

ATTRACTIVE SELF-CONTAINED SOHO OFFICE SPACE | 1,198 sq ft



## Location

21a D'Arblay Street is situated on the corner of D'Arblay Street and Portland Mews (Soho's favourite and most attractive mews, located on the south side of D'Arblay Street) between Berwick and Poland Streets. Oxford Circus (Central, Bakerloo and Victoria lines) and Tottenham Court Road (Elizabeth, Central and Northern lines) underground stations are within close proximity, and Piccadilly Circus underground station is a short walk away.

Located in the heart of Soho the property benefits from all the amenities the area has to offer.

## Description

No 21a D'Arblay Street offers the opportunity to occupy a self-contained (upper parts) mews building providing excellent bright contemporary office space split over three floors with one of the largest private roof terraces in Soho.

The space has just been fully refurbished, offering new oak flooring, brand new A/C units and has been redecorated throughout.

## Floor Areas

Floor	sq ft	sq m
4 <sup>th</sup> Floor (excluding roof terrace)	74	7
3 <sup>rd</sup> Floor	561	52
2 <sup>nd</sup> Floor	563	52
<b>TOTAL (approx.)</b>	<b>1,198</b>	<b>111</b>

\*Measurement in terms of \*NIA

## Soho

Soho is 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.

Ray Walker

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Applicants are advised to make their own enquiries 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 January 2026

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## Terms

Tenure:	Leasehold
Lease:	New lease from the Landlord
Rent:	£83,261 per annum / 69.50 psf overall
Rates:	£24.55 psf payable (25/26)
Service Charge:	To be capped at £5 psf (+RPI)

## Amenities

- Excellent central Soho location
- LED lighting
- Newly refurbished
- Private terrace
- New Oak flooring throughout
- Perimeter trunking
- Entry phone system
- Self contained

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