

250 Tottenham Court Road,  
Noho, London W1T 7QZ



OFFICES TO LET | 1,638 Sq Ft



### Location

250 Tottenham Court Road is situated in a prominent position at the southern end of Tottenham Court Road, close to the junction with Bedford Avenue. Situated a short walk from Charlotte Street, the building benefits from all the amenities the area has to offer. The property is close to Tottenham Court Road station (Elizabeth, Central, Northern Lines), Goadge Street (Northern line) and Oxford Circus (Central, Victoria and Bakerloo) tube stations.

### Floor Areas

Floor	sq ft	sq m
5 <sup>th</sup> Floor	1,638	152
<b>TOTAL (approx.)</b>	<b>1,638</b>	<b>152</b>

\*Measurement in terms of \*IPMS

### Description

The building benefits from an attractive modern ground floor reception with on site building manager and passenger lift.

The fifth floor is currently fitted with various meeting rooms, private offices, air conditioning, fibre internet and a fitted kitchen.

The space is currently occupied, but available from January 2025.

### 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 and design conscious occupiers.

Ray Walker, Partner

📞 07747 777144

Joint Agents: Philip Wragg, Wragg and Partners

📞 020 7078 7239 [philip@wragg.co.uk](mailto:philip@wragg.co.uk)

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 September 2024

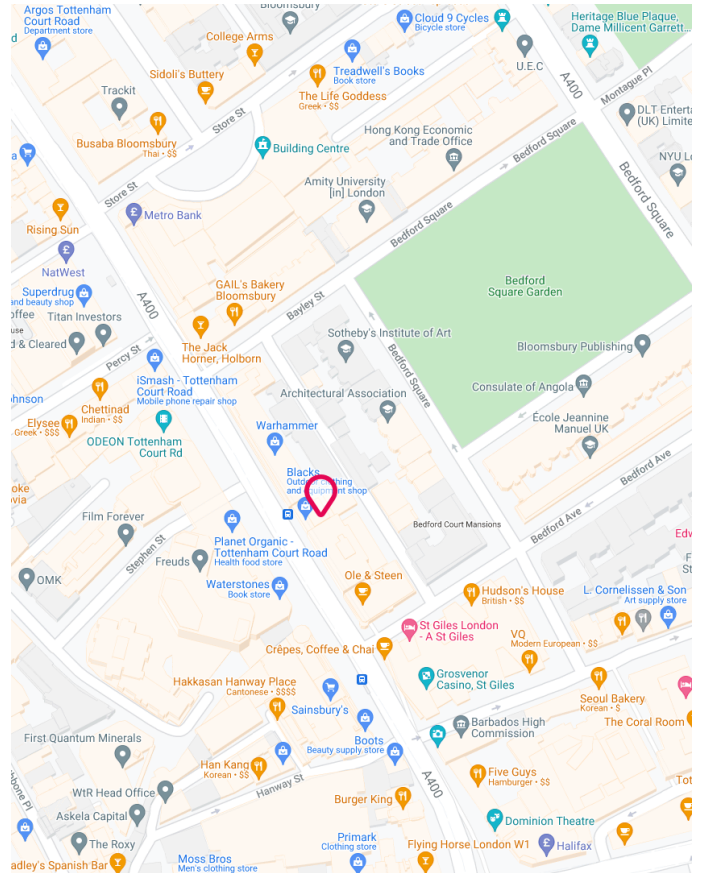
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## Terms

Tenure:	Leasehold
Lease:	A new lease direct from the Landlord
Rent:	£67.50 per sq ft pax
Rates:	Estimated at £28.00 psf (2024/25)
Service Charge:	£7.12 psf pax
EPC Rating:	C

## Amenities

- High quality existing fit out
- Modern ground floor reception lobby
- Passenger lift
- Modern LED lighting
- Bike storage
- Metal tile raised floors
- VRV Air Conditioning
- Demised WCs
- 24-hour access
- Fibre cabling already installed

Ray Walker, Partner

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