

23 Meard Street, Soho,
London, W1F 0EY



OFFICE TO LET | 322 - 1,180 sq ft



Location

The property is located just off Wardour Street, positioned within the heart of Soho. Piccadilly Circus (Bakerloo and Piccadilly lines), Tottenham Court Road (Northern Line and Central Lines) and Oxford Circus (Bakerloo, Central and Victoria lines) underground stations are all close by.

The building benefits from the many lively restaurants, bars, pubs and retail provisions located on its doorstep.

Description

This newly refurbished office space is available as a Self-Contained building with private entrance split over 4 floors or in part as single office suites suitable for smaller business occupiers.

The building has been comprehensively renovated to include new wood engineered flooring and staircases, modern WCs on each floor, new Air-Conditioning, intercom service and security system.

The 3rd Floor has an attractive mezzanine floor which leads onto a small roof terrace.

Rhys Evans, Partner

020 7025 1393

Floor Areas

Floor	sq ft	sq m
Mezzanine (4 th Floor)	198	18.4
3 rd Floor	337	31.3
2 nd Floor	322	29.9
1 st Floor	323	30.0
TOTAL (approx.)	1,180	109.6

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.

Georgia Mason, Agency Surveyor

020 7025 8945

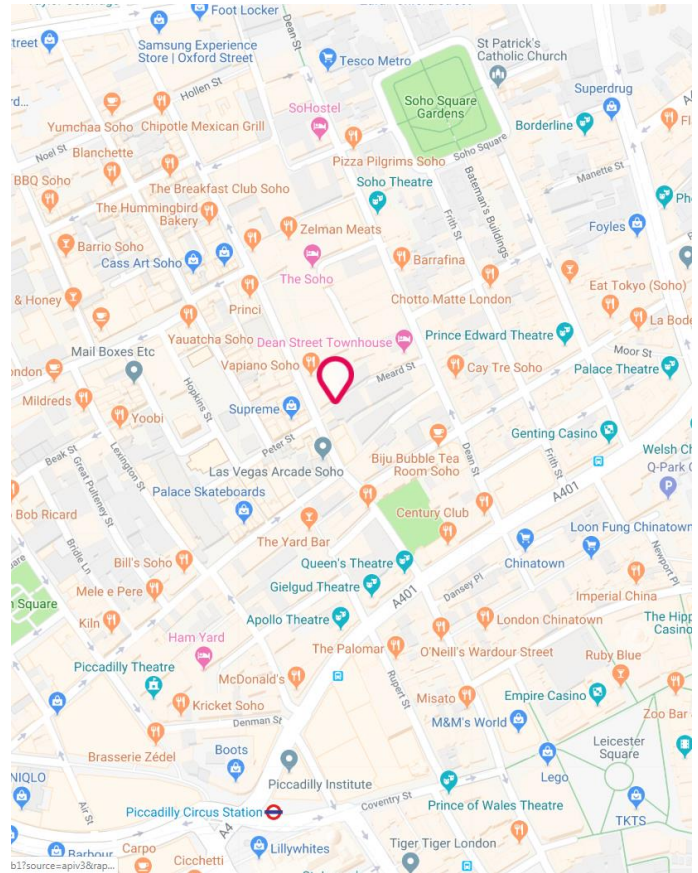
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties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

Subject to Contract April 2019

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Terms

Tenure:	Leasehold
Lease:	A new FR&I lease direct from the Landlord
Rent:	£85,000.00 per annum for the whole or alternatively, a rent to be agreed on a floor by floor basis, subject to Landlord's approval.
Rates:	Estimated at approx. £23.40 psf pa (2019/20)
Service Charge:	TBC
EPC Rating:	TBC

Amenities

- Newly refurbished
- Terrace
- Wood engineered flooring and staircases
- Absence detection lighting
- New A/C
- Intercom system
- Security system
- Modern WCs
- Capped-off services

Rhys Evans, Partner

📞 020 7025 1393
✉️ revans@monmouthdean.com

Georgia Mason, Agency Surveyor

📞 020 7025 8945
✉️ gmason@monmouthdean.com

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