

2nd FLOOR OFFICE SUITES TO LET | 126 – 357 sq ft



Location

Soho! A heady mix of film, media and alternative companies attracted by the restaurants, fashion and bohemia. Today in the 21st century its largely been redeveloped, partially sanitized, sedated. Yet Moor Street still retains much charm from the eclectic people of every nationality and small businesses that love the traditional and “real Soho” charm that embodies Brewer, Greek & Frith Street.

Amazing establishments such as The Groucho Club, The Ivy, Noble Rot, Manzies, Soho House, Quo Vadis, Kettners and L’Escargot are all within 250m walk. As are numerous underground stations including Crossrail.

Description

There is one suite on the entire 2nd floor that has been split into two areas that can be taken separately or together, that both provide excellent “street watching” & natural light through large sash windows, along with demised kitchenettes and shared WCs.

The suites would suit small businesses seeking a London address in the heart of buzzing Soho.

Floor Areas

| Floor | sq ft | sq m | Rent per month (inclusive) |
|---------------------------------|-------|------|----------------------------|
| 2 nd Floor – Suite A | 231 | 21.5 | £1,638.00 |
| 2 nd Floor – Suite B | 126 | 12 | £894.00 |
| TOTAL (approx.) | 357 | 33.5 | £2,532.00 |


*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.

Jason Hanley, Partner

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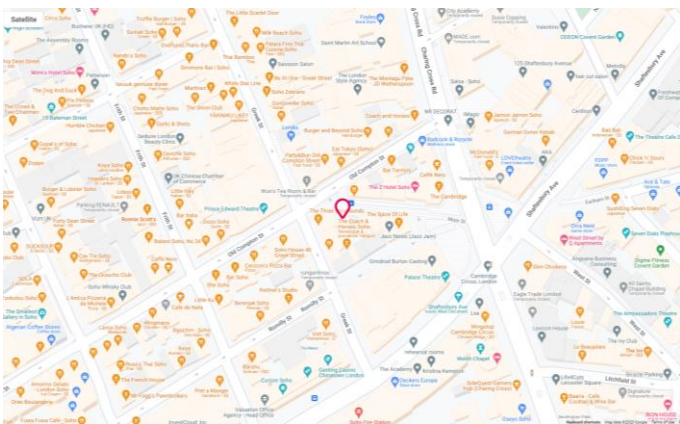
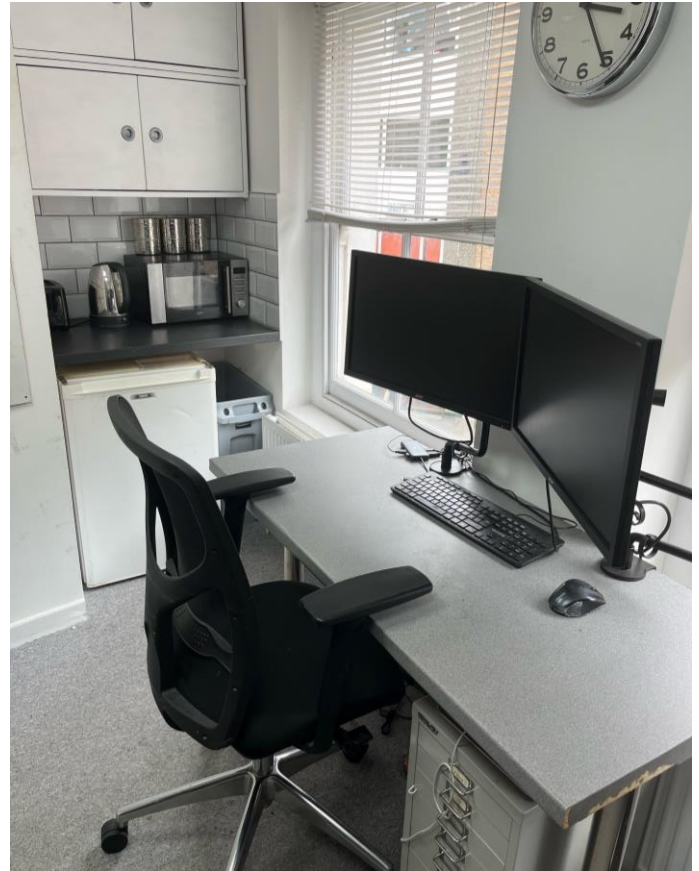
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Subject to Contract August 2023

10-11 Moor Street
Soho, London, W1D 5NF



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Terms

| | |
|-----------------|---|
| Tenure: | Leasehold |
| Lease: | A new sub lease / assignment on standard FR&I basis |
| Rent: | £67.50 psf exclusive per annum |
| Rates: | Very low - Estimated at £11.60 psf (2022 / 23) |
| Service Charge: | Very low - Approx. £6.00 psf |

Amenities

- Possibility of being left furnished or vacant and redecorated
- Excellent location
- Large sash windows
- Good natural light
- Great for people watching
- Entryphone

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