

29-35 Lexington Street
Soho, London, W1



FULLY FURNISHED GRADE A+ OFFICE TO LET | 1,255 sq ft



Location

The building is located on the west side of Lexington Street, between Beak Street and Brewer Street to the south.

Oxford Circus (Central, Bakerloo & Victoria Lines) and Piccadilly Circus (Bakerloo & Piccadilly Lines) are the nearest underground stations providing unrivalled access to all parts of London.

Soho is internationally prominent for its association with the Media industry and the area is well served by the retail utopia of Regent Street and Carnaby Street. The location further offers an abundance of eateries and bars which adds to the eclectic mix of Soho.

Description

The second floor is fully fitted and furnished with connected Grade A+ in an open plan office space.

Along with meeting rooms, exposed services, resin flooring and excellent light to front and back, the building also offers excellent street frontage, with 24 hour access.

The exposed features offer a simplistic, yet character filled, office that is fully air conditioned and operating on a Plug & Play basis.

Floor Areas

| Floor | sq ft | sq m |
|-----------------------|-------|------|
| 2 nd Floor | 1,255 | 117 |
| TOTAL (approx.) | 1,255 | 117 |

*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 city 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

📞 020 7025 1391

Olivia Stapleton, Agency Surveyor

📞 020 7025 8940

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 2020

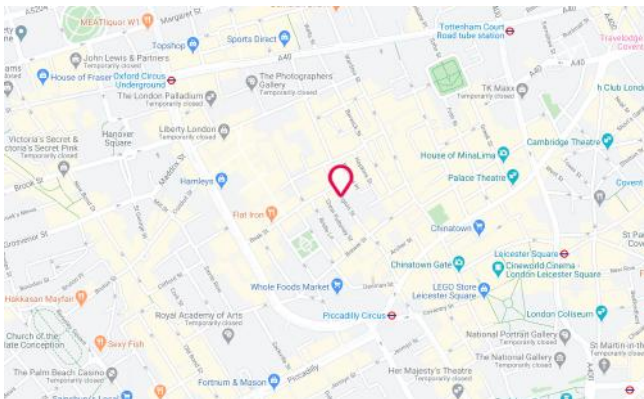
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🏠 4 Golden Square London W1F 9HT

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Terms

| | |
|-----------------|---|
| Tenure: | Leasehold |
| Lease: | Flexible lease from 18 months or longer |
| Rent: | £75.00 psf |
| Rates: | Estimated £21.00 psf pa (2020/21) |
| Service Charge: | £12.50 psf approx. |

Amenities

- Excellent street frontage
- 24 hour access
- Grade A+
- Fully fitted and furnished
- Exposed features
- Double aspect natural light
- Self contained WC
- Air-conditioning

Jason Hanley, Partner

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