

# 3 Greek Street London, W1



## 376-1,191 sq ft of Refurbished Characterful Soho Offices to Let

### OFFICE

London | Consultancy | Transactions | Independent | Experienced

#### Location

3 Greek Street is situated at the northern end of the road and is in the last cluster of buildings before Greek Street meets Soho Square, one of Soho's most attractive and vibrant public spaces.

Soho is one of the West End's most dynamic submarkets. Bounded by Covent Garden to the east and Mayfair to the west, it houses a diverse range of corporate occupiers as well as shops, restaurants, cafés, bars and theatres.

#### Specification

- Newly refurbished
- Part fitted to provide tea point
- Excellent natural light
- Plasterboard ceiling
- LED lighting
- Underfloor trunking and wall mounted power
- Comfort cooling
- Voice entry phone system
- Fibre ready

#### Description

This characterful Soho building comprises newly refurbished office space on the first, second and third floors. We are offering occupiers the ability to acquire either a single self-contained floor or to take the building in its entirety.

There are an abundance of restaurants, cafes and bars within the immediate locality that will serve the building.

#### Accommodation

Description	sq ft	sq m
Third Floor	376	34.9
Second Floor	402	37.3
First Floor	432	40.1
<b>Total</b>	<b>1,210</b>	<b>112.3</b>



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#### Transport

London Underground services are all accessible via Tottenham Court Road station, (Central and Northern lines), Leicester Square (Northern and Piccadilly lines), Piccadilly Circus (Piccadilly and Bakerloo lines), and Oxford Circus (Bakerloo and Victoria lines).

The arrival of Crossrail at Tottenham Court Road will elevate the connectivity of this location further.

#### EPC

Available upon request.

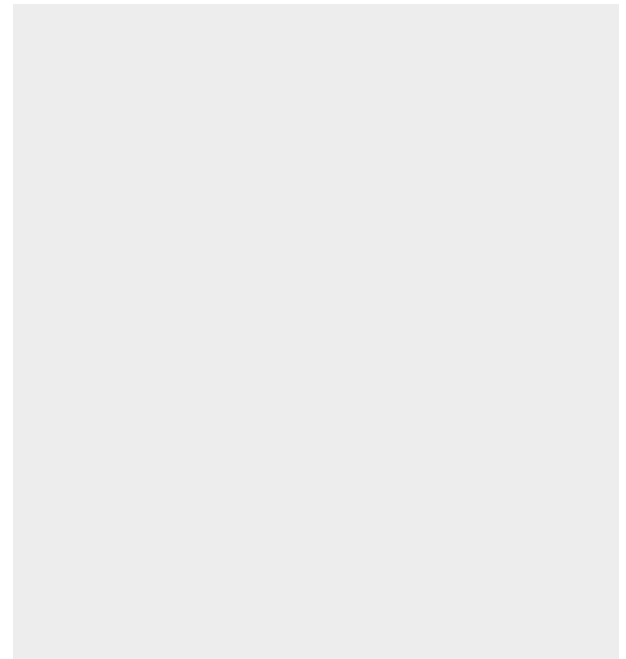
#### Term

Available on a new lease direct from the Landlord for a term to be arranged.

#### Rates

£18.40 per sq ft.

Single floor occupiers may be eligible for rates relief.



#### Rent

£55.00 - £60.00 sq ft

#### Service Charge

TBC

#### Further Information

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