



20 NOEL STREET

Fully Managed Space

LG / Ground & 2nd floors

1,179 – 3,270 sq ft

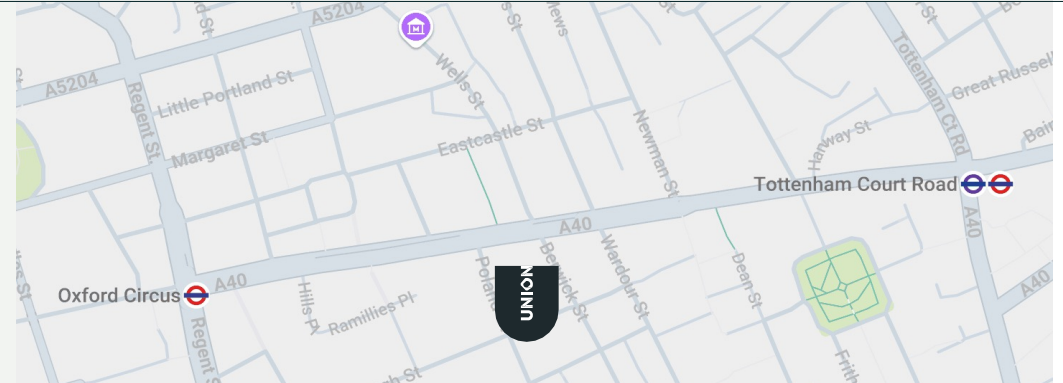
Fully fitted

Lease & Management Agreement

From £160 per sq ft per annum all inclusive

20 Noel Street

20 Noel St
London
W1F 8GW



The Building

This imposing building was substantially refurbished 4 years ago and provides fully fitted accommodation, with a modern high level internal specification.

The G&LG floor benefits from it's own self-contained entrance and an internal staircase for vertical connectivity.

There is a large communal terrace on the 7th floor.

20 Noel Street provides occupiers with excellent transport links within a short walk, together with all of the retail and hospitality that Soho offers.

Commute

Oxford Circus – 4 min walk

TCR – 5 min walk

Picadilly Circus – 6 min walk

Building specification

Fully fitted

Communal roof terrace

Cycle storage

Shower facilities

Passenger lift

Self contained Ground and LG



A space
from Union

2ND

AVAILABLE SPACE

Current floor type

Fully Fitted

Square footage

1,179

12 desks

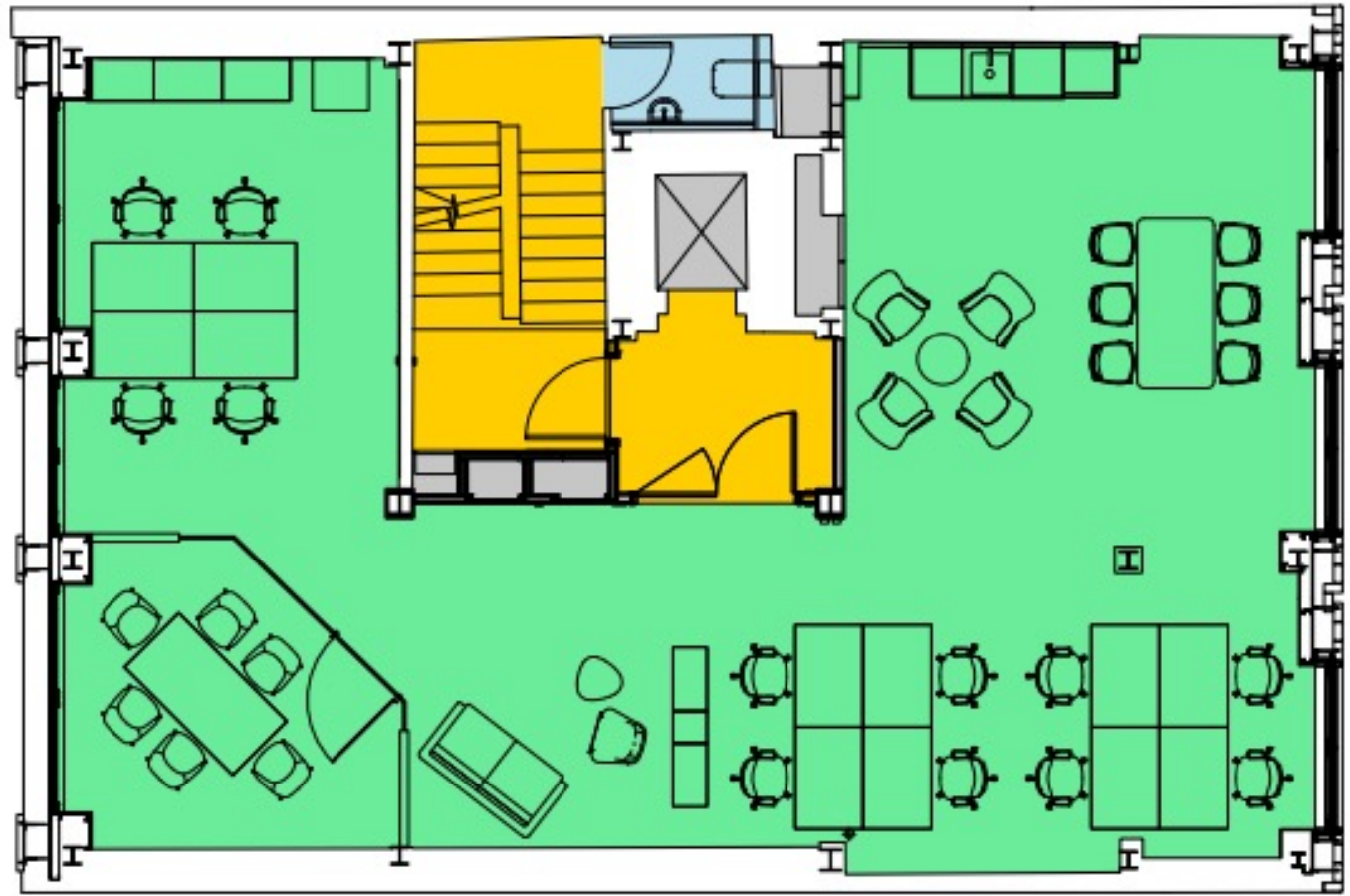
1 meeting rooms

Welcome lounge

Breakout area

Kitchen

Noel Street



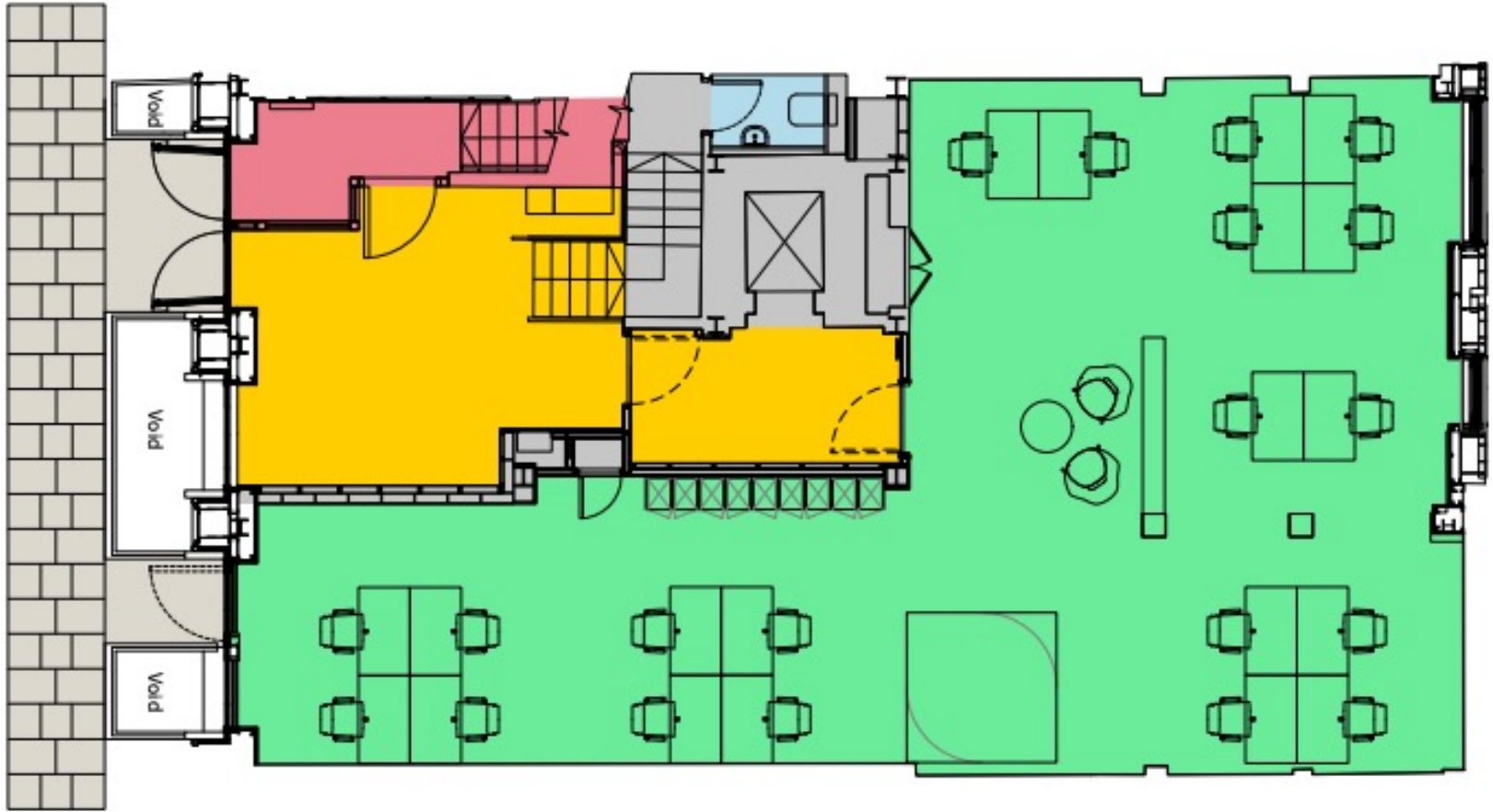
A space
from Union

GRD

AVAILABLE SPACE

Current floor type Fully Fitted
Square footage 1,092

- 20 desks
- 1 meeting rooms
- Welcome lounge
- Breakout area
- Kitchen



AVAILABLE SPACE

Current floor type

Fully Fitted

Square footage

Office - 999

Private courtyard - 319

2 meeting rooms

1 phone booth

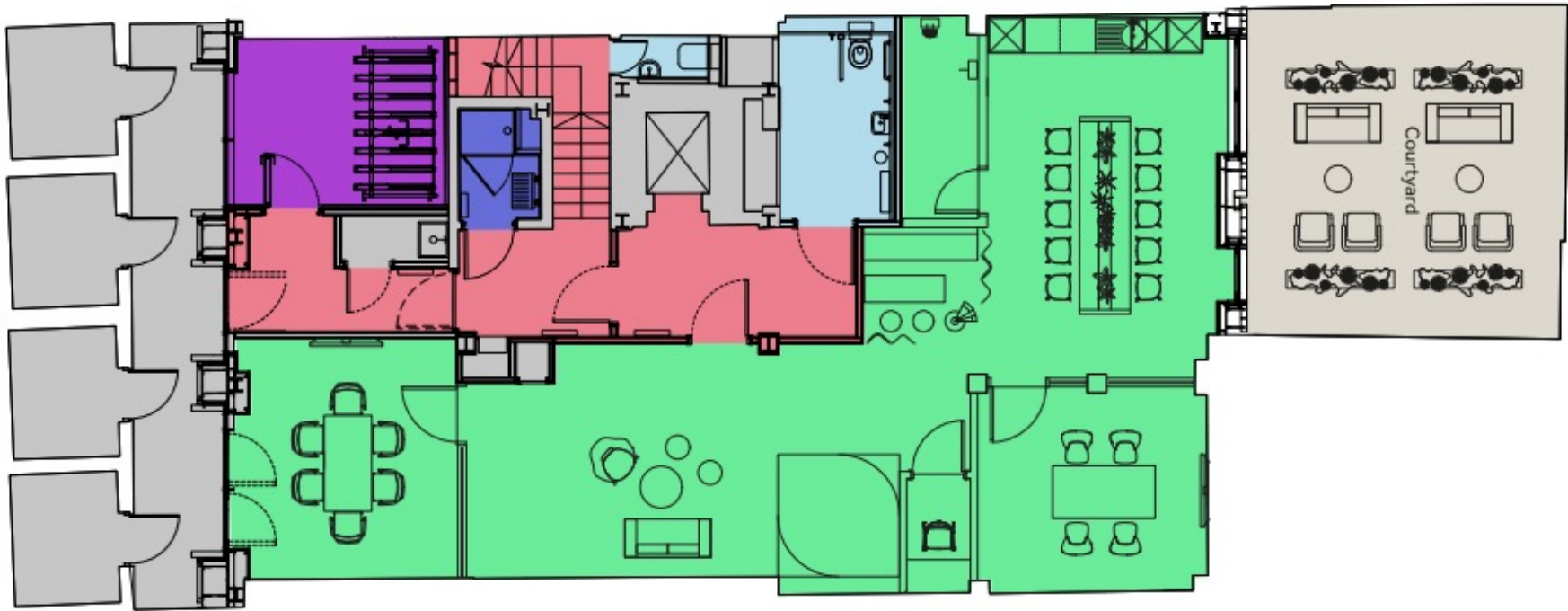
Welcome lounge

Breakout area

Kitchen

Courtyard

LG





2nd Floor

TERMS

2ND FLOOR – 1,179 sq ft

Lease length	Total costs per month	Total costs per annum	Total costs £psf*
3Years	£18,176	£218,115	£185 psf

LG & GRD FLOORS (One Unit) – 2,091 sq ft

Lease length	Total costs per month	Total costs per annum	Total costs £psf*
3Years	£27,880	£334,560	£160psf

The total cost includes rent, business rates, service charge, repairs and maintenance, health and safety, internet and wifi connectivity, daily cleaning, waste management and utilities.

A full scope of managed services information is included on the following page.

MANAGEMENT SERVICES

WHAT'S INCLUDED

Internet & Wifi

Procurement of internet connectivity, wi-fi network and management of IT infrastructure technical support, which includes:

- 200Mbps primary internet line
- 100Mbps secondary internet line
- Including management and static IP addresses
- Network Support: Hardware (Union supplied only) and connectivity

Cleaning services

Procurement and management of cleaning services within the part of the Property demised by the Lease, which includes:

- Evening cleaning service every Business Day
- All cleaning equipment and supplies provided (Hoovers, mops, cleaning cloths + products, dishwashing, kitchen paper, bin bags etc)
- Bi-annual internal window cleaning and glass partitions
- Annual deep clean - wall to wall carpet and floor cleaning, kitchens deep clean & deep clean of all office spaces (open plan, meeting rooms, reception, and lounge areas, etc)
- Monthly cleaning audits
- All reasonable waste removed daily inc recycling where required

Repairs & Maintenance services

Maintenance for the M&E and fabric within and exclusively serving the part of the Property demised by the Lease, which includes:

- Routine internal repairs, excluding those caused by malicious damage HVAC / plant maintenance
- Leak detection maintenance
- Emergency light testing

Health & Safety

Health & Safety related and statutory planned maintenance, which includes:

- Fire Defence assessments inc. maintenance & extinguisher contract
- Tap temperature
- PAT / APEX / EICR testing

Other

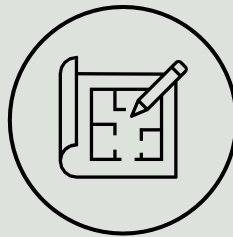
- Office hours relationship management

OUR SERVICES

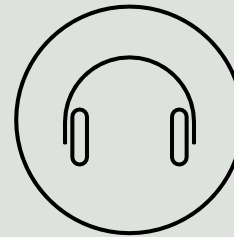
We provide more than a place to work—we can enhance your team's experience with thoughtful amenities.

There's very little we can't help you with. Below is a selection of optional extras we can provide.

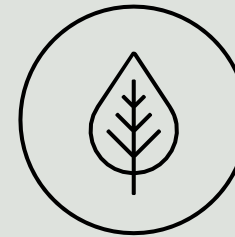
OPTIONAL ADDITIONS



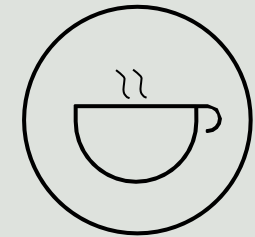
Design, fit-out and
furniture procurement



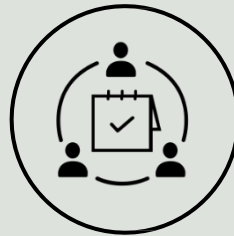
Audio visual



Plants



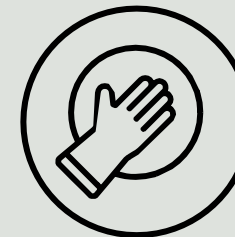
Coffee & Tea



Event Planning



Confidential Waste
Disposal



Day-time
housekeeping



Managed
Print
Solutions

PRICE: UPON REQUEST BASED ON SPECIFIC REQUIREMENTS

CONTACT DETAILS

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