

Sutherland House,
5-6 Argyll Street, Soho, London, W1F 7TE



OFFICE TO LET | 1,800 sq ft approx



Location

Sutherland house is situated on the east side of Argyll Street which runs north off of Great Marlborough Street in Soho. The famous Carnaby Street estate and fashionable retailers such as Liberty's & the Regent Street Apple Store are within moments as are all the amazing restaurants and amenities that Soho has to offer. Oxford Circus Tube Station (Central, Bakerloo and Victoria Lines) is only 50 meters away too.

Description

The available 6th floor has excellent natural light and roof top views to the south. It is accessed via a well presented ground floor entrance and a large passenger lift. The 6th floor has been comprehensively refurbished and decorated in a contemporary style to provide a very bright open plan office space.

A modern kitchen with cooking facilities and white goods has been retained for the benefit of an incoming tenant. Also Cat VI cabling and small power has been retained in order to assist quick occupation (services untested).

Early viewing recommended. (also 1st floor coming available).

Floor Areas

Floor	sq ft	sq m
6th Floor	1,800	167
TOTAL (approx.)	1,800	167

*Measurement in terms of NIA

Jason Hanley Partner

📞 020 7025 1391

Rebecca Saxon Agency Surveyor

📞 020 7025 1397

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract April 2017

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Terms

Tenure:	Leasehold
Lease:	A new FR&I lease direct from the Landlord, for a term to be agreed.
Rent:	£69.50 psf pax
Rates:	Estimated at £26.61 pas pa 2017/18
Service Charge:	Approx £9.00 psf pax

Amenities

- Newly refurbished & redecorated
- Metal tiled raised floor with new carpet
- Air cooling throughout
- Large Passenger lift
- Fitted kitchen
- Excellent natural light

Jason Hanley Partner

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