

OFFICE TO LET | 1,927 sq ft To Let



**Picture for indicative purposes only of the 4th floor refurbishment*

Location

Sutherland house is situated on the east side of Argyll Street which runs north off of Great Marlborough Street in Soho. The famous Carnaby Street estate and fashionable retailers such as Liberty's & the Regent Street Apple Store are within moments as are all the amazing restaurants and amenities that Soho has to offer. Oxford Circus Tube Station (Central, Bakerloo and Victoria Lines) is only 100 meters away too.

Description

The available 5th floor is currently being refurbished to provide bright open plan office space with new air conditioning and roof top views. It is accessed via a well presented ground floor entrance and a large passenger lift. The 5th floor refurbishment will be completed in July 2019 and we strongly recommend viewings.

Floor Areas

Floor	sq ft	sq m
5th Floor	1,927	179
TOTAL (approx.)	1,927	179


*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.

Jason Hanley, Partner

 020 7025 1391

Rebecca Saxon, Associate Partner

 020 7025 1397

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 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 June 2019

Sutherland House, 5-6 Argyll Street, Soho, London, W1F 7TE



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Terms

Tenure:	Leasehold
Lease:	A new lease direct from the landlord
Rent:	£67.50 psf pax
Rates:	Estimated at £26.51 psf pa (2019/20)
Service Charge:	Approximately £7.08 psf pax
EPC Rating:	TBC

Amenities

- Metal tiled raised floor
- New Air conditioning
- Large Passenger lift
- Excellent natural light
- Newly refurbished
- LED lighting
- Good ceiling height
- 100m from Oxford Circus
- Good common parts

Jason Hanley, Partner

📞 020 7025 1391
✉️ jhanley@monmouthdean.com

Rebecca Saxon, Associate Partner

📞 020 7025 1397
✉️ rsaxon@monmouthdean.com

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Subject to Contract August 2019