

OFFICE TO LET | 5,941 – 11,890 sq ft



**Location**

This prominent building situated on the south west side of one of London's oldest squares, has been substantially refurbished.

Soho is a lively and energetic village of the West End surrounded by restaurants, bars and clubs. Tottenham Court Road and Oxford Circus undergrounds are within walking distance of the building.

**Description**

With views over Soho Square, the refurbished 1st & 2nd floors provide high quality, contemporary, open plan office space, accessed via a new ground floor manned reception.

Brand new bike racks and shower facilities have been installed in the lower ground floor for the benefit of all tenants.

**Floor Areas**

Floor	sq ft	sq m
2nd Floor	5,941	552
1st Floor	5,949	553
<b>TOTAL (approx.)</b>	<b>11,890</b>	<b>1,105</b>

\*Measurement in terms of NIA

**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.

**Rhys Evans, Partner**

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**Jason Hanley, Partner**

📞 020 7025 1391

**Suzy Link, Senior Surveyor**

📞 020 7025 8940

Joint Agents: Bluebook: 020 7167 6400

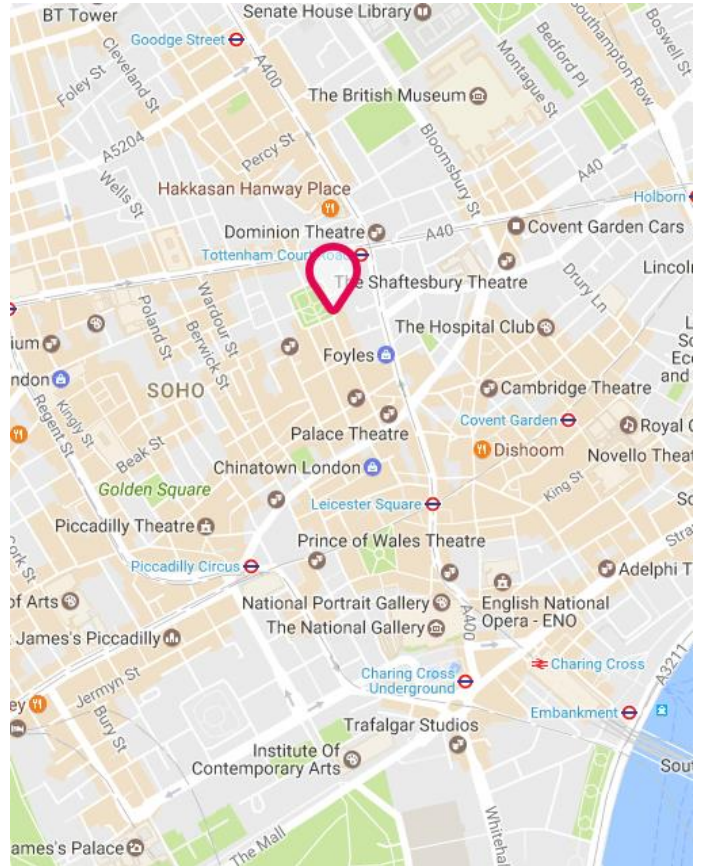
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. 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 July 2018**

# 33 Soho Square, Soho, London, W1D 3QU



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## Terms

Tenure:	Leasehold
Lease:	A new, FRI lease(s) direct from the Landlord is available
Rent:	Guide rent £82.50 psf pax
Rates:	Estimated at £26.86 psf pax (2018/2019)
Service Charge:	c. £11.70 psf pax
EPC Rating:	TBC

## Amenities

- Newly refurbished ground floor reception
- High quality open plan office floors
- Commissionaire
- Contemporary finishes throughout
- Two passenger lifts
- New shower and bike rack facilities
- New demised WCs
- Views over Soho Square

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