



# 100 NOX

14,260 SQ FT OF FULLY REFURBISHED,  
GRADE A SPACE AVAILABLE



100 New Oxford Street is an iconic office building with office space of 14,260 sq ft available to let





Modern, light-filled reception

Entrance reception

The office space, end of trip facilities and reception have undergone a comprehensive refurbishment designed by Spratley & Partners.



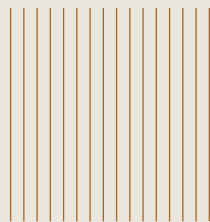
The reception lounge features stylish furnishings and vibrant planting





FLOOR	SQ M	SQ FT
TOTAL	1,325	14,260

The generous 3.4m ceiling height provides an impactful arrival experience on the newly refurbished CAT A 3rd floor



# THIRD FLOOR

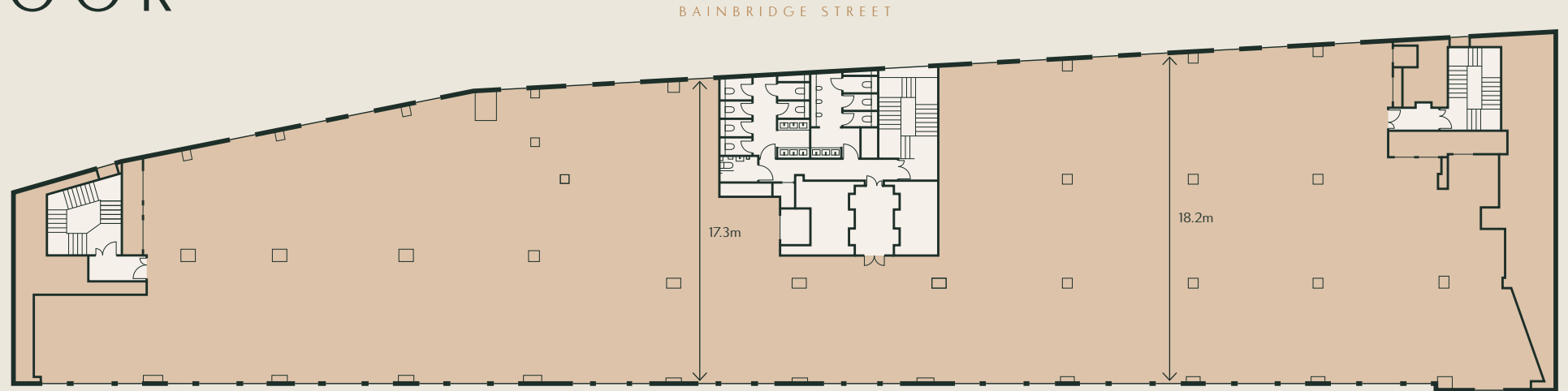
14,260 SQ FT  
1,325 SQ M

NIA approx measurement



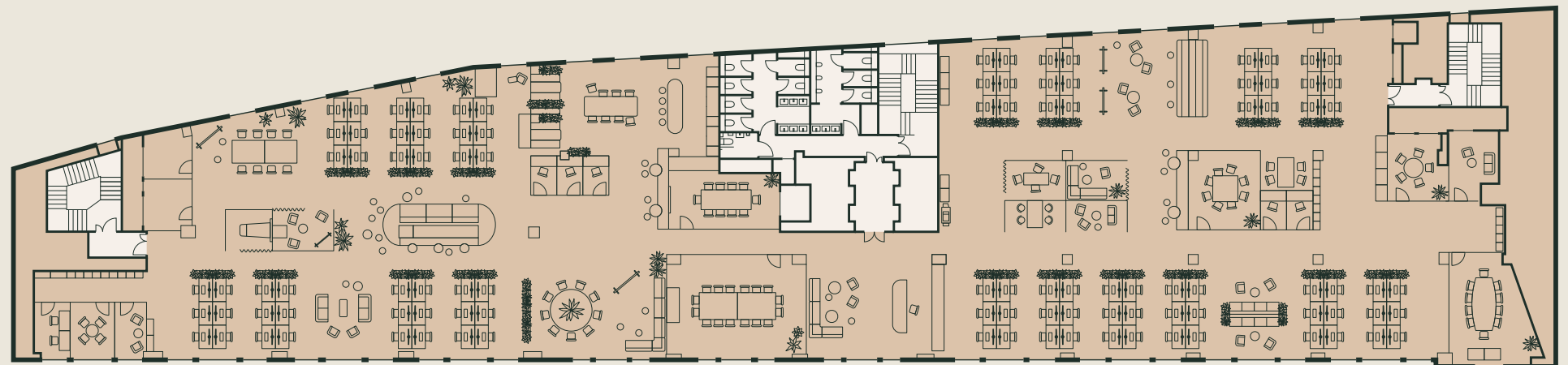
• 1:13 desk ratio

- Reception 01
- Desks 102
- 16 person meeting room 01
- 10 person meeting room 02
- 8 person meeting room 01
- 5 person meeting room 01
- 4 person meeting room 02
- Zoom rooms 06
- Collaboration area 08
- Booths 02
- Teapoint 01
- Breakout areas 03



NEW OXFORD STREET

BAINBRIDGE STREET



NEW OXFORD STREET

Indicative plans, not to scale.

# SUMMARY SPECIFICATION



Brand new CAT A office floor



78 bikes racks



LED Lighting



4 female showers  
3 male showers  
1 DDA shower



VRF Air conditioning



66 lockers



1:8 sq m



Targeting EPC B



Raised access flooring



3.4 m floor to ceiling height



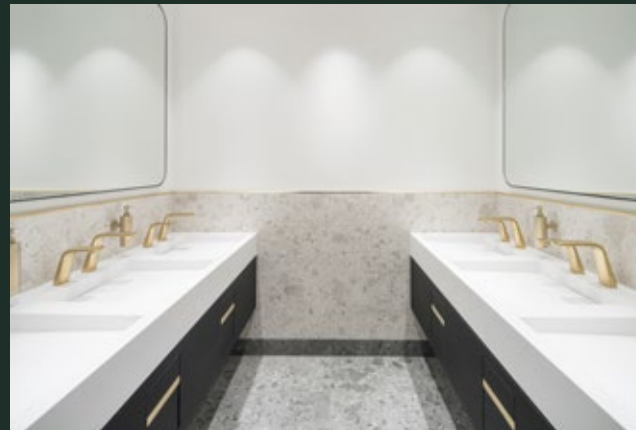
Demised toilets



x4 passenger lifts



Third floor office looking towards New Oxford Street

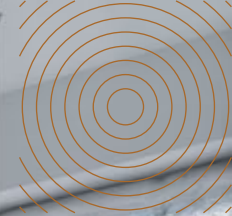


Third floor WC



Third floor lift lobby





Typical office floor.





Basement shower rooms and lockers



Basement bike storage



Basement showers



# END OF TRIP FACILITIES



8 Showers



66 lockers



78 bikes racks





Arcade Food Hall



The Museum Tavern



Now Building, Tottenham Court Road

# A THRIVING LOCATION



Soho Coffee Shop



Tottenham Court Road Station

100 NOX sits in the heart of where London's most vibrant neighbourhoods converge, next to the exciting new development of Centre Point and Tottenham Court Road



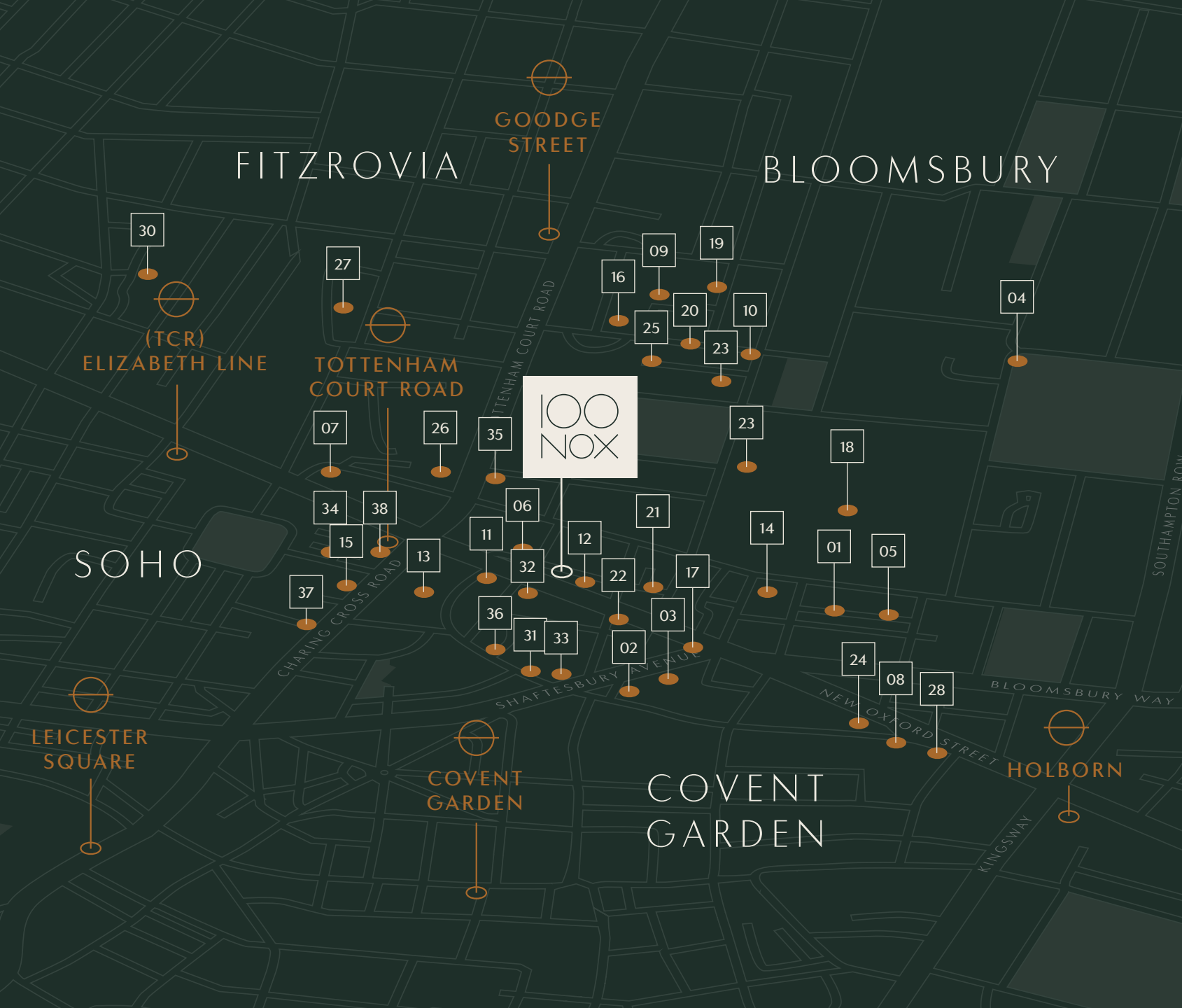
Centre Point Square Plaza



Now Building, Tottenham Court Road







# FITZROVIA

# BLOOMSBURY

# SOHO

# COVENT GARDEN

# HOLBORN

## RESTAURANTS, CAFÉS & BARS

- 1. Syrup Of Soot
- 2. The Coffee Tree
- 3. London Cocktail Club
- 4. Cabmen's Shelter
- 5. The Museum Tavern
- 6. Dalloway Terrace
- 7. Hakkasan
- 8. Hubbard And Bell
- 9. The Life Goddess Deli
- 10. Store Street Espresso
- 11. The Arcade
- 12. Blank Street Coffee

## HOTELS

- 27. Charlotte St Hotel
- 28. Hoxton Hotel
- 29. London Edition Hotel
- 30. Sanderson Hotel

## LOCAL OCCUPIERS

- 31. Google
- 32. GSK
- 33. Mindshare
- 34. Apollo Asset Management
- 35. Skyscanner
- 36. NBC Universal
- 37. Warner Bros
- 38. G Research

## ARTISAN

- 13. HERE at Outernet
- 14. Paul Stolper Gallery
- 15. Soho Place Theatre
- 16. Russell And Chapple
- 17. Joseph Fine Art
- 18. British Museum

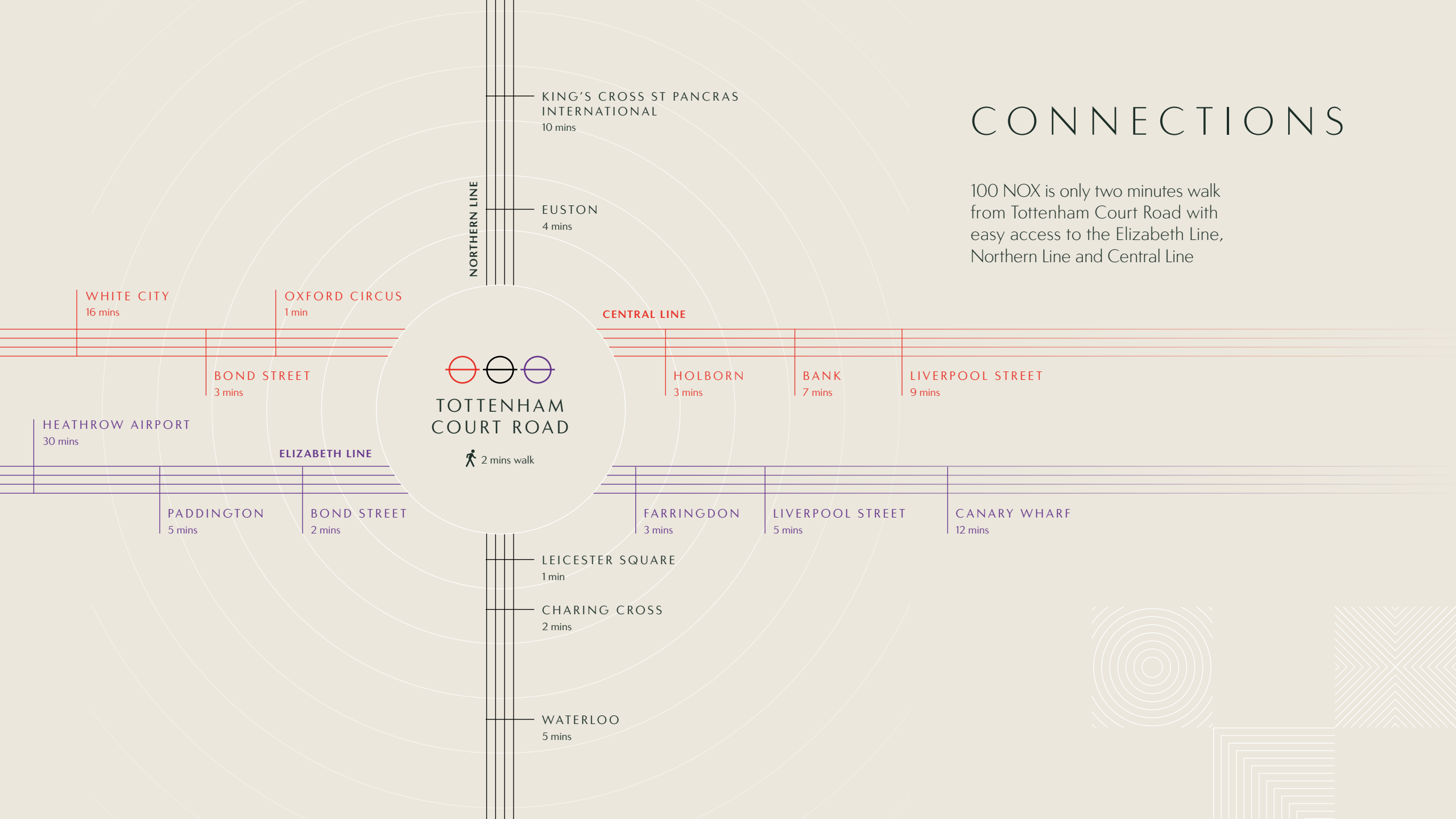
## RETAIL

- 19. Orchidya
- 20. Treadwell Books
- 21. Royal Mile Whiskies
- 22. Mccann's Tailoring
- 23. Footes
- 24. Cheeky Nails
- 25. Cloud 9 Cycles
- 26. Muji



# CONNECTIONS

100 NOX is only two minutes walk from Tottenham Court Road with easy access to the Elizabeth Line, Northern Line and Central Line





# SPECIFICATION

## GENERAL

- Floor area: 14,260 sq ft (approx. NIA)
- Floor to ceiling height: 3.4m
- Features:
  - Ceilings:
    - SAS 300mm x 1200mm panel perforated metal ceiling grid with DML mesh in RAL 9010 Pure Brilliant White, with solid 300mm x 1200mm panels with lighting inserts to the main office floor.
    - SAS 300mm x 1200mm panel perforated metal ceiling grid with DML mesh in RAL 9004 Signal Black, with solid 300mm x 1200mm panels with lighting inserts to the entrance area.
  - Feature Autex Acoustic Frontier Beam 100 timber effect laminated acoustic ceiling baffles to the central walkway areas.
- Raised access floor: existing raised access floor retained, de-tackified and cleaned. Any damaged tiles replaced with new.
- Feature GRG ceiling dome to entrance area with bespoke Lightforms rounded suspended light in black.

## COMMON PARTS

- Lift access to the floor via 4no. passenger lifts (15 person / 1125kg capacity).
- 3no. means of escape stairs (west, central and east cores).
- Newly refurbished Common Parts WCs to 3rd Floor – 6no. female WCs, 3no. male WCs and 3no. urinals, and 1no. accessible WC.
- Newly refurbished lift lobbies and internal lift cars.
- Newly refurbished reception.
- Newly refurbished showers, changing rooms and cycle stores to the upper basement.

## MECHANICAL & ELECTRICAL

- Lighting:
  - New black suspended, track and can lighting throughout.
  - Occupancy sensors and automatic lighting control throughout.
  - Integrated emergency lighting throughout to comply with BS 5622.
- Air Conditioning:
  - Ceiling-mounted Daikin Heart Recovery VRV and controllers.
  - Daikin rooftop condensers.
  - Occupancy: 1 person/8m<sup>2</sup>.
  - Fresh air provision: 14 litres/second/person
- Small power:
  - Cleaner's sockets throughout.
  - Availability of supply for future tenant's general office use to suit 1/8m<sup>2</sup> occupancy.
- Separate metering / sub-metering for:
  - Water
  - Lighting
  - Small power
  - Mechanical power.
  - Connected to building Trend BMS System.
  - Bluetooth card reader access control to entrance doors.

## SUSTAINABILITY

- Sustainability credentials:
  - BREEAM: Very Good / Excellent (BREEAM UK Refurbishment & Fit-Out 2014).
  - EPC: B.
  - Air quality sensors to all floors.
  - Intelligent Building Operating System (IBOS) throughout.
  - No gas services to the floor – all electric M&E.

# CONTACT

EDWARD CHARLES  
& PARTNERS W 1  
CHARTERED SURVEYORS

## Andrew Okin

[aokin@edwardcharles.co.uk](mailto:aokin@edwardcharles.co.uk)

020 7009 2300

07887 714 491

## Sean Cunningham

[scunningham@edwardcharles.co.uk](mailto:scunningham@edwardcharles.co.uk)

020 7009 2310

07827 985 858



## Joel Randall

[joel.randall@cushwake.com](mailto:joel.randall@cushwake.com)

020 7152 5517

07525 897 012

## Gina Stevens

[gina.stevens@cushwake.com](mailto:gina.stevens@cushwake.com)

020 7152 5181

07775 112 999



100NOX.COM

Important notice: All information is correct at the time of publication, Q4 2024. This document has been prepared and is intended as a guide to supplement an inspection or survey and does not form part of any offer or contract. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information supplied by others. This document includes photographs of the surrounding area for illustrative purposes only. Design elements and specification details may change without further notice. You should verify the particulars on your visit to the site and the particulars do not obviate the need for a survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any information given. Computer generated images are for illustrative purposes only and dimensions are not intended to form part of any contract or warranty.