

# 12 D'Arblay Street

Soho, London, W1F

ATTRACTIVE SELF-CONTAINED SOHO OFFICE SUITES.

429 / 445 / 874 sq ft



## Location

The building is located in the vibrant heart of Soho and benefits from all the amenities it has to offer. It is a brief walk from either Oxford Circus underground station (Bakerloo, Central & Victoria Lines), Piccadilly Circus (Piccadilly & Bakerloo lines) or Tottenham Court Road station (Central & Northern lines).

## Description

No 12 D'Arblay Street was recently refurbished, revamped, and renewed. The renovations were carried out with careful consideration, ensuring a collaborative atmosphere and open-plan workspace, flooded with natural light, perfect for any occupier looking for a new, contemporary office.

AVAILABLE ON FLEXIBLE TERMS FROM 24 MONTHS OR LONGER.

## Floor Areas

Floor	sq ft	sq m	£ pa inclusive	£ pcm inclusive
3 <sup>rd</sup> Floor	445	41	£54,000	£4,500
2 <sup>ND</sup> Floor	429	40	£52,500	£4,375
<b>TOTAL (approx.)</b>	<b>874</b>	<b>81</b>	<b>£106,500</b>	<b>£8,875</b>

Measurement in terms of NIA  
Rent to rise annually in line with RPI

## 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.

Ray Walker

📞 07747 777 144

Jack Barton

📞 07424 224213

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 March 2026

📞 020 7025 1390

🏠 4 Golden Square London W1F 9HT

AVAILABLE AS A WHOLE, OR AS INDIVIDUAL SUITES. 429 / 445 / 874 sq ft



### Terms

Tenure:	Leasehold
Lease:	New leases/licenses from the Landlord
Rent:	Inclusive or rent, rates, service charge and building's insurance. The rent is to rise annually in line with the Retail Price Index.
Rates:	N/A (all inclusive)
Service Charge:	N/A (all inclusive)
Insurance:	N/A (all inclusive)

### Amenities

- Excellent location
- LED lighting
- Newly refurbished
- Fibre ready
- Wood flooring
- Shower
- Perimeter trunking
- Entry phone system

Ray Walker

 07747 777 144  
 [rwalker@monmouthdean.com](mailto:rwalker@monmouthdean.com)

Jack Barton

 07424 224213  
 [jbarton@monmouthdean.com](mailto:jbarton@monmouthdean.com)

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.



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 March 2026