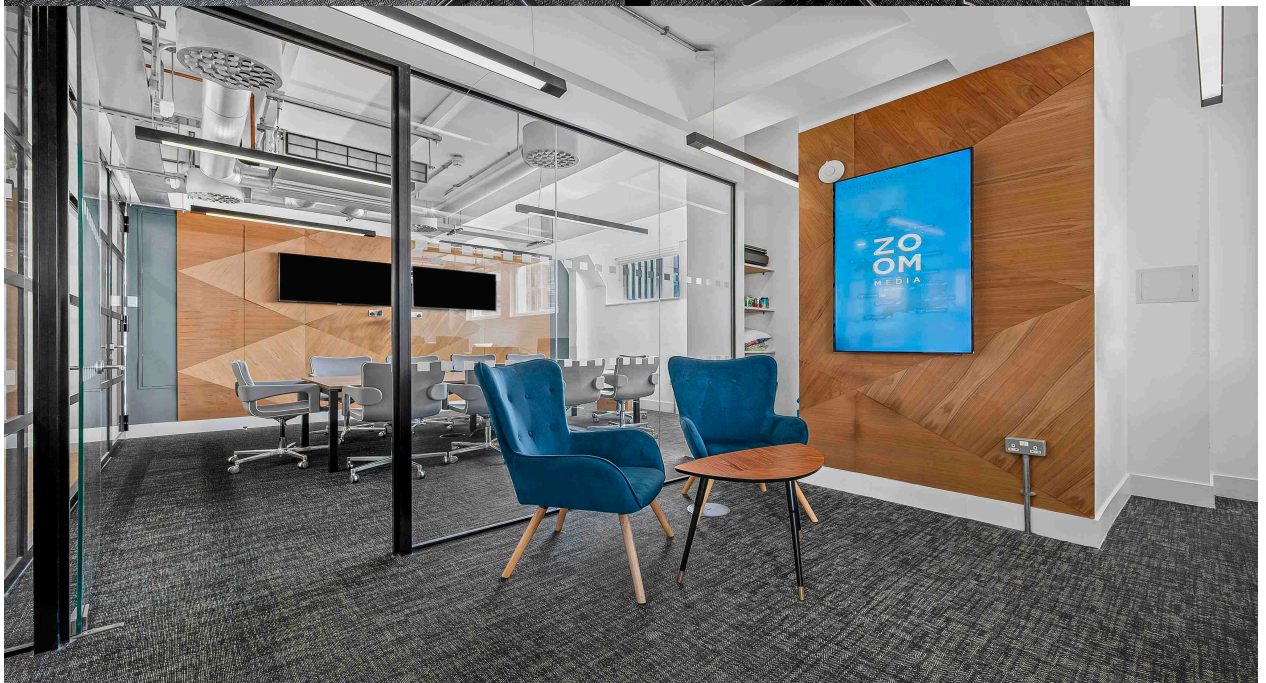
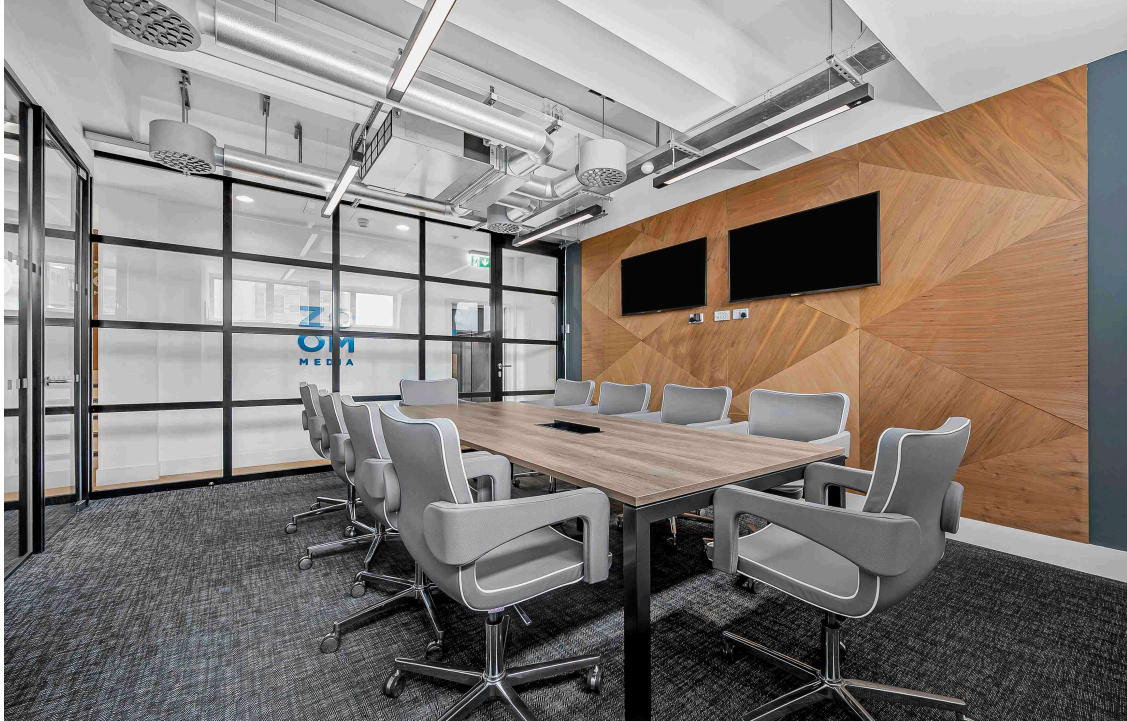


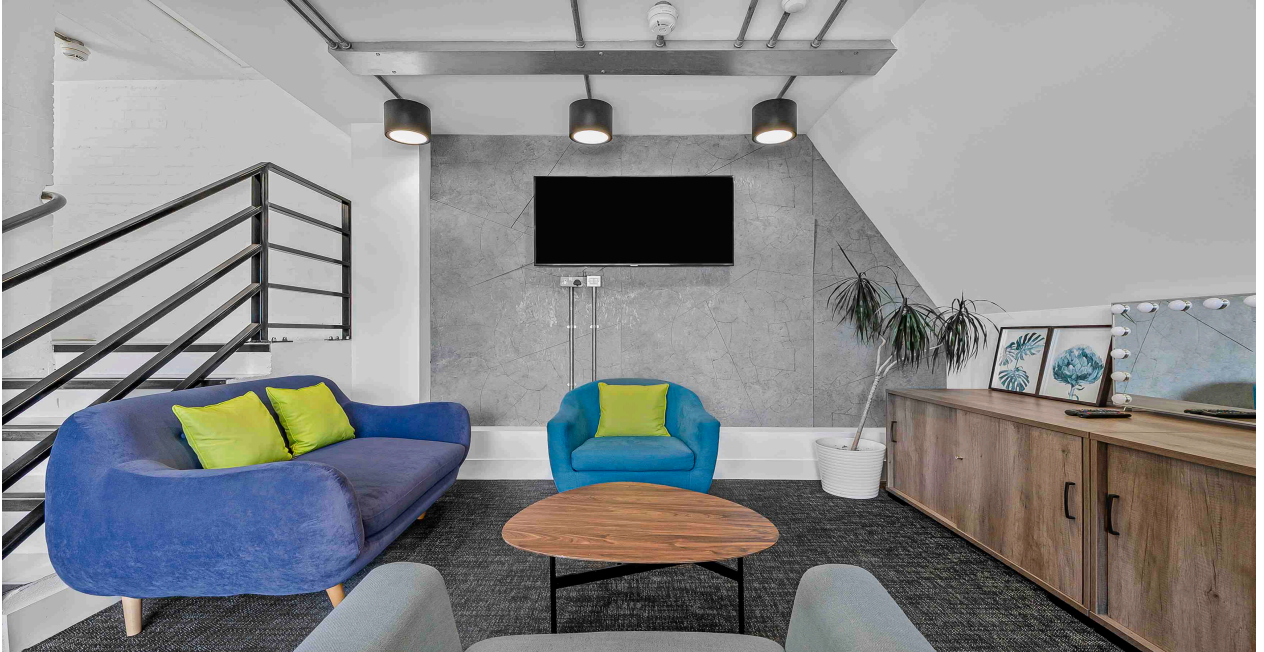
**STUNNING
SELF CONTAINED AIR CONDITIONED
OFFICE CLASS E WITH SUBSTANTIAL OWN
ROOF TERRACE
IDEAL FOR DESIGN & MEDIA FASHION
COMPANIES
112-116 NEW OXFORD STREET
LONDON WC1
1,376 sq.ft. / 127.8 sq.m.**













LOCATION:

The property is located on the North side of New Oxford Street close to the junction with Tottenham Court Road Opposite Centre Point. Tottenham Court Road Underground station (Central , Northern & Elizabeth Lines) are close by as are numerous bus services.

ACCOMMODATION:

The accommodation comprises Self contained Sixth and Seventh Floors arranged as open plan with one large boardroom (sixth Floor) with an informal meeting room (seventh floor) which leads out to a substantial roof terrace. The suite has a fully fitted kitchen and air conditioning in superb decorative order throughout.

AMENITIES:

- Fitted Kitchen
- Lift
- Air Conditioning
- Raised Floor

- Large Boardroom
- Own Toilets
- 24-Hour Access
- Superb natural light
- LED Lighting
- Shower (Basement)
- High Ceilings
- Own Substantial Roof Terrace

LEASE:	Term by arrangement
RENT:	£80.00 per sq.ft. per annum exclusive.
RATES:	£32.00 per sq.ft. pproximately
SERVICE CHARGES:	£13.70 per sq.ft. per annum approximately
LEGAL COSTS:	Each party to be responsible for their own costs
POSSESSION:	Immediate.
VIEWING:	Strictly by appointment through:-

JAMES HARDWICKE
AT
HARDWICKE & CO

020 7636 3222 or 07887 912500

D 8/5/26

