

25 Lexington Street,
Soho, London, W1F 9AH



1st Floor Class E Office to Let | 432 sq ft



Location

The property is located on the western side of Lexington Street, which runs down from Broadwick Street to Brewer Street in the heart of Soho. Oxford Circus, Piccadilly and Leicester Square Underground stations are all within a short walk. As is the new Crossrail Station on Dean Street. Opposite on an upper floor is the Pace Gallery. On the ground floor opposite is the Alex Eagle Store. At the end of the street (south) is Doctor Martens, Champion and to the north Paul Smith, Golf Wang, Rag & Bone and Axel Arigato, to name but a few of the local legendary retailers that favour this location.

Description

The space presents well as a great value 6-8 person office in the heart of Soho. The office benefits from an abundance of natural light on both sides, meeting room and kitchenette. Based in a character building the 1st Floor would perfectly suit media businesses with clients on the doorstep, or indeed any business looking for personality and old Soho charm.

Floor Areas

Floor	sq ft	sq m
First Floor	432	40.13
TOTAL (approx.)	432	40.13

*Measurement in terms of NIA

Soho

Soho is the creative hub of London's booming media, film & fashion 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, film, music, production & gaming studios choosing Soho over any other "village" as the only base for their business in London.

Jason Hanley, Partner

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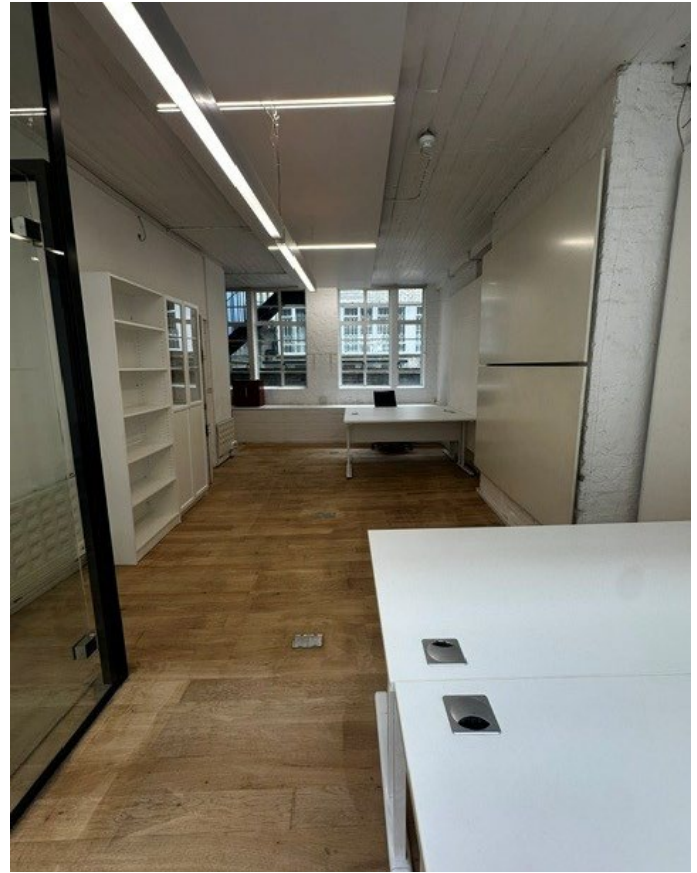
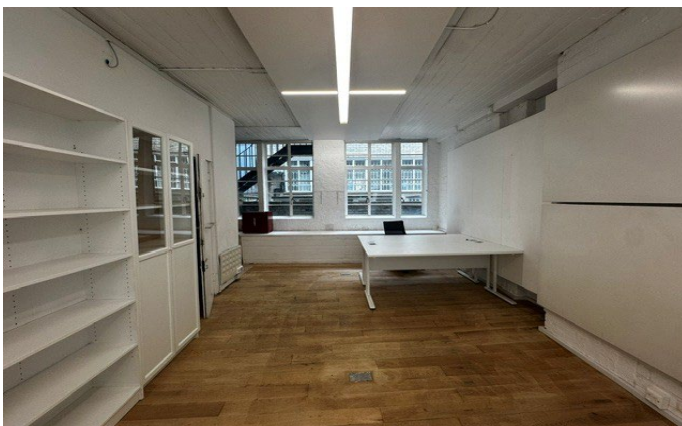
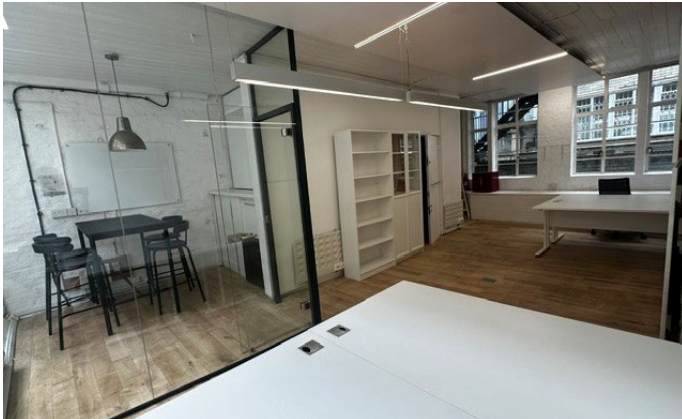
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Subject to Contract June 2026

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🏠 4 Golden Square London W1F 9HT

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Terms

Tenure:	Leasehold
Lease:	A new FR&I lease is available or Flexible Terms from 24 months.
Rent:	£26,500 per annum exclusive (£61.34).
Rates:	Estimated at £23.50 per sq ft p.a. (26/27)
Service Charge:	Approximately £1,500 p.a. or £3.47 psf
Monthly Inclusive cost:	Approximately £3,179 pcm (excluding VAT).

Amenities

- Low Inclusive Costs (Rates and SC are both very low)
- Engineered Wooden floors
- Potential for a variety of Class E Uses
- Great natural light and high ceilings
- Open Plan / High ceilings
- Shower and WC's also in common parts and private WC in demise
- 100mb lease line fibre installed into the building

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