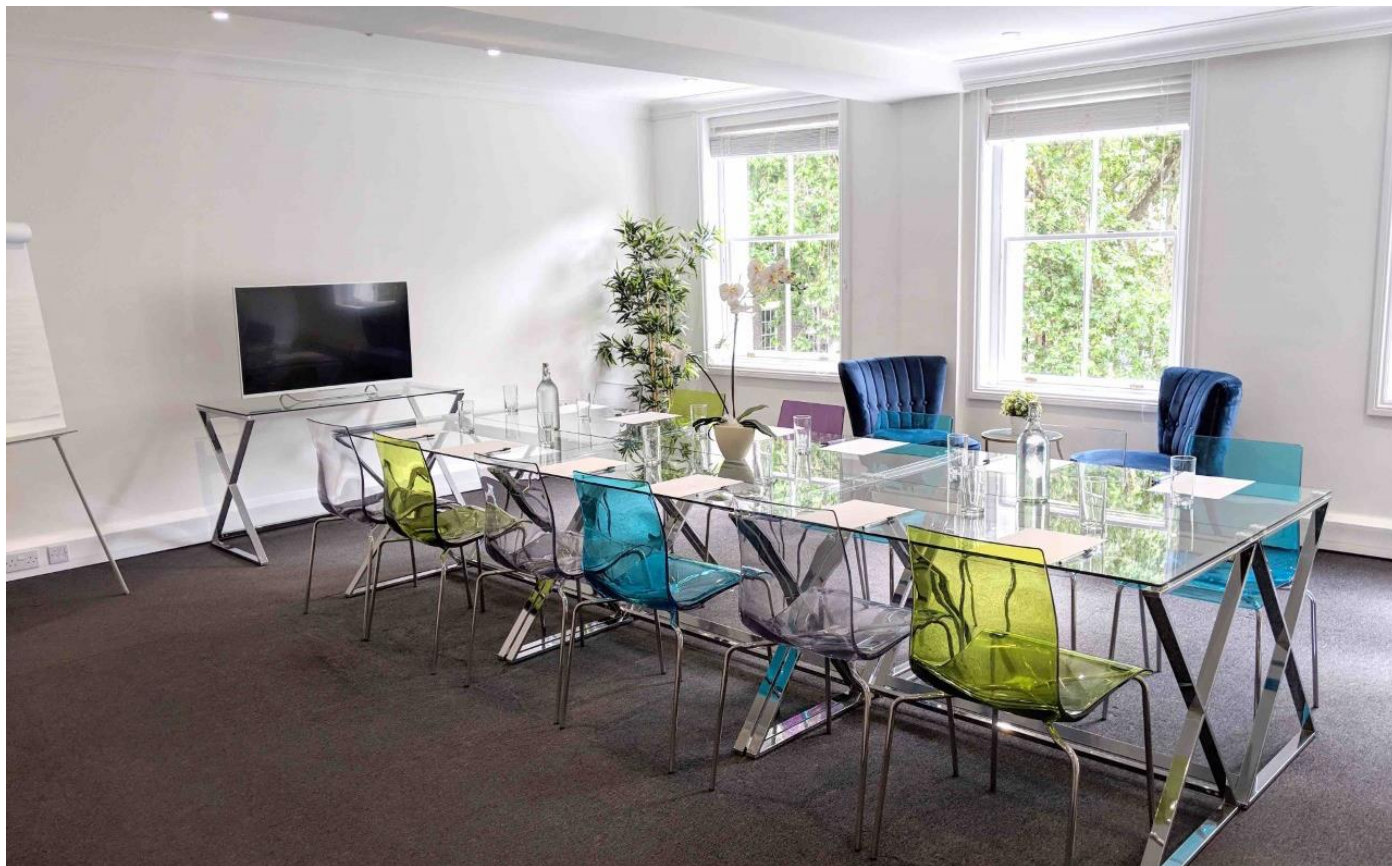


SELF-CONTAINED OFFICE TO LET | 636 - 4,255 sq ft



### Location

13 Soho Square is an attractive 18th century office building located on the north side of Soho Square. One of London's most historic and renowned squares, the area is favoured by the media and creative industries. All the shopping and restaurant amenities of vibrant Soho are within close proximity and transport links are excellent, with Oxford Circus Underground station and Tottenham Court Road Underground and Crossrail station nearby.

### Description

The building benefits from many of its original period features, including a large open string staircase which runs throughout the property. The building is fully refurbished to a high standard and provides bright, elegant offices, ideal for a single occupier.


The building also benefits from ground floor frontage onto Soho Square and two separate entrances

### Floor Areas

Floor	sq ft	sq m
3 <sup>rd</sup> Floor	636	59
2 <sup>nd</sup> Floor	958	89
1 <sup>st</sup> Floor	947	88
Ground	938	87
Basement	776	72
TOTAL (approx.)	4,255	395

\*Measurement in terms of \*NIA

Ray Walker, Partner

 020 7025 1399

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.

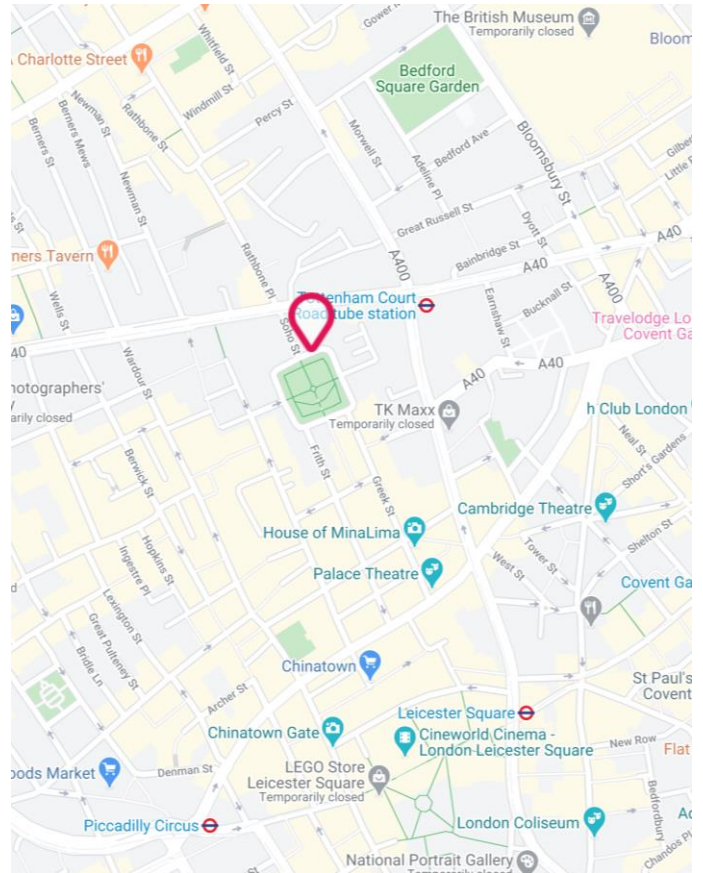
Subject to Contract May 2020

# 13 Soho Square

Soho, W1D 3QF



SELF-CONTAINED OFFICE TO LET | 636 - 4,255 sq ft



## Terms

Tenure:	Leasehold
Lease:	Short term / flexible lease directly from the freeholder
Rent:	Quoting £35 psf
Rates:	Estimated at £25.26 psf (2020/21)
EPC Rating:	TBC

## Amenities

- Fully refurbished to a high standard
- Prominent street frontage
- Air cooling
- Excellent floor to ceiling height
- Self-contained
- Passenger lift
- Original staircase

Ray Walker, Partner

- 📞 020 7025 1399
- ✉️ [rwalker@monmouthdean.com](mailto:rwalker@monmouthdean.com)

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Subject to Contract May 2020