

# 13 Soho Square, Soho, London, W1D 3QF



OFFICE TO LET | 4,388 sq ft



\*Photo taken prior to refurbishment

## Location

13 Soho Square is an attractive 18th century office building located on the north side of Soho Square. One of London's most historic and renowned squares, the area is favoured by the media and creative industries. All the shopping and restaurant amenities of vibrant Soho are within close proximity and transport links are excellent, with Oxford Circus Underground station and Tottenham Court Road Underground and Crossrail station (opening 2018) nearby.

## Description

The building benefits from many of its original period features, including a large open string staircase which runs throughout the property. The building is undergoing a comprehensive refurbishment and will provide bright, elegant offices, ideal for a single occupier. The building also benefits from ground floor frontage onto Soho Square and two separate entrances.

## Floor Areas

Floor	sq ft	sq m
3rd Floor	656	61
2nd Floor	970	90
1st Floor	931	87
Ground Floor	978	91
Basement	853	79
<b>TOTAL (approx.)</b>	<b>4,388</b>	<b>408</b>

\*Measurement in terms of \*NIA

Ray Walker, Partner

020 7025 1399

Suzy Link, Agency Surveyor

020 7025 8940

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

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## Terms

Tenure:	Leasehold
Lease:	A new lease direct from the freeholder for a term up to 5 years.
Rent:	Upon Application
Rates:	Approximately £22.96 psf pa 2017/2018
Service Charge:	Self-contained

## Amenities

- Prominent street frontage
- Air cooling
- Excellent floor to ceiling height
- Self-contained
- Passenger lift
- Original staircase

## Ray Walker, Partner

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