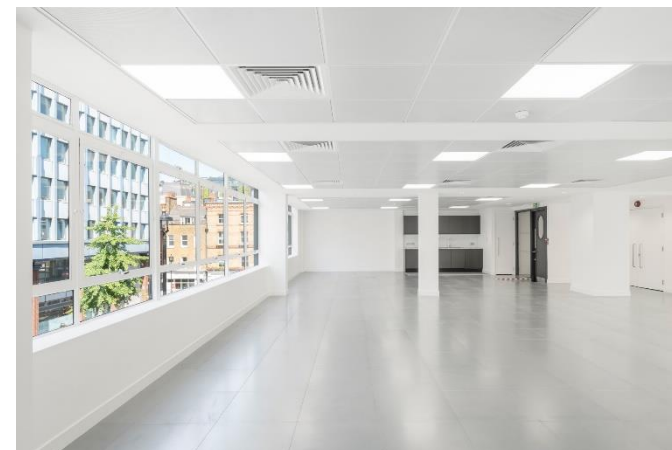


14-18 NOEL STREET

LONDON W1F 8GF



AVAILABLE
2,465 sq ft

REFURBISHED OFFICES WITH TERRACE

Location

The property is located on the south side of Noel Street, close to its junction with Poland Street, in the heart of Soho. Both Oxford Circus (Victoria/Bakerloo/Central) and Tottenham Court Road stations (Northern/Central and Elizabeth line) are close by.

Accommodation

The accommodation comprises the entire **second floor** with a net floor area of **2,465 sq ft**. The offices have been refurbished to CAT A and are offered in open plan with a fitted kitchenette.

Lease

A new effective full repairing lease is offered by the landlord for a term to be agreed.

Rent

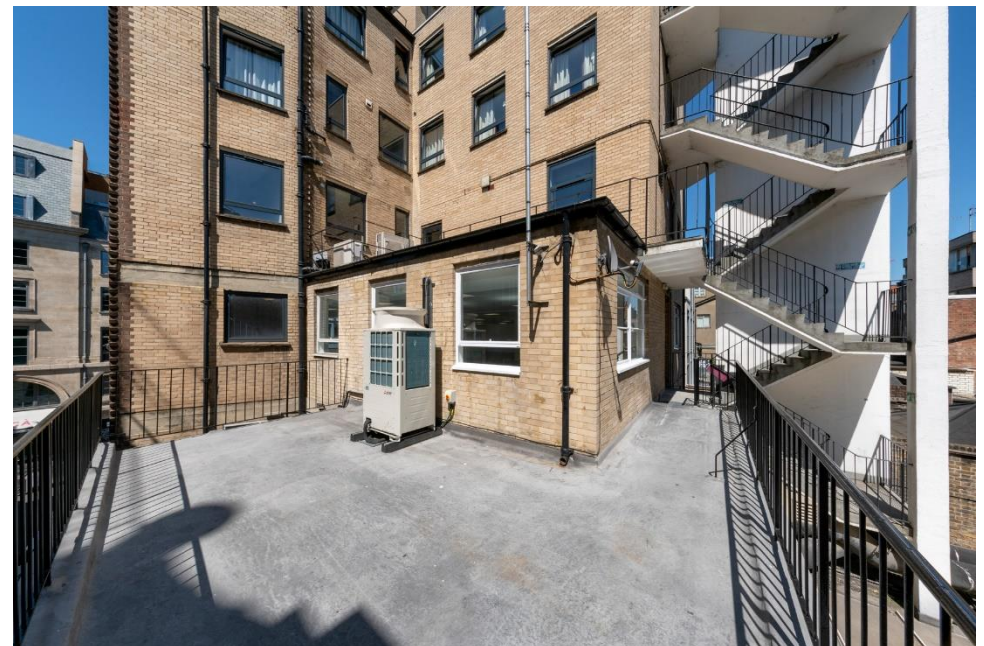
£69.50 per sq ft exclusive of business rates, service charge, insurance and VAT.

Business Rates

Estimated at **£22.00 per sq ft**. Interested parties are advised to make their own enquiries with Westminster Council.

Service Charge

Budgeted at **£10.00 per sq ft**.



Specification

- Passenger Lift
- Comfort Cooling
- Raised Floor
- Private Roof Terrace
- Kitchenette
- Excellent Natural Light

EPC

Energy Rating C.

Viewing

By prior appointment with sole agent.

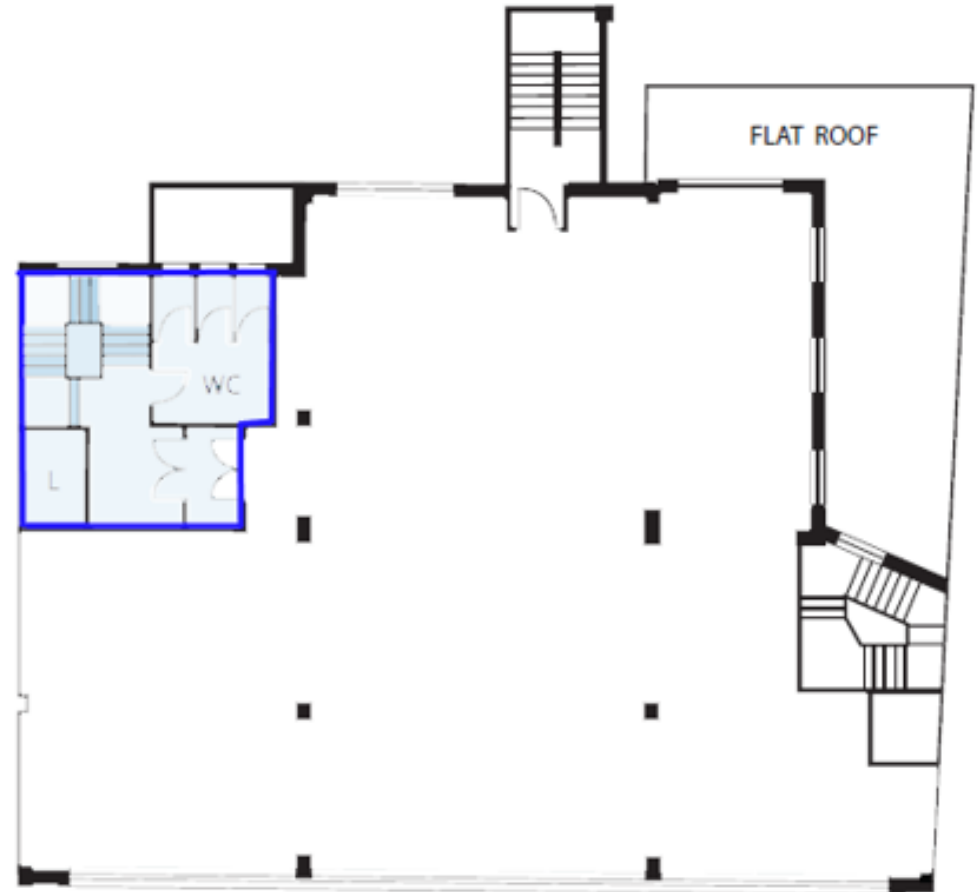
Contact

Peter Hutchinson

020 7297 9665

07712 779619

p.hutchinson@hmc.london



SECOND FLOOR PLAN

www.hmc.london

HMC 3 Duke of York Street London SW1Y 6JP T: 020 7439 1500 E: mail@hmc.london

Whilst every effort has been made to ensure the accuracy of these particulars, they are for guidance only and do not form part of any contract. Unless otherwise stated, all prices and rents quoted are exclusive of VAT.