

CROSSLAND OTTER HUNT

20 Noel Street,
London,
W1F 8GW

20 Noel Street provides 2,091 sq ft of
fully fitted and furnished, self-
contained accommodation arranged
over Ground and Lower Ground Floors

2,091 sq ft (194.26 sq m)

020 7408 1114
www.coh.eu



CROSSLAND OTTER HUNT

20 Noel Street,
London,
W1F 8GW

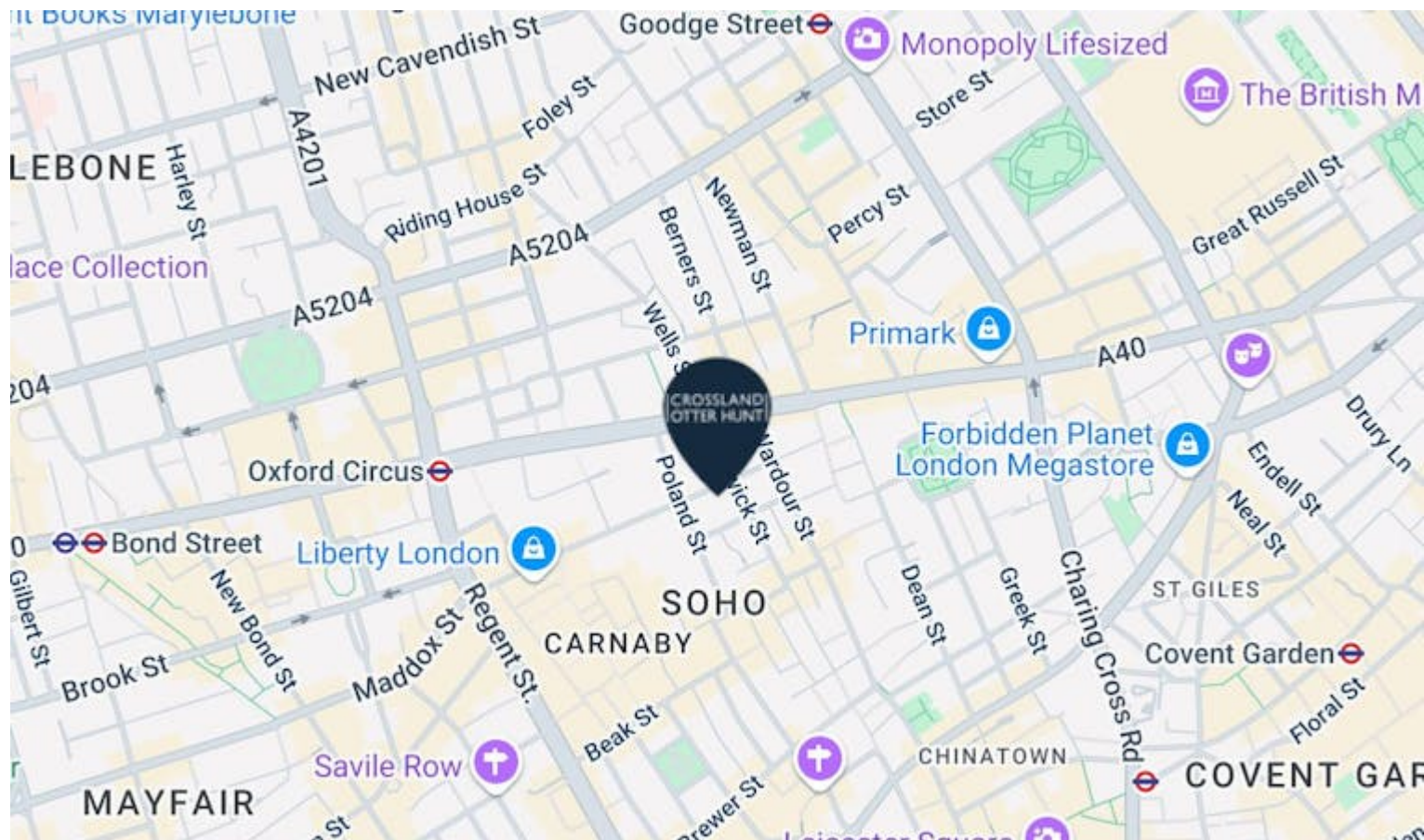
20 Noel Street provides 2,091 sq ft of fully fitted and furnished, self-contained accommodation arranged over Ground and Lower Ground Floors

2,091 sq ft (194.26 sq m)

[View Video Tour →](#)

[View Online →](#)

020 7408 1114
www.coh.eu



Nearest Stations



Oxford Circus
(0.2 Miles)

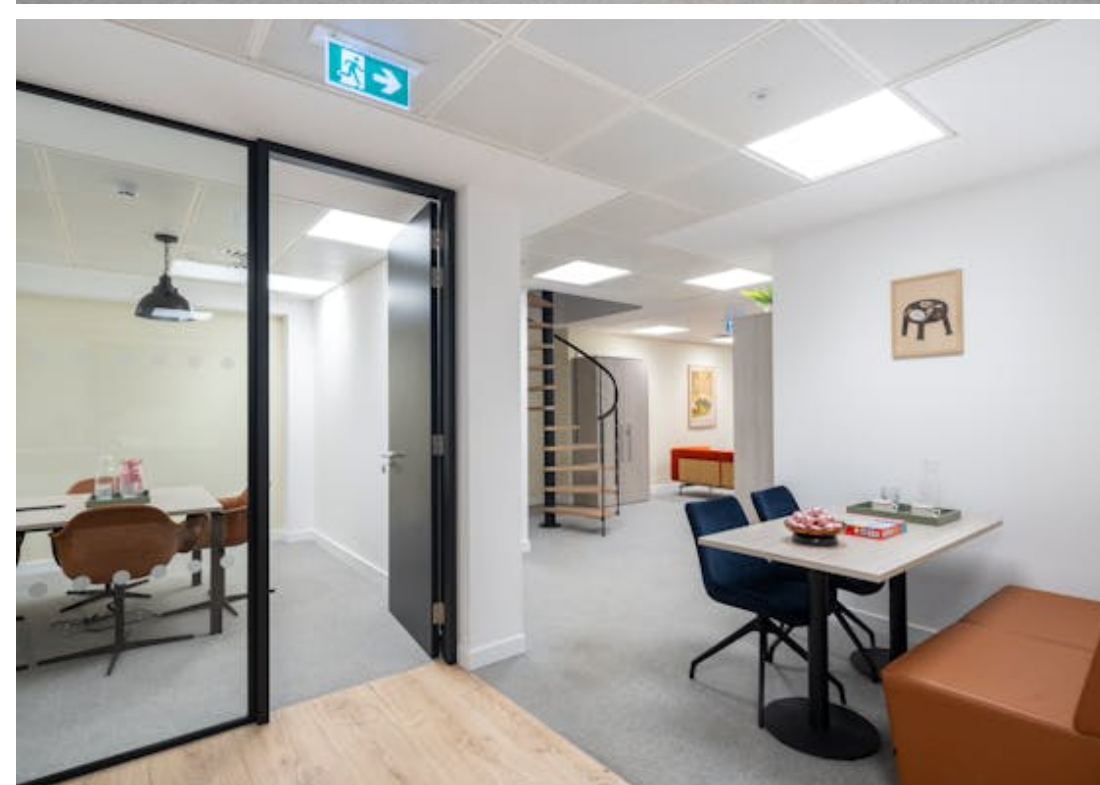


Tottenham Court Road
(0.2 Miles)



Piccadilly Circus
(0.4 Miles)

The building sits on the south side of Noel Street, a vibrant thoroughfare in Soho, between Poland Street to the west and Berwick Street to the east. Situated in prime Soho, the property is surrounded by a rich mix of boutique shopping, cafes, bars and theatres. Oxford Circus, Tottenham Court Road and Piccadilly Circus stations are within easy walking distance.



CROSSLAND OTTER HUNT

20 Noel Street,
London,
W1F 8GW

20 Noel Street provides 2,091 sq ft of fully fitted and furnished, self-contained accommodation arranged over Ground and Lower Ground Floors

2,091 sq ft (194.26 sq m)

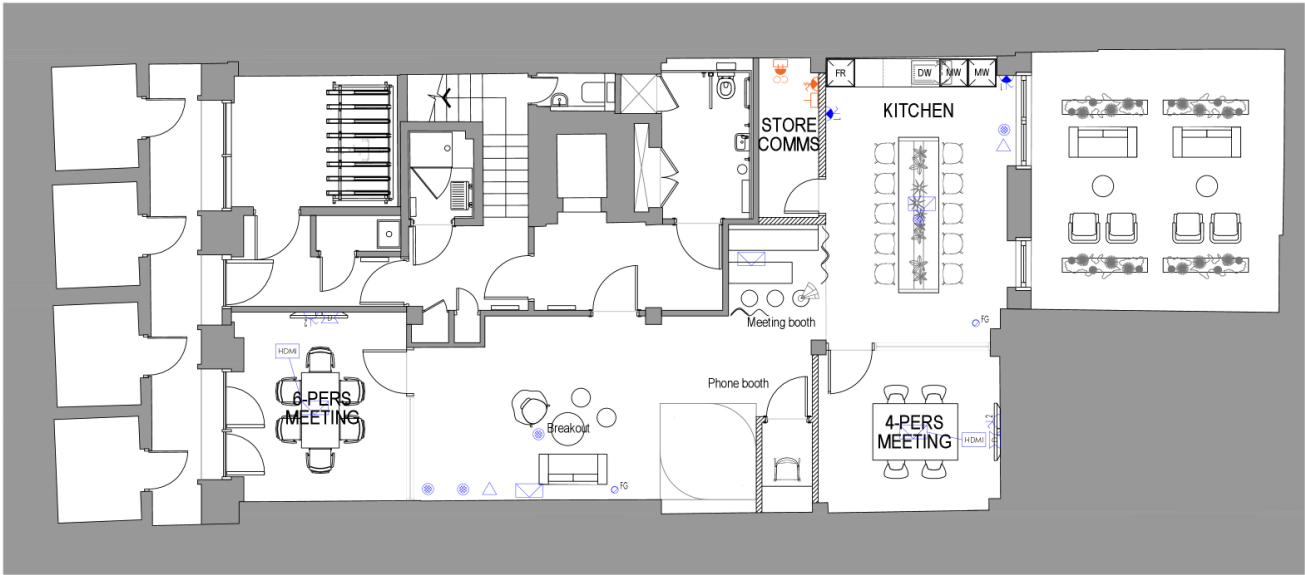
[View Video Tour →](#)

[View Online →](#)

020 7408 1114
www.coh.eu



- Raised access floors
- Fully fitted kitchen & breakout area
- 12 x bike spaces
- Communal terrace
- Self contained Cat A+ offering with own front door
- VRF air conditioning
- End of trip facilities
- Passenger lift
- Private outdoor courtyard



FURNITURE ITEMS

- WORKSTATION AND TASK CHAIR
- PERSONAL LOCKERS

POWER

- FLOORBOX, 3 COMPARTMENT WITH 2NO DSSOS
- CLEANERS GROMMET
- CAT 6 CEILING VOID
- FUSED SPUR CEILING VOID
- WALL MOUNTED FUSED SPUR 1200M FFL
- 16AMP 10 WAY COMMANDO TO COMMS CABINET
- WALL MOUNTED CUT & OUTLET
- LOW LEVEL SOCKETS
- DOUBLE SOCKET
- HDMI SOCKET
- CAT 6 DATA

REV	DESCRIPTION	ISSUED	DATE
-----	-------------	--------	------



DRAWING STAGE
PRELIMINARY

CLIENT
IM REALESTATE

SITE ADDRESS
**19-20 NOEL STREET
LONDON
W1F 8GP**

PROJECT DIRECTOR PB	PROJECT MANAGER PB
PROJECT DESIGNER JG	PROJECT SITE MANAGER PB

DRAWING TITLE
**LOWER GROUND FLOOR
PROPOSED LAYOUT**

PROJECT NO.	SCALE	STATUS	REVISION
OG21-003	1:50@A1	PD	REV1

DRAWING NO.
OG22-03-L0-PD

ORCHARD

Orchard House, Threshelfords Business Park, Inworth Road,
Feering, Essex, CO5 9SE
+44 (0) 20 7061 9866
orchardgroup.org.uk

Accommodation

The accommodation comprises:

NAME	SQ FT	RENT (SQ FT)	RATES PAYABLE (SQ FT)	SERVICE CHARGE (SQ FT)	TOTAL MONTH	AVAILABILITY
Lower Ground	999	£65	£36	£11.22	£9,342.32	Under Offer
Ground	1,092	£65	£36	£11.22	£10,212.02	Under Offer
Total	2,091	£65	£36	£11.22	£19,554.34	

CROSSLAND OTTER HUNT

CONTACT US



Nick Sinclair

02073992733 | 07970511730

nick@coh.eu



Jack Hopkins

020 7399 2743 | 07469 239056

jack@coh.eu

020 7408 1114

www.coh.eu

Location

The building sits on the south side of Noel Street, a vibrant thoroughfare in Soho, between Poland Street to the west and Berwick Street to the east. Situated in prime Soho, the property is surrounded by a rich mix of boutique shopping, cafes, bars and theatres. Oxford Circus, Tottenham Court Road and Piccadilly Circus stations are within easy walking distance.

Viewings

Strictly through the joint sole agents, Crossland Otter Hunt or Edward Charles.

Terms

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

Description

The self contained ground and lower ground floors have been furnished to provide 20 desks in open plan on the ground floor and 2 x meeting room on the lower ground floor together with a breakout area, fully fitted kitchen and zoom room. There is a separate area for comms / storage and terrace accessed via French doors on the lower ground floor.

EPC

Upon enquiry

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 08/01/2025

|CROSSLAND| |OTTER HUNT|

www.coh.eu



Visit Our Office
3-5 Barrett Street
London
W1U 1AY