

**Sutherland House,
5-6 Argyll Street, Soho, London, W1F 7TE**



OFFICE TO LET | 1,927 – 5,950 sq ft approx.



Location

Sutherland house is situated on the east side of Argyll Street which runs north off of Great Marlborough Street in Soho. The famous Carnaby Street estate and fashionable retailers such as Liberty's & the Regent Street Apple Store are within moments as are all the amazing restaurants and amenities that Soho has to offer. Oxford Circus Tube Station (Central, Bakerloo and Victoria Lines) is only 50 meters away too.

Floor Areas

Floor	sq ft	sq m	Status
4th Floor	1,927	179	
2nd Floor	1,990	184	April
1st Floor	2,033	188	Under Offer
TOTAL (approx.)	5,950	552	

*Measurement in terms of NIA

Description

Both the 1st and 4th floors have been refurbished to provide bright open plan office space with an excellent floor to ceiling height.

The 2nd floor is currently fitted out with 3 meeting rooms and an open plan area, kitchen, IT room/storage and fibre connectivity.

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.

Jason Hanley, Partner

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Rebecca Saxon, Associate Partner

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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 April 2018

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Terms

Tenure:	Leasehold
Lease:	New FR&I leases direct from the Landlord, for a term to be agreed
Rent:	£57.50 psf pax
Rates:	Estimated at £25.51 psf pa (2018/2019)
Service Charge:	Approx £9.00 psf pax
EPC rating	D

Amenities

- Metal tiled raised floor
- Air conditioning
- Large Passenger lift
- Excellent natural light
- Newly refurbished (4th floor)
- Fitted (2nd floor)
- LED lighting
- Good ceiling height
- 100m from Oxford Circus
- Good common parts

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