

73a Beak Street, Soho, London, W1F 9SR



OFFICE TO LET | 505 sq ft



Location

Set in the heart of Soho, the property benefits from all the amenities that the area has to offer. Transport links are excellent with Oxford Circus (Victoria, Central and Bakerloo lines) and Piccadilly Circus (Bakerloo and Piccadilly lines) within a short walking distance

Floor Areas

Floor	sq ft	sq m
Ground Floor	505	47
TOTAL (approx.)	505	47

*Measurement in terms of *NIA

Description

73a is located mid way along Beak Street in a secluded courtyard set back from the road. Purpose built in the late 1980s as a photographic studio, the building offers predominantly open plan space with excellent floor to ceiling height, well suited for small media occupiers.

Ray Walker, Partner

📞 020 7025 1399

Georgia Mason, Agency Surveyor

📞 020 7025 8945

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 September 2017

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

73a Beak Street, Soho, London, W1F 9SR



OFFICE TO LET | 505 sq ft



Terms

Tenure:	Leasehold
Lease:	A sublease until September 2019. Alternatively, a new lease may be available direct from the landlord.
Rent:	Approx. £32,000 per annum
Rates:	Approximately £19.61 psf pa 2017/18
Service Charge:	Included in the rent

Amenities

- Fitted and cabled
- Skylight
- WCs in Situ
- Kitchenette
- Self contained

Ray Walker, Partner

📞 020 7025 1399
✉️ rwalker@monmouthdean.com

Georgia Mason, Agency Surveyor

📞 020 7025 8945
✉️ gmason@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 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 September 2017