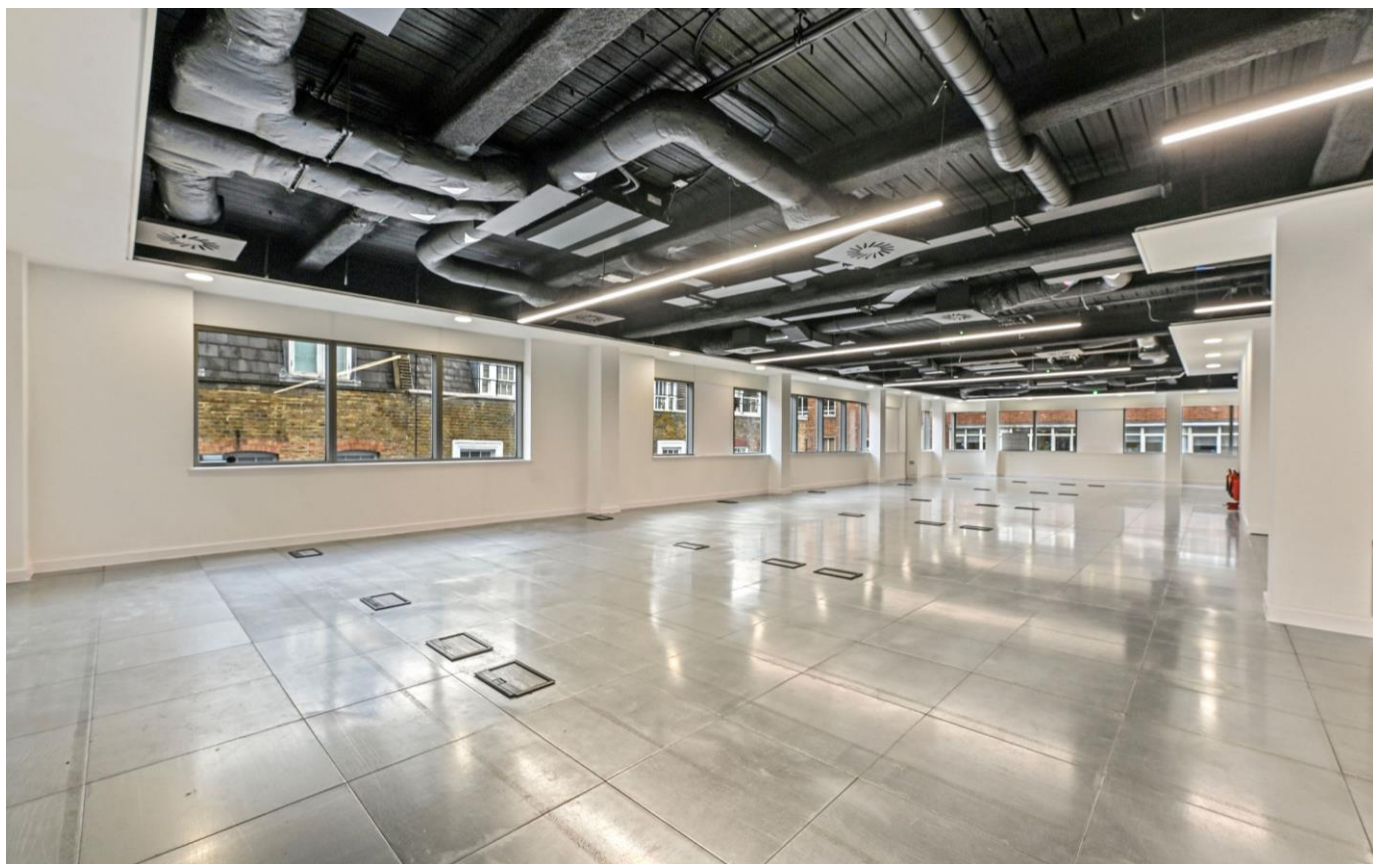


NEWLY REFURBISHED, ENTIRE 2<sup>ND</sup> FLOOR OFFICE TO LET | 3,328 sq ft



### Location

This modern office building with a corner aspect, is situated on the corner of Dean Street and St Anne's Court opposite The Soho Theatre. The surrounding area of Soho is a characterful hub for media, fashion, film and creative companies. This is reflected in Soho's vibrant nature. Made popular by the eclectic mix of bars, award winning restaurants and theatres as well as distinctive establishments, such as The Soho Townhouse, the Groucho Club, Barrafina on Dean Street and many more etc.

Tottenham Court Road (Northern/Central Elizabeth Lines), Leicester Square (Northern and Piccadilly lines) and Piccadilly Circus (Bakerloo and Piccadilly lines) stations are all within easy walking distance.

### Description

This prominent building has a modern entrance with commissionaire and a large passenger lift (plus there is a second goods lift to the rear).

The entire 2<sup>nd</sup> floor and building reception has recently undergone a comprehensive cosmetic refurbishment including a stylish newly designed suspended ceiling, new LED Lighting, newly decorated, new carpet and more. The AC provides multi zoned control for heating and cooling, plus there is a fresh air recycling system that refreshes the air throughout the office.

The 4<sup>th</sup> floor office, totalling 2,615 sq ft, is available from July 2024.

### Floor Areas

Floor	sq ft	sq m	
4 <sup>th</sup> Floor	2,615	242.9	Available July 2024
2 <sup>nd</sup> Floor	3,328	309.2	Available Now
<b>TOTAL (approx.)</b>	<b>5,943</b>	<b>552.1</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.

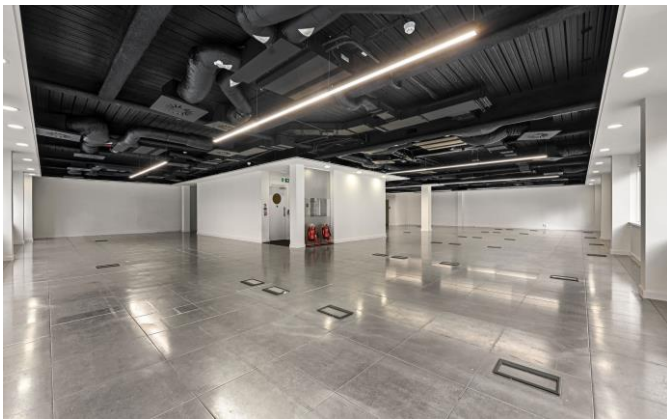
Jason Hanley, Partner

 07904 630 154

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 2024

**NEWLY REFURBISHED 2<sup>ND</sup> FLOOR OFFICE TO LET IN SOHO | 3,328 sq ft**





**Terms**

Tenure:	Leasehold
Lease:	Available on a new Full Repairing and Insuring lease direct from the freeholder for a term to be agreed, outside the L&T Act.
Rent:	Quoting £85.00 psf pax based on a minimum 3 year term and refurbishment works outlined above.
Rates:	Estimated at £28.16 psf (2022/23)
Service Charge:	£7.39 psf

**Amenities**

- Entire floor & Reception have been comprehensively refurbished with new ceiling & LED Lighting
- 24-hour access / Commissionaire
- 1 large passenger Lift (being refurbished) and 1 large Goods lift
- Two pipe VRF system / Full A/C
- Metal tile raised floors (100mm void) with power
- Excellent natural light
- Showers (x2) , bike & car parking spaces
- Excellent central Soho location
- Entry phones

Jason Hanley, Partner

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-  jhanley@monmouthdean.com

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Subject to Contract April 2024