



## 9 NOEL STREET

### OVERVIEW

9 Noel Street has plenty of natural light, with impressive entrance and spectacular floor to ceiling windows giving a bright and airy feel to this Soho building.

This incredible ground-floor space has all you need to be your most productive self, with brain-fuelling breakout spaces, posture-improving standing desks and private phone booths for those all important conversations.

The space is available on flexible terms which are perfect for growing companies or those who are unsure of their future headcount.

Beer and pizza is available to all tenants on a Thursday which makes it a great place for staff to relax and socialise after work.

### AMENITIES

Phone Booths

Meeting Rooms

Bike Storage

Showers

Event Space

Breakout Space





## TERMS

Flexible by arrangement

## SUMMARY

Available Size	50 sq ft to 9,775 sq ft
Price	£850 per desk per month
Business Rates	Included in desk rate
VAT	Elected

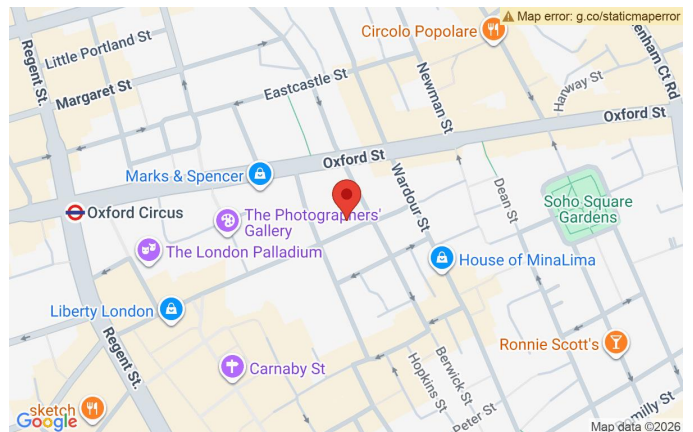
## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

**CATHERINE ALEXANDER**

catherine@bureauoffice.co.uk

+44 (0)7811 111600



## LOCATION

Enviably central, this Soho space is nestled in one of the hottest postcodes in London. Located between Tottenham Court Road and Oxford Circus stations this is a great place for people to get to from all over the capital.

The immediate area around Noel Street is full of the quirky shops, cafes and restaurants that are synonymous with Soho. There are so many places to grab lunch you could go at least six months without trying the same place twice. If retail therapy is the order of the day, Oxford Street is a moments walk north of the building with it's world class shopping amenities.

Misrepresentation Act: Bureau Office Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or a contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements of fact but satisfy themselves by inspection or otherwise as to the correctness, (iii) no person in the employment of Bureau Office Limited has the authority to make or give any representation or warranty whatsoever in relation to this property, (iv) all rents and prices are quoted exclusive of VAT.