

25 Kingly Street,

Soho, W1B 5QB

TOP TWO FLOORS WITH TERRACES TO LET | 3,215 - 6,528 sq ft

FULLY FURNISHED ACCOMMODATION



### Location

Located in the heart of the Carnaby Estate, and running parallel with Carnaby Street, this vibrant destination offers unique retail, restaurants, cafes and public houses London as to offer.

Oxford Circus (Bakerloo, Central and Victoria lines) & Piccadilly Circus (Bakerloo and Piccadilly lines) Tottenham Court Road (Central, Northern, Elizabeth lines) stations are a short walk away.

### Floor Areas

Floor	sq ft	sq m	Status
3 <sup>rd</sup> Floor	3,215	298	Available
2 <sup>nd</sup> Floor	3,263	303	Available
<b>TOTAL</b>	<b>6,478</b>	<b>601</b>	

\*Measurement in terms of NIA tbc following refurbishment

### Description

25 Kingly St is a striking contemporary new development which offers fully fitted grade A accommodation. The floors are linked by an internal staircase and provide exposed VRF air conditioning, LG7 lighting, terrace on each floor and raised floors. The entrance to the building provides a large reception with concrete desk and bespoke seating area.

The floors can be let together or on a floor by floor basis

### 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.

Paul Dart Partner

07502 306 240

Bert Murray, Partner

07775 521 102

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 February 2023

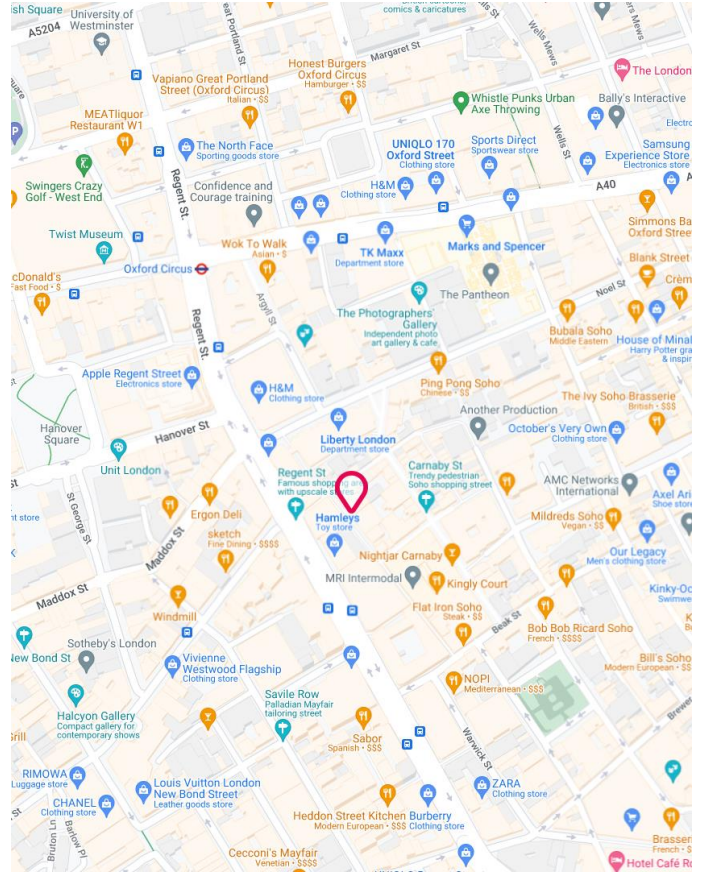
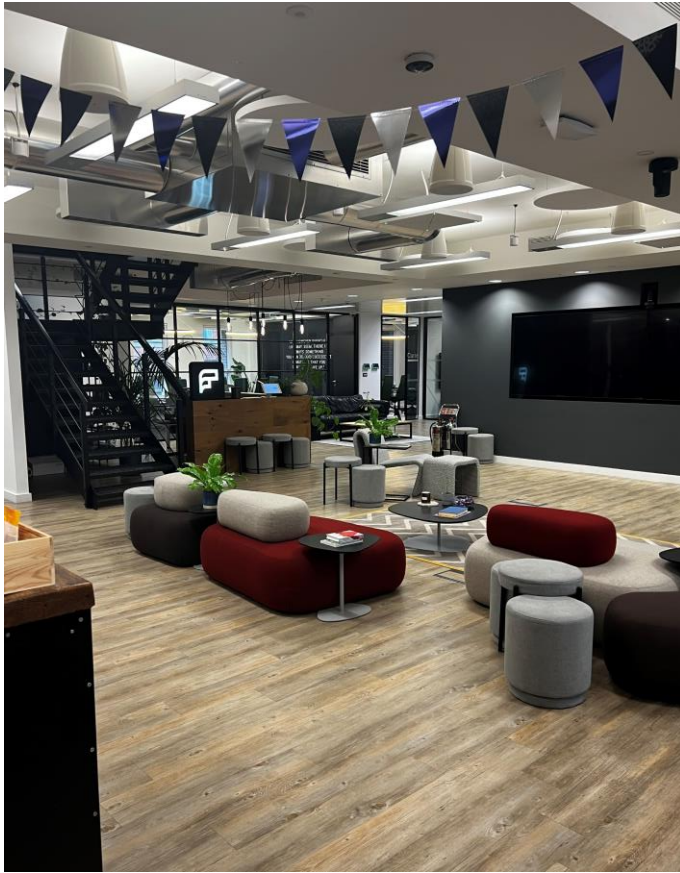
020 7025 1390

4 Golden Square London W1F 9HT

25 Kingly Street,  
Soho, W1B 5QB



TOP TWO FLOORS WITH TERRACES TO LET | 3,215 - 6,528 sq ft



## Terms

Tenure:	Leasehold
Lease:	Short term until 2024 or longer term available.
Rent:	Upon application
Rates:	Estimated at £36.00 psf pa
Service Charge:	Approximately £15.50 psf pax
EPC	TBC

## Amenities

- Fully fitted accommodation
- Linked by an internal staircase
- Exposed VRF air conditioning
- Terraces on each floor
- Impressive new reception with concierge
- LG7 lighting
- Metal tile raised floors
- 10 person passenger lift
- Bike storage
- Demised showers and WC's
- Excellent natural light

Paul Dart, Partner

📞 07502 306 240  
📧 pdart@monmouthdean.com

Bert Murray

📞 07775 521 102  
📧 bmurray@monmouthdean.com

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.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

Subject to Contract February 2023