

FITTED, ENABLED REDECORATED OFFICE TO LET | 1,950 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 75 meters away.

Description

The 2nd floor is currently fitted out with 3 meeting rooms and an open plan area, kitchen, IT room/storage with fibre connectivity able to be enabled quickly. There is also a tea point with fitted white goods. The fully accessible raised floor has small power and CatV cabling installed thereunder (untested). This goes to a large rack in a dedicated comms room. There is also an entry phone next to a receptionist area/desk.

Jason Hanley, Partner
 020 7025 1391

Floor Areas


Floor	sq ft	sq m
2nd Floor	1,950	181.1
TOTAL (approx.)	1,950	181.1

*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.

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 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 £25.78 psf pa 2018/19
Service Charge:	Approx £9.00 psf pax
EPC rating	D

Amenities

- Metal tiled raised floor
- Air conditioning
- Three meeting rooms
- Fitted kitchen
- Large, recently fitted, passenger lift
- Good natural light
- Fitted with 100 mg Fibre (need to be re-contracted)
- LED lighting
- Plaster Ceiling
- 100m from Oxford Circus
- Good common parts
- 75m to Oxford Circus Station

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