

OFFICES TO LET IN SOHO | 300 – 3,129 sq ft



### Location

The building is situated on the east side of Warwick Street in the heart of the West End. The area is vibrant, full of shopping and entertainment amenities and is well serviced by public transport. Piccadilly Circus (Bakerloo and Piccadilly Lines) and Oxford Circus (Central, Victoria and Bakerloo lines) are only a short walk away.

### Description

10 Warwick Street is arranged over Lower Ground to 3rd floor and has recently undergone refurbishment with common areas, 1st Floor Rear, 2nd & 3 Floor all refurbished to good standard.

The 1st Floor Rear office benefits from truly unique ceiling height of 4m+. There is an abundance of natural light on the 1st, 2nd and 3rd Floors. Each of the floors benefit from fibre internet connection, perimeter trunking and video entry phone system.

### Floor Areas


Floor	sq ft	sq m
3 <sup>rd</sup> Floor	300	28
2 <sup>nd</sup> Floor	340	32
1 <sup>st</sup> Floor Rear	995	92
1 <sup>st</sup> Floor Front	318	29
Ground Floor Whole	1,196	109
<b>TOTAL (approx.)</b>	<b>3,129</b>	<b>290</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

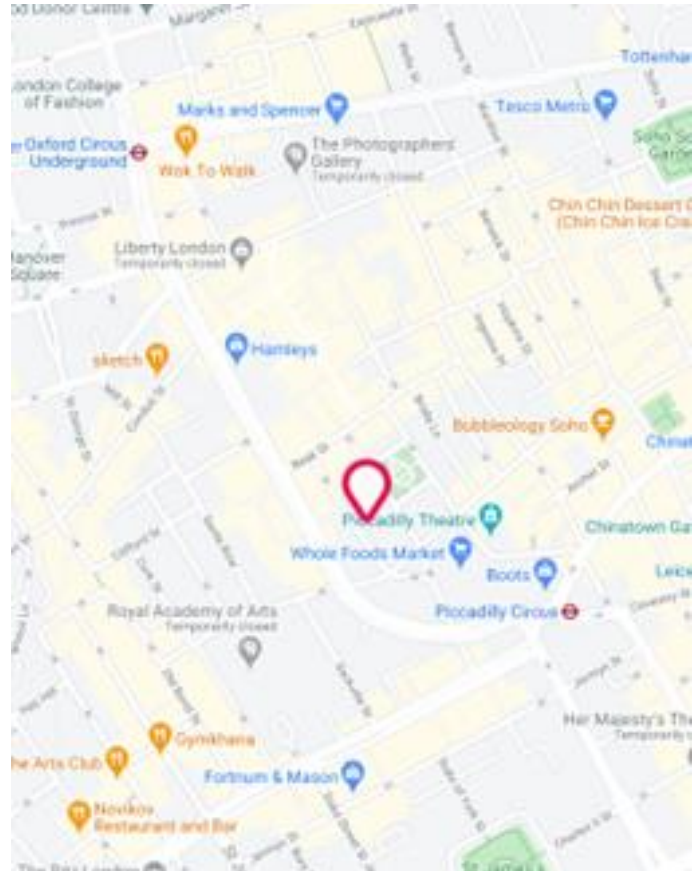
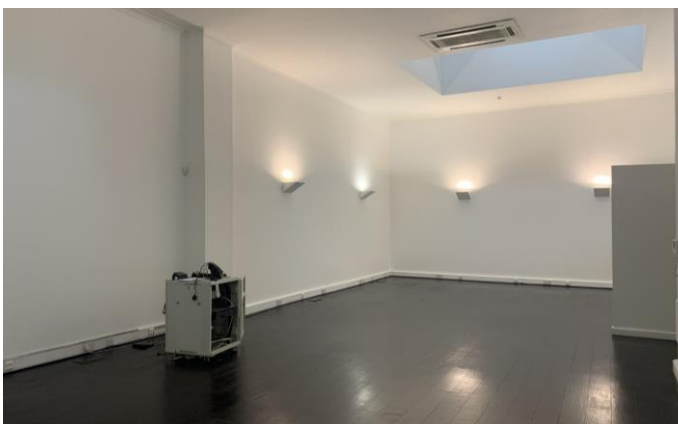
Olivia Stapleton, Agency Surveyor

 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 2022

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## Terms

Tenure:	Leasehold
Lease:	New FR&I Lease direct from the Freeholder
Rent:	£15,360 - £187,740 per annum exclusive
Rates:	Estimated at £74,975 annum for the whole building (2022/23).
Service Charge:	If the whole building were to be acquired there would be no service charge.



## Amenities

- Newly Refurbished Common Areas
- Newly Refurbished Office Floors
- Perimeter Trunking
- Fibre Internet Connection
- Video Phone Entry System
- Communal WCs
- Communal Kitchenette
- Strip lighting (2nd & 3rd Floor)
- Communal Kitchenette
- Demised Kitchenette (Ground & 1st Floor Rear)
- Plus 4 metre ceiling height (1st Floor Rear)
- Air Conditioning (Ground & 1st Floor Rear)
- Shared Ground Floor Meeting Room (256 sq ft)

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