

**36-40 Glasshouse Street,  
Soho, London, W1B 5DL**



**SMALL OFFICE SUITES TO LET | 60-1,287 sq ft**



**Location**

36-40 Glasshouse Street is located in a prominent corner position at the junction of Glasshouse Street and Air Street, in the heart of Soho. The property is in very close proximity to Piccadilly Circus (Bakerloo and Piccadilly Lines) underground station and is close by to Oxford Circus (Victoria, Central and Bakerloo Lines) underground station, profiting from the surrounding entertainment, dining and retail facilities Soho and Regent Street have to offer.

**Description**

The available suites benefit from excellent natural light and high ceilings, ideal for small occupiers.

**Floor Areas**

Floor	sq ft	sq m	Rent
2nd Floor Suite 1	192	17.8	£13,440 pax
2nd Floor Suite 2	60	5.6	£3,900 pax
2nd Floor Suite 3	170	15.8	£12,325 pax
2nd Floor Suite 4	107	9.9	£7,276 pax
1 <sup>st</sup> Floor	748	69.5	£52,500 pax
<b>TOTAL (approx.)</b>	<b>1,287</b>	<b>120</b>	

\*Measurement in terms of \*NIA

**Rebecca Saxon, Associate Partner**

📞 020 7025 1397

**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.

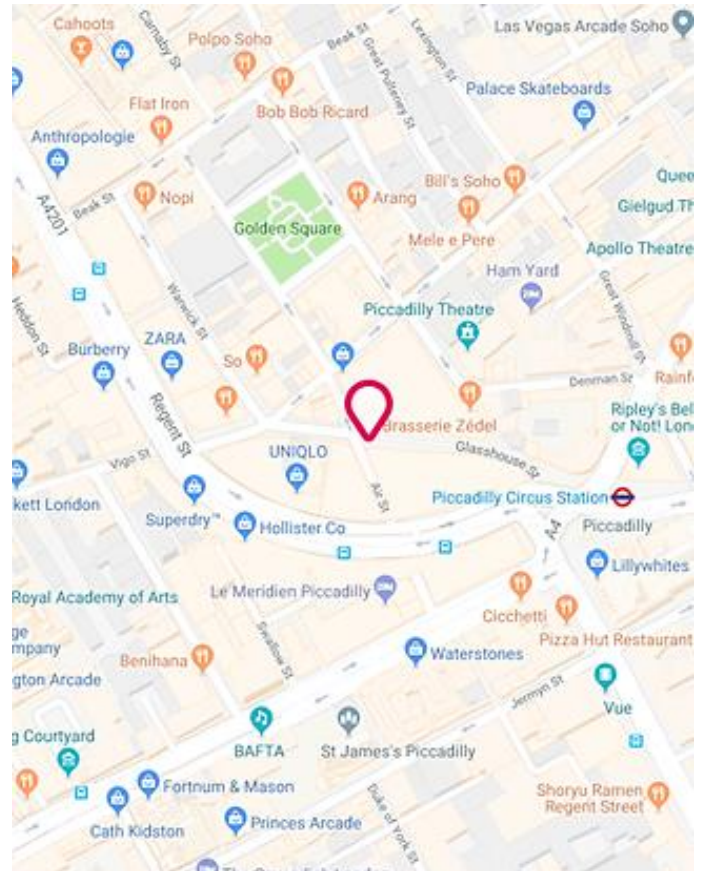
**Subject to Contract May 2018**

📞 020 7025 1390 🏠 4 Golden Square London W1F 9HT

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## Terms

Tenure:	Leasehold
Lease:	New lease direct from the landlord
Rent:	See Floor Areas
Rates:	Estimated at £22.16 psf pa 2018/19
Service Charge:	Approx. Second Floor: £12-£13.50 First Floor: £9.45
EPC Rating:	TBC

## Amenities

- Perimeter trunking
- Shared kitchen
- Excellent natural light
- Electric heating
- Prominent corner location

### Rebecca Saxon, Associate Partner

📞 020 7025 1397  
✉️ rsaxon@monmouthdean.com

### Georgia Mason, Agency Surveyor

📞 020 7025 8945  
✉️ gmason@monmouthdean.com

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