

TO LET
OFFICE (B1) PREMISES IN SOHO
12 D'ARBLAY STREET, LONDON, W1F 8DU



1ST Floor (Rear) – 660 SQ. FT. (61 SQ. M.)

LOCATION (GOOGLE MAPS [LINK](#))

This property is prominently located in the heart of Soho on the northern side of D'Arblay Street between Poland Street and Berwick Street to the west of Soho Square. The property benefits from good transport links with Oxford Circus, Tottenham Court Road and Piccadilly Circus Underground Stations within walking distance.

rib.co.uk

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Misrepresentation Act 1967. These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.

DESCRIPTION

The office is situated on the first floor comprising of an open plan space of approximately 660 sq. ft, benefiting from wood flooring, air conditioning, entry phone system and communal WC's.

LEASE

A New effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the Landlord for a term to be agreed.

POSSESSION

Upon completion.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available upon request.

FINANCIALS

Area	Soho
Size (sq. ft.)	660
Quoting Rent (p.a.) excl.	£23,100
Estimated Rates Payable (p.a.)	£14,485
Service Charge (p.a.)	£8,358
Estimated Occupancy Cost (p. a.)	£45,943

In regard to business rates please be aware that these are estimated figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

AMENITIES

- Premium Location
- Wood Flooring
- Air Conditioning (Not Tested)
- Communal WC's
- Entryphone System

VIEWINGS:

Strictly through Robert Irving Burns and Davis Brown.

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