

OFFICES TO LET | 15,328 SQ FT



### Location

The building is situated on the westside of Berners Street, between the junctions Eastcastle Street and Oxford Street. Tottenham Court Road (Northern, Central, Queen Elizabeth lines) and Oxford Circus (Victoria, Central and Bakerloo lines) underground stations are all within easy walking distance.

### Floor Areas

Floor	sq ft	sq m	
Part 5 <sup>th</sup> floor	15,328	1,424	Available
TOTAL (approx.)	15,328	1,424	

\*Measurement in terms of NIA

### Description


The part 5<sup>th</sup> floor provides predominantly open plan office space, approximately 180 desks, collaboration areas, offices, meeting rooms, booths and a kitchen. The offices will be offered fully fitted including desking, chairs, meeting room tables and planting.

The property was a former department store and benefits from amazing floor to ceiling heights and the option of two entrances.


### 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. Centred 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 attracts other creative, tech and design conscious occupiers.

Paul Dart, Partner

 07502 306 240

Bert Murray, Partner

 07775 521 102

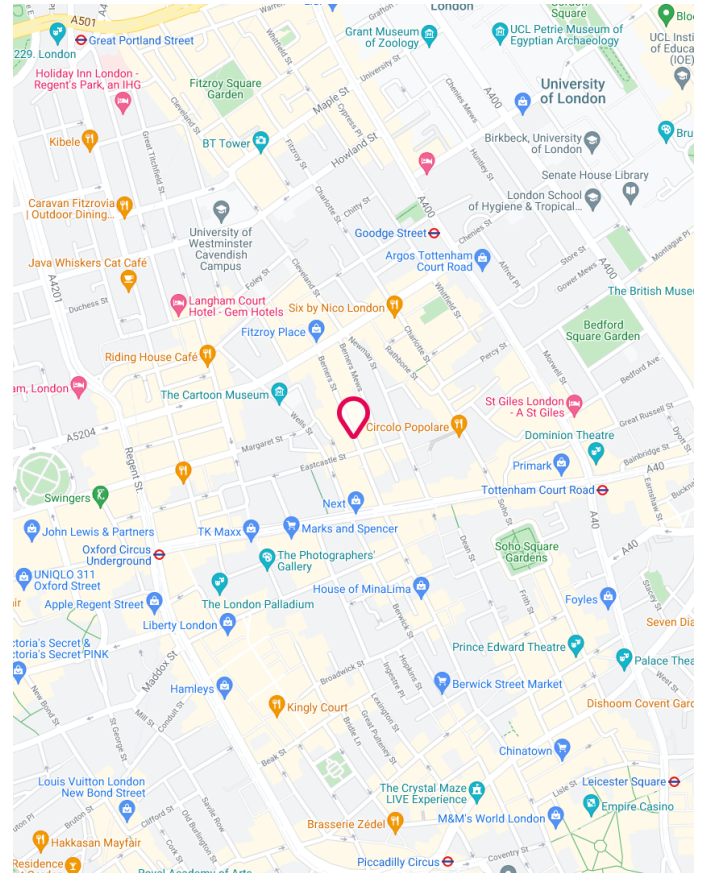
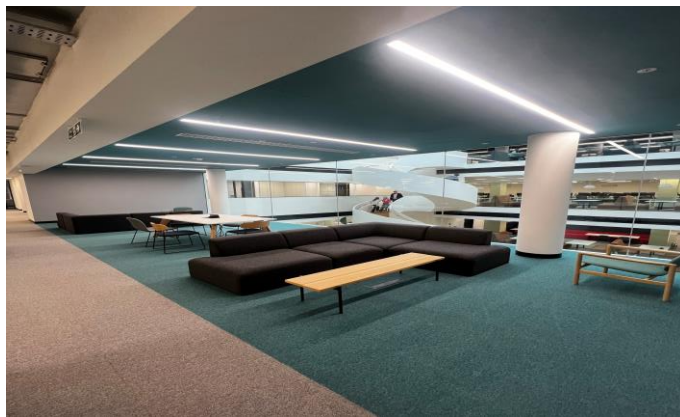
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. 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 February 2025

# 70 Berners Street Noho, London, W1T 3NL



OFFICES TO LET | 15,328 SQ FT



## Terms

Tenure:	Leasehold
Lease:	A new lease
Rent:	£92.50psf pax
Rates:	Est £30.00 psf
Service Charge:	Approx. £16.00 psf pax
EPC Rating:	TBC

## Amenities

- Fully fitted accommodation
- Amazing floor to ceiling height
- Air conditioning
- Raised floors
- Excellent natural light
- Commissionaire
- 3 passenger lift
- Bike storage
- Cycle storage and showers

Paul Dart, Partner

📞 07502 306 240  
✉️ pdart@monmouthdean.com

Bert Murray, Partner

📞 07775 521 102  
✉️ bmurray@monmouthdean.com

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.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

Subject to Contract February 2025