floor	sq ft	sq m
10 <sup>th</sup> Floor	8,066	749
9 <sup>th</sup> Floor	8,082	751
TOTAL (approx.)	16,148	1,500

\*Measurement in terms of \*NIA

## Noho

Noho is an unofficial, but commonly used, term that describes the creative media area to the north of Oxford Street between Tottenham Court Road and Great Titchfield Street.

Centered around the trendy bars and restaurants along Charlotte Street, the last two decades has seen the area firmly establish itself as the centre of the British television production industry and also attracts other creative, tech and design conscious occupiers, such as Facebook who have taken 216,000 sq ft at 1 Rathbone Square.

Paul Dart, Partner

📞 07502 306 240

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract June 2022

📞 020 7025 1390

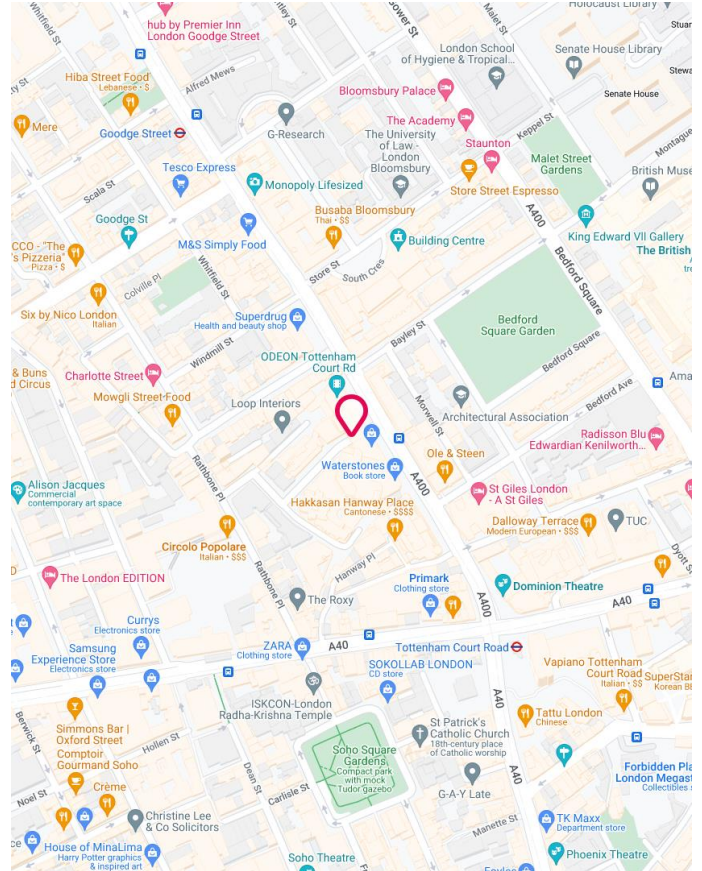
📍 4 Golden Square London W1F 9HT

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Noho, London, W1T 1AL



9<sup>th</sup> & 10<sup>th</sup> FLOOR OFFICES TO LET | 8,066 – 16,148 sq ft



## Terms

Tenure:	Leasehold
Lease:	An assignment of the lease until March 2025. Alternatively, a new lease is available from the Landlord.
Rent:	10 <sup>th</sup> Floor - £83.67 per sq ft 9 <sup>th</sup> Floor - £84.83 per sq ft exclusive
Rates:	Approximately £29.00 per sq ft
Service Charge:	Estimated at £13.00 per sq ft

## Amenities

- Fully fitted
- Excellent natural light
- Six passenger lifts
- Commissionaire
- Amazing 2,400 sq ft terrace with views across central London
- 24-hour access

Bert Murray, Partner

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