

1<sup>st</sup> & 2<sup>nd</sup> FLOOR OFFICES TO LET IN HEART OF SOHO | 589 – 1,185 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).

### Description

The 2<sup>nd</sup> floor has recently been refurbished to provide new flooring and LED lighting. The 1<sup>st</sup> floor is due to be refurbished to the same standard.

Both offices have a demised WC, 24-hour access, excellent natural light and are situated in a prime Soho location.

### Floor Areas

Floor	sq ft	sq m
2 <sup>nd</sup> Floor	596	55.4
1 <sup>st</sup> Floor	589	54.8
TOTAL (approx.)	1,185	110.1


\*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 Hanley, Partner

 07904 630 154

Joint Agents: Malcolm Grahame - HBSV - 07973 693299

Olivia Stapleton, Agency Surveyor

 07899 667 988

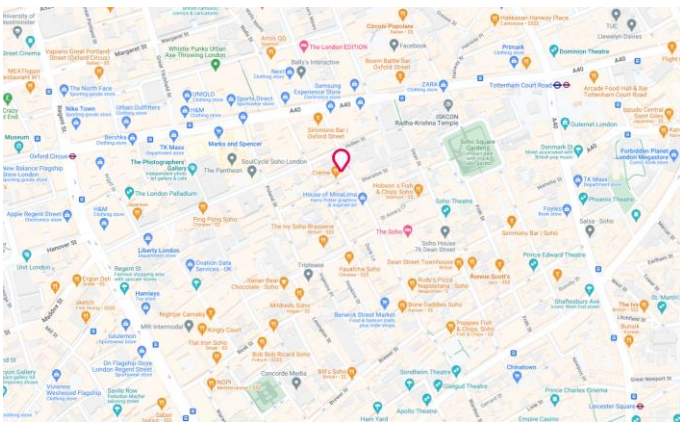
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Subject to Contract November 2023

**34-35 D'Arbly Street**  
Soho, London, W1F 8EZ



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### Terms

Tenure:	Leasehold
Lease:	New lease(s) from the Landlord
Rent:	£65.00 psf exclusive
Rates:	Estimated at £26.00 psf (2023)
Service Charge:	Approx. £6.00 psf

### Amenities

- Excellent location
- Demised WCs
- 2<sup>nd</sup> floor has been refurbished
- 1<sup>st</sup> floor – to be refurbished
- Great natural light
- LED lighting
- 24-hour access
- Entryphone

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