

## 112-116 New Oxford Street, London, WC1

Fully fitted and furnished - To Let  
2<sup>nd</sup> Floor & MEZZ – 1,698 sq ft



### LOCATION

The property is located just a stone's throw from the new Crossrail station at Tottenham Court Road. The property is positioned in a sought-after location at the meeting point of Mayfair, Soho, Fitzrovia and Bloomsbury.

### DESCRIPTION

The property was newly refurbished to a very high standard. The property is characterised by the unique interior finishes, designed exposed services and bold colour palettes, this space blends contemporary with timeless heritage architecture. The unit also benefits from exception levels of natural light.

### TRANSPORT LINKS

Tottenham Court Road		1 minutes
Covent Garden		10 minutes
Oxford Circus		11 minutes

### AMENITIES

The accommodation benefits from the following amenities:

- Fully fitted and furnished
- Cabling in situ
- Air conditioning
- Passenger lift
- Floors designed to maximize natural light
- Showers
- Designed exposed services
- Floor to ceiling height over 3m
- 16 desks, 2 private offices, 2 boardrooms

### AVAILABILITY

2<sup>nd</sup> floor – 1,341 sq. ft.

MEZZ – 357 sq. ft.

**Total : 1,698 sq. ft. (one unit)**

### TERMS

Available by way of a new lease directly from the landlord.

**Rent:** £69.50 per sq. ft.

**Rates:** £20.20 per sq. ft.

**Service charge:** £12.86 per sq. ft.

### CONTACT

For further information or to arrange a viewing please contact:

**Angus Marlow-Thomas: 020 7866 8612**

[angus.marlow-thomas@montagu-evans.co.uk](mailto:angus.marlow-thomas@montagu-evans.co.uk)

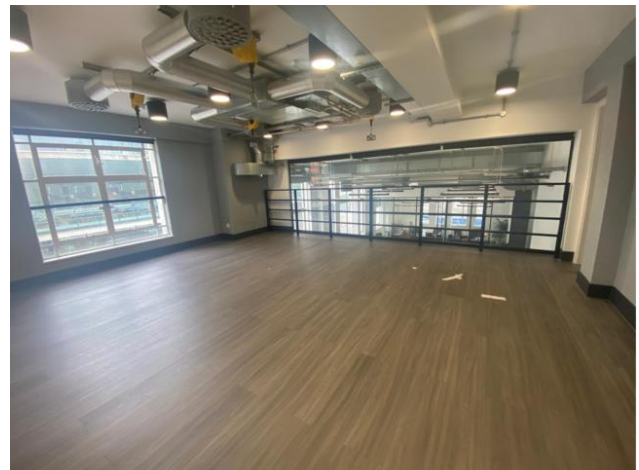
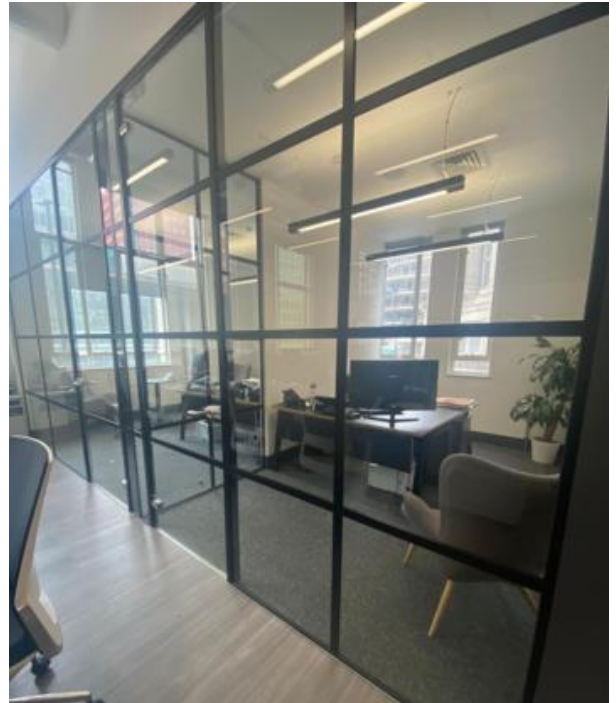
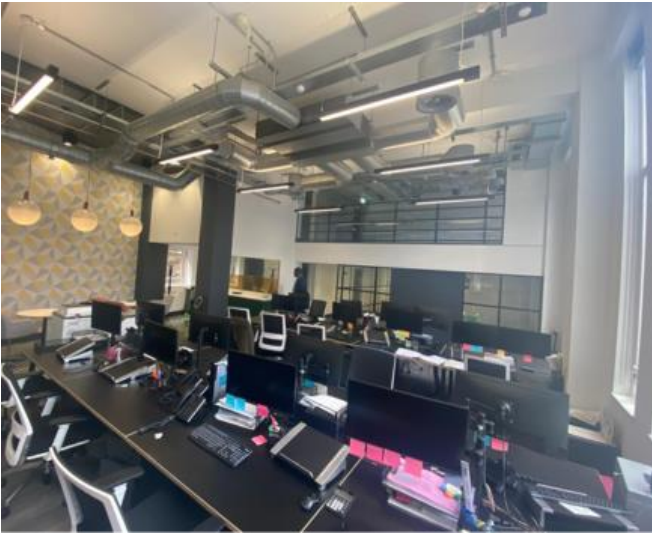
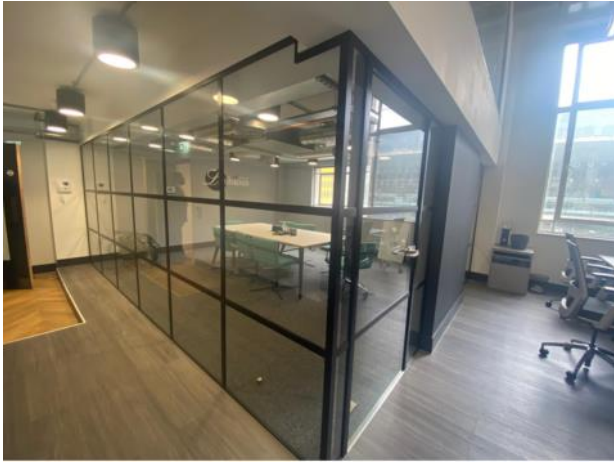
**Katie Stewart: 020 7866 8692**

[katie.stewart@montagu-evans.co.uk](mailto:katie.stewart@montagu-evans.co.uk)

**Will Irving: 07818 538 218**

[william.irving@montagu-evans.co.uk](mailto:william.irving@montagu-evans.co.uk)

**PHOTOS**



**Space plan.  
Second floor.**

