



100 NOX

14,199 SQ FT OF FULLY REFURBISHED,
GRADE A SPACE AVAILABLE



100 New Oxford Street is an iconic office building located 1 minute from Tottenham Court Road Station. The newly refurbished 3rd floor offers 14,199 sq ft of light filled expansive office space.



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



COMING SOON

SECOND FLOOR	SQ FT	SQ M
TOTAL	14,065	1,306

AVAILABLE

THIRD FLOOR	SQ FT	SQ M
TOTAL	14,199	1,319

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

THIRD FLOOR

14,199 SQ FT

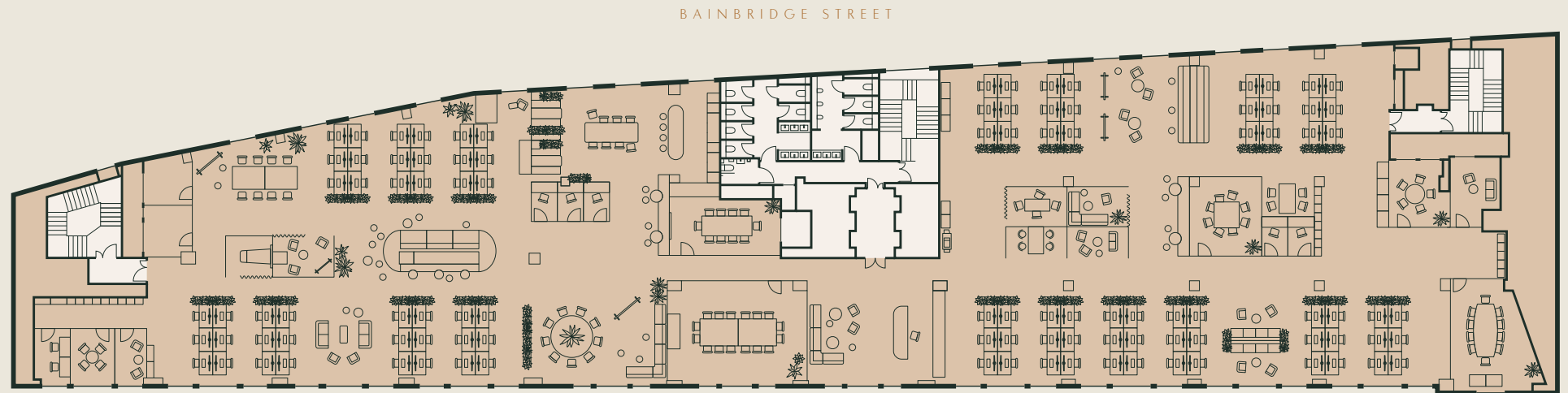
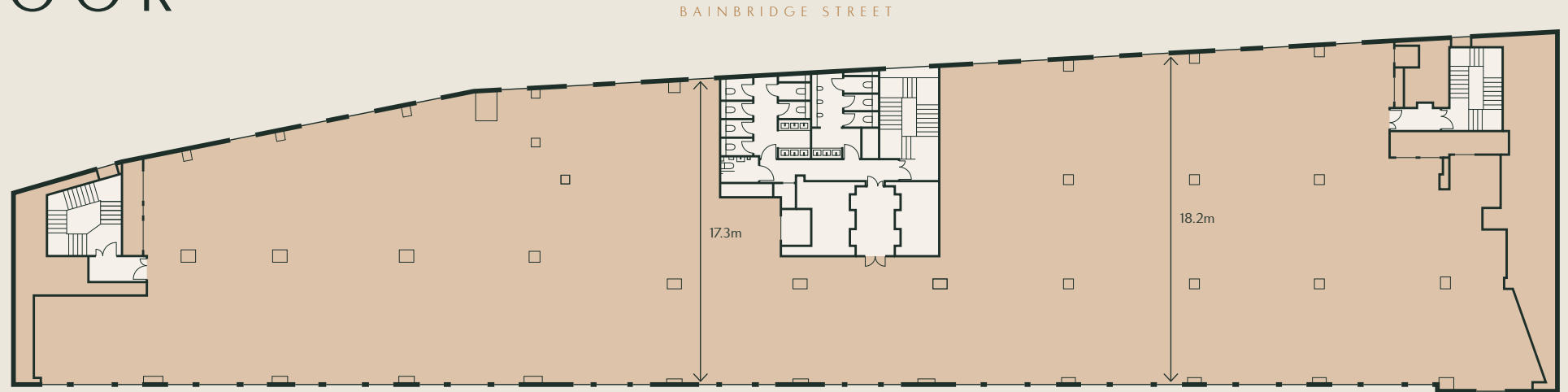
1,319 SQ M

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



Indicative plans, not to scale.

SECOND FLOOR

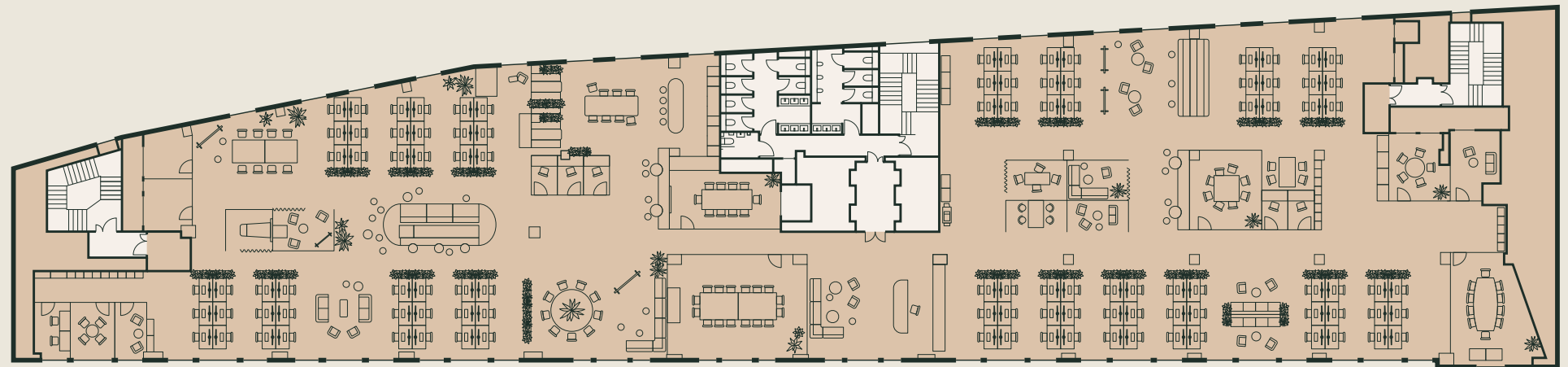
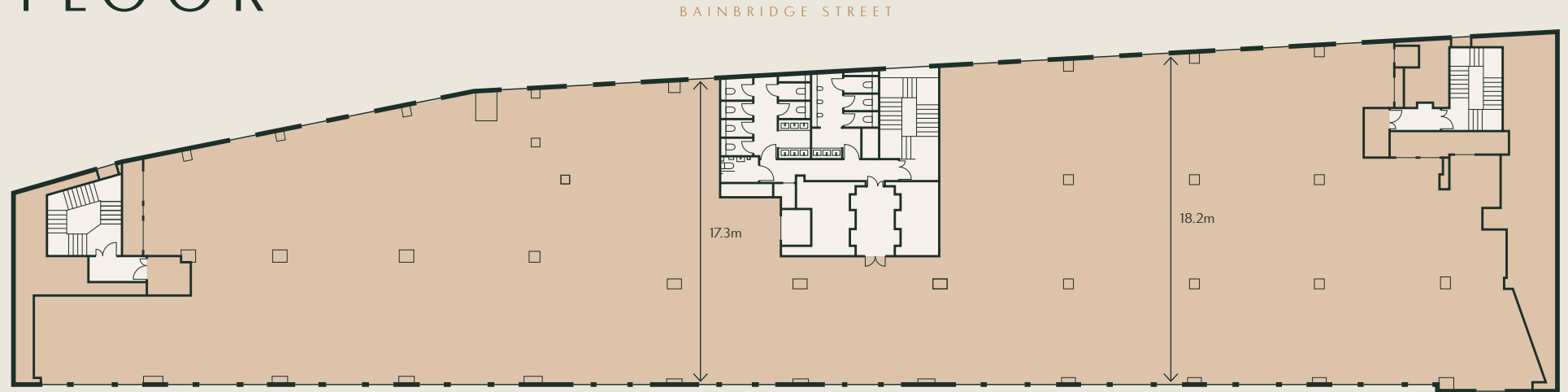
14,065 SQ FT

1,306 SQ M

NIA approx measurement



- 1:13 desk ratio
- | | |
|--------------------------|-----|
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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



EPC B



Raised access flooring



3.4 m floor to
ceiling height



Demised toilets



x4 passenger lifts



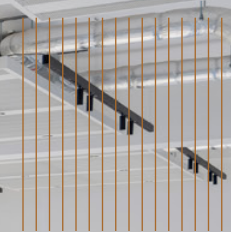
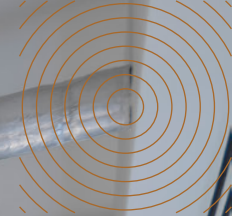
Third floor office looking towards New Oxford Street



Third floor WC



Third floor lift lobby





Basement shower rooms and lockers



Basement bike storage

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

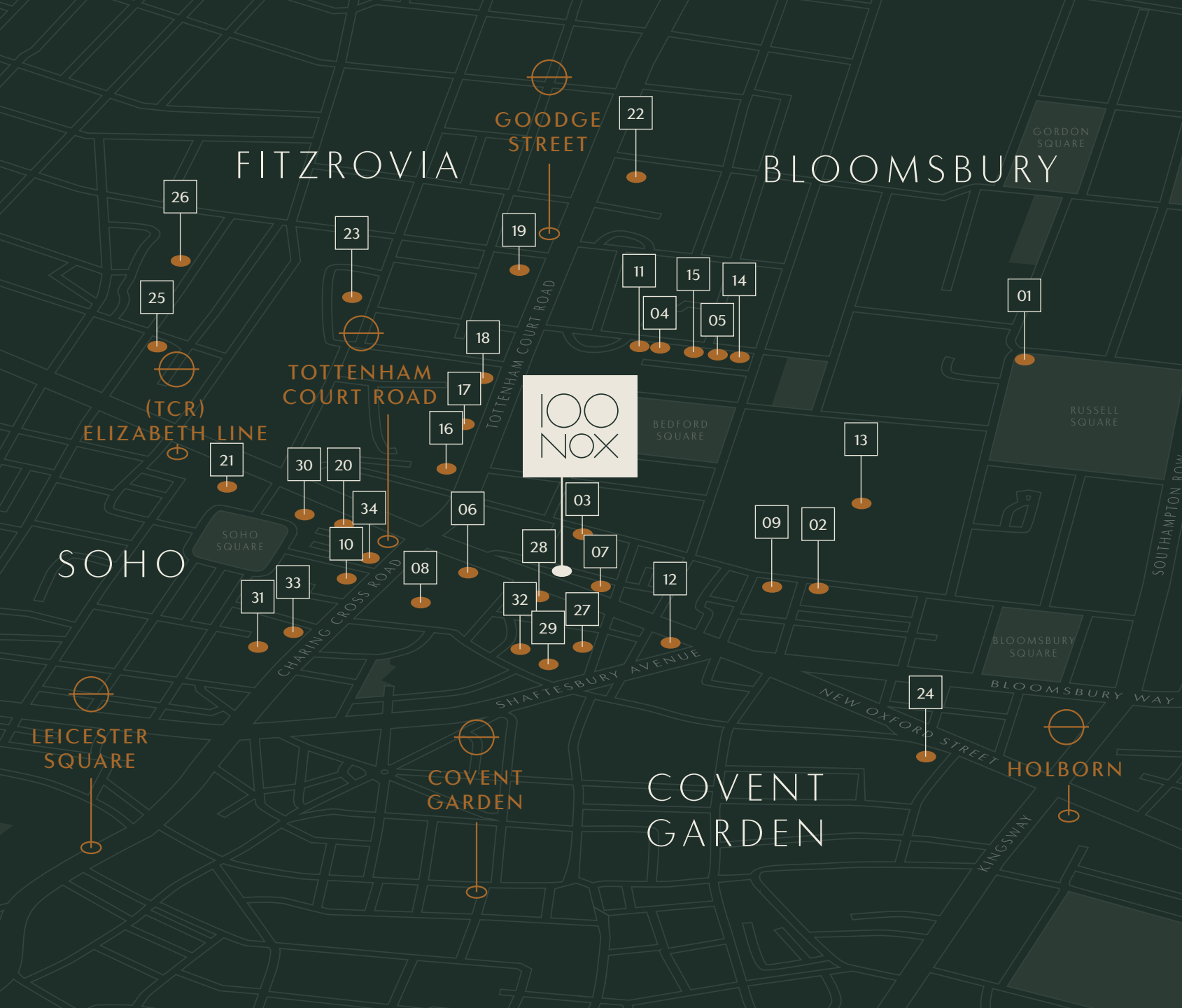
100 NOX sits in the heart of where London's most vibrant neighbourhoods converge, next to the exciting new development of Centre Point and Tottenham Court Road.



Centre Point Square Plaza



Now Building, Tottenham Court Road



RESTAURANTS, CAFÉS & BARS

1. Cabmen's Shelter
2. The Museum Tavern
3. Dalloway Terrace
4. The Life Goddess Deli
5. Store Street Espresso
6. The Arcade
7. Blank Street Coffee

ARTISAN

8. HERE at Outernet
9. Paul Stolper Gallery
10. Soho Place Theatre
11. Russell and Chapple
12. Joseph Fine Art
13. British Museum

RETAIL

14. Orchidya
15. Treadwell Books
16. Muji
17. Waterstones
18. Hotel Chocolat
19. Oliver Bonas
20. UNIQLO
21. United Colors of Benetton
22. Heal's

HOTELS

23. Charlotte Street Hotel
24. Hoxton Hotel
25. London Edition Hotel
26. Sanderson Hotel

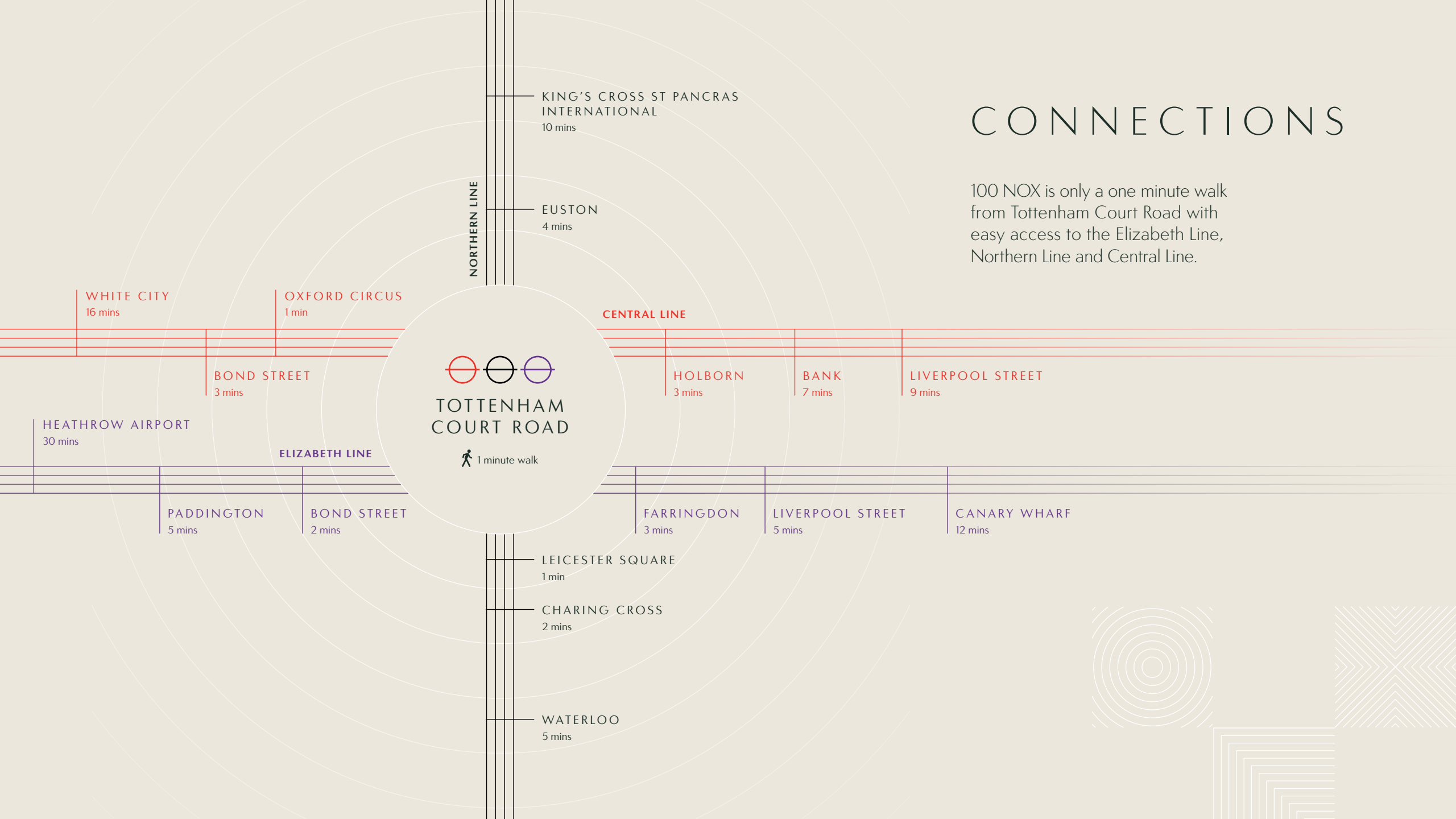
LOCAL OCCUPIERS

27. Google
28. GSK
29. Mindshare
30. Apollo Asset Management
31. Skyscanner
32. NBC Universal
33. Warner Bros
34. G Research



CONNECTIONS

100 NOX is only a one minute 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/8m².
 - 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 1/8m² 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

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