

70NOX

NEW OXFORD STREET
LONDON WC1

4,607 SQ FT
NEW FULLY FITTED
OFFICE SPACE



THE BUILDING

Setting higher standards.

70 NOX is prominently located on New Oxford Street, surrounded by a host of desirable amenities and convenient transport connections.

The building features a newly refurbished reception, leading to the 4,607 sq ft office floor which has been fully fitted to the highest of standards, ready for work.

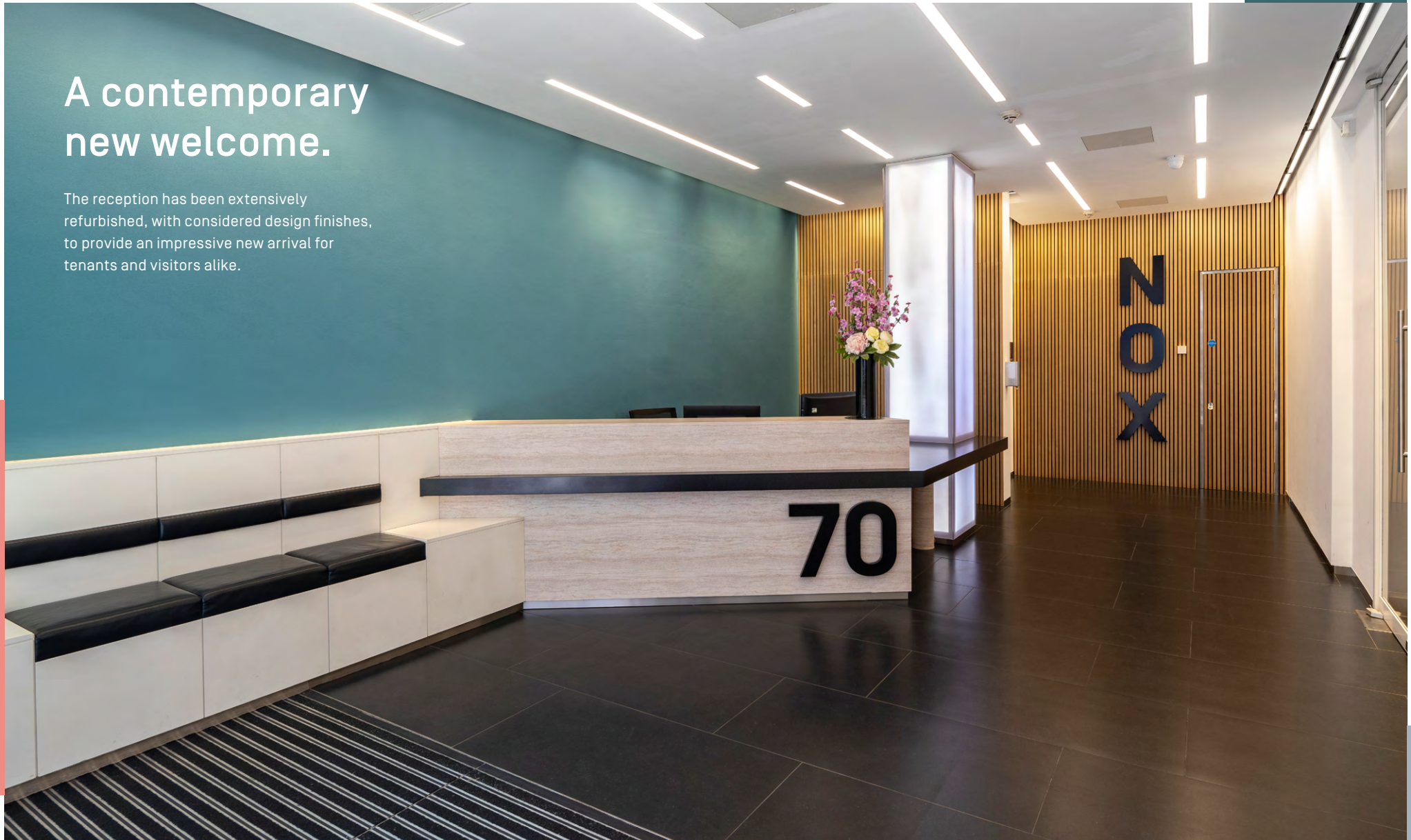
Refurbished showers, lockers and new cycle storage offer best in class end of journey facilities.



RECEPTION

A contemporary new welcome.

The reception has been extensively refurbished, with considered design finishes, to provide an impressive new arrival for tenants and visitors alike.



THE SPECIFICATION

A balance of functional design and thoughtful details.

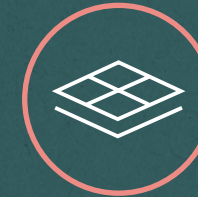
2nd floor reception area



Refurbished reception



VRF Fan Coil Air Conditioning



100 mm metal tiled raised floors



1 x 10 person passenger lift



LED lighting



4 showers



36 lockers



34 cycle spaces



BREEAM Very Good Rating



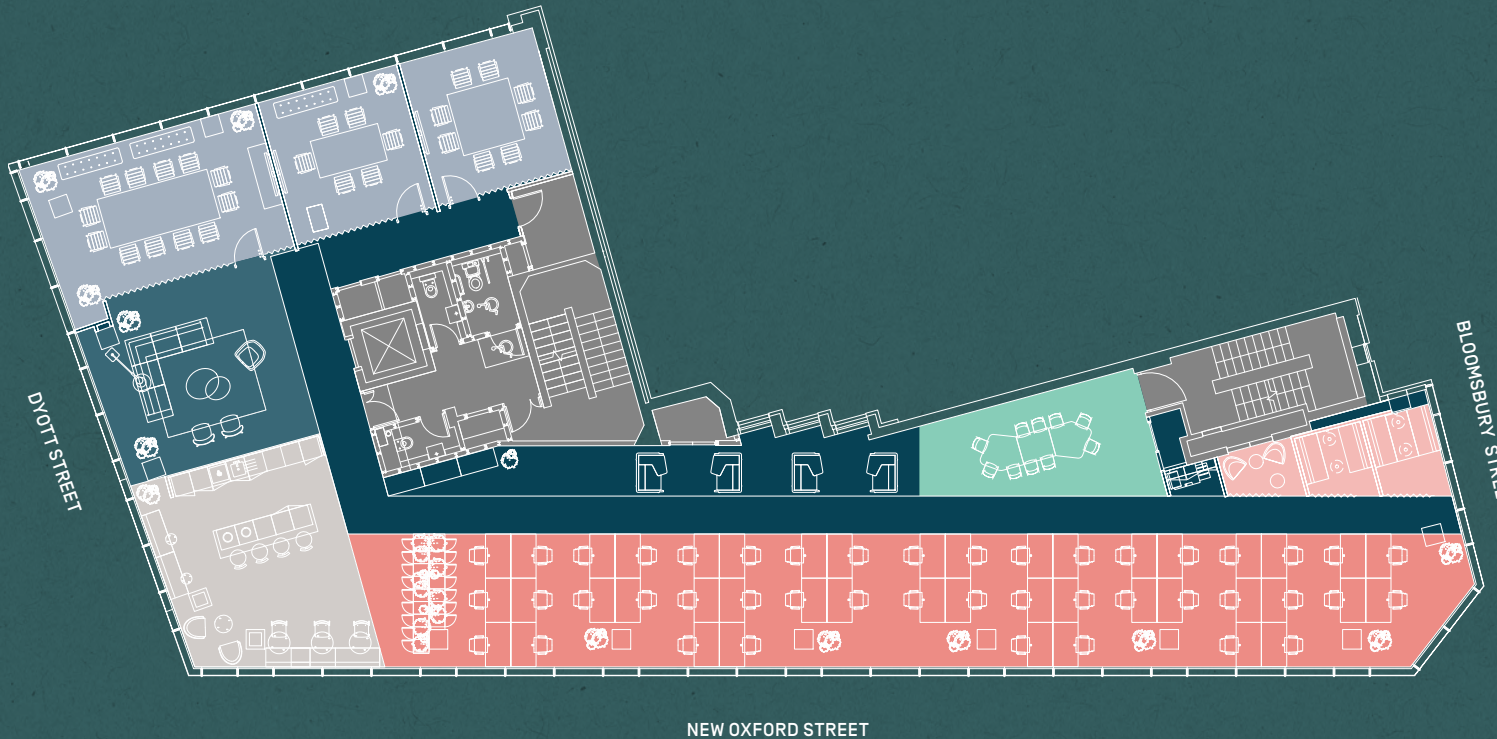
EPC B rating

ACCOMMODATION

2ND FLOOR PLAN

4,607 SQ FT (428 SQ M)

- Open plan workstations
- Zoom & focus rooms
- Agile working/collaboration
- Kitchen/breakout area
- Welcome lounge
- Meeting rooms
- Core



Fully fitted and ready to occupy



44 workstations (with space to grow)



Welcome lounge



Agile working and collaboration areas



1 x 6 person meeting room



1 x 8 person meeting room



1 x 12 person meeting room



48 lockers



Zoom and focus rooms



Fibre connected & fully cabled



For indicative purposes only. Not to scale.

WORKSPACE



BOARDROOM



KITCHEN & BREAKOUT AREA



3.

SUSTAINABILITY

70 NOX focuses on sustainability, using recycled and repurposed materials throughout.



Desks manufactured with WELL v2 and LEED Platinum sustainability certificates.



Recycled plastic shell upholstered in recycled polyester fabric made from used plastic bottles.



Seat and backs of chairs made from repurposed army uniforms.



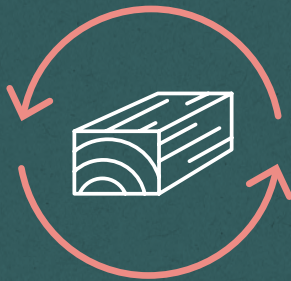
Made from 100% recycled household and industrial plastic.



Poufs upholstered in fabric made from recycled ocean waste.



Rugs made from 100% recycled cotton, using carbon neutral facilities.



Bespoke shelving made from recycled oak block.

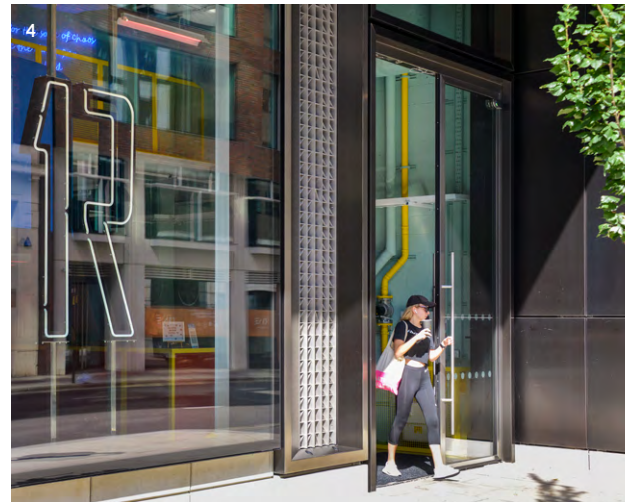


Worktops made from recycled post-industrial plastics.

LOCATION- LOCAL AREA

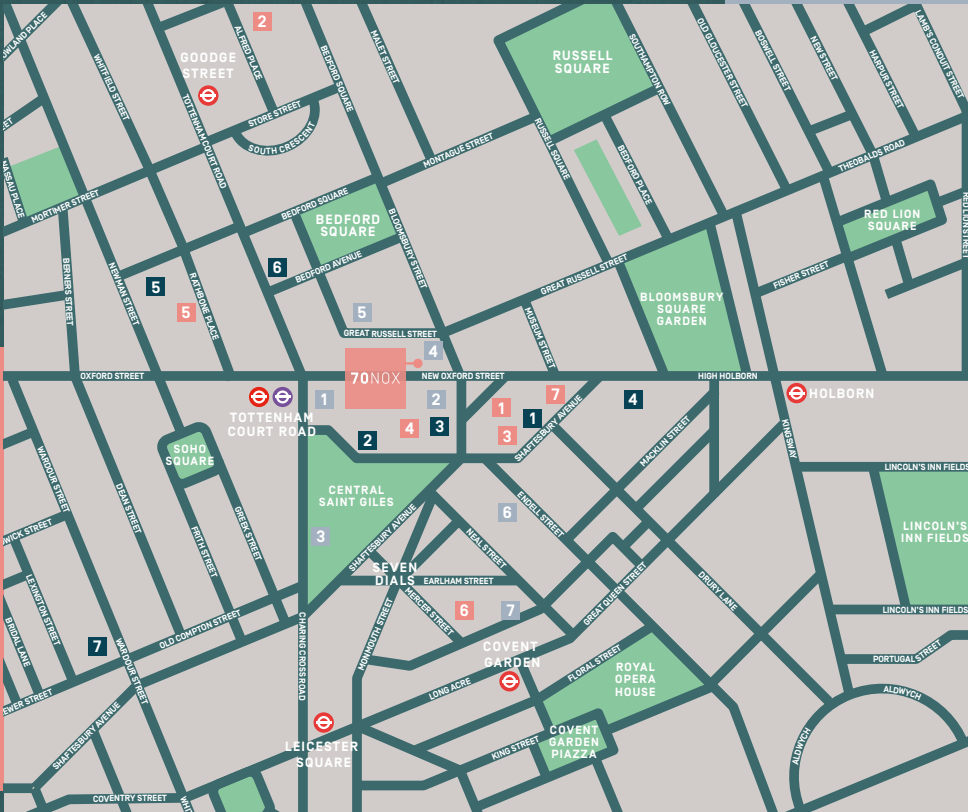
An enviable and bustling location.

The local area leads the way as an exciting lifestyle and culture destination, offering a range of amenities on the doorstep for occupiers to take full advantage of.



- 1 Arcade Food Hall
- 2 The Hoxton Holborn
- 3 Covent Garden Hotel
- 4 1Rebel
- 5 Flat Iron, Soho

CONNECTIVITY



- | | | |
|-----------------------------|--------------------|-----------------------------|
| 1 McKinsey | 1 1Rebel | 1 Arcade Food Hall |
| 2 G Research | 2 Black Sheep | 2 Flight Club |
| 3 Rothesay Life | 3 The Coffee Tree | 3 Flat Iron, Denmark Street |
| 4 Google | 4 The Hoxton | 4 Bloomsbury Street Kitchen |
| 5 Facebook, Rathbone Square | 5 DIGME, Fitzrovia | 5 Dalloway Terrace |
| 6 Red Bull | 6 Ole & Steen | 6 Parsons |
| 7 Twitch | 7 Bill's, Soho | 7 Hawksmoor, Seven Dials |

the hoxton

FACEBOOK

OLE & STEEN
LAGRAGEHOUSE 1

FLIGHT CLUB

1REBEL

Google

McKinsey
& Company

HAWKSMOOR

<p>TOTTENHAM COURT RD.</p> <p>01</p>	<p>HOLBORN</p> <p>05</p>	<p>COVENT GARDEN</p> <p>06</p>
<p>LEICESTER SQUARE</p> <p>07</p>	<p>GOODGE STREET</p> <p>08</p>	<p>OXFORD CIRCUS</p> <p>11</p>

Walk times sourced from TfL.

Moments from the Elizabeth Line.

70 NOX is a short walk from numerous transport connections. Tottenham Court Road station is only a minutes walk away, and offers access onto the newly opened Elizabeth Line.



70nox.com

Further Information.

VIEWINGS

Strictly through the sole letting agents.

TERMS

Upon request.

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The Stage logo, featuring the word "STAGE" in a bold, uppercase, sans-serif font, set against a white trapezoidal background.

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