

# 3-5 Soho Street

Soho, London, W1D 3DG



SELF-CONTAINED OFFICE / RETAIL UNIT TO LET | 2,930 sq ft



## Location

3-5 Soho Street forms part of the larger 12 Soho Square, which commands an imposing corner position on the north eastern side of Soho Square. The unit fronts Soho Street, which connects Soho Square and Oxford Street. One of London's most historic and renowned squares, the area is favoured by the media and creative industry and boasts tenants such as Twentieth Century Fox, Paul McCartney's MPL and The Palantir. All the amenities of vibrant Soho are within close proximity and transport links are excellent. Cross rail station is also situated close by.

## Description

This self-contained unit, close to Oxford Street, consists of lower ground to first floors and has good street frontage. The unit benefits from both A1 and B1 uses (even prior to the recent change of use class). The space is available as a whole and on a flexible short term basis.

## Floor Areas

Floor	sq ft	sq m
1 <sup>st</sup> Floor	907	84
Ground	763	71
Basement	957	87
Basement Store	303	28
<b>TOTAL (approx.)</b>	<b>2,930</b>	<b>270</b>

## 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.

Rhys Evans, Partner

📞 020 7025 1393

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 November 2020

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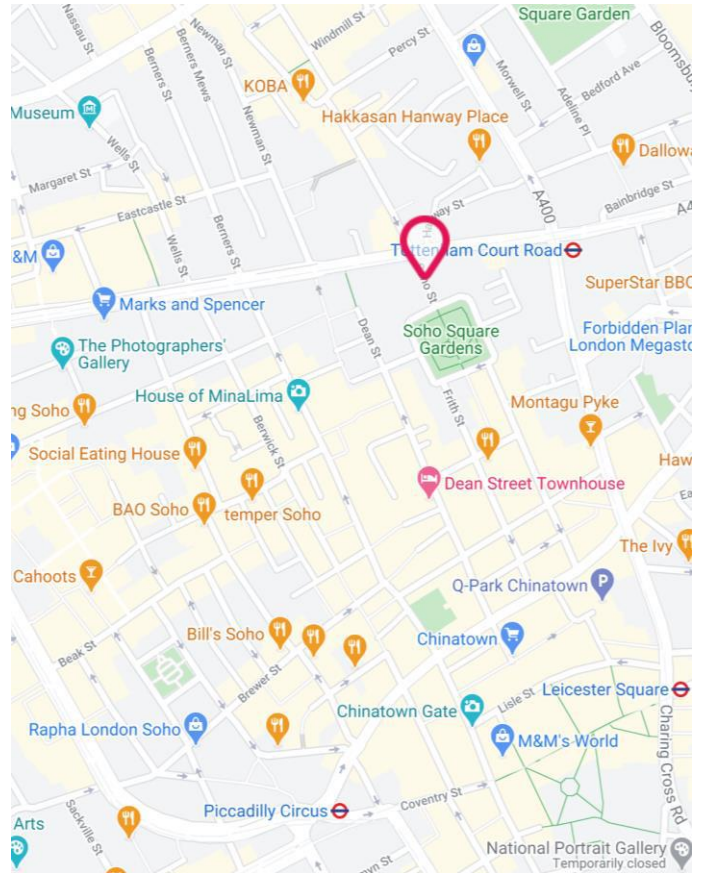
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# 3-5 Soho Street

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SELF-CONTAINED OFFICE / RETAIL TO LET | 303 – 2,930 sq ft



## Terms

Tenure:	Leasehold
Lease:	New lease direct from the Freeholder until 2023
Rent:	£125,000 pax
Rates:	Estimated at £17.25 psf (2020/21)
Service Charge:	TBC

## Amenities

- Close to Oxford Street
- Prominent street frontage
- Air conditioning throughout
- Self-contained
- Perimeter trunking
- Loading bay or car parking space available on separate terms

Rhys Evans, Partner

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✉️ revans@monmouthdean.com

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