RULB FLEX

279 TOTTENHAM COURT ROAD

LONDON W1T 7RJ

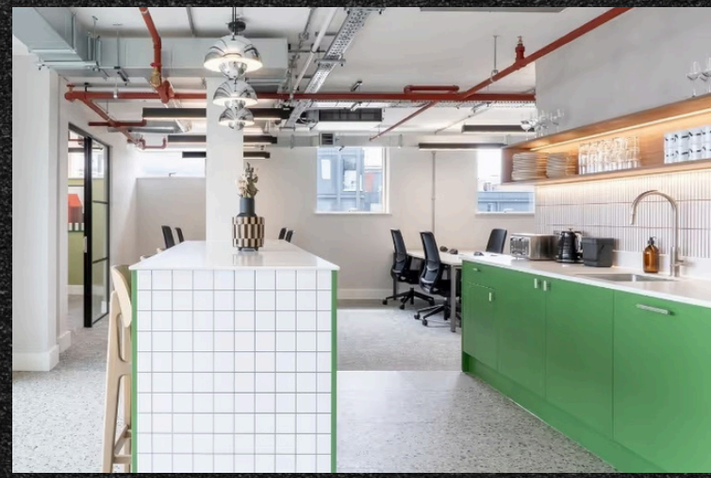
SUMMARY

Enjoy an unbeatable location just steps from Tottenham Court Road Station—close enough to reach in seconds. Inside, you'll find a premium Member's Lounge on the top floor, complete with stylish breakout areas, a spacious kitchen, a flagship boardroom, and a stunning roof terrace offering views across the West End and Southbank. Members also benefit from access to 20 state-of-the-art meeting rooms at no extra cost, ranging from private phone booths to fully equipped boardrooms for up to 20 people, plus the added convenience of over 100 additional meeting spaces across nearby West End locations—all within a short 5-minute walk.

RIB FLEX

AMENITIES

- Prime, Central Location
- All Access
- Hyper Fast Wi-Fi
- State of the Art IT
- Community and Networking
- Loads of Meeting Rooms
- Tailored Offices
- Member Lounges
- Sustainable and Inclusive
- Always Open, Always Secure
- Bicycle storage
- Weekly Treats
- Comfort-First Amenities



LOCATION

Exceptional transport links in immediate proximity, with direct access to the Elizabeth, Northern & Central Lines from Tottenham Court Road station.

The prominent frontage offers an inviting entrance 50 meters away from the junction with Oxford Street.

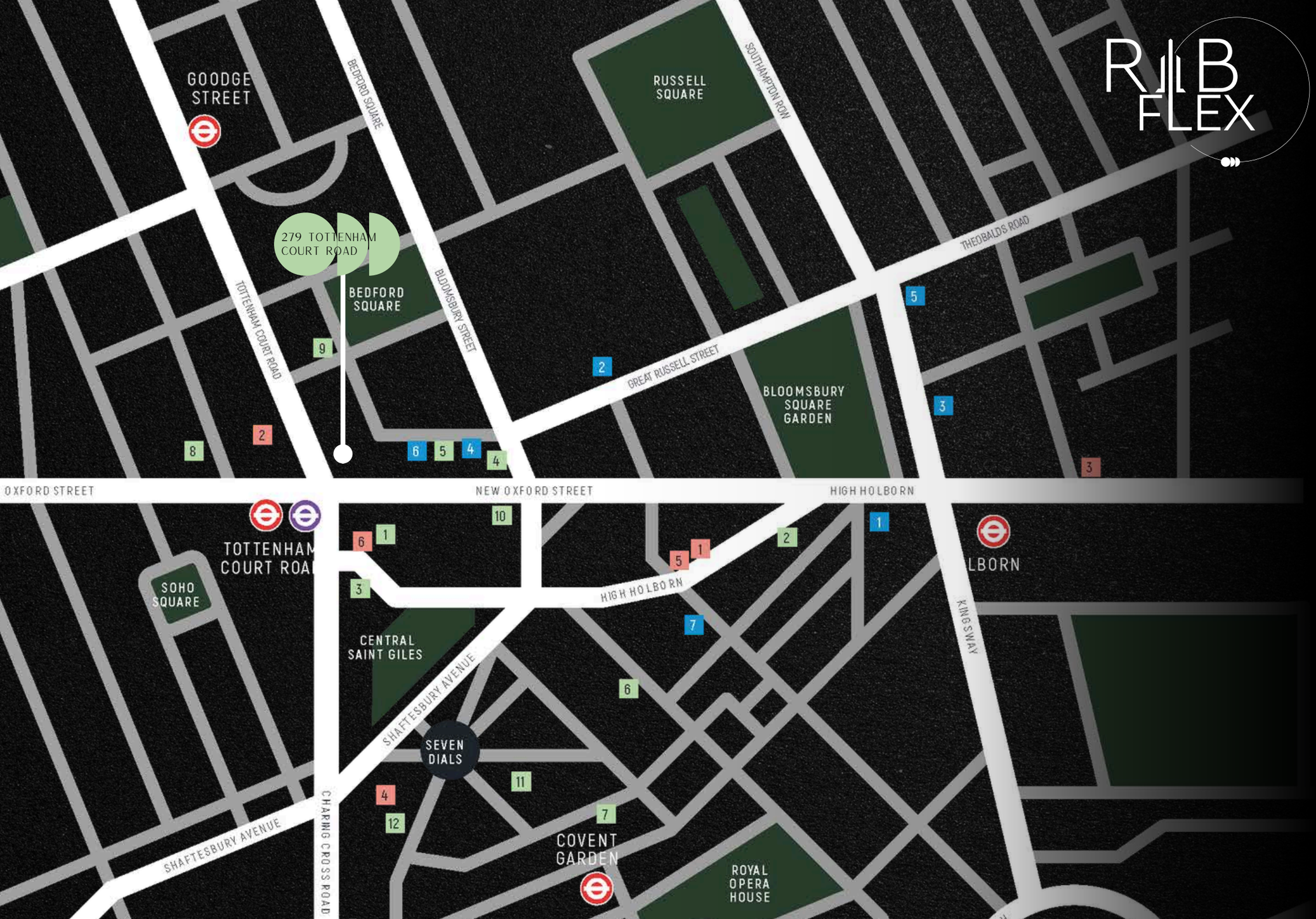
Fitzrovia, Covent Garden and Soho are all on the doorstep offering excellent retail and leisure amenities all accessible by foo

Bloomsbury Square

Outernet

Totterhan Court Road

RUB FLEX



RIB FLEX

Food & Drink

1. Arcade Food Hall
2. Black Sheep
3. Flat Iron
4. Bloomsbury Street Kitchen
5. Dalloway Terrace
6. Parsons
7. Hawksmoor
8. Circolo Popolare
9. Ole & Steen
10. Flight Club
11. Seven Dials Market
12. The Ivy

Gyms & Leisure

1. 1Rebel
2. Fitness Lab
3. Gymbox
4. Digme Fitness
5. Sandbox VR
6. Outernet

Hotels

1. The Hoxton
2. Thistle London
3. L'oscar London
4. Radisson Blu
5. DoubleTree by Hilton
6. The Bloomsbury Hotel
7. Travelodge

LEASING OPTIONS

Serviced Office Options

Office E8

Desks Available: 79 | 4,713 sq ft

£1,367 per desk per month

£16,406 per desk per annum,

£1,296,084 per annum for all 79 desks.

Office E7

Desks Available: 46 | 2,771 sq ft

£1,606 per desk per month

£19,276 per desk per annum

£886,716 per annum for all 46 desks.

Office E6

Desks Available: 43 | 2,587 sq ft

£1,604 per desk per month

£19,252 per desk per annum

£827,844 per annum for all 43 desks.

Office 3F.OF.08

Desks Available: 19 | 817 sq ft

£1,183 per desk per month

£14,196 per desk per annum £269,724 per annum for all 19 desks.

Office 4F of 09

Desks Available: 8 | 257 sq ft

£950 per desk per month

£11,400 per desk per annum £125,400 per annum for all 11 desks.

Office 4F of 05

Desks Available: 9 | 286 sq ft

£850 per desk per month

£10,200 per desk per annum

£91,800 per annum for all 9 desks.

Office 3F of 05

Desks Available: 9 | 273 sq ft

£950 per desk per month

£11,400 per desk per annum

£102,600 per annum for all 9 desks.

Office 2F of 08

Desks Available: 19 | 570 sq ft

£850 per desk per month

£10,200 per desk per annum

£193,800 per annum for all 19 desks.

Office 5f of 05

Desks Available: 19 | 592 sq ft

£740 per desk per month

£8,880 per desk per annum

£168,720 per annum for all 19 desks.

Office 2F of 09

Desks Available: 18 | 963 sq ft

£805 per desk per month

£9,660 per desk per annum

£135,240 per annum for all 14 desks.

Office 5F of 02

Desks Available: 18 | 875 sq ft

£1,337 per desk per month

£16,042 per desk per annum

£288,756 per annum for all 18 desks.

Office 2F of 01

Desks Available: 7 | 204 sq ft

£680 per desk per month

£8,160 per desk per annum

£57,120 per annum for all 7 desks.

LEASING OPTIONS

Serviced Office Options

Office 3F of 03

Desks Available: 10 | 282 sq ft

£850 per desk per month

£10,200 per desk per annum

£102,000 per annum for all 10 desks.

Office 4F of 03

Desks Available: 16 | 522 sq ft

£740 per desk per month

£8,880 per desk per annum

£142,080 per annum for all 16 desks.

Office 5F.OF.02

Desks Available: 23 | 875 sq ft

£1,046 per desk per month

£12,552 per desk per annum

£288,696 per annum for all 23 desks.

Office 3F of 06

Desks Available: 15 | 432 sq ft

£850 per desk per month

£10,200 per desk per annum

£153,000 per annum for all 15 desks.

Office 2F of 03

Desks Available: 14 | 506 sq ft

£850 per desk per month

£10,200 per desk per annum

£142,800 per annum for all 14 desks.

Office 3F of 08

Desks Available: 14 | 817 sq ft

£1,605 per desk per month

£19,260 per desk per annum

£269,616 per annum for all 14 desks.

Office 4F of 04

Desks Available: 14 | 428 sq ft

£850 per desk per month

£10,200 per desk per annum

£142,800 per annum for all 14 desks.

Office 5F of 04

Desks Available: 10 | 339 sq ft

£740 per desk per month

£8,880 per desk per annum

£88,800 per annum for all 10 desks.

Office 2F of 02

Desks Available: 12 | 320 sq ft

£680 per desk per month

£8,160 per desk per annum

£97,920 per annum for all 12 desks.

Office 3F of 07

Desks Available: 11 | 332 sq ft

£950 per desk per month

£11,400 per desk per annum

£125,400 per annum for all 11 desks.

CONTACT US

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LEASE

Flexible license agreement available

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.