

**35 Soho Square,**  
Soho, London, W1



OFFICE TO LET | 908 sq ft



### Location

35 Soho Square is situated on the west side of one of London's most prominent squares.

Soho is a vibrant area full of shopping and entertainment amenities and is well served by public transport. Tottenham Court Road and Oxford Circus underground stations are within a short walking distance. Crossrail station at Tottenham Court Road is a short walk away.

### Description

35 Soho Square is a multi let building and provides a well appointed office on the 3<sup>rd</sup> floor which has lovely views over the square.

The suite is accessed via a passenger lift and is predominantly open plan with its own kitchenette and WC.

### Floor Areas

Floor	sq ft	sq m
3 <sup>rd</sup> Floor	908	84.4
TOTAL (approx.)	908	84.4

\*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. London's media industry thrives here with multiple advertising agencies, television and radio studios choosing Soho as their base of operations.

Rhys Evans, Partner

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Olivia Stapleton, Agency Surveyor

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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](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.

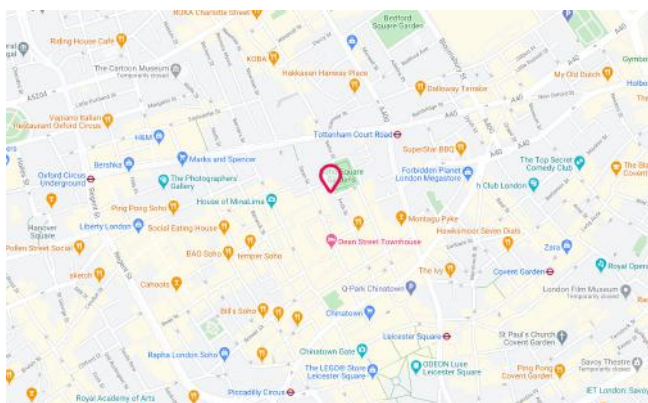
Subject to Contract November 2020

📞 020 7025 1390 📍 4 Golden Square London W1F 9HT

**25 Soho Square,**  
Soho, London, W1D 4FA



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### Terms

Tenure: Leasehold  
Lease: A new lease to be agreed.  
Rent: Upon application  
Rates: Estimated at £25.00 psf (2020/21)  
Service Charge: TBC  
EPC Rating: TBC

### Amenities

- Views over the square
- Passenger lift
- Wooden floors
- Perimeter trunking
- Central heating
- Kitchenette
- Demised WC

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