

# 20 NOEL ST

Soho W1



## The Building

# A Soho building redefined

20 Noel Street is a modern refurbished workspace building located in central Soho.

With a contemporary arrival, reception and lift provision servicing all floors.

The ground and lower ground floors benefit from the ability to be self-contained, with a rear private courtyard terrace.

All spaces are offered fully fitted and furnished.



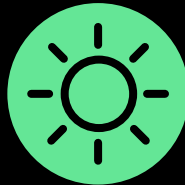
# Summary Specification



Full access raised floor  
(60mm void typically)



Communal terrace  
at 7th roof level



Excellent  
natural light



12 bike racks in  
basement cycle store



Shower and  
changing room



Self-contained  
ground floor



Brand new  
reception



1 x 8 person passenger  
lift serving all floors



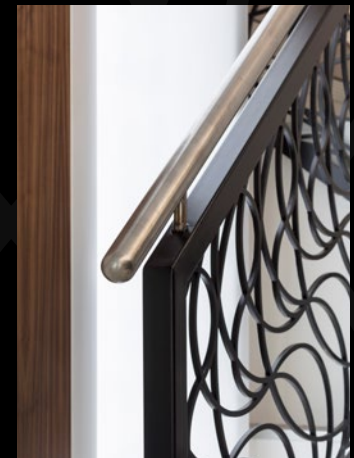
VRF  
air conditioning



Occupational  
density



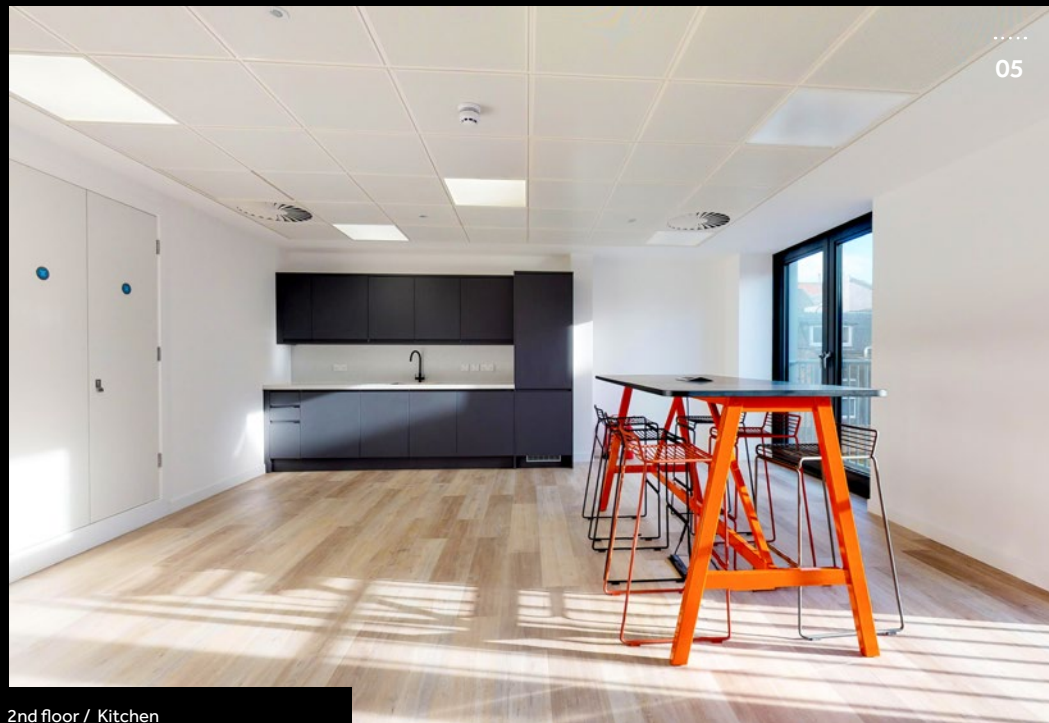
02



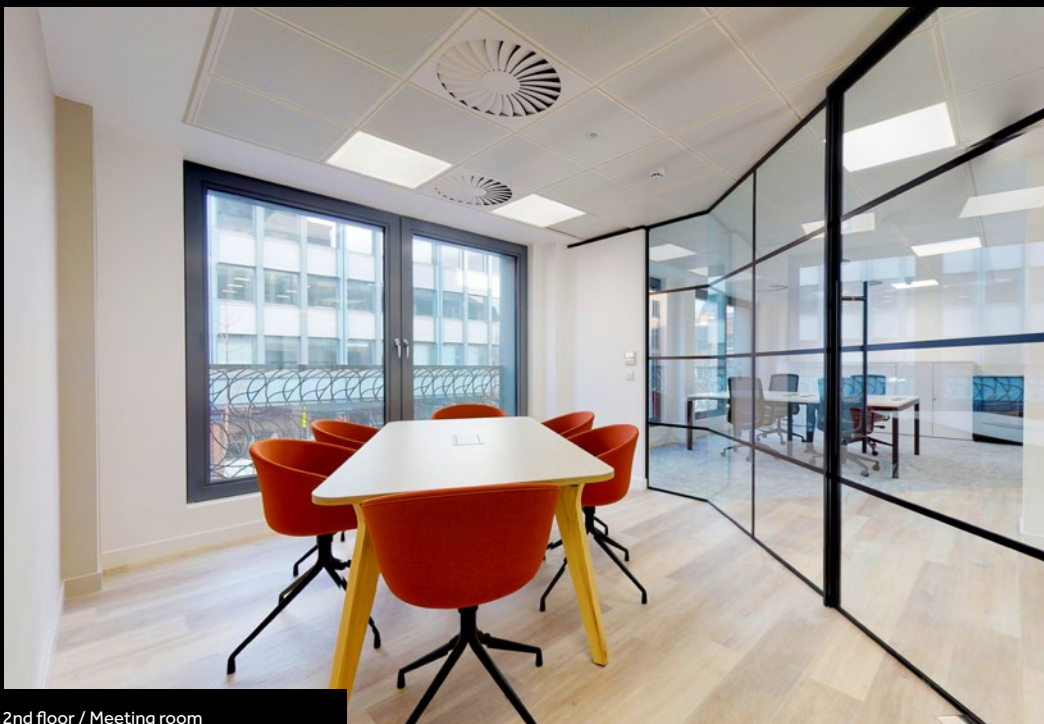




Lower ground floor / Collaboration space



2nd floor / Kitchen



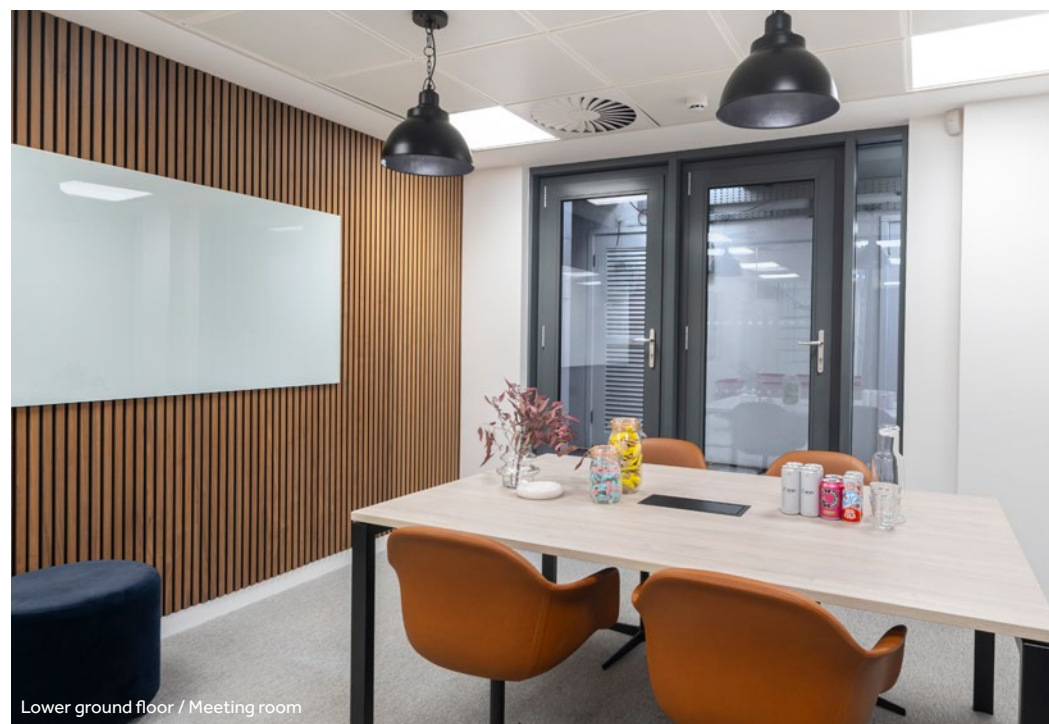
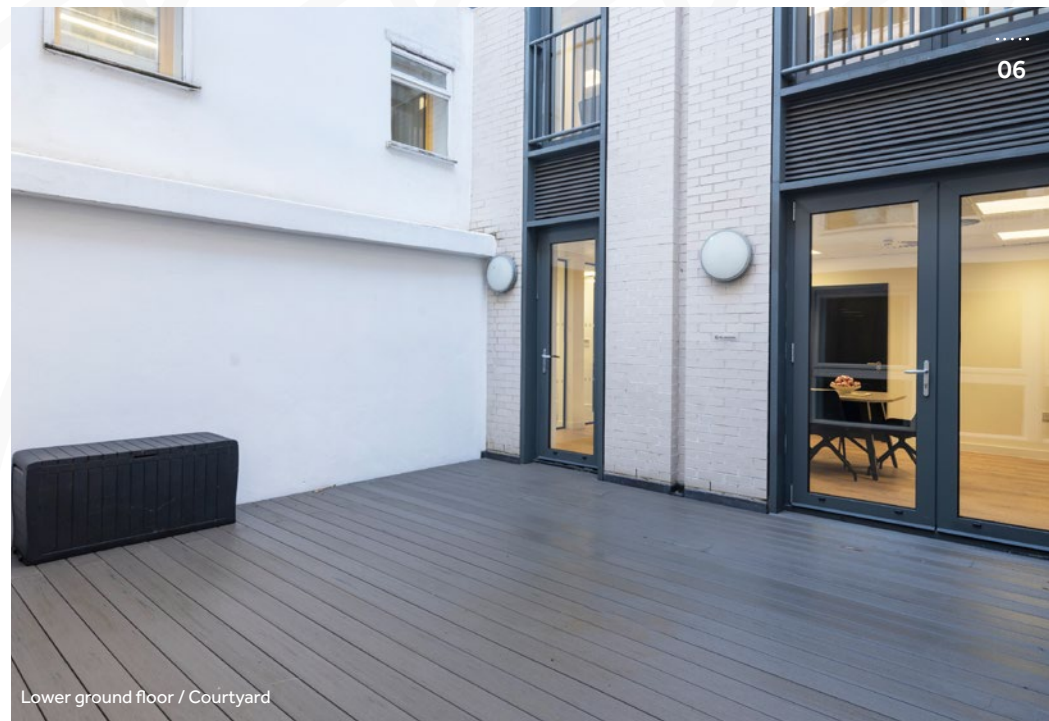
2nd floor / Meeting room



Ground floor / Office

# Schedule of Areas

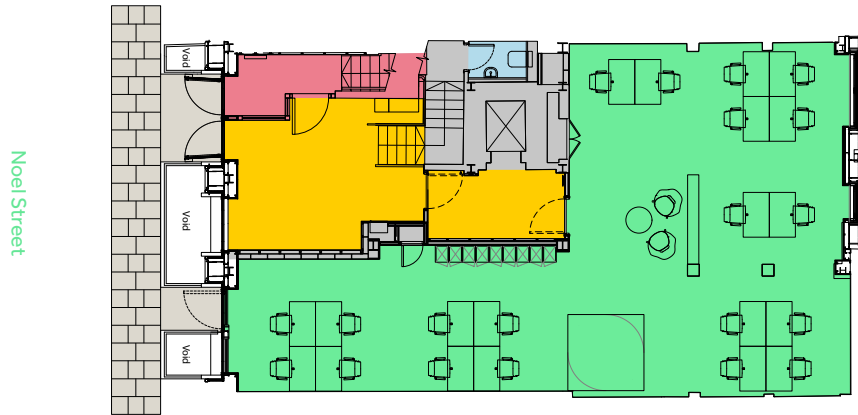
| Floor                         | Condition    | NIA<br>sq ft | Availability |
|-------------------------------|--------------|--------------|--------------|
| Seventh<br>(Communal Terrace) |              |              |              |
| Sixth                         |              |              | Let          |
| Fifth                         |              |              | Let          |
| Fourth                        |              |              | Let          |
| Third                         |              |              | Let          |
| Second                        | Fully Fitted | 1,179        | Available    |
| First                         |              |              | Let          |
| Ground                        | Fully Fitted | 1,092        | Available    |
| Lower Ground                  | Fully Fitted | 999          | Available    |
| <b>Total Net Area</b>         |              | <b>3,270</b> |              |



## Ground

Office

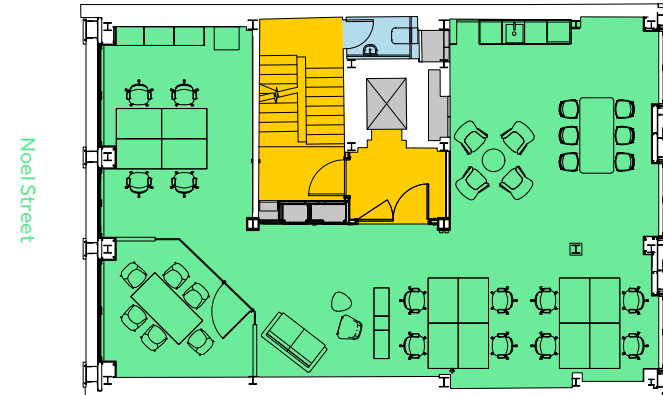
1,092 sq ft



## Second

Office

1,195 sq ft



Lower ground floor fit-out

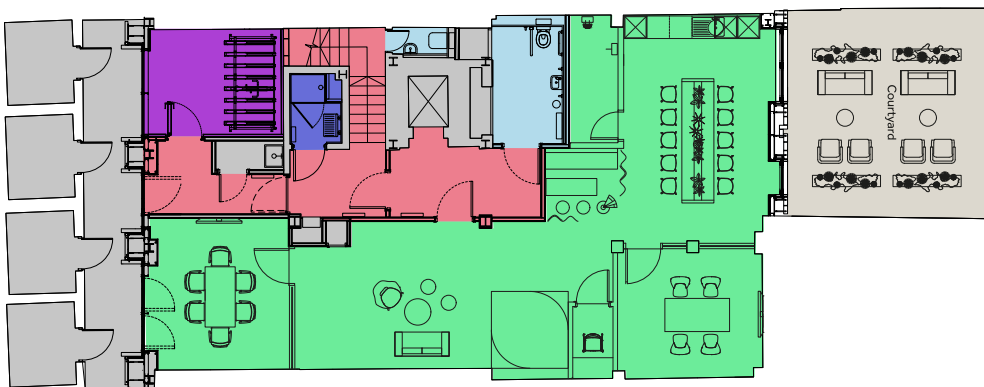
## Lower Ground

Office

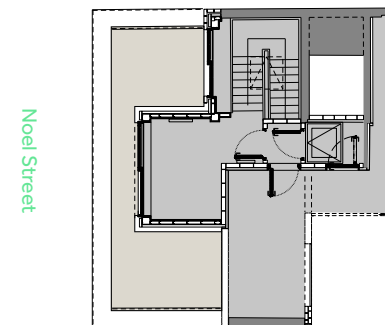
999 sq ft

Private Courtyard

311 sq ft



## Seventh – Communal Roof Terrace

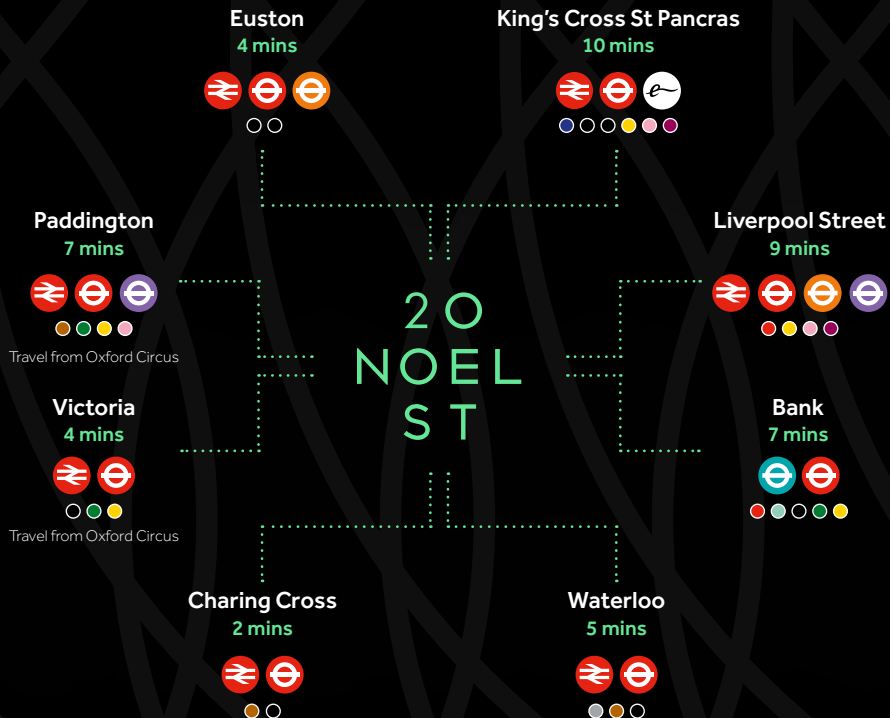


- Office
- Lower Ground Entrance / Core
- Reception
- Cycle Store
- Toilets
- Shower
- Core

# Connected

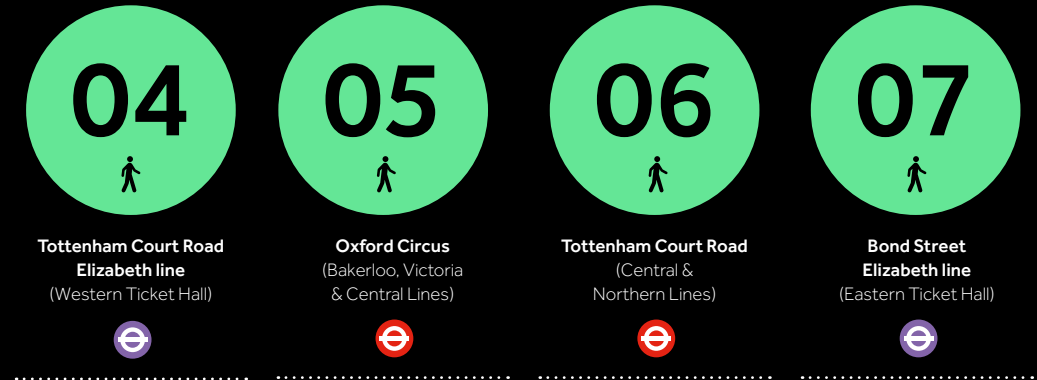
20 Noel Street provides occupiers with excellent transport links within a short walking distance – making it super connected.

## Underground travel times

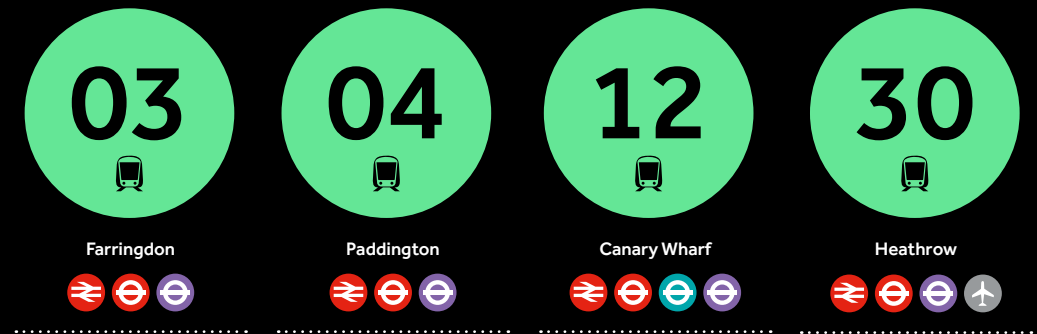


Travel times from Tottenham Court Road except where stated. Source: TfL.

## Walking times (in minutes)



## Elizabeth line travel times from Tottenham Court Road (in minutes)



Tottenham Court Road station is just a short walk away with Oxford Circus, Piccadilly Circus and Bond Street all within a ten minute walk.

The Elizabeth Line (Crossrail) at Tottenham Court Road opens for service in 2018. Providing commuters with a new high speed service, offering reduced travel times towards Heathrow and across London.

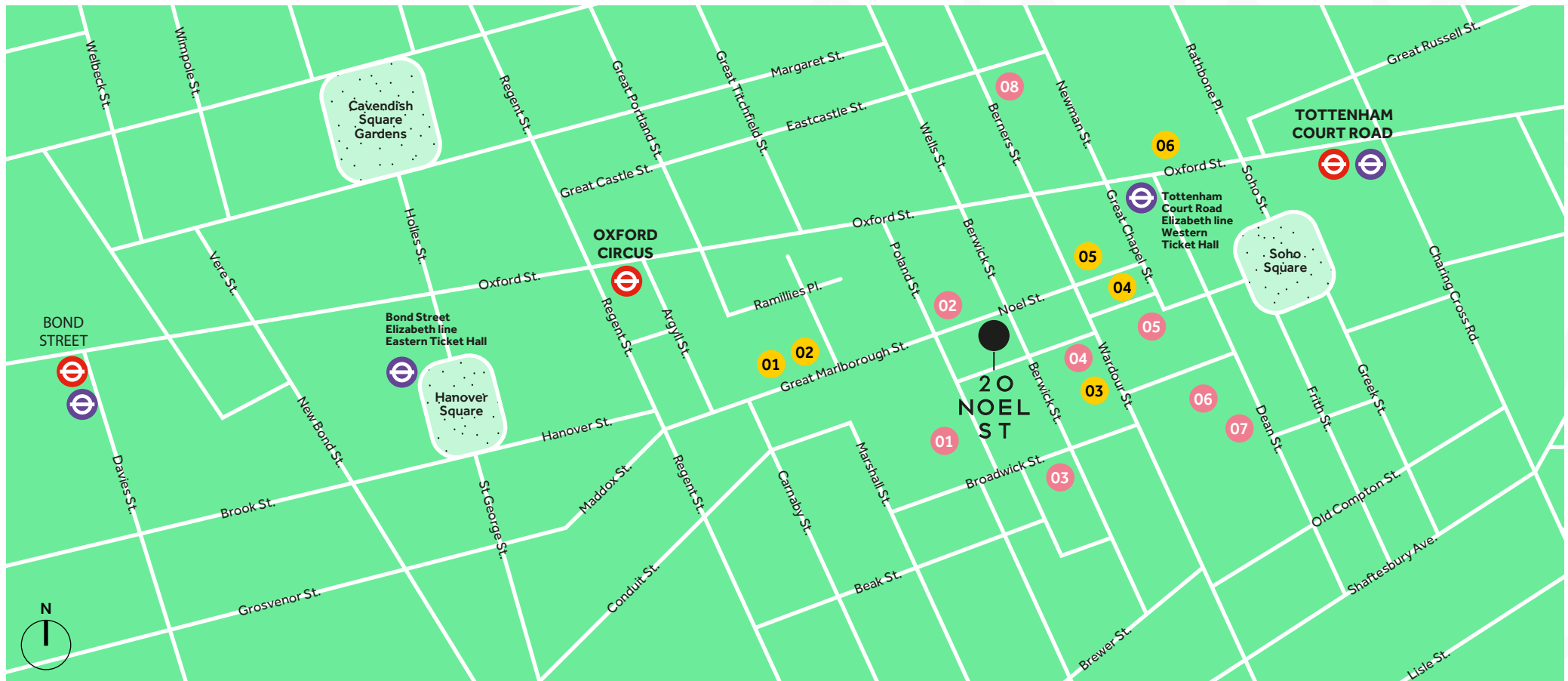
Soho provides occupiers with a diverse amenity mix. From upscale restaurants to the up-to-the minute street food openings – the iconic department store, the stalwart record store or trend setting fashion brands – it continues to lead the way.

#### Occupiers

- 01 Diageo
- 02 Sony
- 03 FORA
- 04 WeWork
- 05 King.Com
- 06 Meta

#### Amenities

- 01 Social Eating House
- 02 BrewDog
- 03 Yauatcha
- 04 The Breakfast Club
- 05 Nadler House
- 06 Soho Hotel
- 07 Soho House
- 08 Berners Tavern



# The spirit of Soho

20 Noel Street is at the heart of one of London's most exciting, forward thinking and diverse neighbourhoods.



Carnaby Street, Oxford Street and Regent Street are all close by offering a vibrant lifestyle experience for occupiers – providing the highest concentration of restaurants, bars, shops, hotels, theatres and private members clubs in London.

Traditionally the home of London's media and music industries – it has recently attracted a more diverse range of global occupiers including: Twitter, Snapchat, Spotify and Apple.



Clockwise from top left:

- \_ Liberty
- \_ Apple
- \_ The Duck & Rice
- \_ Bonnie Gull
- \_ Fernandez & Wells
- \_ The Ivy – Soho
- \_ Bao
- \_ Supreme



# Further Information

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