

**38 Great Windmill Street**  
**Soho, London, W1D 7LU**



**OFFICE TO LET | 850 sq ft**



**Location**

This self-contained building is in a prominent position between Charing Cross Road and Beak Street and benefits from a number of local amenities in the immediate vicinity. The building is served well by transport links with Piccadilly, Oxford Circus and Leicester Square underground stations within walking distance.

**Floor Areas**


Floor	sq ft	sq m
4th Floor	207	19.2
3rd Floor	226	20.1
2nd Floor	207	19.3
1st Floor	210	19.5
<b>TOTAL (approx.)</b>	<b>850</b>	<b>78.1</b>

\*Measurement in terms of \*NIA


**Description**

This self-contained building comprises four floors of open plan office accommodation which each benefit from great natural light.

**Paul Dart, Partner**

 020 7025 1392

**Christos Lemos, Agency Surveyor**

 020 7025 8941

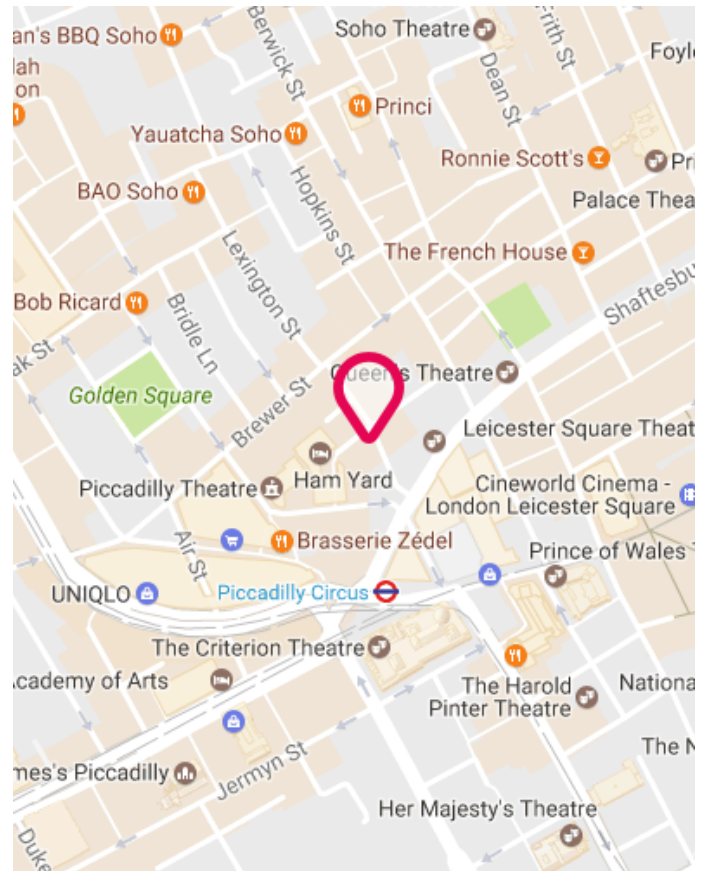
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. 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 June 2017**

 020 7025 1390  10 Golden Square London W1F 9JA  41 Lothbury London EC2R 7HG

# 38 Great Windmill Street Soho, London, W1D 7LU

OFFICE TO LET | 850 sq ft



## Terms

Tenure:	Leasehold
Lease:	A new lease available direct from the Landlord for a term of 2 years.
Rent:	£49.50 psf pax
Rates:	Estimated at £20.00 psf pax 2017/2018.
Service Charge:	TBC.

## Amenities

- Self-contained
- Tea-point
- Natural Light
- Centrally located

### Paul Dart, Partner

📞 020 7025 1392  
✉️ pdart@monmouthdean.com

### Christos Lemos, Agency Surveyor

📞 020 7025 8941  
✉️ clemos@monmouthdean.com

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](http://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.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

Subject to Contract June 2017