

**NEW FITTED OFFICE TO LET | 8,490 sq ft**



**Location**

25 Soho Square is situated on the east side of one of London's most prominent squares. This old Football Association building was remodeled by leading architects Buckley Gray Yeoman in September 2012.

Soho is a vibrant area full of shopping and entertainment amenities and is well served by public transport. Tottenham Court Road and Oxford Circus underground stations are within a short walking distance. Access to the building is further improved by a new entrance which has been positioned on Goslett Yard, putting the new Crossrail station at Tottenham Court Road on the building's doorstep.

**Description**

25 Soho Square provides 45,000 sq ft of contemporary office space. There is an impressive entrance with a double height reception area.

The Ground and Lower Ground fitted floors are to be taken together and have their own self-contained entrance and internal connecting staircase.

**Floor Areas**

| Floor                  | sq ft        | sq m         |
|------------------------|--------------|--------------|
| Ground                 | 3,839        | 356.7        |
| Lower Ground           | 4,651        | 432.1        |
| <b>TOTAL (approx.)</b> | <b>8,490</b> | <b>788.8</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. London's media industry thrives here with multiple advertising agencies, television and radio studios choosing Soho as their base of operations.

**Rebecca Saxon, Associate Partner**

 020 7025 1397

**Georgia Mason, Agency Surveyor**

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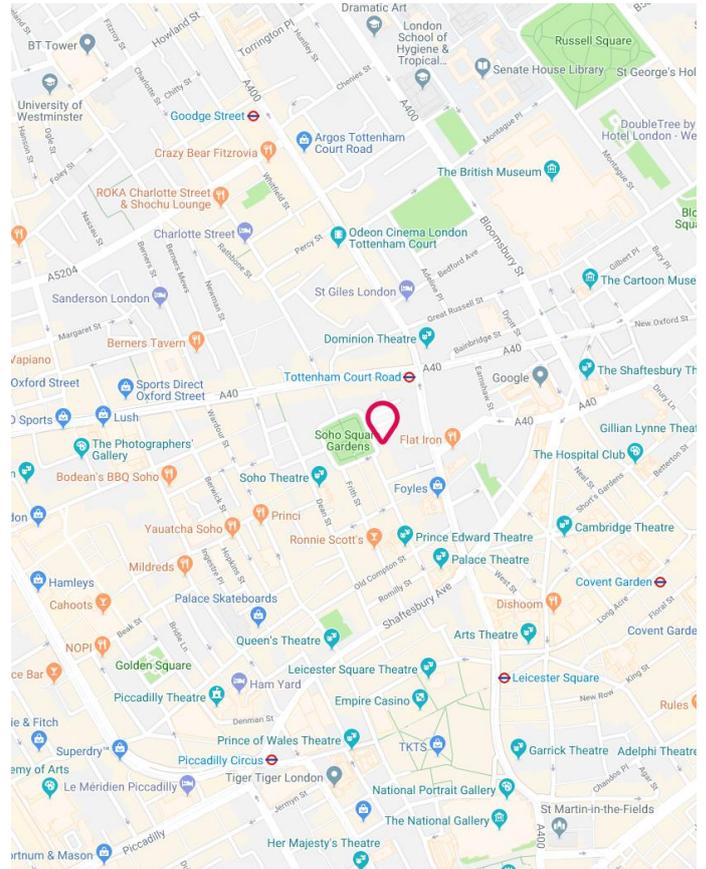
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**Subject to Contract August 2018**

**25 Soho Square,  
Soho, London, W1D 4FA**



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## Terms

|                 |  |
|-----------------|--|
| Tenure:         | Leasehold                              |
| Lease:          | An assignment until October 2022       |
| Passing Rent:   | £55.00 psf pax                         |
| Rates:          | Estimated at £24.00 psf (2018/19)      |
| Service Charge: | Approximately £10.00 psf pax (2018/19) |
| EPC Rating:     | TBC                                    |

## Amenities

- Fitted
- Self-contained entrance
- Internal staircase
- Metal raised floors
- Ceiling with galvanised metal services
- Fan coil VRF air conditioning
- BREEAM 'excellent' rating
- 3 x eight person passenger lifts
- 550kVA base-build power supply
- WCs
- 40 bike spaces
- Showers in basement

### Rebecca Saxon, Associate Partner

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