

45 Broadwick Street, Soho
London, W1F 9QW

OFFICE TO LET | 1,276 – 3,532 sq ft



Location

45 Broadwick Street is an historic building which was once home to the famous Eel Pie Recording Studios. The building is located on the south side of Broadwick Street, in the heart of Soho. The entrance is set back off the street and is accessed via a private courtyard.

Soho is a lively and energetic village of the West End surrounded by restaurants, bars and clubs. 45 Broadwick Street was also once home to Eel Pie Recording Studios. Tottenham Court Road (Crossrail from Dec 2018) and Oxford Circus underground stations are within walking distance of the building.

Description

The available floors provide creative office space with lots of character.

There is a good level of natural light on both floors, with the added benefit of a large skylight and exposed rafters on the 2nd floor. The main staircase is covered by a glass atrium, which further enhances the feeling of light throughout the building.

There are WCs on each landing and there is a shower on the 1st floor.

Floor Areas

Floor	sq ft	sq m	Status
2nd Floor	1,276	119	£59.50 psf pax
1st Floor	2,256	210	£55.00 psf pax
TOTAL (approx.)	3,532	329	

*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

📞 020 7025 1393

Joint Agents: Kinney Green: 020 7495 1222

Suzy Link, Senior Surveyor

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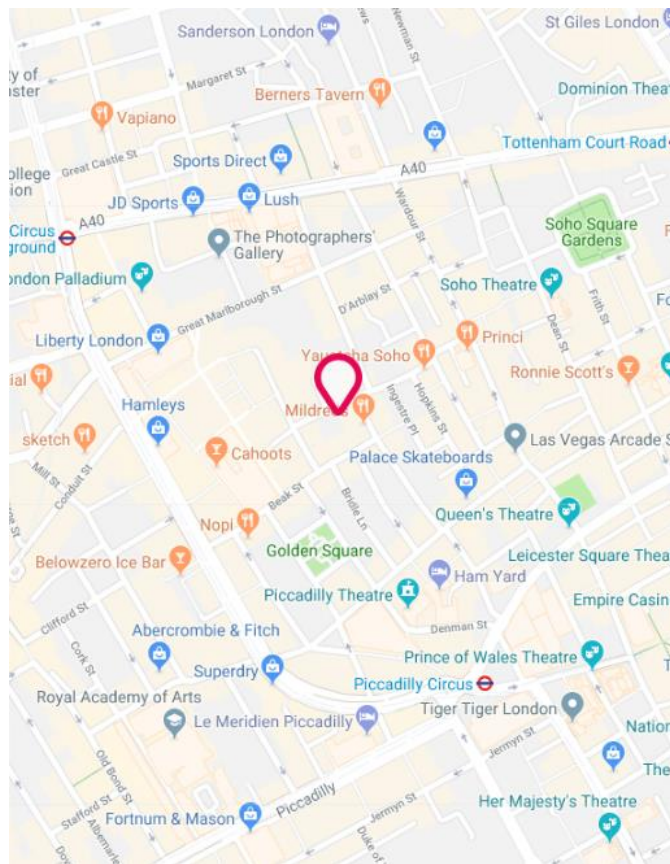
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Subject to Contract January 2019

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Terms

Tenure:	Leasehold
Lease:	A new lease(s) direct from the Landlord is available
Rent:	See table overleaf
Rates:	Estimated at £26.75 psf pax (2018/2019)
Service Charge:	c. £6.00 psf pax
EPC:	D

Amenities

- Fan coil air conditioning
- Exposed rafters & skylight (2nd floor)
- Staircase with glass atrium
- Good level of natural light throughout
- Secure, gated entrance, set back off the street

Rhys Evans, Partner

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