

PLUG & PLAY MEDIA STYLE OFFICE TO LET | 4,178 SQ FT



Location

This corner building is located on Upper James Street, at its junction with Beak Street in the centre of Soho. The street also leads to Golden Square, which is one of London's most iconic squares and a major hub for bars, cafes, restaurants and many flagship retail stores.

Tottenham Court Road (Northern and Central Lines), Leicester Square (Northern and Piccadilly lines) and Piccadilly Circus (Bakerloo and Piccadilly lines) underground stations are each within easy walking distance.

Description

A bright, creative office space with a generous floor to ceiling height and plenty of natural light from its dual aspect.

The floor is mainly open plan with two meeting rooms, a break out area.

There is a separate office, meeting room, demised WCs and a kitchenette located away from the main office.

Floor Areas

Floor	sq ft	sq m
1st Floor	4,178	388
TOTAL (approx.)	4,178	388


*Measurement in terms of NIA

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. London's media industry thrives here with multiple advertising agencies, television and radio studios choosing Soho as their base of operations.

Paul Dart, Partner

 020 7025 1392

Suzy Link, Senior Surveyor

 020 7025 8940

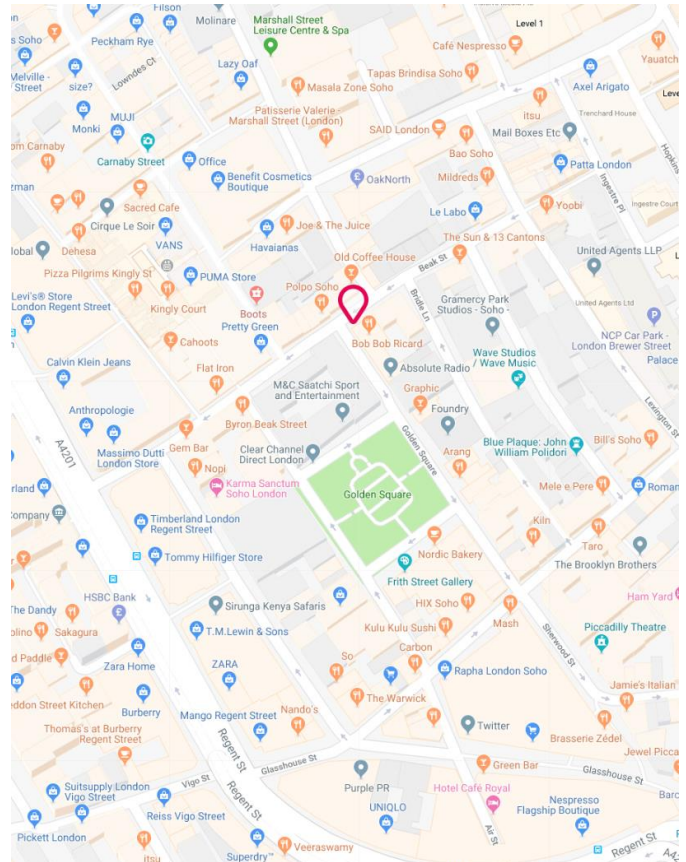
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Subject to Contract February 2019

**1 Upper James Street,
Soho, London, W1F 9DF**



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Terms

Lease:	An assignment of the existing lease, or a sub-lease until September 2020.
Rent:	£50.00 psf pax.
Rates:	Estimated at £29.35 psf pa (2018/19)
Service charge:	Approx. £10.00 psf pa
EPC:	TBC

Amenities

- Air cooling
- Raised floor
- Fully fitted
- 3 meeting rooms
- Kitchenette
- Demised WCs
- Passenger lift

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