



## Location

Situated on the south side of Oxford Street, close to the junction with Charing Cross Road, this property is ideally located and well served by transport links.

Tottenham Court Road (Northern & Central lines) tube station is within 2 minutes' walking distance, with the Elizabeth line arriving at the station in December 2018. Oxford Circus (Central, Victoria & Bakerloo lines) is also within close proximity.

## Description

The available floors provide LED lighting, wood flooring and demised kitchenettes, with a passenger lift accessing each floor.

## Floor Areas

Floor	sq ft	sq m	
6th Floor	1,200	111	£6,300 pcm (incl)
5th Floor	1,250	116	£6,300 pcm (incl)
4th Floor	1,150	106	£6,300 pcm (incl)
3rd Floor	1,300	120	£6,400 pcm (incl)
2nd Floor	1,100	102	£6,200 pcm (incl)
1st Floor	1,250	116	<b>LET</b>
TOTAL (approx.)	7,250	673	

\*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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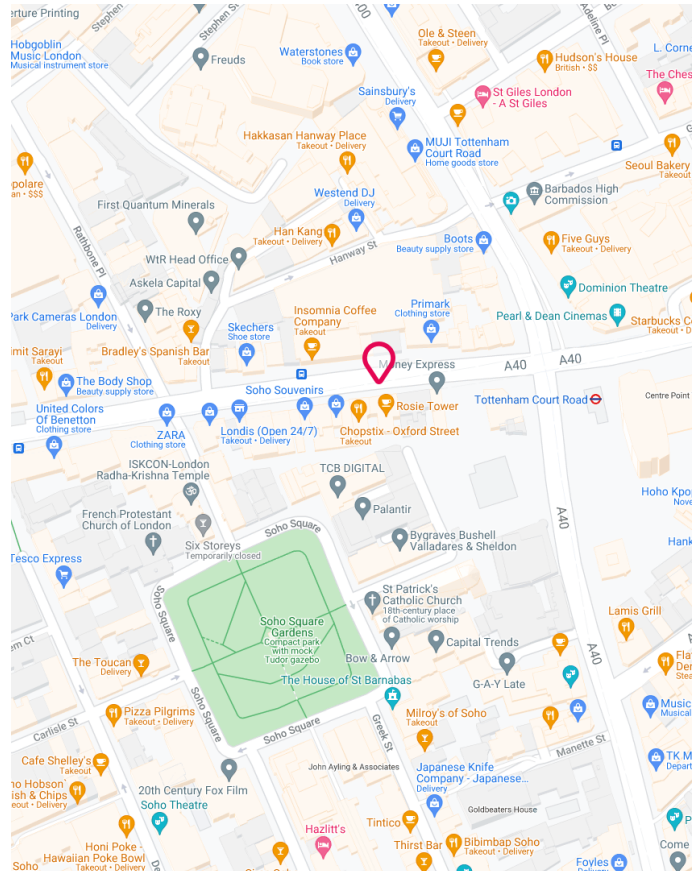
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. 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 December 2021

**29-31 Oxford Street**  
Soho, London, W1D 2DR



**SHORT TERM ECONOMIC OFFICES TO LET | 1,100 – 7,250 sq ft**



## Terms

Tenure:	Leasehold
Lease:	Available by way of 12-month licenses with a 6 monthly rolling break.
Rent:	£6,200 - £6,400 pcm (inclusive)
Rates:	Estimated at £15.54 psf (2021/22)
Service Charge:	Approx £10.00 psf

## Amenities

- LED lighting
- Excellent location
- Wood flooring
- Kitchenette
- Passenger lift

Rhys Evans, Partner

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