

OFFICES TO LET | 1,276 – 7,221 sq ft



Location

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.

Tottenham Court Road (Northern line), Oxford Circus (Bakerloo, Central and Victoria lines) and Piccadilly Circus (Bakerloo and Piccadilly lines) underground stations are within walking distance of the building.

Description

45 Broadwick Street is an historic building which was once home to the famous Eel Pie Recording Studios.

The 1st, 2nd and Ground floors provide creative office space with lots of character. There is a good level of natural light, with the added benefit of a large skylight and exposed rafters on the 2nd floor. The basement provides good storage / breakout space for potential occupiers.

Ideally, the building is to be let as a whole. However, consideration will be given to letting individual floors.

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
2 nd Floor	1,276	119
1 st Floor	2,256	210
Ground Floor	2,821	262
Basement	868	81
TOTAL (approx.)	7,221	672


*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

Olivia Stapleton, Agency Surveyor

 020 7025 8940

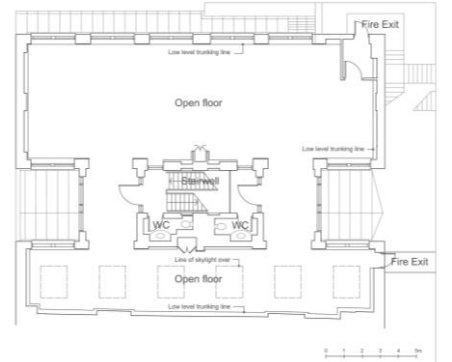
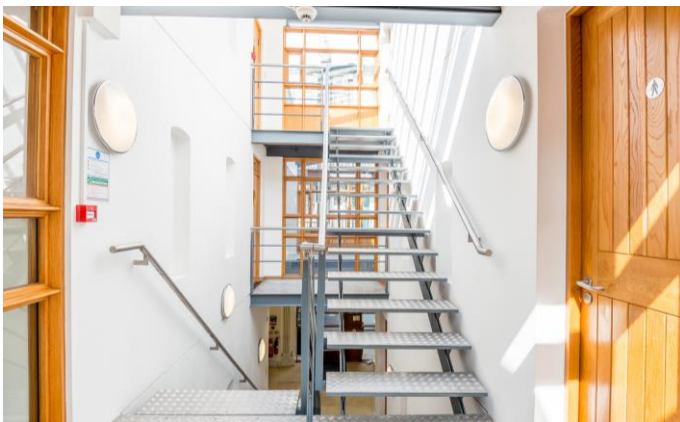
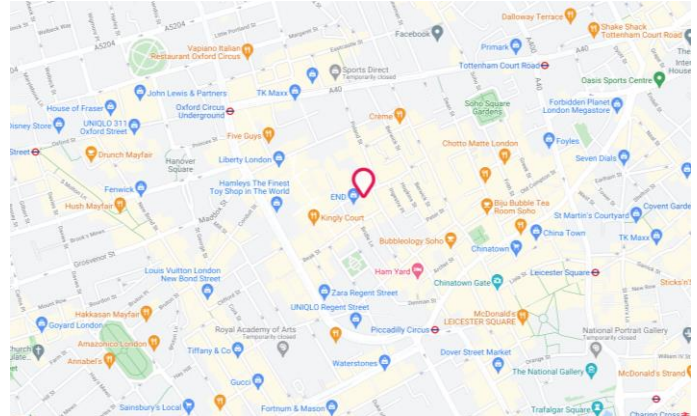
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Subject to Contract September 2021

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Soho, London, W1F 9QW



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Terms

Tenure:	Leasehold
Lease:	A new FRI lease direct from the Freeholder
Rent:	£325,000 pax
Rates:	Estimated at £27.00 psf (2021 / 22)
Service Charge:	N/A (Self-contained)

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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