

OFFICES TO LET | 470 sq ft



Location

The property is located on the west side of Greek Street, between Soho Square and the junction with Bateman Street. Tottenham Court Road (Crossrail, Northern and Central lines) Leicester Square (Piccadilly and Northern lines) and Piccadilly Circus (Piccadilly and Bakerloo lines) are conveniently located close by.

Greek Street is famous for its restaurants and cosmopolitan nature. The Gay Hussar, The House of St Barnabas, The pillars of Hercules and the Coach & Horses being several of the legendary establishments, several having been here since the 1740's.

Description

The first floor at 56 Greek Street has been refurbished with new flooring and LED lighting and provides excellent natural light.

Floor Areas

Floor	sq ft	sq m	Status
1st Floor	470	43	
Ground Floor	400	37	Let
Lower Ground	480	44	Let
TOTAL (approx.)	1,350	125	

*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.

Jason Haley, Partner

 020 7025 1391

Rebecca Saxon, Associate Partner

 020 7025 1397

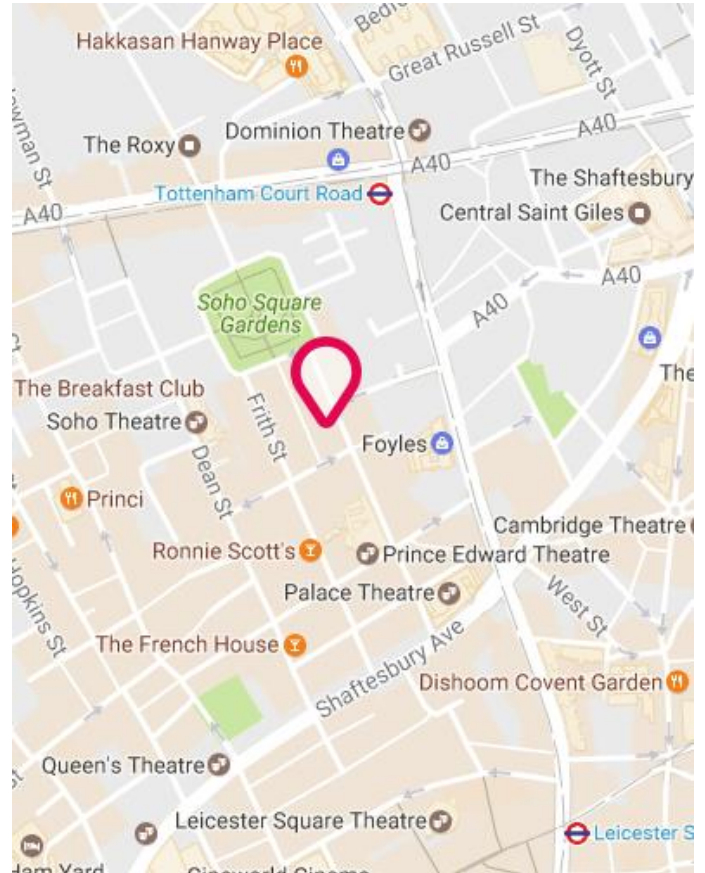
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract March 2019

**56 Greek Street,
Soho, London, W1D 3DU**



OFFICES TO LET | 470 sq ft



Terms

Tenure:	Leasehold
Lease:	A new lease(s) direct from the landlord.
Rent:	£28,500 pax
Rates:	1st floor - Estimated at £18.12 psf pa (2018/19)
Service Charge:	Approx. £13.50 per sq ft per annum
EPC Rating:	TBC

Amenities

- Refurbished 1st floor
- Perimeter trunking
- Plaster ceilings
- Air cooling
- Excellent natural light
- Entry phone system
- Kitchenette

Jason Hanley, Partner

☎ 020 7025 1391
✉ jhanley@monmouthdean.com

Rebecca Saxon, Associate Partner

☎ 020 7025 1397
✉ rsaxon@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 March 2019