

OFFICE TO LET | 680 sq ft



**Location**

The building is located in the vibrant heart of Soho and benefits from all the amenities it has to offer. It is a brief walk from either Oxford Circus underground station (Bakerloo, Central & Victoria Lines), Piccadilly Circus (Piccadilly & Bakerloo lines) or Tottenham Court Road station (Central & Northern lines).

**Floor Areas**

Floor	sq ft	sq m
1st Floor	680	63.1
<b>TOTAL (approx.)</b>	<b>680</b>	<b>63.1</b>

\*Measurement in terms of \*NIA

**Description**

The 1st floor accommodation provides outstanding natural light and was recently comprehensively refurbished. It has oak-engineered flooring and currently provides an open plan layout with furniture and artwork in situ and included.

**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. London's media industry thrives here with multiple advertising agencies, television and radio studios choosing Soho as their base of operations.

**Jason Hanley, Partner**

📞 020 7025 1391

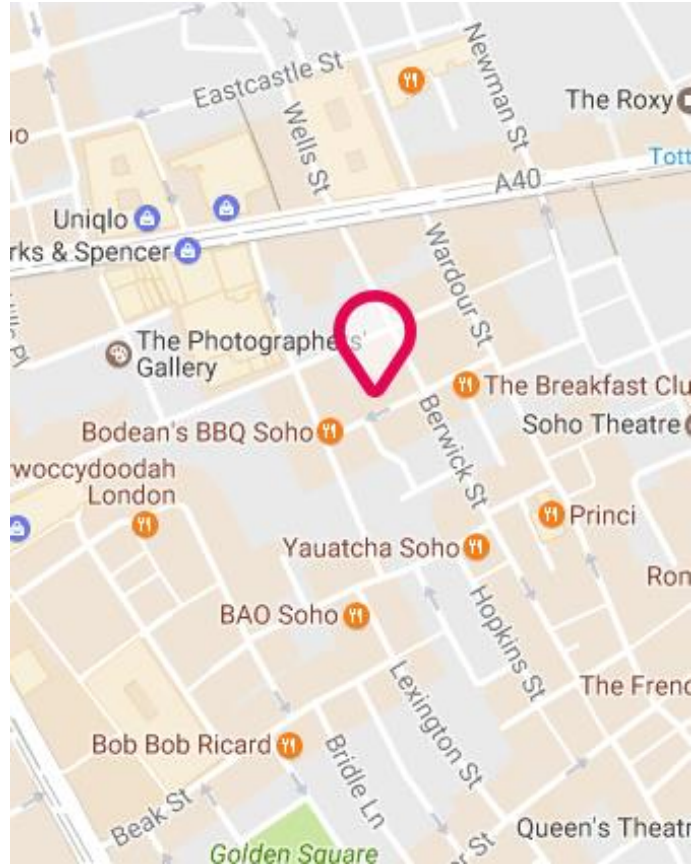
**Georgia Mason, Agency Surveyor**

📞 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](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 April 2018**

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**Terms**

Tenure: Leasehold  
Lease: A new sublease for a maximum of three years, to May 2021.  
Rent: £50.00 psf pax  
Rates: Estimated £20.82 psf pa (2018/2019)  
Service Charge: Estimated to be running at £8.26 psf pax.  
EPC Rating: TBC



**Amenities**

- **Plug and play**
- **Feature wooden floors**
- **Artwork included**
- **Comfort cooled**

**Jason Hanley, Partner**

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 jhanley@monmouthdean.com

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