

# 'NOHO' OFFICE SUITES TO LET

**TWO OFFICE SUITES IN THE HEART OF 'NOHO' AREA OF LONDON'S WEST END AVAILABLE TO LET**

**1,805 sq ft / 168 sq m (2nd floor)**  
**1,665 sq ft / 155 sq m (3rd floor)**

**19-20 Berners Street**  
**London**  
**W1P 3DD**

## Location

The property is located on the western side of Berners Street directly opposite The Sanderson Hotel, approximately 100 metres north of Oxford Street. It enjoys close proximity to both Oxford Circus Underground station (Central and Victoria lines) and Tottenham Court Road Underground station (Northern and Central lines and, in 2016 Crossrail).

## Description

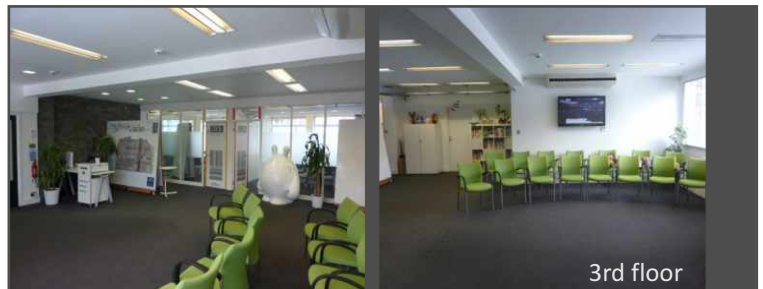
We have two separate office suites to choose from, both of which benefit from:

- plenty of natural light;
- carpeted floors;
- perimeter trunking;
- kitchenette;
- communal heating;
- separate male & female communal toilets; and,
- a well presented manned reception.

Both suites are ready for immediate occupation.



2nd floor



3rd floor

The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.

**Aston Rose offers a wide range of professional property services, including the following:**

**Property Management**  
giulianosantoro@astonrose.co.uk

**Investment**  
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**Building Consultancy**  
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**Sales, Lettings & Acquisitions**  
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**Landlord and Tenant, Rating**  
johnwilliams@astonrose.co.uk

**Valuation & Expert Witness**  
duncanpreston@astonrose.co.uk

#### Second Floor

- 1,805 sq ft (168 sq m)
- suspended ceiling
- arranged into large open plan area with three meeting rooms/private offices

#### Third Floor

- 1,665 sq ft (155 sq m)
- high quality fit-out, including open plan area, plus two large meeting rooms and private office/break out area
- recessed lighting
- air conditioning
- store room

#### Terms

The premises are available by way of a sublease of up to 3 years with a landlord's option to break after the first year.

#### Rent

Second Floor £37.50 per sq ft  
Third Floor £45.00 per sq ft

#### Business Rates

##### Rateable Value

Second Floor £62,500  
Third Floor £62,000

Interested parties are advised to enquire further with the local authority to confirm the business rates payable.

#### Service Charge

Further details available on request.

#### Energy Performance Certificate (EPC)

The property has an Energy Assessment Rating of C (73)  
- a full copy of the EPC is available upon request.

#### Legal Costs

Each party to be responsible for their own legal costs

#### Viewing

All viewings by prior appointment via sole agents  
Aston Rose:

##### Mickey Fiori

**020 7629 1533**

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##### Natasha Lewis

**020 7629 1533**

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