

**2<sup>nd</sup> FLOOR OFFICE SUITE TO LET - 357 sq ft**



**Location**

Soho! A heady mix of film, media and alternative companies attracted by the restaurants, fashion and bohemia. Today in the 21<sup>st</sup> 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 2<sup>nd</sup> floor provides excellent “street watching” & natural light through large sash windows, along with demised kitchenette and x2 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 <sup>nd</sup> Floor	357	33.5	
TOTAL (approx.)	357	33.5	£2,531.75

\*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.

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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](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 February 2025

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



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### Terms

Tenure:	Leasehold
Lease:	A new FR&I lease, medium or longer term
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

- Excellent location
- Large sash windows
- Good natural light
- Great for people watching
- Entryphone
- Kitchenette

Jason Hanley, Partner

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