

27 Lexington Street, Soho,  
London, W1F 9AQ



SMALL 3<sup>rd</sup> FLOOR OFFICE SUITE TO LET WITH ACCESS TO DOLBY  
CINEMA SUITE IN BUILDING | 320 SQ FT



### Location

27 Lexington Street is situated in the heart of vibrant Soho, and benefits from the many lively restaurants, pubs, food markets, lunch spots and shops that the area has to offer. It is excellently connected, positioned just a few minutes' walk from Oxford Circus (Bakerloo, Central and Victoria lines), Piccadilly Circus (Bakerloo and Piccadilly lines) and Tottenham Court Road (Northern, Central, Elizabeth Line) underground stations. Numerous Bus Routes are also available.

### Description

This entire 3<sup>rd</sup> floor office is available. There is an option to share a reception / meet and greet area on the 1<sup>st</sup> floor. The building is shared with an audio post production facility and the recording studios can be hired at favourable rates. The 3<sup>rd</sup> floor is newly refurbished with a wooden floor, has excellent natural light, new LED lighting and perimeter trunking. This office space lends itself well to many businesses yet could be ideal for a film or editing/production company.

Jason Hanley, Partner

📞 020 7025 1391

### Floor Areas

Floor	sq ft	sq m
Entire 3 <sup>rd</sup> Floor	320	29.7
TOTAL (approx.)	320	29.7

\*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. Whilst there is an eclectic mix of business from Film companies to Advertising and Fashion Brands, in recent years many financial organisations have also relocated here.

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](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 August 2020

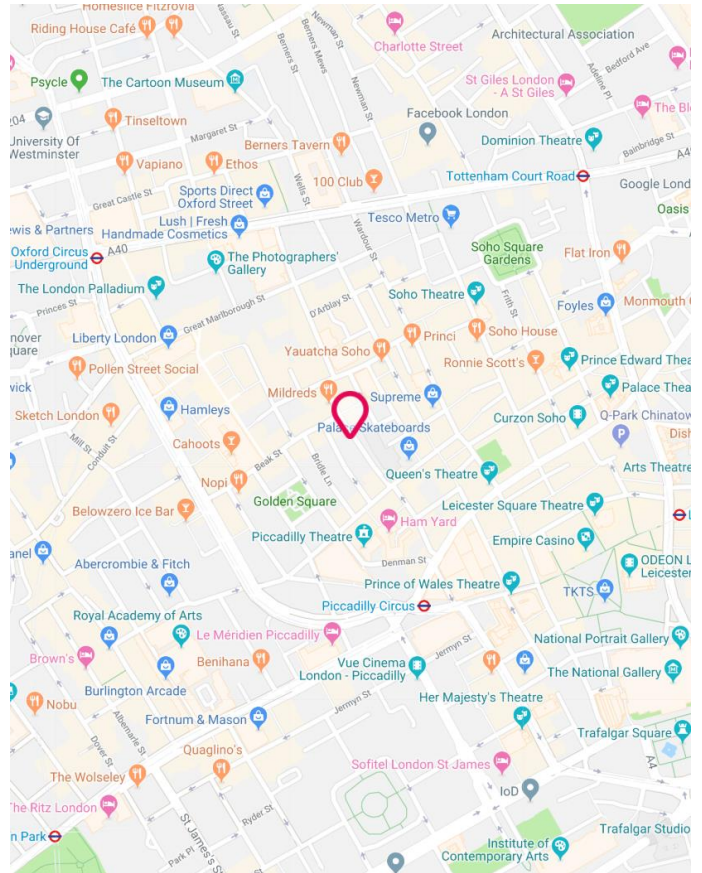
📞 020 7025 1390

🏠 4 Golden Square London W1F 9HT

27 Lexington Street, Soho,  
London, W1F 9AQ



SMALL 3<sup>rd</sup> FLOOR OFFICE SUITE TO RENT | 320 SQ FT



## Terms

Tenure:	Leasehold
Lease:	A short licence or a new lease outside the L&T Act from 12 to 36 months
Rent:	£22,400.00 per annum inclusive of service charge (£70 per sq ft)
Rates:	TBC approx £20 psf
Service Charge:	Included In rent
EPC Rating:	TBC

## Amenities

- Newly Refurbished
- New LED Lighting
- Perimeter trunking
- Wooden Flooring
- Air Cooling
- Great Natural Light (Sash Windows)
- Entry phone
- Potential Shared 1<sup>st</sup> floor reception (at additional cost)
- Potential use of Dolby Editing suite (at additional cost)
- Superb location in the heart of Soho

Jason Hanley, Partner

📞 020 7025 1391 / 07904 630 154  
✉️ jhanley@monmouthdean.com

Olivia Stapleton, Agency Surveyor

📞 020 7025 8940  
✉️ ostapleton@monmouthdean.com

Applicants are advised to make their own enquiries 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.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

Subject to Contract August 2020

📞 020 7025 1390

📍 4 Golden Square London W1F 9HT