

**6-8 Kingly Court,
Soho, London, W1B 5PW**
FITTED OFFICE TO LET | 1,050 sq ft



Location

This attractive warehouse-style office building is situated within close proximity to Carnaby Street in the heart of Soho, benefitting from a vast range of high quality retail and leisure provisions. Piccadilly Circus, Tottenham Court Road and Oxford Circus Underground stations are all within a short walking distance.

Floor Areas

Floor	sq ft	sq m	Status
4 th Floor	1,050	97	Available
TOTAL (approx.)	1,050	97	

*Measurement in terms of NIA

Description

The fourth floor provides fully fitted predominantly open plan office accommodation with a meeting room in situ. The floor benefits from a terrace with views onto Carnaby Street and excellent natural light.

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.

Paul Dart, Partner

020 7025 1392

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 June 2018

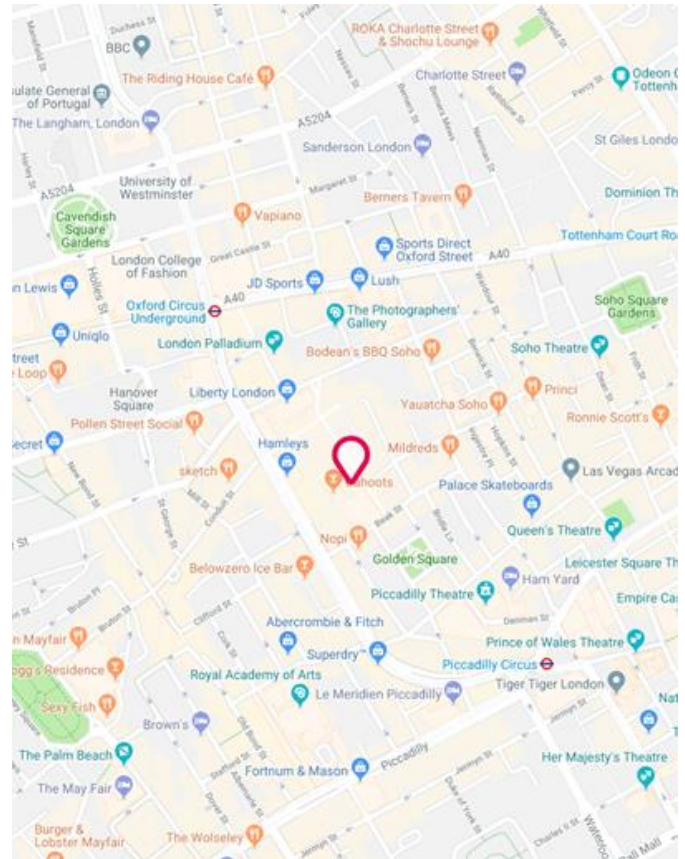
020 7025 1390 10 Golden Square London W1F 9JA 41 Lothbury London EC2R 7HG

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* Photograph taken prior to current tenants' fit out



Terms

Tenure:	Leasehold
Lease:	A flexible sublease is available.
Rent:	£85.00 psf pax
Rates:	Estimated at £33.00 psf pa (2018/19)
Service Charge:	Approximately £12.50 psf pax
EPC Rating:	TBC

Amenities

- Fitted
- Air conditioning
- Excellent natural light
- Commissionaire
- Passenger lift
- Raised floor
- Terrace

Paul Dart, Partner

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