

20 NOEL ST

Soho W1



A Soho building redefined

20 Noel Street has been comprehensively refurbished to provide a contemporary Soho office space.

An imposing reception area leads to 8,307 sq ft of B1 office accommodation over lower ground, ground and six upper floors with multiple terraces.

In addition, the ground & lower ground floors may provide a unique self-contained space, with rear courtyard providing good natural light to these levels.



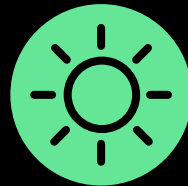
Summary Specification



Full access raised floor
(60mm void typically)



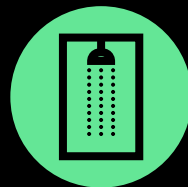
Terraces on floors
(except ground & 2nd)



Excellent
natural light



12 bike racks in
basement cycle store



Shower and
changing room



Potential self-
contained ground floor



Brand new
reception



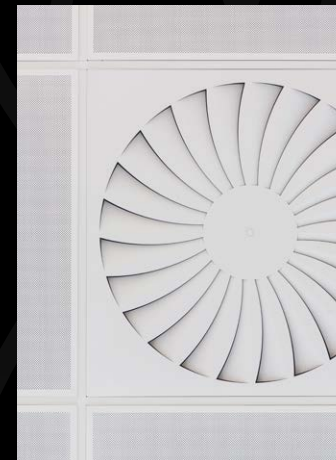
1 x 8 person passenger
lift serving all floors



VRF
air conditioning



Occupational
density







The Space



West facing 7th floor terrace



4th floor



6th floor



East facing 7th floor terrace

Schedule of Areas

Floor	NIA sq m	NIA sq ft	Terrace sq ft
Seventh			250
Sixth	70	752	93
Fifth	86	928	54
Fourth	94	1,010	102
Third	106	1,142	52
Second	111	1,195	
First	110	1,189	147
Ground	101	1,092	
Lower Ground	93	999	311
Total Net Area	771	8,307	

These measurements to be confirmed on completion.



Floor Plans

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



Floor plans not to scale.
For indicative purposes only.

Lower Ground

Office 999 sq ft / 93 sq m
Terrace 311 sq ft

Ground

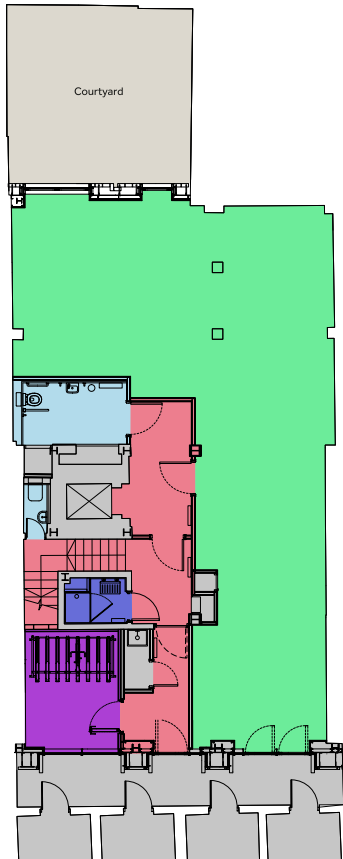
Office 1,092 sq ft / 101 sq m

Fourth

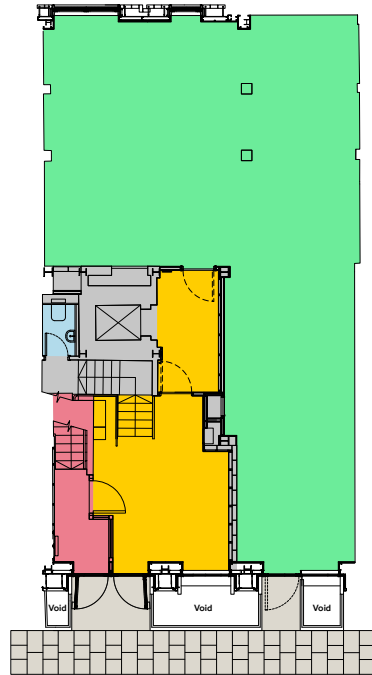
Office 1,010 sq ft / 94 sq m
Terrace 102 sq ft

Fifth

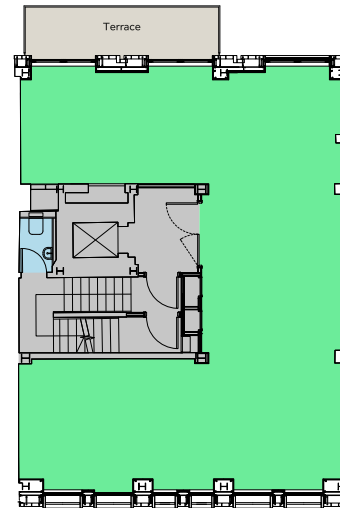
Office 928 sq ft / 86 sq m
Terrace 54 sq ft



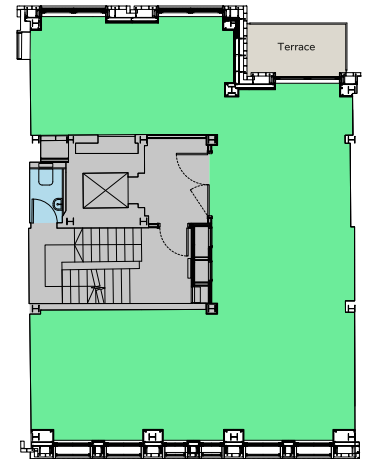
Noel Street



Noel Street



Noel Street

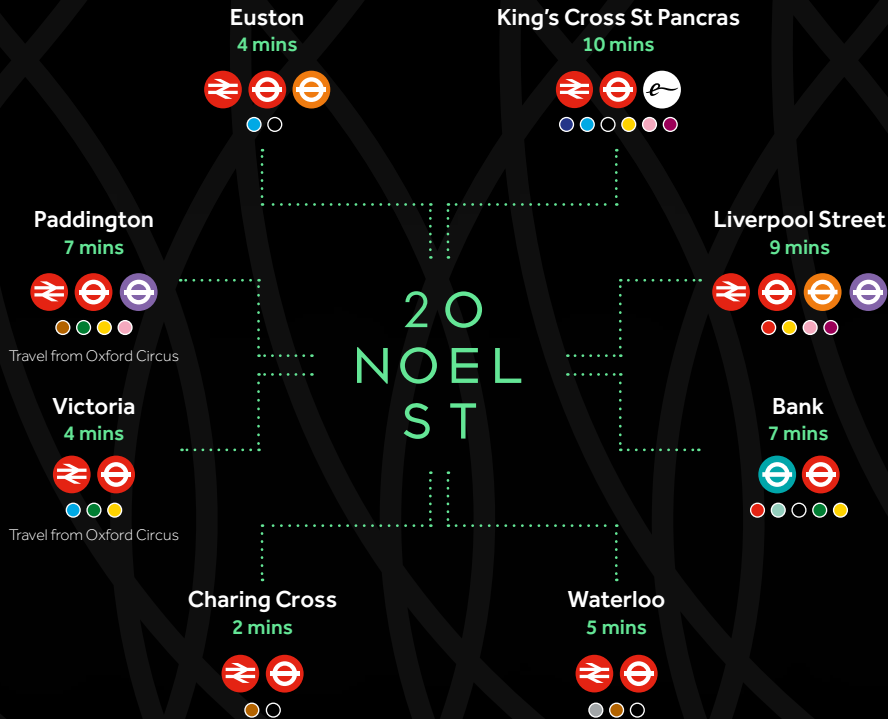


Noel Street

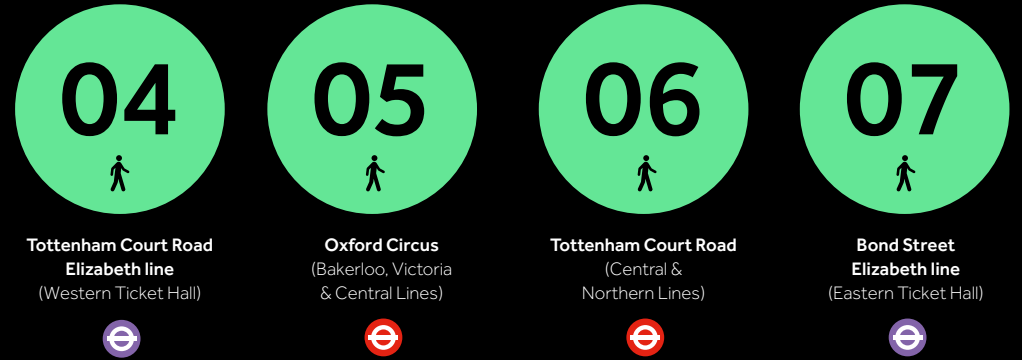
Connected

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

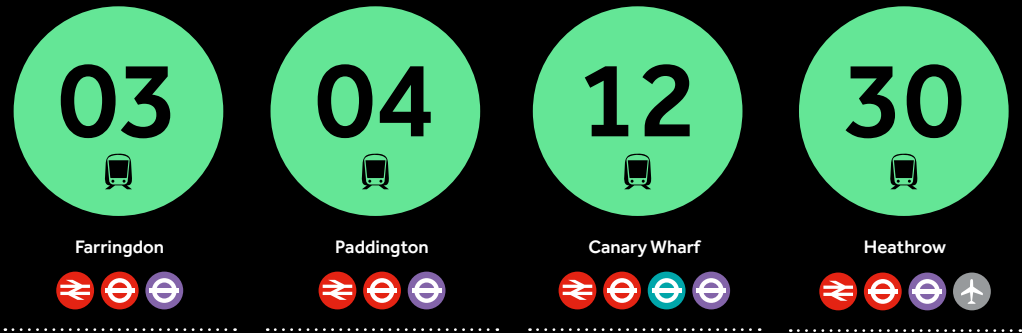
Underground travel times



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 Vevo
- 02 Sony
- 03 Office Group
- 04 WeWork
- 05 King
- 06 Facebook

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



Hunter Booth

020 7409 8832
hunter.booth@savills.com

Hannah Buxton

020 7075 2858
hbuxton@savills.com

Mark Phillips

020 7009 2305
mphilips@edwardcharles.co.uk

Ian Bradshaw

020 7009 2314
ibradshaw@edwardcharles.co.uk

20noelstreet.com

Misrepresentation Act Savills and Edward Charles & Partners gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Savills and Edward Charles & Partners has any authority to make any representation or warranty whatsoever in relation to this property. July 2018.

Designed and produced by Cre8te - 020 3468 5760 - www.cre8te.london
