

# 20 NOEL ST

Soho W1





# A Soho building redefined

20 Noel Street is a modern refurbished workspace building located in central Soho.

With a contemporary arrival, reception and lift provision servicing all floors.

The self-contained ground and lower ground floors benefit from a private entrance, with a rear private courtyard terrace.

All spaces are offered fully fitted and furnished.



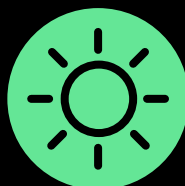
# Summary Specification



Full access raised floor  
(60mm void typically)



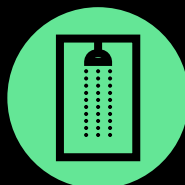
Communal terrace  
at 7th roof level



Excellent  
natural light



12 bike racks in  
basement cycle store



Shower and  
changing room



Self-contained  
ground floor



Brand new  
reception



1 x 8 person  
passenger lift serving



VRF  
air conditioning



Occupational  
density



02





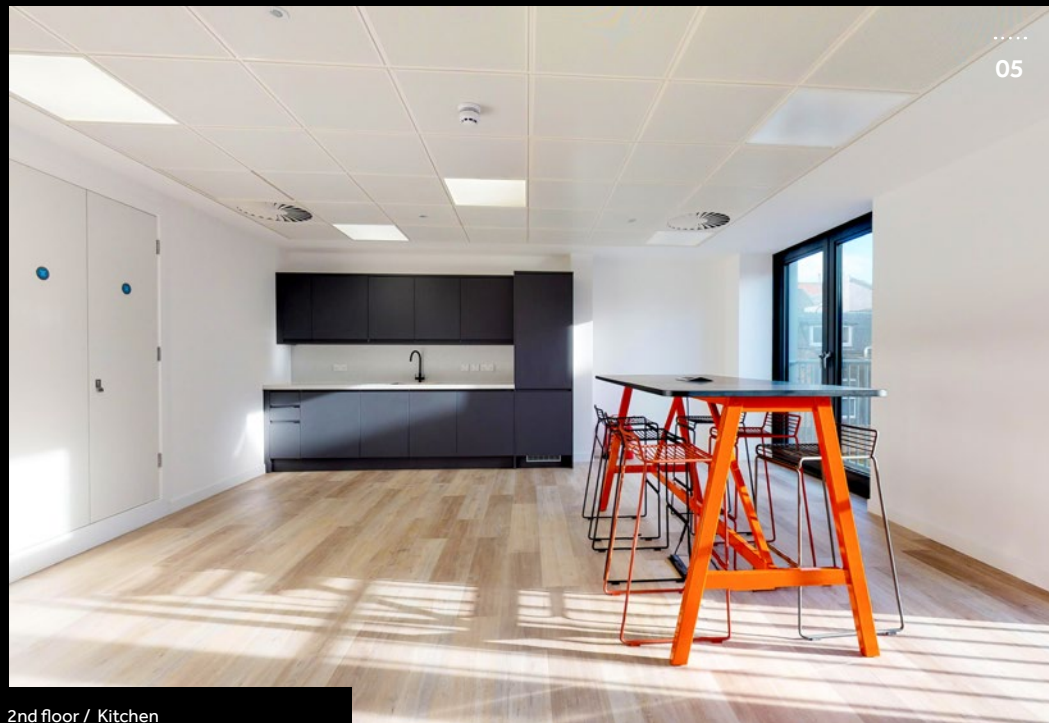


Self-contained  
ground and lower  
ground floor

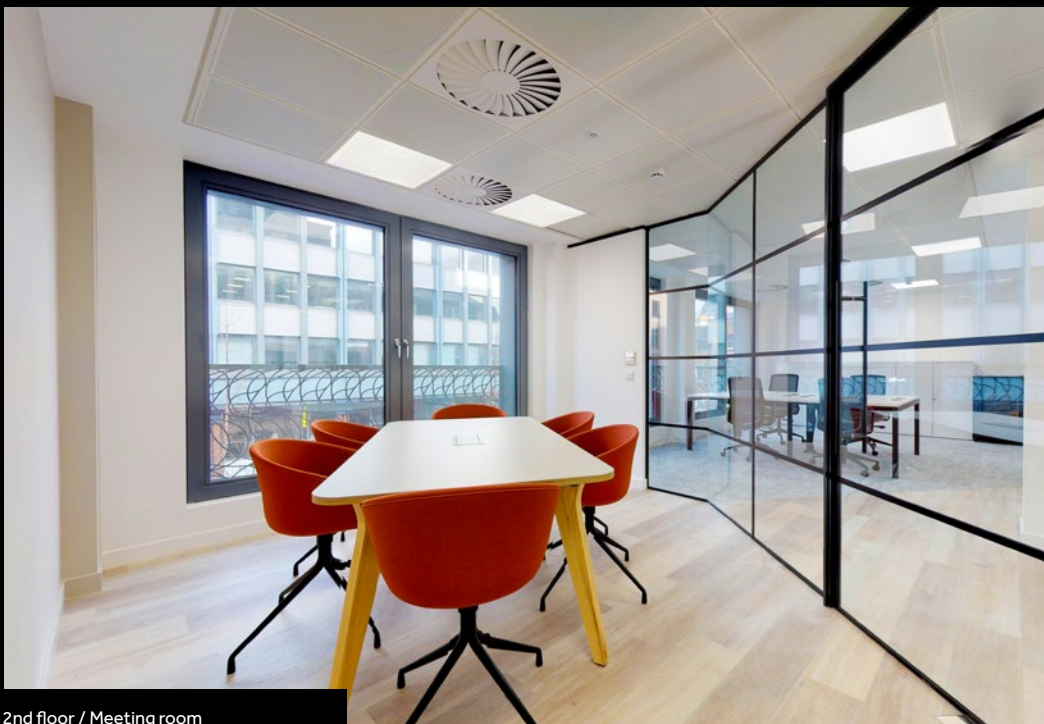




Lower ground floor / Collaboration



2nd floor / Kitchen



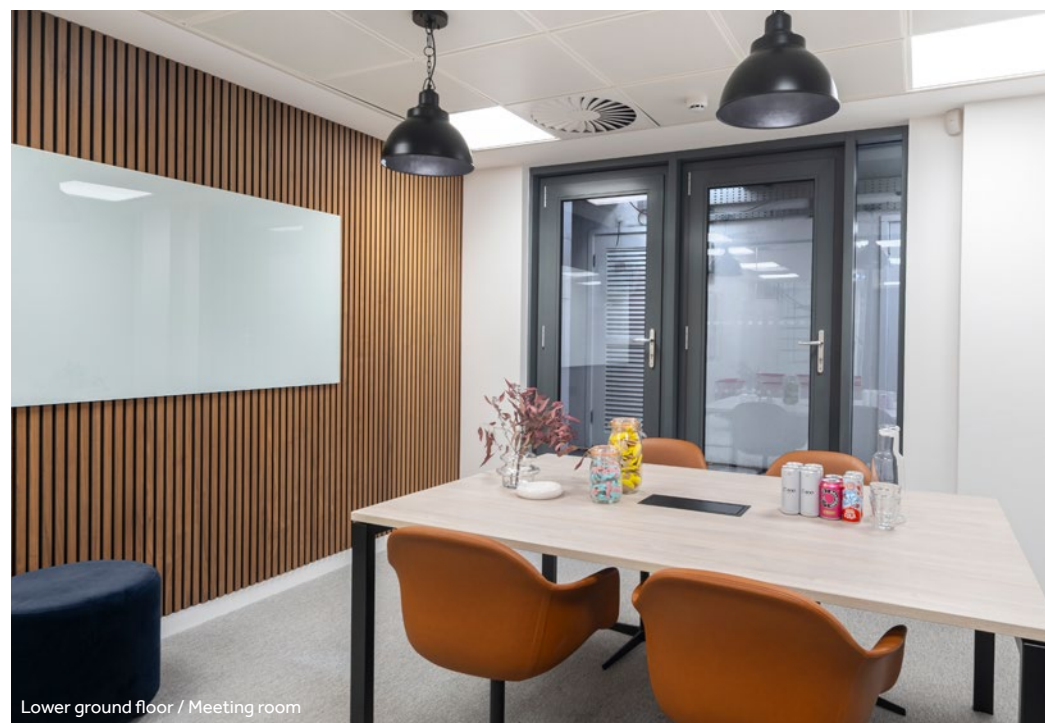
2nd floor / Meeting room



Ground floor / Office

# Schedule of Areas

Floor	Condition	NIA sq ft	Availability
Seventh (Communal Terrace)			
Sixth			Let
Fifth			Let
Fourth			Let
Third			Let
Second	Fully fitted	1,179	Available
First			Let
Ground	Self-contained fully fitted	1,092	Available
Lower Ground	Self-contained fully fitted	999	Available
Total Net Area		3,270	

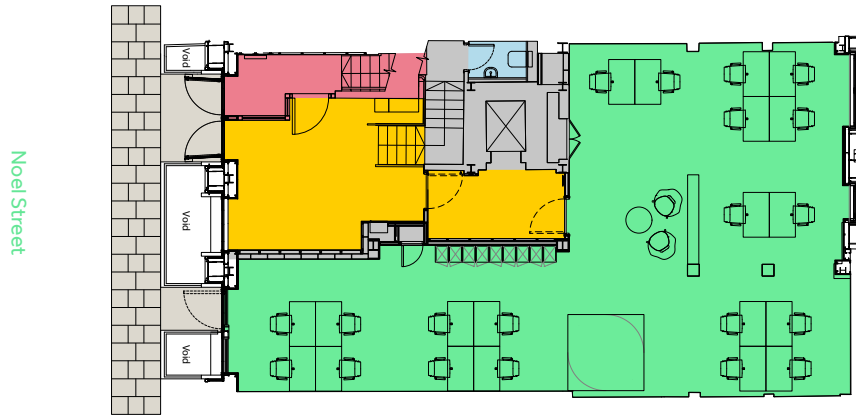




## Self-Contained Ground

Office

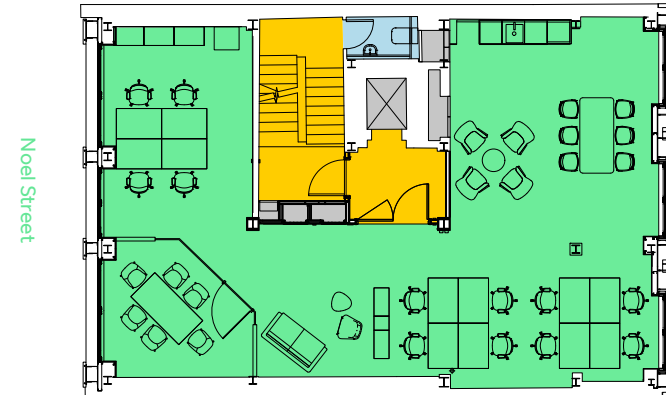
1,092 sq ft



## Second

Office

1,195 sq ft



Lower ground floor fit-out

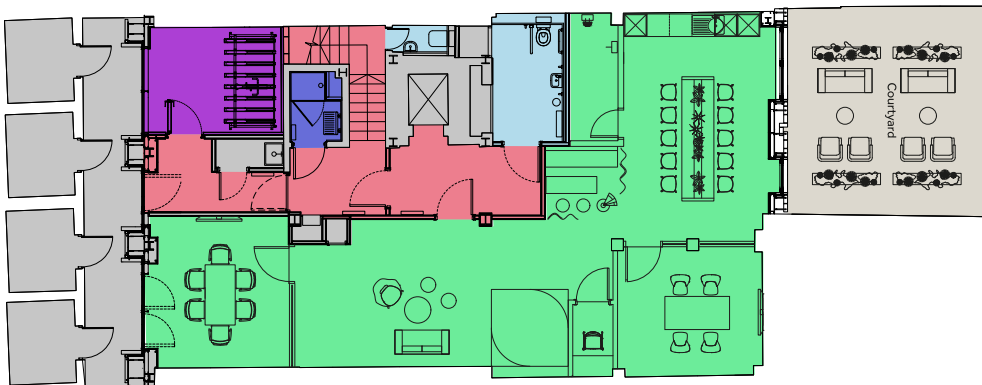
## Self-Contained Lower Ground

Office

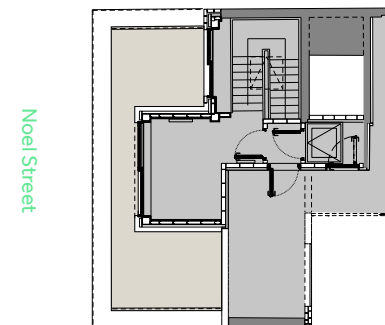
999 sq ft

Private Courtyard

311 sq ft



## Seventh – Communal Roof Terrace

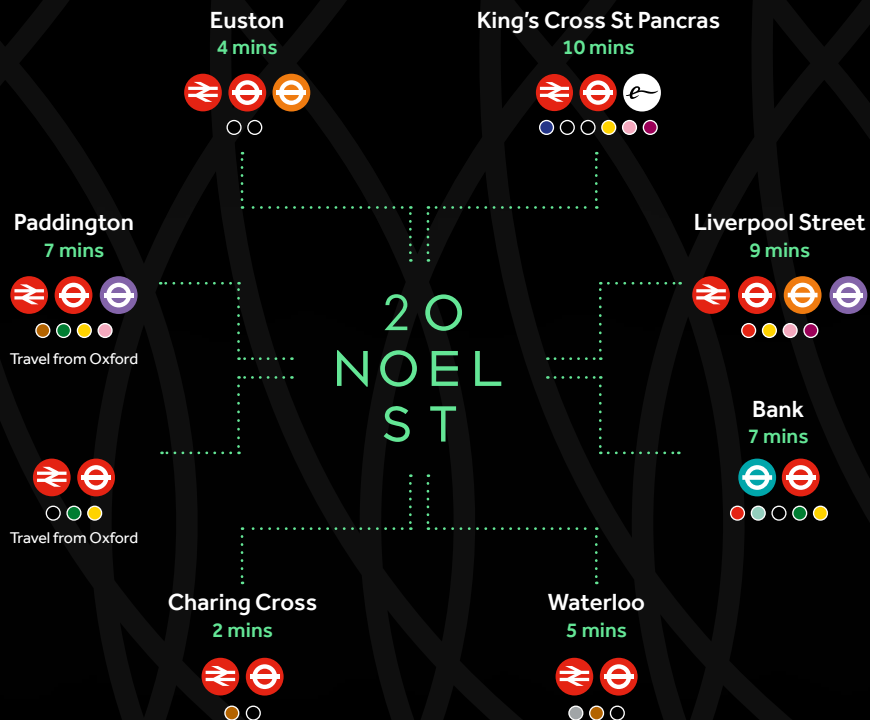


- Office
- Lower Ground Entrance / Core
- Reception
- Cycle Store
- Toilets
- Shower
- Core

# Connected

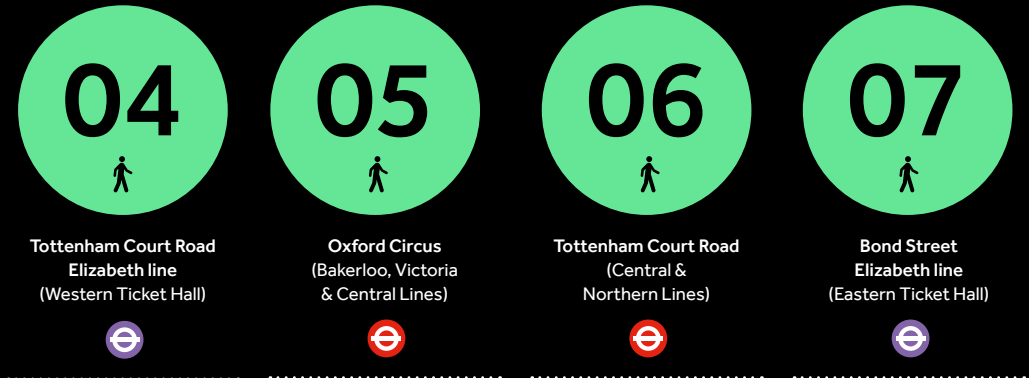
20 Noel Street provides occupiers with excellent transport links within a short walking distance – making it super connected.

## Underground travel times

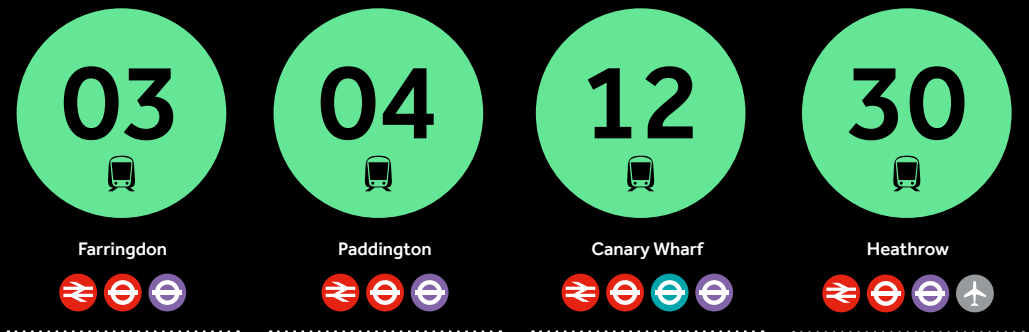


Travel times from Tottenham Court Road except where stated. Source:

## Walking times (in minutes)



## Elizabeth line travel times from Tottenham Court Road (in minutes)



Tottenham Court Road station is just a short walk away with Oxford Circus, Piccadilly Circus and Bond Street all within a ten minute walk.

The Elizabeth Line at Tottenham Court, provides commuters with high speed service offering reduced travel times towards Heathrow and across London.



Soho provides occupiers with a diverse amenity mix. From upscale restaurants to the up-to-the minute street food openings – the iconic department store, the stalwart record store or trend setting fashion brands – it continues to lead the way.

#### Occupiers

- 01 Diageo
- 02 Sony
- 03 FORA
- 04 WeWork
- 05 King.Com
- 06 Meta

#### Amenities

- 01 Social Eating House
- 02 BrewDog
- 03 Yauatcha
- 04 The Breakfast Club
- 05 Nadler House
- 06 Soho Hotel
- 07 Soho House
- 08 Berners Tavern



# The spirit of Soho

20 Noel Street is at the heart of one of London's most exciting, forward thinking and diverse neighbourhoods.



Carnaby Street, Oxford Street and Regent Street are all close by offering a vibrant lifestyle experience for occupiers – providing the highest concentration of restaurants, bars, shops, hotels, theatres and private members clubs in London.

Traditionally the home of London's media and music industries – it has recently attracted a more diverse range of global occupiers including; Twitter, Snapchat, Spotify and Apple.





Clockwise from top left:

- Liberty
- Apple
- The Duck & Rice
- Bonnie Gull
- Fernandez & Wells
- The Ivy – Soho
- Bao
- Supreme





# Further Information

EDWARD CHARLES  
& PARTNERS W 1  
CHARTERED SURVEYORS

**Ian Bradshaw**

07468 525 486

ibradshaw@edwardcharles.co.uk

**Ollie Mitchell**

07769 310 206

omitchell@edwardcharles.co.uk

CROSSLAND  
OTTER HUNT

**Nick Sinclair**

07970 511 730

nick@coh.eu

**Jessica Flather**

07787 296 201

jessica@coh.eu

## 20noelstreet.com

.....  
Misrepresentation Act: Crossland Otter Hunt and Edward Charles & Partners gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Crossland Otter Hun and Edward Charles & Partners has any authority to make any representation or warranty whatsoever in relation to this property. January 2026.

Designed and produced by Cre8te - 020 3468 5760 - cre8te.london  
.....