

Rare Entire Building/ or Floors
56 Greek Street, Soho, London, W1D 3DU
OFFICE or RETAIL (Class E) | 850 – 1,221 - 2,071 sq ft



Location

This self-contained property is located on the west side of Greek Street, between Soho Square and the junction with Bateman Street. Tottenham Court Road (Northern and Central lines) Leicester Square (Piccadilly and Northern lines) and Piccadilly Circus (Piccadilly and Bakerloo lines) and the stunning Tottenham Court Road Elizabeth/Crossrail are all conveniently located very close by. As are the best bars and restaurants Soho has in abundance.

Description

Benefits from an attractive façade. Large ground floor window provides branding opportunities. Consideration will also be given to letting the retail separately (which has dual office/retail use). Or the upper floors in isolation subject to a Also, term. Or the whole.

The building has been fully refurbished and has A/C. Also, central heating. All floors have WC and kitchenettes/tea points. Basement and 3rd floors have showers. Built-in microwaves, all have built-in fridges and dishwashers. 1st floor tea point within the office domain has a Quooker boiling tap. All common parts redecorated (paint, carpet, lights etc.). There is to be a new front door (date TBC) but it will be plain and painted dark grey. As will be the shopfront/same dark grey once the front door is installed. Intruder alarm is installed. Electricians are certified.

Floor Areas

Floor	sq ft	sq m
3rd Floor	366	34
2nd Floor	385	36
1st Floor	470	44
Ground Floor	370	34
Lower Ground	480	45
TOTAL (approx.)	2,071	192
*Measurement in terms of *NIA		

Jason Haley, Partner

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Joint Agent: Ian Scott International (Kelly Myers)

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 March 2025

📞 020 7025 1390

🏠 10 Golden Square London W1F 9JA

🏠 41 Lothbury London EC2R 7HG

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Will rent either Ground & Basement or entire upper parts or together | 2,071 sq ft



Terms

Tenure:	Leasehold / To Rent
Lease:	A new lease direct from the Landlord/Freeholder.
Rent:	£150,000 per annum exclusive
Rates:	Estimated at £25 psf pa (2024/25)
Service Charge:	£15 psf approx. (includes all utilities)

Amenities

- Self-contained office/retail building (Class E Use throughout)
- Will let retail (can be office use too) or upper parts separately
- X2 Shower facilities
- Street presence/exhibition reception
- Plaster ceilings
- AC and central heating
- Excellent natural light
- Spiral staircase between the ground and lower ground floor
- Entry phone system
- Fitted Kitchenettes throughout

Jason Hanley, Partner

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For web page see:

www.monmouthdean.com

.Joint Agent Ian Scott (Kelly Myers)

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