



100 NOX

14,062 SQ FT OF FULLY REFURBISHED
GRADE A SPACE AVAILABLE



100 New Oxford Street is an iconic office building located 1 minute from Tottenham Court Road Station. The newly refurbished 2nd floor offers 14,062 sq ft of light filled expansive office space.



Modern, light-filled reception

Entrance reception

The office space, end of trip facilities and reception have undergone a comprehensive refurbishment designed by Spratley & Partners.



The reception lounge features stylish furnishings and vibrant planting

Reception lounge



AVAILABLE

	SQ FT	SQ M
SECOND	14,062	1,306

The generous 3.4m ceiling height provides an impactful arrival experience on the newly refurbished CAT A floor.



SECOND FLOOR

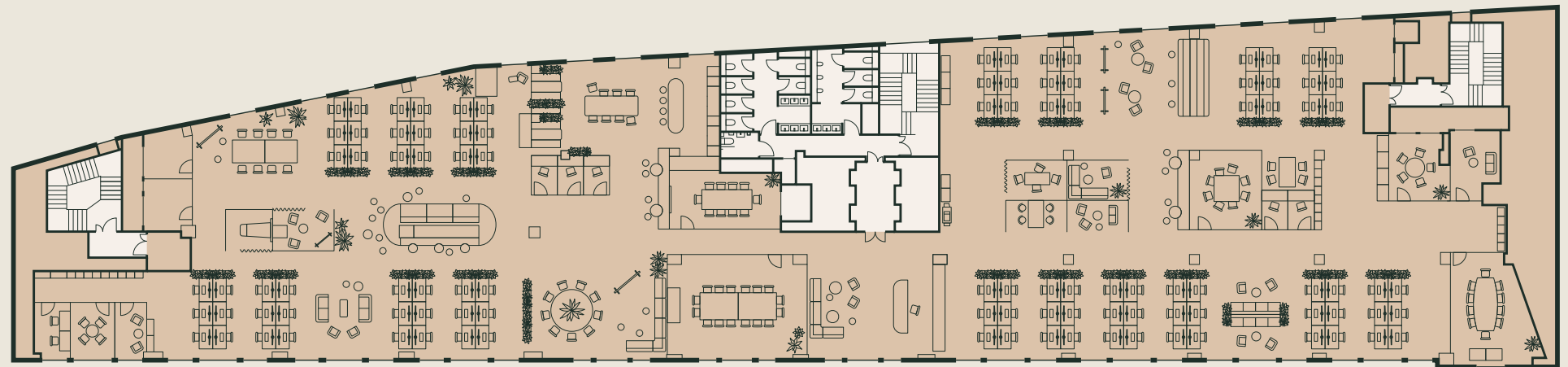
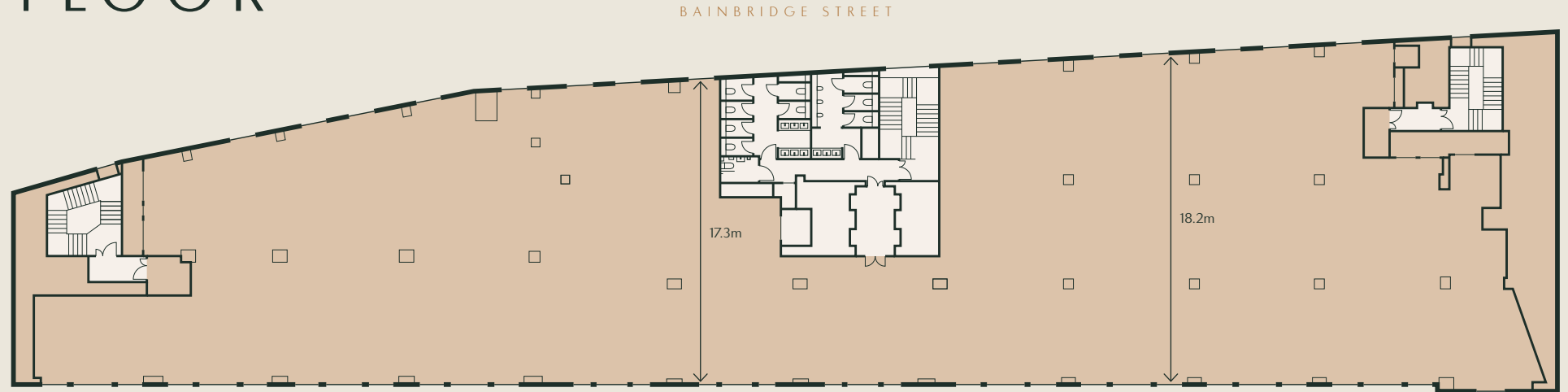
14,062 SQ FT

1,306 SQ M

NIA approx measurement



- 1:13 desk ratio
- | | |
|--------------------------|-----|
| • Reception | 01 |
| • Desks | 102 |
| • 16 person meeting room | 01 |
| • 10 person meeting room | 02 |
| • 8 person meeting room | 01 |
| • 5 person meeting room | 01 |
| • 4 person meeting room | 02 |
| • Zoom rooms | 06 |
| • Collaboration area | 08 |
| • Booths | 02 |
| • Teapoint | 01 |
| • Breakout areas | 03 |



Indicative plans, not to scale.



Second floor office

SUMMARY SPECIFICATION



Brand new CAT A
office floor



78 bikes racks



LED Lighting



4 female showers
3 male showers
1 DDA shower



VRF Air conditioning



66 lockers



1:8 sq m



EPC B



Raised access flooring



3.4 m floor to
ceiling height



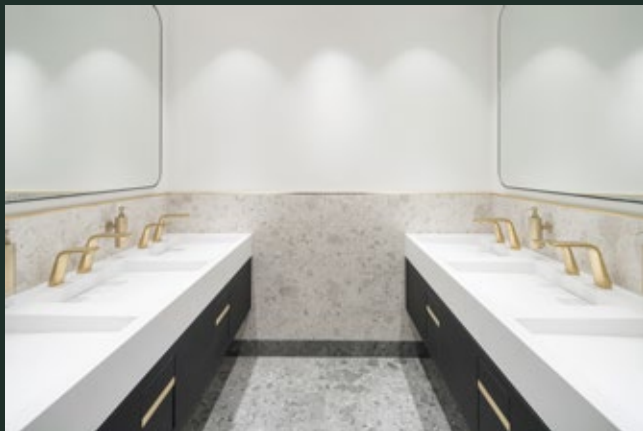
Demised toilets



x4 passenger lifts



Second floor office



WCs



Lift lobby





Basement shower rooms and lockers



Basement bike storage



8 Showers



66 lockers



78 bikes racks

END OF TRIP FACILITIES





Arcade Food Hall



The Museum Tavern



Now Building, Tottenham Court Road

A THRIVING LOCATION



Soho Coffee Shop



Tottenham Court Road Station

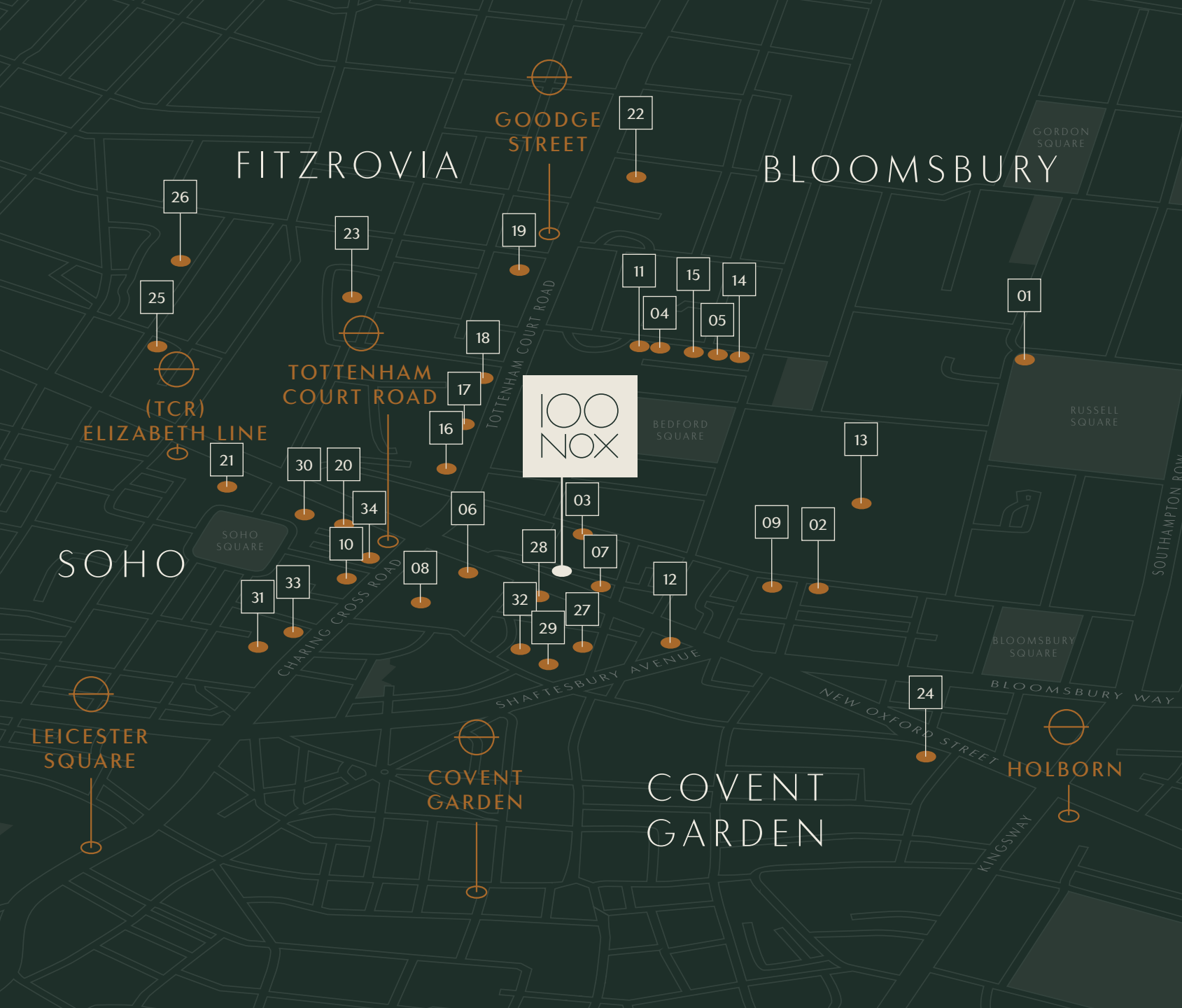
100 NOX sits in the heart of where London's most vibrant neighbourhoods converge, next to the exciting new development of Centre Point and Tottenham Court Road.



Centre Point Square Plaza



Now Building, Tottenham Court Road



RESTAURANTS, CAFÉS & BARS

1. Cabmen's Shelter
2. The Museum Tavern
3. Dalloway Terrace
4. The Life Goddess Deli
5. Store Street Espresso
6. The Arcade
7. Blank Street Coffee

ARTISAN

8. HERE at Outernet
9. Paul Stolper Gallery
10. Soho Place Theatre
11. Russell and Chapple
12. Joseph Fine Art
13. British Museum

RETAIL

14. Orchidya
15. Treadwell Books
16. Muji
17. Waterstones
18. Hotel Chocolat
19. Oliver Bonas
20. UNIQLO
21. United Colors of Benetton
22. Heal's

HOTELS

23. Charlotte Street Hotel
24. Hoxton Hotel
25. London Edition Hotel
26. Sanderson Hotel

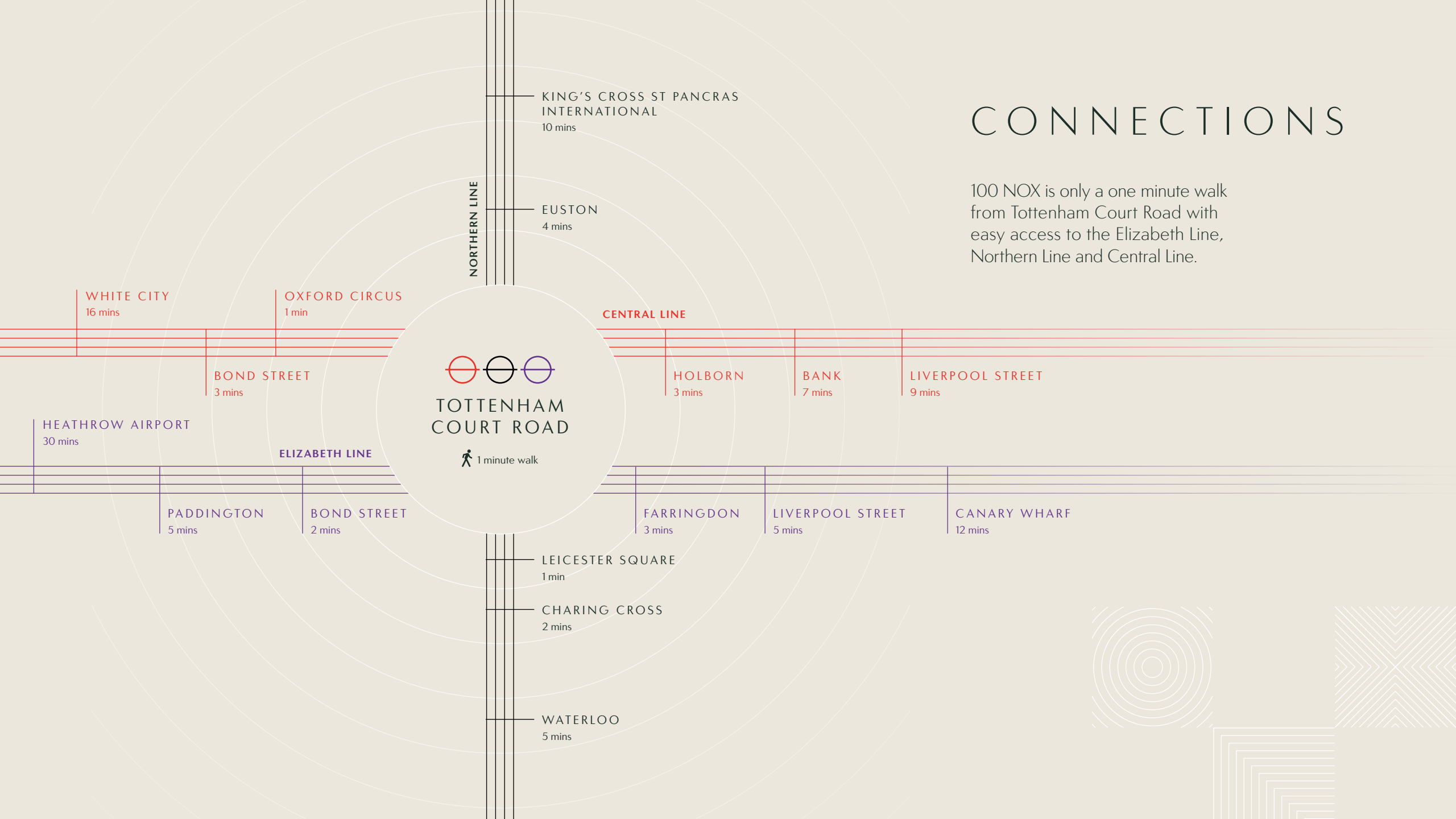
LOCAL OCCUPIERS

27. Google
28. GSK
29. Mindshare
30. Apollo Asset Management
31. Skyscanner
32. NBC Universal
33. Warner Bros
34. G Research



CONNECTIONS

100 NOX is only a one minute walk from Tottenham Court Road with easy access to the Elizabeth Line, Northern Line and Central Line.



SPECIFICATION

GENERAL

- Floor area: 28,264 sq ft (approx. NIA).
- Floor to ceiling height: 3.4m.
- Features:
 - Ceilings:
 - SAS 300mm x 1200mm panel perforated metal ceiling grid with DML mesh in RAL 9010 Pure Brilliant White, with solid 300mm x 1200mm panels with lighting inserts to the main office floor.
 - SAS 300mm x 1200mm panel perforated metal ceiling grid with DML mesh in RAL 9004 Signal Black, with solid 300mm x 1200mm panels with lighting inserts to the entrance area.
 - Feature Autex Acoustic Frontier Beam 100 timber effect laminated acoustic ceiling baffles to the central walkway areas.
- Raised access floor: existing raised access floor retained, de-tackified and cleaned. Any damaged tiles replaced with new.
- Feature GRG ceiling dome to entrance area with bespoke Lightforms rounded suspended light in black.

COMMON PARTS

- Lift access to the floor via 4no. passenger lifts (15 person / 1125kg capacity).
- 3no. means of escape stairs (west, central and east cores).
- Newly refurbished Common Parts WCs to 3rd Floor – 6no. female WCs, 3no. male WCs and 3no. urinals, and 1no. accessible WC.
- Newly refurbished lift lobbies and internal lift cars.
- Newly refurbished reception.
- Newly refurbished showers, changing rooms and cycle stores to the upper basement.

MECHANICAL & ELECTRICAL

- Lighting:
 - New black suspended, track and can lighting throughout.
 - Occupancy sensors and automatic lighting control throughout.
 - Integrated emergency lighting throughout to comply with BS 5622.
- Air Conditioning:
 - Ceiling-mounted Daikin Heart Recovery VRV and controllers.
 - Daikin rooftop condensers.
 - Occupancy: 1 person/8m².
 - Fresh air provision: 14 litres/second/person.
- Small power:
 - Cleaner's sockets throughout.
 - Availability of supply for future tenant's general office use to suit 1/8m² occupancy.
- Separate metering / sub-metering for:
 - Water.
 - Lighting.
 - Small power.
 - Mechanical power.
 - Connected to building Trend BMS System.
 - Bluetooth card reader access control to entrance doors.

SUSTAINABILITY

- Sustainability credentials:
 - BREEAM: Very Good / Excellent (BREEAM UK Refurbishment & Fit-Out 2014).
 - EPC: B.
 - Air quality sensors to all floors.
 - Intelligent Building Operating System (IBOS) throughout.
 - No gas services to the floor – all electric M&E.

CONTACT

EDWARD CHARLES
& PARTNERS W 1
CHARTERED SURVEYORS

Andrew Okin

aokin@edwardcharles.co.uk

020 7009 2300

07887 714 491

Ollie Mitchell

omitchell@edwardcharles.co.uk

020 7009 2300

07769 310 206



Joel Randall

joel.randall@cushwake.com

020 7152 5517

07525 897 012

Sean Cunningham

scunningham@edwardcharles.co.uk

020 7009 2310

07827 985 858

Aliona Strukova

aliona.strukova@cushwake.com

020 3296 2368

07810 855 734



100NOX.COM

Important notice: All information is correct at the time of publication, Q1 2025. This document has been prepared and is intended as a guide to supplement an inspection or survey and does not form part of any offer or contract. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information supplied by others. This document includes photographs of the surrounding area for illustrative purposes only. Design elements and specification details may change without further notice. You should verify the particulars on your visit to the site and the particulars do not obviate the need for a survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any information given. Computer generated images are for illustrative purposes only and dimensions are not intended to form part of any contract or warranty.