

HIGH QUALITY FITTED OFFICE TO LET | 7,590 sq ft



### Location

11 Soho Street holds a prominent corner position on the junction with Oxford Street. This area is undergoing significant redevelopment with Crossrail, 1 Dean Street and 1 Newman Street works all well underway.

Tottenham Court Road underground station (northern and central lines) is in close proximity. The property is also in between the east and west entrances of the newly developed Crossrail station.

### Description

11 Soho Street was designed by Allford Hall Monaghan Morris which completed in 2015. The mixed use building provides approx. 13,000 sq ft of Grade A office space behind an impressive undulating glass façade.

The 3rd floor office is available fully fitted with partitioned meeting rooms, kitchen and breakout areas as well as a large demised terrace.

### Floor Areas

Floor	sq ft	sq m
3rd	7,590	705
TOTAL (approx.)	7,590	705

\*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.

Paul Dart, Partner

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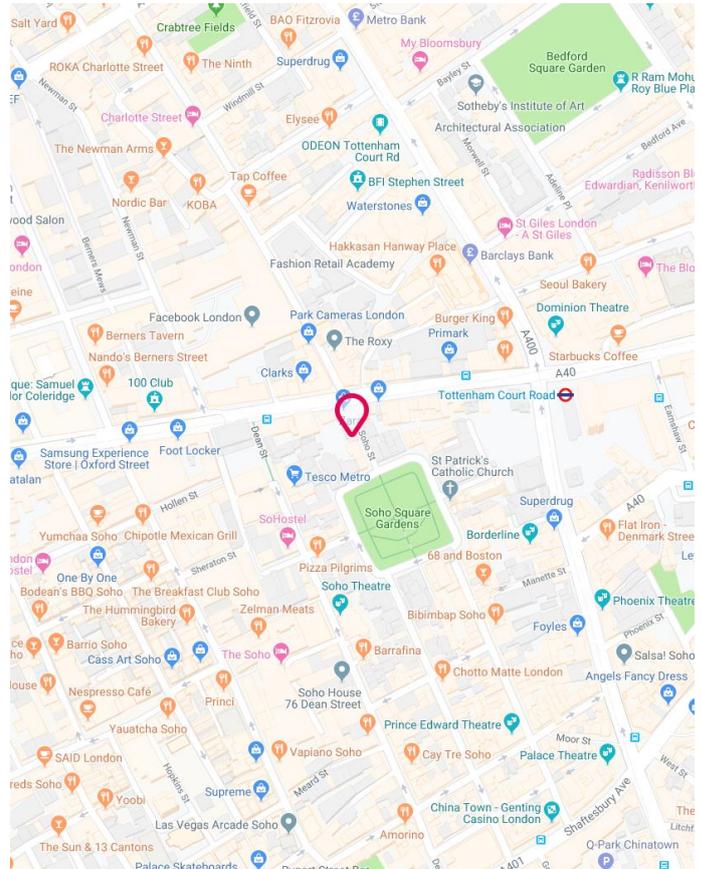
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. 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 2020

**11 Soho Street,**  
Soho, London W1D 3AD



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## Terms

Tenure:	Leasehold
Lease:	An assignment of the existing lease until August 2025 with a rent review in August 2020.
Passing Rent:	£75.00 psf pax (£569,250 pax)
Rates:	Estimated at £36.17 psf pa (2020/21)
Service Charge:	Approximately £11.25 psf pax
EPC Rating:	B

## Amenities

- Fully fitted with a large open plan area and a mixture of meeting rooms
- 2 x passenger lifts
- Manned reception
- Roof terrace
- Floor plenum air cooling and heating system
- Raised flooring
- Demised WCs
- Excellent natural light with floor to ceiling windows
- Bike storage and shared shower

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