

**36-40 Glasshouse Street,**  
Soho, London, W1B 5DL



**SMALL OFFICE SUITE TO LET | 192 - 506 sq ft**



### Location

36-40 Glasshouse Street is located in a prominent corner position at the junction of Glasshouse Street and Air Street, in the heart of Soho. The property is in very close proximity to Piccadilly Circus (Bakerloo and Piccadilly Lines) underground station and is close by to Oxford Circus (Victoria, Central and Bakerloo Lines) underground station, profiting from the surrounding entertainment, dining and retail facilities Soho and Regent Street have to offer.

### Floor Areas

Floor	sq ft	sq m	Rent
2nd Floor Suite 1	192	18	£13,440 pax
Suite 5 & 6	314	29	
TOTAL (approx.)	506	47	

\*Measurement in terms of NIA

### Description

Both Suites benefits from excellent natural light and high ceilings, ideal for small occupiers seeking a central Soho office near Wholefoods, Golden Square and Piccadilly Circus Station.

The building hosts a variety of small businesses, all of whom occupy small suites and share a kitchenette and WC's in the common parts.

Jason Hanley, Partner

020 7025 1391

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 April 2021

020 7025 1390 4 Golden Square London W1F 9HT

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Photo of Suite 4 for indicative purposes only



Photo of suite 3 for indicative purposes only



## Terms

<b>Tenure:</b>	Leasehold
<b>Lease:</b>	New lease direct from the landlord
<b>Rent:</b>	£13,440 per annum namely £70 per sq ft
<b>Rates:</b>	Estimated at £22.16 psf pa 2018/19
<b>Service Charge:</b>	Approx. Second Floor: £12-£13.50 pax
<b>EPC Rating:</b>	TBC (D)

## Amenities

- Perimeter trunking
- Shared kitchen
- Excellent natural light
- Electric heating
- Prominent corner location
- Sash Windows
- Good ceiling heights

## Jason Hanley, Partner

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