

OFFICES TO LET | 1,636 – 9,020 sq ft



## Location

Charles House is located on the east side of Leicester Place on the junction with Lisle Street. Leicester Square is located less than 100m to the south of the subject property and is a hub for entertainment and leisure, attracting a large number of tourists.


The area benefits from excellent transportation links and is within walking distance of many underground stations including Leicester Square (Northern line), Piccadilly Circus (Bakerloo and Piccadilly lines), Covent Garden (Piccadilly line), Charing Cross (Northern line and National Rail) and Tottenham Court Road (Elizabeth, Central and Northern lines).

## Description

Charles House comprises a self-contained office building with its own independent front door onto Leicester Place.

The offices are currently fitted with existing partitioning, but this could be stripped out to offer open plan floorplates benefiting from good natural light. It represents an excellent opportunity for a potential occupier to stamp their identity on the building and/or floors.

Ray Walker, Partner

 07747 777 144

## Floor Areas

Floor	sq ft	sq m
4 <sup>th</sup> Floor	1,636	152
3 <sup>rd</sup> Floor	2,303	214
2 <sup>nd</sup> Floor	2,521	234
1 <sup>st</sup> Floor	2,560	238
<b>TOTAL (approx.)</b>	<b>9,020</b>	<b>838</b>

\*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.

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.

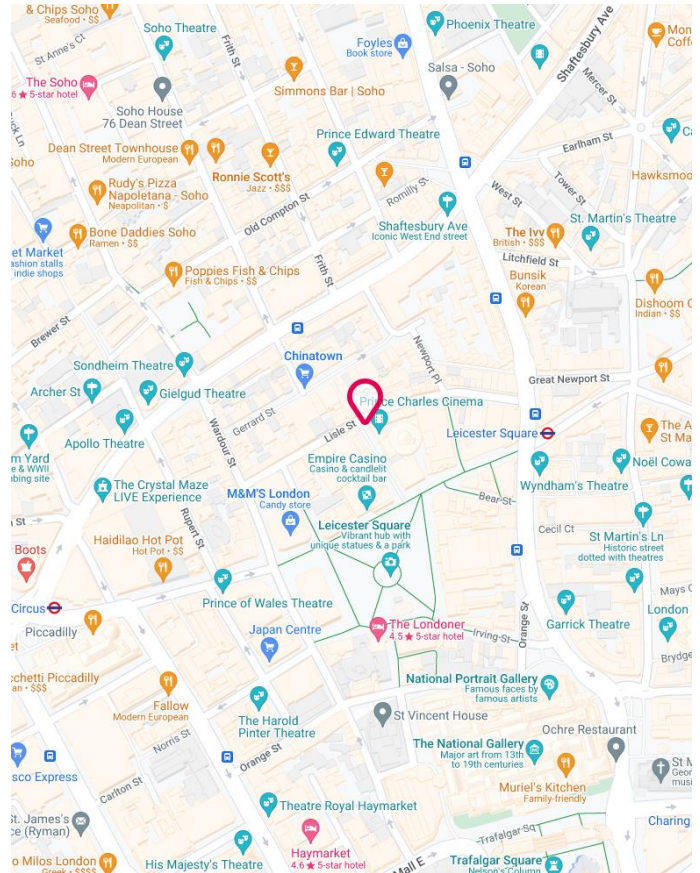
Subject to Contract December 2023

# Charles House, 7 Leicester Place

Soho, London WC2



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## Terms

Tenure:	Leasehold
Lease:	A new lease direct from the Landlord
Rent:	£40 psf pax (if taken as is) £60 psf pax (post Landlord's refurbishment)
Rates:	Estimated at £25.00 psf (2023)
Service Charge:	Self-contained

## Amenities

- Self-contained entrance to the offices
- 6-person passenger lift
- Excellent location
- Good natural light

**Planning use** – the premises currently benefit from office use (E), but the lessor would consider alternative uses (leisure / educational / community uses), subject to the relevant planning approvals.

Ray Walker, Partner

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