

SELF CONTAINED OFFICE TO LET | 6,553 sq ft



Location

The property is located on the north side of Manette Street, between Greek Street and Charing Cross Road and close to Soho Square. Tottenham Court Road (Crossrail, Northern and Central lines) Leicester Square (Piccadilly and Northern lines) and Piccadilly Circus (Piccadilly and Bakerloo lines) are conveniently located close by.

Description


Artists House is a characterful self-contained office building in Soho over the basement to 4th floors. The building offers a tenant the opportunity to have their own front door and branding in Soho. The building benefits from some comfort cooling, a large break out on the ground floor, a mixture of open plan and meeting rooms and passenger lift.

Floor Areas


Floor	sq ft	sq m
4th Floor	1,058	98
3rd Floor	1,181	110
2nd Floor	1,132	105
1st Floor	1,436	133
Ground Floor	937	87
Basement	809	75
TOTAL (approx.)	6,553	609

*Measurement in terms of *NIA

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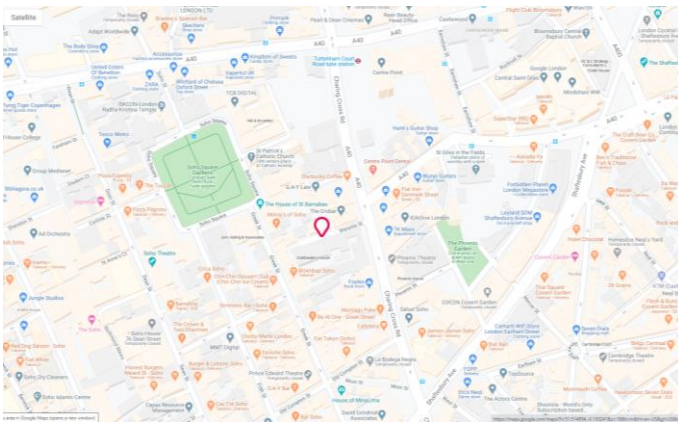
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract August 2020

Artists House,
14-15 Manette Street, Soho, London W1D 4AP



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Terms

Tenure:	Leasehold
Lease:	Assignment of the existing lease to July 2022 or longer by arrangement
Passing Rent:	£284,495 per annum exclusive (£43.41 psf pax)
Rates:	Estimated at £17.81 psf pa (2020/21)
Service Charge:	Not applicable
EPC Rating:	TBC

Amenities

- Self-contained character building
- Passenger lift
- Comfort cooling
- Fibre
- Bike racks
- Two car parking spaces
- Large kitchen/breakout
- Small tea points on each floor
- Shower
- WCs
- Underfloor and perimeter trunking

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