

25 Kingly Street,  
Soho, London, W1B 5QB



FULLY FITTED OFFICES TO LET | 6,528 sq ft TOTAL



### Location

Located in the heart of the Carnaby Estate, and running parallel with Carnaby Street, this vibrant destination offers unique retail, restaurants, cafes and public houses London as to offer. Oxford Circus (Bakerloo, Central and Victoria lines) & Piccadilly Circus (Bakerloo and Piccadilly lines) Tottenham Court Road (Central, Northern, Elizabeth lines) stations are a short walk away.

### Description

25 Kingly St is a striking contemporary new development which offers fully fitted grade A accommodation. The floors are linked by an internal staircase and provide exposed VRF air conditioning, LG7 lighting, terrace on each floor and metal tile raised floors.

The entrance to the building has undergone a substantial transformation and provides a large reception with concrete desk and bespoke seating area.

### Floor Areas

Floor	sq ft	sq m	Status
3 <sup>rd</sup> Floor	3,264	303	Available
2 <sup>nd</sup> Floor	3,264	303	Available
<b>TOTAL</b>	<b>6,528</b>	<b>606</b>	

\*Measurement in terms of NIA tbc following refurbishment

### 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.

Paul Dart Partner

07502 306 240

Bert Murray, Partner

07775 521 102

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 2023

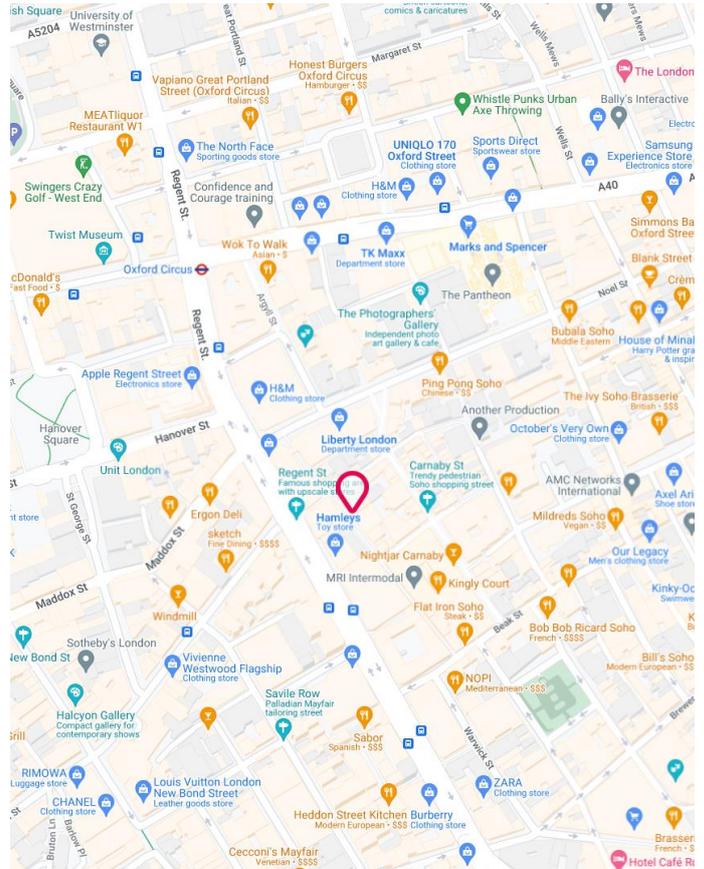
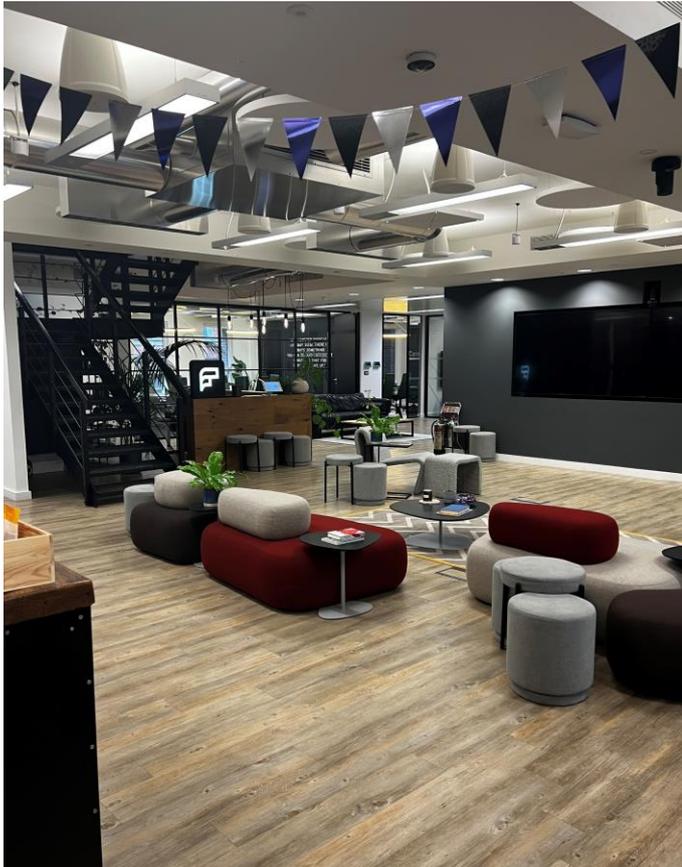
020 7025 1390

4 Golden Square London W1F 9HT

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## Terms

Tenure:	Leasehold
Lease:	Assignment until March 2026
Rent:	£85.00 psf passing rent
Rates:	Estimated at £36.00 psf pa
Service Charge:	Approximately £15.50 psf pax
EPC	TBC

## Amenities

- Fully fitted accommodation
- Linked by an internal staircase
- Exposed VRF air conditioning
- Terrace on each floor
- Impressive new reception with concierge
- LG7 lighting
- Metal tile raised floors
- 10 person passenger lift
- Bike storage
- Demised showers and WC's
- Excellent natural light

Paul Dart, Partner

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