

NEW INSTRUCTION**12 SOHO SQUARE, SOHO, W1 - TO LET****2,100 - 15,300 sq ft (195.09 -1,422 sq m)****LOCATION**

12 Soho Square commands an imposing corner position on the north eastern side of Soho Square; one of London's most historic and renowned squares. Favoured by the media and creative industry the square boasts tenants such as Twentieth Century Fox, Paul McCartney's MPL Communications and the British Board of Film Classification. All the amenities of vibrant Soho are within close proximity and transport links are excellent with Tottenham Court Road (Northern and Central lines), Oxford Circus (Central and Victoria lines) and Piccadilly Circus (Piccadilly and Bakerloo lines) tube stations within close proximity.

DESCRIPTION

The building provides high quality open plan floor plates with fantastic views over Soho square. The property can be taken as a whole, offering a substantial self contained building or on a floor by floor basis; there is also the opportunity to split to acquire a self contained rear section. The approximate floor areas are as follows:-

	Whole	Rear	Front
5 th Floor	729 sq ft		729 sq ft
4 th Floor	2,478 sq ft		2,478 sq ft
3 rd Floor	2,593 sq ft		2,593 sq ft
2 nd Floor	3,177 sq ft		3,177 sq ft
1 st Floor	2,304 sq ft	933 sq ft	1,371 sq ft
Ground	2,162 sq ft	567 sq ft	1,595 sq ft
Basement	1,857 sq ft	849 sq ft	1,008 sq ft
Total (approx)	15,300 sq ft	2,349 sq ft	12,951 sq ft

AMENITIES

- VRV Air conditioning throughout
- Perimeter Trunking
- 2 Passenger lifts
- Views over Soho Square
- Showers (LG and 5th Floors)
- Roof terrace (5th floor)
- 2 Car Parking Spaces

TERMS

Lease	New lease(s) for a term to be agreed direct from the landlord
Rent	£49.50 psf pax
Rates	Estimated at £18.00 psf pa
Service Charge	Estimated at £7.50 psf pax

VIEWINGS

Strictly by appointment with the joint sole letting agents:-

RIB
Nicholas Silver
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Rhys Evans
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Emily Cook
t: 020 7025 1394

Subject to Contract September 2011