

20
NOEL
ST

Soho W1



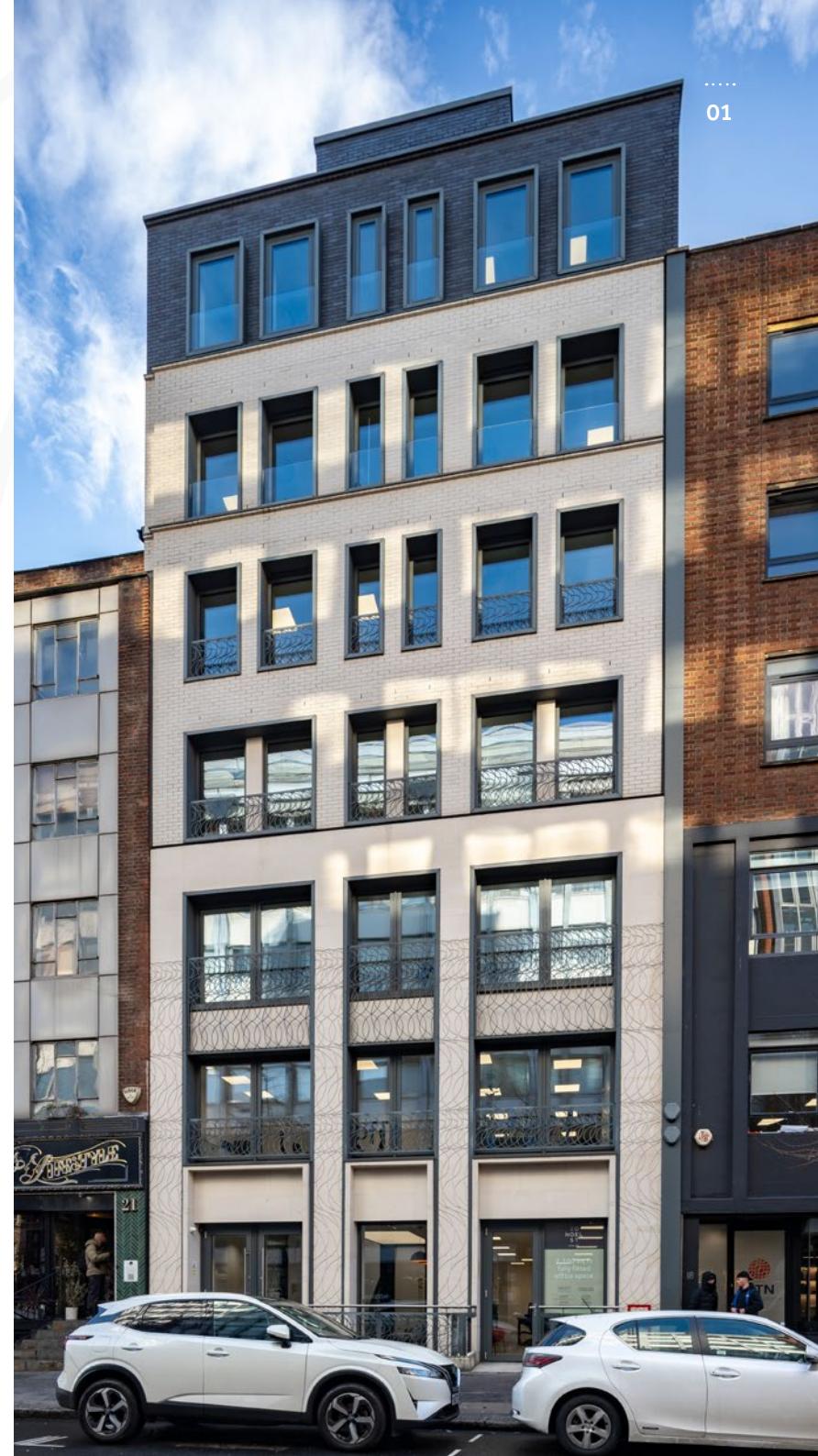
A Soho building redefined

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.

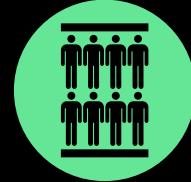
All spaces are offered fully fitted and furnished.



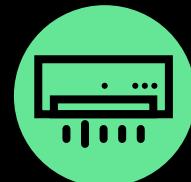
Summary Specification



Brand new
reception



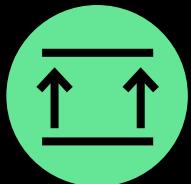
1 x 8 person
passenger lift serving



VRF
air conditioning



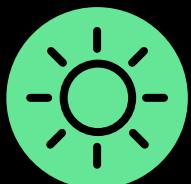
Occupational
density



Full access raised floor
(60mm void typically)



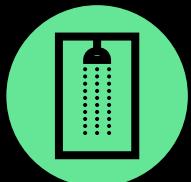
Communal terrace
at 7th roof level



Excellent
natural light



12 bike racks in
basement cycle store



Shower and
changing room

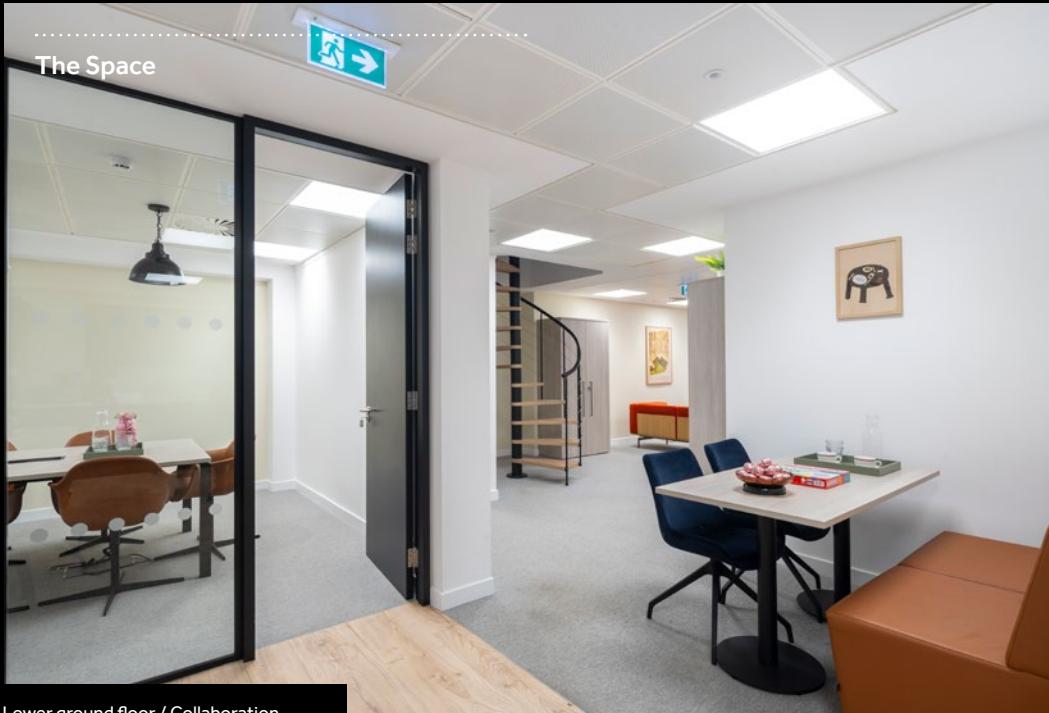


Self-contained
ground floor

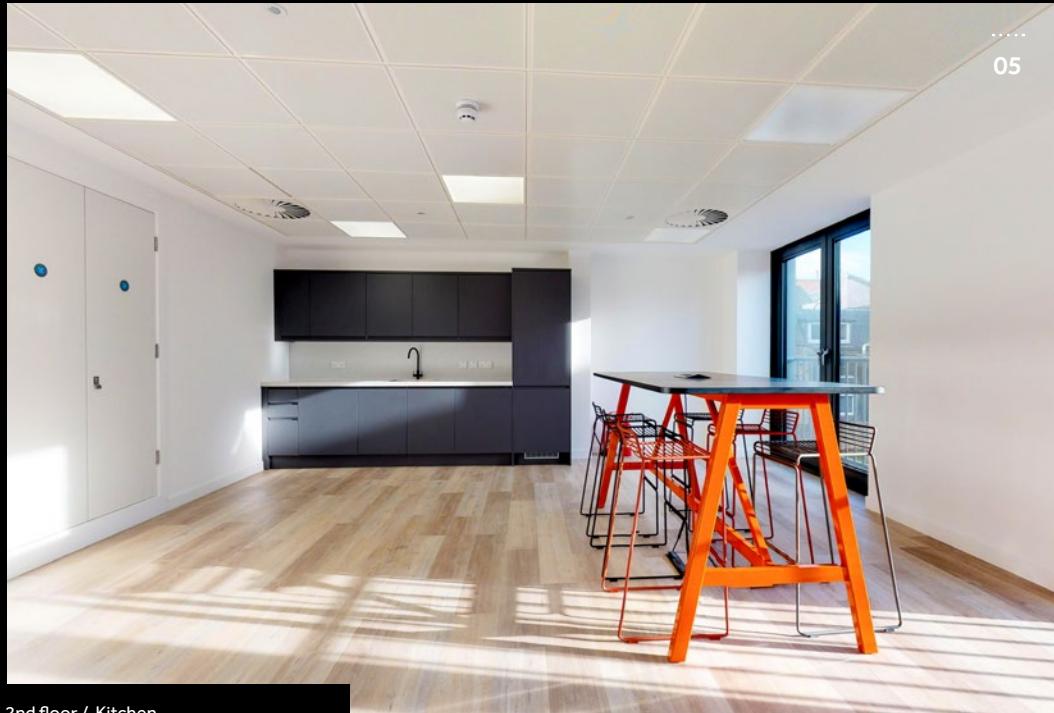




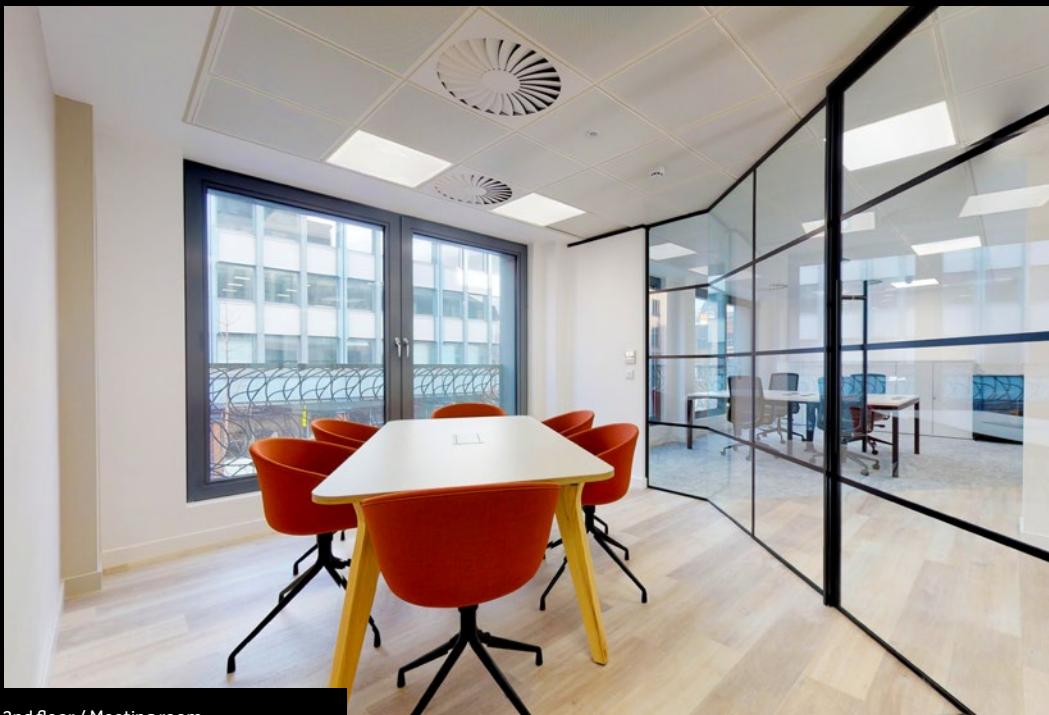
**Self-contained
ground and lower
ground floor**



Lower ground floor / Collaboration



2nd floor / Kitchen



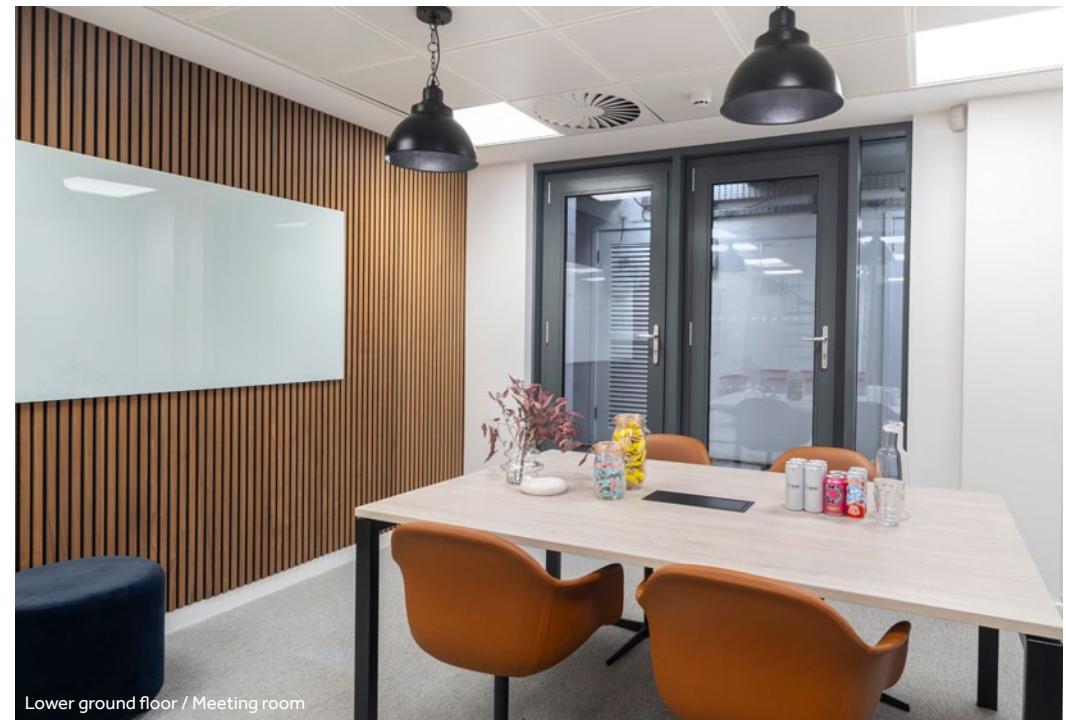
2nd floor / Meeting room



Ground floor / Office

Schedule of Areas

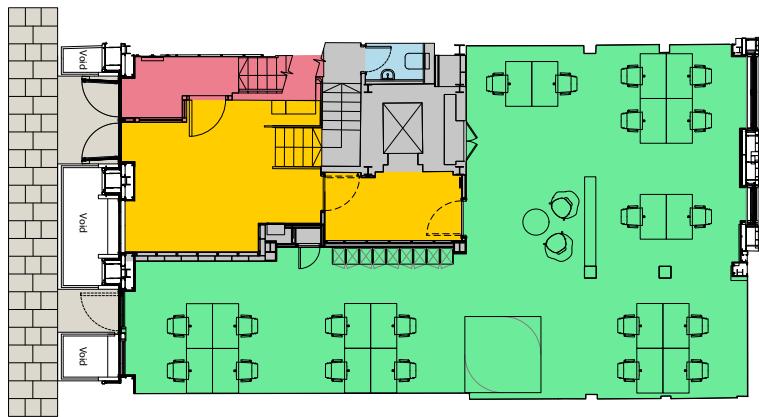
Floor	Condition	NIA sq ft	Availability
Seventh (Communal Terrace)			Let
Sixth			Let
Fifth			Let
Fourth			Let
Third			Let
Second	Fully fitted	1,179	Available
First			Let
Ground	Self-contained fully fitted	1,092	Available
Lower Ground	Self-contained fully fitted	999	Available
Total Net Area		3,270	



Self-Contained Ground

Office

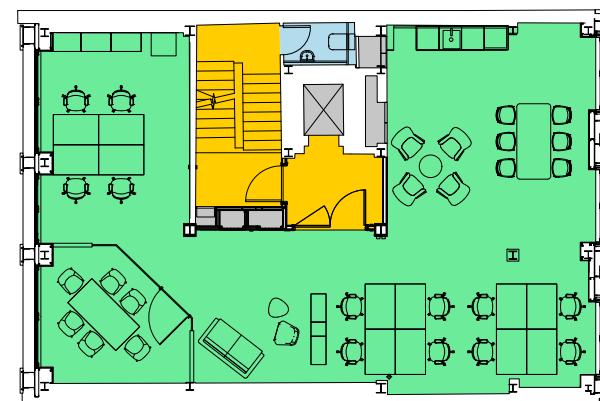
1,092 sq ft



Second

Office

1,195 sq ft



Lower ground floor fit-out

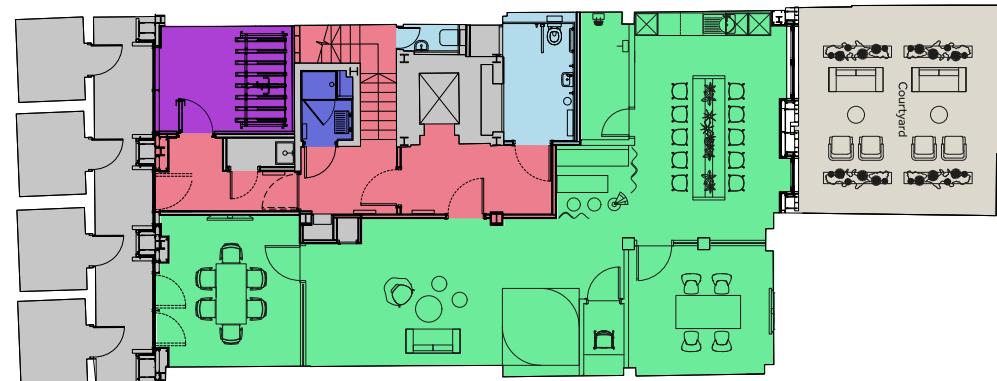
Self-Contained Lower Ground

Office

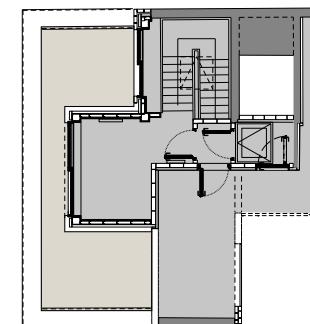
Private Courtyard

999 sq ft

311 sq ft



Seventh – Communal Roof Terrace

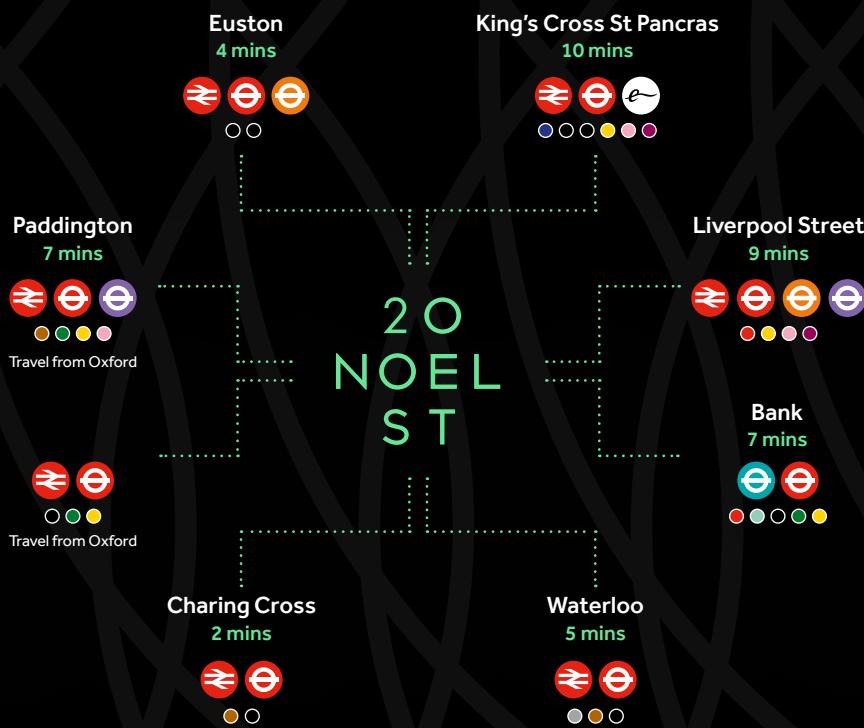


- Office
- Lower Ground Entrance / Core
- Reception
- Cycle Store
- Toilets
- Shower
- Core

Connected

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

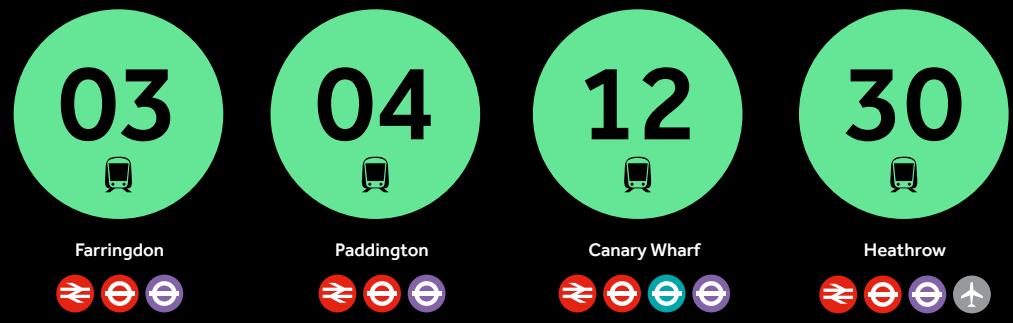
Underground travel times



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.

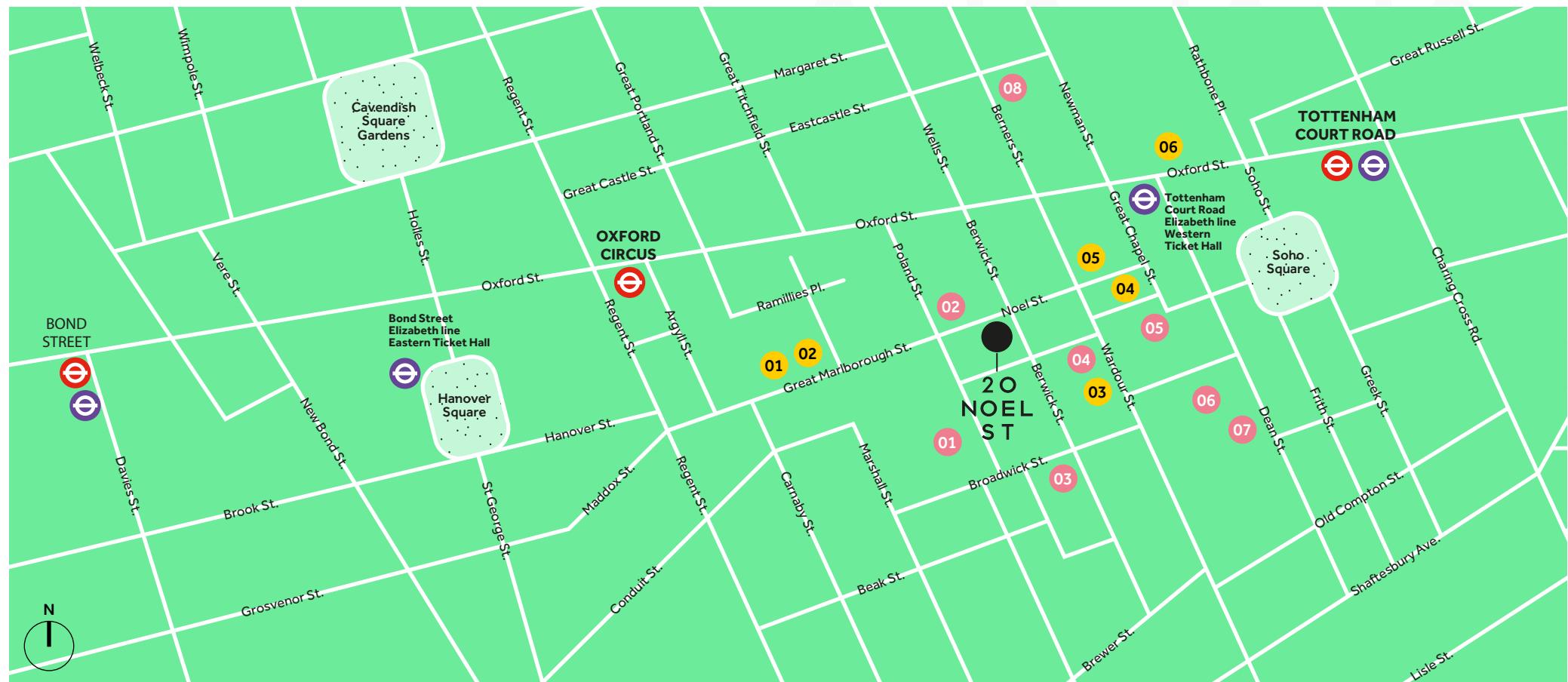
Soho provides occupiers with a diverse amenity mix. From upscale restaurants to the up-to-the minute street food openings – the iconic department store, the stalwart record store or trend setting fashion brands – it continues to lead the way.

Occupiers

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

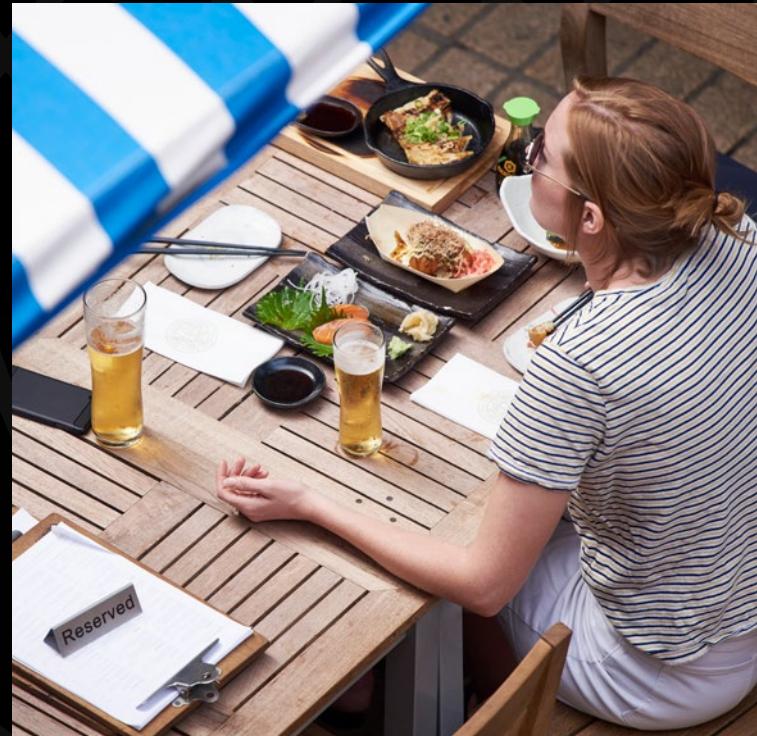
Amenities

- 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

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