

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



OFFICE TO LET | 1,927 – 3,917 sq ft approx.



6th Floor – For indicative purposes only and show the recently let 6th floor

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.

Floor Areas

Floor	sq ft	sq m	Status
4th Floor	1,927	179	
1st Floor	1,990	185	
TOTAL (approx.)	3,917	364	

*Measurement in terms of NIA

Description

Both the 1st and 4th floors are being refurbished to provide bright open plan office space with an excellent floor to ceiling height.

Soho

Soho is now the creative hub of London's booming media industry and has the densest concentration of restaurants, cafés, clubs and bars in central London and truly represents the vibrant, bustling heart of this amazing city.

Soho is a location roughly bounded by Oxford Street to the north, Charing Cross Road to the east, Leicester Square to the south and Regent Street to the west.

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 January 2018

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Terms

Tenure:	Leasehold
Lease:	New FR&I leases direct from the Landlord, for a term to be agreed
Rent:	£65.00 psf pax
Rates:	Estimated at £24.80 psf pa 2017/18
Service Charge:	Approx £9.00 psf pax

Amenities

- Metal tiled raised floor
- Air conditioning
- Large Passenger lift
- Fitted Kitchen
- Excellent natural light
- Either to be refurbished or fitted (as is)
- LED lighting (refurbished)
- Good ceiling height
- Shower (4th floor)
- 100m from Oxford Circus
- Good common parts

Jason Hanley Partner

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