



**AVAILABLE TO LET**

## 57-59 Beak Street, W1F

57-59 Beak Street, London W1F 9SS



Office for rent, 807 sq ft, £54,472 per annum

To request a viewing call us on 0203 911 3666

For more information visit <https://www.realla.co.uk/m/44287-57-59-beak-street-w1f-57-59-beak-street>

George Brereton  
[georgeb@stirlingackroyd.com](mailto:georgeb@stirlingackroyd.com)

Samantha-Jo Roberts  
[samanthajor@stirlingackroyd.com](mailto:samanthajor@stirlingackroyd.com)



## 57-59 Beak Street, W1F

57-59 Beak Street, London W1F 9SS

To request a viewing call us on 0203 911 3666



## 807 sq ft third floor unit to let located on Beak Street, Soho

807 sq ft unit within a mixed use building over basement to fourth floors.

Located on Beak Street, close to its junction with Lexington Road, in the heart of Soho. This area offers a vast mix of restaurants, bars, retail and is home to a wealth of design and creative businesses.

### Highlights

- Good floor to ceiling height
- Passenger lift
- Exposed brick
- Excellent natural light
- Air-conditioning
- Wooden floor
- WC's

### Property details

Rent	£54,472 per annum
Est. S/C	£11,831 per annum
S/C Details	Includes wired internet, cleaning, security alarm, air conditioning, lift, electric, gas and water
Est. rates payable	£18.40 psf £14,853 per annum
Building type	Office
Planning class	B1
Size	807 Sq ft
VAT charges	VAT applicable
Lease details	A new lease direct from the Landlord for a term of 6 months or longer

Floor	Size sq ft	Rent psf	Service charge psf	Rates psf	Total pa	Status
Third Floor	807	£67.50	£14.66	£18.40	£81,151.92	Available

### More information

Visit microsite



<https://www.realla.co.uk/m/44287-57-59-beak-street-w1f-57-59-beak-street>

### Contact us

Stirling Ackroyd

40 Great Eastern Street, London EC2A 3EP

[www.stirlingackroyd.com/commercial](http://www.stirlingackroyd.com/commercial)

0203 911 3666

[commercial@stirlingackroyd.com](mailto:commercial@stirlingackroyd.com)

@Stirling\_London

[facebook.com/StirlingAckroyd/](https://facebook.com/StirlingAckroyd/)

George Brereton

Stirling Ackroyd

0203 911 3668

[georgeb@stirlingackroyd.com](mailto:georgeb@stirlingackroyd.com)

Samantha-Jo Roberts

Stirling Ackroyd

0203 911 3672

[samanthajor@stirlingackroyd.com](mailto:samanthajor@stirlingackroyd.com)

Lucy Stephens

Stirling Ackroyd

02039113667

[lucys@stirlingackroyd.com](mailto:lucys@stirlingackroyd.com)

Quote reference: RENT-31515

09/10/2019&nbsp; Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.