

OFFICE TO LET | 680 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).

Floor Areas


Floor	sq ft	sq m
1st Floor	680	63.1
TOTAL (approx.)	680	63.1

*Measurement in terms of *NIA


Description

The 1st floor accommodation provides outstanding natural light and was recently comprehensively refurbished. It has oak-engineered flooring and currently provides an open plan layout with furniture and artwork in situ and included.

Jason Hanley, Partner

 020 7025 1391

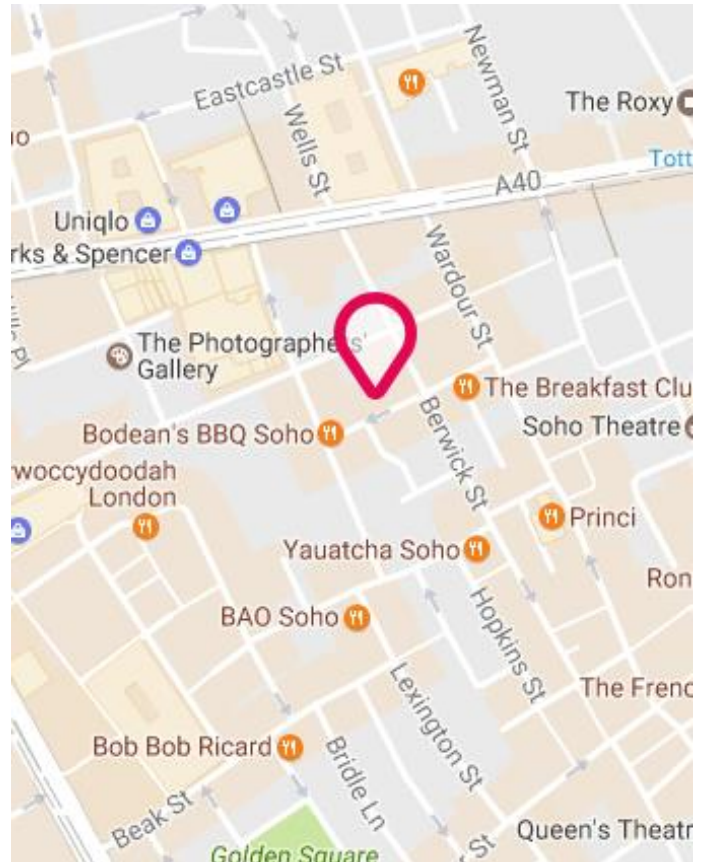
Jamie Quinn, Trainee Surveyor

 020 7025 8945

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 June 2017

OFFICE TO LET | 680 sq ft





Terms

Tenure:	Leasehold
Lease:	A new sublease for a maximum of four years, to May 2021.
Rent:	£60.00 psf pax
Rates:	Estimated at £20.10 pas pa 2017/2018
Service Charge:	Estimated to be running at £8.26 psf pax.



Amenities

- Plug and play
- South facing
- Feature wooden floors
- Artwork included
- Comfort cooled

Jason Hanley, Partner

 020 7025 1391
 jhanley@monmouthdean.com

Jamie Quinn, Trainee Surveyor

 020 7025 8945
 jqunn@monmouthdean.com

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.



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 June 2017