

1st – 3rd FLOOR OFFICES TO LET IN SOHO | 226 – 810 sq ft



Location

The building is located in the vibrant heart of Soho and benefits from all the amenities it has to offer.

It is a brief walk from either Oxford Circus underground station (Bakerloo, Central & Victoria Lines), Piccadilly Circus (Piccadilly & Bakerloo lines) or Tottenham Court Road station (Central & Northern lines).

Description

The offices comprise the self-contained upper parts of 4 D'Arblay Street, set within an attractive Grade II listed building with its own front door.

The available floors have recently been refurbished and benefit from excellent natural light throughout, new carpets, new spot lighting and new WC / shower facilities.

Floor Areas

Floor	sq ft	sq m
3 rd Floor	226	21
2 nd Floor	292	27
1 st Floor	292	27
TOTAL (approx.)	810	75


*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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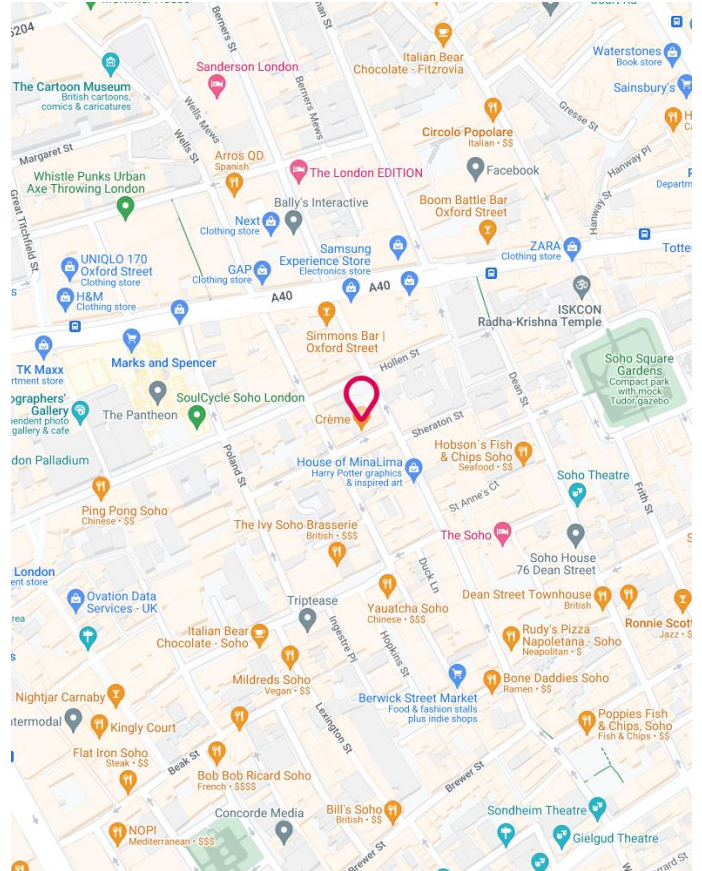
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract April 2024

4 D'Arblay Street Soho, London, W1F 8DJ



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Terms

Tenure:	Leasehold
Lease:	New lease(s) from the Landlord
Rent:	£67.50 psf exclusive
Rates:	Estimated at £25.00 psf
Service Charge:	Approx. £4.00 psf

Amenities

- Excellent location
- Self-contained townhouse
- Newly decorated
- 24-hour access
- Period features
- Spot lighting throughout
- Fitted kitchen
- Demised shower

Rhys Evans, Partner

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